

Planning & Code Enforcement

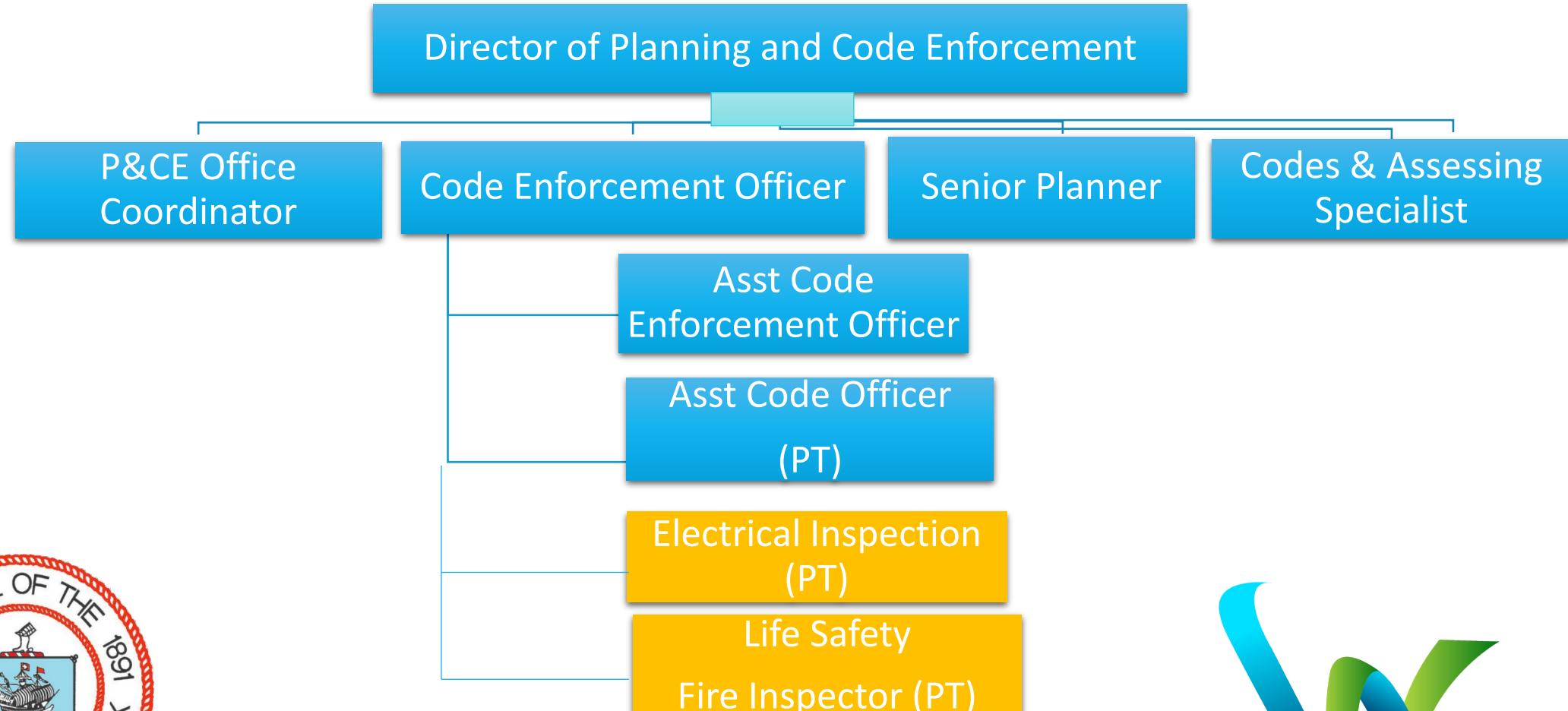
FY 2026 Budget



Jennie Poulin Franceschi, P.E.
Director of Planning & Code Enforcement



P+CE Organizational Chart



Budget

- Expenditures - \$617,933 Revenues - \$1,007,000
- Expenditure adjustments
 - Vendor Contracts with set increases
 - Salary contracts
- Revenues are cyclical in construction over time
 - Project paid in previous FY are under construction currently
 - Revenues can run high one year then low the next (Peaks/Valleys)
 - Projections are being based on FY25 current year trend
 - Dependent upon Future Economics (Expecting housing projects)
 - Current FY25 revenue as of March 25 - \$851,515
 - Exceeds FY25 Revenue Projections by \$65K as of 4/4/25



