

City of Biddeford

Planning Board

December 02, 2020 6:00 PM Zoom: Dec 2, 2020 06:00 PM Eastern Time (US and Canada)

Topic: Planning Board

Please click the link below to join the webinar:

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1. DECLARATION OF QUORUM/VOTING MEMBERS

2. ADJUSTMENTS TO THE AGENDA

3. PLANNER'S BUSINESS

4. CONSENT AGENDA

4.A. Minutes of November 18, 2020 Planning Board Meeting

[PB Minutes 11820-DRAFT.docx](#)

5. UNFINISHED BUSINESS

5.A. 2020.37 REMOVE FROM TABLE: Multi-family Residential Uses in the I-3 and B-2 Zones - This

Zoning Amendment would allow multi-family residential uses in the I-3 and B-2 Zones. This

amendment would not allow residential uses to be on the first floor or the ground floor of any structure or building located within 300 feet either Alfred Street (Route 111) or Elm Street (Route 1). Further, this amendment would not allow residential uses above off-street

parking lots or facilities.

[2020.37 I-3 B-2 Residential PB Memo 112520-signed.pdf](#)

[I-3 B-2 Residential Amendment for PH 111820.pdf](#)

[Rough Setbacks I-3 B-2.pdf](#)

6. NEW BUSINESS

6.A. 2020.25 Conditional Use Permit for a Medical Marijuana Manufacturing (Growing) Facility for Stoner & Company at 419 Hill Street (Tax Map 74, Lot 9) in the I-2 Zone.

[2020.25 Stoner and Co 419 Hill St SR 120220-signed.pdf](#)

[2020.25 Stoner and Co 419 Hill St FOF DRAFT.pdf](#)

[419 Hill Site Plan Review Application Nov 2020 \(Final\).pdf](#)

[419 Hill Exterior Lighting Plan and FDC Connection.pdf](#)

6.B. 2020.38 VMU ZONE DRAFT

[2020.38 VMU PB Memo 112520-signed.pdf](#)

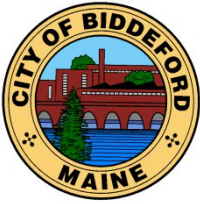
[VMU Zone Draft 092520.pdf](#)

7. OTHER BUSINESS

7.A. Comprehensive Plan Update

8. ADJOURN

The Board reserves the right to halt official business at 9:30 p.m. Items not heard at tonight's meeting shall be rescheduled to the next meeting of the Board. All materials pertaining to items on the agenda are available for public review at the Biddeford Planning Department, second floor, Biddeford City Hall during normal business hours.



CITY OF BIDDEFORD

Planning and Development Department

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Planning Board Meeting Minutes

(DRAFT)

Date: November 18, 2020
Time: 6:00 PM
Location: REMOTE ACCESS MEETING (1MRSA § 403-A permits public proceedings through remote access during the declaration of state of emergency due to COVID-19).

1. Declaration of Quorum/Voting Members

- **Quorum Present:** Chair William Southwick, Roch Angers, Sean Tarpey, Spiros Droggitis, Bruce Benway, Alexa Plotkin (Alternate Voting Member), Michael Cantara.

2. Adjustments to the Agenda

3. Planner's Business-Planner Tansley explained the first of the meeting is a Public Hearing regarding the proposed changes to the I-3/B-2 zones the next two items are workshop discussions regarding the Marijuana Ordinance and proposed VMU zone.

4. Public Hearing-Multi-Family Residential Uses in the I-3 and B-2 Zones-This Zoning Amendment would allow multi-family residential uses in the I-3 and B-2 Zones. This amendment would not allow residential uses to be on the first floor or the ground floor of any structure or building located within 300 feet either Alfred Street (Route 111) or Elm Street (Route 1). Further, this amendment would not allow residential uses above off-street parking lots or facilities.

- Planner Greg Tansley presented proposed changes to the ordinance for the I-3 and B-2 Zones.
- Mr. Droggitis asked for the difference between Ground and First Floor to be explained.
- Setbacks were discussed, Planner Tansley showed the map of the setbacks and explained the differences in setbacks.
- Mr. Tarpey has showed any interest in this change
- Planner Tansley answered yes and there will be others who will find it appealing.
- The Board discussed the pros and cons of making a motion and sending this to council after discussion and public comments.
- Chairman Southwick opened the floor to the public:
- Ken Buechs-Ward 1-asked for clarification of mixed use, is this a "super set or a sub set?"

- Richard Rhames-Ward 3- stated that he is against rezoning outside of the comp plan. He compared Biddeford to the state of affairs at the Maine Mall where the developers come in and make changes without the public being heard. The changes in the Maine Mall area impaired Long Creek and the pavement and changes will ruin Thatcher Brook. He would like the Board to take a holistic look before making a decision. He asked if affordable housing is a priority and part of the comp plan. He does not want the City of Biddeford to become a “sunk asset” like the Maine Mall and is making a “humble plea” to wait that it is too soon.
- Sterling Roop-Ward 7- Echo’s what Mr. Rhames says, we need a comp plan with a vision and strategic systems.
- Ken Buechs spoke again to remind the Board that the Biddeford Conservation Commission has made a request to the City Council to put a Moratorium on all zone changes until the comp plan has been completed and accepted. The BCC has received no comments from the council but other City Boards want to join in the efforts of the BCC. He requests the Planning Board wait until the moratorium is settled to make a decision.
- Comments were then closed to the public.
- Discussion surrounding the unfinished comp plan began and everyone was reminded that the Planning Board has a big workload and the pandemic has caused the Board to fall behind, it was informally decided that the more focus will go to finishing the comp plan.
- Planner Tansley mentioned that in a perfect world the comp plan would be completed but this is not the case. He reminded the Board that the proposal is not a new zone but an amendment to the current zone integrating residential in with the business zone to help the City with housing issues. It is planned to reduce vehicle miles travelled and redevelop some properties to bring them up to code with new stormwater plans improving the quality of the water not quantity.

Motions:

- Mr. Benway-Motion send the amended ordinance to the council
- No second
- Mr. Benway-Motion Table the item until the 12-2-20 meeting
- Mr. Tarpey-Second
- Chair Southwick-Roll Call for Vote-Unanimous Approval (4-0) all in favor (Angers, Tarpey, Droggitis, Benway)

5. Discussion Workshop-Marijuana Establishment Ordinance

- Mathew Eddy, Director of Planning and Development made a brief presentation saying that the proposed changes in this part of the ordinance are to keep the City of Biddeford consistent with the state statutes.
- After discussion by the entire Board, it was decided that there will be a Public Hearing on this agenda item on December 16, 2020.

6. Discussion Workshop- Village Mixed Use Ordinance

- VMU was discussed-no action taken. Outline to be discussed at meeting on December 2, 2020.
- Comp Plan will be worked on at the meeting on December 9, 2020.

7. Adjourn

Angers-Motion to adjourn

Benway-Second

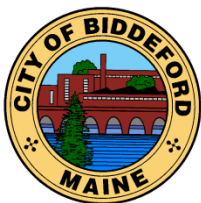
Chair Southwick-Roll Call for Vote-Unanimous Approval (4-0) all in favor
(Angers, Tarpey, Droggitis, Benway)

Meeting Adjourned at 9:09 PM

Planning Board Chair/Vice 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.



CITY OF BIDDEFORD

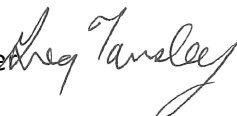
2020.37

Planning and Development Department

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PLANNING BOARD REPORT

TO: William Southwick, Chair & Members of the Biddeford Planning Board

FROM: Greg Tansley, AICP, City Planner 

DATE: November 25, 2020

RE: **UNFINISHED BUSINESS ITEM #A – 2020.37 REMOVE FROM TABLE: Multi-family Residential Uses in the I-3 and B-2 Zones** – This Zoning Amendment would allow multi-family residential uses in the I-3 and B-2 Zones. This amendment would not allow residential uses to be on the first floor or the ground floor of any structure or building located within 300 feet either Alfred Street (Route 111) or Elm Street (Route 1). Further, this amendment would not allow residential uses above off-street parking lots or facilities.

MEETING DATE: DECEMBER 2, 2020 @ 6:00 PM

At the request of the City Council, the Planning Board was asked to hold a Public Hearing and make a recommendation back to the City Council regarding allowing residential uses in the I-3 Zone. It was also asked to consider if the same should be considered for the B-2 Zone. The Planning Board held a Public Hearing on November 18, 2020 regarding a proposal to include residential uses in BOTH the I-3 and B-2 Zones, but would not allow 1st (i.e., ground) floor residential units within 300' of Route 111 (Alfred Road) and Route 1 (Elm Street).

Following the Public Hearing the Planning Board tabled a decision on this item to the December 2, 2020 Meeting.

SAMPLE MOTIONS:

Motion to recommend/not recommend the Zoning Change pass at the City Council.

ATTACHMENTS

1. Draft Ordinance Revisions and an illustrative map approximating setback distances from Route 111 (Alfred Road) and Route 1 (Elm Street).

NOTE: For ease, **highlighted** text identifies text that has been changed (underline = added, ~~strikethrough~~ = deleted).

**Part III (Land Development Regulations), Article V (Establishment of Zones),
Section 2 (General description of zones and allowed uses):**

e. Industrial Zones

- I-3: Is a gateway zone for a major entrance to the City, as such, appearance of structures and properties is a major consideration in the Planning Board's review process. Land use proposals in this area must meet more stringent design and landscaping standards; facades of new or rehabilitated structures shall be of brick or stone, other materials may be considered on a case-by-case basis; residential styled structures may be allowed on a case-by-case basis. The general zone allows for a mix of land uses, a mixture of commercial and industrial uses. Exterior storage and display is prohibited except on those parcels of land that abut Pomerleau Street but do not abut either Barra Road or Alfred street (Route 111). Residential uses are not permitted on the ground floor or the first floor of any building or structure within 300 feet of Alfred Street (Route 111). Residential uses are also not permitted above off-street parking lots or facilities.
- B-2: These are highway-oriented mixed use commercial areas. Residential development is prohibited from this zone. Residential uses are not permitted on the ground floor or the first floor of any building or structure within 300 feet of Route 1 (Elm Street). Residential uses are also not permitted above off-street parking lots or facilities.

**Part III (Land Development Regulations), Article V (Establishment of Zones), Table
A (Table of Land Uses):**

KEY:

- * Subject to Article VI, Performance Standards, of this ordinance.
P Permitted use.
Not permitted.
C Conditional use. See Article VII for specific standards.
A Accessory use

	Article VI Section	I-3	B-2
Residential uses:			
Accessory dwelling unit* 27	78		
Accessory structure*	2	P	P
Boarding, rooming house*	10		
Bed-and-breakfast*	9		
Cluster development*	18		
Congregate housing*	19		

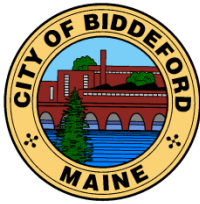
Duplex/2-family	24		
Home occupation*	38	<u>C5</u>	<u>C5</u>
Manufactured housing*			
Mobile home park*			
Multifamily dwelling*	47	<u>P5</u>	<u>P5</u>
Planned unit developments*	73		
Single-family dwelling 11	2		
Commercial uses:			
Adult business	3		C17
Amusement center*	5		C
Art gallery			
Art studio			
Auto body shops		<u>C6</u>	
Automobile graveyard, automobile recycling business, junkyard*	7		
Automobile repair, sales		<u>C6</u>	<u>P6</u>
Boat building, repair, marine services, sales, boat livery, marina, yacht club		<u>C6</u>	<u>P6</u>
Building materials retail sales		P	P
Carwash*	14	<u>A6</u>	<u>C6</u>
Commercial gardening, commercial greenhouse*	17		P
Commercial recreation*	18	C	C
Commercial school*	53	P	P
Drugstore/medical supply		P	P
Financial institution		P	P
Firewood processing*	33		
Fisheries processing, storage*	34		
Funeral parlor		P	P
Gasoline service station*	36	<u>C6</u>	P
Hotel/motel*	40	P	P
Indoor theater		P	P
Kennel, veterinary hospital*	42	P	P
Medical marijuana dispensaries		C23, <u>6</u>	
Medical marijuana growing facilities			
Neighborhood convenience store		P	P
Off-street loading and parking lot and facilities, commercial parking garage	49	<u>A6</u>	<u>P9,6</u>
Offices, business and professional*	52	P	P

Planned unit developments*	73		C
Publishing, printing		P	P
Restaurant*	56	P	P
Retail store		P	P
Sawmill*	33		
Services		P	P
Shopping center		C	C
Telecommunications facilities	71	C6	
Wholesale business		P	P
Industrial uses:			
Air transportation related use			
Air transportation dependent use*			
Airport	4		
Bulk oil terminal*	41		
Contractor's storage yard			
Demolition disposal*	23		
Experimental research and testing laboratory	29	C	C
Light manufacturing*	41	P6	C6
Light trucking dependent industry*	41	C6	C6
Manufacturing*	41	C6	
Planned unit developments*	73	C	
Resource recovery facility			
Recycling facilities	76		
Redemption centers			C6
Storage of bulk gaseous fuels*	41	P6	
Transportation facilities		C14,6	
Trucking, distribution terminal*		C6	C6
Warehousing and storage*	60	A	P
Self-storage facilities*	60	C	C25,26
Educational, institutional public uses:			
Addiction treatment facility 22			
Church, synagogue*			C
Civic, convention centers		C6	C6
Community centers, clubs		C	C
Day care center, adult	22	P	P
Day care home, adult	22		C
Day care home, children's	22		C

Day care center, children's	22	C	C
Essential services	27	C	C
Fire, police station		P	P
Group homes, hospice	19		P
Hospital*	39		
Municipal use	47.1	P	P
Museum, library		C	P
Nursing home*	39		
Public and private schools*	53		C
Public facility		P	P
Rehabilitation facility			
University/college*		C	
University uses*		C	
Water supply system		C	C
Outdoor, resource-based uses:			
Agriculture*	3, 31		
Agricultural products processing and storage*	3, 31		
Animal breeding or care	42		
Campground*	13		
Cemetery	14.1		
Extractive industry*	30		P2,6
Farm stands* 13	31		
Timber harvesting	64		
Golf course excluding miniature golf			
Parks and recreation*		P	P

5. Residential uses are not permitted on the ground floor or the first floor of any building or structure within 300 feet of Alfred Street (Route 111) or Elm Street (Route 1). Residential uses are also not permitted above off-street parking lots or facilities or other uses identified by Footnote 6 in Table A.
6. Not permitted below any residential uses.





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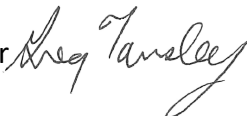
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PLANNING BOARD REPORT

TO: William Southwick, Chair & the Biddeford Planning Board

FROM: Greg Tansley, AICP, City Planner 

DATE: November 25, 2020

RE: **NEW BUSINESS ITEM #A** – 2020.25 Conditional Use Permit for a Medical Marijuana Manufacturing (Growing) Facility for Stoner & Company at 419 Hill Street (Tax Map 74, Lot 9) in the I-2 Zone.

MEETING DATE: December 2, 2020 @ 6:00 PM

1. INTRODUCTION

Medical Marijuana Growing Facilities are a Conditional Use in the Industrial-1 (I-2) Zone. Stoner and Company currently operates a Medical Marijuana Cultivation (Grow) Facility across the street at 414 Hill Street.

According to the applicant, the current operation at 414 Hill Street has a total of 28 employees, not all of which are working on the same shift at the same time. The applicant estimates that at most, 15-20 employees are at that location at one time, plus customers. Based on this, the parking demand for 414 Hill Street can be reasonably expected to be in the facility at any one time, according to the applicant, is 28 persons.

The applicant expects that the 419 Hill street site will support 25-30 employees within the first 1-2 Years, again not all on the same working shift. Further, at the outset, the applicant does not expect customers to visit the 419 Hill Street site.

As such, if the two sites were to be taken as one, the parking demand would seem to be, at maximum, 28+30 persons which requires 58 parking spaces. Between the two sites, staff estimate there are approximately 90 parking spaces available which accommodate the parking needs for the two facilities.

Proposed site improvements are minimal:

- A new water service was installed to support a sprinkler system in the building.

- Some pavement has been patched where the service was brought in.
- The driveway entrance where the service was installed from Hill Street was also reconstructed and the culvert pipe under the entrance has been replaced.
- The applicant has identified selected re-paving coming in from Hill Street and coming in from Landry Street, as shown on the plan submitted.
- The applicant has also indicated that occasional flooding occurs in the Landry Street ditch following rainfall. They believe that the 8" culvert under their driveway on Landry Street may be causing the problem.

The Fire Department was asked to review the project proposal and their only comment was related to the location of the FDC for the sprinkler system, which they asked to be on the Landry Street side of the building, which they have done.

2. PROJECT DATA

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Morgan Stoner Stoner and Company 147 Clearview Dr. Arundel, ME 04046
2.	Owner of Property:	Hill 419, LLC 24 Presidio Way Falmouth, ME 04105
3.	Agent:	Kylie Mason Sebago Technics 75 John Roberts Road #4a South Portland, ME 04106
4.	Project Location:	419 Hill Street
5.	Project Tax Map #/Lot #:	74/9
6.	Existing Zoning:	I-2 – a Medical Marijuana Cultivation Facility is a Conditional Use
7.	Overlay Zoning:	None
8.	Existing Use:	Vacant – Formerly Industrial
9.	Proposed Use:	Establishment of a new Medical Marijuana Growing Facility
10.	Approvals Required:	Conditional Use
11.	Uses in the Vicinity:	Commercial/Industrial
12.	Number of Lots/Units in Subdivision:	N/A
13.	Minimum Lot Size Required: Provided:	None 3.44 acres
14.	Frontage Required: Provided:	50' 550' +/-

15.	Front Setback Required: Provided:	40' >40'
16.	Side Setbacks Required: Provided:	25' >25'
17.	Rear Setback Requires: Provided:	25' >25'
18.	Height Requirements: Provided:	60 feet or 6 stories. < 60 feet
19.	Water Supply:	Maine Water Company
20.	Sewerage Disposal:	City of Biddeford
21.	Solid Waste Disposal:	Private Hauler
22.	Fire Protection:	City of Biddeford
23.	Floodplain Status:	Property is not within a NFIP Zone A or V floodzone
24.	Wetland/Surface Water Impacts:	None
25.	Soil Study Provided:	N/A
26.	Parking Spaces Required:	Total expected employees on-site at 419 Hill street is expected to be 30 at any one time.
27.	Parking Spaces Provided (total): # Handicapped Spaces:	74 Provided on-site. 3 Provided.
28.	Ownership of Road:	Hill Street and Landry Street are Public Streets
29.	Impervious Surface Area:	0 SF Change
30.	Total Disturbed Area:	0 SF of previously undisturbed area.
31.	Estimated Site Development Costs:	Not yet submitted.
35.	Financial Capacity Letter:	N/A – Internal Construction Only
36.	Waivers Requested/Needed:	a. Article XI, Full Site Plan Review as per Article XI, Section 9.B.2.
37.	Waivers Granted:	a. Article XI, Full Site Plan Review as per Article XI, Section 9.B.2.
38.	Variances Needed for Approval:	None.
39.	Other Permits Obtained:	N/A
40.	Other Non-City Permits Required:	None.
41.	Covenants, By-laws, Restrictions Required:	None
42.	LDR Attachment A: Fees Paid:	Yes
42.	Plan Signature Authorization Delegated to City Planner:	Due to the coronavirus pandemic and the Governor's declaration of a civil state of emergency and a statewide stay at home order, the Planning Board authorized the City Planner to sign the final plan on behalf of the

		Planning Board and the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan.
43.	Planning Board Review History: Conditional Use Permit	December 2, 2020

3. EXISTING CONDITIONS

419 Hill Street existing vacant commercial/industrial lot in the Biddeford Airport Industrial Park. The existing property is 3.44 acres in size and was developed with a large single-story building approximately 23,500 SF in size.



Source: <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=6718>. Accessed date: 11/17/2020.

4. PROJECT PROPOSAL

Medical Marijuana Cultivation Facility.

5. OUTSTANDING ISSUES TO BE ADDRESSED PRIOR TO APPROVAL:

- A. Provide Letter of Request for waiver for Full Site Plan Review.
- B. Provide and ability to Serve Letter from Wastewater.
- C. Provide a Salt Management Plan for the site.

- D. Contact Brian Phinney at 207-571-0032 regarding Biddeford's Industrial Pretreatment Program (IPP).
- E. Identify means of solid waste disposal.
- F. Add a Signature Block on Final Plan to indicate plan signature by the City Planner.
- G. Add underneath the Signature Block the following:

"Greg Tansley, City Planner, duly authorized to sign on behalf of the Biddeford Planning Board."

- H. Add a Note to Sheet 1 as follows:

"Due to the coronavirus pandemic and the Governor's declaration of a civil state of emergency and a statewide stay at home order, the Biddeford Planning Board authorized the City Planner to sign the final plan on behalf of the Planning Board and declared that the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan."

