



**City of Biddeford
Sustainability Commission**

May 18, 2026 at 5:30 PM

City Hall Second Floor Conference Room & Teams

[Third Monday Sustainability Committee](#) | [Meeting-Join](#) | [Microsoft Teams](#)

1. Declaration of Quorum
2. Approval of Meeting Minutes
 - 2.a Approval of Meeting Minutes from May 4, 2026
3. Beach Management Plan
 - 3.a Workshop June 9, 2026—Will
 - a. What do we want from community members?
 - b. How does this affect overall coastal resilience measures?
4. Updates
 - 4.a Landscape Ordinance-to Policy Committee May 26, 2026
 - 4.b EV Ordinance to Policy Committee June 22, 2026
 - 4.c Solar Ordinance to Council June 2, 2026
 - 4.d Energy Audits-Brad F
 - 4.e Bike Ped Plan-Patrick
 - 4.f Data Center
5. Other Business
 - 5.a Summer Schedule-First or Third Monday of June, July & August?
 - 5.b Other?
6. Adjourn

May 4, 2026, Sustainability Commission

Attendance: Will Kochtitzky, Brad Crockard, Patrick Conlon, Max Zakian, Joie Grandbois, Brad Favreau

Absent: Jeff Goldsmith, Bev Thorpe, Nadia Crockett, Mikaela Greenwood, Emily McCauley

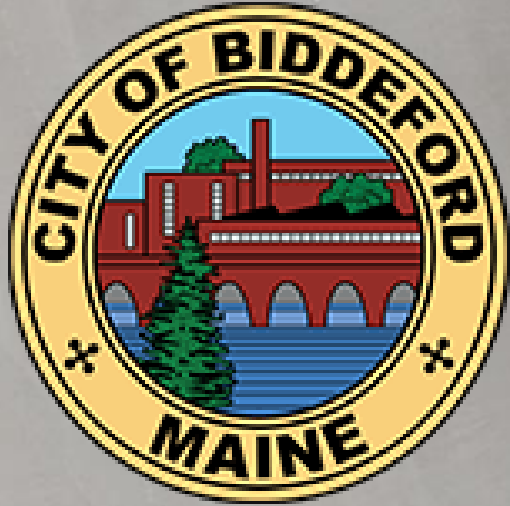
Guests: Karina Graeter, Melanie Nash, Ken and Kathy Griffin

Quorum: yes

1. Motion to approve minutes Max (with amendment to add Brad Crickard to present list), second Patrick, all approve
2. Presentation on Beach Management from SMPDC: SMPDC presented on climate ready coasts sites in Biddeford (Biddeford Pool, Fortunes Rocks). Beach management includes a wide range of activities. Municipal beach management plan might rely on public funding (state and federal) so we need to focus on municipally owned beaches (Boucher Park). Example of progress in Saco's beach management plan – budgeted \$46k to start the process. Examples from Hull and Falmouth Massachusetts.
3. Budget conversation:
 1. Biddeford Public Market: Presents plan to support Public Market - \$4920 to support SNAP/EBT processing equipment, Motion by Patrick to support the Biddeford Public Market with \$4,882.20 to support the acquisition of SNAP/EBT processing equipment and staff time. Second by Max, unanimously approved
 2. Biddeford Community Gardens - \$3,240 request to plant two Crabapples, three Red Maples, and two Apples. Max motions to approve tree planting in an amount not to exceed \$5,000, Joie seconds, unanimously approved
 3. Recreation Center EV charger – They are looking into doing a single port because the two port was too expensive
4. Energy Audit consultant recommendation
 1. Brad Crickard motion to support Weston and Sampson to conduct an energy audit for a cost of \$49,100 – Second by Patrick, unanimous support
5. Data center moratorium data center discussion – David Galbraith and Brad Favreau spoke about data centers will be explicitly listed in the list of land uses, and no zones will allow or conditionally allow data centers

6. Max makes a motion to support the planning departments proposed amendment on a ban of data centers as a use in Biddeford, Brad Crickard seconds, unanimous support
7. Earth Day discussion – postpone to next time
8. Motion to adjourn from Max, Patrick seconds, unanimous support to adjourn

