

City of Biddeford
Staff Review Committee
November 16, 2021 1:00 PM Zoom
Nov 16, 2021 01:00 PM Eastern Time (US and Canada)
Topic: Staff Review Committee

Please click the link below to join the webinar:

<https://biddeford.zoom.us/j/91965505468?pwd=Z3hxTE5ZcW5MOHRXb0ZYYk1DZlVpZz09>

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US: +16465588656,,91965505468#,,, *169454# or

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**US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1
253 215 8782 or +1 346 248 7799**

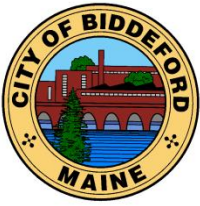
Webinar ID: 919 6550 5468

Passcode: 169454

International numbers available: <https://biddeford.zoom.us/j/91965505468>

1. New Business

- 1.1. 2021.49 Site Plan Review to replace a building for Beaupre Gas & Electric, Inc. at 10 Commercial Street, (Tax Map 15, Lot 2) in the I1 Zone
[2021.49 Beaupre Gas - 10 Commercial Street SR.pdf](#)
[2021-09-21 CvrLtr & App.pdf](#)
[2021-09-21_19211_ISSUED FOR CITY REVIEW.pdf](#)
[Draft FOF 2021.49 Beaupre Gas - 10 Commercial St.pdf](#)
- 1.2. 2021.53 Review Conditional Use Permit for state motor vehicle inspections for Gonna Need a Bigger Truck, Inc. at 19 Pomerleau Street (Tax Map 7, Portion of Lot 17-1) in the I3 zone.
[2021.53 Gonna Need a Bigger Truck Inc,-19 Pomerleau Street CUP Draft FOF.pdf](#)
[2021.53 Gonna Need a Bigger Truck Inc,-19 Pomerleau Street CUP SR.pdf](#)
[Email Re_ 19 Pomerleau Street Conditional Use Permit Application.pdf](#)
[Gonna Need a BT Planning Board Application.pdf](#)



CITY OF BIDDEFORD

Planning and Development Department

Hannah Bonine
Assistant City Planner
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115
Hannah.Bonine@biddefordmaine.org

STAFF REVIEW COMMITTEE REPORT

TO: Members of the Biddeford Staff Review Committee

FROM: Hannah Bonine, Assistant City Planner

DATE: November 9, 2021

RE: 2021.49 Site Plan Review for Beaupre Gas and Electric, Inc. to replace an existing Rubb building with a permanent 6400 sqft structure at 10 Commercial Street (Tax Map 15, Lot 3-2).

MEETING DATE: November 16, 2021

PROJECT DESCRIPTION

The applicant, Beaupre Gas and Electric, Inc. currently has three temporary Rubb buildings used for storage on their property at 10 Commercial Street. This application proposes the removal of one of these structures and replacing it with a permanent 6400 sqft building. The property is located in the I-1 zone, where storage of bulk gaseous fuels is a permitted use. The applicant has received confirmation from the Maine Department of Environmental Protection that no state permits are needed through the Department.

COMPLIANCE WITH THE CITY'S ORDINANCES

1. To receive approval from the Staff Review Committee, the applicant needs to establish compliance with the Conditional Use Standards (Article VII, Section 6), Performance Standards (Article VI, Section 7), and Site Plan Review (Article XI).

WAIVER REQUESTS

Request for a waiver for Full Site Plan Review.

OUTSTANDING ITEMS TO BE ADDRESSED:

1. Provide a Unit Cost Estimate on the city form for all site improvements identified on the plans presented.
2. Provide a Letter of Financial Capacity for the project.
3. Provide an Erosion and Sediment Control plan for implementation during construction. Any existing catch basins need silt sacks and the wetlands need to be protected throughout construction.
4. Provide Ability to Serve Letter from the Fire Department
5. The plans submitted do not indicate any services to the building, including water, sewer and electric. Is this accurate? Add all existing and future utility connections to the plan.

CONCLUSION

The submitted application by Beaupre Gas and Electric, Inc. satisfies the requirements for a Site Plan Review.

We recommend that if the project is approved by the Staff Review Committee, the waiver for full site plan review be granted. Because the site is already developed, a Stormwater Report is not necessary.

We recommend that if the project is approved by the Staff Review Committee, it be approved with the following minimum conditions of approval:

1. **Standard Conditions of Approval apply.**
2. **A Unit Cost Estimate on City form shall be submitted to the City Planner for review.**
3. **Prior to any ground disturbance or the issuance of any permits:**
 - a. **An Erosion and Sedimentation Control Performance Guarantee (acceptable to the Planning Department) in an amount to be determined by the City shall be submitted to the Planning Department.**
4. **Prior to the issuance of any occupancy permits:**
 - a. **The Planning Department shall conduct a compliance inspection and shall determine that all required site improvements have been satisfactorily completed, or if not completed, that the City holds a Performance Guarantee sufficient to cover any remaining site improvements and/or deficiencies. No occupancy permits shall be issued if remaining site**

improvements are considered to present a public health and safety concern and without Planning Department written authorization.

5. Best management practices shall be adhered to during all ground disturbance operations. All Catch Basins in the vicinity of earthwork operations shall have silt sacks installed & maintained for the duration of the work.
6. Copies of the maintenance logs for the stormwater facilities shall be submitted to the City for each calendar year no later than January 15th of the following year. If the Engineering Department does not receive these copies within 30 days after the deadline, the applicant may be required to return to the Planning Board for further review.
7. Upon completion of the work the project engineer shall certify that the project has been completed as per the approved plans or shall note any deviations from the approval.
8. As-built plans are required at the completion of the project.
9. The applicant shall obtain all other pertinent local, state and federal permits, licenses, and insurance such as blasting, building, electrical, plumbing, etc., prior to commencing business, unless authority issuing said permit allows for such actions.



September 21, 2021
19211

Greg Tansley, City Planner
City of Biddeford
P.O. Box 586
Biddeford, ME 04005

Site Plan Application, Beupre Gas & Electric, Inc. & Patco Construction, Inc.
10 Commercial Street, Tax Map 15, Lot 2

Dear Greg:

On behalf of Beupre Gas & Electric, Inc., and Patco Construction, Inc., we are pleased to submit the enclosed plans, application form and this letter for a Site Plan Application submission for the construction of a new 6400 square foot building to replace an existing, temporary Rubb building at their 10 Commercial Street site. The parcel is located in the Industrial District and is shown as Lot 2 on Tax Map 15. As depicted on the enclosed plan, the approximately 2-acre site is Lot 2 within the New Maple Subdivision developed by the City of Biddeford in 2003. The applicant purchased and developed the lot in late 2003 and early 2004. The initial construction consisted of the office building, tank farm and parking/vehicle maneuvering areas. Additional site work has occurred since to create the existing facility.

The enclosed As-Built Plan of the current facility was prepared in June, 2019. The owner has retained the services of Patco Construction, Inc. and Sebago Technics, Inc. to assist them with the design and approval process to replace one or two of the temporary structures with a permanent building. As you are aware, the applicant has been in coordination with the Maine Department of Environmental Protection to assure that no permitting is required through the Department. As no State permits are required, it is our understanding that the proposed building does require a Site Plan Application to be reviewed and approved by the City. Based upon a meeting with you and the City Engineer, treatment of stormwater that does not currently occur is proposed for the new building as well as the existing pavement and concrete draining toward the westerly side of the property by collecting and filtering the runoff. Additionally, a casco hood is proposed to be installed within the existing catch basin to keep collected debris within the structure. Besides the construction of the building foundation and the underdrained drip edges, the only other construction necessary will be some minor regrading and repaving of the area around the new building as shown.

We are hopeful that we have provided sufficient information for a Site Plan Application. Upon your review of the enclosed information, please call with any questions or if you require additional materials. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Shawn M. Frank", is written over the company name.

Shawn M. Frank, P.E.

Senior Vice President, Commercial Development

SMF/llg
Enc.

