



**City of Biddeford
Planning Board**

July 16, 2025 at 6:00 PM
City Hall Council Chambers & Zoom

[Join Zoom Meeting Online](#)

Or call in by phone: +1 312 626 6799

Meeting ID: 949 8353 1202

Passcode: 223739

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 July 2 & 9, 2025
6. Unfinished Business
7. New Business
 - 7.a 2025.19 Review of a Shoreland Zoning Application for Brian T. Anderson to rebuild his house & attached garage at 49-Mile Stretch Road (Tax Map 62, Lot 29-32) in the Coastal Residential and Shoreland Overlay Zone. This request was approved in 2021, but the approval expired when there was no construction.
 - 7.b 2025.07 Review of an application for Site Plan Review for Bohler c/o Chick-fil-A to construct a 4900±SF restaurant with a drive-thru at 150 Shops Way (Tax Map 2, Lot 24) in the Business 2 (B2) Zone.
 - 7.c 2024.55 Review of Final Subdivision for 3 Lincoln, LLC for the proposed redevelopment of 3 Lincoln Street, (Pearl Street, Lot 3) (Tax Map 71, Lot 2) in the MSRD 3 zone and shoreland overlay. This applicant wishes to amend the previous Major Site Plan and Subdivision Approval (2022.02) from 3 buildings on Lot 3 to 4. The amendment includes the addition of five (5) town homes and revises Building A from 85 residential units to up to 52 units, Building B from 129 residential units to up to 85 units, and Building C will remain as a restaurant with approximately 154 total seats.
 - 7.d 2024.34 Review of site plan application and shoreland permits for a proposed research pier and floats at 11 Hills Beach

Road for the University of New England. The project is located in the city Institutional (IN) zone and the Limited Residential District shoreland 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.