

## PLANNING BOARD MEETING MINUTES

January 21, 2026

### 1. Other Business-Workshop

#### 1.a. Workshop the Comprehensive Plan with the Conservation Commission.

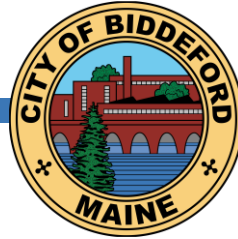
**Attendance: Planning Board: John McCurry, Matt Sargent-Dubois, Leah Schaffer, Kayla Lewis**

**Conservation Commission: Richard Rhames, Patrick Conlon, Denis Rioux, Peter Robbins, Richard Rhames**

**Staff: David Galbraith, Adi Iriqat & Nan Whitten**

- McCurry called the workshop to order at 5:00 PM
- Iriqat gave a history of the Comprehensive Plan
- Heumiller spoke on his contributions for this meeting
- Rhames talked about LD 2003, he talked about how the Comp Plan is a moving target, he feels the City has little understanding of natural resources, he questions the accuracy of the numbers in the draft of working forest, he feels the numbers are way off, however the numbers came from the Assessing Department.
- Lewis would like to implement where the information being used was derived from.
- Rhames mentioned that the City uses the same zoning as we were in the 1960's.
- Lewis would like explanations and suggestions for changes in the ordinance.
- Heumiller feels some of the evaluation of zoning may not work
- Galbraith mentioned that some of the language in the rezoning must be rephased such as the word "shall" is to be "may."
- Iriqat mentioned that some of the text is copied and pasted from the state
- Galbraith wants a Natural Resources blueprint to expand the setbacks of the Natural Resources areas.
- Schaffer asked if there was a check and recheck of documentation.
- Iriqat talked about implementation matrix and timelines
- Schaffer said there is a problem with no follow up
- Lewis mentioned Implementation Pathways Committees
- McCurry said that we will be doing some of that but there is only so much that can be done with a small staff
- Please send all edits to Heumiller
- Sargent-Dubois asked about the February deadline

- Iriqat explained that we had 90 days from September which would be 2-4-26.
  - The workshop ended at 6:00 PM
2. **Pledge of Allegiance Meeting came to order at 6:00 PM**
  3. **Declaration of Quorum/Voting Members**  
**John McCurry, Chair, Matthew Sargent-Dubois, Leah Schaffer, Kayla Lewis**  
**(Alternate)**  
**Lewis to vote in place of Angers**  
**Staff-David Galbraith & Nan Whitten**
  4. **Adjustment(s) to Agenda-none**
  5. **Planner's Business**
    - 5.a. **Election of Officers: Vice Chair & Secretary**  
**MOTIONS 6:01 PM**  
**Motion-Schaffer-Motion to elect Matthew Sargent-Dubois as Vice Chair**  
**Second-Lewis**  
**Vote-Motion passed unanimously**  
**Motion-Sargent-Dubois-Motion to elect Leah Schaffer as Secretary**  
**Second-Lewis**  
**Vote-Motion passed unanimously**
  6. **Consent Agenda**
    - 5.a. **Approval of Meeting Minutes from December 17, 2025**  
**MOTIONS: 6:02 PM**  
**Motion-Sargent-Dubois-Motion to approve Meeting Minutes as posted**  
**Second-Schaffer**  
**Vote-Motion passed unanimously**
  7. **Unfinished Business-None**
  8. **New Business**
    - 8.a. **2025.46 The Planning Board will review a Sketch Plan for Mastoran Corporation (Burger King) to add another drive-thru lane at their location of 349 Alfred Street, also known as Tax Map 28, Lot 57 in the B2 Zone.**
      - Galbraith introduced the project mentioning that the project had too much parking therefore they are removing a row of parking and adding a staggered drive thru.
      - Chris MacDonald of BH2M represented the applicant.
      - There is an upgrade to the site plan
      - The project will reduce parking and impervious surface
      - They will be replacing all pavement, curbing and concrete pavement.
      - **NO PUBLIC COMMENTS**
      - Sargent-Dubois asked about the easements and plans to close off 1 of the access points-no
      - Sargent-Dubois asked about traffic issues and if they will be removing the exit lane closest to West St? He described the backup and blockage of traffic there, traffic going in and out of the site is scary.
      - MacDonald answered that removing one access point may be troublesome.



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- Lewis asked MacDonald to walk them through additional landscaping & screening
- MacDonald said that he needs to make sure that the text Lewis quoted is for commercial and not for residential abutters. Some of the landscaping will be redone but it is a narrow area for tall plants, but he will look into additional screening.
- McCurry mentioned that the exit in question is a right turn only, but can the engineers make sure that it is a hard right.
- MacDonald will check for signage
- Lewis confirmed that there are no waivers
- Galbraith asked if there is anything else the Board wants to see
- McCurry-No left turn to the east, No blocking (intersection or entrance) painted on West Street
- MacDonald asked Galbraith if a project of this size be allowed to have only 1 entrance/exit. The applicant does not want to mess up Walgreens.
- Board has agreed that the Preliminary & Final decision will take place at the next presentation.

9. Unfinished Business-none

10. Adjourn

MOTION: 6:29 PM

Motion-Sargent-Dubois-Motion to adjourn

Second-Lewis

Vote-Motion passed unanimously

\_\_\_\_\_  
Signature-Planning Board Chair

\_\_\_\_\_  
Date

These minutes are summary and are not intended to be verbatim. Archived meetings are viewable on the City’s website: [www.biddefordmaine.org](http://www.biddefordmaine.org).