**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: Beaupre Gas & Electric, Inc.

Applicant's Mailing Address: P.O. Box 1886 Biddeford, ME 04005

Applicant's Telephone: (207) 282-9022

What is Applicant's legal interest in the property?

☒ Owner ☐ Potential Buyer with Contract ☐ Lease/Rental Agreement

Owner's Name: Beaupre Gas & Electric, Inc.

Owner's Address: P.O.Box 1886 Biddeford, ME 04005

Owner's Telephone: (207) 282-9022

Agent's Name: Jon Bell c/o Patco Construction, Inc.

Agent's Address: 1293 Main Street Sanford, ME 04073

Telephone: (207) 324-5574

Engineer/Surveyor: Shawn Frank, PE c/o Sebago Technics, Inc.

Engineer/Surveyor's Address: 75 John Roberts Road, South Portland, ME 04106

Telephone: (207) 200-2062

Project Location and Lot Information:

Street Address: 10 Commercial Street

Tax Map: 15 Lot: 2

Current Zoning: General Industrial (I1) District Shoreland Zoning: _____

Size of lot: 2.0 ☒ acres ☐ s.f. Lot Frontage: 254.67 Ft

Existing Use of Property: The site is the office and storage facility for Beaupre Gas & Electric consisting of a 1620 Sf office building, a propane tank farm and Rubb buildings for cylinder and equipment storage with associated pavement and concrete surfaces.

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: The use of the property will not change, however, an existing Rubb building is proposed to be replaced with a new, permanent structure of 6400 Sf as shown.

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%): _____

☐ 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: 6400 SfTotal 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:

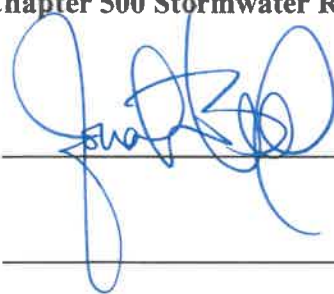
By signing this application, as the foresaid applicant or authorized agent:

- 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: 9/16/21

Signature of owner of property:



Date: _____

**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**

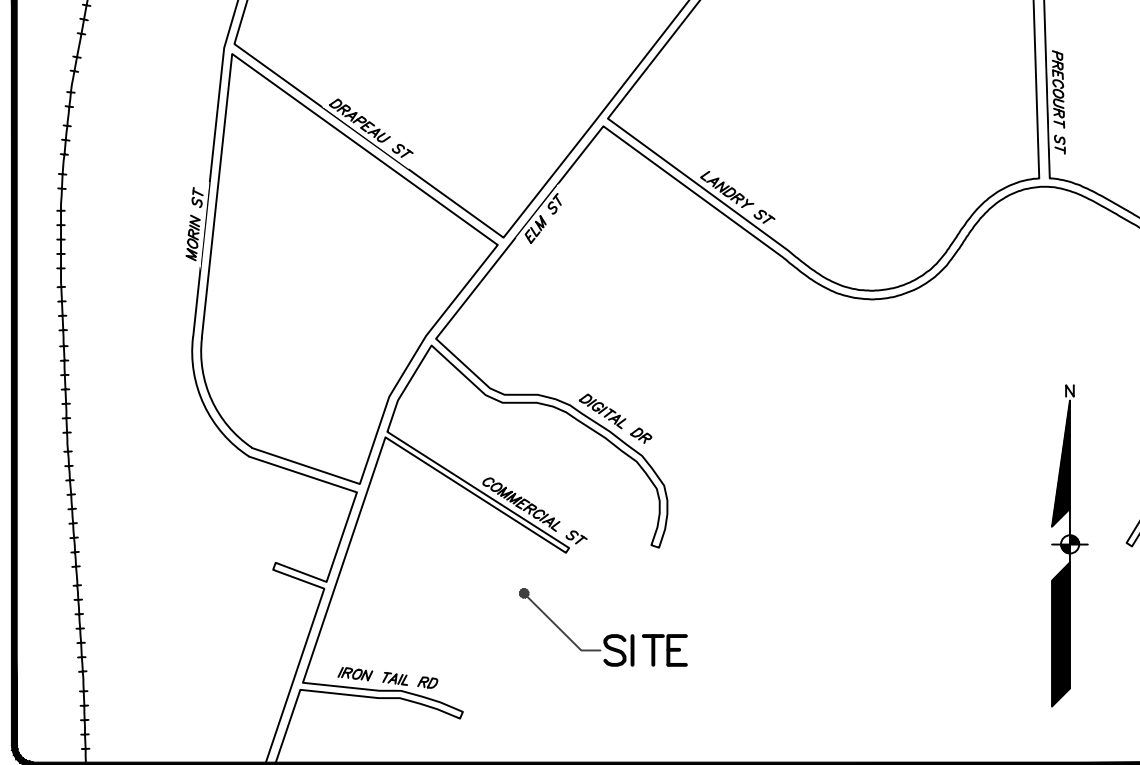
- | | | |
|-------------------------------------|-------------------------------------|--|
| ☒ | ☐ | Be on sheet size of 24 by 36 inches. |
| ☒ | ☐ | The scale of said plan shall be not less than one inch equals 50 feet and shall be indicated on the plat by use of a bar scale. |
| ☒ | ☐ | The plan shall 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

- | | | |
|-------------------------------------|-------------------------------------|---|
| ☐ | ☒ | 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

- | | | |
|-------------------------------------|-------------------------------------|---|
| ☐ | ☒ | 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. |



