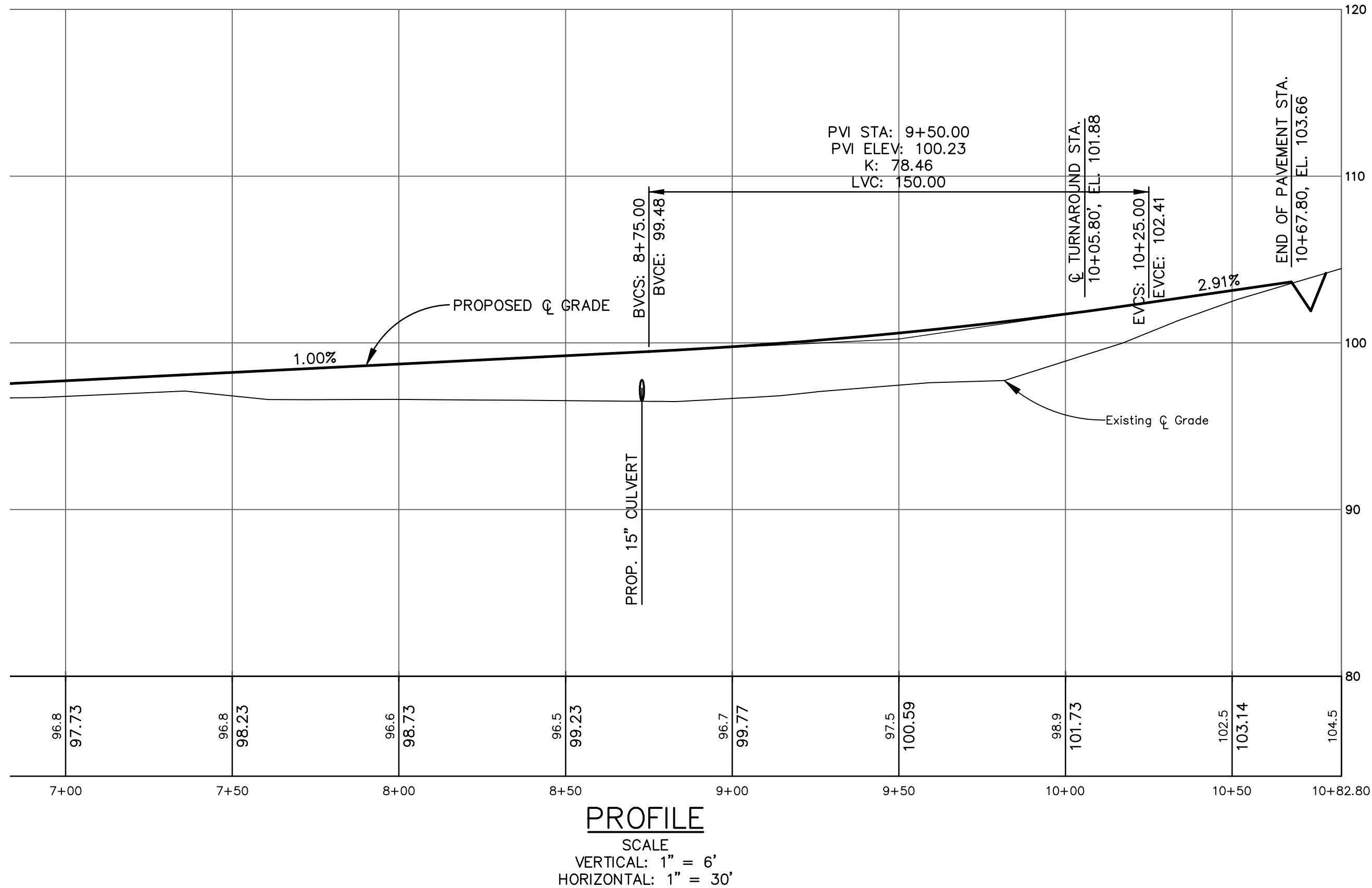
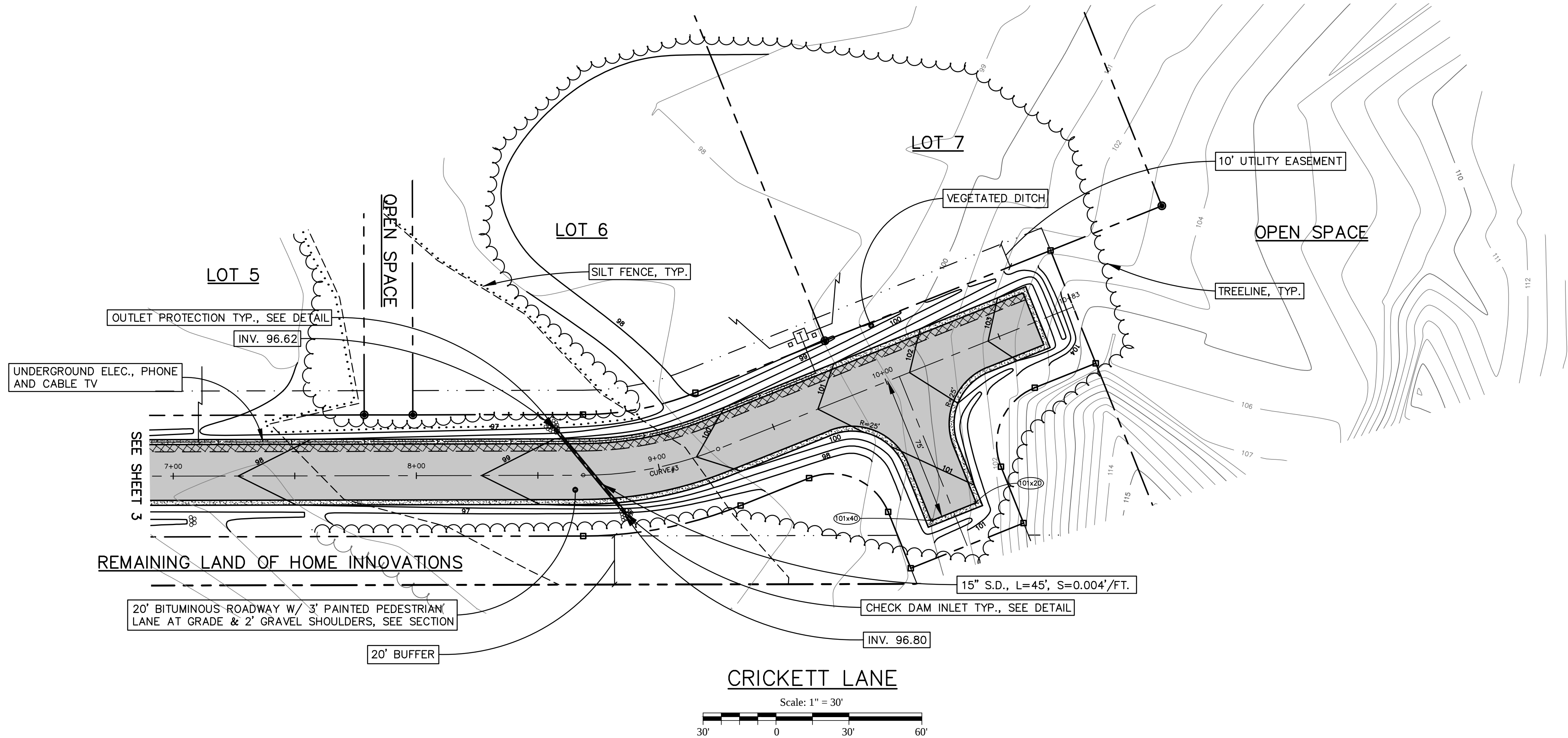


