



**City of Biddeford
Staff Review Committee**

July 22, 2024 at 1:30 PM
City Hall Second Floor Conference Room & Zoom

[Click to Join Zoom Meeting Online](#)

Or call in by phone: +1 312 626 6799

Meeting ID: 994 0100 0656

Passcode: 879128

1. Site Plan Review

- 1.a 2024.11 Review and discuss a Site Plan Application for Five Star Holdings to expand their existing building at 451 Alfred Street, (Tax Map 17, Lot 17-2) in the 1-3 Zone.

GENERAL NOTES

- 1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING M, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER IN WRITING IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

DEMOLITION NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS SPECIFIC NOTES.

SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS SPECIFIC NOTES.

SITE LAYOUT NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS SPECIFIC NOTES.

GRADING NOTES

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ACCESSIBILITY DESIGN GUIDELINES

- 1. ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) AND THE FEDERAL ACCESSIBILITY STANDARDS FOR GOVERNMENT BUILDINGS AND PUBLIC ACCOMMODATIONS (FEDERAL ACCESIBILITY STANDARDS) (28 C.F.R. PART 36).

DRAINAGE AND UTILITY NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS SPECIFIC NOTES.

OUTSIDE SOURCE NOTES

- 1. ANY INFORMATION, DRAWINGS, DATA, PLANS, SPECIFICATIONS, MATERIALS, FIGURES, DOCUMENTATION, REPORTS, AND THE LIKE WHICH IS INDICATED TO HAVE BEEN PREPARED BY OTHERS (HEREIN, "BY OTHERS" REPORTS, DOCUMENTS AND DETAILS) HAS BEEN OR WILL BE CREATED, DEVELOPED, PREPARED, PERFORMED, AND ANALYZED BY AN ENTITY OR PARTY OTHER THAN THE "BOHLER" ENTITY FOR THIS PROJECT.

STANDARD ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes entries for LANDSCAPE, LANDSCAPE AREA, MAXIMUM, MATCH EXISTING, LIMIT OF WORK, LIMIT OF DISTURBANCE, SAUCUT LINE, etc.

STANDARD DRAWING LEGEND

Table with 2 columns: Symbol and Description. Includes entries for ONSITE PROPERTY LINE, NEIGHBORING PROPERTY LINE, EASEMENT LINE, INTERIOR PARCEL LINE, CURB AND GUTTER, SPILL TRANSITION, DEPRESSION CURB AND GUTTER, etc.

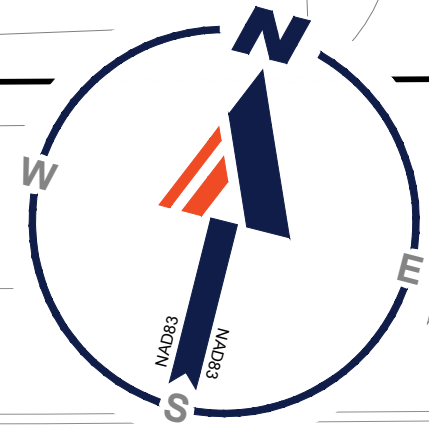
REVISIONS table with columns: REV, DATE, COMMENT. Includes a revision for 1/7/2024 regarding CITY COMMENTS.

PERMIT SET section with text: "It's fast. It's free. It's the law." and "ALWAYS CALL 811".

SITE DEVELOPMENT PLANS FOR BOWLING-SCHORK section with project details and location information.