6. STAFF REVIEW

- a. ZONING: A Medical Marijuana Growing Facility, which includes by definition processing and storage facilities, is a Conditional Use in the I-2 Zone. There is no minimum lot size.
- b. REVIEW STANDARDS:

Article VI (Performance Standards), Section 77 (Medical marijuana) states as follows:

Section 77

Medical marijuana.

[Added 1-17-2017 by Ord. No. 2016.88]

- A. *Before submission of a conditional use application, the applicant must demonstrate his or her authorization to cultivate, process and store medical marijuana pursuant to the Maine Use of Medical Marijuana Program.*

The Applicant has provided evidence that Morgan Stoner is certified as an Individual Caregiver by the State of Maine Registration #CGR25686.

- B. *As an accessory use, medical marijuana home production shall be allowed in any qualifying patient's residence or any medical marijuana caregiver's*

primary year-round residence in every base zone and overlay zone, without any requirement for land use permitting.

N/A

- C. *No medical marijuana dispensary or medical marijuana growing facility shall be closer than 250 linear feet, measured in a straight line from the dispensary or facility building entrance, to the nearest point on the boundary of any property which is occupied by a licensed day-care facility, school, Town park, Town playground or church.*

The proposal is not within 250 feet of any of the buffered land uses.

- D. *Before granting an approval, the Planning Board shall ensure the applicant has reviewed his or her property and building security plans with the Biddeford Police Department and the Police Department finds the security measures are consistent with state requirements.*

The applicant has indicated that they have met with, and received approval from, the Biddeford Police Department regarding their security plan. The City Planner has asked the applicant to provide verification of this in writing from the Police Department.

- E. *No signs containing the word "marijuana," or a graphic/image of any portion of a marijuana plant or otherwise identifying medical marijuana shall be erected, posted or in any way displayed on the outside of a medical marijuana dispensary or a medical marijuana growing facility. Interior advertisements, displays of merchandise or signs depicting the activities of a medical marijuana dispensary or a medical marijuana growing facility shall be screened to prevent public viewing from outside such facility.*

The application indicates that no signage will be presented which is not in compliance with this standard.

- F. *No use shall emit offensive, harmful, or noxious odors beyond the property line.*

See the recommended Conditions of Approval for Staff's recommended means of ensuring compliance with this standard.

- c. WAIVERS REQUIRED: Article XI, Full Site Plan Review.

Staff Recommendation: Given there are no building expansions proposed and not increase in impervious surface proposed Staff recommend the Board grant this waiver which says that sufficient information has been provided to consider this application for review.

- d. **CONDITIONAL USE STANDARDS:** The following are the standards for review under a Conditional Use Permit (standards in *italic*, Staff Comments in regular font):

- i. *The proposed use meets specific requirements set forth in this ordinance and would be in compliance with applicable state or federal laws;*

Condition of Approval #2 (if approved) requires the applicant to obtain all applicable state and federal permits.

- ii. *The proposed use would not create fire safety hazards by providing adequate access to the site, or to the buildings on the site, for emergency vehicles and would not create hazards through the storage of chemicals and wastes;*

The site is an existing developed site. As mentioned above, the Fire Department has asked that the FDC be provided on the Landry Street side of the building.

The Fire Department will also be involved in the Code Enforcement Department's consideration of building and occupancy permits.

A letter has been requested of the applicant, provided by the Fire Department, indicating their review of the proposal.

- iii. *The proposed exterior lighting, where allowed, would not create hazards to motorists traveling on adjacent public streets or is adequate for the safety of occupants or users of the site or would not damage the value and diminish the usability of adjacent properties;*

The applicant does not intend to install any additional exterior lighting and the location is in a discreet location with no known existing lighting issues.

- iv. *The provisions for buffers and on-site landscaping provide adequate protection to neighboring properties from detrimental or unsightly features of the development;*

There is no development proposed by this project and the site is located in a business/industrial area.

- v. *The proposed use would not have a significant, detrimental effect on the use and peaceful enjoyment of abutting property as the result of noise, vibrations, fumes, odor, dust, glare, hours of operation, or other causes;*

All activities are proposed within the existing building. Conditions of Approval include those for adequate odor control reinforcing the performance standards in the Ordinance.

- vi. *The provisions for vehicular loading and unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets would not create hazards to public safety or traffic congestion;*

Ample parking is provided on-site to meet the expected need.

- vii. *The proposed use would generate a volume of traffic that can reasonably be accommodated by the existing road network, or would not create unreasonable traffic hazards or would not exacerbate an existing traffic hazard, or would not create unreasonable traffic congestion;*

Staff anticipates no issues with hazards to public safety or traffic congestion in this area. The building site was previously used for manufacturing and it is located in a relatively low traffic volume area in the Biddeford Airport Industrial Park.

- viii. *The proposed use would not have a significant, detrimental effect on the value of adjacent properties which could be avoided by reasonable modification of the proposal;*

Adjacent parcels are industrial/commercial. The operation should not change in any way that may impact this standard negatively given the recommended Conditions of Approval and existing Performance Standards.

- ix. *The proposed use would not have an adverse impact on the privacy of the residents of the immediate area (within 500 feet) which could be avoided by reasonable modification of the proposal;*

All activities will be conducted inside the building, the location is within the Biddeford Industrial Park. There is an existing non-conforming residential neighborhood on Marcel Avenue. There are 8 residences here identified by an “R” on the aerial photo below, although most are greater than 500’ away.



Source: <http://gis.vgsi.com/BiddefordMEMap/index.html?pid=6718>.

Accessed date: 11/17/2020.

- x. *The proposed use would be in compliance with Biddeford's Comprehensive Plan;*

Although the Comprehensive Plan does not specifically address Medical Marijuana Growing Facilities, this type of use is specialized light industrial use which is permitted in the I-2 zone as per the Future Land Use Plan of the Comprehensive Plan.

- xi. *The proposed use would not have an adverse impact on the immediate neighborhood or the community relative to architectural design, scale, bulk and building height, identity and historical character, or visual integrity, which could be avoided by reasonable modification of the proposal;*

There are no modifications to the Site or the building's exterior proposed.

- xii. *The design of the site would not result in significant flood hazards or flood damage or would be in conformance with applicable flood hazard protection requirements;*

The property is not located in a flood zone.

- xiii. *Adequate provision has been made for disposal of wastewater or solid waste or for the prevention of ground or surface water contamination;*

Staff is awaiting receipt of an Ability to Serve Letter from the Wastewater Department.

- xiv. *Adequate provision has been made to control erosion or sedimentation;*

There are no site improvements/disturbances proposed other than repaving and possible culvert work at Landry Street. BMPs are required during all site disturbance.

- xv. *Adequate provision has been made to handle stormwater runoff or other drainage problems on the site; and the proposed development will not unduly burden off-site surface water systems;*

There are no site improvements/disturbances proposed that would affect existing stormwater.

- xvi. *The proposed water supply would meet the demands of the proposed use for fire protection purposes;*

Maine Water Company serves this site and has provided an Ability to Serve letter.

- xvii. *Adequate provision has been made for the transportation, storage, and disposal of hazardous substances and materials as defined by state law;*

The applicant has not indicated there will be a presence of hazardous substances, and if there were, State Law must be adhered (Condition of Approval #2).

- xviii. *The proposed use would not have an adverse impact on scenic vistas or on significant wildlife habitat or wetland areas and water bodies which could be avoided by reasonable modification of the proposal;*

No site alterations are proposed for the site.

- xix. *When located in the Shoreland Zone, the proposed use would meet the purposes of Shoreland Zoning as identified in Article XIV, Section 1 (Purposes) of this ordinance.*

The parcel is not located in a Shoreland Zone.

7. NEXT STEPS/SUGGESTED ACTIONS

Recommend the Planning Board grant the waiver request for a full site plan review submittal given no site alterations are proposed.

Recommend authorizing the city Planner to sign the plan on behalf of the Planning Board.

Recommend that if the Planning Board approves the Conditional Use Permit it be approved with the following minimum conditions of approval:

1. **Standard Conditions of Approval apply.**
2. **The applicant shall obtain all other pertinent local, state and federal permits/licenses/insurance such as building, electrical, plumbing, etc., prior to commencing business.**
3. **No exterior evidence of cultivation occurring within the property can be visible from any public right-of-way.**
4. **Best management practices shall be adhered to during all ground disturbance operations. All Catch Basin's in the vicinity of earthwork operations shall have silt sacks installed & maintained for the duration of the work.**
5. **No cannabis odors may be detectable from any place outside the structure(s) in which the use occurs. The applicant must submit to the Code Enforcement Department for review and approval an Odor Abatement Plan. The Odor Abatement Plan must be reviewed and approved by the City prior to permit issuance. The Odor Abatement Plan must be implemented prior to the issuance of an occupancy permit. The Odor Abatement Plan must include the following:**
 - a. **A floor plan, specifying locations of odor-emitting activity(ies) and emissions.**
 - b. **A description of the specific odor-emitting activity(ies) that will occur.**
 - c. **A description of all equipment and methods to be used for reducing odors and ensuring that odors do not migrate outside of the structure(s). Odor control equipment should consist of a building, or if applicable, room ventilation system that collects the air from all potential odor generating activities and direct to a control device such as an activated carbon system. A Professional Engineer and a Certified Industrial Hygienist must review and certify that the equipment and methods to be used for reducing odors and ensuring adequate indoor air quality consistent with accepted and available industry-specific best control technologies and methods designed to ensure that odors from the use do not migrate outside of the structure(s) and that air quality inside the structure(s) meet acceptable industry standards.**

8. SAMPLE MOTIONS:

- I. Motion to waive Article XI, Full Site Plan Review.*

- II. *Motion that due to the coronavirus pandemic and the Governor's declaration of a civil state of emergency the Biddeford Planning Board authorizes the City Planner to sign the final plan on behalf of the Planning Board and declares that the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board evidencing approval of the final plan.*
- III. *Motion to approve the Conditional Use Permit and the Findings of Fact and Conclusions of Law for Morgan Stoner of Stoner and Company for a Medical Marijuana Growing Facility at 419 Hill Street (Tax Map 74, Lot 9) based on the conditions as provided in Staff's Report dated November 25, 2020.*
- IV. *Motion to deny the application based upon the following reasons:*
 - a) _____
 - b) _____

ATTACHMENTS

- 1. Conditional Use Permit Application Package
- 2. Draft Findings of Fact and Conclusions of Law

FINDINGS OF FACT AND CONCLUSIONS OF LAW CONDITIONAL USE PERMIT

Pursuant to the provisions of the City of Biddeford Land Development Regulations, Article VI (Conditional Uses) and Article XI (Site Plan Review), the Biddeford Planning Board has considered the application of Stoner and Co. LLC to operate a Medical Marijuana Cultivation Facility at 419 Hill Street. Based on its review, including supportive data, public hearing testimony and related materials contained in the record, the Planning Board makes the following Findings of Fact and Conclusions of Law:

Findings of Fact:

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Morgan Stoner Stoner and Company 147 Clearview Dr. Arundel, ME 04046
2.	Owner of Property:	Hill 419, LLC 24 Presidio Way Falmouth, ME 04105
3.	Agent:	Kylie Mason Sebago Technics 75 John Roberts Road #4a South Portland, ME 04106
4.	Project Location:	419 Hill Street
5.	Project Tax Map #/Lot #:	74/9
6.	Existing Zoning:	I-2 – a Medical Marijuana Cultivation Facility is a Conditional Use
7.	Overlay Zoning:	None
8.	Existing Use:	Vacant – Formerly Industrial
9.	Proposed Use:	Establishment of a new Medical Marijuana Growing Facility
10.	Approvals Required:	Conditional Use
11.	Uses in the Vicinity:	Commercial/Industrial
12.	Number of Lots/Units in Subdivision:	N/A
13.	Minimum Lot Size Required: Provided:	None 3.44 acres
14.	Frontage Required: Provided:	50' 550' +/-
15.	Front Setback Required: Provided:	40' >40'
16.	Side Setbacks Required:	25'

	Provided:	>25'
17.	Rear Setback Requires: Provided:	25' >25'
18.	Height Requirements: Provided:	60 feet or 6 stories. < 60 feet
19.	Water Supply:	Maine Water Company
20.	Sewerage Disposal:	City of Biddeford
21.	Solid Waste Disposal:	Private Hauler
22.	Fire Protection:	City of Biddeford
23.	Floodplain Status:	Property is not within a NFIP Zone A or V floodzone
24.	Wetland/Surface Water Impacts:	None
25.	Soil Study Provided:	N/A
26.	Parking Spaces Required:	Total expected employees on-site at 419 Hill street is expected to be 30 at any one time.
27.	Parking Spaces Provided (total): # Handicapped Spaces:	74 Provided on-site. 3 Provided.
28.	Ownership of Road:	Hill Street and Landry Street are Public Streets
29.	Impervious Surface Area:	0 SF Change
30.	Total Disturbed Area:	0 SF of previously undisturbed area.
31.	Estimated Site Development Costs:	Not yet submitted.
35.	Financial Capacity Letter:	N/A – Internal Construction Only
36.	Waivers Requested/Needed:	a. Article XI, Full Site Plan Review as per Article XI, Section 9.B.2.
37.	Waivers Granted:	a. Article XI, Full Site Plan Review as per Article XI, Section 9.B.2.
38.	Variances Needed for Approval:	None.
39.	Other Permits Obtained:	N/A
40.	Other Non-City Permits Required:	None.
41.	Covenants, By-laws, Restrictions Required:	None
42.	LDR Attachment A: Fees Paid:	Yes
42.	Plan Signature Authorization Delegated to City Planner:	Due to the coronavirus pandemic and the Governor's declaration of a civil state of emergency and a statewide stay at home order, the Staff Review Committee authorized the City Planner to sign the final plan on behalf of the Staff Review Committee and the final plan once signed by the City Planner shall be deemed to have been signed by individual

		members of the Staff Review Committee Board evidencing approval of the final plan.
43.	Planning Board Review History: Conditional Use Permit	December 2, 2020

Conclusions of Law:

1. The proposed use meets specific requirements set forth in this ordinance and would be in compliance with applicable state or federal laws;
2. The proposed use would not create fire safety hazards by providing adequate access to the site, or to the buildings on the site, for emergency vehicles and would not create hazards through the storage of chemicals and wastes;
3. The proposed exterior lighting, where allowed, would not create hazards to motorists traveling on adjacent public streets or is adequate for the safety of occupants or users of the site or would not damage the value and diminish the usability of adjacent properties;
4. The provisions for buffers and on-site landscaping provide adequate protection to neighboring properties from detrimental or unsightly features of the development;
5. The proposed use would not have a significant, detrimental effect on the use and peaceful enjoyment of abutting property as the result of noise, vibrations, fumes, odor, dust, glare, hours of operation, or other causes;
6. The provisions for vehicular loading and unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets would not create hazards to public safety or traffic congestion;
7. The proposed use would generate a volume of traffic that can reasonably be accommodated by the existing road network, or would not create unreasonable traffic hazards or would not exacerbate an existing traffic hazard, or would not create unreasonable traffic congestion;
8. The proposed use would not have a significant, detrimental effect on the value of adjacent properties, which could be avoided by reasonable modification of the proposal;
9. The proposed use would not have an adverse impact on the privacy of the residents of the immediate area (within 500 feet) which could be avoided by reasonable modification of the proposal.

10. The proposed use would be in compliance with Biddeford's comprehensive plan;
11. The proposed use would not have an adverse impact on the immediate neighborhood or the community relative to architectural design, scale, bulk and building height, identity and historical character, or visual integrity, which could be avoided by reasonable modification of the proposal;
12. The design of the site would not result in significant flood hazards or flood damage or would be in conformance with applicable flood hazard protection requirements;
13. Adequate provision has been made for disposal of wastewater or solid waste or for the prevention of ground or surface water contamination;
14. Adequate provision has been made to control erosion or sedimentation;
15. Adequate provision has been made to handle stormwater runoff or other drainage problems on the site; and the proposed development will not unduly burden off-site surface water systems;
16. The proposed water supply would meet the demands of the proposed project (and for fire protection purposes, if applicable.)
17. Adequate provision has been made for the transportation, storage, and disposal of hazardous substances and materials as defined by state law;
18. The proposed use would not have an adverse impact on scenic vistas, historic sites, archeological resources, or on significant wildlife habitat or wetland areas and water bodies, which could be avoided by reasonable modification of the proposal;
19. When located in the Shoreland Zone, the proposed use would meet the purposes of Shoreland Zoning as identified in Article XIV, Section 1 (Purposes) of this ordinance.
20. The applicant has demonstrated his or her authorization to cultivate, process and store medical marijuana pursuant to the Maine Use of Medical Marijuana Program.
21. The proposed medical marijuana growing facility is no closer than 250 linear feet, measured in a straight line from the dispensary or facility building entrance, to the nearest point on the boundary of any property which is occupied by a licensed day-care facility, school, Town park, Town playground or church.

22. The proposed medical marijuana growing facility property and building security plans have been reviewed by the Biddeford Police Department that finds that the security measures are consistent with state requirements.
23. No signs containing the word "marijuana," or a graphic/image of any portion of a marijuana plant or otherwise identifying medical marijuana is planned to be erected, posted or in any way displayed on the outside of a medical marijuana dispensary or a medical marijuana growing facility. Interior advertisements, displays of merchandise or signs depicting the activities of a medical marijuana dispensary or a medical marijuana growing facility shall be screened to prevent public viewing from outside such facility.
24. No use shall emit offensive, harmful, or noxious odors beyond the property line.

Approval Granted:

Based on the evidence available and the conclusions above, the Biddeford Planning Board approves the Conditional Use Permit for the proposed project summarized above, located at 419 Drapeau Street (Tax Map 74, Lot 9) in accordance with the submitted application, supporting data, representations made, other related materials on file, and the following Conditions of Approval:

1. **Standard Conditions of Approval apply.**
2. **The applicant shall obtain all other pertinent local, state and federal permits/licenses/insurance such as building, electrical, plumbing, etc., prior to commencing business.**
3. **No exterior evidence of cultivation occurring within the property can be visible from any public right-of-way.**
4. **Best management practices shall be adhered to during all ground disturbance operations. All Catch Basin's in the vicinity of earthwork operations shall have silt sacks installed & maintained for the duration of the work.**
5. **No cannabis odors may be detectable from any place outside the structure(s) in which the use occurs. The applicant must submit to the Code Enforcement Department for review and approval an Odor Abatement Plan. The Odor Abatement Plan must be reviewed and approved by the City prior to permit issuance. The Odor Abatement Plan must be implemented prior to the issuance of an occupancy permit. The Odor Abatement Plan must include the following:**
 - a. **A floor plan, specifying locations of odor-emitting activity(ies) and emissions.**
 - b. **A description of the specific odor-emitting activity(ies) that will occur.**
 - c. **A description of all equipment and methods to be used for reducing odors and ensuring that odors do not migrate outside of the structure(s). Odor control equipment should consist of a building, or if applicable, room ventilation system that collects the air from all potential odor generating activities and direct to a control device such as an activated carbon system. A Professional Engineer and**

a Certified Industrial Hygienist must review and certify that the equipment and methods to be used for reducing odors and ensuring adequate indoor air quality consistent with accepted and available industry-specific best control technologies and methods designed to ensure that odors from the use do not migrate outside of the structure(s) and that air quality inside the structure(s) meet acceptable industry standards.

Planning Board Chairperson

Date

DRAFT

CITY OF BIDDEFORD, MAINE
PLANNING BOARD
P.O. Box 586, 205 Main Street Biddeford, Maine 04005
207-284-9115

APPLICATION FORM

Type of Application:

☐ Shoreland Zoning Permit

☐ Site Plan Review

☐ Extraction

☒ Conditional Use Permit

☐ Subdivision

☐ Private Way

☐ Other: _____

Applicant Information:

Applicant's Name: Morgan Stoner (Manager) – Stoner and Co

Applicant's Mailing Address: 147 Clearview Drive, Arundel Me 04046

Applicant's Telephone: 207-710-9019

What is Applicant's legal interest in the property?

☐ Owner

☐ Potential Buyer with Contract

☒ Lease/Rental Agreement

Owner's Name: Hill 419 LLC

Owner's Address: 24 Presidio Way, Falmouth ME 04105

Owner's Telephone: 207-299-2991

Agent's Name: n/a

Agent's Address: n/a

Telephone: n/a

Engineer/Surveyor: Sebago Technics – Kylie Mason

Engineer/Surveyor's Address: 75 John Roberts Rd #4a, South Portland ME 04106

Telephone: 207-838-5578

Project Location and Lot Information:

Street Address: 419 Hill Street

Tax Map: 74 Lot: 9

Current Zoning: I2 Shoreland Zoning: n/a

Size of lot: 3.44 acres ☒ acres ☐ s.f. Lot Frontage: Approximately 550 FT

Existing Use of Property: Property has been vacant since August 2020. Formerly occupied by Precision Manufacturing, a precision parts manufacturer.