*City of Biddeford*  
**Capital Projects/Operations Committee**  
**November 09, 2017 5:00 PM City Hall**  
**Council Chambers Conference Room**

- 1. Roll Call**
- 2. Adjustments to the Agenda**
- 3. Acceptance of Minutes**
- 4. Old Business**
- 5. New Business**
  - 5.1. Sidewalk Waiver on a Proposed Street off of Buzzell Road - CRICKETT LANE  
[11-09-2017 Crickett Lane-CHART\(2\).pdf](#)  
[11-09-2017 Crickett Lane-CHART.pdf](#)  
[11-09-2017 Crickett Lane-MAP.pdf](#)  
[11-09-2017 Crickett Lane-MEMO.docx](#)  
[11-09-2017 Sidewalk Waiver Request-Crickett Lane.pdf](#)
- 6. Adjourn**



LEGEND

- E — UNDERGROUND ELECTRIC
- STORM DRAIN
- - - EROSION CONTROL BERM
- 160 --- EXISTING CONTOUR
- 160 --- PROPOSED CONTOUR
- TRANSFORMER PAD
- UTILITY POLE

Q CURVE DATA

Q CURVE #3

- R=150.00'
- L=56.85'
- T=28.77'
- PC=8+68.59
- PT=9+25.44

NOTES:

1. INSTALL EROSION CONTROL BERM PRIOR TO CONSTRUCTION, SEE DETAIL.

| NO. | DATE    | REVISION               | DESCRIPTION |
|-----|---------|------------------------|-------------|
| 1   | 8/10/17 | Preliminary Submission | To City     |