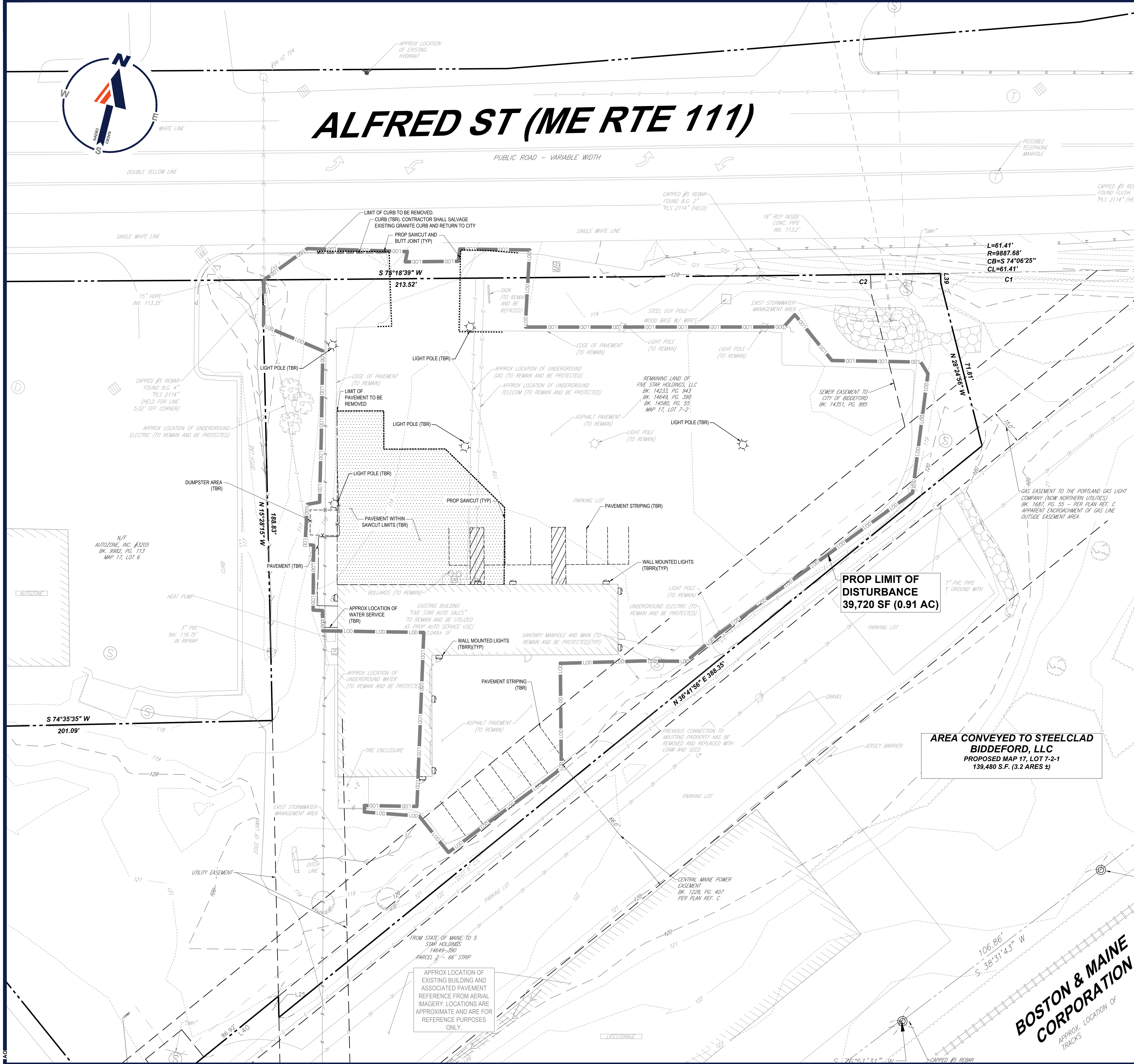
BOHLER logo and contact information for 3 EXECUTIVE PARK DRIVE FLOOR 2, BEDFORD, NH 03110. Includes website and phone number.

GENERAL NOTES AND LEGEND C-102 section with sheet number and revision information.



ALFRED ST (ME RTE 111)

PUBLIC ROAD - VARIABLE WIDTH



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	7/1/2024	CITY COMMENTS	AO	KWC

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NH240012.00-1A
 DRAWN BY: AO
 CHECKED BY: KWC
 DATE: 5/14/2024
 CAD ID: P-CIVIL-PROP

DEMOLITION ABBREVIATIONS

ABBREVIATION	DESCRIPTION
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBRR)	TO BE REMOVED AND RELOCATED
(TBV)	TO BE VACATED
(RELO)	TO BE RELOCATED

SITE DEVELOPMENT PLANS

FOR

BOWLING-SCHORK

PROPOSED BUILDING EXPANSION
 MAP: 17 | LOT: 17-2
 451 ALFRED ST
 YORK COUNTY
 CITY OF BIDDEFORD, MAINE

BOHLER
 3 EXECUTIVE PARK DRIVE FLOOR 2
 BEDFORD, NH 03110
 Phone: (603) 441-2900
 www.BohlerEngineering.com

J.A. KUCICH

PROFESSIONAL ENGINEER
 MASSACHUSETTS LICENSE No. 41530
 NEW HAMPSHIRE LICENSE No. 15476
 CONNECTICUT LICENSE No. 29177
 RHODE ISLAND LICENSE No. 9616
 MAINE LICENSE No. 12553

