



City of Biddeford Planning Board

December 4, 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 from 11-20-24
6. Unfinished Business
7. New Business
 - 7.a 2024.65 The Planning Board will review a Conditional Use Permit request submitted by Glenn Peterson to use a portion of their building at 4 Wellspring Road (Tax Map 2, Lot 47-2) for an Adult Use Marijuana Manufacturing Facility. The property is located in the I-3 zone and the name of the business is Canuvo, Inc.
 - 7.b 2024.53 The Planning Board will continue to review a shoreland zoning permit request (Greatest Practical Extent) submitted by Mobile Studio Design on behalf of Matthew and Mary Lopresti. The property is located at 241 Hills Beach Road (Tax Map 56, Lot 5), located in the Coastal Residential Zone and the Shoreland Overlay. The primary focus of the applicant is to demolish and reconstruct the existing structures due to storm damage and to make the structure more in compliance. This item was tabled at the November 6, 2024, Planning Board meeting.
 - 7.c 2024.57 The Planning Board will review a shoreland zoning permit request submitted by Attar Engineering on behalf of Patricia Fraher, Pamela Tompkins and Prudence Davies at 97 Granite Point Road (Tax Map 68, Lot 19) in the Coastal Residential zone in the shoreland overlay. The applicants are proposing to lift an existing cottage (Building 2) and install a new foundation in accordance with the City of Biddeford

Floodplain Management Ordinance (Article XII) and the State of Maine Coastal Sand Dune Rules (Chapter 355).

- 7.d 2024.63 The Biddeford Planning Board will hold a public meeting to review and discuss a Preliminary Subdivision Request for Westbrook Development Corporation to split the lot and create 2 affordable senior housing buildings to include approximately 90 residential units (45 units in each building) at 15 Pearl Street (Tax Map 71, Lot 2) in the MSRD-3 Zone.

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.