

**City of Biddeford**  
**Conservation Commission**  
June 25, 2025 at 6:45 PM  
City Hall Council Chambers & Zoom

**Attendees:**

Richard Rhames, Peter Robbins, Erik Heumiller, Patrick Conlon, Chris Veazie

**Staff:**

Adi Iriqat, Assistant Planner

**Guest:**

n/a

Call to order: 6:58 pm

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1. Declaration of Quorum / Voting Members
  - 1.a Welcome new CC Appointee: Chris Veazie
2. Adjustment(s) to Agenda
3. Secretary Report
  - 3.a Approval of Meeting Minutes for April 23, 2025 + May 28, 2025
    - Motion to Approve: P. Robbins, Second: P. Conlon, Vote: Unanimous
4. Updates & Discussions
  - 4.a Recap & Discussions of 6/16 Special Meeting
    - Comp Plan Implementation Matrix
      - Draft submitted to Adi on 6/25/2025
    - Consultant Mark Ward Report: Bedard Subdivision
      - Mark's invoice was submitted on 6/24/2025
      - Motion to pay: E. Heumiller, Second: P. Conlon, Vote: Unanimous
      - The developer has pulled the notion of donating "open space" land until they receive design approval
      - Currently, they are in review with IFW, and the project is stalled
      - CC looking to see the City revisit zoning in this area to shift from SR1 to RF to support cluster development
    - "Pre-approved Land Swap Subdivisions"
      - CC looking for the map/plan/land swap documents?
      - E. Heumiller emailed Mike Eon to inquire about the status of any plans to pursue these conceptual development projects

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- 4.b CC Website Page
  - Content updated on 6/4/2025
  - Suggested revisions:
    - Add a link to the ordinance establishing the CC and a link to state law calling for conservation commissions in municipalities
    - Update partner logos so all are visible (no scrolling needed)
    - Erik to connect w/ Steve Pulos - YouTube content to add
      - “Walk on the Claire Property”
      - Rob Baldwin - Vernal Pool Study (3-4 videos?)
  
- 4.c Recap: SVLT Grassland Birds/Habitat Event & Future Event Discussions
  - Reference Link: [Hollis, ME/Poland Spring Case Study](#)
  - Joe Roy (IFW) led the talk, but did not head into the field to avoid disturbing nesting birds
  - Interesting stories of the origin of the “lawn” as a status symbol
  - Next event to take place in the fall when the location is accessible
  
- 4.d 25/26 Fiscal Year Budget & Current Commitments
  - \$92 reimbursement for E. Heumiller (vernal pool signage)
  - \$550 invoice for M. Ward (Bedard Subdivision Memo)
  
- 4.e DEP/VRMP Water Monitoring Updates
  - 12 volunteers have attended DEP training and are ready to sample
  - Sampling began 6/25 and will continue through October
  
- 5. New Business
  - 5.a UNE Pier Review - CC Perspectives?
    - Former Planning Board Chair inquired about CC’s perspective on the pier project and/or process
    - Concerns about the process and perceived review of the project
    - Planning Board participating in site walk, July 9th, 5:00 PM
  
  - 5.b Heart of Biddeford: Science Discovery on Main Street Initiative
  
- 6. Other Business
  - 6a. MNRCP LOI updates
  - 6b. CC to document funding sources ahead of the final implementation matrix
  
- 7. Adjourn
  - Next meeting scheduled for Wednesday, July 23, 2025 - 6:45 PM
  - Motion to Adjourn: P. Conlon, Second: P. Robbins, Vote: Unanimous