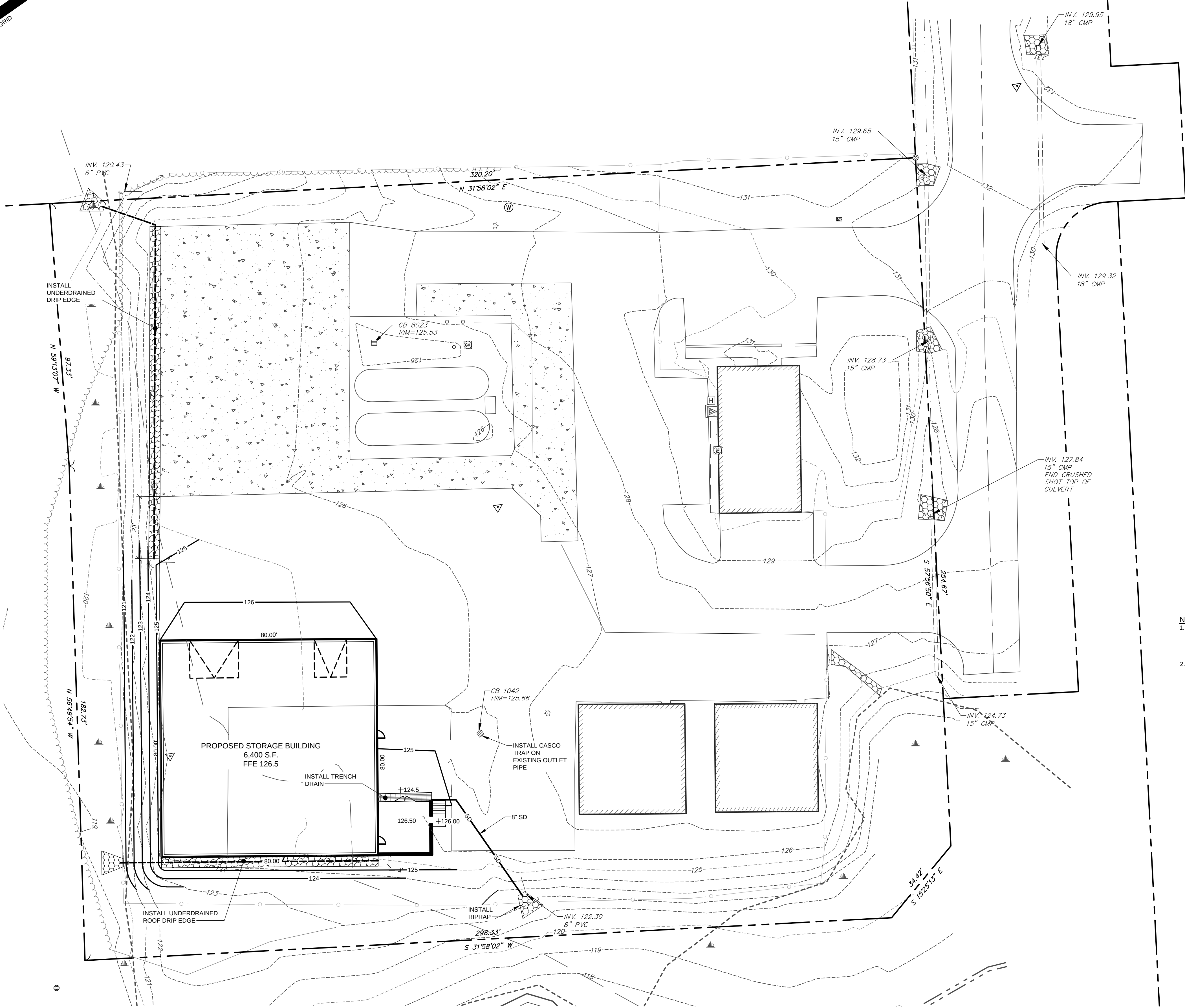
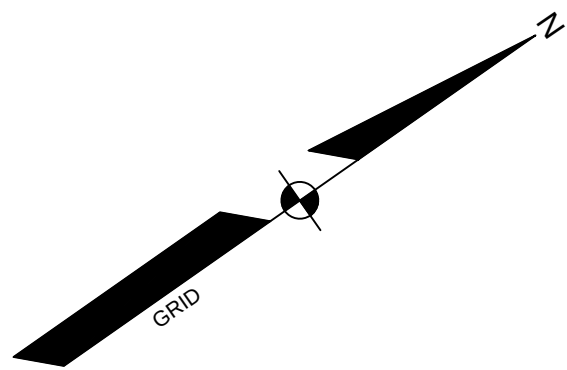
1. THE RECORD OWNER OF THE PARCEL IS BEAUPRE GAS & ELECTRIC, INC. BY DEED DATED DECEMBER 2, 2003 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS OR YRD IN BOOK 1376S, PAGE 215.
2. THE PROPERTY IS SHOWN AS LOT 3-2 ON THE CITY OF BIDEFORD TAX MAP 15 AND IS LOCATED IN THE GENERAL INDUSTRIAL (I1) DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE GENERAL INDUSTRIAL (I1) DISTRICT ARE AS FOLLOWS:

MINIMUM STREET FRONTAGE:	50 FEET
MINIMUM FRONT YARD:	40 FEET
	30 FEET (MINOR STREET)
MINIMUM SIDE YARD:	25 FEET
MINIMUM REAR YARD:	25 FEET
MAXIMUM BUILDING HEIGHT:	60 FEET
4. * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
5. TOTAL AREA OF PARCEL IS APPROXIMATELY 89,186 SQUARE FEET OR 2.04 ACRES AS DEFINED IN PLAN REFERENCE 6A.
6. BOUNDARY INFORMATION IS FROM PLAN REFERENCE 6A HEREON AND ROTATED TO GRID NORTH BASED ON FIELD WORK PERFORMED BY SEBAGO TECHINCS, INC. SEBAGO TECHINCS, INC. HAS NOT PERFORMED AN INDEPENDENT BOUNDARY RETRACEMENT ON THIS PROPERTY. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHINCS, INC. ON MAY 29 & 30, 2019.
7. PLAN REFERENCES:
 - a. "NEW MAPLE SUBDIVISION, COMMERCIAL STREET, #639 & #647 ELM STREET, BIDEFORD, MAINE 04005" DATED AUGUST 12, 2003 AND REVISED THROUGH ORDINANCE 14, 2003 OF THE CITY OF BIDEFORD, MAINE ENGINEERING DEPARTMENT. THE PLAN IS RECORDED IN THE CITY OF BIDEFORD PLAN BOOK 286, PAGE 7.
8. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON QUALITY FREQUENCY GPS OBSERVATIONS.
9. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 01/ASCE 38-01 UTILITIES DEPICTED HEREON DO 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.
10. A PORTION OF THE LOCUS PROPERTY AS DEPICTED HEREON DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR BIDEFORD, MAINE, YORK COUNTY, COMMUNITY-PANEL NUMBER 230145, 0008 B, HAVING AN EFFECTIVE DATE OF MAY 15, 1984. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE A, AREAS OF 100-YEAR FLOOD.
11. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN JULY OF 2019 BY CAI & FULLERTON, LICENSED SOIL SCIENTIST 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 SUBMETER ACCURACY.

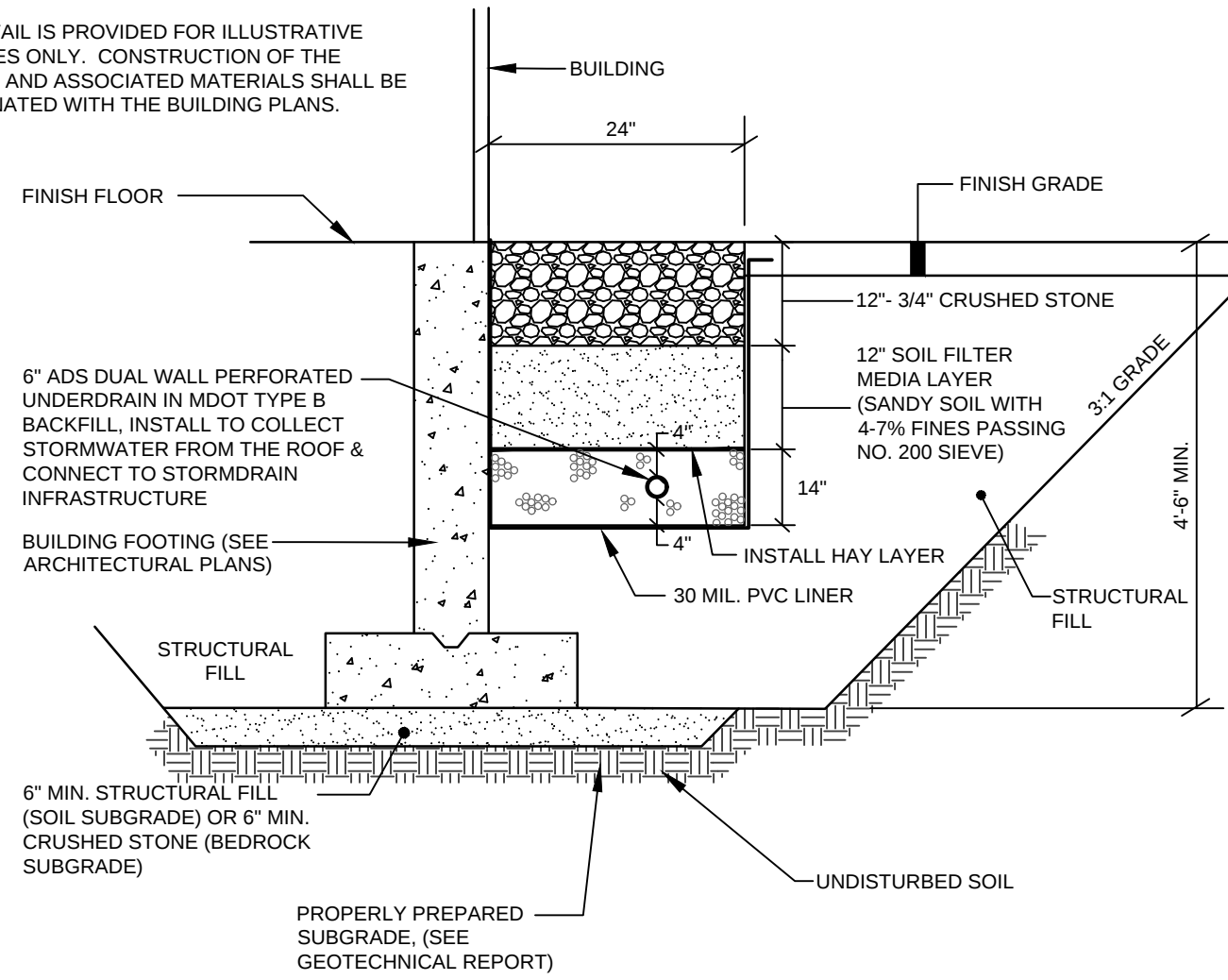
DRAWN	CHECKED
MAC	TSL/CDM
B	CDM 9/15/21 ISSUED FOR SITE PLAN REVIEW
A	CDM 6/25/19 ISSUED TO CLIENT FOR REVIEW
REV:	BY: DATE: STATUS:
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.	

