



City of Biddeford Planning Board

November 6, 2024 at 6:00 PM
City Hall Council Chambers & Zoom

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Or call in by phone: +1 312 626 6799
Meeting ID: 916 2108 8534
Passcode: 276637

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
3. Adjustment(s) to Agenda
4. Planner's Business
5. Consent Agenda
 - 5.a Approval of Meeting Minutes for September 18, & October 2, 2024
6. Unfinished Business
7. New Business
 - 7.a 2024.53 The Planning Board will review a Shoreland Permit Application submitted by Mobile Studio Design for Matthew & Mary Lopresti to determine the greatest practical extent (GPE) for their home located at 241 Hills Beach Road (Tax Map 56, Lot 5) in the Limited Residential and Resource Protection zones. The application would like to raze and rebuild the house due to storm damage in January 2024.
 - 7.b 2024.55 The Planning Board will review a Subdivision Amendment application for 3 Lincoln Street, LLC. The property is 15 Pearl Street, subdividing Lot 1 into lots, 1B & 1C (Tax Map 71, Lot 2) in the MSRD 3 zone. This lot is a portion of the former MERC site.
 - 7.c 2024.63 Sketch Site Plan application submitted by Acorn Engineering for Westbrook Development Corporation. The property is 15 Pearl Street, Lots 1, 1B & 1C (Tax Map 71, Lot 2) in the MSRD 3 zone. This lot is a portion of the former MERC site.
 - 7.d 2024.56 The Planning Board will review a Site Plan Amendment request by Gorrill Palmer for the York County Judicial Center to amend the previously approved landscaping. The location of the property is 515 Elm Street (Tax Map 88, Lot 5) in the

B2, R1A zones. **THIS ITEM HAS BEEN TABLED PER APPLICANT REQUEST.**

- 7.e 2024.19 The Planning Board will review a proposed redevelopment at 34 Center Street for XL Property Management (Map 38, Lot 152-2) in the Main Street Revitalization District – Residential Conservation (MSRD 2) Zone. The existing parcel is approximately 5,650 square feet in size. The project proposes an eleven (11) space parking area to serve the client’s adjacent multifamily buildings. The application has been submitted by Acorn Engineering for XL Property Management, LLC **THIS ITEM HAS BEEN TABLED PER APPLICANT REQUEST.**

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.