Westbrook, Maine

Budget Variations

- Salaries Related \$23,834 increase (In total over all Salary lines)
- Vendor Contracts \$ 1,177 increase (GIS/Contracted Services)
- Tech Consultant \$ 76 decrease
- Advertising \$ 800 increase (Use of PPH vs AJ)

Overall Dept Non-Wage Related Expenses Change = 2% = \$1,900



Department Activity

- Since last year's Budget Presentation:
 - 1146 Codes Permits Entered/1039 Completed
 - 42 Requests From the Public Entered/42 Closed
 - 43 Code Compliance Cases Entered/41 Closed
- ❖ In instances where the Closed exceeds Entered, items were entered in a previous year and spanned reporting years.



2024 Results

102
Units

Building
Permit

216
Units

Certificate
of
Occupancy

Planning
Board
Review

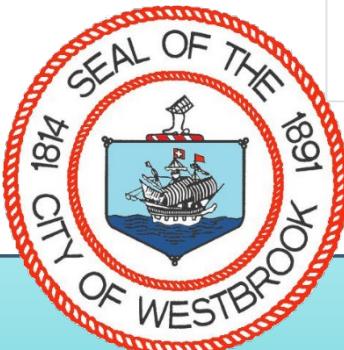
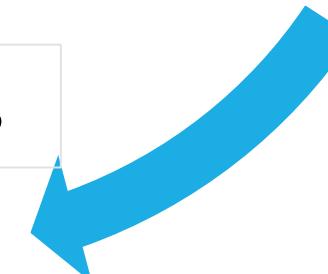
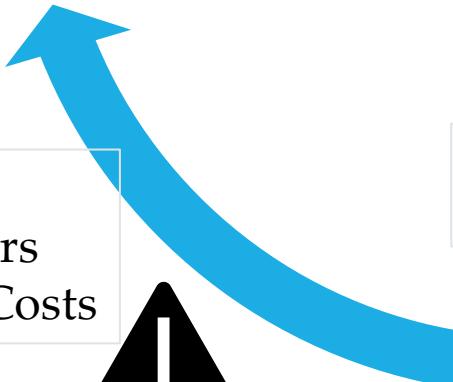
State
Permits

MDEP, MDOT
SLODA

69 Units

Planning
Board
Approval

Financing
Contractors
Material Costs



Westbrook, Maine

City of Westbrook Residential Developments Approvals 2023:

Name of Plan	Number of New Units	Type of Building	Submitted	Approved
Conant St – Acres Develop.	9 Units	Multifamily	07/07/22	01/17/23
680 Methodist Rd Subdivision	9 Units	Lots	05/12/22	02/07/23
40 Bell St - MTR	10 Units	Multifamily	09/08/22	03/07/23
185 Park Rd – Landbank, LLC	11 Units	Multifamily	12/08/22	03/07/23
984 Spring Street	204 Units	Multifamily	12/09/21	05/02/23
41 Arlington St	3 Units	Single Family	01/12/23	05/02/23
16 Spring St	7 Units	Multifamily/Condos	02/09/23	06/06/23
Maple Grove – Seavey St	123 Units	Multifamily	06/09/22	07/18/23
Affordable/Workforce				
Total	376 Units in 2023			

