

PLANNING BOARD MEETING MINUTES

December 17, 2025

1. Workshop

1.a. Workshop the Comprehensive Plan with the Conservation Commission.

Attendance: Planning Board: Larry Patoine, Roch Angers,

Conservation Commission: Richard Rhames, Patrick Conlon, Denis Rioux, Chris Veazie, Peter Robbins, Richard Rhames, Denis Rioux

Staff: David Galbraith, Adi Iriqat & Nan Whitten

- The two committees discussed the Natural Resources Chapter of the Comprehensive Plan.
- It was agreed to work on the overlay map as well as the Natural Resources Chapter at the next meeting.
- Workshop again at 5:00 PM January 7, 2026

2. Pledge of Allegiance Meeting came to order at 6:06 PM

3. Declaration of Quorum/Voting Members

Alexa Plotkin, Chair, Larry Patoine, Roch Angers, Kayla Lewis (Alternate)

Lewis to vote in place of Deschambault

Staff-David Galbraith & Nan Whitten

4. Adjustment(s) to Agenda-none

5. Planner's Business-none

6. Consent Agenda

5.a. Approval of Meeting Minutes from December 1 & 3, 2025

MOTIONS: 6:08 PM

Motion-Angers-Motion to approve Meeting Minutes as posted

Second-Patoine

Vote-Motion passed unanimously

7. Open Public Hearing

7.a. Review & Vote on the Electronic Vehicle Station Ordinance

- Galbraith introduced the project reminding the Board that they were not in favor of the previous in lieu fee of \$1,000.00 therefore it was dropped to \$25.00.
- Will Kochtitzky of the Sustainability Committee spoke in favor as a private citizen.
- Brad Favreau of the Planning & Economic Development Department & Kochtitzky answered questions from the Board.
- Patoine asked about the cost to install compared to the in-lieu fee. The commercial in-lieu fee is \$5,000.00, which is much less than the install cost.

- Anger is concerned that giving homeowners another item to be in compliance and this ordinance mandates one more thing.
- Lewis asked if it is best to add the charging port as the house is built or later.
- Patoine discussed that in order to make a house compliant with this ordinance would mean homes would be required to go to a 200-amp service as opposed to a 100-amp service. He wants to make sure people are aware of this cost.
- Plotkin reminded the Board that this ordinance would have to go through at least 2 other committees.
- Patoine suggested that the Board pass this ordinance onto the policy committee with a note making other committees aware that Planning Board is not in favor of the residential mandate and that if this is approved that people need to be aware that residential customers would have to upgrade their electric service from 100-amp to 200-amp.

MOTION:6:33 PM

Motion-Lewis-Motion to approve the proposed Electric Vehicle Ordinance in Part III, Article VI Section 49.1 with the notes as discussed

Second-Patoine

Vote-Motion passed unanimously

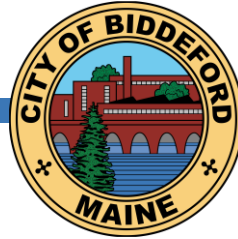
8. Close Public Hearing 6:33 PM

9. New Business

9.a. Presentation by the Southern Maine Planning & Development Commission on policies and procedures for Planning Board Members TO BE RESCHEDULED

9.b. 2024.55 Final review of Subdivision for 3 Lincoln, LLC for 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) town homes 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.

- Galbraith reminded the Board about the project and the updates. He introduced one of the attorneys for the City, Seth Peruzzza.
- Galbraith talked about the agreements with the applicants, the Conditions of Approval and the amendments to be made on the Findings of Fact.
- The PUD is not needed and will be removed from the FOF
- #28 of the Conditions of Approval has with words “congregate within” which will be removed.
- Peter Heil of Acorn Engineering & Marieke Thormann of Fathom represented the applicants.



205 Main Street / PO Box 586 • Biddeford, ME

(207) 571-0700 • www.biddefordmaine.org

 City of Biddeford Government

 @CityofBiddeford

- Heil spoke about the legal agreements that have been approved, the stormwater permit through DEP and the TMP from MDOT will be in soon.
- Thormann told the Board that they have been approved for Brownfield funds if they need additional Brownfield work.
- Galbraith said they do have flexibility on the lease agreement with the parking garage as they are working through the City’s attorney.
- PUBLIC COMMENTS
- Richard Rhames Ward 3
- BOARD
- Patoine confirmed that the street will be 22’ wide and asked about a name for the street. The street does not need to be named until the pre-con meeting. The street is named through the Polic Chief.
- The applicant bears all the costs resulting from DEP & Riverwalk changes.
- Patoine asked about the additional Brownfield funds, the site has been cleaned up satisfactorily, but the additional funds are for additional work, if needed.
- Patoine asked about way finding signage. The applicant is working with the City on way finding signage.
- Angers asked about the parking garage situation. There is a letter from Premium Parking in the packet showing they are guaranteed 140 spaces.
- Patoine confirmed that the sidewalk will be moved to the other side of the street.

MOTIONS: 7:12 PM

Motion-Angers- Motion to APPROVE Case # 2024.55 Final 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 Shoreland Overlay zone as presented, with the adoption of Staff’s recommended Findings of Fact (FOF) and Conditions of Approval (COA) as amended by the City Planner.

Second-Patoine

Vote-Motion passed unanimously

10. Unfinished Business-none

11. Adjourn 7:14 PM

Signature-Planning Board 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.