



City of Biddeford Planning Board

February 5, 2025 at 6:00 PM
City Hall Council Chambers & Zoom

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Or call in by phone: +1 312 626 6799

Meeting ID: 926 1487 1691

Passcode:

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 January 15, 2025
6. Open Public Hearing
 - 6.a 2025.05 The Planning Board will review a proposed Zoning Amendment modifying an area of R-2 to MSRD-2. The subject area is bordered to the North at Union Street, east of Alfred Street and west of Elm Street, but includes some properties along Marshall Avenue. The proposed rezoning areas are within the downtown and currently adjacent to the MRSD2 zone along the northern boundary. This proposed amendment has been sent to Planning Board by the City Council.
7. Close Public Hearing
8. Unfinished Business
9. New Business
 - 9.a 2025.03 The Planning Board will review a Sketch Plan for Reveler LLC for a proposed redevelopment at 2 York Street (Pepperell Mill Building 30). The parcel is mapped as Map: 71, Block: 6-2 and located in the Main Street Revitalization District – High Density / Mixed-Use (MSRD-3) zoning district. The existing site is the location of a vacant mill building. The project proposes a new property line adjustment to include the existing parking area adjacent to the building as well as redevelop the existing building into (11) residential units, with some likely utility infrastructure upgrades and potential grading for accessibility.

9.b 2024.63 The Biddeford Planning Board will hold a public meeting to review and discuss a Final 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. **ITEM POSTPONED TENTATIVELY TO FEBRUARY 19, 2025**

10. Other Business

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.