



**City of Biddeford
Conservation Commission**

July 22, 2026 at 6:00 PM

City Hall Council Chambers & Teams

[Conservation Commission](#) | [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 & June 24, 2026
 - 3.b Amendments to minutes
4. Comp Plan Update
5. Future Land Use Map-Transitional Zones
 - 5.a Council Action
 - 5.b Colonial Era road widths—are they a future land-use factor? Existing data?
 - 5.c Other?
6. Blandings Photo-op-Chris
7. Other Business
8. Adjourn-Next meeting August 27, 2026 6:00 PM

City of Biddeford
Conservation Commission
May 27, 2026 at 6:00 PM
City Hall Council Chambers & Zoom

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

- 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

City of Biddeford
Conservation Commission
June 24, 2026 at 6:00 PM
City Hall Council Chambers & Teams

Attendees:

Richard Rhames, Peter Robbins, Denis Rioux, Patrick Conlon, Chris Veazie

Staff:

David Galbraith, City Planner

Call to order: 6:07 PM

1. Declaration of Quorum

There is a quorum

2. Adjustments to agenda

David noted the commission had asked him to inquire about FY 27 budget. David noted that the council had allocated \$2000. David also noted that the Commission had a \$1603 balance for the 2026 budget and he asked the Finance Director to request that that amount be carried over to the 2027 budget.

Richard noted that he received a note from Marc Ward.

Richard asked David about the ability of the Conservation Committee to use the grant process for funding. David indicated he is not aware of anything preventing the Commission from using grants and also offered up the City's grant writer Consultant.

3. Secretary Report

3.a Approval of Meeting Minutes from May 27, 2026

Erik submitted the May minutes - these were sent to the Conservation Commission, David, and Nan via email on 5/28/2026.

Nan confirmed receipt on 6/4/2026.

The minutes were not on the meeting notice and no one had a copy to work with.

4. Comp Plan Update

Richard noted that at the most recent Council Meeting the council opted to make a change to one of the Transitional zones on the Future Land Use Map in the Barra Road development because of the Urban Impairment of the Thatcher Brook.

There was discussion about the Transitional zones that have been put into the Future Land Use Map for the Guinea Road corridor. David noted that he had received a phone call from the owner of the lots affected in the Barra Road development and that he has a JDA for those 2 lots.

Richard noted that a developer has requested to have the Guinea road Corridor rezones to Transitional.

There was discussion regarding IF&W reports on turtle deaths on Guinea road presumably because of migration caused by squeezing the turtles out of the western area and having them moving east.

A motion was made by Pat Conlon and seconded by Dennis Rioux to initiate a Roadway Database that would include road widths. The vote was unanimous in favor of David initiating this database.

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/Thatcher Brook zoning

6. Other Business

Richard noted that he received a note from Marc Ward requesting information to be released at the request of Erik Heumiller. The information Erik requested from Mark Ward was in relation to the Environmental Screening Form (ESF) that was part of the previously discussed Land and Water Conservation Fund (LWCF) grant that the Rec. Dept. is pursuing. The deadline for this has passed and the City has already submitted the LWCF application, so while these documents will still be helpful to have from Mark Ward for the future, they are no longer able to be included in this application.

Richard opened discussion about Grants and if the Conservation Commission could seek grants to fund Conservation projects. David offered the information that Biddeford uses a subcontract Grant Writer for grants.

Richard noted that there is grant work being done to do trail work in Clifford Park which will put more pressure on the wildlife in the Clifford Park area.

Dennis Rioux made a motion to allow Marc Ward to share the information he has gathered on behalf of the Conservation Commission with the Rec Commission. Pat Conlon seconded the motion. Motion passed unanimously,

7. Adjourn-Next Meeting July 22, 2026, 6:00 PM

Motion to adjourn was made by Peter Robbins seconded by Pat Conlon. Motion passed unanimously.

Whitten, Nan

From: Galbraith, David
Sent: Tuesday, July 14, 2026 9:23 AM
To: Whitten, Nan
Subject: FW: Minutes for the June 24 meeting

FYI

From: Heumiller, Erik <Erik.Heumiller@biddefordmaine.org>
Sent: Monday, July 13, 2026 7:35 AM
To: Peter Robbins <Peter.Robbins@biddefordmaine.org>; Conservation Commission <ConservationCommission@biddefordmaine.org>; Galbraith, David <David.Galbraith@biddefordmaine.org>; Archive <archive@biddefordmaine.org>
Subject: Re: Minutes for the June 24 meeting

Thanks for taking notes in my absence Peter!

Just a few updates and clarifications from me:

Section 3: Secretary Report

- I did submit the May minutes - these were sent to the Conservation Commission, David, and Nan via email on 5/28/2026.
- Nan confirmed receipt on 6/4/2026.

Section 6: Other Business

- The information I requested from Mark Ward was in relation to the Environmental Screening Form (ESF) that was part of the previously discussed Land and Water Conservation Fund (LWCF) grant that the Rec. Dept. is pursuing.
- The deadline for this has passed and the City has already submitted the LWCF application, so while these documents will still be helpful to have from Mark Ward for the future, they are no longer able to be included in this application.

Once these (and anyone else's edits) are done, make sure David/Nan get the final document so they have it for the July agenda.

As a side note for everyone:

During our May meeting, the Conservation Commission discussed this Rec. Dept. grant (and the shortcomings we saw in it) at length, and voted to appoint me as a point person to collect the habitat information from Mark and others for the Grant ESF — with the goal of making sure the appropriate wildlife research and data were included in the grant proposal to support habitat protections.

Mark never responded to me, and instead reached out to Richard — delaying this information being included in the grant application.

This is especially frustrating since members are raising concerns about recreation/trails putting more pressure on wildlife in Clifford Park — but the actions of delaying this info just to have repetitive conversations about those same concerns are what are preventing us from actually making headway on these issues.

Now, the grant application is moving ahead without any of Mark's data/research, and we've lost the ability to make this a focal point during the review process.

I'd suggest that if this commission wants to do more than be reactionary and argue against things already in the pipeline, it needs to be able to move things along between in-person meetings once a month.

Best,
Erik

From: Peter Robbins <Peter.Robbins@biddefordmaine.org>
Sent: Friday, July 10, 2026 10:51 AM
To: Conservation Commission <ConservationCommission@biddefordmaine.org>
Subject: Minutes for the June 24 meeting

All,

Here is what I have put together for the minutes of the meeting. There was extensive discussion on the matters presented. I did not try to address each point but they are referenced in general.

If anyone feels that more is required please let me know the point and I will update the minutes accordingly.

Regards,
Peter Robbins

Peter Robbins

Vice Chair

Biddeford Conservation Commission

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