Biddeford's changing coastline



Damage of January 2024 storms

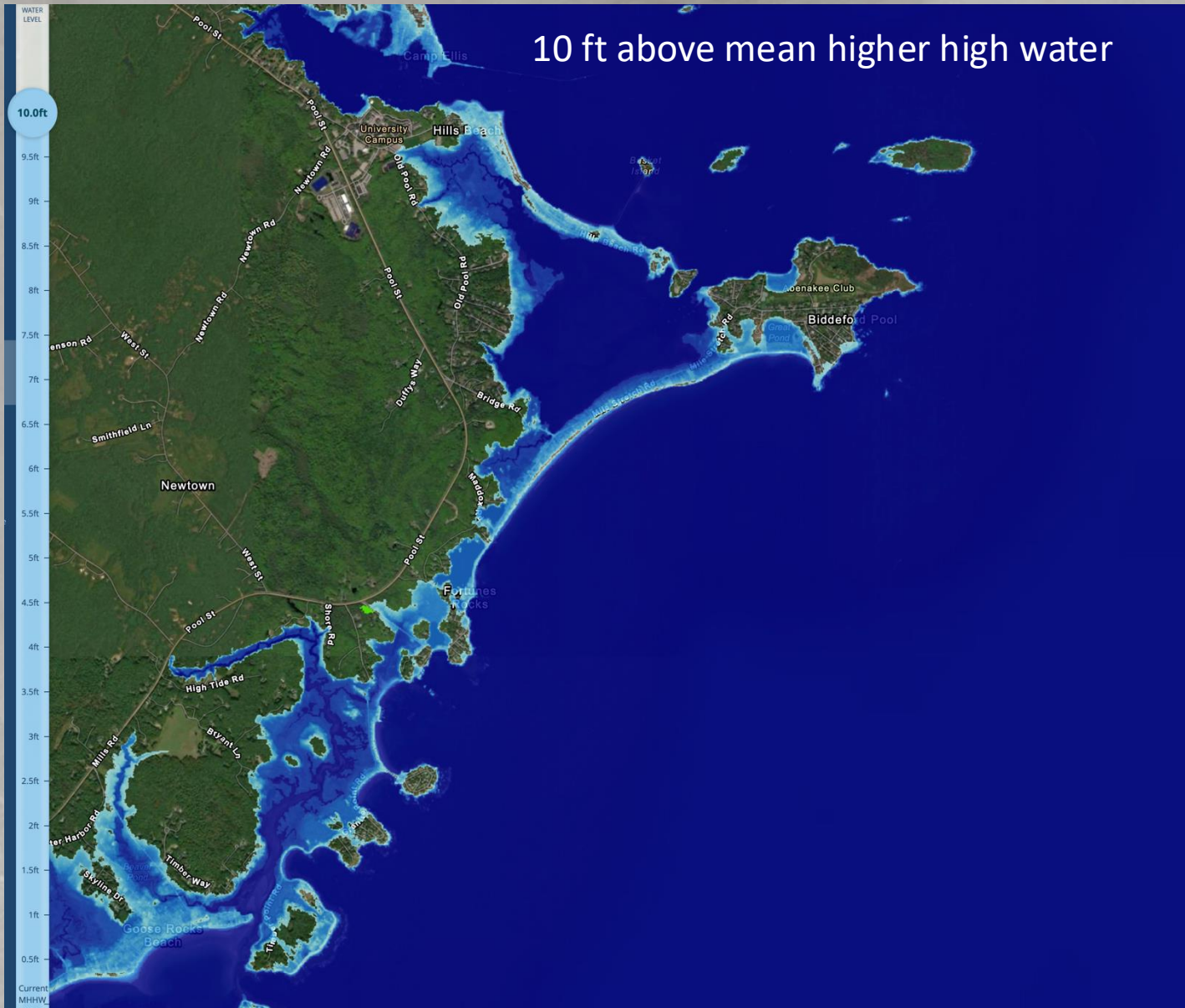
Millions in damage to public infrastructure in the city



What is a beach and how does it change?



