

City of Biddeford
Staff Review Committee

December 28, 2022 1:00 PM Second Floor Conference Room & Zoom & Teams
<https://biddeford.zoom.us/j/97873592461?pwd=Umh3S0IyclJFZDILODVscKQvODZKZz09>
Webinar ID #978 7359 2461 Password: 831014

- 1. Status: Staff Review Committee Meeting, 12-28-22-1:00 PM Second Floor Conference Room & Zoom**
- 2. New Business**
 - 2.1. 2023.01 Public Staff Review Committee Meeting to review and take comments regarding a Subdivision Amendment to convert some commercial space into 3 residential apartments for Alex Fabish. The address of the property is 50 Adams Street (Tax Map 38, Lot 291) in the MSRD 1 Zone.
[Application.pdf](#)

2023.01



City of Biddeford
Planning Board Application

P.O. Box 586, 205 Main Street Biddeford, Maine 04005
207-284-9115

Type of Application:

☐ Shoreland Zoning Permit ☐ Site Plan Review ☐ Extraction
☐ Conditional Use Permit ☐ Subdivision ☐ Private Way
☐ Other: _____

Applicant Information:

Name: Alexander Fabish
Mailing Address: PO Box 47, Biddeford, ME 04005
Telephone: (207) 590-8222
Email: newhavenraven@gmail.com
What is your legal interest in the property?
☒ Owner ☐ Potential Buyer with Contract ☐ Lease/Rental Agreement

Owner's Information:

Name: Legion LLC
Mailing Address: PO Box 47, Biddeford, ME 04005
Telephone: (207) 590-8222
Email: newhavenraven@gmail.com

Agent's Information:

Name: _____
Mailing Address: _____
Telephone: _____
Email: _____

Engineer/Surveyor's Information:

Name: _____
Mailing Address: _____
Telephone: _____
Email: _____

Project Location and Lot Information:

Street Address: 38 So Adams Street
Tax Map: 38 Lot: 291
Current Zoning: MSRD1 Shoreland Zoning: _____
Size of Lot: .65 Acres () s.f. Lot Frontage: _____
Existing use of Property: Commercial / Residential lot

Property currently serviced by:

☒ City Road ☒ Public Sewer ☒ Public Water ☐ Public Trash
☐ Private Road ☐ Septic System ☐ Private Well ☒ Private Hauler

Slope Conditions in Area of Construction (if applicable):

☐ Flat (0-3% slope) ☐ Rolling (3-8% slope) ☐ Hilly (8-15% slope) ☐ Steep (15%+ Slope)

Are there any wetlands or waterbodies on the site? ☐ (Yes) ☒ (No) if-yes attach information

Do you plan to bring fill onto the lot? ☐ (Yes) ☒ (No) If yes attach information

Description of proposed use of property:

Project/Proposed Use:

I would like to convert some of the commercial
space to housing City's previous use

Property to be Serviced by:

☒ City Road ☒ Public Sewer ☒ Public Water ☐ Public Trash
☐ Private Road ☐ Septic System ☐ Private Well ☒ Private Hauler

Is this project part of a larger project? ☐ (Yes) ☒ (No)

If in a Shoreland Zone:

Percent of residential lot coverage (Max 20%): _____

Percent of structure expansion (Max 30%): _____

If Subdivision Review, number of lots proposed: _____

If a Private Way is proposed, number of lots served: _____

If Site Plan Review, you must provide the following information:

Total new square feet footprint of structure: _____

Total new square feet paving/parking: _____

Waiver Requests (attach details):

1. _____
2. _____
3. _____
4. _____
5. _____

Attachments:

A. Letters of Approval

☐ Ability to Serve for Water Service – Maine Water – 282-1543

☐ Ability to Serve for Sewer Service – Engineering Dept – Tom Milligan 284-9118

☐ Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127

- B. Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.
- C. Photographs of Site.
- D. Architectural renderings/drawings of proposed buildings, as required.
- E. Engineering Plans, as required.

Fees (Due at time of Submission):

- \$75 Nonrefundable Administration Fee is required for every application.
- Refer to "Attachment A Fees and Charges" of the Land Development Regulations for more information. Consult with Planning Staff if you have questions.

Required Signatures:

By signing this application, as the foresaid applicant or authorized agent:

- I certify that I have read and completely understand the application;
- I certify that the information contained in this application and it's attachments are true and correct;
- I understand that all information provided on this form and all other documents submitted as part of my proposal is a matter of public record;
- I understand that copies of this information may be supplied upon request to an interested party.
- I understand that additional funds may be required through the course of the review for special studies, legal review costs, and/or engineering review.
- I understand that by submitting an application I am not guaranteed a place on any particular agenda. I further understand that the City Planner will place me on an agenda for review when the application is deemed substantially complete.

