

City of Biddeford
Planning Board
January 18, 2023 6:00 PM City Hall
Council Chambers & Zoom
<https://biddeford.zoom.us/j/96991778832?pwd=OGpNRXZJQkJDL0I3OUhMUEpYV0dOQT09>
Webinar ID #969 9177 8832 Passcode #329231

STATUS: Planning Board Meeting 1-18-23 6:00PM 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. Consent Agenda: Approval of Meeting Minutes from December 7, 2022 & December 14, 2022
[PB Minutes 120722-DRAFT.pdf](#)
[PB Minutes 121422 Workshop-DRAFT.pdf](#)
- 6. UNFINISHED BUSINESS**
- 7. NEW BUSINESS**
 - 7.A. 2023.02 Public Meeting and take comments regarding a Conditional Use Permit Application at 412 Hill Street (Tax Map 13, Lot 53) in the I-1 & I-2 Zones for Maine Plant Based Compassionate Care LLC. The proposed use of the property in to cultivate cannabis at this site.

[2023.02 412 Hill Street marijuana SR1-18-2023.pdf](#)
[2023.02 412 Hill Street marijuana FOF 1-10-2023.pdf](#)
[ME Plant Based Compassionate Care - Conditional Use Permit App - 412 Hill St - Part 1 of 2 - resized.pdf](#)
[ME Plant Based Compassionate Care - Conditional Use Permit App - 412 Hill St - Part 2 of 2.pdf](#)
[Capacity to Serve-Wastewater.pdf](#)
 - 7.B. 2022.24 Public Hearing and take public comments regarding Final Subdivision approval & Contract Zone for Devine Capital LLC. The project is to construct 216 residential units at 588 & 590 Alfred Street (Tax Map 2, Lots 6 & 12).

[2022.24 Devine Capital FINAL Review 1-12-2023 \(002\).pdf](#)
[Biddeford Residential.Final Site and Subdivision Application \(1\).pdf](#)
[Andrews Road project \(draft\).pdf](#)
[Devine Capital to BCC.pdf](#)
[JDA.DEVINE.CAPITAL.LLC.Fully.Executed.pdf](#)
[BiddefordAlfredAndrewsResidentialTrafficPeerReview1-11-23.pdf](#)
[2022.24 Andrews Road Devine - ENG-PW-WW Review Comments.pdf](#)
[Draft Contract Zone Agreement 011323.pdf](#)

[Draft Conservation Easement 011323.pdf](#)

- 7.C. 2022.11 Public Meeting and take comments to review a Final Subdivision for Tom Watson & Co. The property is located at 10, 20 & 30 Upper Falls Road formerly known as Gooch Street (Tax Map 40, Lots 55, 55-3, & 56-1) in the MSRD-3 Zone and in the Shoreland Zone GD-1. The applicants propose to construct a 6-story building containing 55 residential units with a restaurant space on 10 Upper Falls Road, a 5-story, 16-unit residential building on 20 Upper Falls Road, 11 townhome units on 26 Upper Falls Road, and a partial demolition and redevelopment of the existing building located at 30 Upper Falls Road to accommodate a commercial use (potentially a brewery/taproom/restaurant). The project will include associated parking and landscaped areas.

[2022.11 10_20_30 Upper Falls Way FINAL FOF and COA.pdf](#)

[2022.11 10_20_30 Upper Falls Way FINAL SP.pdf](#)

[Section 00 Title Page.pdf](#)

[Section 0 Table of Contents.pdf](#)

[Section 0.2 Final Application Form.pdf](#)

[Section 0.2 Cover Letter.pdf](#)

[Section 1 Development Description.pdf](#)

[Section 1 Right Title Interest.pdf](#)

[Section 1.1 Gooch, LLC.pdf](#)

[Section 1.2 River Lot, LLC.pdf](#)

[Section 2 Right Title Interest.pdf](#)

[Section 2 Declaration of Easements, Covenants, and Restrictions.pdf](#)

[Section 3 Financial & Technical Capacity.pdf](#)

[Section 3 Financial Capacity.pdf](#)

[Section 6.1 Gooch Street Biddeford TMP Application 1-10-2022.pdf](#)

[Section 7 Wildlife.pdf](#)

[Section 7 Utility Cover.pdf](#)

[Section 7.1 Maine Water Ability to Serve Request.pdf](#)

[Section 7.1a Maine Water follow up email.pdf](#)

[Section 7.2 Sewer DPW Ability to Serve Request.pdf](#)

[Section 7.2a Sewer DPW follow up email.pdf](#)