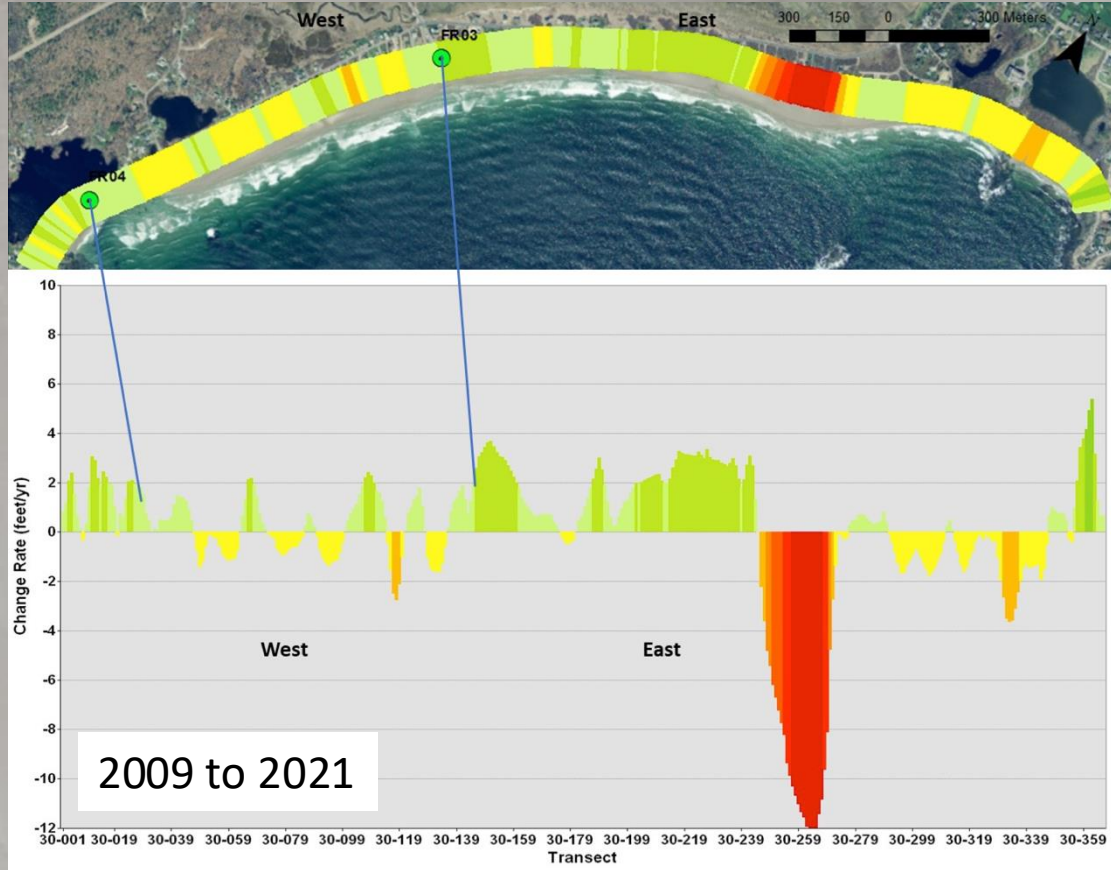
Threat of sea level rise and storm surge



