City of Biddeford
Planning Board

November 4, 2026 at 6:00 PM
City Hall Council Chambers & Teams
Planning Board (LIVE) | Meeting-Join | Microsoft Teams

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
3. Adjustment(s) to Agenda

   3.a **ITEM 7.a. POSTONED BY APPLICANT**

4. Planner's Business
5. Consent Agenda

   5.a Approval of Meeting Minutes from October 21, 2026

6. Unfinished Business
7. New Business

   7.a 2026.49 Review of a request by Westbrook Development Corporation to extend their approval for Quebec Commons, located at 15 Pearl Street, Lot 1B (Tax Map 71, Lot 2) in the MSRD 3 Zone. The original approval was granted on February 19, 2025, with an expiration date of February 19, 2027. This is an affordable housing project consisting of 2 45-unit housing structures. This project must adhere to the Buy American, Build America requirements and has been delayed due to some items needed for the project not being available. The applicant requests a 1-year extension to February 19, 2028. **THIS ITEM POSTPONED BY APPLICANT**

   7.b 2024.33 Final review for Coastal Oaks to repurpose and renovate the existing mill building at 12 Pearl Street (Tax Map 40, Lot 72) in the MSRD-1 Zone. The proposal is to create 20 dwelling units out of this existing structure.

   7.c 2026.48 Review of Site Plan request by T & T Leasing to construct a 7,500sf facility to rent units for commercial activities. The project is located at 3 Digital Drive (Tax Map 15, Lot 7-4) in the I-1 zone. The owner / applicant received approval of the site plan on May 7, 2025. The approval lapsed and the applicant is looking to get the project re-approved. The building is in the final design stages, and the original application

package has been resubmitted for this approval.

8. Other Business

8.a The Planning Board will discuss the 2026 Annual Committee Report requested by Mayor LaFountain. This report is due to the Mayor by November 18, 2026. This report is being requested of all boards, committees and commissions. The purpose of the report is to better understand each body's accomplishments and challenges of the past year and the goals for the next year. This information will help improve coordination among committees, City staff, the City Council and the Mayor, while identifying opportunities for additional support.

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.