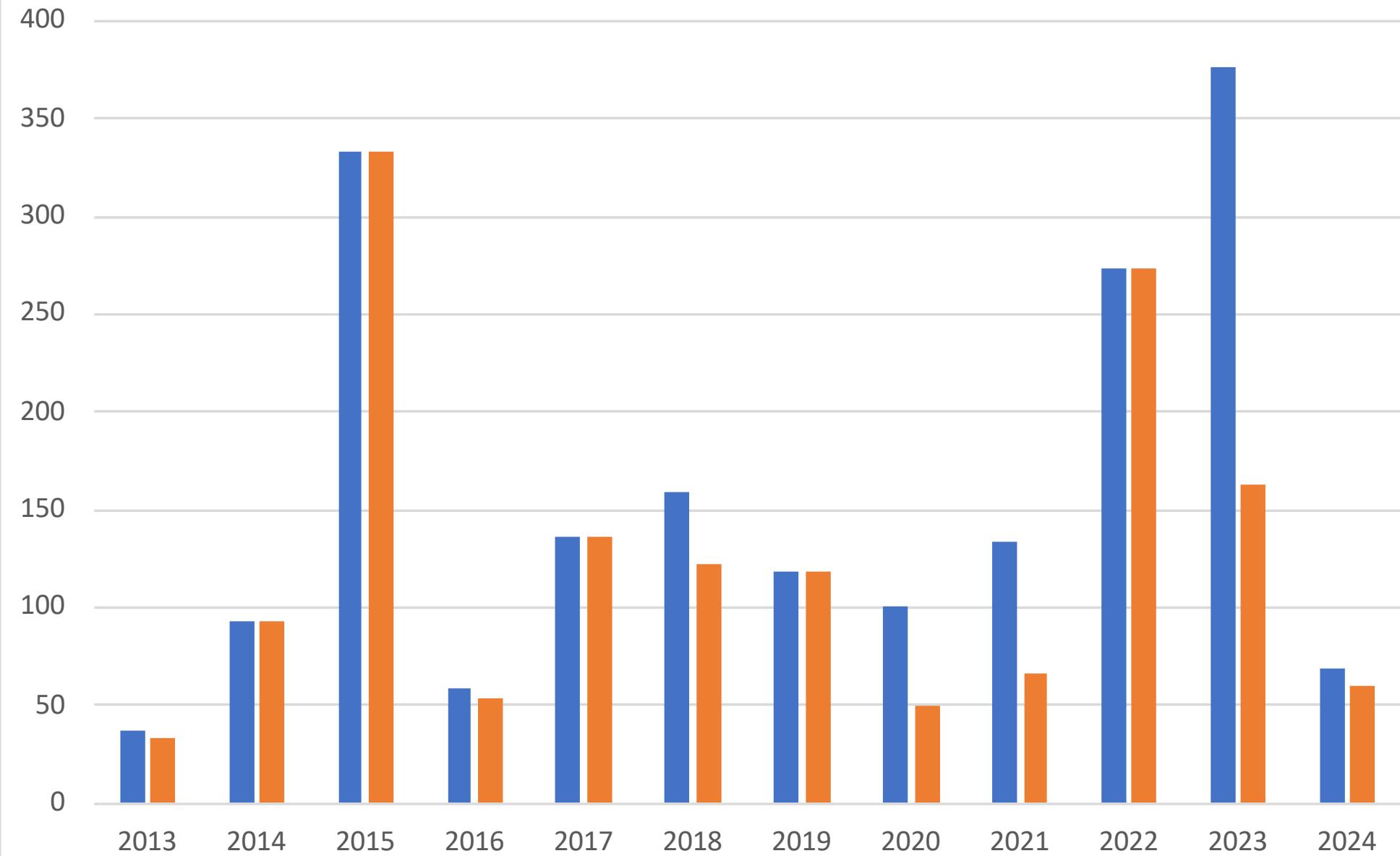
City of Westbrook Residential Developments Approvals 2024:

Name of Plan	Number of Units	Type of Building	Submitted	Approved
341 E. Bridge St	4 Units	Duplexes & SF	02/08/24	05/21/24
98 E. Bridge St	3 Units	Duplex & SF	02/08/24	05/21/24
Conant St – Three Pines	17 Units	Multifamily	02/08/24	05/21/24
511 Bridge St	9 Units	Multifamily	07/11/24	10/01/24
Rivermeadow Phase 2 – Lincoln St	36 Units	Duplex Condos	05/09/24	11/05/24
Total to date	69 Units in 2024			