**BH2M**

Berry, Huff, McDonald, Milligan Inc.  
Engineers, Surveyors

28 State Street  
Gorham, Maine 04038

Tel: (207) 839-2771  
Fax: (207) 839-8250

FOR  
Jason Lebonie  
57 State Lane  
Saco, Maine

**CRICKETT LANE PLAN & PROFILE**  
(STA. 7+00 to STA. 10+82.80)

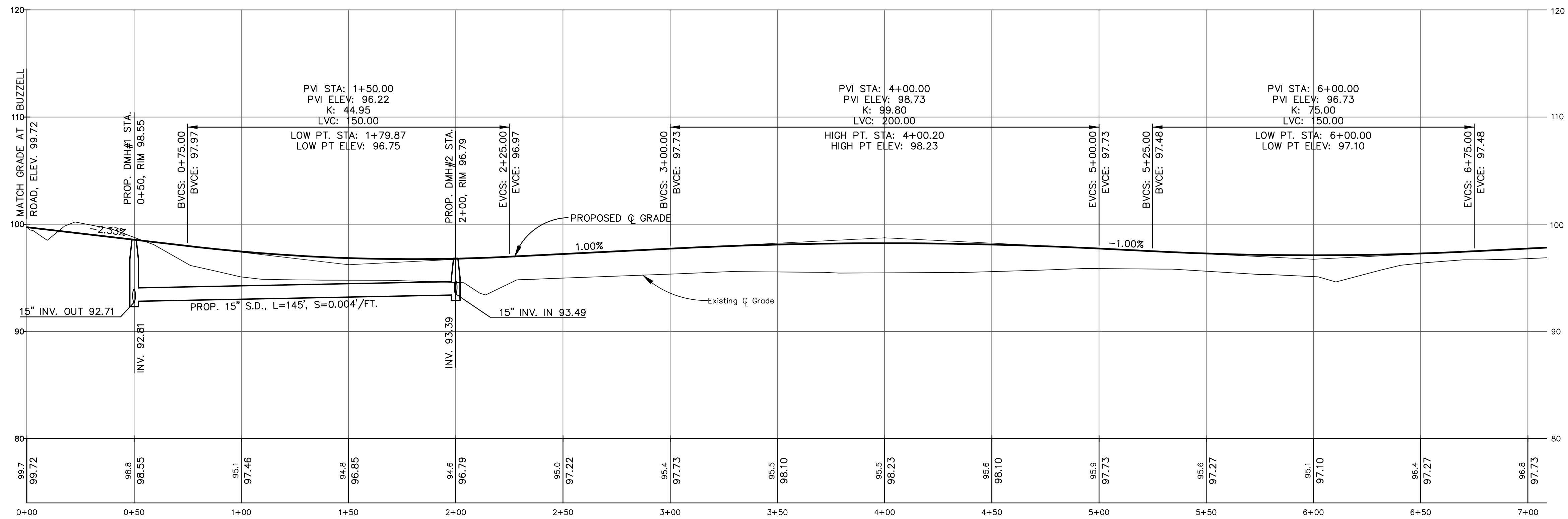
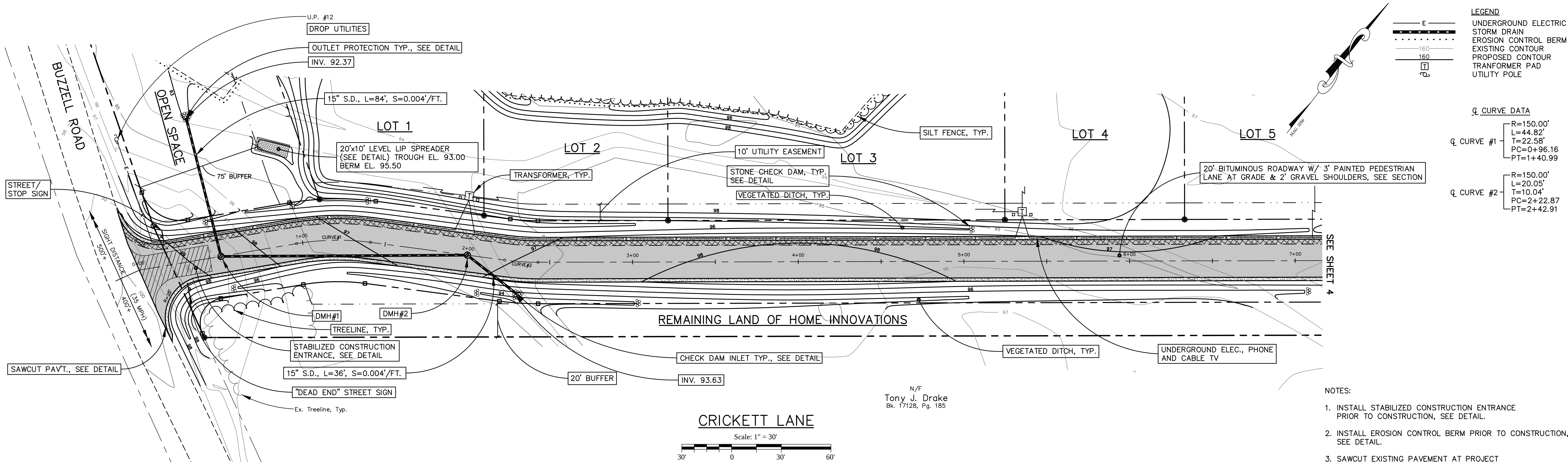
**BUZZELL ROAD ESTATES**  
BUZZELL ROAD  
BIDDEFORD, MAINE

|                       |                   |
|-----------------------|-------------------|
| DESIGNED<br>W. Pelkey | DATE<br>Dec. 2016 |
| DRAWN<br>Dept.        | SCALE<br>As Noted |
| CHECKED<br>A. Morrell | JOB. NO.<br>16152 |