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

AS-BUILT PLAN
 OF: BEAUPRE GAS & ELECTRIC INC.
 10 COMMERCIAL STREET
 BIDEFORD, MAINE
 FOR: PATCO CONSTRUCTION, INC. RECORD OWNER:
 BEAUPRE GAS & ELECTRIC, INC.
 1293 MAIN STREET
 SANFORD, MAINE 04073
 BIDEFORD MAINE, 04005

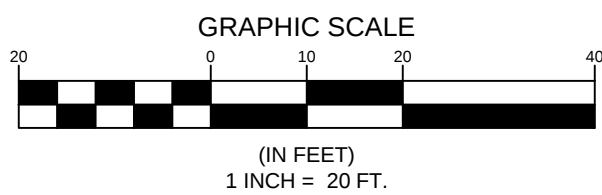


- NOTE:**
- UNDERDRAIN INSTALLATION AND MATERIAL GRADATION RECOMMENDATIONS SHALL BE COORDINATED WITH THE BUILDING MANUFACTURER.
 - THIS DETAIL IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. CONSTRUCTION OF THE FOOTING AND ASSOCIATED MATERIALS SHALL BE COORDINATED WITH THE BUILDING PLANS.



UNDERDRAINED ROOF DRIP EDGE DETAIL

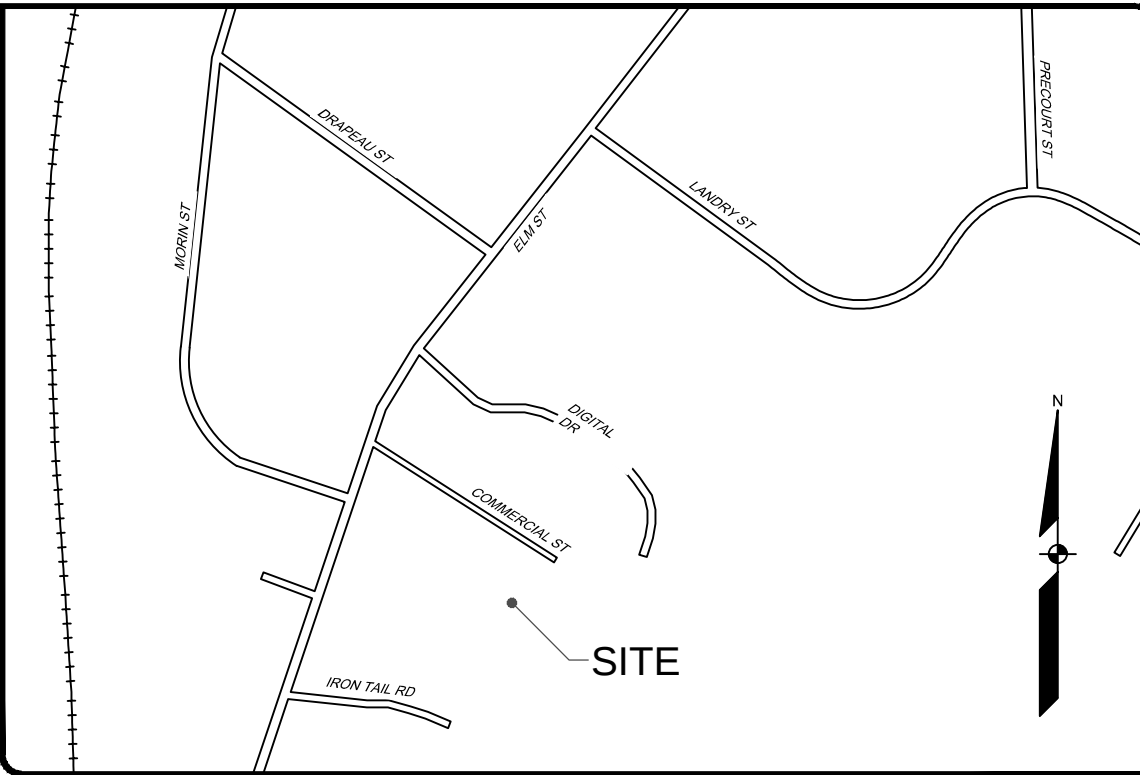
NOTE: UNDERDRAIN DRIP EDGE IS SAME DETAIL WITHOUT THE FOUNDATION.



GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS BEAUPRE GAS & ELECTRIC, INC. BY DEED DATED DECEMBER 2, 2003 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS OR YCRD IN BOOK 13765, PAGE 215.
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MAXIMUM BUILDING HEIGHT: 60 FEET
* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
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- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN JULY OF 2019 BY GARY M. FULLERTON, LICENSED SOIL SCIENTIST 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 SUBMETER ACCURACY.

LOCATION MAP

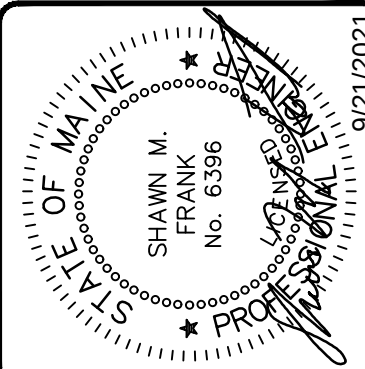


SITE & GRADING PLAN
OF:
BEAUPRE FUELS
10 COMMERCIAL STREET
BIDDEFORD, ME 04005
FOR:
PATCO CONSTRUCTION, INC.
1274 MAIN STREET
SANFORD, ME 04074

DESIGNED	SMF
CHECKED	DRAWN
DRAWN	CHK
DATE	07/17/19
SCALE	1" = 20'
PROJECT	19211

SHEET 1 OF 1

SEBAGO
T E C H N I C S
75 John Roberts Rd.
Sullivan, ME 04106
South Portland, ME 04106
Tel. 207-200-2100