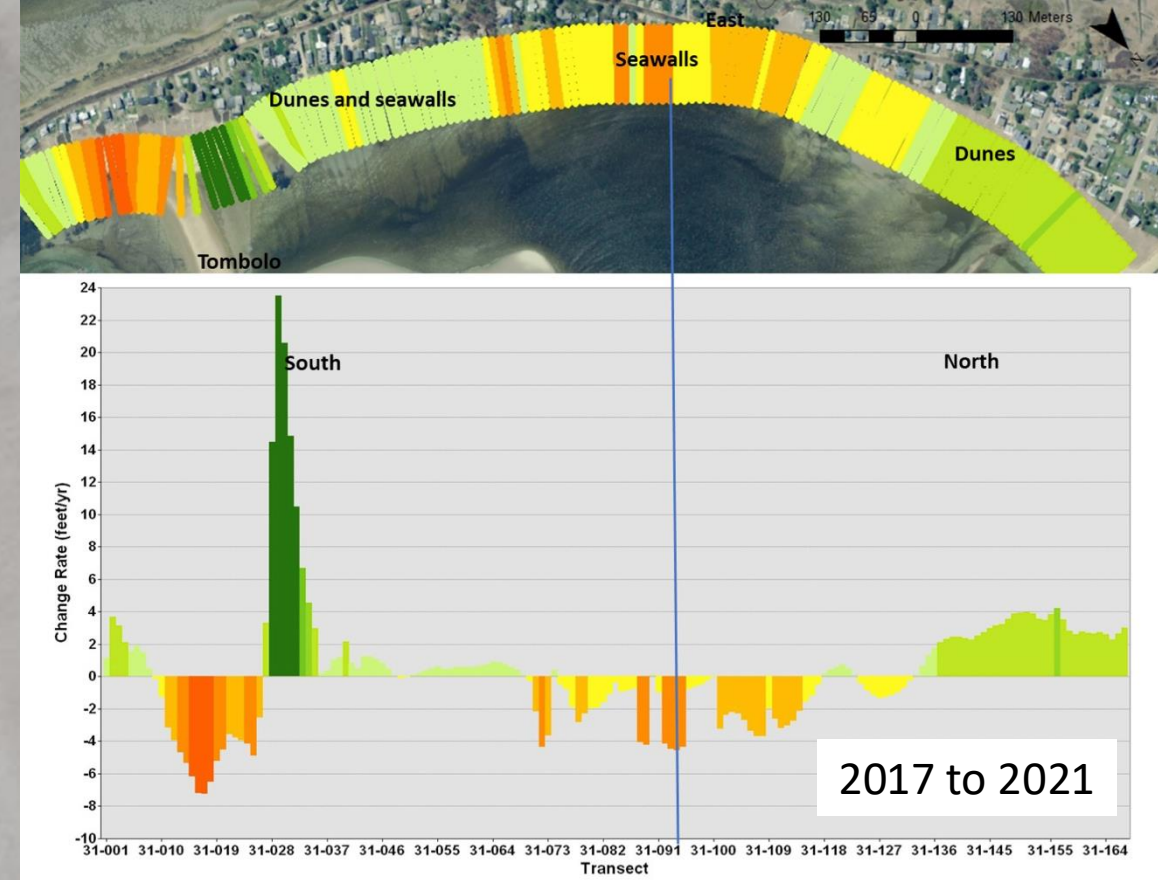
Approximately 2024 storms in 2100

Beach change from Maine Geologic Survey

Fortunes Rocks, Middle Beach, and Biddeford Pool



Hills Beach



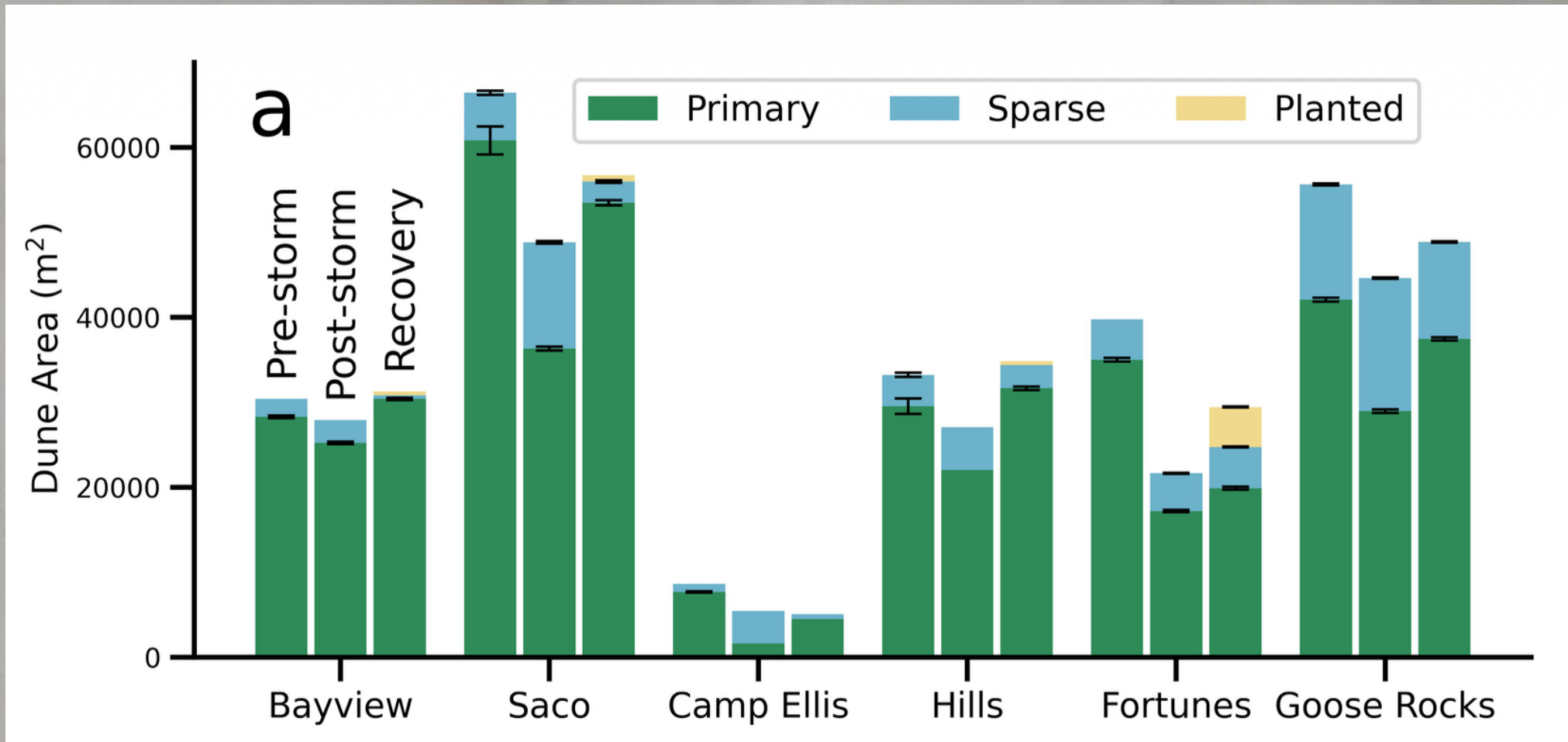
We see beach losses in front of sea walls, modest gains where there are dune

