

City of Biddeford
Planning Board
March 16, 2022 6:00 PM Zoom:
Mar 16, 2022 06:00 PM Eastern Time (US and Canada)
Topic: Planning Board

Please click the link below to join the webinar:
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1. **DECLARATION OF QUORUM/VOTING MEMBERS**
2. **ADJUSTMENTS TO THE AGENDA**
3. **PLANNER'S BUSINESS**
4. **CONSENT AGENDA**

4.A. Approval of Meeting Minutes from March 2, 2022 & March 9, 2022

[PB Minutes 030222-DRAFT.pdf](#)

[PB Minutes 0030922 Workshop-DRAFT.pdf](#)

5. **UNFINISHED BUSINESS**
6. **NEW BUSINESS**

6.A. 2022.07-Determination of the Greatest Practical Extent for Stuart Noyes. The property is located at 102 Fortunes Rocks Road (Tax Map 65, Lot 30) in the Limited Residential and Coastal Residential Zone. The purpose of the project is to tear down and replace single family home. Applicant had prior approval for this project in 2015, however said approval expired before substantial construction had begun.

Applicant: Stuart Noyes

Agent: Travis Kinney, Gulf Shore Design

Tax Map/Lot: Tax Map 65, Lot 30

Zone: Coastal Residential

Overlay Zone: Limited Residential Shoreland Zone

Defined Land Use: Single Family Residential

Application Type: Determination of the Setback to the greatest Practical Extent from the wetland

Application status: Request for Final Approval. Draft findings included.

Public comment will be accepted for this item.

[2022.07 Noyes 102 Fortunes Rocks Rd GPE SR.pdf](#)

[2022.07 Noyes 102 Fortunes Rocks Rd GPE draft FOF.pdf](#)

[102Fortunes cover letter.pdf](#)

[102Fortunes application.pdf](#)

[102Fortunes survey.pdf](#)

[102Fortunes plan.pdf](#)

[102Fortunes elevations.pdf](#)

[102Fortunes height map.pdf](#)

[102Fortuens photo.pdf](#)

- 6.B. 2021.38 Site Plan Review for Jason Jirele with Caleb Johnson Studio to convert 2nd, 3rd & 4th floors of 25 Alfred Street, former Odd Fellows Lodge, to 1 and 2 bedroom apartments (Tax Map 38, Lots 402) in the MSRD1 Zone. The building is currently unoccupied. The first floor contains a former restaurant and retail store. The 2nd, 3rd & 4th floors contain prior meeting rooms, banquet room and Lodge Room of the former Laconia Lodge the former Independent Order of Odd Fellows Group.

Applicant: Jason Jirele with Caleb Johnson Studio

Owner: Biddeford Development Group, LLC

Agent: Caleb Johnson Studio

Engineer/Surveyor: Michael Tadema-Wielandt

Tax Map/Lot: Tax Map 38, Lot 402

Zone: MSRD-1

Overlay Zone: Historic Preservation

Defined Land Use: Multi-family Residential

Application Type: Site Plan

Application status: Request for Final Approval. Draft findings included.

Public comment will be accepted for this item.

[1 2021.38 25 Alfred Site Plan Review SR.pdf](#)

[2 2021.38 25 Alfred Site Plan Review draft FOF.pdf](#)

[3 25 Alfred Street_Site Plan Review Application.pdf](#)

[4 25 Alfred Street_Site Plan Cover Letter and Narrative.pdf](#)

[5 CJS_Commercial_Portfolio_Abridged.pdf](#)

[6 25 Alfred Street_Ability to Serve_Biddeford Engineering.pdf](#)

[7 25 Alfred Street_Ability to Serve_Maine Water.pdf](#)

[8 25 Alfred Street_Financial Capacity - Biddeford Development Group LLC.pdf.pdf](#)

[9 25 Alfred Street_Off-Street Parking Reduction Waiver Request.pdf](#)

[10 25 Alfred Street_Existing Photos.pdf](#)

[11 2021.32 HPC 25 Alfred Street COA.pdf](#)

7. **OTHER BUSINESS**

- 7.A. 2021.50 Discussion to make arrangements for Site Walk of the South Street CMP Station with applicants.

No public comments are anticipated during this portion of the workshop.

- 7.B. Comprehensive Plan Public Sessions Workshop
Continuation of the work from the 3-9-22 Workshop

It is not anticipated that public input will be accepted during this workshop item.

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.