Property currently serviced by:

☒ City Road

☐ Private Road

☒ Public Sewer

☐ Septic System

☒ Public Water

☐ Private Well

☐ Public Trash

☒ 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 Description: Medical Cannabis Cultivation.

Property to be serviced by:

☒ City Road

☐ Private Road

☒ Public Sewer

☐ Septic System

☒ Public Water

☐ Private Well

☐ Public Trash

☒ Private Hauler

Is this project part of a larger project?

☐ Yes ☒ No

☐ If in a Shoreland Zone:

Percent of residential lot coverage (Max. 20%): n/a

Percent of structure expansion (Max. 30%): n/a

☐ If Subdivision Review, number of lots proposed: n/a

☐ If a Private Way is proposed, number of lots served: n/a

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

Total new square feet footprint of structures: n/a

Total new square feet paving/parking: n/a

Waiver Requests (attach details):

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

Attachments:

A. Letters of Approval

- ☒ Fire Department - Contact Chief or Deputy Chief - 282-9986
- ☒ Ability to Serve for Water Service – Maine Water - 282-1543
- ☒ Ability to Serve for Sewer Service- Engineering Dept (Sewer) - 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. Engineered Plans, as required.

Fees (due at time of 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:

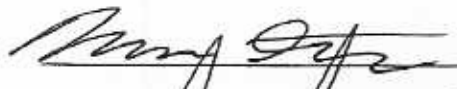
By signing this application, as the foresaid applicant or authorized agent:

- 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 review for special studies, legal review costs, and/or engineering review.
- I understand that by submitting this 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: 9/16/2020

Signature of owner of property:



Date: 9/16/20

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

CHECKLIST FOR ***SITE PLAN*** REQUIREMENTS

YES **NO**

n/a: no new site impact in form of new structure or new impervious.

- | | | |
|--------------------------|--------------------------|--|
| ☐ | ☐ | Be on sheet size of 24 by 36 inches. |
| ☐ | ☐ | The scale of said plan shall be not less than one inch equals 50 feet and shall be indicated on the plat by use of a bar scale. |
| ☐ | ☐ | The plan shall bear the date, title, north point. |
| ☐ | ☐ | The plan shall contain a location or vicinity sketch (suggested scale one inch equals 800 feet). |
| ☐ | ☐ | The plan shall contain the name and address of the developer and applicant. |
| ☐ | ☐ | All appropriate dimensional requirements. |
| ☐ | ☐ | Existing and proposed easements. |
| ☐ | ☐ | Plan of the site showing existing watercourses and water bodies, seasonal wet areas. |
| ☐ | ☐ | Plan of the site showing soil type and location of test borings. |
| ☐ | ☐ | Location of all existing and proposed utilities. |
| ☐ | ☐ | Topographic contours (every five percent for zero to three percent slope; or every two feet for steeper areas). |
| ☐ | ☐ | Plan should include preservation and supplementation of existing dominant vegetation. |
| ☐ | ☐ | Plan shall indicate which features are to be retained and which are to be removed or altered. |
| ☐ | ☐ | Location of stonewalls, graveyards, fences, stands of trees, and other important unique natural areas and site features, including but not limited to floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archaeological resources, together with description of such features. |
| ☐ | ☐ | Plan view of all buildings with their use, size, location, and first-floor elevation in respect to grade. |
| ☐ | ☐ | Standard elevation view of existing and proposed buildings or structures on-site. |

YES NO**n/a: no new site impact in form of new structure or new impervious.**

- | | | |
|--------------------------|--------------------------|---|
| ☐ | ☐ | Outline of any buildings located within 200 feet of such existing or proposed buildings or structures indicating their shape, size, location, heights and volume. |
| ☐ | ☐ | Existing use of abutting properties shall be identified with approximate location of any structures thereon including access roads. |
| ☐ | ☐ | Location, width, curbing, and paving of access ways, egress ways, and streets within the site for both pedestrian and vehicular use. |
| ☐ | ☐ | The location of off-street parking and loading spaces with a layout of the parking indicated. |
| ☐ | ☐ | The size and proposed location of water mains and sanitary sewerage facilities will all necessary engineering data. |
| ☐ | ☐ | The size and location of all other existing and proposed public service connections including, without limitation, gas lines, power lines, telephone lines, and fire alarm connections and locations, indicating whether above or below ground. |
| ☐ | ☐ | The type, nature, and composition of all solid, liquid, and gaseous waste, industrial or otherwise, and the location, type, and design criteria of the storage and disposal facilities dealing with such waste. |
| ☐ | ☐ | A landscape plan and open space areas indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening; plus size, location, purpose and type of vegetation. |
| ☐ | ☐ | A drainage plan including location, elevation, layout of catch basins and other surface and subsurface drainage features. |
| ☐ | ☐ | Location, size and design of proposed signs and other advertising or instructional devices. |
| ☐ | ☐ | Existing and proposed contours and finished grade elevations as well as the type, extent, and location of existing and proposed landscaping and open space areas which will be retained. |
| ☐ | ☐ | Location and type of lighting for outdoor facilities. |
| ☐ | ☐ | Lines of existing and proposed abutting streets showing width. |
| ☐ | ☐ | Surveyed property lines showing their bearing and distances and monument locations. |
| ☐ | ☐ | If subdivision is involved, the lines and names of all proposed streets, lanes, ways, or easements intended to be dedicated for public or private use. |

YES **NO**

n/a: no new site impact in form of new structure or new impervious.

- | | | |
|--------------------------|--------------------------|---|
| ☐ | ☐ | Provide copies of any covenants or restrictions that are intended to cover all or part of the land area to be developed. |
| ☐ | ☐ | Indicate limits of the wetland areas on the property. |
| ☐ | ☐ | Delineate existing zoning boundaries within 1,000 feet of the site. |
| ☐ | ☐ | Stamp and signature of either a Maine licensed land surveyor, professional engineer, or architect responsible for said plan. |
| ☐ | ☐ | Any other exhibits or data deemed necessary by the Planning Board to evaluate the proposed development for site plan review purposes. |

Exhibit B

Letter to the Planning Board,

Stoner & Co LLC, currently located at 414 Hill Street in the Biddeford Airport Industrial Park, is applying for conditional use approval for an expansion of their operation to the property located at 419 Hill Street.

Owner's Morgan and Karleena Stoner have operated in the City of Biddeford for almost 4 years and have been a model of compliance and community stewardship at both the municipal and state levels. They are fully compliant with all local and state laws and are permitted to operate as a medical marijuana cultivation business.

They have secured a 10-year lease of the property located at 419 Hill Street.

Stoner & Co plans to convert this facility to a state-of-the-art medical cannabis cultivation facility. The structure will not be modified. Internal construction will involve a complete renovation of the building. This will include:

- 1) Architect designed partitioning of rooms to modern fire safety and egress requirements.
- 2) Major HVAC and electrical upgrades.
- 3) Engineer designed odor mitigation system.
- 4) Greatly improved security plan and equipment.
- 5) Exterior renovations to include drainage improvements, improved landscaping, selective re-paving of ageing parking areas, striping of parking areas, and facade renovations.
- 6) New 6" water line has been run to install brand new sprinkler system (no sprinkler exists presently). This investment in improved life safety conditions will cost approximately \$170,000. Eastern Sprinkler has been chosen to install this system.

Work will be done by local contractor Jim Godbout.

Currently Stoner and Co employs 28 people (full and part time) and could provide up to an additional 30 local jobs at the 419 Hill location within the next several years.

Site design work has been completed by Sebago Engineering and the site has been given a clean environmental report by St. Germain Collins Engineering.

The attached exhibits address all current permit requirements and how they will be met.

We are not requesting any waivers.

Plan to Meet Marijuana Performance Standards: 11/10/20

Stoner & Co has taken the time to diligently study and understand the performance standards that must be achieved to be granted a conditional use permit for the intended use. Below is a summary of the outlined requirements and a description demonstrating Stoner & Co's satisfaction of each.

Performance Standards and Satisfaction

- A.) "Before submission of a conditional use application, the applicant must demonstrate his or her authorization to cultivate, process and store medical marijuana pursuant to the Maine Use of Medical Marijuana Program"**
- Morgan Stoner is one of the principals of Stoner & CO and holds a valid medical marijuana caregiver license in the state of Maine. Currently Morgan is hanging his license at 414 Hill Street in Biddeford but plans to move it over to this new facility at 419 Hill Street. Morgan has been a licensed caregiver in the state of Maine for 6 years and has undergone several state and municipal inspections without a single violation. Attached in exhibit A is a copy of Morgan's current licensure.
- B.) "As an accessory use, medical marijuana home production shall be allowed in any qualifying patient's residence or any medical marijuana caregiver's primary year-round residence in every base zone and overlay zone, without any requirement for land use permitting."**
- As this is a commercial production facility this standard does not apply.
- C.) "No medical marijuana dispensary or medical marijuana growing facility shall be closer than 250 linear feet, measured in a straight line from the dispensary or facility building entrance, to the nearest point on the boundary of any property which is occupied by a licensed day-care facility, school, Town park, Town playground or church"**
- Stoner & Co has done a perimeter search with GIS mapping tools and has identified any facilities that are within these criteria. Through this process they have confirmed that there are no 'day-care facility, school, Town park, Town playground or church' within the 250 linear feet that would prohibit the use.
- D.) "Before granting an approval, the Planning Board shall ensure the applicant has reviewed his or her property and building security plans with the Biddeford Police Department and the Police Department finds the security measures are consistent with state requirements."**
- Stoner & CO has met with the Biddeford police department and they have approved their proposed security plan and ensured that it is inline with the state requirements. A copy of this plan can be found within the planning board submission packet.
- E.) "No signs containing the word "marijuana," or a graphic/image of any portion of a marijuana plant or otherwise identifying medical marijuana shall be erected, posted or in any way displayed on the outside of a medical marijuana dispensary or a medical marijuana growing facility. Interior advertisements, displays of merchandise or signs depicting the activities of a**

medical marijuana dispensary or a medical marijuana growing facility shall be screened to prevent public viewing from outside such facility.”

- Stoner & Co plans to use signing and exterior branding that is consistent with its facility across the street at 414 Hill Street. This does not include any usage of the word “marijuana” nor does it have any graphic or visible reference to a marijuana play or imagery to reflect that.
- F.) No use shall emit offensive, harmful, or noxious odors beyond the property line.**
- Stoner & Co has designed an engineer approved odor mitigation system that will be installed in this facility. This system has a proven track record of success and has been a model that Stoner & Co has worked with the City of Biddeford to emerge as the industry standard for odor control for such facilities. Attached to the submission packet is a copy of this plan.

September 15th, 2020

Stoner and Co.
ATTN: Morgan Stoner
414 Hill St
Biddeford, ME 04106

Re: Ability to Serve – 419 Hill St, Biddeford Maine – Warehouse – Cultivation Development

Dear Mr. Stoner,

The Maine Water Company (MWC) has received your request for an Ability to Serve Determination for the property located at 419 Hill St, Biddeford, Maine for the above referenced project. The request indicates that the existing facility will have an expected domestic demand of approximately 1500 gallons per day for irrigation purposes. The facility has also requested a 6-inch fire service to sprinkle the building. The fire service demand is not yet available. The static pressure in the area is approximately 40psi. Based on the criteria that has been presented, MWC does have sufficient capacity in the area from the existing 12-inch ductile iron public main on Hill Street to serve this project. Additional infrastructure improvements may be required at the expense of the developer to meet the overall needs of this project.

Conditions of Service

- A hydrant flow test must be completed at the nearest hydrant to verify that adequate fire flows can be delivered to the proposed project at the expense of the developer.
- The existing domestic service must be inspected by an MWC technician and could require an RPZ backflow device be retrofitted into the existing service line because of the irrigation usage.
- The 6-inch fire service will be tapped from the 12-inch ductile iron main on Hill St.
- Additional changes to this location would require further review from MWC.
- Additional coordination with MWC is required before construction.

Should a Customer Agreement for service not be executed within one year of the date of this letter, MWC reserves the right to reevaluate its ability to serve this project.

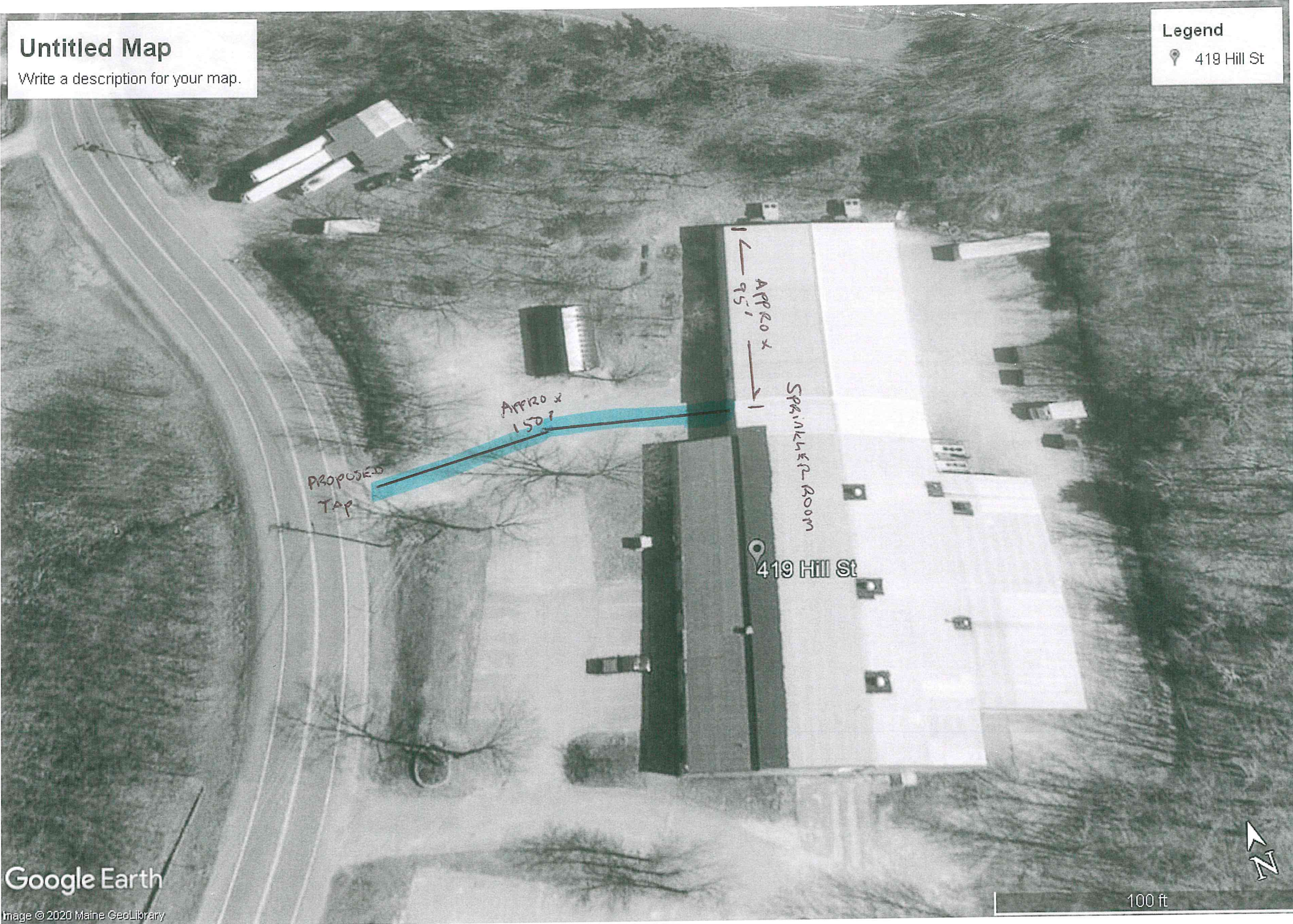
All work must be completed in accordance with MWC material and installation specifications. All appropriate paperwork must be completed and deposit paid prior to the start of construction. Please forward all design plan revisions as the project develops to prevent construction delays.

Water service will be provided in accordance with our standard terms and conditions as well as Maine Public Utilities Commission rules. If you have any additional questions, please do not hesitate to contact our office at 1-800-287-1643 or by email at Marcus.Knipp@mainewater.com. We look forward to working with you throughout design and construction.

Sincerely,
The Maine Water Company

A handwritten signature in black ink, appearing to read "M. Knipp".

Marcus Knipp, E.I.T.
Engineer



NEIGHBORHOOD PHOTOGRAPHS



N1) Looking northerly along Hill Street – subject @ right



N2) Looking S.W. across Landry St. toward Marcel Ave.



N3) Looking S.E. along Landry Street – subject @ left



N4) View looking westerly along Landry St. from subject



N5) N.W. view along Landry Street – subject @ right



N6) Looking easterly along Landry St. from subject

NEIGHBORHOOD PHOTOGRAPHS



N7) Looking southerly along Hill Street – subject @ left



N8) Northerly view along Hill Street from subject



N9) 415 Hill Street abutting subject to the northwest



N10) 414 Hill St. (Stoner & Co.) to the west across Hill St.



N11) 65 Landry St. (Artas Designs) abutting to the east



N12) 55 Landry St. (General Marine) to the south

SUBJECT PROPERTY PHOTOGRAPHS



1) Westerly (front) and southerly building elevations



2) Westerly elevation and front parking area



3) Westerly elevation of office section



4) Westerly elevation of newer production addition



5) Additional front parking area (north)



6) Westerly (front) elevation of office section

SUBJECT PROPERTY PHOTOGRAPHS



7) Southerly building elevation



8) Southerly building elevations from Landry Street



9) Southerly building elevation



10) Southerly side parking and access



11) Southerly building elevation



12) Easterly elevation

SUBJECT PROPERTY PHOTOGRAPHS



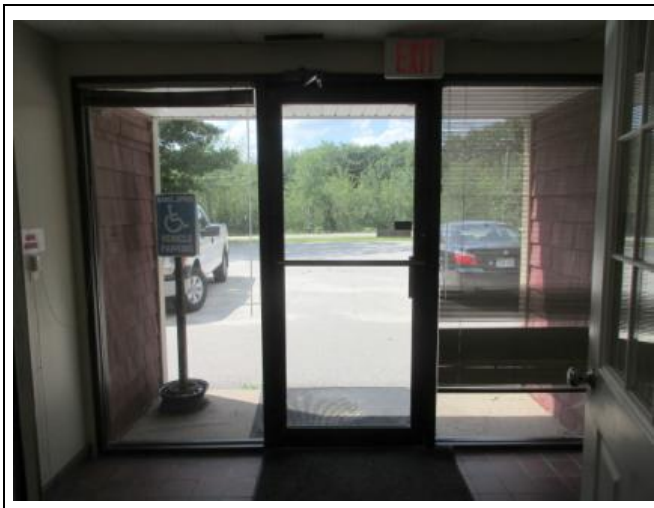
13) Easterly (rear) building elevations



14) Easterly building elevation



15) Northerly elevation showing exterior air handlers



16) Air-lock entrance and lobby area



17) Receptionist area and hallway



18) Private office

SUBJECT PROPERTY PHOTOGRAPHS



19) Larger private office



20) Janitor's/storage closet



21) Office bathroom



22) Larger private office



23) Executive office

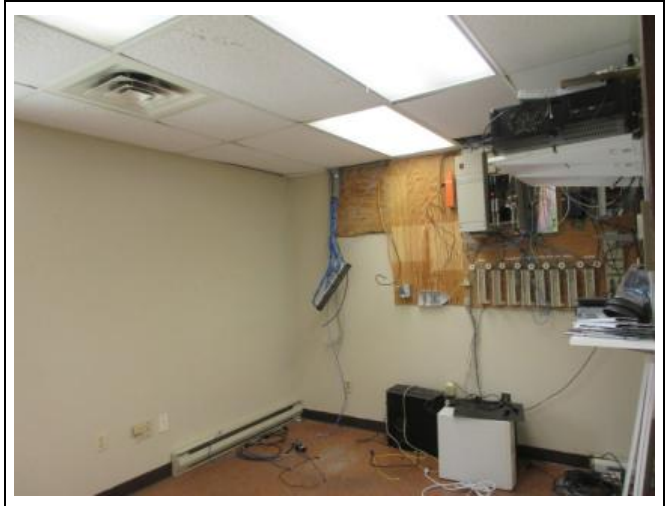


24) Common office area

SUBJECT PROPERTY PHOTOGRAPHS



25) Private office



26) Office/"Server" room



27) Employee breakroom/cafeteria



28) Conference room



29) Inspection/conference room



30) Production floor – original section

SUBJECT PROPERTY PHOTOGRAPHS



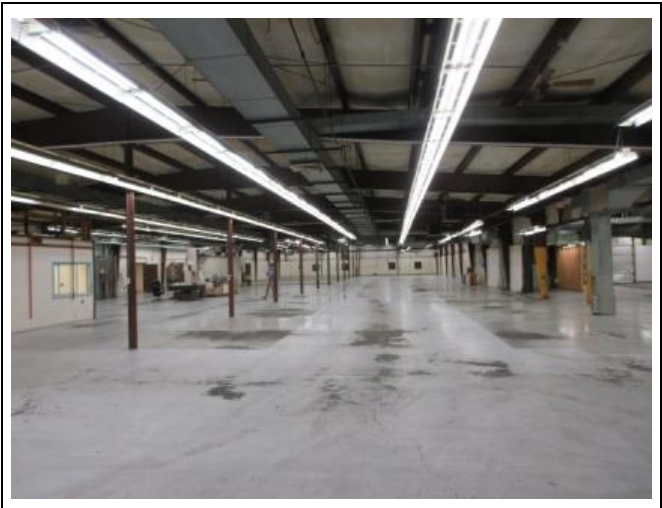
31) One of the main electrical entrances



32) Original production floor looking toward loading door



33) Original production area showing bathrooms



34) Original production area looking toward newer addn.