SHEET

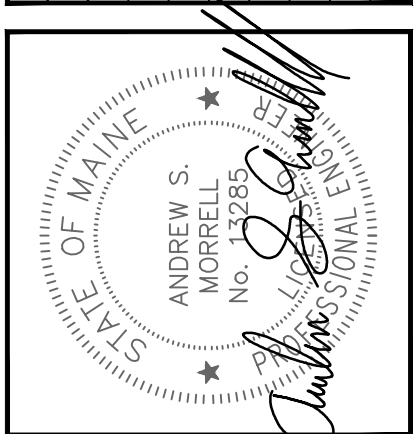
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PROFILE  
SCALE  
VERTICAL: 1" = 6'  
HORIZONTAL: 1" = 30'

| NO. | DATE    | REVISION | DESCRIPTION                    |
|-----|---------|----------|--------------------------------|
| 1   | 8/10/17 |          | Preliminary Submission To City |



**BH2M**  
Berry, Huff, McDonald, Milligan Inc.  
Engineers, Surveyors  
28 State Street  
Gardner, Maine 04038  
Tel. (207) 839-2771  
Fax (207) 839-8250

FOR  
Jason Lebonne  
57 Santa Lane  
Saco, Maine

**CRICKETT LANE PLAN & PROFILE**  
(STA. 0+00 to STA. 7+00)  
BUZZELL ROAD ESTATES  
BUZZELL ROAD  
BIDDEFORD, MAINE

|                       |                   |
|-----------------------|-------------------|
| DESIGNED<br>W. Pelkey | DATE<br>Dec. 2016 |
| DRAWN<br>Dept.        | SCALE<br>As Noted |
| CHECKED<br>A. Morrell | JOB. NO.<br>16152 |

SHEET  
**3**

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## NOTES:

- OWNER: HOME INNOVATIONS, LLC  
57 SMUTTY LANE  
SACO, MAINE
- APPLICANT: JASON LABONTE  
57 SMUTTY LANE  
SACO, MAINE
- ENGINEER: ANDREW MORRELL PE# 13285  
BH2M  
28 STATE STREET  
GORHAM, MAINE
- SURVEYOR: ROBERT C. LIBBY JR., PLS #2190  
BH2M
- WETLANDS/ SOILS: MARK HAMPTON  
MARK HAMPTON ASSOCIATES  
PORTLAND, MAINE
- DEED REFERENCE: BK. 17283, PG. 644
- TAX MAP REFERENCE: MAP 6, LOT 43
- ZONING: RURAL FARM (RF)
- PROJECT AREA: 531,476 S.F. (12.201 AC)
- PROPOSED USE: 7 LOT CLUSTER RESIDENTIAL SUBDIVISION
- MINIMUM STANDARDS: RURAL FARM - CONVENTIONAL  
LOT SIZE - 40,000 S.F. (30,000 S.F. UPLAND)  
FRONTAGE - 200'  
SETBACKS - 40' FRONT, 25 SIDE & REAR  
  
CLUSTER  
LOT SIZE - 20,000 S.F. (20,000 S.F. UPLAND)  
FRONTAGE - 100'  
SETBACKS - 25' FRONT, 15 SIDE & REAR
- SEWER SERVICE: SUBSURFACE WASTEWATER DISPOSAL  
SYSTEMS
- WATER SERVICE: INDIVIDUAL DRILLED WELLS
- ELECTRIC/TELEPHONE: UNDERGROUND
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, LATEST REVISION.
- PLAN REFERENCE: "SUBDIVISION LAND RIVERVIEW FARMS, CHAPPELL LAND COMPANY, BIDDEFORD MAINE", BY DES ROBERTS & HENRY INC. DATED JUNE 26, 1974 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 69, PAGE 19
- MARK HAMPTON HAS INSPECTED THE SITE AND DETERMINED THAT THE WETLANDS CONTAIN POORLY DRAINED SOILS. THE REMAINDER OF THE SITE CONTAINS SOILS THAT ARE SOMEWHAT POORLY DRAINED AND MODERATELY WELL DRAINED SOILS, BOTH OF WHICH ARE SUITABLE FOR DEVELOPMENT AND DESIGN OF SEPTIC SYSTEMS. SEE SHEET 2 FOR HIGH INTENSITY SOIL SURVEY.
- BENCHMARK: 8" SPIKE SET IN UP#12 1.0' A.G. EL. 91.44 (ASSUMED ELEVATION)
- INSTALL 15" N-12 ADS CULVERTS UNDER DRIVEWAYS WHEN CROSSING DITCH LINES.
- THE ROADWAY IS PROPOSED TO BE PUBLIC UPON COMPLETION OF CONSTRUCTION AND ACCEPTED BY THE CITY, HOWEVER NO CITY SERVICES WILL BE PROVIDED UNTIL SAID STREET IS ACCEPTED BY THE CITY.