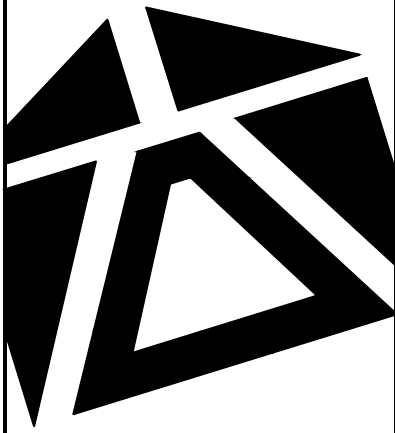


SHAWN M. FRANK, PE #6396

REV.	BY	DATE	STATUS	SITE PLAN SUBMISSION TO CITY
A	SMF	09/21/2021		

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

1921119.DWG, TAB1 SITE & GRADING PLAN



PATCO
CONSTRUCTION INC

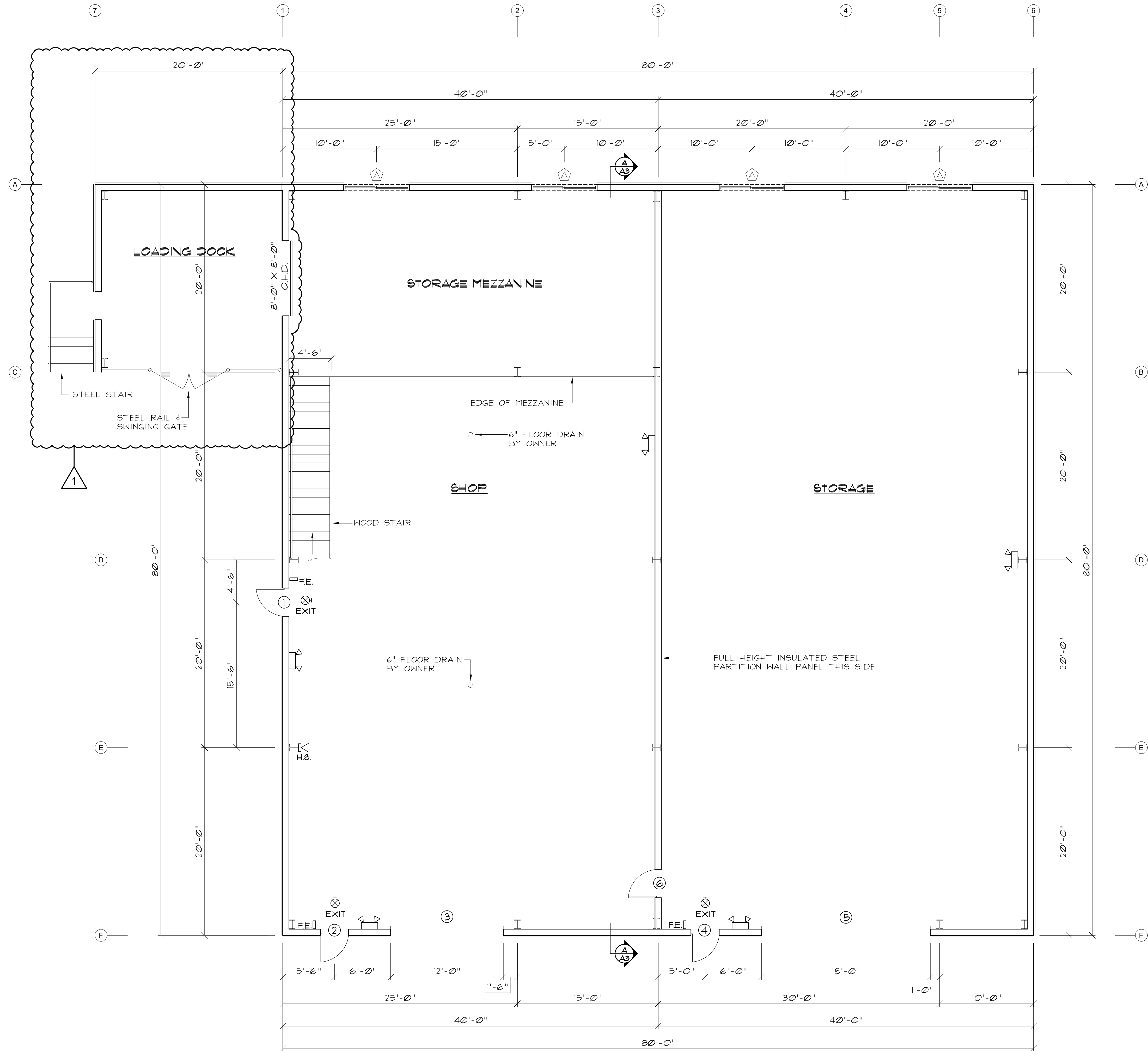
1293 MAIN STREET
SANTFORD, ME 04073
TEL: (207)324-5574
FAX: (207)324-1643
www.patco.com
or www.patcocommercial.com
Copyright © 2010 Patco Construction, Inc. All Rights Reserved

REV.	DESCRIPTION	DATE	BY
1	RELOCATED LOADING DOCK	8/3/2021	JG
2	ADDED OHD @ LOADING DOCK	8/3/2021	MP
3	FOR CONSTRUCTION	9/10/2021	JG

PROPOSED BUILDING FOR:
BEAUPRE FUELS
10 COMMERCIAL ST
BIDDEFORD, ME 04005
FLOOR PLAN

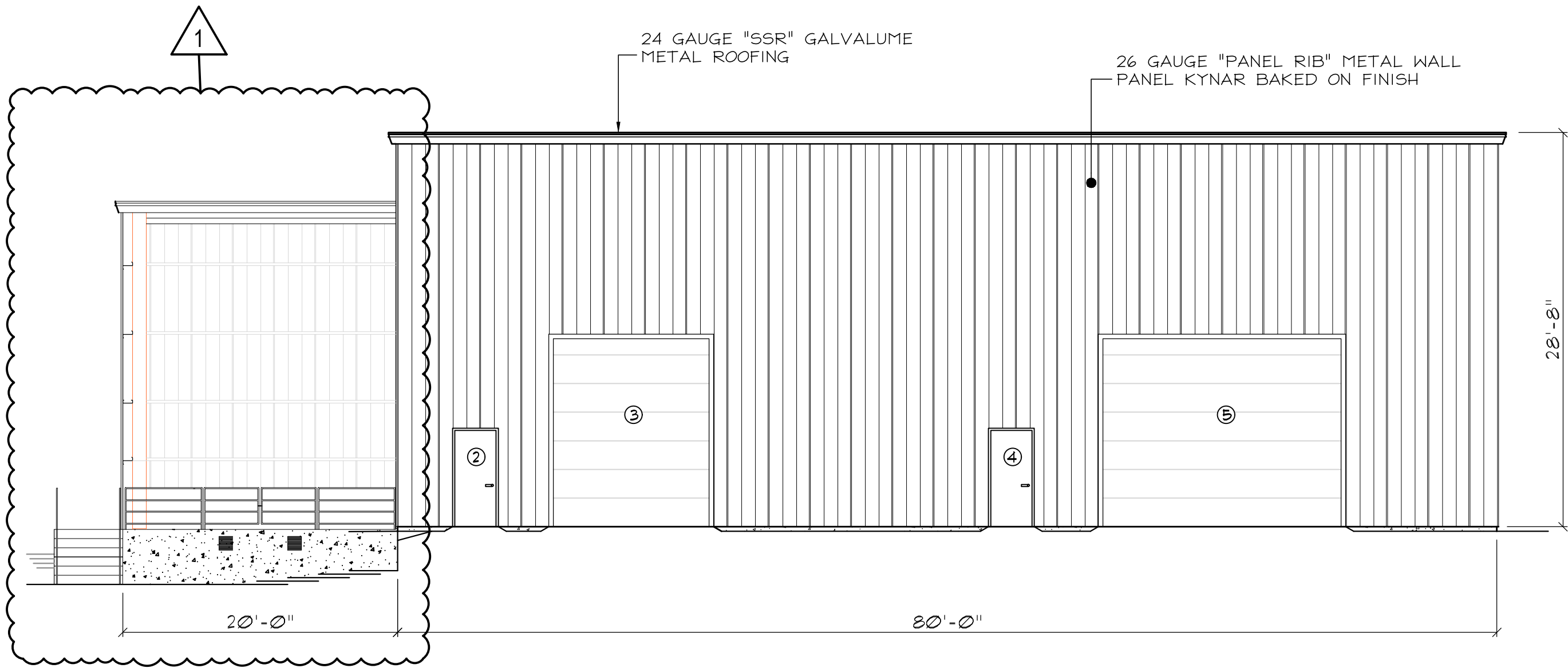
DATE: **SEP 10, 2021**
SCALE: **AS SHOWN**
DRAWN BY: **JG**
CHECKED BY:
JOB NUMBER: **2913**
SHEET

