



**PLANNING BOARD MEETING MINUTES
WORKSHOP PLANNING BOARD & CONSERVATION COMMISSION
May 6, 2026**

1. Declaration of Quorum

SMPDC: Raegan Young & Malia Corero

Conservation Commission: Denis Rioux, Erik Heumiller, Richard Rhames, Patrick Conlan

Planning Board: John McCurry, Roch Anger, Chico Potvin Rob Nicoll & Leah Schaffer

Staff: David Galbraith & Nan Whitten

2. The Planning Board & Conservation Commission are holding a joint workshop to discuss the land use map for the Comprehensive Plan

- Young started by introducing the maps they produced for the meeting
- Schaffer brought up a couple of issues she has with the planning
- Rhames brought up that in the 90's when he and Denis were on the Comp Plan committee the SR1 zone was to be changed and it has not happened yet.
- Heumiller talked about why SR1 should be changed that is where the habitat has been documented.
- Schaffer: it makes sense to make that within the growth area so that it doesn't get broken up anymore.
- Rhames: at the state level in addition to the City ideas in addition to the macro growing they also have ribbons in the growth area but sometimes it's because the water goes down there. Now Guinea Road is being developed whereas it used to be all farmland. Mobile Home Overlays are essentially a sewer extension waiting to happen.
- McCurry doesn't want to keep people from utilizing their land we need to keep a balance.
- Rhames says it depends on the size of the house. Everyone wants to max out their property now.
- Angers confirmed that we are sending the maps before we change the zones.
- Schaffer answered yes because it is part of the comp plan, so it is part of what the plans are in the future.
- Young stated the land use map is supposed to guide your future zoning.
- Potvin: the comp plan is more than a guide is supposed to be your bible. By the time we are done it is already outdated.
- Young: you can have part of a zone part of a growth area. Keep in mind new state housing legislation says if a zone is in a growth area the growth area setbacks will be what is followed as set by the state.

- **Potvin:** we still need to look at LD1829 which is coming in July
- **Young** it is now July 2027.
- **Nicoll:** do we want to explore part of the SR1 being part of the growth zone with the outside not being in the growth area and see if we can't push more to that solution later
- **Rioux:** under the new legislation this could be intensely developed. We may want to cut that from 300' to 200'
- **Young;** there is an area where the water line stops you could use as a zone line.
- **Young** proceeded to update the committees on the state new land size regulations.
- **Heumiller** is the Bedard subdivision at capacity? Yes but they are upgrading and will have some wiggle room.
- **Schaffer** has been pushing for a housing study to see what the needs are.
- **Heumiller:** is there a percentage of the growth area that we need? No, The comp plan is a living document so we can add and subtract
- **Young:** we can add in a transitional zone, will probably not qualify as a growth area but it gives you time to decide where you want to place it in the future.
- **McCurry** likes that idea, we need to make things fair for everyone, it needs to be balanced with a happy medium.
- **Rioux:** Coastal Forest area is an area that is of concern, it should never remain SR1 more evidence has mounted over the years that there are different habitats in that zone. He would not be pleased if it became a transitional area. He thinks it should be more protected like Natural Resource Protection Zone.
- **Rhames** states that there have been many Blanding's turtles wiped out trying to get out of the SR1 zone. The population has dropped from 10-15 to 1. We are preventing critters from getting to a safe area. We need wildlife culverts in Biddeford.
- **Schaffer** asked if SMPDC has seen different municipalities specify the types of culverts to use? Not yet but it is not out of the question.
- **Young:** how does the group feel about where Heumiller has drawn
- **McCurry** likes the part with growth and some transitional
- **Potvin** feels the ADUs are very important, but he does not want them changed to units, ADUs are a good way to get closer to homeownership. We have more rentals than family homes. We do not have room for family housing. We need a balance.
- **Heumiller** wants data on ADUs and rentals.
- **Young** that's what a housing study would do for you.
- **Young** and **Corero** will check our housing chapter to see if there is a housing study proposed.

Adjourn 6:00 PM

Signature-Planning Board Chair

Date

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