



CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115

Planning Board Meeting Meeting Minutes

Date: March 6, 2024
Time: 6:00 PM
Location: Council Chambers & Zoom

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
Quorum Present: Larry Patoine (Chair), Roch Angers, Alexa Plotkin, & Stephen Beaudette
Staff Present: David Galbraith & Nan Whitten
Chair Patoine opened the meeting at 6:10 PM
3. Adjustments to the Agenda-none
4. Planner's Business-none
5. Consent Agenda
6. A. Approval of Meeting Minutes from 2-21-24
MOTIONS: 6:11 PM
Motion-Plotkin -Motion to approve minutes as presented
Second-Angers
Motion passed unanimously
7. Unfinished Business
8. New Business
7.A. 2024.09 The Biddeford Planning Board will hold a public meeting to review and discuss of a Conditional Use Permit request for Glenn Peterson of Wellrick, Inc. dba Canuvo to open an adult-use cannabis retail store at 4 Wellspring Road (Map 2, Lot 47-2) in the I-3 zone.
 - Galbraith introduced the project
 - Glenn Peterson represented the project
 - No public comments
 - Patoine-why does this say not an active license
 - It is activated once State is happy with allMOTIONS: 6:15 PM
Motion-Plotkin-Motion to waive Article XI, Full Site Plan Review. I motion to waive Article XI, full site plan review.
Second-Beaudette
Motion passed 2-1 (Plotkin & Beaudette in favor, Angers against)
Motion-Plotkin- Motion to approve the Conditional Use Permit and the Findings of Fact and Conclusions of Law for Glenn Peterson of Wellrick, Inc. dba Canuvo for an adult-use recreational marijuana retail facility at 4 Wellspring Road (Tax Map 2, Lot 47-2).

Second-Beaudette

Motion passed 2-1 (Plotkin, Beaudette in favor, Angers against)

7.B. 2024.02 The Biddeford Planning Board will hold a public meeting to review and discuss a Preliminary 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.

- Galbraith introduced the project
- Two phases, phase 1 bowling alley, phase 2 living quarters
- Bryan Holden attended via Zoom
- Mr. Holden addressed questions and concerns noted on the staff report
- Mr. Holden questioned the parking requirements, he has an agreement with Premium Parking for the apartments
- Plotkin is of the opinion that there is enough parking in the City to accommodate the bowling alley and restaurant.
- Angers agrees on parking for the bowling alley but is concerned about the apartment parking.
- Angers is concerned about the fact that the applicant is waiting for interest rates to drop for phase 2. He does not want another unfinished building.
- Angers asked about the HPC and what is required?
- Holden read the following: Before work begins, the applicant shall submit to the Planning and Development Department the final set of construction drawings, including a detail drawing showing the method used to enclose exterior columns at the front of building in exterior sheathing.
- Holden said they are working with the National Parks Services for the tax credit
- Apartments will be started after phase 1 is completed
- Patoine wants to know if it is possible to close in the I beam in the front
- Holden answered that in working with the National Parks he will have to go back and tell them why that is requested
- It will be a challenge to go back to the NPS to change the approval
- Board feels the façade will look better to enclose and paint the I beam
- Applicant will go back to NPS and ask about the I beam.
- No questions or comments from the public
- Next steps were discussed with the applicant Preliminary & Final.

7.C. 2023.36 The Biddeford Planning Board will hold a public meeting regarding a Final Site Plan Review Application submitted by Riverbend Reserve, LLC for Homestead by the River. The request is to erect a 6,000 square foot pole barn, 1,950 square foot lean, and a 2,504 square foot 16-foot-wide gravel drive at Homestead by the River Campground located at 608-610 New County Road further described as Tax Map 6, Lot 35-2 in the Rural Farm District (RF) and Shoreland Overlay.

- Galbraith re-introduced the project explaining the re-routing of drain due to it draining onto the neighbor's property

- No Public Comments

MOTIONS: 6:43 PM

Motion- Plotkin -To approve the site plan approval for the construction of a 6,000 square foot storage building for the storage of RV's used at the facility and items associated with the campground, a connected 1,950 square foot lean-to serviced by a 16 foot gravel drive, at 608-610 New County Road (Property ID# Map 6, Lot 35, Sub-lot 2), with the Conditions of Approval (COA) and Findings of Fact (FOF) as written.

Second- Angers

Motion passed unanimously

9. Other Business

10. Adjourn

Meeting adjourned at 6:45 PM

Planning Board Chair/Vice Chair

Date

These minutes are summary and are not intended to be verbatim. Archived meetings are viewable on the City's website: www.biddefordmaine.org.