Seawalls lead to more erosion



Sand is slow to return to elevated dunes

January 2024 storms



Fortunes, Middle and Biddeford Pool Beaches lost 4.5 acres of dune in January 2024 storms

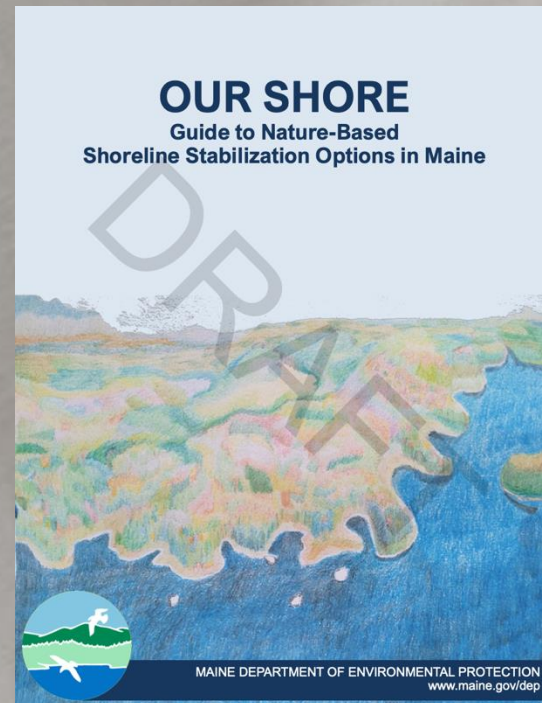
What is beach management?

- Beach management encompasses the full range of activities that protect, maintain, and restore coastal beach environments, including both the physical shoreline and the ecological systems that support it
- Key components include: survey/assessment, community priorities, management strategies, and maintenance plan



Beach management plan

1. Survey and assessment – current state
2. Regulatory framework – what are our options (OURSHORE)
3. Goal and priorities – what does the community want
4. Management strategies – how do we execute our plan
5. Maintenance and monitoring – long-term commitment



Benefits of beach management

1. Create a resilient community (infrastructure, way of life, etc.)
2. Protect ecosystems and natural resources
3. Public safety and recreation
4. Position ourselves for external funding (FEMA support, grants, etc.)

Beaches in Biddeford

Fortunes Rocks Beach

This beach is a local favorite for surfers. Permit parking is available in the striped spaces along Fortunes Rocks Road. Port-a-potties are available in season. Lifeguards are on duty in season when tides permit beach access.

Middle Beach

Middle Beach has limited permit parking available in the Beach Avenue Lot. Please be advised that there are no lifeguards on duty at Middle Beach.

Biddeford Pool (Gilbert R. Boucher Park)

Permit parking for Biddeford Pool is available at Gilbert R. Boucher Memorial Park.

