

City of Biddeford
Planning Board
April 19, 2023 6:00 PM City Hall
Council Chambers, & Zoom
<https://biddeford.zoom.us/j/98838755556?pwd=L2c1cVhLdjYrbGpSZWRxYjVjQWN0UT09>
Webinar ID 988 3875 5556; Passcode 956116

STATUS: Planning Board Meeting, April 19, 2023, 6:00 PM, Council Chambers & Zoom

1. PLEDGE OF ALLEGIANCE

2. DECLARATION OF QUORUM/VOTING MEMBERS

3. ADJUSTMENTS TO THE AGENDA

4. PLANNER'S BUSINESS

4.A. Discussion of proposed Back Lot Ordinance

4.B. Inform Board on 208 Graham Street, Conditional Use

5. CONSENT AGENDA

5.A. Approval of Meeting Minutes from 3-15-23 and 4-5-23

[PB Minutes 31523-DRAFT.pdf](#)

[PB Minutes 4523-DRAFT.pdf](#)

6. UNFINISHED BUSINESS

7. NEW BUSINESS

7.A. 2023.14 Final approval for proposed changes to address three ordinance changes required by the General Permit for Stormwater Discharges from the Municipal Separate Storm Sewer Systems (MS4s).

The changes include:

1. adoption of specific erosion and sedimentation control standards for proposed developments,
2. requiring timely maintenance of private stormwater infrastructure after construction, and
3. requiring timely removal of non-stormwater discharges from the City's separated storm drain system.

The changes affect Part II Code of Ordinances, Chapter 34 Environment and Chapter 70 Utilities, and Part III Code of Ordinances, Land Development Regulations.

[PBLetterMS4OrdChangesBidd2023_04_11.pdf](#)

[CleanMS4OrdChangesBidd2023_04_11.pdf](#)

7.B. ITEM POSTPONED WILL APPEAR IN MAY OR JUNE. 2023.05 Public meeting and take comments regarding a Final Site Plan Review Application for Take Five Maine, LLC. The property is located at 394 Elm Street (Tax Map 20, Lot 10) in the B2 Zone. The proposed project is to demolish the existing structure and construct a 2-bay garage for oil changes.

[2023.05 Take 5 Oil Change FINAL Site Plan 394 Elm Street 4-19-2023.pdf](#)

[FINAL PLAN REVIEW ENGINEERING COMMENTS and COA.pdf](#)

[2023.05 Take 5 FINAL Approval FOF and COA.pdf](#)
[Biddeford Planning Board Letter_20230330.pdf](#)
[Planning Application.pdf](#)
[Biddeford Waiver Request Letter_20230330.pdf](#)
[A-100.pdf](#)
[A-200.pdf](#)
[TAKE 5 BIDDEFORD CIVIL PLANS_20230329.pdf](#)
[FES-2209005 Drainage Report 4-3-23.pdf](#)
[Letter from Mulkern 1-26-23.pdf](#)
[Letter from Prompto Representative 1-25-23.pdf](#)
[Letter from Wratten 1-26-23.pdf](#)

- 7.C. 2023.17 Public meeting and take comments regarding the UNE Master Plan.

[UNE Master Plan_MEMO_4_12_23.pdf](#)
[UNE Application for Master Plan 02.27.2023 with cover letter.pdf](#)
[Complete UNE Master Plan 2022 Binder 3-1-23.pdf](#)

- 7.D. 2023.18 Biddeford Planning Board will have a public meeting and take comments regarding dimensional standards for the IN rezone for the University of New England. The rezone dimensions will affect 1 Hills Beach Road, Map 51, Lot 11: 583 Pool Street, Map 51, Lot 10 and 590 Pool Street, Map 51, Lot 18-1 in the IN zone.

[UNE Master Plan_DIMENSIONAL_STANDARDS_MEMO_4_11_23.pdf](#)
[UNE IN Dimensional Standards review application 03.01.2023 with Cover letter.pdf](#)

8. ADJOURN

The Board reserves the right to halt official business at 9:30 p.m. Items not heard at tonight's meeting shall be rescheduled to the next meeting of the Board. All materials pertaining to items on the agenda are available for public review at the Biddeford Planning Department, second floor, Biddeford City Hall during normal business hours.