35) Side production area



36) View of side production area

SUBJECT PROPERTY PHOTOGRAPHS



37) Air compressor



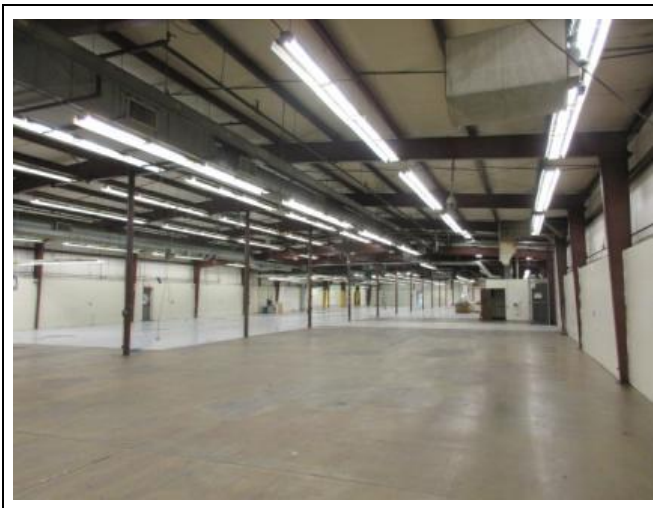
38) Original section looking toward offices



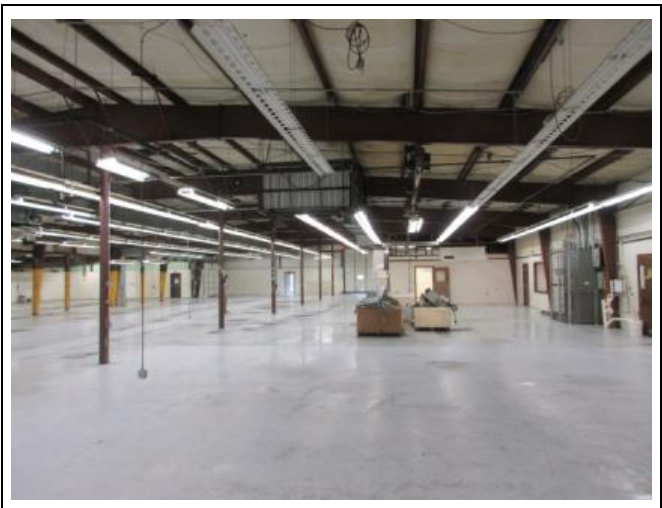
39) A heating unit in original section



40) Production floor looking S.W. from newer addition



41) View of production floor



42) View of production floor

SUBJECT PROPERTY PHOTOGRAPHS



43) One of the main electrical entrances

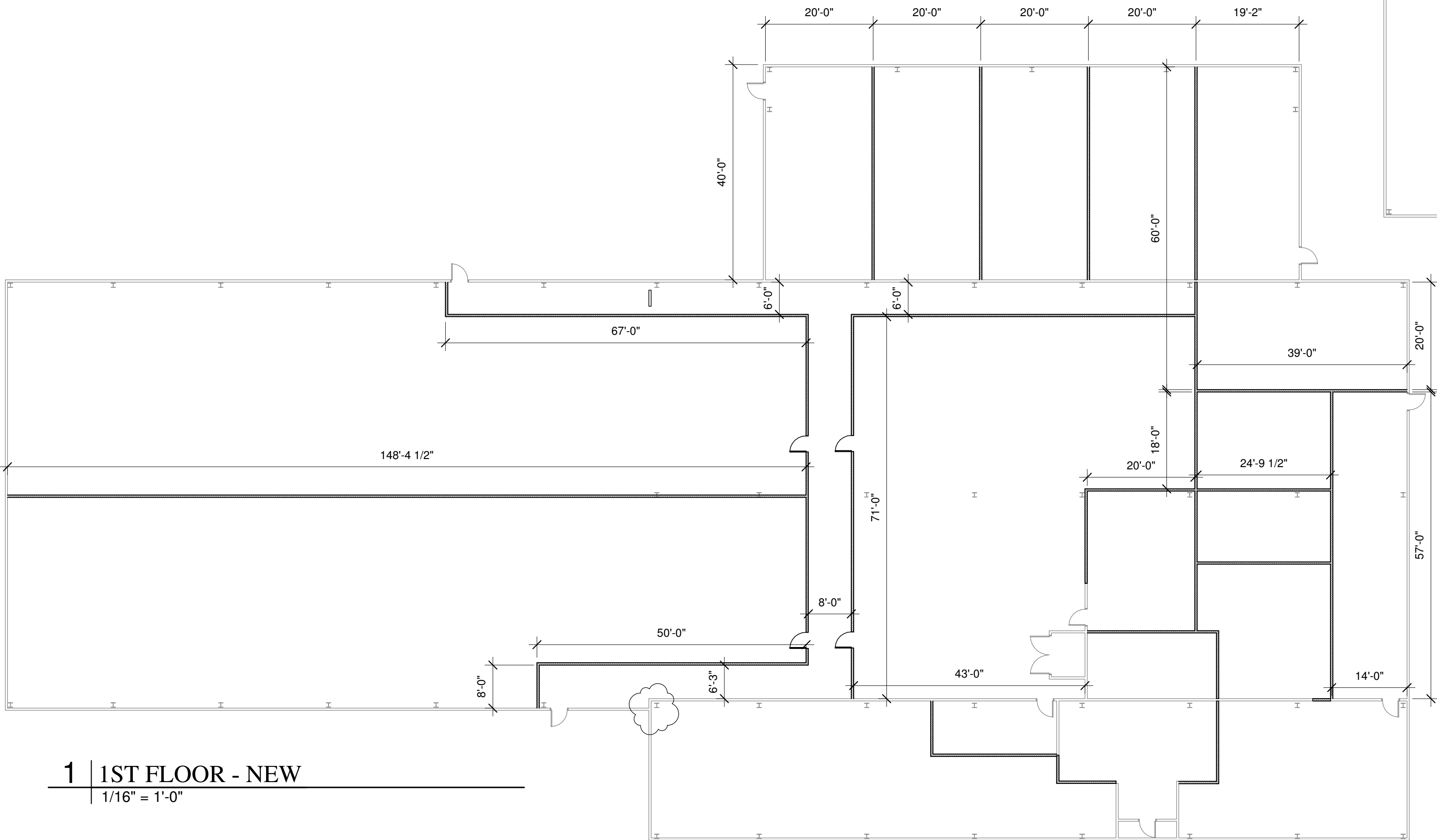
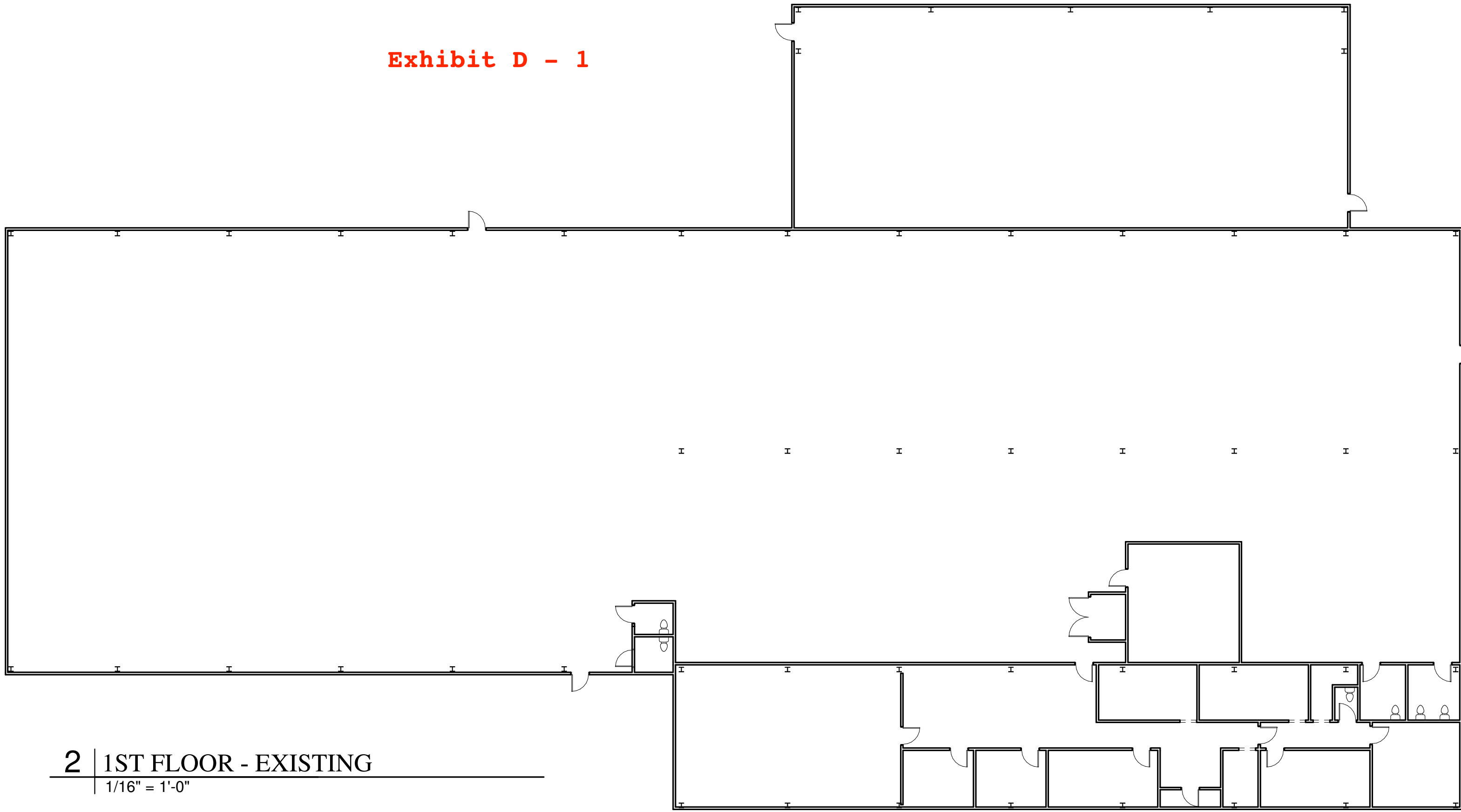


44) Production floor bathroom



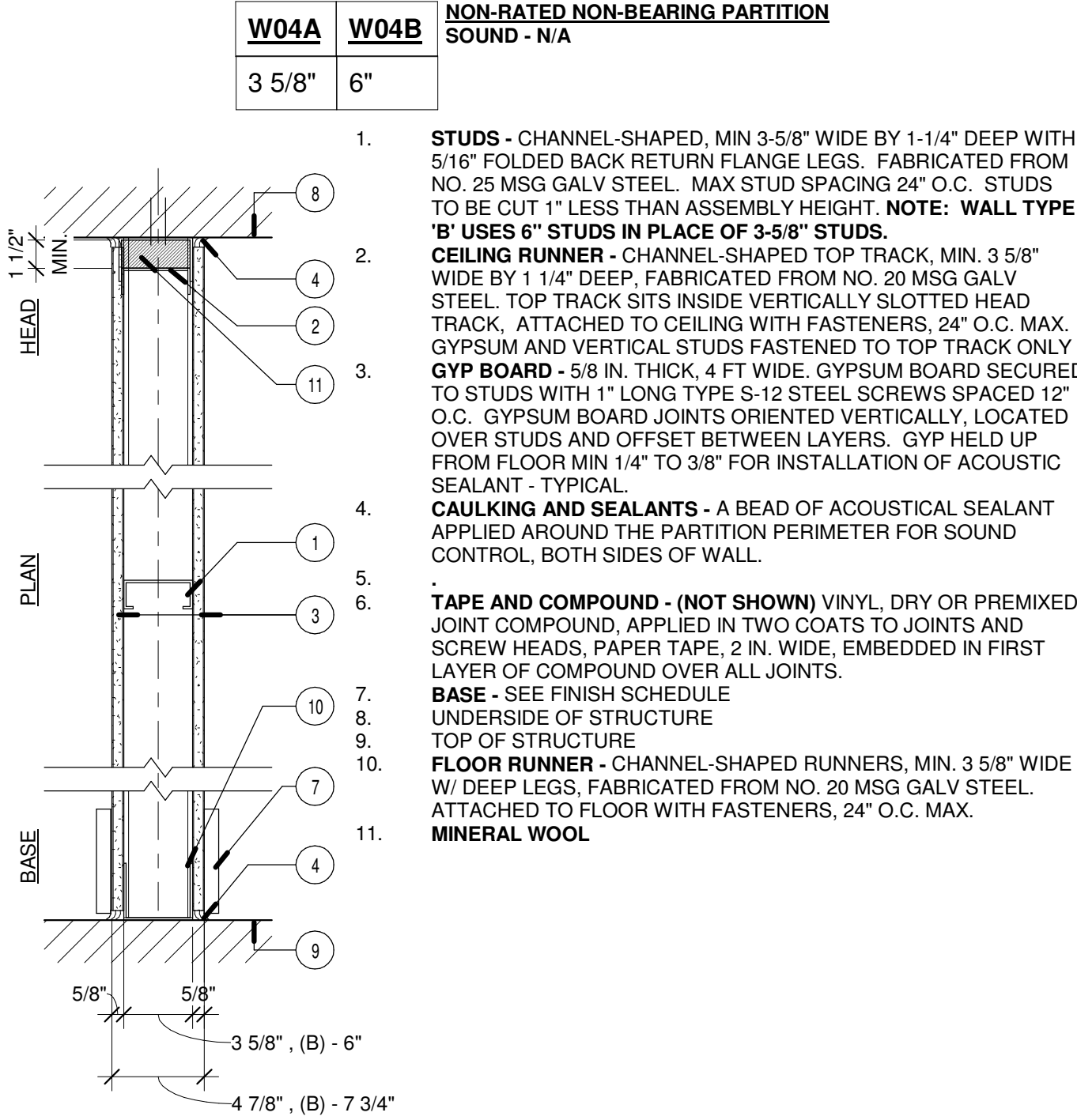
45) View of newer production floor addition

Intentionally left blank



27,935 SF

4 | WALL 04A&B - NON RATED PARTITION
1 1/2" = 1'-0"



IBC 2015, IEBC 2015

CONSTRUCTION TYPE 2B
EXISTING 1-STORY, PROPOSED 1-STORY
SPRINKLERED
27,935 SF

EXISTING - ASSEMBLY USE
PROPOSED - F-1 (HEMP PRODUCTS)
ALLOWABLE HEIGHT 75'
ALLOWABLE STORIES ABOVE GRADE - 3
ALLOWABLE AREA - 46,500

ACCESSIBLE ROUTE REQUIRED

306.2
T504.3
T504.4
T506.2
1104.4

Prepared For:

Consultant:

Architect:

ARCHETYPE
architects

48 Union Wharf Portland, Maine 04101
(207) 772-6002 ARCHETYPE@ARCHETYPEDA.COM

Project:

419 Hill Street

Biddeford, Maine

Revisions:	
1	Date 1 Revision 1

Date: 10-8-2020

Scale: As indicated

FLOOR PLANS

A1.01



STORMWATER MANAGEMENT NARRATIVE

For

**419 HILL STREET
BIDDEFORD, MAINE**

Prepared for

Shoreline Group, LLC
190 U.S. Route 1 #128
Falmouth, ME 04104

November 3, 2020

STORMWATER MANAGEMENT NARRATIVE
419 HILL STREET
BIDDEFORD, MAINE

Site Description

The project site is approximately 3.4 acres and is located at 419 Hill Street in Biddeford, within the I-2 Industrial Zoning District, per the City's Zoning Map. The site is bounded by Hill Street to the west, Landry Street to the south, and business developments to the north and east. The site consists of an existing 28,300 SF building with paved parking lots, landscape areas, and associated utility infrastructure.

The site is tributary to Thatcher Brook which flows into the Saco River, and is not listed as an urban impaired stream in Chapter 502 of the Maine Department of Environmental Protection (MDEP) regulations. The site is not located in an identified flood zone per the FEMA Flood Insurance Rate Map for the City of Biddeford, Community Panel 2301450009B dated May 15, 1984.

Existing Drainage Conditions

Under existing conditions, runoff from the site generally flows south and west to the existing drainage systems along Hill Street and Landry Street. Runoff from the northwest portion of the site generally flows overland towards the ditches along Hill Street, which convey runoff to an existing 24-inch RCP culvert beneath Hill Street. Runoff from the south and east sides of the site flow overland towards the ditches along Landry Street, which convey runoff to an existing 24-inch CMP culvert beneath Landry Street.

The drainage ditch to the west of the site entrance along Landry Street frequently experiences ponding conditions after rain events. This is likely caused by a clogged or damaged 8-inch CMP culvert beneath the Landry Street entrance that is preventing flow from being conveyed to the downstream 24-inch CMP culvert. The proposed drainage improvements address the issue.

Proposed Drainage Conditions

The applicant is proposing site, drainage, and utility improvements to address immediate repairs needed for the property. Site improvements include pavement repairs, parking lot striping, and minor restoration work; however, the amount of impervious and developed areas will not increase.

The proposed drainage patterns will remain consistent with existing conditions, with runoff continuing to flow overland to the drainage ditches along Hill and Landry Street. The applicant has recently installed a new 18-inch HDPE culvert beneath the Hill Street entrance and will perform inspection and maintenance of the 8-inch CMP culvert beneath the Landry Street entrance. Minor re-grading of the Landry Street entrance will also reduce the demand on the existing 8-inch culvert.

The applicant proposes to implement Erosion and Sedimentation control during construction and until the site is stabilized to prevent unreasonable impacts to the surrounding environment. Erosion and sedimentation controls will be installed in accordance with "Maine Erosion and Sedimentation Control BMPs", published by Maine DEP.

Conclusion

The proposed site and utility improvements will not increase the amount of impervious area and will not alter the drainage patterns that are experienced under existing conditions. The proposed work generally consists of repairs to make the site operational and will not increase the demand on the existing drainage systems along Hill and Landry Street.

We hope that this narrative and plan set provides the information needed to complete your review. Upon your review, please call with any questions or comments. Thank you for your time.

Sincerely,

SEBAGO TECHNICS, INC.



