



CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
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Planning Board Meeting Meeting Minutes

Date: August 20, 2025
Time: 6:00 PM
Location: Council Chambers & Zoom

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
Quorum Present: Alexa Plotkin, Chair, Larry Patoine, Susan Deschambeault, & Roch Angers
Staff Present: David Galbraith, & Nan Whitten
The chair called the meeting to order at 6:00 PM
3. Adjustments to the Agenda-N/A
4. Planner's Business-N/A
5. Consent Agenda
5.A. Approval of Meeting Minutes from August 6, 2025
MOTIONS: 6:00 PM
Motion- Patoine– Approval of meeting minutes as presented
Second- Deschambault
Vote- Motion passed unanimously
6. Unfinished Business N/A
7. New Business
7.a A sketch hearing to review a proposed land use ordinance, known as the Electric Vehicle (EV) Ordinance – Electric Vehicle Infrastructure Requirements. The purpose of this ordinance is to facilitate and encourage the use of electric vehicles, expedite the development of a convenient and cost-effective EV charging infrastructure, and establish minimum requirements to meet both long-term and short-term parking needs. This ordinance supports the goals of Biddeford's approved Climate Action Plan, including achieving a 62.6% reduction in greenhouse gas emissions by 2030.
 - The Chair of the Sustainability Commission, Will Kochtitzky introduced the proposed EV ordinance.
 - He explained to the Board that the emissions from autos need to be reduced.
 - Biddeford is in the 94% of the national asthma rates.
 - The purpose of this presentation is to get much-appreciated feedback from the Planning Board about this ordinance
 - He explained the definitions of the 3 types of charging stations
 - 1) Installed-just plug the car in

- 2) Ready-you must bring a plug in order to begin charging the car
- 3) Capable-the conduit has been installed the wire has to be run in order to charge in the future
- The Sustainability Commission created this ordinance by looking at other cities such as Scarborough
- The proposal is to require new parking lots with 10 or more spaces to create over 30% of the spaces as EV charging stations. The optimal formula would be 10% installed on multifamily projects
40% ready
50% capable
- Installing the plug is much like a drier plug
- The ordinance does provide some exceptions for this requirement
- 2 levels of EV station in the ordinance 1) normal outlet which is slow 2) standard outlet.
- An affordable housing project will have their requirement lowered by 50%
- There is a proposal to create an EV Fund where people can opt out by paying into the EV fund.
- Standards for signage & lighting will be revisited and updated regularly.
- NO PUBLIC COMMENTS
- Patoine confirmed that all new single-family home should be EV ready? He asked if the commission had spoken to any builders or developers about this proposal and the cost. Kochtitzky replied that they had not spoken to anyone, but he did not believe it would be too expensive comparing it to a drier outlet.
- Patoine is concerned about the cost and this being a requirement especially with affordable housing.
- Deschambault explained that the Planning Board does not deal with single family home permits.
- Patoine confirmed that the suggested opt out fee is \$5,000.00 per parking space. Yes, in lieu of fee. Patoine feels like this is strong arming builders and he is opposed to this part of the ordinance.
- Angers mentioned that the City used to have dedicated accounts for such activities, but the City stopped it. Does this mean the City will bring back the ambulance fund? Angers agrees with Patoine and asked about the regular taxpayers and does not agree with it.
- Deschambault mentioned that not everyone believes in electric vehicles.
- Kochtitzky said that he appreciates and encourages all feedback.
- Plotkin said that some mandates for big subdivisions are not ok. It is not ok to require things that may never be used.
- Patoine mentioned that the Sustainability Commission may want to some ways to incentivize residents to sign up such as a tax break. This requirement is changing the amp panel from 100-200 and could be expensive.
- Deschambault asked if they had looked at other communities, yes Scarborough & Portland to name 2. There was a discussion of the correct towns/cities to research.

- Patoine asked about the percentage of vehicles in Biddeford are electric, it's in the single digits.

7.b. 2024.55 Review of Preliminary Subdivision for 3 Lincoln, LLC for the proposed redevelopment of 3 Lincoln Street, (Pearl Street, Lot 3) (Tax Map 71, Lot 2) in the MSRD 3 zone and shoreland overlay. This applicant wishes to amend the previous Major Site Plan and Subdivision Approval (2022.02) from 3 buildings on Lot 3 to 4. The amendment includes the addition of five (5) townhomes and revises Building A from 85 residential units to up to 52 units, Building B, from 129 residential units to up to 85 units, and Building C will remain as a restaurant with approximately 154 total seats.

- Marieke Thormann of Fathom Properties, Peter Heil of Acorn Engineering & Jessie Thompson of Kaplan Thompson represented the applicants
- The Board watched a power point presentation of the project.
- **NO PUBLIC COMMENTS**
- Plotkin mentioned that the site walk earlier in the day was very helpful, but they still see a bit to be worked out.
- Galbraith agreed that there is still a lot to work out but once all has been worked on the preliminary and final can be voted on at once.
- Patoine agreed that there is a lot of unanswered questions.
- Deschambault agreed that it was a great site walk, and she appreciates the 20 page report the Board received.
- Thompson asked if it would help if they went over the report page by page and answered any questions.
- Patoine said no it would not help. They discussed the major issues on the site walk and that's what he is looking at to be resolved.
- Angers agrees that a vote is premature.
- Galbraith explained what the staff is looking for from the applicant:
 - 1) A written maintenance agreement
 - 2) Decide on the pavers
 - 3) Flipping the sidewalk and widening the road plans
 - 4) A written agreement between the applicant and the City on the road widening
 - 5) New name for the road
 - 6) HOA documents written and recorded in the York County Registry of Deeds
- The applicant will need 2 waivers, 1 for open space and the other for parking.
- The applicant will be appearing before the Historic Preservation Committee on September 10, 2025.

MOTIONS: 7:15 PM

Motion-Patoine-Motion to TABLE the Case # 2024.55 Preliminary Site Plan, Subdivision and Shoreland Zoning Review for 3 Lincoln LLC to redevelop the former MERC site at 3 Lincoln Street (Tax Map 71, Lot 2) in the MSRD-3 zone and WR-1 Shoreland Overlay zone until the applicant can resolve the above noted issues.

Second-Angers

Vote-Motion passed unanimously

8. Other Business-N/A
9. Adjourn at 7:19 PM

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.