

City of Biddeford
Planning Board
April 17, 2024 6:00 PM City Hall
Council Chambers, & Zoom
<https://biddeford.zoom.us/j/94983531202?pwd=Q3ZyejcyUVpBaUVVMHduYXJhSzB4UT09>
Webinar ID 949 8353 1202; Passcode 223739

STATUS: PLANNING BOARD MEETING, WEDNESDAY, APRIL 17, 2024, 6:00 PM, CITY COUNCIL CHAMBERS & ZOOM

- 1. PLEDGE OF ALLEGIANCE**
- 2. DECLARATION OF QUORUM/VOTING MEMBERS**
- 3. ADJUSTMENTS TO THE AGENDA**
- 4. PLANNER'S BUSINESS**
- 5. CONSENT AGENDA**
 - 5.A. Approval of Meeting Minutes from April 3, 2024
[4-3-24-Meeting Minutes-DRAFT.pdf](#)
- 6. OPEN PUBLIC HEARING**
 - 6.A. 2024.17 The Planning Board will discuss and have the FIRST READING of the proposal to change the zone at 118 Alfred Street (Tax Map 38, Lot 303-1) from MSRD-2 to MSRD-1.
[118 Alfred Rezoning Dominos 3-20-24.pdf](#)
[118 Alfred Rezoning Dominos PB Preliminary Hearing 4-17-24.pdf](#)
[118 Alfred Street Rezoning - Tax Assessor property Information.pdf](#)
 - 6.B. 2024.21 First Reading of proposed Contract Zone #23 on Barra Road (Tax Map 7, Lot 15) for Indian Cliff Development Corp.
[AVESTA Support Images Comntract Zone.pdf](#)
[Application for Contract Zone.pdf](#)
- 7. CLOSE PUBLIC HEARING**
- 8. NEW BUSINESS**
 - 8.A. 2024.02 The Biddeford Planning Board will hold a public meeting to review and discuss a Preliminary & Final Site Plan Application submitted by Bryan Holden to reconfigure the structure on 129 Main Street, (the Marble Block) creating a bowling alley, restaurant & bar on the ground floor, apartments on the second and third floors (Tax Map 38, Lot 386) in the MSRD1 Zone.
[2024.02 Marble Block Redevelopment Preliminary Final Staff Report.pdf](#)
[2024.02 Marble Block Redevelopment FINAL FOF and COA 4-17-24.pdf](#)
[129 Main St_Planning Board_03.25_Updated.pdf](#)
[4-1-24 Response to comments.pdf](#)
[Marble Block Biddeford Maine- Gutter Floor Plan \(1\).pdf](#)
[Planning Board_Apartment Layout.pdf](#)
 - 8.B. 2024.17 The Planning Board will review & discuss a Sketch Plan application by AVESTA Housing to create a 46-unit elderly affordable housing project on Barra Road (Tax Map 7, Lot 15) in the R-3 zone.

[Avesta Housing Sketch Plan Staff Report 4-17-24.pdf](#)
[2024.18 Avesta Biddeford Sketch Plan Planning Drawing Checklist.xlsx](#)
[Avesta Biddeford Sketch Plan.pdf](#)
[Avesta Sketch Plan Application.pdf](#)
[BIDDEFORD - AVESTA BARRA - SD-02 - NO FIRST FLOOR NOTCH.pdf](#)

- 8.C. 2024.21 The Planning Board will review and discuss a Sketch Plan presented by Indian Cliff Development Corp for an 8-lot subdivision on Barra Road (Tax Map 7, Lot 15) in the R-3 & R-1 zones.

[Subdivision Sketch Plan and CZ-23 PB Report 4-17-24.pdf](#)
[2024.21 Indian Cliff Sketch Plan Planning Drawing Checklist.xlsx](#)
[Application for Contract Zone.pdf](#)
[AVESTA Support Images Comntract Zone.pdf](#)
[Indian Cliff Sketch Plan Application.pdf](#)
[Barra Road Concept Subdivision Plan.pdf](#)
[Barra Road Sketch Plan Cover Letter.pdf](#)
[Barra Road Subdivision Aerial Sketch Plan.pdf](#)

9. OTHER BUSINESS

10. 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.