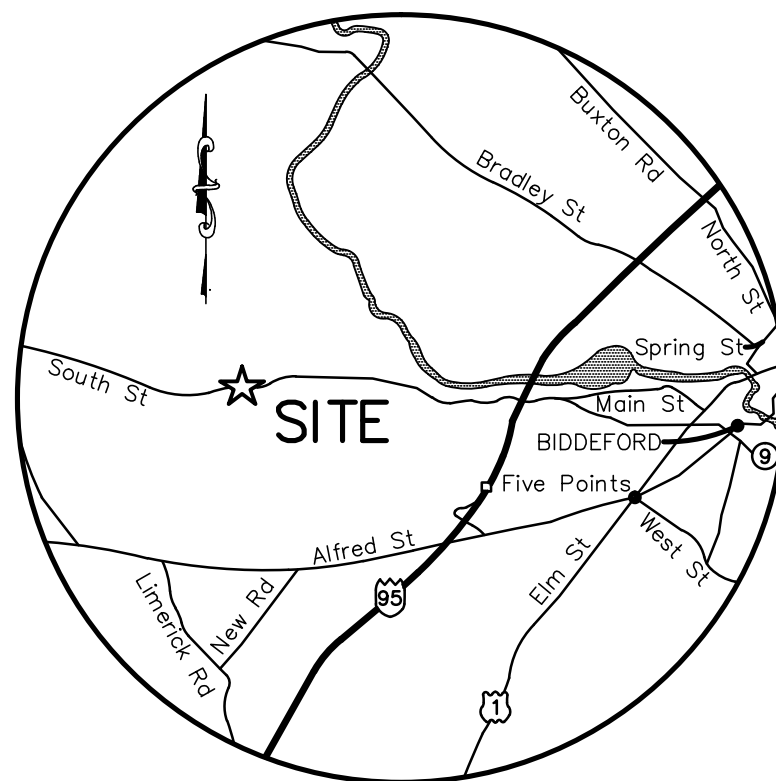
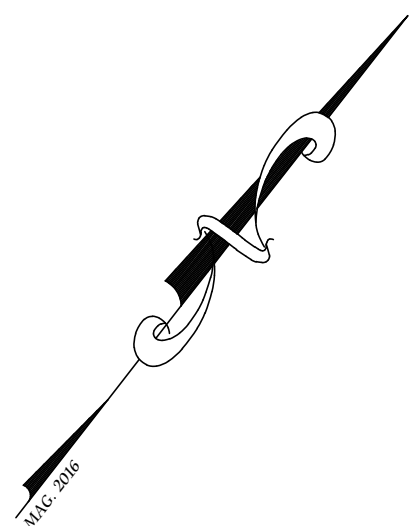
- A MAINTENANCE AGREEMENT SHALL BE ON FILE IN THE CITY (AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS) WHICH OUTLINES THE RESPONSIBILITY OF THE LOT OWNERS FOR THE ROADWAY UNTIL IT IS ACCEPTED BY THE CITY.
- A GREEN PERIMETER STRIP AS SHOWN ON THE PLAN SHALL BE MAINTAINED WITH GRASS, BUSHES, FLOWERS, OR TREES ALL ALONG THE PERIMETER OF THE PROPERTY EXCEPT AT THE ENTRANCE/EXIT LOCATION.
- THE PROPOSED LOTS ARE NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE
- WETLAND IMPACTS:

|                   |            |
|-------------------|------------|
| WETLAND IMPACT #1 | 6,174 S.F. |
| WETLAND IMPACT #2 | 59 S.F.    |
| WETLAND IMPACT #3 | 357 S.F.   |
| TOTAL             | 6,590 S.F. |

