

City of Biddeford
Planning Board
January 17, 2024 6:00 PM City Hall
Council Chambers, & Zoom
<https://biddeford.zoom.us/j/94983531202?pwd=Q3ZyejcyUVpBaUVVMHduYXJhSzB4UT09>
Webinar ID 949 8353 1202; Passcode 223739

**STATUS: PLANNING BOARD MEETING, WEDNESDAY, JANUARY 17, 2024, 6:00 PM,
CITY COUNCIL CHAMBERS & ZOOM**

- 1. PLEDGE OF ALLEGIANCE**
- 2. DECLARATION OF QUORUM/VOTING MEMBERS**
- 3. ADJUSTMENTS TO THE AGENDA**
- 4. PLANNER'S BUSINESS**
 - 4.A. 2024.05 Update Staff Review Committee Composition
- 5. CONSENT AGENDA**
 - 5.A. Approval of Meeting Minutes from 12-20-23
[PB Minutes 122023-DRAFT.pdf](#)
- 6. UNFINISHED BUSINESS**
- 7. NEW BUSINESS**
 - 7.A. 2024.03 A review and discussion of a Conditional Use Permit request for Stoner & Co to open an adult-use cannabis retail store at 419 Hill Street (Map 74, Lot 9) in the I-2 zone.
[2024.03 Stoner and Co 419 Hill St Staff Report DCMG 1-17-24.pdf](#)
[2024.03 Stoner and Co 419 Hill St FOF - COA DCMG 1-17-24.pdf](#)
[Stoner&Co AU Retail Conditional Use Permit Application-signed12-21.pdf](#)
 - 7.B. 2024.01 The Planning Board will review a Preliminary Site Plan Application submitted by Haley Ward Inc. on behalf of the Biddeford School Department to expand the Biddeford Primary School located at 320 Hill Street (Tax Map 82, Lot 32) in the R1A Zone. The expansion will include an 11,806 square foot addition that will provide additional elementary classrooms to the school. Other associated improvements will include an emergency access drive, a playground splash pad, and four to six additional parking spaces.
[2024.01 Biddeford School Department - Primary School Preliminary Site Plan Review 1-18-2024 PDF file.pdf](#)
[Saucier 12-18-23.pdf](#)
[2023.07.04-Sketch Plan Biddeford Primary School 12-7-23.pdf](#)
- 8. OPEN PUBLIC HEARING**
 - 8.A. 2023.58 SECOND READING to review and possibly update Table A of the Table of Land Use Codes to include Bottle Clubs in MSRD-1, 2 & 3
[Bottle Clubs 1-17-24 PB MEMO - second reading.pdf](#)
[Bottle Clubs Table A 1st reading 12-20-23.pdf](#)

9. CLOSE PUBLIC HEARING

10. OTHER BUSINESS

10.A Election of Planning Board Vice Chair & Secretary for 2024

10.B 2021.42 WORKSHOP for the Planning Board Staff & Hidden Hills Team to come to agreement on sidewalks inside Hidden Hills and fees in lieu of sidewalks on South Street. Hidden Hills is an over 55 Manufactured Housing Park with 195 units proposed by South Street Village. The location of the parcel is 413 South Street, (Tax Map 7, Lot 8) in the SR1 & RF Zones with the MHP Overlay. The purpose of a Workshop is for Board and applicant discussion, input from the general public is not permitted.

[Hidden Hills PLANNING BOARD - Roadway and sidewalks DCMG Report 1-8-2024.pdf](#)

[Hidden Hills Final Plan Set.pdf](#)

11. 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.