



City of Biddeford Planning Board

September 17, 2025 at 6:00 PM
City Hall Council Chambers & Zoom

<https://biddeford.zoom.us/j/97678348550?pwd=ExO3chCwafKbbmkX2xYQDTRGkAYNr8.1>

Or call in by phone: +1 312 626 6799
Meeting ID: 976 7834 8550
Passcode: 073432

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 two sets of Meeting Minutes from September 3, 2025
6. Unfinished Business
7. New Business
 - 7.a 2025.38 The Planning Board will review a Sketch Plan Application submitted by Diversacorp Holdings, LLC. The applicants propose to demolish the existing structures and create 27 condominiums at 5 & 9 Thornton Street, (Map 40, Lots 7 & 8) in the MSRD-3 zone.
 - 7.b 2025.10 The Planning Board will review a Sketch Plan for Fiber Materials Inc. The applicant plans a 104,000 SF addition to the existing structure to add manufacturing capacity and the associated infrastructure. The address of the property is 389 Hill Street (Tax Map 74, Lot 7) in the I-2 zone
 - 7.c 2024.55 Preliminary review of 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.

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.