Access to Biddeford Pool Beach is on a graded path with mobi mats lining the path from the parking area, providing accessibility for wheelchairs, walkers, strollers, and all visitors. The mats will be in place through early fall, weather dependent. A [beach wheelchair](#) can be reserved at no cost at this beach during the official summer permit season.

The Pool Beach bathhouse offers two personal restroom stalls, two family restroom stalls, and a patio with outdoor showers.

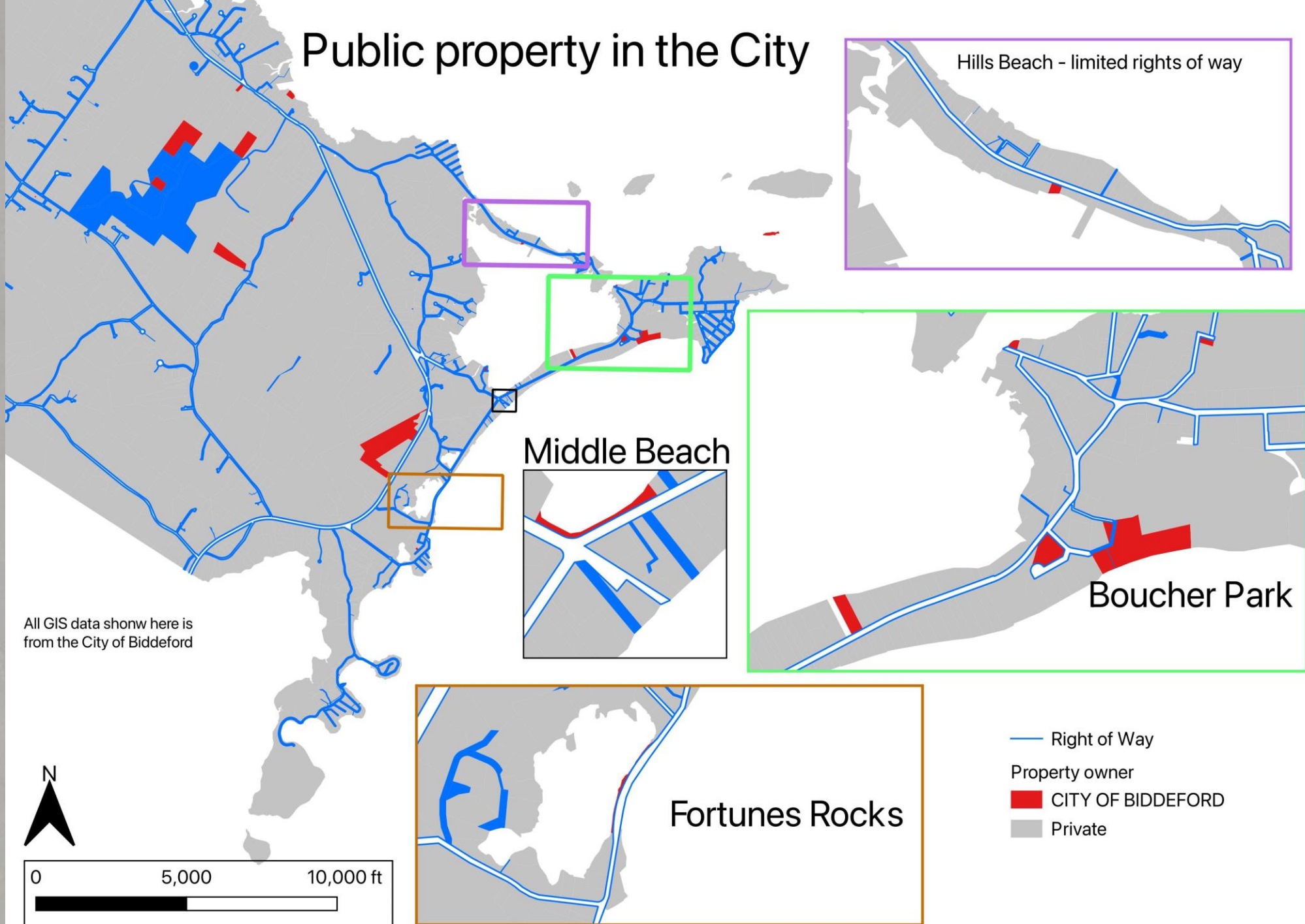
Lifeguards are on duty from 10:00 a.m. to 5:00 p.m. in season.