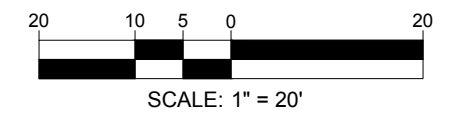
CONTRACTOR SHALL PAVE UTILITY TRENCHES WITHIN RIGHT-OF-WAY WITHIN 3 DAYS OF EXCAVATION OR PRIOR TO ANY RAIN EVENT

CONTRACTOR SHALL CONFIRM LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION

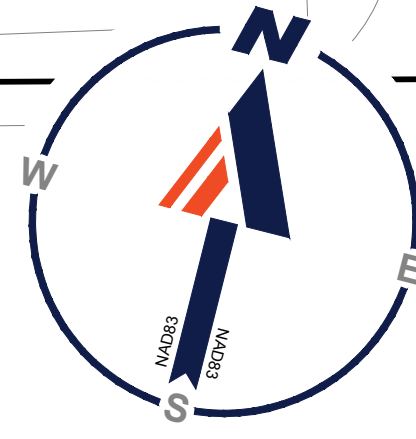
THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

SHEET TITLE: **EXISTING CONDITIONS/ DEMOLITION PLAN**

SHEET NUMBER: **C-201**

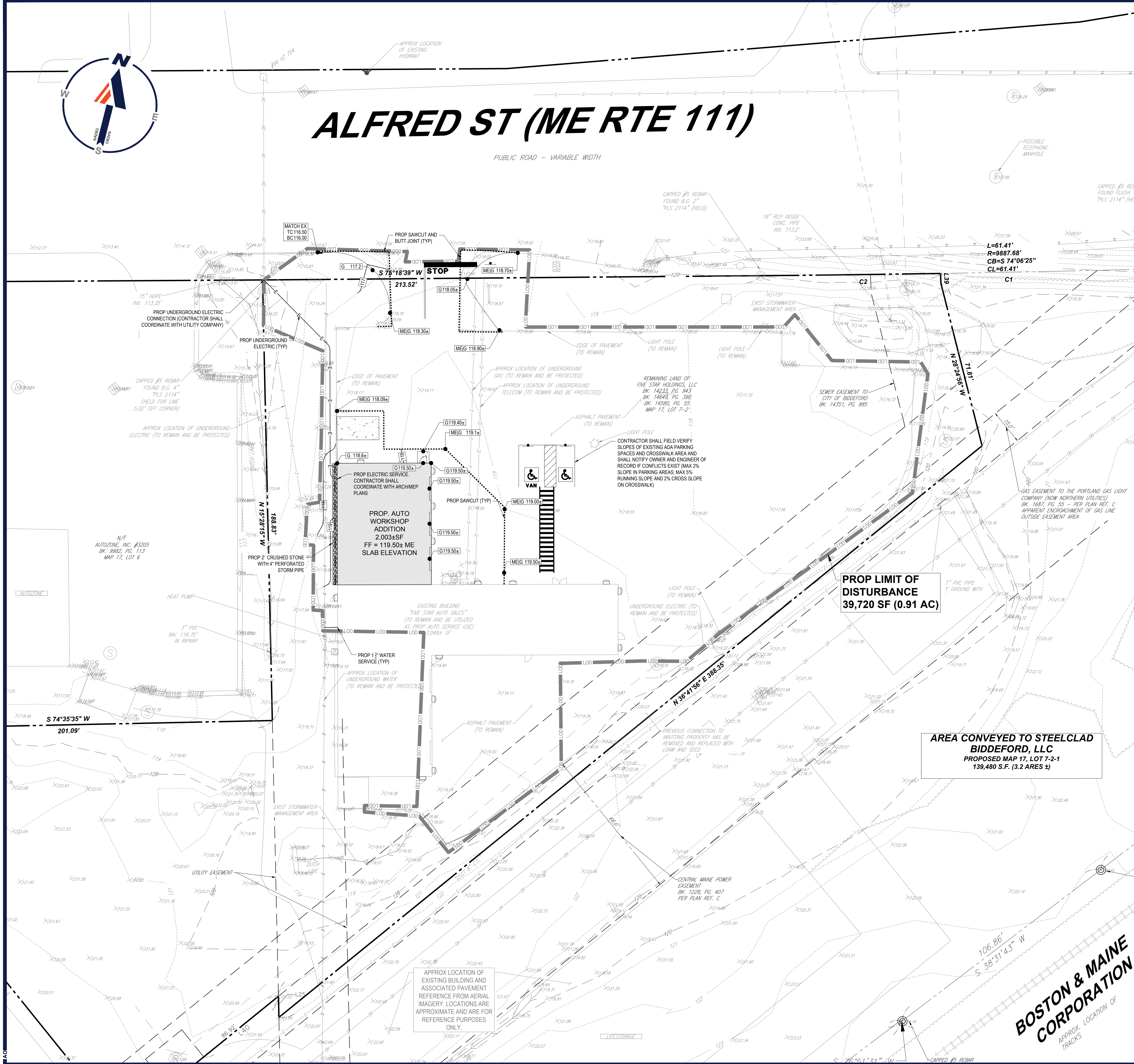


BOHLER ENGINEERING, INC. PROJECT: 2024-NH240012.00-1A-17-2-1 LAYOUT: C-201 EXDMM



ALFRED ST (ME RTE 111)

PUBLIC ROAD - VARIABLE WIDTH



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
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 SUSTAINABLE DESIGN
 PERMITTING SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	7/1/2024	CITY COMMENTS	AO	KWC

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PROJECT No.: NH240012.00-1A
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SITE DEVELOPMENT PLANS

FOR

BOWLING-SCHORK

PROPOSED BUILDING EXPANSION
 MAP:17 | LOT:17-2
 451 ALFRED ST
 YORK COUNTY
 CITY OF BIDDEFORD, MAINE

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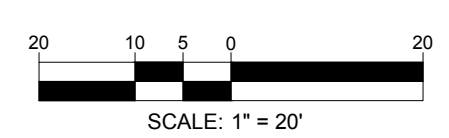
SHEET TITLE:
GRADING, DRAINAGE, & UTILITY PLAN

SHEET NUMBER:
C-401

REVISION 1 - 7/1/2024

CONTRACTOR SHALL CONFIRM LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION

THIS PLAN TO BE UTILIZED FOR GRADING, DRAINAGE AND UTILITIES PURPOSES ONLY



BOSTON & MAINE CORPORATION
 APPROX. LOCATION OF TRACKS

I:\BOHLER\NET\SHARED\PROJECTS\2024\NH240012.00-1A-17-2\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\PROP-NH240012.00-1A-17-2-LAYOUT-C-401.DWG

July 1, 2024

David C.M. Galbraith
Deputy Director/City Planner
205 Main Street
P.O. Box 586
Biddeford, ME 04005

Re: Case # 2024.11 - Five Star Auto / Firestone – Building Addition / 451 Alfred Street / Tax Map 17 Lot 17-2 / Staff Review Committee (SRC) Meeting Comments of 6-24-2024

