

Biddeford Conservation Commission
Special Meeting

Thursday, September 16, 2021
6:00 - 8:00 pm // Biddeford City Hall

Attendees: R. Rhames, C. Gastelum, M. Atlas, K. Buechs

Absent: T. Craven

Guests: D. Rioux, M. Eddy

I. New Business:

Discussion on Ginger Hill, LLC (Windward Ridge)

Requests for the developer

- Please do a deeper dive to confirming the type of soils on the land, this may impact total buildable land
 - Are they considered prime soil/Have they been tiled and drained/Can the soils be tested?
 - Refer to Biddeford Parcels and Soils map for some additional support/details (<https://biddgis.maps.arcgis.com/apps/mapviewer/index.html?webmap=c196583b1a6545eab994e77297b94bf2>)
- Lot #6 is interrupting a wetland area; needs to be relocated
- What is the septic plan?
- Water source (dug/drilled well, city water)
- “Open Space”
 - Is it public? Can it go into a land trust? How can these spaces be better used and managed
- More detail on HOA and land management requirements for lot owners
- Specify management of the Biddeford Kennebunk vernal pool complex
- Spotted turtle habitat management
- Confirm size of wetland area

Discussion on Ginger Hill, LLC (Leeward Meadows)

Requests for the developer

- **Clarify which soils are prime agricultural or historical (!!! very important)**
- Cluster ordinance as it relates to prime agriculture soil designation
- Spotted turtle habitat management
- What is the septic plan?
- Water source (dug/drilled well, city water)
- More detail on HOA and land management requirements for lot owners
- Could you consider an agrihood where the open space is used as a farm and the HOA goes towards a CSA type program?

II. Old Business:

- Review of assigned sections and strategy
- We will share our notes with Hannah (new Biddeford Hire) to consolidate notes
- Individually, we will continue to flag areas for improved language and climate change supportive policies
 - Pay attention to/include survey data
- Encourage people to complete new survey: <https://www.biddefordmaine.org/3211/Community-Survey>