Dylan J. Stuart
Civil Engineer



Cory A. Cormier, P.E.
Senior Project Engineer

419 HILL STREET

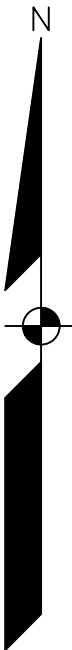
419 HILL STREET
BIDDEFORD, MAINE

APPLICANT:
SHORELINE
GROUP, LLC

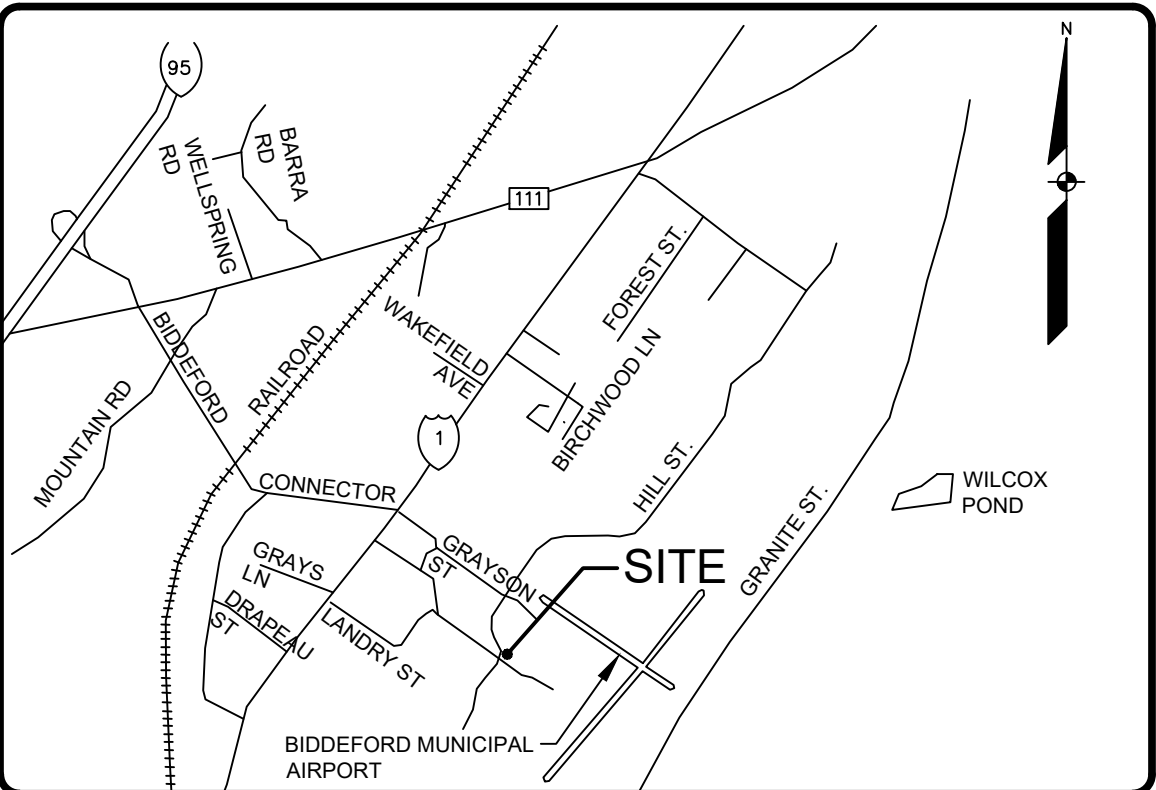
190 US ROUTE ONE #128
FALMOUTH, ME 04104

ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT:

SEBAGO
TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100



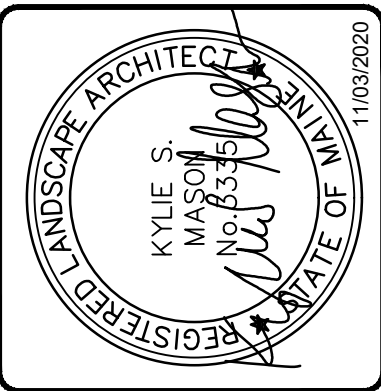
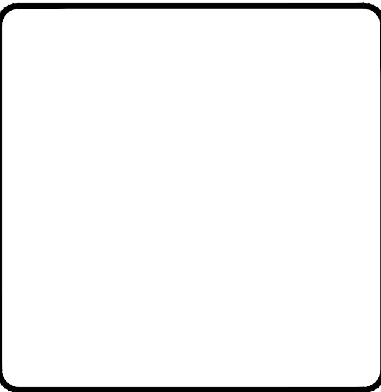
SCALE: 1" = 50'



LOCATION MAP NTS

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	GRADING AND UTILITY PLAN
4	EROSION AND SEDIMENT CONTROL NOTES
5	EROSION AND SEDIMENT CONTROL DETAILS
6	DETAILS
1 OF 1	EXISTING CONDITIONS PLAN



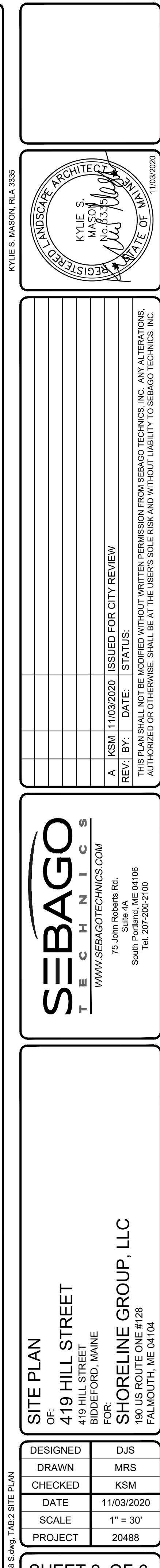
REV	BY	DATE	STATUS	ISSUED FOR CITY REVIEW
A	KSM	11/03/2020	DATE	STATUS
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.				

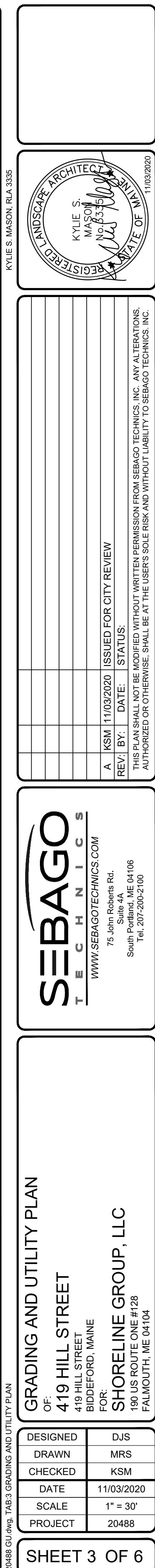


COVER SHEET
OF:
419 HILL STREET
BIDDEFORD, MAINE
FOR:
SHORELINE GROUP, LLC
190 US ROUTE ONE #128
FALMOUTH, ME 04104

DESIGNED	DJS
DRAWN	MRS
CHECKED	KSM
DATE	11/03/2020
SCALE	1" = 50'
PROJECT	20488

SHEET 1 OF 6





EROSION CONTROL MEASURES

PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCE) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THIS EROSION CONTROL PLAN AND DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED ENTRANCES AND EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

CONSTRUCTION AND POST-CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION. ANY AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD, SUCH AS ACTIVE EXCAVATION AND ACTIVE GRADING. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS ACTIVELY OCCURRING OR CAN BE MULCHED IN THE SAME DAY. OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL, AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN SEVEN (7) DAYS OF DISTURBANCE. AREAS LOCATED WITHIN 100 FEET OF STREAMS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL, WITHIN SEVEN (7) DAYS. REFER TO WINTER EROSION CONTROL NOTES FOR THE TREATMENT OF OPEN AREAS AFTER OCTOBER 1ST OF THE CONSTRUCTION YEAR.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

EROSION CONTROL APPLICATIONS & MEASURES

THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

1. TEMPORARY MULCHING:

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 14 DAYS SHALL BE MULCHED. DISTURBED AREAS ADJACENT TO NATURAL RESOURCES THAT ARE NOT GRADED WITHIN SEVEN (7) DAYS SHALL BE MULCHED. ALSO, AREAS, WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED, SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. EROSION CONTROL BLANKETS ARE RECOMMENDED TO BE USED AT THE BASE OF GRASSSED WATERWAYS AND ON SLOPES GREATER THAN 33%. MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 5% AFTER SEPTEMBER 15TH OF THE CONSTRUCTION YEAR (SEE WINTER EROSION CONTROL NOTES).

TYPES OF MULCH:

HAY OR STRAW: SHALL BE APPLIED AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE).

EROSION CONTROL MIX: SHALL BE PLACED EVENLY AND MUST PROVIDE 100% SOIL COVERAGE. EROSION CONTROL MIX SHALL BE APPLIED SUCH THAT THE THICKNESS ON SLOPES 3:1 OR LESS IS 2 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THE THICKNESS ON SLOPES BETWEEN 3:1 AND 2:1 SHALL BE 4 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THIS SHALL NOT BE USED ON SLOPES GREATER THAN 2:1.

EROSION CONTROL BLANKET: SHALL BE INSTALLED SUCH THAT CONTINUOUS CONTACT BETWEEN THE MAT AND THE SOIL IS OBTAINED. INSTALL BLANKETS AND STAPLE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2. SOIL STOCKPILES:

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNGRADIENT OF STOCKPILES, AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO THE STOCKPILE.

3. NATURAL RESOURCES PROTECTION:

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES SHALL BE MULCHED USING TEMPORARY MULCHING (AS DESCRIBED IN PART 1 OF THIS SECTION) WITHIN 7 DAYS OF EXPOSURE OR PRIOR TO ANY STORM EVENT. SEDIMENT BARRIERS (AS DESCRIBED IN PART 4 OF THIS SECTION) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE.

4. SEDIMENT BARRIERS:

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS SHALL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. SEDIMENT BARRIERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

SILT FENCE: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL, SO AS TO AVOID ADDITIONAL SOIL DISTURBANCE.

HAY BALES: SHALL NOT BE INSTALLED ADJACENT TO WETLAND. INSTALL PER THE DETAIL ON THE PLANS. BALES SHALL BE WIRE-BOUND OR STRING-TIED AND THESE BINDINGS MUST REMAIN PARALLEL WITH THE GROUND SURFACE DURING INSTALLATION TO PREVENT DETERIORATION OF THE BINDINGS. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

EROSION CONTROL MIX: SHALL NOT BE USED ADJACENT TO WETLANDS. INSTALL PER THE DETAIL ON THE PLANS. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND CONTAIN A WIRE-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. THE MIX COMPOSITION SHALL MEET THE STANDARDS DESCRIBED WITHIN THE MDEP BEST MANAGEMENT PRACTICES. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER. EROSION CONTROL MIX BERMS SHALL NOT BE USED AT THE BOTTOM OF STEEP SLOPES (>8%) OR SLOPES WITH FLOWING WATER.

CONTINUOUS CONTAINED BERM: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THIS SEDIMENT BARRIER IS EROSION CONTROL MIX PLACED WITHIN A SYNTHETIC TUBULAR NETTING AND PERFORMS AS A STURDY SEDIMENT BARRIER THAT WORKS WELL ON HARD GROUND SUCH AS FROZEN CONDITIONS, TRAVELED AREAS OR PAVEMENT. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

5. TEMPORARY CHECK DAMS:

SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. CHECK DAMS ARE TO BE PLACED WITHIN DITCHES/ SWALES AS SPECIFIED ON THE DESIGN PLANS IMMEDIATELY AFTER FINAL GRADING. CHECK DAMS SHALL BE 2 FEET HIGH. TEMPORARY CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SWALE ARE ESTABLISHED WITH AT LEAST 90% OF VIGOROUS PERENNIAL GROWTH. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER REMOVAL OF THE CHECK DAM.

STONE CHECK DAMS: STONE DAMS SHOULD BE CONSTRUCTED OF 2 TO 3 INCH STONE AND PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAN THE OUTER EDGES.

HAY BALE CHECK DAMS: BALES SHALL BE WIRE-BOUND OR STRING-TIED. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER. HAY BALES SHALL BE PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAN THE OUTER EDGES.

MANUFACTURED CHECK DAMS: MANUFACTURED CHECK DAMS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF AUTHORIZED BY THE PROPER LOCAL, STATE OR FEDERAL REGULATING AGENCIES. THESE UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

6. STORMDRAIN INLET PROTECTION:

INLET PROTECTION SHALL BE PLACED AROUND A STORMDRAIN DROP INLET OR CURB INLET PRIOR TO PERMANENT STABILIZATION OF THE IMMEDIATE AND UPSTREAM DISTURBED AREAS. THEY SHALL BE CONSTRUCTED IN A MANNER THAT WILL FACILITATE CLEAN-OUT AND DISPOSAL OF TRAPPED SEDIMENTS AND MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES. ANY RESULTANT PONDING OF WATER FROM THE PROTECTION METHOD MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.

HAY BALE DROP INLET PROTECTION: WE DO NOT RECOMMEND THE USE OF HAY BALES AS INLET PROTECTION.

CONCRETE BLOCK AND STONE INLET SEDIMENT FILTER (DROP OR CURB INLET): SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE HEIGHT OF THE CONCRETE BLOCK BARRIER CAN VARY BUT MUST BE BETWEEN 12 AND 24 INCHES TALL. A MINIMUM OF 1 INCH CRUSHED STONE SHALL BE USED.

MANUFACTURED SEDIMENT BARRIERS AND FILTER (DROP OR CURB INLET): MANUFACTURED FILTERS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

PRIOR TO CLEARING AND/OR GRUBBING THE SITE A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED WHEREVER TRAFFIC WILL EXIT THE CONSTRUCTION SITE ONTO A PAVED ROADWAY IN ORDER TO MINIMIZE THE TRACKING OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE ONTO PUBLIC ROADWAYS. THE ENTRANCES AND ADJACENT ROADWAY AREAS SHALL BE PERIODICALLY SWEEP TO FURTHER MINIMIZE THE TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. THE TERM "SWEEP" IS UNDERSTOOD TO MEAN REMOVAL OF THE MATERIAL WITH A STIFF BRUSH OR WITH A STREET SWEEPER. THE MATERIAL INTO SWALES OR STRUCTURES WITH A MECHANICAL BROOM. STABILIZED CONSTRUCTION EXITS SHALL BE CONSTRUCTED IN AREAS SPECIFIED ON THE PLANS AND AS DETAILED ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.

DUST CONTROL:

DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS. APPLYING OTHER DUST CONTROL PRODUCTS SUCH AS CALCIUM CHLORIDE OR OTHER MANUFACTURED PRODUCTS ARE ALLOWED IF AUTHORIZED BY THE PROPER LOCAL, STATE AND/OR FEDERAL REGULATING AGENCIES. HOWEVER, IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO MITIGATE DUST AND SOIL LOSS FROM THE SITE. IF OFFSITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NOT LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS.

TEMPORARY VEGETATION:

TEMPORARY VEGETATION SHALL BE APPLIED TO DISTURBED AREAS THAT WILL NOT RECEIVE FINAL GRADING FOR PERIODS UP TO 12 MONTHS. THIS PROCEDURE SHOULD BE USED EXTENSIVELY IN AREAS ADJACENT TO NATURAL RESOURCES. SEEDBED PREPARATION AND APPLICATION OF SEED SHALL BE CONDUCTED AS INDICATED IN THE SHORT-TERM VEGETATION SECTION OF THIS NARRATIVE. SPECIFIC SEEDS (FAST GROWING AND SHORT LIVING) SHALL BE SELECTED FROM THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUALS FOR CONTRACTORS AND ENGINEERS, 2016 OR LATEST REVISION. ALTERNATIVE EROSION CONTROL MEASURES SHOULD BE USED IF SEEDING CAN NOT BE DONE BEFORE SEPTEMBER 15TH OF THE CONSTRUCTION YEAR.

PERMANENT VEGETATION:

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OF AREAS TO BE LOAMED AND SEEDED. THE APPLICATION OF SEED SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR, PLEASE REFER TO THE WINTER EROSION CONTROL NOTES FOR MORE DETAIL. REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

SEEDBED PREPARATION:

A. FOUR (4) INCHES OF LOAM SHALL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 2 INCHES OR LARGER IN ANY DIMENSION, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

B. SOILS TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TESTS SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14-DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

ITEM	APPLICATION RATE
10-20-20 FERTILIZER (N-P205-K20 OR EQUAL)	18.4 LBS/1,000 S.F.
GROUND LIMESTONE (50% CALCIUM & MAGNESIUM OXIDE)	138 LBS/1,000 S.F.
C. WORK LINE AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH PROPER EQUIPMENT. ROLL THE AREA TO FIRM THE SEEDBED EXCEPT ON CLAY OR SILTY SOILS OR COARSE SAND.	

APPLICATION OF SEED:

A. SEEDING: SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. GENERALLY A SEED MIXTURE MAY BE APPLIED AS FOLLOWS: (MDEP SEED MIX 2 IS DISPLAYED)

SEED TYPE	APPLICATION RATE
CREeping RED FESCUE	0.46 LBS/1,000 S.F. (20 LBS/ACRE)
REDTOP	0.05 LBS/1,000 S.F. (2 LBS/ACRE)
TALL FESCUE	0.46 LBS/1,000 S.F. (20 LBS/ACRE)
TOTAL:	0.97 LBS/1,000 S.F. (40 LBS/ACRE)

NOTE: A SPECIFIC SEED MIXTURE SHOULD BE CHOSEN TO MATCH THE SOILS CONDITION OF THE SITE. VARIOUS AGENCIES CAN RECOMMEND SEED MIXTURES. MDEP RECOMMENDED SEED MIXTURES ARE IN THE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 2016 OR LATEST REVISION.

B. HYDROSEEDING: SHALL BE CONDUCTED ON PREPARED AREAS WITH SLOPES LESS THAN 2:1. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. RECOMMENDED SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.

C. MULCHING: SHALL COMMENCE IMMEDIATELY AFTER SEED IS APPLIED. REFER TO THE TEMPORARY MULCHING SECTION OF THIS NARRATIVE FOR DETAILS.

SODDING:

FOLLOWING SEEDBED PREPARATION, SOD CAN BE APPLIED IN LIEU OF SEEDING IN AREAS WHERE IMMEDIATE VEGETATION IS MOST BENEFICIAL, SUCH AS DITCHES, AROUND STORMWATER DROP INLETS AND AREAS OF AESTHETIC VALUE. SOD SHOULD BE LAID AT RIGHT ANGLES TO THE DIRECTION OF FLOW, STARTING AT THE LOWEST ELEVATION. SOD SHOULD BE ROLLED OR TAMPED DOWN TO EVEN OUT THE JOINTS ONCE LAID DOWN. WHERE FLOW IS PREVALENT THE SOD MUST BE PROPERLY ANCHORED DOWN, IRRIGATE THE SOD IMMEDIATELY AFTER INSTALLATION. IN MOST CASES, SOD CAN BE ESTABLISHED BETWEEN APRIL 1ST AND NOVEMBER 15TH OF THE CONSTRUCTION YEAR, HOWEVER, REFER TO THE WINTER EROSION CONTROL NOTES FOR ANY ACTIVITIES AFTER OCTOBER 1ST.

STANDARDS FOR TIMELY STABILIZATION:

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES – THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE MDEP WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS – BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 2(C) OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM 2(D) OF THIS STANDARD.
- STABILIZE THE SLOPE WITH SOD – THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).
- STABILIZE THE SLOPE WITH WOOD WASTE COMPOST – THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
- STABILIZE THE SLOPE WITH STONE RIPRAP – THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS – BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION – BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM 3(C.) OF THIS STANDARD.
- STABILIZE THE SOIL WITH SOD – THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
- STABILIZE THE SOIL WITH MULCH – BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

1. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS NO LATER THAN THE END OF THE NEXT WORKDAY, TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE NECESSARY REGULATING AGENCIES WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN WITHIN SEVEN (7) DAYS.

2. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

HOUSEKEEPING:

1. SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

2. GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL, DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF HAZARDOUS MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

3. FUGITIVE SEDIMENT AND DUST: ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

4. DEBRIS AND OTHER MATERIALS: MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

5. EXCAVATION DE-WATERING: EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.

6. AUTHORIZED NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES, WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST. THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:

- DISCHARGES FROM FIREFIGHTING ACTIVITY.
- FIRE HYDRANT FLUSHINGS;
- VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION AREAS);
- DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS;
- ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
- PAVEMENT WASHWATER WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED IF DETERGENTS ARE NOT USED;
- UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
- UNCONTAMINATED GROUNDWATER OR SPRING WATER;
- FOUNDATION OR FOOTER DRAIN-WATER WHERE GROUNDWATER FLOWS ARE NOT CONTAMINATED;
- UNCONTAMINATED EXCAVATION DEWATERING;
- POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
- LANDSCAPE IRRIGATION.

7. UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES, SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

- WASTEWATER FROM THE WASHOUT OR CLEAN OUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
- FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
- SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
- TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

WINTER EROSION CONTROL MEASURES

THE WINTER CONSTRUCTION PERIOD IS FROM OCTOBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ALL AREAS SHALL BE CONSIDERED TO BE DENIED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOADED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS/1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

1. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

2. NATURAL RESOURCES PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA.

PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

3. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

4. MULCHING

ALL AREAS SHALL BE CONSIDERED TO BE DENIED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS/1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3 TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH.

BETWEEN THE DATES OF SEPTEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CEMENT, TRACK OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH THEN COVER IS SUFFICIENT. AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.

5. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 5%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

6. SEEDING

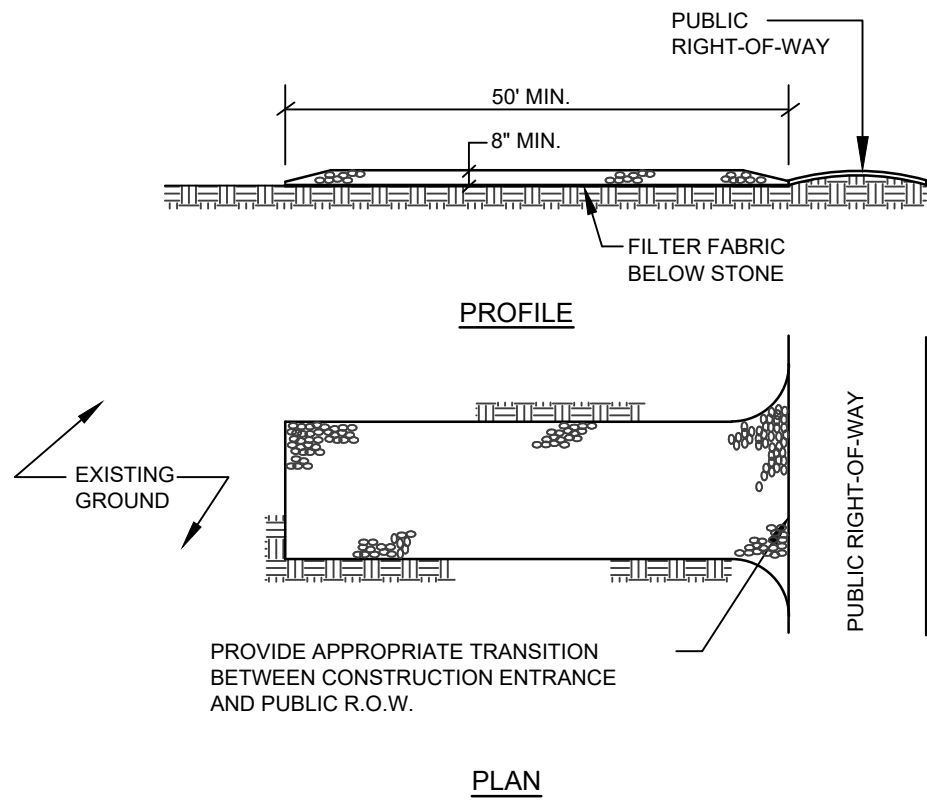
BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL

CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
6. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
7. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
8. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMPs" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (811) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSa 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
14. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
16. CONTRACTOR SHALL ACQUIRE ALL NECESSARY LOCAL AND STATE PERMITS PRIOR TO PERFORMING WORK WITHIN THE CITY RIGHT OF WAY.
17. THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.
18. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
19. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
20. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
21. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF SEBAGO TECHNICS, INC.
22. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
23. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
24. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
25. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
26. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.
27. ALL SUBSURFACE UTILITY LINES SHOWN HEREON ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, SM'S, CB'S, HYDRANTS, ETC.. IN CONJUNCTION WITH DESIGN AND OR AS-BUILT PLANS SUPPLIED TO SEBAGO TECHNICS INC. BY OTHERS. PRIOR TO ANY CONSTRUCTION, EXCAVATION, TEST BORINGS, DRILLING, ETC., DIG SAFE MUST BE NOTIFIED AND A SITE IDENTIFICATION NUMBER ALONG WITH A SAFE TO DIG DATE OBTAINED. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA.

INSPECTIONS/MONITORING:

1. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, OR AT LEAST EVERY SEVEN (7) DAYS, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS AS NEEDED TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE NECESSARY REGULATING AGENCIES WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN.
2. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 85%-90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

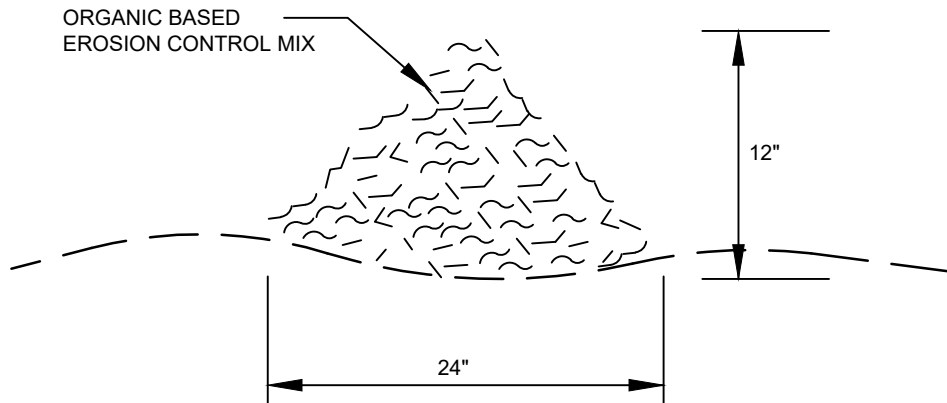


NOTES:

1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION EXIT

NOT TO SCALE



COMPOSITION

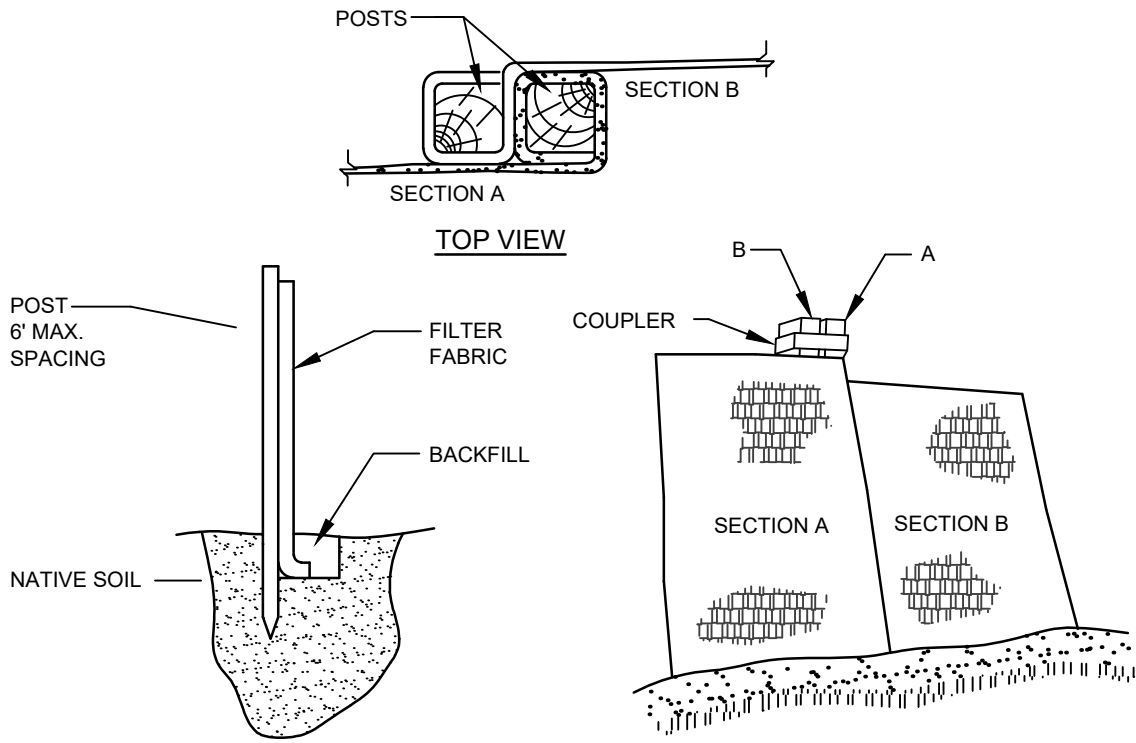
EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL, LAST REVISED 3/2003 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

INSTALLATION:

1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER.
3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

EROSION CONTROL MIX BERM

NOT TO SCALE

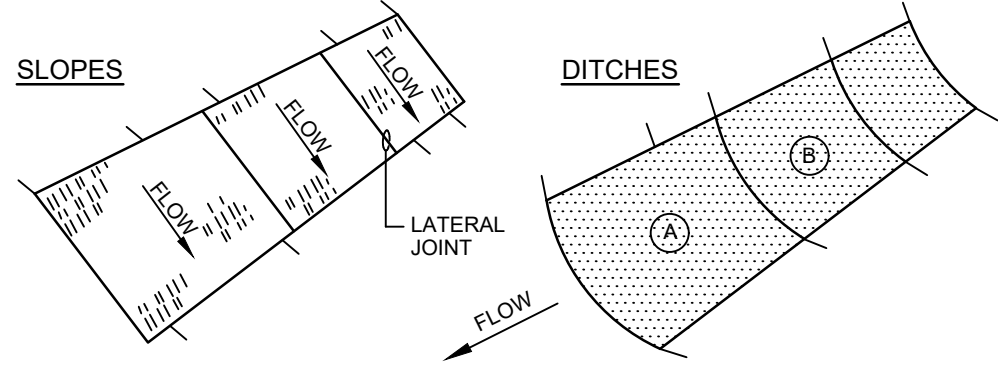


INSTALLATION NOTES:

1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PLUNG AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION AS SHOWN ABOVE.
6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

FILTER BARRIER

NOT TO SCALE



NOTES:

1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP 8 OVER A.
3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
4. STAPLE OUTSIDE LATERAL EDGE 2' ON CENTER.
5. WIRE STAPLES TO BE MIN. OF # 11 WIRE 6" LONG AND 1-1/2" WIDE.
6. USE NORTH AMERICAN GREEN DS 150 OR APPROVED EQUAL.

EROSION CONTROL BLANKET

NOT TO SCALE

20488 Dwg. TAB 5 EROSION AND SEDIMENT CONTROL DETAILS

EROSION AND SEDIMENT CONTROL DETAILS

OF:
419 HILL STREET
419 HILL STREET
BIDDEFORD, MAINE

FOR:
SHORELINE GROUP, LLC
190 US ROUTE ONE #128
FALMOUTH, ME 04104

DESIGNED	DJS
DRAWN	MRS
CHECKED	KSM
DATE	11/03/2020
SCALE	N.T.S.
PROJECT	20488

SHEET 5 OF 6

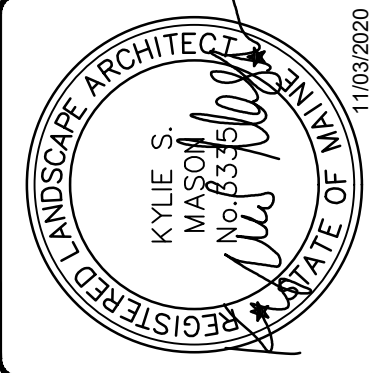
SEBAGO
TECHNICS
WWW.SEAGOTECHNICS.COM

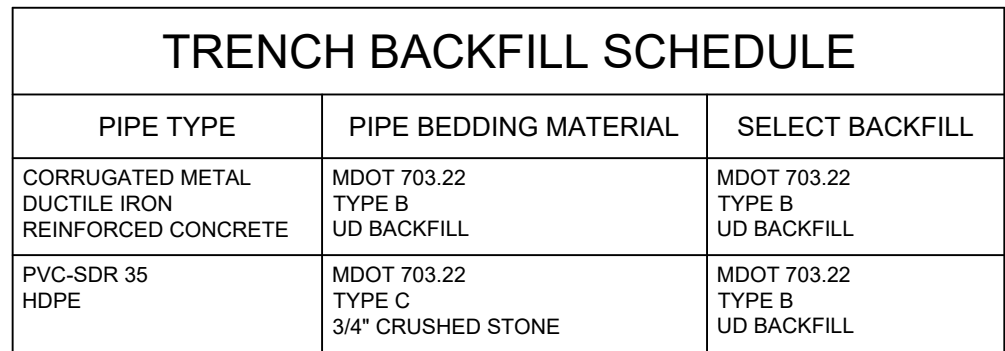
75 John Roberts Rd.
Sullivan, ME 04106
South Portland, ME 04106
Tel. 207-260-2100

REV.	BY	DATE	STATUS	ISSUED FOR CITY REVIEW
A	KSM	11/03/2020	DATE	STATUS

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

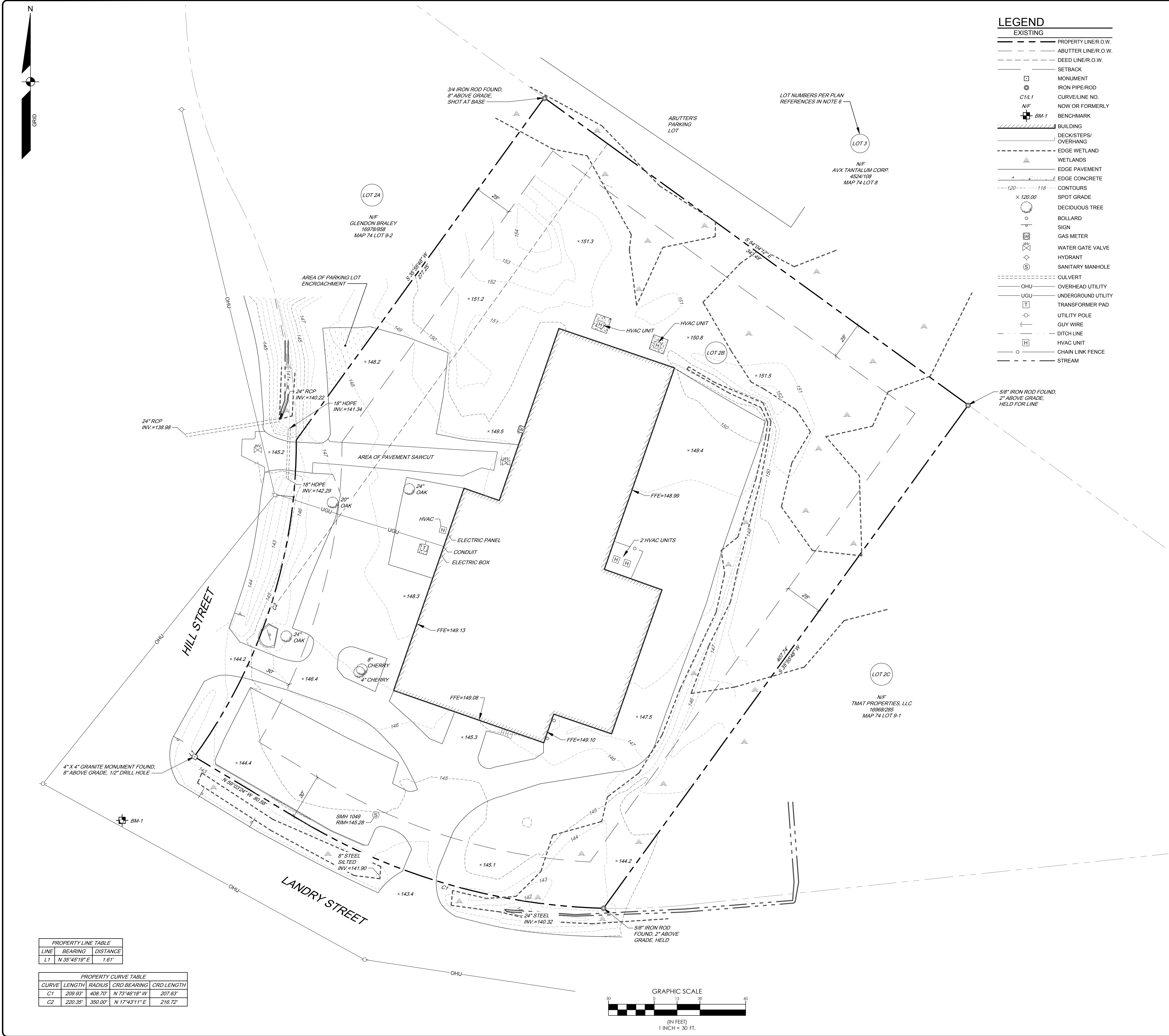
KYLE S. MASON, R.L.A. 3355





TRENCH SECTION
NOT TO SCALE





LOCATION MAP

N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS R. MARTIN PROPERTIES, LLC BY DEED DATED DECEMBER 20, 2007 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (YCRD) IN BOOK 15328, PAGE 853.
- THE PROPERTY IS SHOWN AS LOT 9 ON THE CITY OF BIDDEFORD TAX MAP 74 AND IS LOCATED IN THE INDUSTRIAL 1-2 ZONING DISTRICT.
- SPACE AND BULK CRITERIA FOR THE INDUSTRIAL 1-2 ZONING DISTRICT ARE AS FOLLOWS:
MINIMUM STREET FRONTAGE: 50 FEET
MINIMUM FRONT YARD: 30 FEET
MINIMUM SIDE YARD: 25 FEET
MINIMUM REAR YARD: 25 FEET
MAXIMUM BUILDING HEIGHT: 60 FEET
* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 3.44 ACRES AS DEPICTED ON PLAN REFERENCE 6C.
- BOUNDARY INFORMATION IS AS DEPICTED ON PLAN REFERENCE 6A, 6B AND 6C HEREON. SEBAGO TECHINCS, INC. HAS NOT PERFORMED AN INDEPENDENT BOUNDARY RETRACEMENT SURVEY IN PREPARING THIS PLAN. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON GROUND SURVEY IN OCTOBER OF 2020.
- PLAN REFERENCES:
 - A. "PLAN OF SUBDIVISION OF LAND AIRPORT INDUSTRIAL PARK-II, LAND OF THE INHABITANTS OF THE CITY OF BIDDEFORD, MAINE BIDDEFORD, MAINE" DATED MY 20, 1983 BY THE OFFICE OF THE CITY ENGINEER, BIDDEFORD, MAINE. THIS PLAN IS RECORDED AT THE YCRD IN PLAN BOOK 125, PAGE 48.
 - B. "PLAN OF THE RESUBDIVISION OF LOT 2 AIRPORT IND. PARK II, LAND OF THE CITY OF BIDDEFORD, MAINE ON MARCEL AVE. IN BIDDEFORD, MAINE" DATED MARCH 27, 1984 BY THE CITY OF BIDDEFORD, ME. ENGINEERING DEPT. THIS PLAN IS RECORDED AT THE YCRD IN PLAN BOOK 126, PAGE 50.
 - C. "PLAN OF THE SECOND RESUBDIVISION OF LOT 2 AIRPORT IND. PARK II, LAND OF THE CITY OF BIDDEFORD, ME. ON MARCEL AVE. IN BIDDEFORD, MAINE" DATED AUGUST 31, 1984 BY THE CITY OF BIDDEFORD, ME. ENGINEERING DEPT. THIS PLAN IS RECORDED AT THE YCRD IN PLAN BOOK 132, PAGE 24.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD88 BASED ON DUEL FREQUENCY GPS OBSERVATIONS.
- BENCHMARK:
BM-1 CHISELED X ON HYDRANT FLANGE BOLT FACING ROAD ELEVATION: 144.81 FEET NAVD88
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 24/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF BIDDEFORD, MAINE, YORK COUNTY, COMMUNITY-PANEL NUMBER 230145 0009 B, HAVING AN EFFECTIVE DATE OF MAY 15, 1984. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING. (NO SHADING).
- THE PROPERTY DEPICTED HEREON IS SUBJECT TO A UTILITY EASEMENT GRANTED TO CENTRAL MAINE POWER COMPANY DATED DECEMBER 4, 1984 AND RECORDED AT THE YCRD IN BOOK 34511, PAGE 253.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN OCTOBER OF 2020 BY MICHAEL JAKUBOWSKI, LICENSED SITE EVALUATOR OF SEBAGO TECHINCS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY CAPABLE OF SUB-METER ACCURACY.

