

City of Biddeford
Planning Board
February 15, 2023 6:00 PM City Hall
Council Chambers, & Zoom
<https://biddeford.zoom.us/j/96584608848?pwd=SEM5U2t6RzJoSCs4REpSRUkvMFYrZz09>
Webinar ID 965 8460 8848 Passcode 836776

STATUS: Planning Board Meeting, February 15, 2023; 6:00PM, Council Chambers & Zoom

1. PLEDGE OF ALLEGIANCE

2. DECLARATION OF QUORUM/VOTING MEMBERS

3. ADJUSTMENTS TO THE AGENDA

4. PLANNER'S BUSINESS

4.A. 2023.01-Fabish Staff Review Commission-50 Adams Street

[Fabish-NOD.pdf](#)

4.B. 2021.17 Adams Point-1 Year Extension

[Adams Point Signed 1 Year Site Plan Extension DCMG 1-26-2023.pdf](#)

5. CONSENT AGENDA

5.A. Approval of Meeting Minutes from January 18, 2023, January 25, 2023 & February 1, 2023

[PB Minutes 11823-DRAFT.pdf](#)

[PB Minutes 12523-DRAFT.pdf](#)

[PB Minutes 2123-DRAFT.pdf](#)

6. OTHER BUSINESS

6.A. WORKSHOP ITEM-Comprehensive Plan-Presentation by Eric Freeman, Assistant Planner-2 Chapters Followed by Informational Seeking Session on the Agriculture & Forestry Chapter

a) Fiscal Capacity & CIP

b) Public Facilities

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

[COMP PLAN PB Memo_Revised_02.09.2023.pdf](#)

[11_PUBLIC FACILITIES_FEB 2023 Comprehensive Plan Draft.pdf](#)

[16_FISCAL_CAPACITY_CIP_FEB 2023 Comprehensive Plan Draft.pdf](#)

7. UNFINISHED BUSINESS

8. NEW BUSINESS

8.A. 2023.08 Public Hearing to discuss and hear public comments regarding a Preliminary Site Plan request from Bill Thompson at BH2M for Fitts Holding, LLC (Shamrock Campground). The property is located at 391 West Street (Tax Map 4, Lot 15-6) in the RF Zone. The applicants would like to expand the Campground to 18 Full Services Sites.

[2023.08 Fitts Holdings - Shamrock Campground expansion SKETCH PLAN.pdf](#)

- [Shamrock Expansion 1-10-23.pdf](#)
- 8.B. 2022.02 Public hearing and hear comments for a Final Subdivision Application for Peter Heil of Acorn Engineering, representing 3 Lincoln, LLC. The property is located on Pearl Street (Tax Map 71, Lot 2) in the MSRD 3 and Shoreland Zones. The proposed project is to create 3 buildings on the lot, 1 83-unit mixed, residential and commercial, a 108-unit residential structure and 1 commercial structure with 2 restaurants.
- [2022.02 3 Lincoln Street FINAL Application Staff Report DCMG.pdf](#)
- [2022.02 3 Lincoln Street FINAL FOF and COA.pdf](#)
- [Saucier 2-9-23.pdf](#)
- [Section 24 Sunlight.pdf](#)
- [Section 25 Notices.pdf](#)
- [Section 26 Maine Tribe & Nations Correspondence.pdf](#)
- [Section 27 Declaration of Easements, Covenants, and Restrictions.pdf](#)
- [Section 0 Title Page.pdf](#)
- [Section 28 Traffic Overview.pdf](#)
- [Section 0.0 Table of Contents.pdf](#)
- [Section 28.1 Parking Management Plan.pdf](#)
- [Section 0.1 Application.pdf](#)
- [Section 29 Utility Cover.pdf](#)
- [Section 0.2 Application.pdf](#)
- [Section 30 Public Safety Letter of Approval Requests.pdf](#)
- [Section 1 Development Description.pdf](#)
- [Section 31 Lighting.pdf](#)
- [Section 2 Right Title Interest.pdf](#)
- [Section 32 Photographs.pdf](#)
- [Section 2.5 Legal Descriptions.pdf](#)
- [Section 33 Waivers.pdf](#)
- [Section 3 Financial Capacity.pdf](#)
- [Section 34 Comment Response Letter.pdf](#)
- [Section 4 Technical Capacity.pdf](#)
- [Section 5 Noise.pdf](#)
- [Section 6 Visual quality and scenic character.pdf](#)
- [Section 7 Wildlife & Fisheries.pdf](#)
- [Section 8 Historic Sites.pdf](#)
- [Section 9 Unusual Natural Areas.pdf](#)
- [Section 10 Buffers.pdf](#)
- [Section 11 Soils.pdf](#)
- [Section 12. Stormwater Management Report.pdf](#)
- [Section 13 Urban impaired stream submissions.pdf](#)
- [Section 14 Erosion & Sedimentation Control Report.pdf](#)
- [Section 15 Groundwater.pdf](#)
- [Section 16 Water Supply.pdf](#)
- [Section 17 Wastewater Disposal.pdf](#)
- [Section 18 Solid Waste.pdf](#)
- [Section 19 Flooding.pdf](#)

[Section 20 Blasting.pdf](#)
[Section 21 Air emissions.pdf](#)
[Section 22 Odors.pdf](#)
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[Section 30 Public Safety Letter of Approval Requests.pdf](#)
[Section 31 Lighting.pdf](#)
[Section 32 Photographs.pdf](#)
[Section 33 Waivers.pdf](#)
[Section 34 Comment Response Letter.pdf](#)
[Civil Plan Set 1-6-23.pdf](#)
[LA Concept Character Studies.pdf](#)
[LA Pearl Street Lot 3 Redevelopment.pdf](#)
[Architectural Building 3A.pdf](#)
[Architectural Building 3B.pdf](#)
[Architectural Building 3C.pdf](#)
[MPDA 11-17-20.pdf](#)

9. 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.