[Section 8 Historic Sites.pdf](#)

[Section 8 Public Safety Letter of Approval Requests.pdf](#)

[Section 8.1 ELM FireDept..pdf](#)

[Section 8.1a Ability to Serve - Fire.pdf](#)

[Section 8.1b Firetruck Turning Template.pdf](#)

[Section 8.2 ELM PoliceDept..pdf](#)

[Section 8.21 Police follow up email.pdf](#)

[Section 9 Unusual Natural Areas.pdf](#)

[Section 9 Lighting.pdf](#)

[Section 20 Blasting.pdf](#)

[Section 21 Air emissions.pdf](#)

[Section 22 Odors.pdf](#)

[Section 23 Water vapor.pdf](#)
[Section 24 Sunlight.pdf](#)
[Section 25 Notices.pdf](#)
[Section 26 Maine Tribe & Nations Correspondence.pdf](#)
[Section 4 Stormwater Management Report.pdf](#)
[Section 27 Declaration of Easements, Covenants, and Restrictions.pdf](#)
[Section 28 Traffic Overview.pdf](#)
[Section 31 Lighting.pdf](#)
[Section 29 Utility Cover.pdf](#)
[Section 30 Public Safety Letter of Approval Requests.pdf](#)
[Section 32 Photographs.pdf](#)
[Section 33 Waivers.pdf](#)
[Section 34 Comment Response Letter.pdf](#)
[Section 4 Technical Capacity.pdf](#)
[Section 4.1 Pre Redevelopment Map.pdf](#)
[Section 9.1 Photometric Plan.pdf](#)
[Section 9.2 Photometric Cut Sheets.pdf](#)
[Section 10 Buffers.pdf](#)
[Section 10 Solid Waste.pdf](#)
[Section 4.2 Post Redevelopment Map.pdf](#)
[Section 11 Photographs.pdf](#)
[Section 4.3 Pre Watershed Map.pdf](#)
[Section 11 Soils.pdf](#)
[Section 4.4 Post Watershed Map.pdf](#)
[Section 12 Vicinity Map.pdf](#)
[Section 4.51 10 Gooch Soil Report.pdf](#)
[Section 12. Stormwater Management Report.pdf](#)
[Section 4.52 20 Gooch Soil Report.pdf](#)
[Section 13 Urban impaired stream submissions.pdf](#)
[Section 4.53 30 Gooch Soil Report.pdf](#)
[Section 13 Waivers.pdf](#)
[Section 4.54 City Lot Soil Report.pdf](#)
[Section 14 Erosion & Sedimentation Control Report.pdf](#)
[Section 4.60 Stormwater Inspection & Maintenance Plan.pdf](#)
[Section 15 Groundwater.pdf](#)
[Section 5 Erosion & Sedimentation Control Report.pdf](#)
[Section 16 Water Supply.pdf](#)
[Section 5 Noise.pdf](#)
[Section 17 Wastewater Disposal.pdf](#)
[Section 6 Traffic Overview.pdf](#)
[Section 18 Solid Waste.pdf](#)
[Section 6 Visual quality and scenic character.pdf](#)
[Section 19 Flooding.pdf](#)
[Civil Plan Set 12-12-22.pdf](#)
[LA Upper Falls Permit Set _12.14.22.pdf](#)

[Photometric.pdf](#)
[Upper Falls Road Redevelopment 120522.pdf](#)
[Smith Street Easement Deed Book 18777 Page 860.pdf](#)
[Boundary Increase Biddeford Saco Mills Historic District.pdf](#)
[1-11-23.pdf](#)
[Saucier Comments 12-28-22.pdf](#)
[GoochStreetPrelimTrafficPeerReview12-2-22.pdf](#)
[Section 34 Comment Response Letter rev 12-20-22.pdf](#)
[Upper Falls Road City Responses 12-7-22.pdf](#)
[Brookfield.pdf](#)
[BHBT.pdf](#)

- 7.D. 2022.37 Public Meeting and take comments to review a Preliminary Plan Request for Plan East, LLC to create a 3 story apartment building with 14 affordable rental housing units in the MSRD 3 Zone at 69 Elm Street (Tax Map 40, Lot 57).

[2022.37 Plan East LLC 69 Elm St Preliminary Report_DCMG.pdf](#)
[_Elm Street Site and Subdivision Application.pdf](#)
[ROW DEVELOPMENT.pdf](#)
[_Elm Street Apartments-Civil Plans \(12-14-22\).pdf](#)
[_Elm Street Apartments-Architectural Plans.pdf](#)

8. OTHER BUSINESS

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.