Westbrook, Maine

Dwelling Units Approved by PB per Year

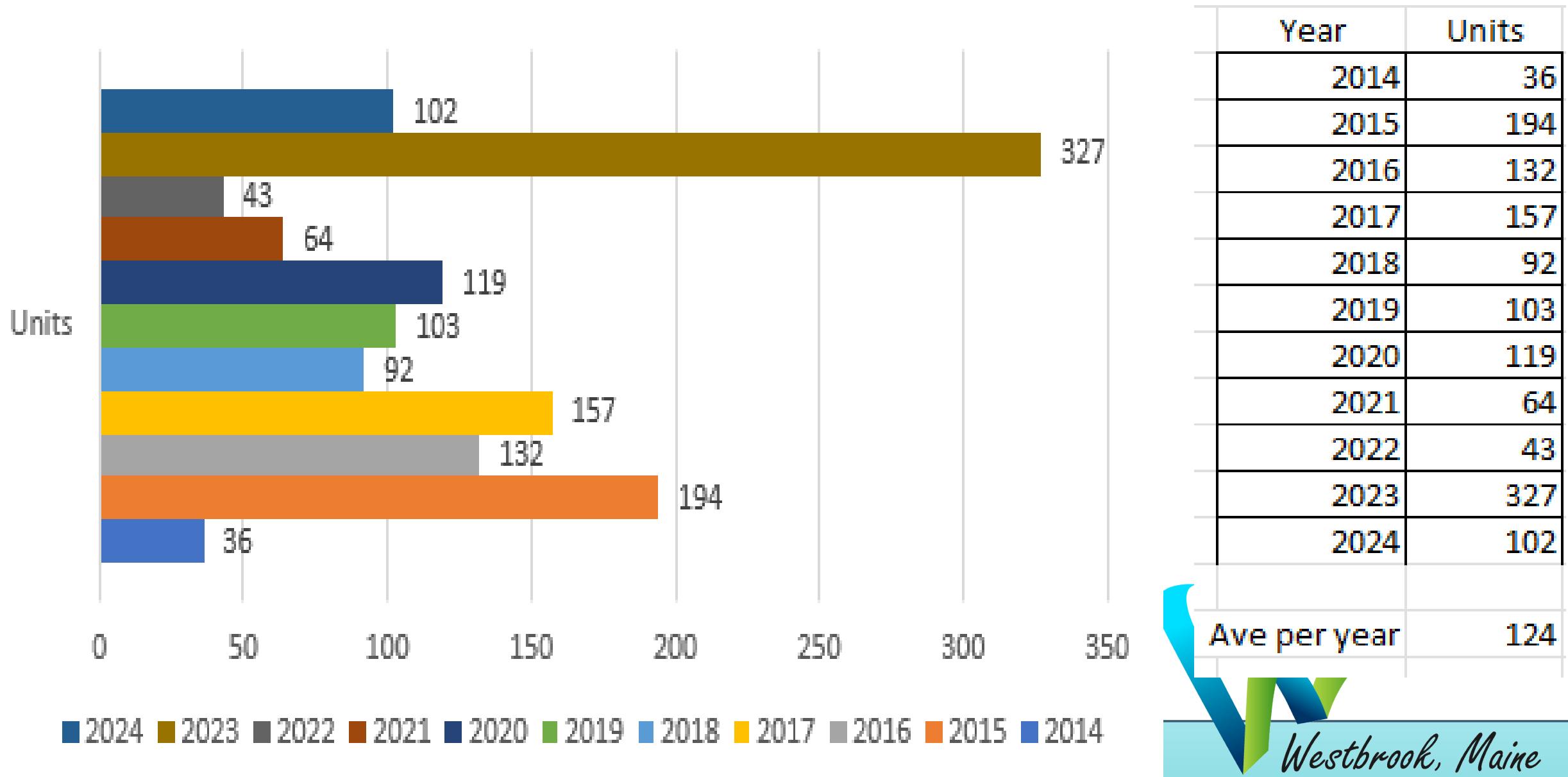


City of Westbrook		Planning Board Approved Units				
Residential Development 2013 - 2024						
		Permitted	Projects			
Year	# DU	conducted	Affordable			
1	2013	37	33			
2	2014	93	93	38		
3	2015	333	333	38		
4	2016	58	54			
5	2017	136	136			
6	2018	159	122	91		
7	2019	118	118		Sum for years stated below	
8	2020	100	50		1034	129.25
9	2021	133	66		1167	129.67
10	2022	274	274	115	1441	144.1
11	2023	376	163	61	1817	165.2
12	2024	69	60	17	1886	157.2
		Sum Affordable		360	20%	% affordable over 10 year period