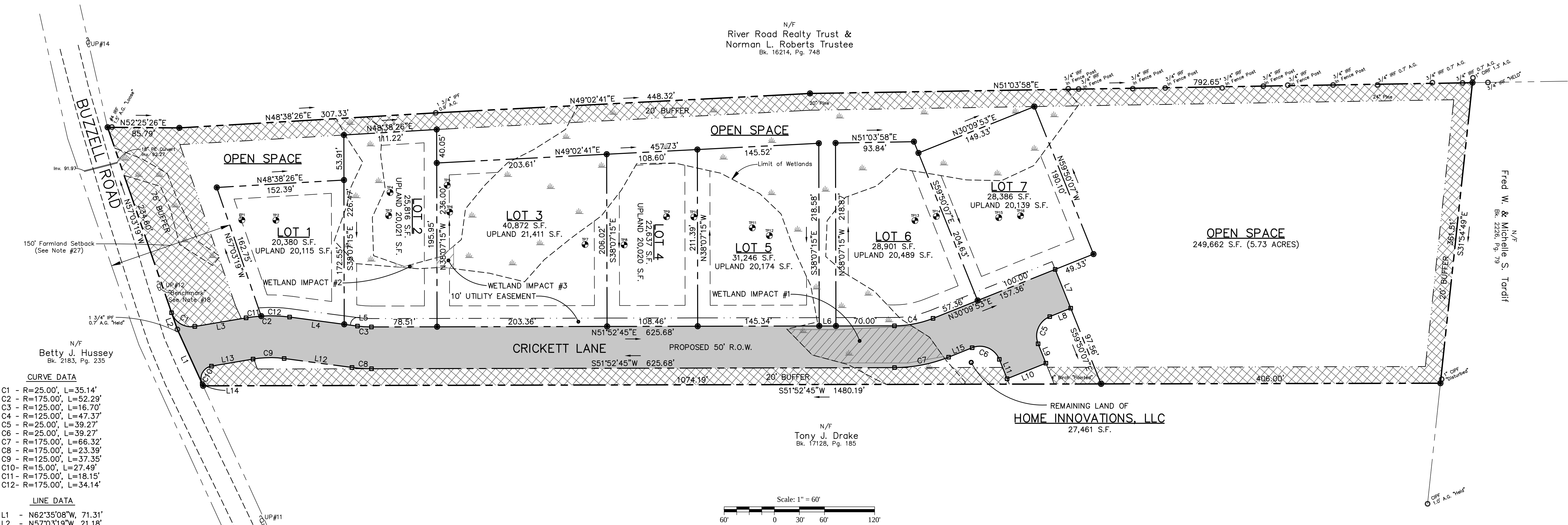
PROJECT REQUIRES A TIER 1 NRPA WETLAND ALTERATION PERMIT. NO ADDITIONAL FILLING OF WETLANDS OTHER THAN THOSE SHOWN ON THE PLANS IS ALLOWED WITH OUT ADDITIONAL PERMITTING.

- MARK HAMPTON ASSOCIATES REVIEWED THE MAN MADE DITCH LOCATED ALONG THE WESTERN PORTIONS OF THE SITE AND DETERMINED THIS AREA DOES NOT QUALIFY AS A STREAM UNDER MAINE DEF NRPA DEFINITIONS.
- PER SECTION 31-FARMLAND PRESERVATION SECTION OF BIDDEFORD ORDINANCE A 150 FOOT SETBACK IS REQUIRED FOR ALL LOTS FROM LAND REGISTERED WITH THE STATE OF MAINE AS FARMLAND. THE PARCEL ACROSS BUZZELL ROAD OWNED BY BETTY HUSSEY MEETS THIS REQUIREMENT AND THE SETBACK HAS BEEN PROVIDED, SEE PLAN FOR MORE INFORMATION.
- NO FUTURE SUBDIVISION WITHOUT PRIOR PLANNING BOARD APPROVAL.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF BIDDEFORD ENGINEERING DEPARTMENT FOR REQUIRED INSPECTIONS OF THE ROADWAY.
- A PRE-CONSTRUCTION MEETING WITH THE CITY OF BIDDEFORD ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ANY SOIL DISTURBANCE.

- WELLS SHALL NOT BE LOCATED WITHIN 100 FEET OF THE PROPOSED SUBSURFACE WASTEWATER DISPOSAL AREAS. LOCATION OF DISPOSAL SYSTEM/TEST PITS MAY BE RELOCATED WITHOUT PLANNING BOARD APPROVAL. PROVIDED ALL APPLICABLE PLUMBING CODE REQUIREMENTS ARE MET.
- DRIVEWAY APRONS MUST COMPLY WITH CHAPTER 62, SECTION 62-111 OF THE BIDDEFORD ORDINANCE.
- UNLESS A PERFORMANCE GUARANTEE IS POSTED BY THE DEVELOPER, NO LOTS WILL BE CONVEYED UNTIL CONSTRUCTION OF THE ROAD IS COMPLETED.
- WAIVER TO BE REQUESTED WITH CITY COUNCIL:  
A. SECTION 62-110 SIDEWALKS
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL PROPERTY PINS, BOTH INTERIOR AND EXTERIOR HAVE BEEN SET AS SHOWN ON THIS PLAN.
- THE APPLICANT SHALL OBTAIN ALL LOCAL, STATE, AND FEDERAL APPROVALS REQUIRED FOR THIS PROJECT.
- THIS PLAN AMENDS THE PREVIOUSLY APPROVED SUBDIVISION PLAN TITLED "SUBDIVISION LAND RIVERVIEW FARMS, CHAPPELL LAND COMPANY, BIDDEFORD MAINE" AND RECORDED IN THE Y.C.R.D. AS PLAN BOOK 69, PAGE 19.
- DEVELOPER TO WORK WITH FIRE DEPARTMENT TO DETERMINE WHAT FIRE SUPPRESSION REQUIREMENTS WILL BE NEEDED FOR THIS PROJECT.