 Project proposed to have 1 acre or more of Site disturbance:

-Project may need to apply for a Maine Construction General Permit and shall comply with the requirements of DEP Chapter 500 Stormwater Regulations, as they apply.

Signature of Applicant: 

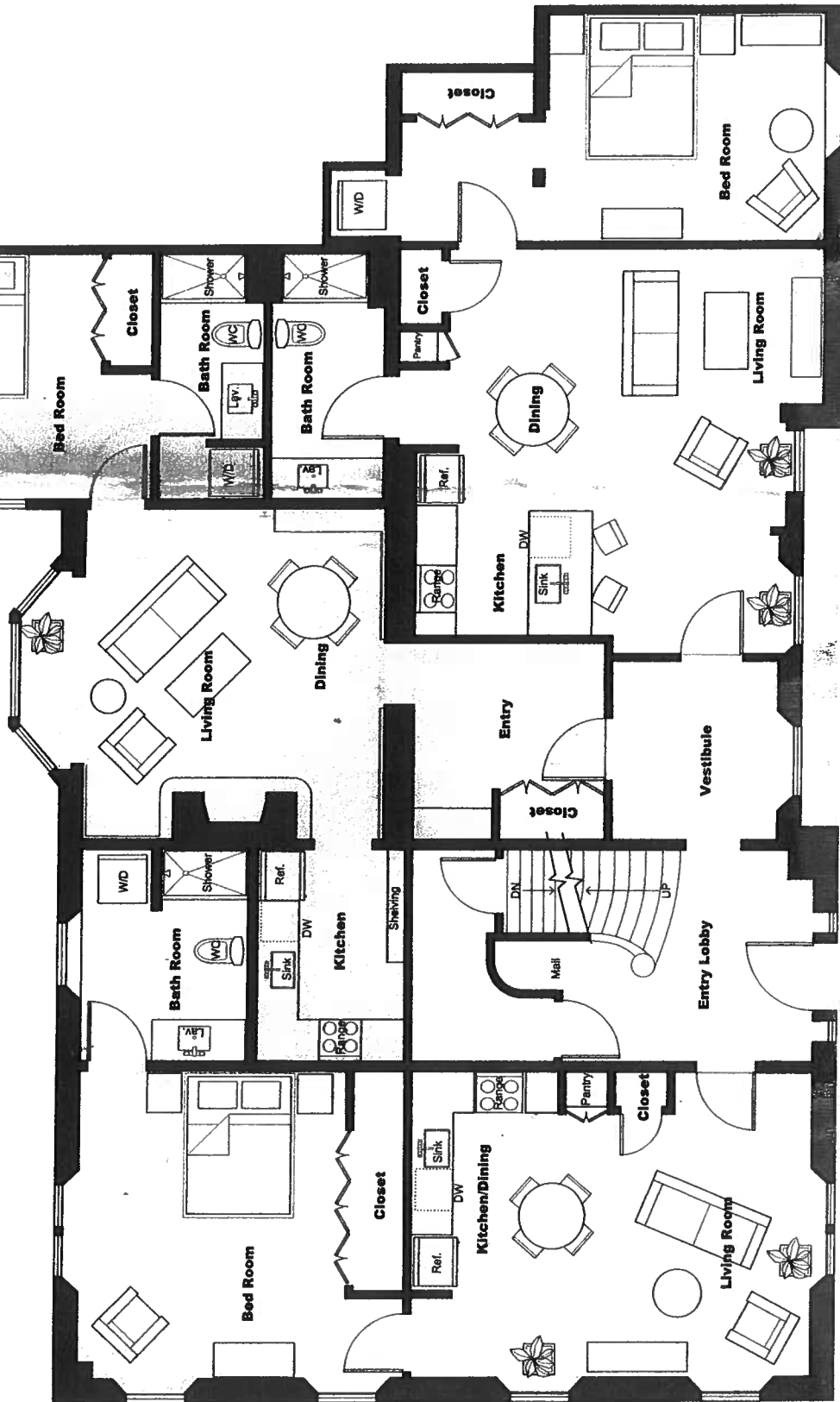
Date 10-27-22

Signature of Property Owner: 

Date 10-27-22

**IF PLAN APPROVAL IS ANTICIPATED, PROVIDE 2 FULL SIZE PAPER COPIES FOR
BOARD SIGNATURE (AS APPLICABLE)
CHECK WITH PLANNING STAFF FOR CLARIFICATION.**

UNIT 2
678 SQ.SF.



UNIT 3
688 SQ.SF.

UNIT 1
672 SQ.SF.

1 FLOOR PLAN

SCALE = 1/4" = 1'-0"