What is not included:

- Rotary Park (Saco River)
- Private property (Hills Beach)

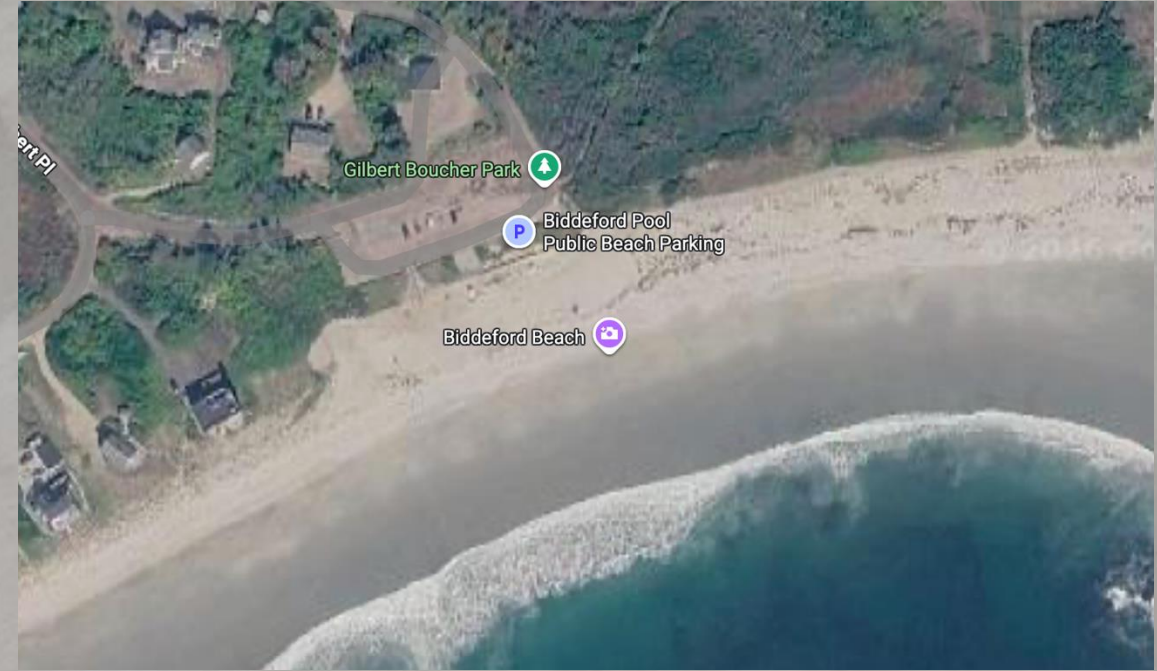


Public property in the City



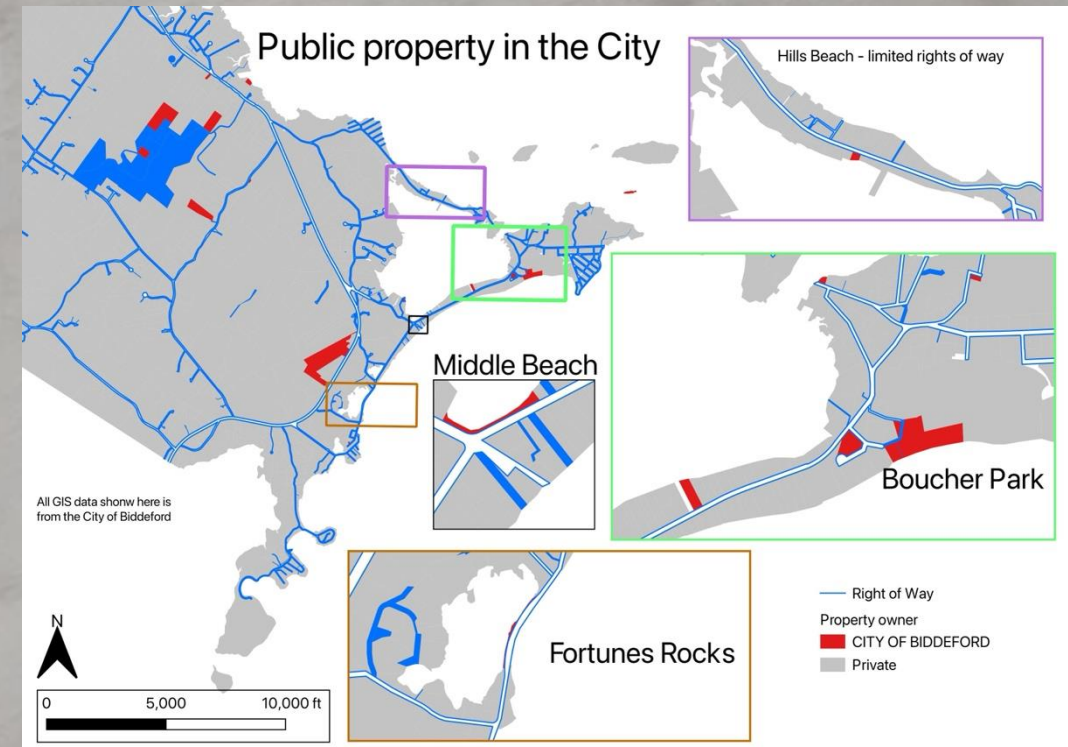
How do we manage Boucher Park?

