



CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115

Planning Board & Conservation Commission Workshop Meeting Minutes

Date: December 18, 2024
Time: 5:00 PM
Location: Council Chambers

1. In attendance:

Planning Board: Larry Patoine, Roch Angers, Matt Dubois

Conservation Commission: Erik Heumiller, Peter Robbins, Patrick Conlan, Richard Rhames

Staff Present: David Galbraith, Brad Favreau, Adi Iriqat & Nan Whitten

2. Discussion on the development of Solar Ordinance

- Introduction
- Favreau explained how the ordinance was developed
- Favreau explained the layout and definitions solar development of the proposed ordinance
- No clear cutting prior to application
- Environmental review needed
- Regulations do not stop developers from clear cutting.
- Clarification needed for 7A
- Sections 6 D & E need to happen prior to clear cut
- It is appreciated that the committee listened to the BCC
- The Planning Board shall assess not the applicant
- 5B the City selects and hires the impact consultant/Planner wants consultant hired by applicant, Planning Board reviews and hires additional 3rd party if report in question.
- Create a list of qualified and approved environmental consultants
- Does Biddeford want to set a cap on acres?
- How to incentivize developers to put a portion of the land in conservation
- Phased development, how to monitor with skirting thresholds
- Concern about agricultural land, so we create exclusion zones
- We have put exclusionary language in ADU Ordinance
- Farmers are susceptible to being preyed on, these solar farms have been identified as a threat to farmland
- Change the word "shall" to "may"
- Prime farmland or farmland of statewide importance excluded
- Reach out to the state more on these issues
- Contact Tom Gordon at the State for current standards for protection of agricultural lands

- Language issue 6A “unproductive land” open to interpretation, refers to gravel pit, landfills etc. BCC would like clearer language to prevent farmed land for this purpose.
- Send all comments to Favreau at brad.favreau@biddefordmaine.org
- Need bonding, who is going to clean this up?
- State bonds it that needs to be stipulated in the ordinance.
- Page 7 ii Existing vegetation, invasive species will take over
- Developers need to mitigate invasive species, catalogue of invasive species.
- Page 8, item 10 more explicit, stronger language
- Page 4 H, Page 5A language too loose no enforceability
- Original intent solar installation was a positive good, they appreciate the changes being made
- Favreau will compile proposed changes, it will go to Sustainability Committee, then to Planning Board
- Another workshop requested.

3. Adjourn 6:00 PM


 Planning Board Chair/Vice Chair

1/15/2025
 Date

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