

Biddeford Conservation Commission

Thursday, May 18, 2023

6:05 pm - 8:16 pm

Attendees: R. Rhames, D. Rioux, M. Lowell, M. Atlas, P. Robbins, E. Heumiller and M. Lowell, and P. Conlon
Guests: N. Whitten

Meeting called to order: 6:05pm

I. Meeting Minutes:

A. Motion to accept meeting minutes from 4.27.23 with corrections (Biddeford Kennebunkport Vernal Pool Complex) – D. Rioux 6:07p

1. Second - E. Heumiller 6:07
2. No discussion
3. Unanimous approval

B. Motion to accept meeting minutes from 3.22.23 with corrections (Biddeford Kennebunkport Vernal Pool Complex) – D. Rioux 6:08p

1. Second - E. Heumiller 6:08p
2. No discussion
3. Unanimous approval

II. Adjustments to the agenda:

- A. Adding Hidden Hills to “Old Business”
- B. Adding Planning Board Checklist to “New Business”

III. Old Business:

A. Hidden Hills – the mobile park overlay parcel has been sold to Chamberlain

1. Voss and Potvin own the part that is currently unplanned
2. Biddeford did not use delegated authority to do the environmental review of the parcel
3. There is confusion about where the development is in it's process, what has changed with the sale of the parcel, and what has happened with the RFP that required correction
4. Motion for M. Atlas to email the City Planner and Greg Mitchell to request an update on the RFP for the environmental review and the implications of the sale of the parcel - M. Atlas

- a) Second E. Heumiller 6:34pm
- b) No discussion
- c) Unanimous approval

IV. New business:

A. Winding creek development/lawsuit

1. Construction vehicles have been removed since early May – uncertain why

B. Mark Ward's report

1. Findings of spotted turtle
 2. Suggests overwintering population
 3. R. Rhames will send pictures and report
 4. Motion for E. Heumiller to request an inventory of Clifford Park parcels owned by Biddeford that do not have existing easements so we can build a compelling argument to put them into easement - M. Atlas 7:04p
- a) Second E. Heumiller 7:05p

- b) No discussion
 - c) Unanimous approval
 - C. Maine Coast Heritage Trust walk and report
 - 1. No major findings
 - 2. Could they send someone down to monitor the trails to make suggestions for how to build better trails to protect resources in the park
 - D. LD 2003/665 update
 - 1. Marc Malon has a bill in to “improve LD2003” (Bill #665 is intended to delay implementation)
 - 2. Compromise has been reached, in line with Marc’s bill, delay implementation until Jan 2024
 - 3. In order to do the right duplex/triplex you need water and sewer (not just water)
 - E. Thatcher Brook impairment/Yardscaping event
 - 1. [Tuesday 5-30-23, 6:00 PM City Council Chambers](#)
 - 2. Impaired Stream - activity has made the environment more “hostile” to its prime environment
 - a) Level of pollution makes it such that the DEP has designated it as “impaired”
 - b) Most impairment of Thatcher Brook happen East of Biddeford (in the wetlands where it originates)
 - c) “A stream is considered impaired if it fails to meet water quality standards because of ...”
 - 3. Requirement to educate public on their actions near an impaired stream
 - 4. E. Heumiller will pull together information about costs of water testing for West Brook to set a baseline for pre-development water quality
 - F. Airport - Leaded fuel
 - 1. Biddeford is not making strong enough efforts to require that leaded fuel be prohibited
 - G. Website:
 - 1. Add visuals
 - 2. Email Erik links to things that we’d like on the site
 - 3. [Beginning with Habitat online maps](#)
 - 4. Glossary of terms
 - 5. Lawn resources:
 - a) Convert lawn to meadow
 - H. Build Out Scenario
 - 1. Look at current zoning
 - 2. Assume what can be done, will be done
 - 3. Project out what the town would look like 20 years from now with the current zoning
 - 4. R. Rhames suggests that we do this to inform decisions about zoning and land use patterns
- V. Other Business:
 - A. Planning Board Checklist
 - 1. Importance of natural resource inventories
 - a) Make sure the language identifies
 - 2. Appropriate selection of biologists/ecologists (list built by third party, not developer)
- VI. Motion to adjourn 7:54 - M. Lowell
 - A. Second P. Conlon