



City of Biddeford Planning Board

July 15, 2026 at 6:00 PM
City Hall Council Chambers & Teams

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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 1, 2026
6. Unfinished Business
7. New Business
 - 7.a
2024.29 – Review of extension request for Westbrook Development Corp. Final Site Plan and Subdivision Approval to build 76 affordable housing units (and Contract Zone #24) at 37 Barra Road (Tax Map 2, Lot 42) in the I-3 Zone. The original date of expiration is August 7, 2026; the extension would expire August 7, 2027.
 - 7.b 2026.35 The Biddeford Planning Board will review a Subdivision Amendment for Michael Mininni located on River Road (Tax Map 6, Lot 23-2) in the RF zone. The applicant would like to split her lot into 2 residential housing lots.
 - 7.c 2026.32 The Biddeford Planning Board will review a Subdivision Amendment for Jennifer Egan located at 16 Benson Road (Tax Map 4, Lot 11-2) in the RF zone. The applicant would like to split her lot into 2 residential housing lots.
ITEM TABLED PER STAFF REQUEST.
 - 7.d 2026.27 Site Plan review for Walmart Stores, Inc. to expand their pickup area at 50 Boulder Way (Map 2, Lot 58) in the I-3 zone.
 - 7.e 2026.34 The Biddeford Planning Board will review a Subdivision Amendment for Shawn Brown located at 355 Pool Street (Tax Map 44, Lot 21) in the SR-1 zone. The

applicant would like to amend the lot lines between lots 1 & 2.

- 7.f 2026.09 Preliminary Site 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).

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.