Dear Mr. Galbraith :

Bohler Engineering is in receipt of a comment letter from The City of Biddeford Planning and Development Department, dated June 26, 2024. On behalf of Applicant Bowling Schork Design Co., LLC, Bohler offers the following responses. For clarity, the original comments are in **italics**, while our responses are directly below in **bold** type.

Comment #1 Fire truck turning radii:

Jason Crocker to Patrick Donahue 5-21-24

Good afternoon Mr. Donahue, The turning radius in your plans reflects that of a tractor and trailer configuration. That is not what the Biddeford Fire Department utilizes for its aerial apparatus. Please refer to NFPA 1(2018) 18.2.3.5.3.1. As written, "The turning radius of a fire department access road shall be as approved by the AHJ". Much like your current turning radius plan shows the ability of the above configured vehicle to operate within the property, we also need to be certain that our Fire Department apparatus can do the same. I'm not certain where you located the information on our Truck 32, but I have the most accurate dimensions for this apparatus and would be happy to provide that to you so that we can be certain the updated turning radius drawing is based on proper dimensions. Please feel free to reach out with any questions.

Response: Fire truck turn exhibits have been completed and are included with this submittal.

Comment #2 Sprinkler System: The proposed building addition and existing building may require the installation of a fire suppression system which will be determined by the State Fire Marshall's Office (SFMO).

Response: A sprinkler system is not proposed for the proposed project.

Comment #3 Sewer Permit: A Sewer Permit for the building addition will need to be applied for and issued by the Engineering Department. Please contact Tom Milligan at

Response: Fees associated with a Sewer Permit have been paid by the property owner.

