

CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115

Planning Board Meeting Meeting Minutes

Date: October 2, 2024
Time: 6:00 PM
Location: Council Chambers & Zoom

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members: Larry Patoine (Chair), Roch Angers, Steve Beaudette & Matt Dubois (Alternate Member)

Staff Present: David Galbraith

Matt Dubois will be voting tonight

3. Adjustments to the Agenda-Items 4-8 will not be addressed
4. Planner's Business
5. Consent Agenda

Approval of Meeting Minutes from September 18, 2024

6. Open Public Hearing
7. Close Public Hearing
8. Unfinished Business
9. New Business

9.a 2024.52 The Biddeford Planning Board will hold a public meeting to review and discuss a Conditional Use Permit request for Edwin J. Larrivee, Jr. to expand their business operations to the 1st floor for medical cannabis, retail storefront, and kitchen at 597 Elm Street (Map 15, Lot 8-1) in the I-1 zone.

- Galbraith introduced the item
- Galbraith stated that he and the Assistant Planner, Adi Iriqat toured the facility.
- Typo on page 1 been in business since 8-2022
- Medical marijuana & adult use store
- 1st floor will be medical, 2nd floor will be recreational use.
- Not located within 500 feet of another use.
- Staff had no concerns
- Jeremie Remian & Angela Warren represented the application
- Public-Leonard Bertrand-6 Grays Lane Against concerned about odor
- Remian said there is no odor they are not cultivating what he smells is from Cureleaf
- Patoine asked about them cooking on the second floor
- Remian said there is no odor they cook with oil not rock or flour
- Galbraith all is prepackaged; he could not smell it from the outside.
- Remian explained the manufacturing process for Beaudette
- They make gummies, hard candy, brownies, cookies, beverages

- Patoine takes complaints about people using the product on the premises
- Remian that is not allowed, and they go out and correct the issue
- Angers questions the name, he does not like using the word candy when talking about marijuana, he is not a “believer” in marijuana it bothers him when thinking of children
- Remian, they adjusted it to CGF, it is not geared toward to children.
- Angers asked who could purchase
- Remian-Must be 18, have a medical card with matching ID for medical side, must be 18
- Edibles have decreased possibly due to saturation of the market
- Galbraith mentioned it is blatantly obvious that there is a minimum age to enter.
- This is the only manufacturing company in the City
- Mr. Bertrand asked about the difference between growing & manufacturing
- Remian explained
- Waiver-waive full site plan review

MOTIONS: 6:24 PM

Motion-Beaudette-Motion to waive article XI Full Site Plan Review no building expansion or change of footprint proposed

Second-Dubois

Motion passed unanimously

Motion- Beaudette-Motion to approve Case # 2024.52 Conditional Use Permit request for Ganja Candy Factory to expand their business operations into the 1st Floor at 597 Elm Street (Tax Map 15, Lot 8-1) in the I-1 Zone, with the recommended Conditions of Approval.

Second-Dubois

Vote-Motion passed 2-1 (Beaudette & Dubois in favor, Angers against)

9.b 2024.19 The Biddeford Planning Board will review and discuss a Site Plan Application for XL Development for the proposed redevelopment at 34 Center Street (Map 38, Lot 152- 2) in the MSRD 2 Zone. The project proposes an eleven (11) space parking area to serve the client’s adjacent multi-family buildings.

Tabled until 10-16

9.c2024.47 The Planning Board will hear the continuation of the first reading for the Amendment to the Back Lot Ordinance (Tabled 9-4-24)

- Galbraith introduced the amendment; changes were made to avoid complications. He recommends approval.
- No public comments
- Patoine said he thinks the amendment was well done.
- Beaudette very clear

MOTIONS: 6:55 PM

Motion-Angers-Motion to Approve the proposed Ordinance Amendments to the City’s Code of Ordinance, Part III – Land Development Regulations, Article VI - Performance Standards, Section 7A - Back Lots, as written.

Second- Dubois

Vote-Motion passed unanimously

9.d 2024.38 Proposed Zoning Text Amendment – Marijuana Establishments City of Biddeford Code of Ordinances, Part III – Land Development Regulations, Article VI – Performance Standards, Section 77 Marijuana Establishments. (Tabled 8-21-24)

- Galbraith introduced the project and talked about Councilor LaFountain's recommendations
- Galbraith went over the particulars of the proposal
- Public-Mr. Bertrand asked about the 500', Galbraith explained grandfather status.
- JoAnne Bertrand ward 7-does not like all the smell
- Angers wants to amend suggested motion
- Dubois agrees that 500 feet is not enough, schools, public facilities, places of worship, residential zone, residential used property and childcare facilities included. Dubois & Angers would like 1,000 feet.
- Patoine-#2 & 3 would go from 500 to 1,000 feet

MOTIONS: 6:47 PM

Motion- Angers- Approve Amendment to the Marijuana establishments Part III, Article VI, Performance Standards Section 77 as written with the exception of Section C items 2 & 3 from 500' to 1,000'

Second-Dubois

Mr. Bertrand wants the Board to clarify between residential zone and residential use.

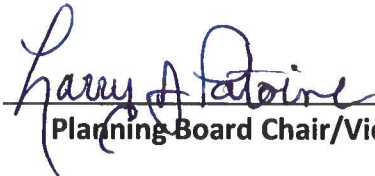
Galbraith said both are covered in this motion

Vote-Motion passed 2-1 (Angers & Dubois in favor, Beaudette opposed)

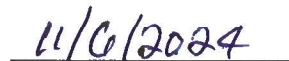
Beaudette wants to look at the motion closer for unintended consequences.

10. Other Business

11. Adjourn



Planning Board Chair/Vice Chair



Date

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