

City of Biddeford
Planning Board Minutes
Wednesday, November 20, 2024 – 6:00 PM

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 November 6, 2024
6. Unfinished Business
7. New Business
 - 7.a 2024.61 The Planning Board will review a Conditional Use request by Georgiana Nelson to run her business out of her home at 179 Granite Street (Tax Map 22, Lot 37) located in the R1-A Zone. Ms Nelson is a Certified Polarity Therapist who has been in business for over 18 years in Kennebunk.
 - 7.b 2024.62 The Planning Board will review a Shoreland Zoning Permit application submitted by Walsh Engineering on behalf of 2538970 Ontario, Inc. to remove and replace a home at 7 Bayberry Drive (Tax Map 68, Lot 26) located in the Coastal Residential & Shoreland Zones.
 - 7.c 2024.59 The Planning Board will review a Preliminary Subdivision Plan for Acorn Engineering on behalf of 1921 Pepperell, LLC to redevelop buildings 19 & 20 of the Pepperell Mills into 64 residential units with utility infrastructure improvements. The property is located at 6, 32-40 Main Street (Tax Map 71, Lots 10-7, 10-4 & 10-1) in the MSRD-3 & Shoreland Overlay Zone.
 - 7.d 2024.66 The Planning Board will review a Minor Modification Extension request from Pepperell Mill Progression for Pepperell Mill Buildings 15 & 17 (Tax Map 71, Lots 11 & 11-1) in the MSRD 3 zone. Pepperell Mill is requesting a 2-year extension for approvals granted previously. The City Planner granted a 2-year extension in 2023 which expires January 1, 2025.

7.e 2023.29 The Planning Board will review a request for Preliminary Approval for 209 condos in Phase I from One Diamond, LLC. The location of the property is considered 1 Diamond Street with the subdivision running from Elm Street to Main Street further identified as tax map 40, lots 25-2, 25-2, 24. 25 & 74; tax map 37, lots 34 & 35 in the MSRD-3 Zone.

7.f 2023.31 The Planning Board will review updated plans and documents for a request for Preliminary Approval for Diversacorp Holdings LLC for a 4 unit condominium located at 20 Clifford Street (Tax Map 39, Lots 303-1 & 304) in the R-2 Zone. **ITEM TABLED WILL APPEAR AT PLANNING BOARD IN THE FUTURE**

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.