

City of Biddeford

Planning Board

March 02, 2022 6:00 PM Zoom: Mar 2, 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 February 16, 2022

[PB Minutes 021622-DRAFT.pdf](#)

5. UNFINISHED BUSINESS

6. NEW BUSINESS

6.A. 2022.03 Conditional Use Permit for Undertow Cannabis Co LLC to operate a medical marijuana caregiver storefront at 30 Morin Street (Tax Map 11, Lot 3) in the I-1 Zone. The company has leased an 896 SF building (formerly R&W Engraving) off Route 1 intending to sell exclusive and third party medical cannabis flowers, extracts, edibles and a wide selection of local branded merchandise. Growing/cultivation would not occur at this location.

Applicant: Undertow Cannabis, LLC

Agent: Self, Jill Polster, Esq.

Tax Map/Lot: Tax Map 11, Lot 3

Zone: Industrial-1

Overlay Zone: None

Defined Land Use: Marijuana Establishment (Medical Marijuana Caregiver Retail)

Application Type: Conditional Use Permit

Application status: Request for Final Approval. Draft findings included. Public comment will be accepted for this item.

[2022.03 Undertow Cannabis 30 Morin St CUP SR.pdf](#)
[Undertow Site Plan Review Applicationt.pdf](#)
[2022.03 Undertow Cannabis 30 Morin St CUP draft FOF.pdf](#)
[site plan signatures.jpg](#)
[Land survey 30 morin st.pdf](#)
[30 Morin Biddeford blueprints.pdf](#)

- 6.B. 2022.06 Site Plan Review of 5 Alfred Street for Seth Harkness (Tax Map 38, Lot 400) in the MSRD 1 Zone. The purpose of the project is to convert eight offices on the second floor to eight studio and one bedroom apartments. There will be no changes to the exterior footprint of the building.

Applicant: Seth Harkness

Agent: Self

Tax Map/Lot: Tax Map 38, Lot 400

Zone: MSRD-1

Overlay Zone: Historic Preservation

Defined Land Use: Residential (8 Apartments)

Application Type: Site Plan

Application status: Request for Final Approval. Draft findings included. Public comment will be accepted for this item.

[2022.06 Harkness 5 Alfred Subdivision SR.pdf](#)

[2022.06 Harkness 5 Alfred Subdivision draft FOF.pdf](#)

[2022.05-Application.pdf](#)

- 6.C. 2021.45 Determination of the Greatest Practical Extent for Dan & Roberta Lynnworth. The property is located at 52 Fortunes Rocks Drive (Tax Map 64, Lot 33) in the Shoreland Resource Protection, Coastal Residential Zone. The purpose of the project is to tear down and replace a garage used for storage.

Applicant: Dan Lynnworth

Agent: Self, Mike Richman

Tax Map/Lot: Tax Map 64, Lot 33

Zone: Coastal Residential

Overlay Zone: Resource Protection Shoreland Zone

Defined Land Use: Storage Building

Application Type: Dertermination 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.

[2021.45 Lynnworth-52 Fortunes Rocks Rd GPE SR.pdf](#)

[2021.45 Lynnworth-52 Fortunes Rocks Rd FOF.pdf](#)

[Lynnworth Application Materials.pdf](#)

[Lynnworth Plans.pdf](#)

7. **OTHER BUSINESS**

- 7.A. Comprehensive Plan Public Sessions Workshop: The Planning Board will be presented

with a compiled draft Comprehensive Plan Policies and Strategies for consideration for the public sessions to occur in March. The draft policies and strategies will be reviewed and refined to ultimately reflect those Policies and Strategies the Board wishes to ask session participants to indicate their support for each on a scale of 1 to 5, with 1 being of strong support and 5 being strong opposition. The public sessions planned for later in March will provide input to the Board in its formulation of the final policies and strategies to be ultimately included in the Draft Plan which will be the subject of a Public Hearing later in the Spring.

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.