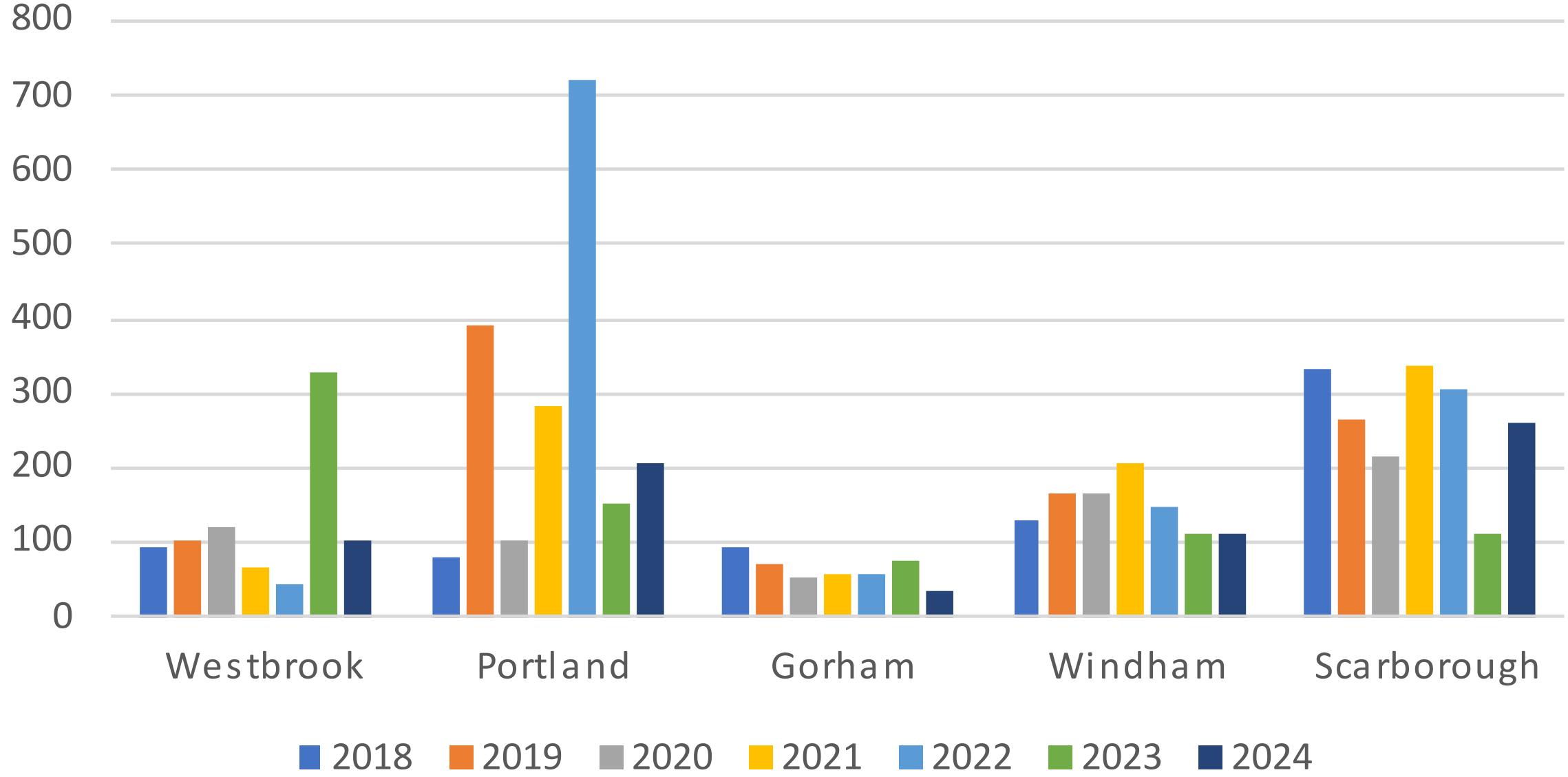


Westbrook, Maine

Westbrook Building Permits 2014-2024



2018- 2024 Building Permits



Looking Forward

- Comprehensive Plan – Strategies & Process – State Statute Bill
- Ordinance Amendments
 - Floodplain State Mandate Update
 - Subdivision Standards
 - Sewer Impact Fee
- Downtown Initiatives
 - Utilization of the Downtown District
 - Continued Revitalization of Downtown properties
 - MDOT Funding Awarded - Main St Streetscape Design Project
 - Public Meeting on Pedestrian Safety – Nov 19, 2024



Questions?

- Thank you!