A = 1

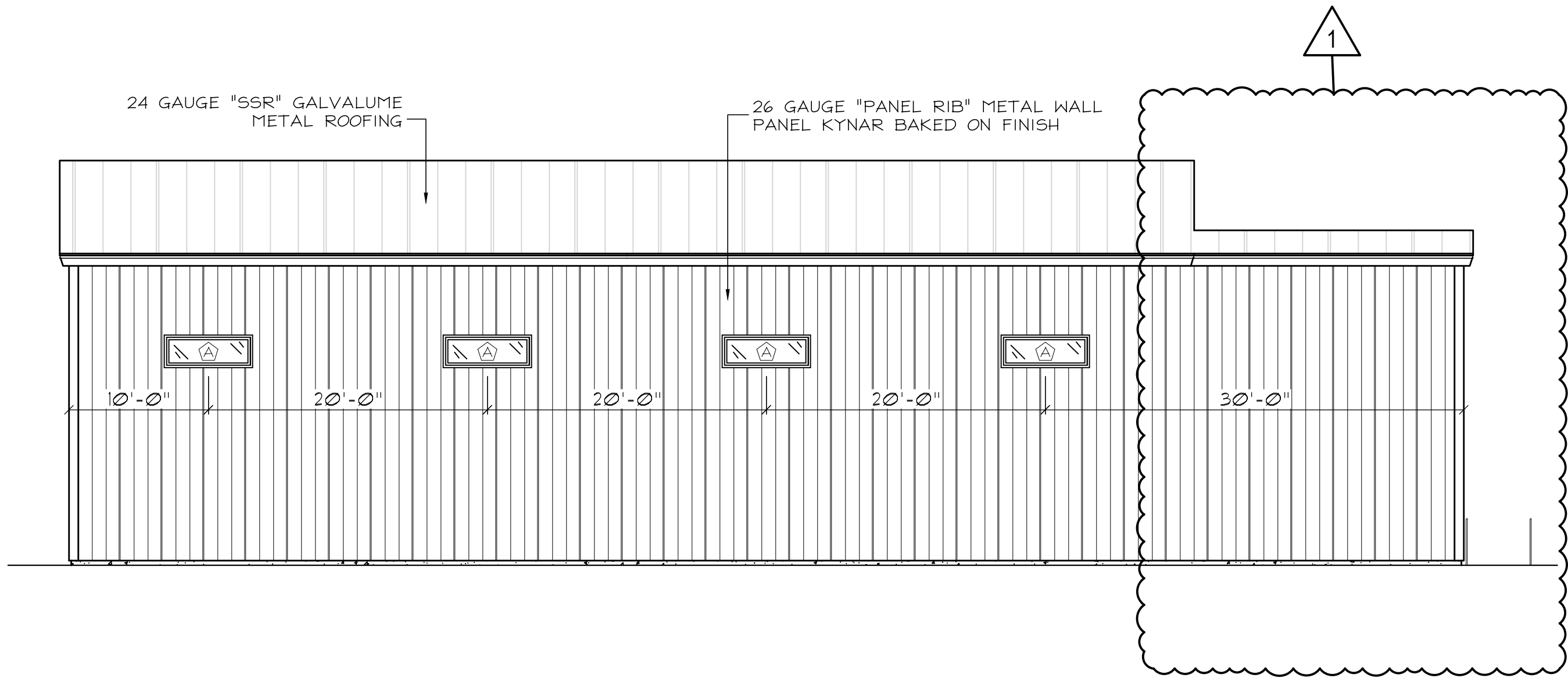


FLOOR PLAN

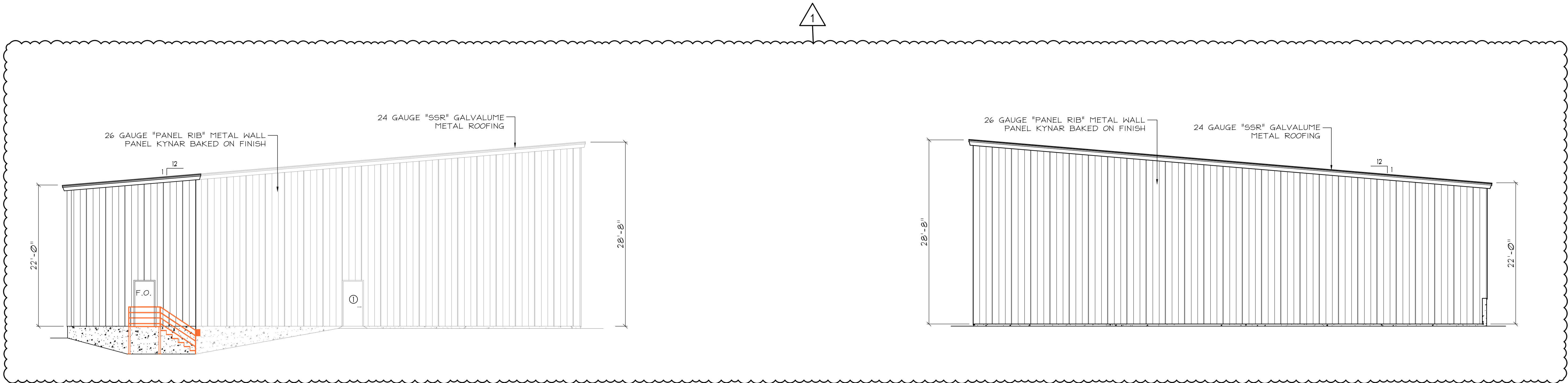
SCALE: 3/16" = 1'-0"



FRONT SIDEWALL ELEVATION
SCALE: 1/8" = 1'-0"

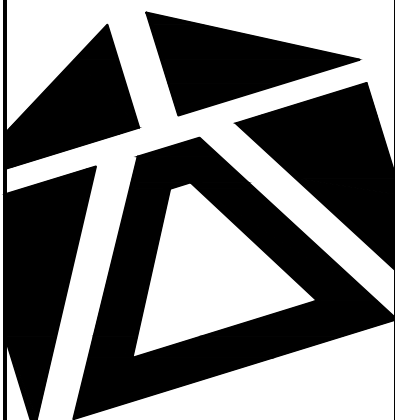


REAR SIDEWALL ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ENDWALL ELEVATION
SCALE: 3/16" = 1'-0"

RIGHT ENDWALL ELEVATION
SCALE: 3/16" = 1'-0"



PATCO
CONSTRUCTION INC

1293 MAIN STREET
SANTFORD, ME 04073
TEL: (207)324-5574
FAX: (207)324-1643
www.patco.com
or www.patcocommercial.com

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REV.	DESCRIPTION	DATE	BY
1	RELOCATED LOADING DOCK	6/3/2021	JG

PROPOSED BUILDING FOR:
BEAUPRE FUELS
10 COMMERCIAL ST
BIDDEFORD, ME 04005

ELEVATIONS

DATE:	JULY 24, 2019
SCALE:	AS SHOWN
DRAWN BY:	RA
CHECKED BY:	
JOB NUMBER:	2913
SHEET:	

A = 2

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Site Plan Review

Pursuant to the provisions of the City of Biddeford Code of Ordinances Land Development Regulations, Article XI (Site Plan Review), and Article VI (Performance Standards), the Biddeford Staff Review Committee has considered the application of **Beaupre Gas and Electric, Inc.** to construct a new 6400 square foot building to replace an existing temporary Rubb building at their 10 Commercial Street site. Based on its review, including supportive data and related materials contained in the record, the Biddeford Staff Review Committee makes the following Findings of Fact and Conclusions of Law:

Findings of Fact:

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1	Applicant:	Beaupre Gas and Electric, Inc. P.O. Box 1886 Biddeford, ME 04005
2	Owner of Property:	Beaupre Gas and Electric, Inc.
3	Agent:	Jon Bell c/o Patco Construction, Inc. 1293 Main Street Sanford, ME 04073
4	Engineer/Surveyor:	Shawn Frank, PE c/o Sebago Technics, Inc. 75 John Roberts Road South Portland, ME 04196
5	Project Location:	10 Commercial Street
6	Project Tax Map #/Lot #:	Tax Map 15, Lot 3-2
7	Existing Zoning:	I-1 General Industrial
8	Overlay Zoning:	None
9	Existing Use:	Office and storage facility consisting of a 1620 sqft office building, a propane tank farm, and Rubb buildings for cylinder and equipment storage with associated pavement and concrete surfaces.
10	Proposed Use:	Uses will not change – existing Rubb building proposed to be replaced with a 6400 sqft permanent structure.
11	City Approvals Required:	Site Plan Review
12	Uses in the Vicinity:	General Industrial
13	Parcel Size:	2.0 acres
14	Water Supply:	Maine Water (Public)
15	Sewerage Disposal:	Septic
16	Solid Waste Disposal:	Private Hauler

