



**City of Biddeford
Planning Board**

November 19, 2025 at 6:00 PM
City Hall Council Chambers & Zoom

[https://biddeford.zoom.us/j/99197886357?pwd=RhNDdPJ7aIS8x8HJ9Oa1jHeXN
Niy7p.1](https://biddeford.zoom.us/j/99197886357?pwd=RhNDdPJ7aIS8x8HJ9Oa1jHeXN
Niy7p.1)

Or call in by phone: +1 312 626 6799

Meeting ID: 976 7834 8550

Passcode: 991759

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 11-5-25
6. Unfinished Business
7. New Business
 - 7.a 2025.49 The Biddeford Planning Board will review a Sketch Plan for Site Plan & Conditional Use Permit for N.A. Wright Creative Construct, LLC. The applicant wishes to construct a 17,600 SF building for an 18-hole mini-golf course along with a climbing wall, arcades and escape rooms. The applicant also intends to hold special events along with food and non-alcoholic beverages located at 532 Elm Street (Tax Map 14, Lot 11) in the B-2 Zone.
 - 7.b 2025.12 The Biddeford Planning Board will review a Private Way Request for Jason Martel. This proposal is to create a private way to provide access to two new single family residences for the immediate family at 10 Wood Island Acres (Tax Map 8, Lot 5) in the SR-1 Zone.
 - 7.c 2025.48 Review of a Conditional Use Permit Request for Reveler, LLC (fka Tom Watson & Co). This proposal is to open a "Convention Center" at 30 Upper Falls Road (Tax Map 40, Lot 55-3) in the MSRD 3 Zone.
 - 7.d 2025.52 Review of a Residential Subdivision Amendment request for Pinehurst Development, LLC. The proposal is to split one lot into 3 at 13 Brook Street (Tax Map 32, Lot 16) in the R1B Zone.

7.e 2022.24 Review of Subdivision Amendment for Devine Capital (KDK Biddeford, LLC) at 588 & 590 Alfred Street (Tax Map 2, Lots 6 & 12) in the B-2 Zone. The amendment is strictly limited to an internal lot division that was requested by the applicant's financial institution. No other changes are proposed.

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.