LOCATION MAP  
SCALE: 1" = 2 MILES



- CURVE DATA
- C1 - R=25.00', L=35.14'
  - C2 - R=175.00', L=52.29'
  - C3 - R=125.00', L=16.70'
  - C4 - R=125.00', L=47.37'
  - C5 - R=25.00', L=39.27'
  - C6 - R=25.00', L=39.27'
  - C7 - R=175.00', L=66.32'
  - C8 - R=175.00', L=23.39'
  - C9 - R=125.00', L=37.35'
  - C10 - R=15.00', L=27.49'
  - C11 - R=175.00', L=18.15'
  - C12 - R=175.00', L=34.14'

- LINE DATA
- L1 - N62°35'08"W, 71.31'
  - L2 - N57°03'19"W, 21.18'
  - L3 - N42°24'52"E, 62.24'
  - L4 - N59°32'10"E, 65.86'
  - L5 - N59°32'10"E, 16.02'
  - L6 - N51°52'45"E, 20.00'
  - L7 - S59°50'07"E, 50.00'
  - L8 - S30°09'53"W, 27.00'
  - L9 - S50°50'07"E, 25.00'
  - L10 - S30°09'07"E, 50.00'
  - L11 - N59°50'07"E, 25.00'
  - L12 - S59°32'10"W, 81.88'
  - L13 - S42°24'52"W, 50.47'
  - L14 - S62°35'08"E, 2.83'
  - L15 - S30°09'53"W, 30.36'

| SYMBOL       | DESCRIPTION                    |
|--------------|--------------------------------|
| □            | GRANITE MONUMENT TO BE SET     |
| ○ IPF /RF    | IRON PIPE/ROD FOUND            |
| ○ CIPF /CIRF | CAPPED IRON PIPE/ ROD FOUND    |
| ●            | 5/8" IRON ROD W/ CAP TO BE SET |
| ○            | UTILITY POLE                   |
| ○            | DECIDUOUS TREE                 |
| ☼            | CONIFEROUS TREE                |
| —●—          | FENCE POST w/ BARBED WIRE      |
| ●            | TEST PIT                       |
| —●—          | WETLANDS                       |
| ---          | PROPERTY LINE                  |
| ---          | EDGE OF PAVEMENT               |
| ---          | ABOVE GROUND                   |
| ---          | NOW OR FORMERLY                |

## NET RESIDENTIAL DENSITY:

TOTAL PARCEL AREA..... 531,476 S.F.

## DEDUCTIONS:

250' SHORELAND ZONE..... 0 S.F.  
WETLANDS..... 107,949 S.F.  
FARMLAND SOILS..... 0 S.F.  
POORLY DRAINED SOILS (NON-WETLAND)..... 0 S.F.  
SOMEWHAT POORLY DRAIN SOILS (NON-WETLAND)..... 59,562 S.F.  
AREA WITH SLOPE 33% OR GREATER..... 1,959 S.F.  
PROPOSED ROAD RIGHT OF WAY..... 56,115 S.F.  
OTHER AREAS..... 0 S.F.

NET AREA..... 305,891 S.F.

## ALLOWABLE DENSITY OF PARCEL:

NET ACREAGE..... 305,891 S.F.

PERMISSIBLE NUMBER OF LOTS AT 40,000 S.F. / LOT..... 7.65 LOTS

## PROPOSED USES:

RESIDENTIAL HOUSE LOTS..... 7  
RESIDENTIAL DWELLING UNITS..... 7  
RESIDENTIAL HOUSE LOT AREA..... 198,238 S.F.  
R.O.W..... 56,115 S.F.  
OPEN SPACE..... 249,662 S.F.  
REMAINING LAND..... 27,461 S.F.

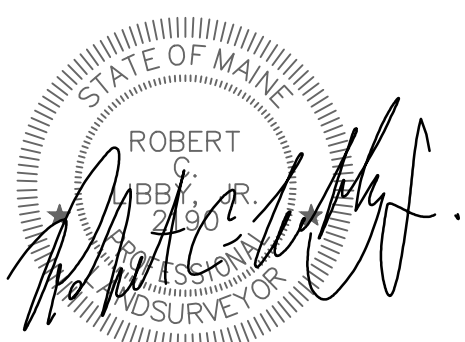
TOTAL..... 531,476 S.F.

Scale: 1" = 60'

60' 0 30' 60' 120'

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT



ROBERT C. LIBBY JR.

PLS #2190

THIS PLAN REVIEWED AND APPROVED BY THE CITY OF BIDDEFORD PLANNING BOARD.

