



**City of Biddeford
Conservation Commission**

June 24, 2026 at 6:00 PM

City Hall Council Chambers & Teams

[Conservation Commission \(LIVE\) | Meeting-Join | Microsoft Teams](#)

1. Declaration of Quorum
2. Adjustment(s) to Agenda
3. Secretary Report
 - 3.a Approval of Meeting Minutes from May 27, 2026
4. Comp Plan Update
5. Future Land Use Map-Transitional Zones
 - 5.a Council/Planning Board Action
 - 5.b Colonial era road widths-are they a future land use factor?
 - 5.c Barra Road/Thacher Brook zoning
6. Other Business
7. Adjourn-Next Meeting July 22, 2026, 6:00 PM

Attendees:

Richard Rhames, Patrick Conlon, Erik Heumiller, Chris Veazie

Staff:

David Galbraith, Deputy Director of Planning & Development

Call to order: 6:10 PM

1. Declaration of Quorum / Voting Members

2. Adjustments to Agenda

3. Secretary Report

3.a Confirm who took notes for March / April

- March: P. Conlon
- April: E. Heumiller to type up based meeting video
- Both will be reviewed and voted on in June

4. Comp Plan Update

4.a Water Resources Draft

- Chapter still has many placeholders and odd formatting
 - ConCom to provide any additional feedback directly to D. Galbraith to pass along to SMPDC to finalize the draft

4.b Natural Resources Draft

- E. Heumiller provided minor revisions based on additional feedback from Greg LeClair at BwH (map updates, typos, clarifications)
- Resubmitted to D. Galbraith on 5/19

5. Future Land Use Map Discussion

5.a Planning Board Workshop Recap / Review

- R. Rhames concerned about Transitional Zone in map
- D. Galbraith confirmed transitional zone removes the growth area and that the area empowers the Planning Board to apply additional considerations in reviewing/approving development in this area
- Discussion of various tools from 1999 Comp Plan and hurdles to making progress in protecting habitat/wildlife in significant areas

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- Discussion of previous development efforts to rezone portions of the RF zone within the new Transitional Zone, and complications that existing water infrastructure create for habitat
 - Rezoning both the SR1 Zone and the Transitional Zone to RF would be an ideal solution that would reduce sprawl in the area through clustering mandates
- Discussion of Net Density calculations in municipalities in York County, and how Biddeford is the most permissive in the region

6. Other Business

6.a Clifford Park - LWCF Environmental Screening Form (ESF)

- Rec. Dept. looking to ConCom to provide ESF documentation to support grant application through Land and Water Conservation Fund
 - Grant deadline is June 26, 2026
- Based on preliminary review, the City will need an Environmental Assessment (EA) and/or an Environmental Impact Statement (EIS)
- Documentation to source for ESF includes, but not limited to:
 - Rye, NH corridor of influence study
 - Clifford Park Turtle Report (Grace Glynn)
 - Research (Jamie Haskins)
 - Turtle Trapping & Radio Tracking Study (Mark Ward)
 - Vernal Pool Doctoral Dissertation (Rob Baldwin)
 - BwH Coastal Forest documents
 - Vernal Pool GIS maps
 - Resources from “Of Pools and People”
 - TBD studies about upland habitat needs
- Summary of BCC position:
 - City needs to pursue a corridor of influence study/mapping exercise for Clifford Park and any suggested trails
 - Want to ensure that any proposed expansion of recreational activity does not further negatively impact threatened wildlife populations that are well documented in the area
- Motion to appoint E. Heumiller as a point person for this effort to act independently before deadline
 - Motion: E. Heumiller, Second: P. Conlon, Vote: Unanimous

7. Conservation Commission Budget 2026/2027

7.a Budget likely reduced from \$3,000 to \$2,500

8. Adjourn

Next meeting date: Wednesday, June 24, 2026 at 6:00PM