



## PLANNING BOARD MEETING MINUTES

March 18, 2026

1. Pledge of Allegiance Meeting came to order at 6:00 PM
2. Declaration of Quorum/Voting Members  
John McCurry, Chair, Matt Sargent-Dubois, Roch Angers, Leah Schaffer, Kayla Lewis, Rob Nicoll (Alternate Member) & Chico Potvin (Alternate Member)  
Staff-David Galbraith, & Nan Whitten
3. Adjustment(s) to Agenda-none
4. Planner's Business  
Staff Review Committee Minutes from March 3, 2026
5. Consent Agenda  
5.a. Approval of Meeting Minutes from March 4, 2026  
MOTIONS: 6:03 PM  
Motion-Roch-Motion to approve Meeting Minutes as posted  
Second-Sargent-Dubois  
Vote-Motion passed unanimously
6. New Business  
6.a. 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.
  - Public Comments
  - Sean Tarpey, 109 Cleaves StreetMOTIONS:  
Motion-Sargent-Dubois-Motion to table the item until after item 6.b. giving the applicant a chance to appear  
Angers-Second  
Vote-Motion Passed unanimously  
Motion-Sargent-Dubois-Motion to remove item from the table  
Second-Angers  
Vote-Motion Passed unanimously  
Motion-Sargent-Dubois- Motion to Table Case #2026.07: Shoreland Zoning Permit for 141-143 Cleaves Street, LLC, to construct a recreational dock consisting of a set of access landings and stairs, an elevated boardwalk, a pier, seasonal ramp and a seasonal float at 141-143 Cleaves Street (Tax Map 41, Lot 29) in the MSRD2 Zone, with the adoption of the below Conditions of Approval (COA) until April 15, 2026  
Second-Angers

**Vote-Motion passed unanimously**

**6.b. 2026.09 Sketch Plan review for 574 Alfred, LLC for a proposed mixed-use development consisting of two buildings containing a total of three suites at 574 Alfred Street. The applicant intends to remove the existing home and develop the property with one building consisting of 2,450 sf for quick-service food use with a drive-thru, and a second building containing 3,375 sf for quick-service food use with a drive-thru and 1,632 sf for a general retail/office space with a 168 sf for a shared utility room. The proposed location is 574 Alfred Street, (Tax Map 2, Lot 23-4) in the Business 2 zone (B2).**

- **Galbraith introduced the project and turned it over to the agent for the applicant**
- **Galbraith showed both this project and Golden Chicken on one plan where they are direct abutters**
- **Aaron Hunter from Sebago Technics represented the applicant.**
- **There will be 2 buildings with 3 suites and one building having a quick service drive-thru. The second building will have a drive-thru and an office space on the other side with a shared utility room.**
- **The curb cut on Alfred is 30' wide and is right turn in, right turn out only.**
- **The applicant will be extending sewer & water; they are working with engineering on this issue**
- **The applicant is aware that they have run off into Thacher Brook**
- **The applicant must go to DEP for stormwater permit.**
- **The landscaping plan will be forthcoming.**
- **The application must obtain a Permit-By-Rule, Army Corps of Engineers, and a Traffic Movement Permit.**
- **Fill will be brought in and there will be retaining walls due to the high drop in elevation from the road.**
- **The applicant will be back in April for Preliminary Decision**
- **Galbraith mentioned that the owner of Biddeford Crossing has reached out and they do have traffic concerns.**
- **Danny Bouzianis of 574 Alfred Street, LLC, spoke on the project. 1 building is pick up only. The other building will be 25% through the drive-thru with 75% sit-down clients. Clients at the drive-thru will be in the drive-thru on the average of 60 seconds.**
- **The Planning Board scheduled a site walk for April 15, 2026, at 4:30 for this project and for Popeyes.**
- **Nicoll asked about the lighting plans, will 2-way parking in the parking lot continue, how level will this parking lot be level with Alfred Street.**
- **Nicoll asked if there was any thought about a bus stop?**
- **Schaffer said that signage in the parking lot is crucial.**
- **Schaffer asked if the tenants were all set? Two out of three of the tenants have signed leases.**

- Potvin mentioned that the grade seems very steep, slope 8%, he asked if the easement is in place-yes. They are looking for an amendment on the easement to 50’.
- Potvin asked if a slip lane is needed, they are not sure yet.
- Lewis asked why 60 parking stalls are needed. Mr. Bouzianis answered that through their experience of running businesses with drive-thru’s. He said gone are the days of 15 cars in line. The applicant owns 4 other businesses with drive-thru’s. The applicant never wants to cut back on parking; this is their long-term thinking.
- McCurry confirmed that cars entering and leaving will have to take a hard right.
- Angers is very concerned about sewer at the site. The site is close to capacity, wants it pumped regularly at night. He is also a little worried about the traffic.
- McCurry wants a Traffic Movement Permit on the exits and timing at night. He asked about the sewer connection, the applicant will be going across five lanes of traffic.
- Sargent-Dubois- Echoes the opinion on the traffic movement permit, he would like the proposed grade shown during the future site walk.
- Potvin asked why the entrance is at an angle-to avoid the wetlands and a telephone pole. Potvin is worried delivery trucks will have to start turning 3 lanes away. He would like the applicants to work on that angle.
- Sargent-Dubois asked if the applicant could install a concrete median to guide cars and trucks through.
- Nicoll asked about EV Charging stations in the parking lot, the applicant has not looked at them yet.

#### 7. Other Business

- Lewis has sent a Letter of Recommendation for another Deputy Planner; it may go a long way.
- Galbraith to draft a letter for members to review and McCurry to sign.
- Lewis would like training of the Legislature side of Planning
- She would like Public Works and /or Engineering to come and present to the Planning Board about the sewer systems.

#### 8. Adjourn

**MOTION: 6:59 PM**

**Motion-Angers -Motion to adjourn**

**Second-Sargent-Dubois**

**Vote-Motion passed Unanimously**

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Signature-Planning Board Chair

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Date

**These minutes are summary and are not intended to be verbatim. Archived meetings are viewable on the City's website: [www.biddefordmaine.org](http://www.biddefordmaine.org).**