



City of Biddeford Planning Board

April 15, 2026 at 6:00 PM

City Hall Council Chambers & Teams

[Planning Board Meeting, 3rd Wednesday of each month | Meeting-
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MEETING SCHEDULED FOR 6:00 PM, HOWEVER, IT WILL BEGIN
DIRECTLY AFTER 4:30 SITE WALK.

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
3. Adjustment(s) to Agenda
4. Planner's Business
5. Meeting Minutes
 - 5.a Approval of Meeting Minutes from March 18, 2026
6. Unfinished Business
 - 6.a 2026.01 & 2026.09 Debriefing of 4:30 Site Walk of Popeye's site at 584 Alfred Street (Tax Map 2, Lot 23) and 574 Alfred Street (Tax Map 2, Lot 23-4). Both projects are in the B-2 Highway Business Zone.
7. New Business
 - 7.a 2025.11 Review of request for Preliminary Plan Approval Extension (original approval granted 12-3-2025) for Bedard Homes, LLC for a proposed 38-lot single-family subdivision, called "The Woodlands Reserve" located off Parkside Drive and 268 Pool Street (Tax Map 8, Lot 52-1) in the Suburban Residential 1 (SR1) Zoning District and a portion within the Stream Protection Shoreland Overlay District. The reason for the request for extension is required regulation environmental studies through the Army Corp of Engineers, DEP & IF&W.
 - 7.b 2026.01 Sketch Plan Review for Golden Chicken of Biddeford, LLC (Popeyes) to open a Fast Food Restaurant at 584 Alfred Street (Tax Map 2, Lot 23) in the B-2 zone.
 - 7.c 2026.14 Sketch Plan Review for a 2 Lot Private Way for Dale Wilkinson off South Street (Map 1, Lot 31) in the RF zone.
 - 7.d 2026.10 Review of a Sketch Plan for a Site Plan application for David Daigle for 38

Landry Street (Tax Map 13, Lot 51) in the I-1 zone. The applicant would like to create a cold storage unit on his property for his business, Elm Street Vault.

- 7.e 2026.08 Review of Conditional Use Permit submitted by Edward Larrivee dba Ganja Candy Factory at 597 Elm Street (Tax Map 15, Lot 8-1) in the I-1 zone. The applicant has an existing medical cannabis retail shop with a kitchen for making medical edibles. The applicant proposes to see adult use cannabis and edibles in the upstairs portion of the building.
- 7.f 2026.07 Shoreland Permit Application for 141-143 Cleaves Street, LLC who would like to construct a recreational dock consisting of a set of access landings and stairs, an elevated boardwalk, a pier, seasonal ramp and seasonal float that will provide seasonal access to the Saco River.
- 7.g 2026.11 Review of a Sketch Plan for a Site Plan application for St. Andre Health Care. The location is 407 Pool Street (Tax Map 45, Lot 3) in the SR-1 zone. The applicant proposes the construction of a new single-story 17'2" x 26' electrical room addition with a separate transformer and pad along with an associated utility pole and paved access drive, along with improvements to the existing paved walkway and drainage.
- 7.h 2025.53 Sketch Plan Review for a Site Plan for Casco Bay Ambulance to construct a 3,585 sf building with associated access drive, parking, and landscaped stormwater control. The location of the project is 8 Wellspring Road, (Map 2, Lot 47-4) in the I-3 zone.
- 7.i 2026.12 Request for a Site Plan Amendment for Steve Liataud (Freddy LLC) would like to make modifications to "The Lot", a food truck pavilion at 64 Alfred Street, Map 38, Lot 361 in the MSRD 1 zone. The original project was approved in 2023 and again in 2025 due to expiration of approval.

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.