



PLANNING BOARD MEETING MINUTES

February 18, 2026

1. Other Business-Workshop

1.a. Workshop with the Conservation Commission to discuss & create the Natural Resources Chapter of the Comprehensive Plan

Planning Board Members: John McCurry, Matthew Sargent-Dubois, Roch Angers, Leah Schaffer, Kayla Lewis (Alternate Member) & Rob Nicoll (Alternate Member)

Conservation Commission: Peter Robbins, Patrick Conlon, Richard Rhames & Erik Heumiller

Staff: David Galbraith, Ali Iriqat (via Zoom) & Nan Whitten

- The new deadline of 6-29-26 by the State was announced. This deadline is to get the comp plan into the State.
- Rhames asked where the Planning Board sits with this version of the chapter
- McCurry answered that he feels the work is very good.
- Lewis asked if there were any additional revisions and asked Heumiller to explain the updates
- Rhames talked about the map showing tree growth in Western Biddeford
- Schaffer noted that there is no legend for the underlays
- In speaking about formatting the chapter Iriqat answered that the formatting will be done after the approval by the State.
- Schaffer suggested a larger map in the appendix with a legend
- Rhames stated that the BCC is happy with this version of the chapter
- McCurry stated that the Planning Board is pleased with the chapter as well
- Lewis asked is Thacher Brook will be listed in the Water Resources Chapter as well-yes
- Lewis asked about the deer wintering areas. They are important with keeping the deer healthy during harsh winter months.
- Lewis talked about documents she found on vernal pools
- The agreed upon changes will be made, the chapter will come back to the Planning Board for vote on March 4, 2026, which will be a public hearing.
- The workshop ended at 5:28 PM

2. Pledge of Allegiance Meeting came to order at 6:00 PM

3. Declaration of Quorum/Voting Members

Staff-David Galbraith & Nan Whitten

4. Adjustment(s) to Agenda-none

5. Planner's Business

5.a. Meeting Minutes from the Staff Review Committee from January 27, 2026 & February 3, 2026

Planning Board members appreciated this addition

6. Consent Agenda

5.a. Approval of Meeting Minutes from February 4, 2026

MOTIONS: 6:01 PM

Motion-Angers -Motion to approve Meeting Minutes as posted

Second-Sargent-Dubois

Vote-Motion passed unanimously

7. Open Public Hearing

7.a. The Planning Board will review & vote on the Landscape Ordinance.

- **Max Zakian of the Sustainability Committee presented the ordinance.**
- **Zakian gave an overview of the changes made and the changes requested.**
- **McCurry asked about the violations and discussed how this page will be amended.**

MOTIONS: 6:20 PM

Motion-Angers-Motion to delete items 2, 3 & 3a under I

Second-Sargent-Dubois

Vote-Motion passed unanimously

Motion-Sargent-Dubois-Motion to change I4 to I2 getting rid of the extra a

Second-Angers

Vote-Motion passed unanimously

Lewis-Motion to include section about the performance guarantee standards for community standards

No second motion dies

Motion-to accept ordinance as amended

Motion passed unanimously

8. Close Public Hearing

9. New Business

9.a. Presentation by the Southern Maine Planning & Development Association on Planning Board Policies, Procedures and Ethics.

- **Jamel Torres represented SMPDC along with Brooklyn Tilton.**
- **Torres went through the presentation with the Planning Board members asking clarifying questions.**

10. Other Business

10.a. Lewis spoke about LD1829 and the SR1 area, Galbraith told her that the staff and Board will look at that portion of the City going forward and probably will amend the future land use map.

11. Adjourn

MOTION: 7:39 PM

Motion-Angers -Motion to adjourn

Second-Sargent-Dubois

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.