DATE

CHAIR

## AMENDED SUBDIVISION

## BUZZELL ROAD ESTATES

BUZZELL ROAD  
BIDDEFORD, MAINE

| DESIGNED   | DATE      |
|------------|-----------|
| W. Pelkey  | Dec. 2016 |
| DRAWN      | SCALE     |
| Dept.      | 1" = 60'  |
| CHECKED    | JOB. NO.  |
| A. Morrell | 16152     |

## SHEET

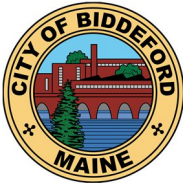
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Berry, Huff, McDonald, Milligan Inc.  
Engineers, Surveyors  
28 State Street  
Gorham, Maine 04038  
Tel: (207) 839-2771  
Fax: (207) 839-8250

FOR  
Jason Labonte  
57 Smutty Lane  
Saco, Maine



## City of Biddeford

Public Works Department / Engineering Division  
P.O. Box 586 • 205 Main Street, Suite 301  
Biddeford, ME 04005  
Phone: (207) 284-9118 • Fax: (207) 571-0662

November 1, 2017

To: Robert Quattrone, Chair, Capital Projects Committee

From: Thomas Milligan, PE, City Engineer

Cc: Alan Casavant, Mayor; Jim Bennett, City Manager; Guy Casavant, Director of Public Works;  
Greg Tansley, City Planner; BH2M for applicant

Re: Sidewalk Waiver Request for Cricket Lane, a Proposed Public Street

The applicant Jason Labonte, through his engineers BH2M, is requesting a waiver from the City sidewalk requirements for a public street. The applicant is proposing to install a 3 foot wide (instead of a 5 foot wide) at grade sidewalk adjacent to the proposed road. See attached letter from the applicant's engineers.

Staff has reviewed this request and would concur that this request has merit for several reasons:

1. From a stormwater perspective, the narrower sidewalk width will result in less impervious area and therefore will reduce the amount of runoff
2. A narrower sidewalk will result in less area to be maintained in the future assuming the street receives future City acceptance.
3. The proposed road is in a rural area that has no nearby sidewalks in the area leading to this site.

Staff would recommend that a sign be placed at each end of the road to depict that there is a pedestrian walkway adjacent to the travel way. In addition, staff recommends that an escrow account be created to provide funds for the striping of the line to mark the travel lane/sidewalk edge.

This request is similar to the request for a sidewalk waiver for Whitewater Drive off River Road, previously approved by Council.

Based on the above, Staff recommends approval of the waiver request and respectfully requests that the Capital Projects Committee act on this request and forwarded it on to the City Council for their action.



# BH2M

Berry, Huff, McDonald, Milligan Inc.  
Engineers, Surveyors

28 State Street, Gorham, Maine 04038  
207 839-2771

WILLIAM A. THOMPSON  
ROBERT C. LIBBY, Jr.  
WALTER E. PELKEY  
ANDREW S. MORRELL  
STEVEN J. BLAKE

September 25, 2017

Tom Milligan, Town Engineer  
City of Biddeford  
205 Main Street  
Biddeford, Maine 04005

RE: Sidewalk Waiver Request  
Buzzell Road Estates – Crickett Lane

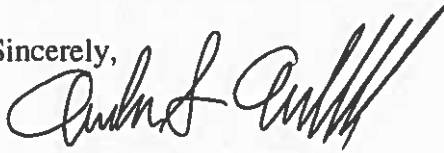
Dear Tom,

We are submitting a Sidewalk Waiver request on behalf of our client, Jason Labonte, for the Buzzell Road Estates Subdivision. This project received Preliminary Subdivision Approval from the City of Biddeford Planning Board at the last Planning Board meeting. Prior to moving forward with Final Subdivision Approval we need to finalize this waiver. I understand the Planning Board does not have the authority to grant this waiver. It is my understanding that this waiver can be granted by the City Council. The applicant is looking to waive the requirement for a sidewalk. In lieu of a sidewalk the applicant intends to construct a 3-foot wide paved walking path on the northern side of Crickett Lane. This pedestrian lane will be striped accordingly. Please see the attached plans for more information. This waiver is similar to those requested in the past, such as Whitewater Drive. The following is a summary of the reasons the applicant is requesting this waiver:

- The existing road (Buzzell Road), which this subdivision is proposed off of, does not have sidewalks. The nearest sidewalks are approximately 3 miles from the proposed development (South Street).
- The sidewalks will have to be maintained and plowed by the City during the winter months. This would be costly and time consuming for the City, and if not done the sidewalks would serve no purpose in the winter months. The proposed at grade pedestrian walkway will be easily maintained by the city.
- The purpose of a cluster subdivision is to decrease the developments impact on natural resources, and to reduce the amount of city infrastructure created. Adding sidewalks would increase the developments footprint, and would increase upkeep costs to the city throughout the life of the development.

Please call me if you have any questions regarding this waiver request or if additional information is needed. We look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew S. Morrell', with a stylized flourish at the end.

Andrew S. Morrell, P.E.

Project Engineer

cc: Jason Labonte

16152-Sidewalk Waiver Request-9-22-2017