SURVEYOR'S STATEMENT

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

CHARLES D. MARCHESI, PLS 2009 OCTOBER 30, 2020

SEBAGO TECHINCS
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel: 207-200-2100

EXISTING CONDITIONS PLAN
OF:
R. MARTIN PROPERTIES, LLC
419 HILL STREET
BIDDEFORD, MAINE
FOR:
SHORELINE GROUP, LLC
190 U.S. ROUTE ONE #128
FALMOUTH, MAINE 04104

RECORD OWNER:
R. MARTIN PROPERTIES, LLC
P.O. BOX 974
BIDDEFORD, MAINE 04005

DESIGNED: -
DRAWN: CDM/TSL
CHECKED: JIB
DATE: 10-13-2020
SCALE: 1" = 30'
PROJECT: 20488

SHEET 1 OF 1

419 HILL STREET

419 HILL STREET
BIDDEFORD, MAINE

LIGHTING PLAN and FDC LOCATION

APPLICANT:
SHORELINE
GROUP, LLC

190 US ROUTE ONE #128
FALMOUTH, ME 04104

ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT:

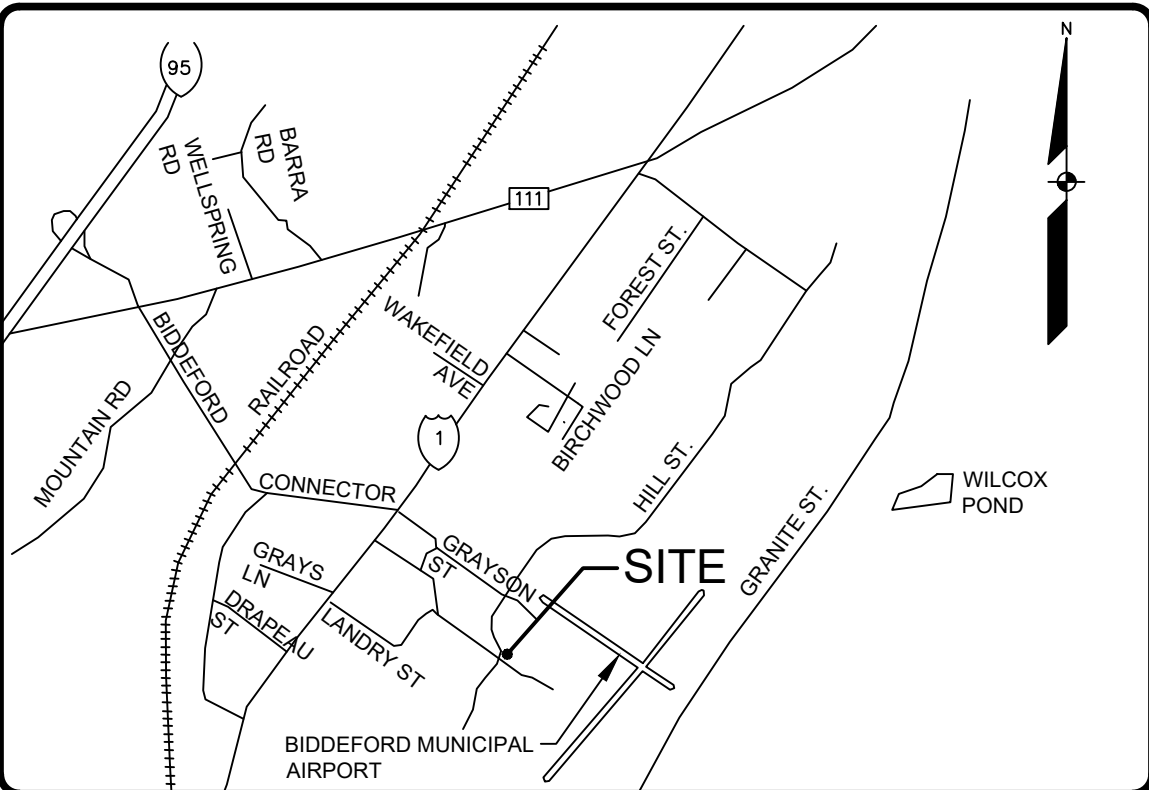
SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100



SCALE: 1" = 50'

- Current flood light locations
- Planned FDC Location



LOCATION MAP NTS

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	GRADING AND UTILITY PLAN
4	EROSION AND SEDIMENT CONTROL NOTES
5	EROSION AND SEDIMENT CONTROL DETAILS
6	DETAILS
1 OF 1	EXISTING CONDITIONS PLAN

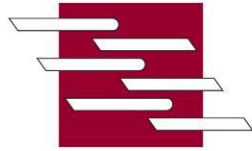
REV	BY	DATE	STATUS	ISSUED FOR CITY REVIEW
A	KSM	11/03/2020	DATE	
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SEBAGO
TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

COVER SHEET
OF:
419 HILL STREET
419 HILL STREET
BIDDEFORD, MAINE
FOR:
SHORELINE GROUP, LLC
190 US ROUTE ONE #128
FALMOUTH, ME 04104

DESIGNED	DJS
DRAWN	MRS
CHECKED	KSM
DATE	11/03/2020
SCALE	1" = 50'
PROJECT	20488

SHEET 1 OF 6



**BENNETT
ENGINEERING**
MECHANICAL • ELECTRICAL

October 29, 2020

City of Biddeford Code Enforcement
205 Main Street
Biddeford, ME 04005

Attn: Scott Welton, Fire and Life Safety Inspector
Re: 419 Hill Street, Biddeford, Maine

At the request of Morgan Stoner, we reviewed proposed equipment and Specifications, dated 10/5/2020 for an emissions mitigation system for the Cannabis Facility at 419 Hill Street, Biddeford, Maine designed to accomplish the following:

The Agriair® 2200 PG air purifier is designed for highly sensitive environments at risk of bio-contamination such as cannabis drying, trimming and packaging areas. The 2200PG contains a medical grade HEPA filter and two ionic oxidation generators that work together to eliminate even sub-micron particulates in the air and prevent microbial contamination of the final cannabis product.

The unit provides multi-level purification of air passing through the unit plus sanitation of the air and surfaces in all the surrounding area. Contaminated air particulates are removed by the 99.99% Hepa filter, then the purified air is mixed with oxidizer plasma generated by the IO generators and is released into the surrounding area killing any mold spores, mildew, viruses, VOC's and odor.

The 2200 PG air purifier offers variable speed airflows and creates a high level of air sanitation in small to large indoor commercial spaces. The unit is portable and lightweight and can operate in occupied spaces, growing or processing areas. These units can be used as air scrubbers to re-circulate and purify air or create either positive or negative air pressure environments.

The Agriair® 2200 PG system provides an economical, safe and effective solution to many of the major air quality concerns of indoor commercial growers.

- Particulates removed with medical grade Hepa filter at 99.99% efficiency at 0.3 microns
 - Virus, microbes, and bio-contaminants on plants and hard to reach surfaces are reduced by 99.99% without biocides or chemicals

- Up to 97% of airborne mold and mildew spores are destroyed before they have a chance of spreading and growing on plants, in vents and air system components.
- Strong odors associated with the indoor production of some crops, and additional odors from added nutrients, can be reduced by 85% thereby eliminating or reducing the need for bulky and expensive carbon filter

We plan to use two of these units for each flower room and one in the veg room, cure room and production rooms. The units we plan on using are the 2200 PGA purifiers. Please let me know if you have any question or need anything else from us.

With the manufacturer recommended number of filtering units the odor will be controlled.

Stephen P. Doel PE
BENNETT ENGINEERING, INC.

A. Lighting

- (1) Any gate or perimeter entry point of our establishment will have lighting sufficient for observers to see, and cameras to record, any activity within 10 feet of the gate or entry.
- (2) A motion detection lighting system will be employed to light required areas in low-light conditions.

B. Doors and windows

- (1) Commercial grade locks, appropriate for facilities requiring high levels of physical security, will be used on all perimeter entry doors and on all doors separating limited access areas from areas open to visitors and customers.
- (2) All external entrances to indoor facilities on the licensed premises will be able to be locked.
- (3) All perimeter windows will be in good condition bared and lockable.

C. Alarm system

- (1) Monitored sensors will be installed on all perimeter entry points and perimeter windows.
- (2) Alarm systems will be monitored by a licensed security company capable of contacting the licensee and, if necessary, law enforcement.
- (3) The system will include an audible alarm, which will be capable of being disabled remotely by the security company

D. Video surveillance

Placement and coverage of cameras shall be sufficient:

- (1) Cameras will be permanently fixed inside each entry/exit point (perimeter and limited access area) to allow identification of persons entering the premises and limited access areas.
- (2) Cameras will be permanently fixed outside each entry/exit point (perimeter and limited access area) to allow identification of persons exiting the premises and limited access areas.
- (3) A sufficient number of cameras will be permanently fixed to allow the viewing, in its entirety, of any area where marijuana, marijuana plants, immature marijuana plants, seedlings, seeds, marijuana concentrate or marijuana products are cultivated, manufactured, stored or prepared for transfer or sale or where samples for mandatory testing are collected, and prepared and sealed for transport to a marijuana testing facility.
- (4) A sufficient number of cameras will be permanently fixed to allow the viewing, in its entirety, of any area where marijuana waste is stored before being made unusable, or where marijuana waste is made unusable.
- (5) A camera will be permanently fixed at each point of sale to monitor the identity of the purchaser and ensure facial identity.
- (6) A sufficient number of cameras will be permanently fixed to allow recording of all areas outside of the premises within 10 feet of the exterior fence and gates of a cultivation facility with outdoor growing.

Video surveillance will meet the following minimum requirements:

- (1) Minimum camera resolution is 720p.
- (2) System storage and cameras are internet protocol (IP) compatible.
- (3) All cameras must record continuously twenty-four hours per day and at a minimum of 15 frames per second.

- (4) All recorded images must clearly and accurately display the time and date. Time is to be measured in accordance with the U.S. National Institute Standards and Technology standards
- (5) The surveillance system storage device will be secured on the premises in a lockbox, cabinet or closet, or must be on a third-party server or secured in another manner to protect from employee tampering or criminal theft.
- (6) All surveillance recordings will be kept for a minimum of 45 days on the licensee's recording device.
- (7) All videos are subject to inspection by any Department employee or law enforcement officer and will be copied and provided to the Department or law enforcement officer upon request.
- (8) We shall maintain a list of all persons with access to video surveillance recording and procedures for controlling access to recordings.

MAINE DRIVER'S LICENSE

Matthew Dunlap, Secretary of State

USA ME

STONER
MORGAN J
22 GRAHAM STREET APT 201
BIDDEFORD, ME 04005

2515351

ISSUED 03/17/2015 EXPIRES 12/01/2020

DOB 12/01/1979

GENDER M HEIGHT 6' 00" WEIGHT 160 EYES BL HAIR BR

CLASS C REST

ENDS

Morgan J. Stoner



Maine Medical Use
Of Marijuana

Date Issued: 04/16/2020
Expires: 04/15/2021

Individual Caregiver
MORGAN J. STONER
DOB: 12/01/1979
No Retail Location Provided

Registration #: CGR25686

Control #: 635068

Authorized for: Plant Canopy-500 square feet

Karleena Stoner, Owner
Stoner & Co
414 Hill Street
Biddeford, ME 04005



September 10, 2020

Greg Tansley, Nan Whitten,
Mathew Eddy and Roby Fecteau
Biddeford City Hall
205 Main Street
Biddeford, ME 04005

To Whom It May Concern:

I am submitting this letter of intent on behalf of Stoner & Co to apply for a medical marijuana cultivation conditional use permit.

Stoner & Co has been cultivating medicinal cannabis at 414 Hill Street for just over two years and we are looking to expand our operation to the warehouse located across the street, at 419 Hill Street.

Please let us know if there's anything you need from us or if you have any questions or concerns.

Best Regards,

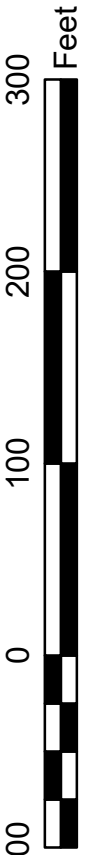
Karleena Stoner





North is based on the
Maine State
Coordinate System
NAD 1983

North Rotation is 304°



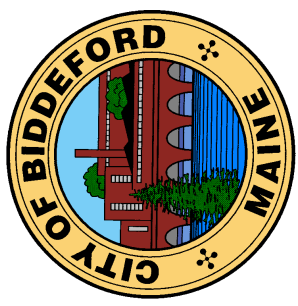
Feet
300
200
100
0
100
1 inch = 100 feet

UPDATED THROUGH APRIL 1, 2019
FOR ASSESSMENT PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCES

The City of Biddeford, Maine

OFFICIAL TAX MAP

Office of The Tax Assessor
Nicholas D. Desjardins, CMA
Assessor



This Map is Prepared By
The City of Biddeford, Maine
Technology Department
GIS Division
203 Main Street · P.O. Box 386 · Biddeford, Maine 04005
207-571-0660 · gis@biddefordmaine.org

74

Tax Map

70

419 HILL ST

Location	419 HILL ST	Mblu	74/ 9/ /
Acct#		Owner	R MARTIN PROPERTIES LLC
Assessment	\$1,006,400	Appraisal	\$1,006,400
PID	6718	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$811,200	\$195,200	\$1,006,400
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$811,200	\$195,200	\$1,006,400

Owner of Record

Owner	R MARTIN PROPERTIES LLC	Sale Price	\$0
Co-Owner		Certificate	
Address	76 DEEP COVE RD RAYMOND, ME 04071	Book & Page	15328/0853
		Sale Date	12/20/2007
		Instrument	1B

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
R MARTIN PROPERTIES LLC	\$0		15328/0853	1B	12/20/2007
AIRPORT INDUSTRIAL PARK	\$0		9187/0242	1B	12/07/1998
MARTIN LESTER W & ROBERT A	\$0		04073/0107		11/14/1987

Building Information

Building 1 : Section 1

Year Built:	1985
Living Area:	28,119
Replacement Cost:	\$1,609,742
Building Percent Good:	48

Replacement Cost
Less Depreciation: \$772,700

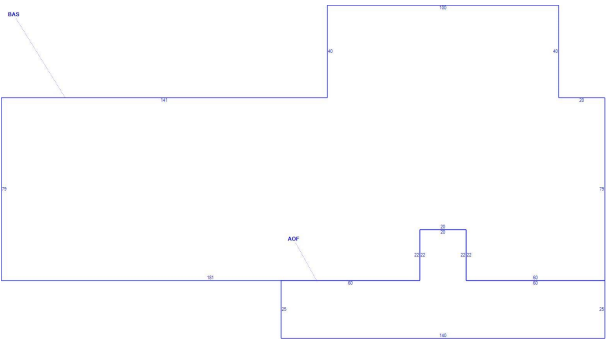
Building Attributes	
Field	Description
STYLE	Pre-Eng Mfg
MODEL	Industrial
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr Abv Grad
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	None
Struct Class	
Bldg Use	FACTORY
Total Rooms	
Total Bedrms	00
Total Baths	3
Usrfid 218	
Usrfid 219	
1st Floor Use:	4000
Heat/AC	HEAT/AC SPLIT
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	14.00
% Corn Wall	0.00

Building Photo



(http://images.vgsi.com/photos/BiddefordMEPhotos/\00\00\48\15.jpg)

Building Layout



(ParcelSketch.ashx?pid=6718&bid=6995)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	24,179	24,179
AOF	Office, (Average)	3,940	3,940
		28,119	28,119

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
LDL1	LOAD LEVELERS	1.00 UNITS	\$3,300	1
A/C	AIR CONDITION	3500.00 UNITS	\$5,700	1

SPR1	SPRINKLERS-WET	24660.00 S.F.	\$16,600	1
SPR2	WET/CONCEALED	3500.00 S.F.	\$2,900	1

Land

Land Use

Use Code 4000
Description FACTORY
Zone I2
Neighborhood 0007
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 3.44
Frontage 0
Depth 0
Assessed Value \$195,200
Appraised Value \$195,200

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			10000.00 S.F.	\$10,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$672,100	\$195,200	\$867,300
2016	\$672,100	\$169,900	\$842,000
2015	\$672,100	\$169,900	\$842,000

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$672,100	\$195,200	\$867,300
2016	\$672,100	\$169,900	\$842,000
2015	\$672,100	\$169,900	\$842,000

419 HILL STREET

419 HILL STREET
BIDDEFORD, MAINE

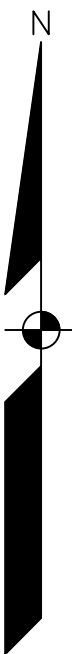
LIGHTING PLAN and FDC LOCATION

APPLICANT:
SHORELINE
GROUP, LLC

190 US ROUTE ONE #128
FALMOUTH, ME 04104

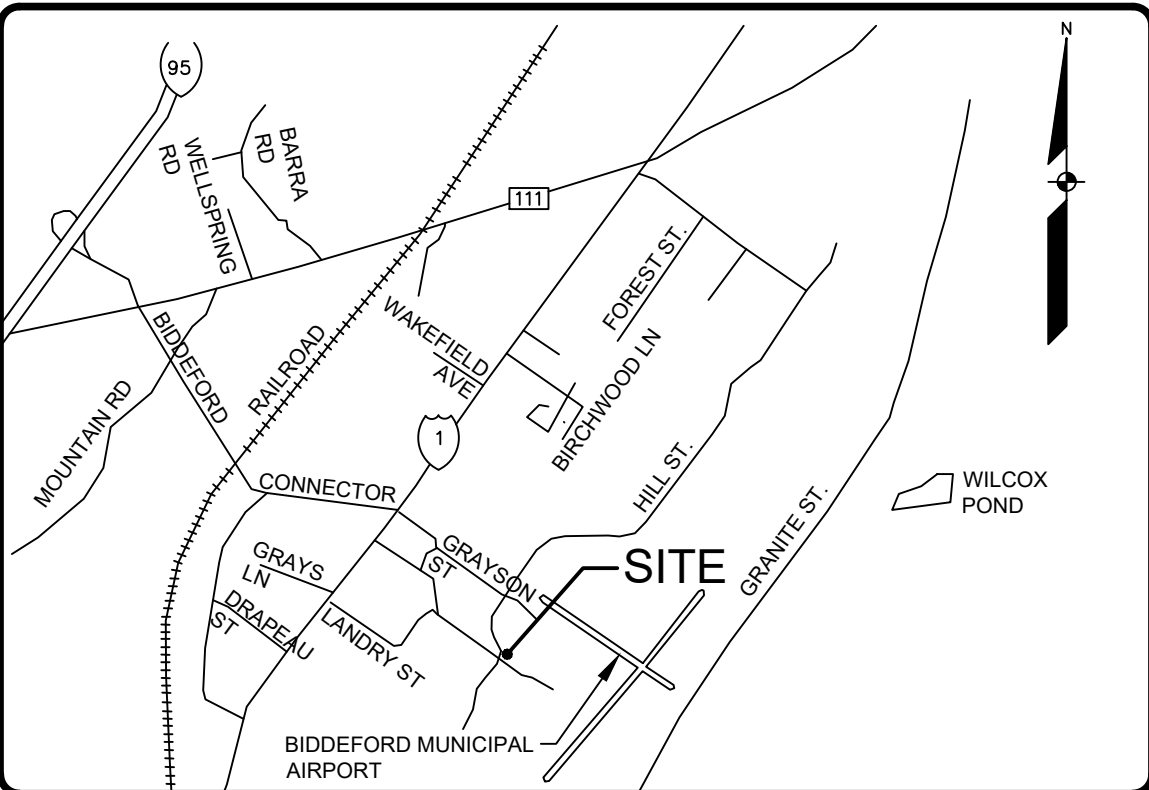
ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT:

SEBAGO
TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100



SCALE: 1" = 50'

- Current flood light locations
- Planned FDC Location



SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	GRADING AND UTILITY PLAN
4	EROSION AND SEDIMENT CONTROL NOTES
5	EROSION AND SEDIMENT CONTROL DETAILS
6	DETAILS
1 OF 1	EXISTING CONDITIONS PLAN

REV	BY	DATE	STATUS	ISSUED FOR CITY REVIEW
A	KSM	11/03/2020	DATE	STATUS
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.				

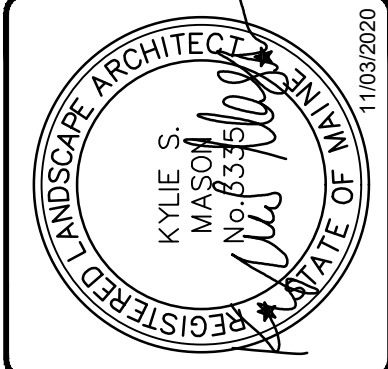
SEBAGO
TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

COVER SHEET
OF:
419 HILL STREET
419 HILL STREET
BIDDEFORD, MAINE
FOR:
SHORELINE GROUP, LLC
190 US ROUTE ONE #128
FALMOUTH, ME 04104

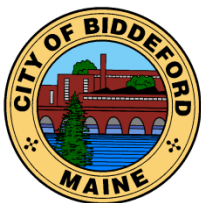
DESIGNED	DJS
DRAWN	MRS
CHECKED	KSM
DATE	11/03/2020
SCALE	1" = 50'
PROJECT	20488

SHEET 1 OF 6

20488 Cdwg. TAB1 COVER SHEET



KYLE S. MASON, R.L.A. 3355



CITY OF BIDDEFORD

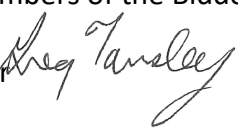
2020.38

Planning and Development Department

Greg D. Tansley, A.I.C.P.
City Planner
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 282-7119 or (207) 284-9115
Greg.Tansley@biddefordmaine.org

PLANNING BOARD REPORT

TO: William Southwick, Chair & Members of the Biddeford Planning Board

FROM: Greg Tansley, AICP, City Planner 

DATE: November 25, 2020

RE: NEW BUSINESS ITEM #B – 2020.38 Village Mixed Use (VMU) Zone Draft

MEETING DATE: DECEMBER 2, 2020 @ 6:00 PM

At the request of the City Council, the Planning Board has been working on a Village Mixed Use Zone for an area immediately west of the Maine Turnpike and south of South Street. The Planning Board has been discussing this concept for several months. On November 18, 2020, the Planning Board Meeting and Staff began a section-by-section review of the Draft Ordinance. We discussed approximately half of the Draft.

The purpose of this meeting is to continue to review the VMU Draft Ordinance section-by-section. The intent is to hold a Public Input (not "Public Hearing") regarding the draft on December 9, 2020.

Please note the VMU Draft in your packet, and posted online, is the same version as we have been reviewing for some time now. We are aware of, and have noted, various typographical and grammatical errors in the document and are correcting those in a different version of the document.

SAMPLE MOTIONS:

None.

ATTACHMENTS

1. Draft VMU Ordinance dated 092520

Article V. Establishment of Zones

Section 11. Village Mixed Use (VMU) Zone

A. Purpose.

The purpose of the Village Mixed Use (VMU) Zone is to create new opportunities within the City to provide for a compatible mix of land uses, including but not limited to, residential, retail, and offices. The VMU Zone is intended to allow new development adjacent to Interstate 95 providing a mix of housing opportunities and commercial development in a walkable environment, integrating transportation options, utilizing existing and future infrastructure such as public water and sewer, enhancing and complementing existing employment and services in Biddeford, and providing a range of open space options with recreational and ecological benefits.

