

PLANNING BOARD MEETING MINUTES

February 3, 2026

1. Other Business-Workshop

1.a. Workshop with the Sustainability Commission to discuss & create the Landscaping Ordinance

Planning Board Members: John McCurry, Roch Angers, Leah Schaffer & Kayla Lewis

Sustainability Commission: Max Zakian, Will Kochitzky & Bev Thorpe

Staff: Brad Favreau, David Galbraith & Nan Whitten

- Zakian began with introductions of the committee members.
 - Zakian went over the Draft Landscape Ordinance
 - McCurry asked if there would be fines for being out of compliance. This issue will be up to Code Enforcement they may impose a stop work order and or charge a fine. Roby will determine the action
 - Galbraith explained that the performance guarantee will be held for at least a year after completion to determine landscape success.
 - Schaffer asked about vegetative rooftops. She warned the Sustainability members to make sure to define the systems to make sure the correct system is installed.
 - Zakian said that preferred and discouraged planting lists will be included as native plantings are important.
 - The suggested landscaping is by use.
 - Lewis asked how the committee came up with the data included in the ordinance. The committee modeled the numbers after surrounding communities and modified the data to fit Biddeford.
 - Galbraith suggested they include street trees as being standard for residential and commercial subdivisions. He suggested native trees being planted every 40' staggered.
 - Project canopy was discussed briefly.
 - There is concern for staff capacity to monitor, follow up and enforce this ordinance.
 - The workshop ended at 5:55 PM
2. Pledge of Allegiance Meeting came to order at 6:00 PM
3. Declaration of Quorum/Voting Members

**John McCurry, Chair, Roch Angers, Leah Schaffer, Kayla Lewis (Alternate)
Lewis to vote in place of Sargent-Dubois
Staff-David Galbraith & Nan Whitten (Adi Iriqat via Zoom)**

4. Adjustment(s) to Agenda-none

5. Planner's Business-none

6. Consent Agenda

5.a. Approval of Meeting Minutes from January 21, 2026

MOTIONS: 6:01 PM

Motion-Schaffer-Motion to approve Meeting Minutes as posted

Second-Angers

Vote-Motion passed unanimously

7. Unfinished Business-None

8. New Business

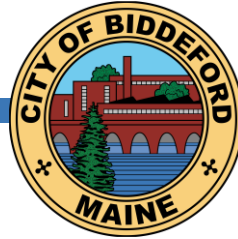
8.a. 2026.05 The Planning Board will review a Sketch Plan for Haley's Properties, LLC at 539 Elm Street (Tax Map 13, Lots 21 & 21-1) in the B-2 Zone. The proposal is to remove the existing garage to build a showroom and to also build a warehouse on the property.

- **Galbraith introduced the project**
- **Eric Dube from Trillium Engineering & Matt Haley from Haley's Metal shop represented the applicant**
- **Haley's Metal is a 5th generation business which started in 1917 now employing 65 employees.**
- **The Sketch Plan was described**
- **McCurry asked if the Board would like a Site Walk, there will be a Site Walk on February 18th at 3:00 PM. The Board will meet at the Grayson Street entrance of the business.**
- **The new building will mainly be for storage.**
- **Schaffer confirmed that the highest part of the peak is 22'. She also asked if they had looked at rotating the building, it is not recommended at this time.**
- **Lewis asked about the project being on Thacher Brook and was told that the applicants would complete a stormwater report, work with DEP and pay a Thacher Brook Impact Fee prior to building permit.**
- **Schaffer asked if this project would create more traffic. No this is for space only.**
- **PUBLIC COMMENTS**
- **Richard Rhames 10 West Loop Road**
- **Sketch Plan presentation was concluded.**

9. Other Business

9.a. The Conservation Commission will present the Natural Resources Chapter of the Comprehensive Plan to the Planning Board

- **Erik Heumiller and Richard Rhames represented the Conservative Commission.**



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- Heumiller made the presentation
- More updates to come on some of the data.
- Rhames suggested a 3rd party environmental review on some projects with the applicant paying for the service
- Rhames also talked about turtle tunnels and other means of keeping the critters safe from humans moving into their habitat.
- He talked about the SR1 zone being a hotbed of critical habitat and how this zone needs to be relooked at.
- McCurry complemented the Conservation Commission by telling them they did a good job and have made great progress.
- Lewis echoed McCurry’s comments saying the chapter was much better than it was at the beginning.
- The Planning Board members would like all chapters of the Comprehensive Plan sent to them.
- There will be another workshop on this chapter on February 18th with the vote happening on March 4th.

10. Adjourn

MOTION: 7:18 PM

Motion- Angers-Motion to adjourn

Second-Schaffer

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.