17	Fire Protection:	City of Biddeford
18	Floodplain Status:	None
19	Wetland/Surface Water Impacts:	None
20	Soil Study Provided:	None
23	Ownership of Road:	Commercial Street is a public road.
25	Estimated Site Development Costs:	TBD
26	Financial Capacity Letter:	TBD
27	Waivers Needed:	Full Site Plan Review
28	Waivers Granted:	Full Site Plan Review
29	Variances Needed for Approval:	None
30	Other Non-City Permits Required:	None
31	Other Non-City Permits Obtained:	N/A
32	Covenants, By-laws, Restrictions Required by the Planning Board:	None
33	LDR Attachment A: Fees Paid:	All Fees Paid

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 use for fire protection purposes;
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 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.

Approval Granted:

Based on the evidence available and the conclusions above, the Biddeford Staff Review Committee approves the Conditional Use Permit for the proposed project summarized above, located at 10 Commercial Street (Tax Map 15, Lot 3-2) 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. **A Unit Cost Estimate on City form shall be submitted to the City Planner for review.**
3. **Prior to any ground disturbance or the issuance of any permits:**
 - a. **An Erosion and Sedimentation Control Performance Guarantee (acceptable to the Planning Department) in an amount to be determined by the City shall be submitted to the Planning Department.**
4. **Prior to the issuance of any occupancy permits:**
 - a. **The Planning Department shall conduct a compliance inspection and shall determine that all required site improvements have been satisfactorily completed, or if not completed, that the City holds a Performance Guarantee sufficient to cover any remaining site improvements and/or deficiencies. No occupancy permits shall be issued if remaining site improvements are considered to present a public health and safety concern and without Planning Department written authorization.**
5. **Best management practices shall be adhered to during all ground disturbance operations. All Catch Basins in the vicinity of earthwork operations shall have silt sacks installed & maintained for the duration of the work.**
6. **Copies of the maintenance logs for the stormwater facilities shall be submitted to the City for each calendar year no later than January 15th of the following year. If the Engineering Department does not receive these copies within 30 days after the deadline, the applicant may be required to return to the Planning Board for further review.**
7. **Upon completion of the work the project engineer shall certify that the project has been completed as per the approved plans or shall note any deviations from the approval.**
8. **As-built plans are required at the completion of the project.**
9. **The applicant shall obtain all other pertinent local, state and federal permits, licenses, and insurance such as blasting, building, electrical, plumbing, etc., prior to commencing business, unless authority issuing said permit allows for such actions.**

Staff Review Committee Chairperson

Date

FINDINGS OF FACT AND CONCLUSIONS OF LAW CONDITIONAL USE PERMIT (CUP)

Pursuant to the provisions of the City of Biddeford Code of Ordinances Land Development Regulations, Article VII (Conditional Use Permits), Article XI (Site Plan Review), and Article VI (Performance Standards), the Biddeford Staff Review Committee has considered the application of **Gonna Need A Bigger Truck Inc.** to operate an “Automobile repair” and Vehicle Inspection facility at 19 Pomerleau Street. Based on its review, including supportive data and related materials contained in the record, the Staff Review Committee makes the following Findings of Fact and Conclusions of Law:

Findings of Fact:

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1	Applicant:	Gonna Need A Bigger Truck Inc. 19 Pomerleau Street Biddeford, ME 04005
2	Owner of Property:	MEC Realty 17 Pomerleau Street Biddeford, ME 04005
3	Agent:	N/A
4	Engineer/Surveyor:	N/A
5	Project Location:	19 Pomerleau Street
6	Project Tax Map #/Lot #:	Tax Map 7, Lot 17-1
7	Existing Zoning:	I-3
8	Overlay Zoning:	None
9	Existing Use:	Office, Automotive service/repair
10	Proposed Use:	Office, Automotive service/repair, Vehicle Inspection
11	City Approvals Required:	Conditional Use Permit
12	Uses in the Vicinity:	Commercial/Industrial/Transportation (Transit)
13	Parcel Size:	3.11 acres
14	Water Supply:	Maine Water (Public)
15	Sewerage Disposal:	City of Biddeford
16	Solid Waste Disposal:	City of Biddeford
17	Fire Protection:	City of Biddeford
18	Floodplain Status:	The facility is not within a floodplain
19	Wetland/Surface Water Impacts:	None
20	Soil Study Provided:	N/A
21	Parking Spaces Required:	10

22	Parking Spaces Provided (total):	10+
23	Ownership of Road:	Pomerleau Street is a public road.
24	Impervious Surface Area:	N/A
25	Estimated Site Development Costs:	None
26	Financial Capacity Letter:	N/A
27	Waivers Needed:	Full Site Plan Review
28	Waivers Granted:	Full Site Plan Review
29	Variances Needed for Approval:	None
30	Other Non-City Permits Required:	None
31	Other Non-City Permits Obtained:	N/A
32	Covenants, By-laws, Restrictions Required by the Planning Board:	None
33	LDR Attachment A: Fees Paid:	All Fees Paid
34	Staff Review Committee Meeting Date:	November 16, 2021

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 use for fire protection purposes;
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 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.

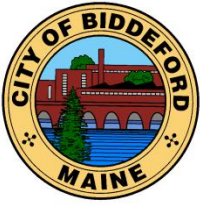
Approval Granted:

Based on the evidence available and the conclusions above, the Biddeford Staff Review Committee approves the Conditional Use Permit for the proposed project summarized above, located at 19 Pomerleau Street (Tax Map 7, Lot 17-1) 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 outside storage of repair parts or parts vehicles is not permitted in the front yard along Pomerleau Street (LDR, Article VI, Section 7.A.1).**
- 3. All outside storage shall be under cover or screened from view from adjacent properties (LDR, Article VI, Section 7.A.2).**
- 4. The applicant shall obtain all other pertinent local, state and federal permits, licenses, and insurance such as blasting, building, electrical, plumbing, etc., prior to commencing business, unless authority issuing said permit allows for such actions.**

Staff Review Committee Chairperson

Date



CITY OF BIDDEFORD

Planning and Development Department

Hannah Bonine
Assistant City Planner
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115
Hannah.Bonine@biddefordmaine.org

STAFF REVIEW COMMITTEE REPORT

TO: Members of the Biddeford Staff Review Committee

FROM: Hannah Bonine, Assistant City Planner

DATE: November 9, 2021

RE: 2021.53 Conditional Use Permit for Gonna Need A Bigger Truck, Inc. at 19 Pomerleau Street (Tax Map 7, Lot 17-1).

MEETING DATE: November 16, 2021 AT 1:00 PM

PROJECT DESCRIPTION

The applicant, Gonna Need A Bigger Truck, Inc., currently occupies space at 19 Pomerleau Street for offices and automotive service on their fleet of delivery trucks. This proposal concerns allowing the applicant to operate as an Official Inspection Station to allow their in-house mechanic to inspect their own fleet of trucks. The business is located within the I-3 zone. No new site improvements are proposed.

COMPLIANCE WITH THE CITY'S ORDINANCES

1. Automotive Repair is a conditional use in the I-3 zone.
2. To receive approval from the Staff Review Committee, the applicant needs to establish compliance with the Conditional Use Standards (Article VII, Section 6), Performance Standards (Article VI, Section 7), and Site Plan Review (Article XI).

3. Prior to approval, the following Performance Standards must be met for an Automotive Repair facility:

- a. No storage of repair parts or parts vehicles is permitted in the front yard area.
- b. All outside storage shall be under cover or screened from view from adjacent properties.