- How does our community use the beach? (i.e. recreation and ecosystem services)
- What is our management strategy?
- Should we restore the dunes? If so, what does that look like and how do we pay for it?
- Long term maintenance plan: monitoring and funding



What are the responsibilities of the City and private property owners?

- Almost all the Biddeford shoreline is privately owned
- Clear communication about what the City will do and what private property owners are responsible for
- Compile best practices to support coastal landowners



Where do we go from here?

Camp Ellis – armoring and major beach losses



Wells - ~\$1M dune restoration for 3 houses



BP Conservation Trust – no development



We have a spectrum of options:

Retreat

Managed relocation
Getting out of harms way



Accommodate

Dune restoration
Beach nourishment
Elevated structures



Protect

Sea walls and hard armoring
Infrastructure repair



How do we move forward?

- Community engagement
 - Information sharing
 - Compiling best practices
- Dedicated group to construct a beach/coastal management plan
 - Consultant?
 - Citizen group or committee?
 - City staff?
 - Do we rely on York County?
- How do we fund it?
 - Beach permit parking fee?
 - Operational budget?
 - Grants?
 - State/federal funding?

Another round of Coastal Sand Dune Restoration and Protection funding is expected soon (\$450k left in fund)

Maine DEP Announces Funding for Coastal Sand Dune Restoration and Protection Projects

January 22, 2025

The Maine Department of Environmental Protection (DEP) is pleased to announce that it is now accepting applications for coastal sand dune restoration and protection projects. This initiative is made possible through funding in the FY24/25 supplemental budget, Public Law 2023, Chapter 643, through which the legislature allocated \$1,000,000 for restoration, protection and enhancement to sand dune systems in the State. The Department is responsible for protecting these systems in accordance with the Natural Resources Protection Act (NRPA) and associated rules.

Coastal sand dune systems are vital for protecting our shorelines, supporting diverse wildlife, and maintaining the overall health of coastal environments. Unfortunately, these systems have become increasingly vulnerable due to changing weather patterns, major coastal storm events, and the ongoing challenges posed by rising sea levels. In recognition of these threats, the DEP is committed to implementing projects that will restore, protect, conserve, nourish, or revegetate these essential areas.

Funding will be available to support a variety of projects, which may also include public education initiatives and technical assistance aimed at promoting community engagement and awareness about the importance of coastal sand dune systems. The Department encourages all eligible entities to apply, as these projects play a crucial role in safeguarding our natural resources for future generations. Interested parties can find detailed information about funding opportunities, eligibility criteria, and application requirements by visiting the Division of Procurement Services at [Grant Funding Opportunities | Division of Procurement Services](#).

For additional information, contact: David R. Madore, Deputy Commissioner
david.madore@maine.gov

Why are we investing resources into this?



Photo from New York Magazine

Property tax base
Way of life/culture
Coastal resilience

Beaches are a
crown jewel in
our community

Boucher park was acquired by
eminent domains in 1970s



Photo from Joe Bain



Easy wins to get started

1. How we get on and off the beach?
2. How do we restore the beach?
3. Implement Community Action Grant for Boucher Park
4. Apply for Coastal Sand Dune Restoration funding
5. Collaborate with York County Emergency Management

