



CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
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Biddeford, ME 04005
(207) 284-9115

Planning Board Site Walk 3 Lincoln LLC Meeting Minutes

Date: August 20, 2025
Time: 4:30 PM
Location: 15 Pearl Street

1. Declaration of Quorum/Voting Members

Quorum Present: Alexa Plotkin, Chair, Larry Patoine, Roch Angers & Susan Deschambault

Board Members Absent: Matt Dubois, Steve Beaudette & Kayla Lewis

Staff Present: David Galbraith, Nan Whitten, Jeff Demers, Craig Chekan, Kenneth Thorpe & Tom Milligan

2. 2024.55 Site Walk to review the site for 3 Lincoln, LLC at 15 Pearl Street

- The fire lane was discussed and the possibility that it will be widened from 20' to 22'. The applicant would like to keep it at 20' but have agreed to work with the City if it is determined that widening is necessary.
- Fire access to all townhouses is a concern, therefore the applicant has enlarged the garages they will now be 2 car garages.
- Angers asked if the fire department can get behind all of the buildings to fight the fire. Deputy Chief Thorpe indicated that there is a lot to be discussed. It has to be determined if the road will hold the fire truck. Only 1 truck will fit on the rear road at a time. The applicant told the Board that each structure is fully sprinkled, and the courtyard is rated for access by the fire department and will hold multiple trucks.
- Snow plowing and removal was discussed. The applicant will be responsible for the site, roads and walkways. The City plows Pearl Street and hires out the portion of Pearl Street that has pavers to avoid damage.
- Board Members were concerned about road lighting, congestion and access of the fire lane during construction. The representative from Hebert Construction explained the process and how they keep those particular concerns addressed and controlled.

Planning Board Chair/Vice Chair

Date

These minutes are summary and are not intended to be verbatim. Archived meetings are viewable on the City's website: www.biddefordmaine.org.