4. Parking: Cars that will be there waiting for parts will be parked in the lower left corner of the image that is paved. Drop ins and people looking for service will park in the spots toward the front corner of the building under the "cam-engineers" wording. Staff parks in the back of the building.



5. There are no outstanding items to be addressed prior to approval.

WAIVER REQUESTS

Full Site Plan Review – Article XI, Section II (Procedure for Site Development Submission Requirements)

CONCLUSION

The submitted application by Gonna Need A Bigger Truck Inc. satisfies the requirements for a Conditional Use Permit. It is recommended that the Staff Review Committee grant the

requested waiver for Full Site Plan Review, given that there are no site improvements proposed and the business is currently operating at this location.

We recommend that if the project is approved by the Staff Review Committee, it be approved with the following minimum conditions of approval:

- 1. Standard Conditions of Approval apply.**
- 2. The outside storage of repair parts or parts vehicles is not permitted in the front yard along Pomerleau Street (LDR, Article VI, Section 7.A.1).**
- 3. All outside storage shall be under cover or screened from view from adjacent properties (LDR, Article VI, Section 7.A.2).**
- 4. The applicant shall obtain all other pertinent local, state and federal permits, licenses, and insurance such as blasting, building, electrical, plumbing, etc., prior to commencing business, unless authority issuing said permit allows for such actions.**

From: [Nathaniel Coffin](#)
To: [Bonine, Hannah](#)
Subject: Re: 19 Pomerleau Street Conditional Use Permit Application
Date: Tuesday, November 2, 2021 10:00:45 AM
Attachments: [IMG_3579.jpg](#)
[image001.png](#)

Cars that will be there waiting for parts will be parked in the lower left corner of the image that is paved. Drop ins people looking for service will park in the spots toward the front corner of the building under the "cam-engineers" wording.



On Tue, Nov 2, 2021 at 9:46 AM Bonine, Hannah <Hannah.Bonine@biddefordmaine.org> wrote:

Nathaniel,

You mentioned your facility, as an inspection station, will have to technically be open to the public. Regardless of how you choose to publicize or not publicize this, we have to ensure that a member of the public will have clear access. Based on this aerial (or another if you have one more recent – this is from 2018), can you show where employees park and where a member of the public or a vendor could park if they visited your facility?

Thank you again for your patience and willingness to provide additional information regarding this project.

Hannah Bonine

Assistant City Planner

P.O. Box 586, 205 Main Street

Biddeford, Maine 04005

Hannah.bonine@biddefordmaine.org

(207) 284-9115



From: Nathaniel Coffin [mailto:n.coffin@gnabtinc.com]
Sent: Friday, October 29, 2021 11:59 AM
To: Bonine, Hannah <Hannah.Bonine@Biddefordmaine.org>
Subject: Re: [19 Pomerleau Street](#) Conditional Use Permit Application

There is currently two 16' overhead doors and we have 6 spaces we use for work, shop space is majority of the building so we pull them in thru the back and into the areas we set up on each side. There is a "traffic lane" we leave open in the middle to pull things in and out. The majority of the rest of the space we use to store our parts and misc supplies our drivers need that actually use the fleets.

On Fri, Oct 29, 2021 at 11:55 AM Bonine, Hannah <Hannah.Bonine@biddefordmaine.org> wrote:

Nathaniel,

Thank you for your responses. We have one additional question:

How many garage bays do you have on site where your mechanics do repair work?

Thanks again,

Hannah Bonine

Assistant City Planner

P.O. Box 586, 205 Main Street

Biddeford, Maine 04005

Hannah.bonine@biddefordmaine.org

(207) 284-9115



From: Nathaniel Coffin <n.coffin@gnabtinc.com>

Sent: Friday, October 29, 2021 10:42 AM

To: Bonine, Hannah <Hannah.Bonine@Biddefordmaine.org>

Subject: Re: [19 Pomerleau Street](#) Conditional Use Permit Application

Good Morning Hannah,

Please see answers below.

On Fri, Oct 29, 2021 at 10:17 AM Bonine, Hannah <Hannah.Bonine@biddefordmaine.org> wrote:

Good morning Nathaniel,

Upon reviewing the application submitted by Gonna Need a Bigger Truck Inc at [19 Pomerleau Street](#), we need some additional information before we can proceed.

1. Is the business currently operating at this location and seeking a Conditional Use Permit to allow for on-site inspections, or is the business looking to newly occupy this property, needing a Conditional Use Permit to do so?

We moved into the location in February and have been using it as storage and office space and to do oil changes etc. Because we have such a large fleet and do road service calls/services for other FedEx fleet vehicles (nearly 200 in total) we determined our own in house mechanic and our second FT mechanic we are hiring for, we are applying to be an inspection station.

2. How many employees will/does the business have? How many trucks are part of the fleet?

Total employees of the businesses HQ'd in the offices here is around 80. Total people here regularly is about 4-5 office and 3 in shop on the regular basis.

3. The property appears to have several commercial tenants – can you explain or depict where on the property the business will be/is? Where will the trucks be parked?

Trucks parked here are only parked here while waiting on repairs. Beyond that, the trucks are kept at different locations across the state when not here for repair.

4. What will be/are the hours of operation?

Hours of operation are typically M-F 8-5. We do come in early, 7am and stay late 6pm some days.

Thank you

Hannah Bonine

Assistant City Planner

P.O. Box 586, 205 Main Street

Biddeford, Maine 04005

Hannah.bonine@biddefordmaine.org

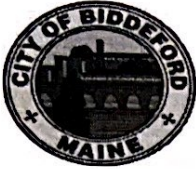
(207) 284-9115



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City of Biddeford
Planning Board Application

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

Type of Application:

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

Applicant Information:

Name: Gonna Need A Bigger Truck Inc
Mailing Address: 19 Pomerleau Street, Biddeford, ME 04005
Telephone: 207-504-7483
Email: n.coffin@gnabtinc.com

What is your legal interest in the property?

☐ Owner ☐ Potential Buyer with Contract ☒ Lease/Rental Agreement

Owner's Information:

Name: MEC Realty
Mailing Address: 17 Pomerleau St, Biddeford, ME 04005
Telephone: 207-386-1985
Email: ncrepeau@machineelectrical.com

Agent's Information:

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

Engineer/Surveyor's Information:

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

Project Location and Lot Information:

Street Address: _____
Tax Map: _____ Lot: _____
Current Zoning: _____ Shoreland Zoning: _____
Size of Lot: _____ () acres () s.f. Lot Frontage: _____
Existing use of Property: _____

Property currently serviced by:

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

Slope Conditions in Area of Construction (if applicable):

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

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

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

Description of proposed use of property:

Project/Proposed Use:

We are looking to get our Inspection Station License so our ASE Certified Mechanics, can use their Inspection

Licenses for our Fleet and our peers fleets. We are a fedex contractor and service other Fedex contractors vehicles to ensure they're safe for Fedex and FMCSA requirements and public safety.

Property to be Serviced by:

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

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

☐ **If in a Shoreland Zone:**

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

Percent of structure expansion (Max 30%): _____

☐ **If Subdivision Review, number of lots proposed:** _____

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

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

Total new square feet footprint of structure: _____

Total new square feet paving/parking: _____

Waiver Requests (attach details):

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

Attachments:

A. Letters of Approval

☐ 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 – 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, ect.
- C. Photographs of Site.
- D. Architectural renderings/drawings of proposed buildings, as required.
- E. Engineering Plans, as required.

Fees (Due at time of Submission):

- \$40 Nonrefundable Administration Fee is required for every application.
- Refer to "Attachment A Fees and Charges" of the Land Development Regulations for more information. Consult with Planning Staff if you have questions.

Required Signatures:

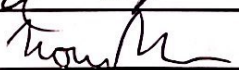
By signing this application, as the foresaid applicant or authorized agent:

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

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

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

Signature of Applicant:  Date 10/18/2021

Signature of Property Owner:  Date 10/18/2021

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