B. Permitted uses. The following Permitted Uses in the VMU Zone:

1. Accessory Structures
2. Bed and Breakfasts
3. Duplex/2-Family Residential
4. Home Occupation
5. Multi-family Residential
6. Single-family Residential
7. Art Galleries and Studios, Museums, and Libraries
8. Commercial Gardening/Greenhouses
9. Commercial Recreation
10. Commercial School
11. Gasoline Service Stations and Carwashes
12. Hotels and Motels
13. Veterinary Clinic
14. Offices
15. Restaurant
16. Retail, including Drugstores
17. Services, including Financial Institutions
18. Church
19. Community Centers and Clubs
20. Day-care Center, Adult and Children's
21. Day-care Home, Adult and Children's
22. Essential Services, including Water Supply Systems
23. Municipal Use, including Parks and Recreation, Fire and Police Stations, and other Public Facilities
24. Light Industrial
25. Solar Energy System

C. Prohibited uses.

Any use not specifically permitted in this section is prohibited.

D. Dimensional Standards.

1. Minimum lot size: With Public Sewer: 4,000 SF
Without Public Sewer: None,
subject to State of Maine approval.
2. Maximum Lot Sizes:
 - a. Single-family Residential: 20,000 Square Feet.
 - b. Duplex/2-family: 20,000 Square Feet.
 - c. Multi-family: 5,000 Square Feet/Unit.
 - d. Non-residential uses: None.
3. Minimum frontage: 50'
4. Minimum front setback: 0'
5. Maximum front setback (principal structure): 15'
6. Minimum side setback: 10'
7. Minimum rear setback: 10'
8. Maximum Impervious Coverage: 75%
9. Maximum Height: 35'
10. Maximum footprint: 30,000 Square Feet (larger with
Planning Board Approval)

E. VMU Zone and Mixed-use Buildings Floor Area Requirements:

1. A minimum of thirty percent (30%) of a Mixed-use building's floor area must be developed and maintained as residential use.
2. A minimum of twenty percent (20%) of a Mixed-use building's floor area must be developed and maintained as non-residential use.

F. Net Lot Acreage Requirements:

1. All lots created after subtracting the following areas shall comply with the lot size standards established above:
 - a. Portions of the lot shown to be within the one-hundred-year floodplain as identified by the Federal Flood Boundary and Floodway Maps or Federal Flood Insurance Rate Maps.
 - b. Portions of the lot identified as "wetlands of special significance" as defined by the State of Maine as wetlands that have one or more of the following characteristics:

- i. The freshwater wetland contains a natural community that is critically imperiled (S1) or imperiled (S2) as defined by the Maine Natural Areas Program.
- ii. The freshwater wetland contains significant wildlife habitat as defined by 38 M.R.S.A. § 480-B(10).
- iii. The freshwater wetland area is located within 250 feet of a coastal wetland by 38 M.R.S.A. § 480-B(2).
- iv. The freshwater wetland area is located within 250 feet of the normal high water line, and within the same watershed, of any lake or pond classified as GPA under 38 M.R.S.A. § 465-A.
- v. The freshwater wetland contains under normal circumstances at least 20,000 square feet of aquatic vegetation, emergent marsh vegetation or open water, unless the 20,000 or more square foot area is the result of an artificial ponds or impoundment.
- vi. The freshwater wetland area is inundated with floodwater during a 100-year flood event based on flood insurance maps produced by the Federal Emergency Management Agency or other site-specific information.
- vii. The freshwater wetland is or contains peatlands, except that the department may determine that a previously mined peatland, or portion thereof, is not a wetland of special significance.
- viii. The freshwater wetland area is located within 25 feet of a river, stream or brook as defined by 38 M.R.S.A. § 480-B(9).
- c. Land subject to the characteristics identified in Section F.1.b. shall be subtracted at 100% of its land area unless that land is preserved through a perpetual conservation easement, in which case, that land shall only be subtracted in an amount equal to 50% of the land area having said characteristics. The terms of the perpetual conservation easement shall be reviewed and approved by the Planning Board to receive the 50% reduction benefit.

G. Master Planning Required.

1. Purpose.

The purposes of the master planning process are:

- a. To promote the efficient use of land to facilitate a more economic arrangement of buildings and land uses in the district;

- b. To promote orderly development of selected mixed uses in a village living and working environment; and
- c. To encourage the preservation of open space in a manner consistent with the goal of selected mixed land use development.

2. Applicability.

Any use in the Village Mixed Use (VMU) Zone shall be consistent with an overall VMU Zone Master Plan approved by the Planning Board in accordance with this section.

A master plan shall be required where the site proposed for development is three (3) acres or more in size or the applicant owns a contiguous lot or lots which, together with the site proposed for development approval, is three (3) or more acres in size.

3. Coordination with Development Review.

A Master Plan for the overall development of a site (including any contiguous property owned by the applicant) must be submitted to the Planning Board prior to submission of any application for development review (e.g., subdivision, site plan, conditional use permit, etc.). The Planning Board's review of a master plan shall take place before its approval of any application for development review.

All projects in the VMU Zone that require development review (E.g., subdivision, site plan, conditional use permit, shoreland zoning) shall continue to require development review and approval. In reviewing development review applications the Planning Board shall consider the conformance of the proposed uses/developments with the approved VMU Zone Master Plan and shall approve the project only if it finds that the uses are consistent with the VMU Zone Master Plan.

In its review of projects in the VMU Zone the Planning Board shall be guided by the approved Master Plan and shall not impose conditions or requirements on an applicant that are in conflict with the approved Master Plan. In those areas where the Master Plan addresses issues that are also covered by development review, the Planning Board shall be guided by the overall direction provided in the approved Master Plan and shall limit the scope of its review under the development review provisions to how those projects are designed and constructed. The following chart outlines the respective areas of concern for the

review of a VMU Zone Master Plan and Development Review for individual projects contained in the Master Plan for those areas covered in both reviews.

Review Topic:	VMU Zone Master Plan Focus	Development Review Focus
Buildings and Structures	The general locations, sizes (footprint and floor area), heights, and architectural styles based on the Conceptual Development Program.	The buildings and/or facilities conform to the approved Master Plan standards and meet other specific zoning and site plan review standards
Transportation Network and Traffic	The primary road network providing access to the campus and within the campus will be adequate to handle the anticipated increase in traffic safely and efficiently while minimizing the impact on other users as a result of the identified improvements	Any road or traffic improvements that are identified in the overall traffic management program in the Master Plan that are needed to support the specific development project will be built and will meet the technical standards set out in the ordinance
Parking	The amount of parking and general parking locations will be adequate to accommodate the anticipated increase in parking demand resulting from the growth and changes anticipated in the Master Plan	Any parking improvements that are identified in the overall parking program in the Master Plan that are needed to support the specific development project will be built and will meet the technical standards set out in the ordinance
Water and sewer	The water and sewer systems will be adequate to accommodate the anticipated increase in	The location and design of the water and sewer facilities associated with the specific development proposal

	demand resulting from the growth and changes anticipated in the Master Plan	are consistent with the Master Plan and meet the technical standards set out in the ordinance
Natural Resources and Significant Wildlife Habitat	The master plan will include a Natural Resource Inventory and Assessment (NRIA): a compilation of data, descriptions, and maps to document the natural resources in the Master Plan area. Special attention shall be given to identifying significant habitat areas and corridor connections internal and adjacent to the Master Plan area.	The development plan shall incorporate measures to mitigate impacts identified in the NRIA as part of the final approval process.
Climate Change	The master plan shall address ways in which the proposed project will mitigate (minimize) its impact on climate change. Examples of long term sustainability can include energy efficiency, including alternative energy sources, smart street design, transit availability, unique landscape design, and other actions to reduce the carbon footprint of the proposed project.	The development plan shall implement design actions that directly affect the long term sustainability of the master plan by reducing impacts related to climate change.
Landscaping, lighting, signs, noise, scenic views	The Master Plan establishes appropriate standards	The location and design of these elements are

	for the design of these elements and to minimize the impact on surrounding neighborhoods	consistent with the standards set out in the Master Plan and meet any other applicable technical standards set out in the ordinance
Pedestrian and bicycle facilities	The pedestrian and bicycle facilities will be adequate to accommodate the anticipated increase in demand resulting from the growth and changes anticipated in the Master Plan and standards are established for the design of these elements	The location and design of these elements are consistent with the Master Plan, meet the standards set out in the master plan, and any other technical standards set out in the ordinance

4. Master Plan Requirements:

- a. A VMU Zone Master Plan shall provide the City and abutting areas with a clear outline of the anticipated growth and changes within the zone anticipated over the next seven (7) years. The Master Plan shall provide an assessment of the potential impacts, negative and positive, of those changes on the City and areas surrounding the VMU Zone. The Master Plan shall analyze the potential negative impacts of the anticipated changes in land use and to the surrounding area and provide recommended actions that may be proposed to mitigate any adverse impacts resulting from the anticipated changes.
- b. The Master Plan shall include a description of the proposed development or use of the entire property owned by the applicant, and shall identify the location of proposed streets and utilities, land uses, lots, building sites, open space, existing and preserved natural features, and the design principles for proposed buildings.

- c. The Master Plan shall include a description of the proposed mix of uses explaining the proposed mix. If more than fifty (50) percent of the gross land area is proposed to be devoted to one type of use, the master plan must explain the proposed mix on the basis of marketability, compatibility of the use(s) with surrounding uses on or off the property, anticipated traffic flow patterns, or other similar impacts.
- d. Demographics and market analysis.
 - i. A demographic assessment of the market to be served by the anticipated development program over the seven (7) year period including, but not necessarily limited to, household type, household size, household income, and average and median household age.
- e. Existing physical conditions and analysis.
 - i. A scaled plan at a scale of not more than one inch equals 200 feet showing the location of all existing buildings, structures, parks, parking, walkways, service areas, and other impervious surfaces and the height of all buildings and structures referenced to the National Geodetic Vertical Datum (NGVD). Topography shall be included with at a minimum of 2' contours from Lidar.
 - ii. A scaled plan at the same scale as the existing conditions plan showing the location of all existing utilities, sewer and water systems, and stormwater drainage facilities.
 - iii. A natural resources inventory and assessment showing the location of all significant natural resources within the VMU Zone. The analysis shall assess the significance of these resources and the issues they raise with respect to the Master Plan. This shall include a plan at the same scale as the existing conditions plan showing the locations of the significant resources. This plan shall include all known wildlife habitat documented by the Maine Department of Inland Fisheries and Wildlife.
 - iv. A climate change assessment that identifies specific design actions incorporated into the master plan that will minimize impact on climate change.

- v. An assessment of existing scenic views on the property to be considered in the master planning process.
- vi. An historic and archeological resources inventory and analysis showing the location of any known historic or archeological resources and any area with potential as an area of historic or archeological significance in the VMU Zone. This shall include a plan at the same scale as the existing conditions plan.
- vii. Data on the existing lot coverage and lot coverage ratio.
- viii. Parking and traffic.
 - a. Information on current traffic volumes and conditions including levels of service on the principal public streets and intersections of public streets within the zone and which are principal transportation routes to and from the area, including South Street, May Street, Alfred Street (Route 111), including the Turnpike Interchange. Future connections to Alfred Street from South Street shall also be shown if constructed.
 - b. A description of anticipated changes in traffic volumes over the next seven (7) years resulting from the changes in development anticipated in the Master Plan.
 - c. An analysis of the impact of these changes on traffic flow and vehicular and pedestrian safety on public streets within the VMU Zone and that provide access to the VMU Zone, including South Street and Alfred Street (Route 111).
 - d. A proposed program of improvements to address any unacceptable impacts resulting from changes in traffic volumes including activities that will be undertaken to mitigate any adverse impacts on adjacent residential neighborhoods.
 - e. Information on the number and location of existing parking spaces.
 - f. An analysis of the adequacy of the existing parking to meet anticipated changes in programs and facilities over the next five years.
 - g. An assessment of pedestrian and bicycle movements and safety related to the parking supply and locations.
 - h. A proposed program of parking improvements to meet any identified deficiencies.

- ix. Water and sewer service.
 - a. A description of current provisions for water supply and sewage disposal including capacities, current utilization rates, and conformance with any permit or other legal standards.
 - b. An analysis of the change in demand for water supply and sewage disposal resulting from anticipated changes in programs and facilities over the next five years and the adequacy of the existing systems to meet this demand.
 - c. A proposed program of improvements to address any identified deficiencies.
 - d. A statement as to how water supply and sewer disposal improvements are or will be coordinated with City programs and the needs of neighboring residential areas.
- x. Municipal and community services.
 - a. A description of all municipal and community services (police, fire, rescue, recreation, etc.) currently utilized by the institution and data on the current level of usage.
 - b. An analysis of the change in demand for municipal and community services and the adequacy of the existing services to meet this demand.
 - c. A proposed program of improvements to meet the identified deficiencies including proposed funding mechanisms.
 - d. Neighborhood impacts.
- f. Conceptual development program.
 - i. A Conceptual Master Plan at the same scale as the existing conditions plan showing the approximate size and location of proposed changes to buildings, structures, parking lots, pedestrian facilities, bicycle facilities, parks and recreation, trails, roads, and similar facilities proposed in the Master Plan. This should show new facilities, modifications or enlargements of existing facilities, and the planned removal of facilities.
 - ii. An accompanying narrative or tables detailing the scale or size of the proposed improvements including the approximate height of buildings, the approximate peak elevation of buildings and structures referenced to NGVD, approximate floor area, If

- residential, the approximate number of units and number of bedrooms per unit.
- iii. A description of all development and design standards or provisions that will apply to the proposed improvements.
 - iv. A schedule setting out when the improvements included in the conceptual development program are anticipated to be completed.
- g. Performance Standards. The VMU Zone is a Performance-based Zone that established the permitted uses within the zone, the requirements for Master Planning future development to occur within the zone, and the identification of certain performance standards that must be met to comply with the intent of the Zone. These development and design standards will apply to individual projects that are submitted for development review. These standards shall foster the development of a visually and architecturally integrated community that is safe, environmentally sensitive, and that minimizes the adverse impact of the VMU Zone on adjacent areas and the community as a whole.
- i. Housing Mix. Over the seven (7) year period of the Master Plan the applicant shall demonstrate how, through development, the Master Plan will result in at least thirty percent (30%) of the housing units created shall meet the needs of households having between eighty percent (80%) and one-hundred and twenty percent (120%) of the Household Income for York County.
 - ii. Fuel storage tanks. All above-ground fuel storage tanks shall be effectively screened from view from all streets and abutting properties with either vegetation or fencing, or a combination of vegetation and fencing. No above-ground fuel storage tank shall be located in front of any building or within the required front setback for any lot.
 - iii. Residential Garages. To ensure garages do not dominate the neighborhood streetscape, garages shall meet the following standards:
 - a. Garages shall meet all required lot setbacks.
 - b. Except for J-swing garages (a garage that faces 90 degrees to a street or alley and requires a 90-degree turning maneuver to enter the garage from the street or alley), garages shall be setback a minimum of twenty feet (20') from the front building line or porch line, which ever is closest to the street right-of-way.

- c. Except for J-swing driveways, driveways shall be no greater than twelve feet (12') wide from the street right-of-way to the front façade of the primary structure. Where a driveway passes by the entire length of the primary structure to access a garage, the driveway shall be no greater than twelve feet (12') wide from the street right-of-way until past the primary structure.
 - d. J-swing garages shall be clustered in pairs with garages facing each other and shall be separated by a shared planting strip along the shared property line to screen the garage doors from the street.
 - e. Garage doors shall be single door units with a minimum 18-inch column separation. Doors shall be inset from the face of the garage by a minimum of 12-inches.
 - f. Corner lots may have a garage on the side street so long as it is attached to the residential structure it serves, or is connected to the residential structure it serves by a walkway a minimum of a 5' wide walkway.
- iv. Municipal/Community Services.
 - a. Police
 - b. Fire/EMS
- v. Landscaping. Landscaping including the typical size and type of plantings and shall detail how the landscaping will be used to enhance the visual environment of the area, shield and soften service and parking areas, and minimize impacts on surrounding existing and future residential areas and the users of streets throughout the zone.
- vi. Parks and Recreation.
 - a. Pocket Parks.
 - b. Centralized Parks
- vii. Exterior Lighting. The standards shall establish a general lighting theme for the campus and shall identify the appropriate maximum, average, or minimum illumination levels and uniformity ratios for various areas and facilities, the typical type of lighting fixtures and poles that will be used, and shall detail how night-time sky glow and light intrusion on neighboring residential areas will be minimized.
- viii. Signage. The standards shall establish a consistent design theme for all campus signs that enhances the visual environment of the campus and shall identify the general design, sizes, and locations for various types of campus signs.

- ix. Parking.
- x. Vehicular Traffic.
 - a. Road dimensional standards: A Complete Streets approach will be utilized for a hierarchy of street types outlined in the Master Plan and coordinated with City Departments such as Public Works, Fire and Public Safety. This will allow for streets that are sized for the character of the neighborhood while accommodating all users.
 - b. A grid pattern of streets shall be provided that avoids cul-de-sacs/deadends.
 - c. Temporary cul-de-sacs/deadends may be permitted where they will connect to future phases of development and be removed at such a time as the future development occurs.
 - d. Where cul-de-sacs or dead ends are permitted due to environmental constraints, public connections and access to open space from the cul-de-sacs/deadends shall be encouraged wherever feasible.
 - e. Design speeds and traffic calming.
- xi. Pedestrian and Bicycle Facilities. The standards shall establish an integrated program for accommodating pedestrians and bicyclists safely while promoting a campus environment that is pedestrian focused. The standards shall identify the types, general location, and typical design of various pedestrian and bicycle facilities.
- xii. Noise. The standards shall establish an overall program for minimizing the impact of campus noise on adjacent residential areas. The standards shall identify measures that will be employed to control noise at the source as well as to mitigate the impacts of noise on adjacent property.
- xiii. Subsurface Wastewater.
- xiv. Natural Resources.
 - a. Significant Wildlife Habitat and Habitat Corridors.
 - b. Thatcher Brook stream frontage. Proposals for development or use of properties which have Thatcher Brook's shoreline or stream-front frontage shall contain in their Master Plan clearly designated provisions for any public access to and along the water body and for associated open space prior to Planning Board approval of the application, and shall indicate the manner in which these facilities will be made available for public use.
 - c. Connections between the subject and abutting properties.
- xv. Actions taken to minimize impact on climate change.

- xvi. Protection of identified scenic views. The standards shall establish a standard approach for protecting scenic views identified in the existing conditions plans and analysis provided.

5. Phased Development:

The master planning requirement does not require the applicant to develop all portions of the property covered by the plan concurrently. The VMU Zone covered by the Master Plan may be developed in distinct phases, sections, or stages. The land used in one phase, section, or stage for meeting space and bulk requirements, off-street parking, and performance standards may not be used for any other phase, section, or stage. If such phased development occurs, each application for approval of a site within the total property shall be subject to and meet the terms of the development review ordinances and regulations in effect at the time of the application.

A subsequent application for development review approval of any phase, section, or stage of the development described by the Master Plan shall indicate how the particular phase, section, or stage for which approval is requested is consistent with the VMU Master Plan. The Master Plan shall serve as a general guide to the review and approval of individual phases of development.

If a subsequent application for development review approval deviates from the Master Plan previously filed, review of the application shall not take place until the applicant, or his duly authorized representative, has presented and discussed the amended Master Plan with the Planning Board.

6. Amendment of an approved VMU Master Plan.

A property owners or owners, or others demonstrating a right, title or interest to develop a property or part thereof, may submit a request to amend the approved VMU Master Plan at any time provided that no more than three (3) such amendment requests may be made within the seven (7) year period covered by an approved Master Plan. The process, procedures, and standards for amending a Master Plan shall be the same as for the initial approval, however, the applicant may submit an application containing only those items that have been changed from the prior Master Plan.

7. Submission and Review of a VMU Zone Master Plan.

- a. VMU Zone Master Plan submissions shall be received in accordance with the schedule for the receipt of other Planning Board applications such as subdivision and site plan review.
 - b. Prior to the approval of a VMU Zone Master Plan or an amended VMU Zone Master Plan, the Planning Board shall hold a public meeting to solicit input.
 - c. The Planning Board shall review the institutional master plan at a regularly scheduled meeting of the Board. The Board shall have sixty (60) days following its initial consideration of the plan to approve, approve with conditions, or deny the master plan.
8. Administrative Appeals of a VMU Zone Master Plan.

Administrative appeals of the actions of the Planning Board in reviewing and approving a Master Plan under this section shall be to the City of Biddeford's Zoning Board of Appeals. Appeals shall be made within 30 days of any action of the Planning Board by providing written notice to the Board of Appeals setting forth the action being appealed and the specific basis for the appeal.

Administrative appeals of Planning Board actions in the review of a Master Plan under this section shall be processed in accordance with the procedures set out in Article IX, Section 5 of this Ordinance.