Comment #4 Thatcher Brook Impact Fee: As the proposed 2,000 square foot building addition is being constructed over existing paved areas there will not be any additional Thatcher Brook impact fees assessed.

Response: Acknowledged.

Comment #5 Dumpster Enclosure Location: As discussed, the proposed dumpster enclosure is being proposed to be located over an existing sewer easement. The dumpster location shall be relocated outside of the existing easement.

Response: The dumpster location has been relocated to the front of the proposed building addition. Please see sheet C-301 of the Proposed Site Development Plans.

Comment #6 Grease Trap: Being an automotive use a grease trap may be required.

Response: The project proposes to relocate existing bays, not increase number of bays. Therefore, a grease trap is not proposed for this project.

Comment #7 Contour lines: Revised plans shall include 2' contour lines.

Response: Existing contours are shown within the Proposed Site Development Plans, please see sheet C-401.

Comment #8 Building Addition "drip edge": As discussed at the 6-26-24 SRC meeting, the stormwater run-off from the building addition shall be directed into the drainage ditch along the western property line. This may be done using a drip edge off the back of the addition which should then flow into the existing detention basin located at the southwest corner of the existing building.

Response: A 2' crushed stone area, with a 4" perforated pipe has been added along the western side of the building expansion. Due to the existing contours on site, the water will naturally flow in the direction of the existing stormwater management area.

Comment #9 Interconnection Removal: The subject property previously provided a parking lot interconnect with the Steelclad self-storage property, located behind the existing structure which was removed as part of the Steelclad development. This shall be correctly illustrated on revised plans.

Response: The previous interconnection between the project site and abutting property has already been removed. Loam and seed was added in the area of pavement removal. A note has been added to clarify this, please see sheet C-201 of the Proposed Site Development Plans.

Comment #10 Trees: The submitted plans illustrate five trees adjacent to the proposed building addition. Field investigation found that there are only 2 trees in this location not 5. Please make corrections on revised plans.

Response: The site contains 3 existing trees on the western side of the proposed building addition. The plans have been updated to reflect this.

Comment #11 Tom Saucier, Peer Reviewer Comments:

1. B. Drawings 1. Sheet C-201 – Existing Conditions and Demolition Plan

a. *The cover letter refers to existing stormwater management facilities on the site. These should be shown and called out on this plan.*

Response: A label for each existing stormwater management area has been added to the Proposed Site Development Plans. Please see sheet C-201.

b. *Existing topography should be shown on this drawing.*

Response: Existing topography has been added to sheet C-201.

c. *Why does the limit of disturbance include the paved areas to remain?*

Response: The limit of disturbance surrounds areas where the existing pavement will remain, due to the proposed pavement striping that will take place. The limit of disturbance line is intended to encompass the limit of all work for the proposed project.

2. Sheet C-301 – Site Plan

a. *The plan shows a new concrete dumpster pad, bollards, and enclosure in the sewer easement over the existing sewer main. Is this acceptable to the city?*

Response: The location of the proposed dumpster pad has been relocated to the front of the proposed building addition.

b. *The plan calls for work in the public right of way. The pavement joint should include a saw cut and butt joint and a detail provided. Details for the curbing work should also be provided, including dimensions, installation details, and pavement buildup.*

Response: A sawcut and butt joint label has been added to sheet C-301. A detail for a Butt Joint, Vertical Granite Curb, and Granite Transition Curb have been added to sheet C-901. Please note, the transition curb at the access point is the only area in which curb is being proposed for this project.

c. *The plan calls for the removal of Type 1 granite curbing in the right of way. Should this be salvaged for the city?*

Response: A note has been added to sheet C-201, stating that the existing granite curb shall salvaged.

3. Sheet C-401 – Grading Plan

a. *A note on the plan requires the contractor to verify the grades at the proposed accessible parking meet ADA requirements. It seems that should be verified by the engineer as part of the design. If the grades are too steep the parking may need to be relocated impacting the site plan.*

Response: Per the existing conditions survey, it appears that the existing grades along the proposed accessible path meets ADA requirements. The purpose of the note on the proposed plans is simply to have a contractor field verify this. As-builts can be provided in the ADA area to show compliancy after construction.

b. Will there be a drip edge or gutters on the westerly side of the addition?

Response: Please see response to Comment #8.

4. Detail sheets

a. The transition curb detail shows a 1" radius at the end of the curb. The curb in Alfred Street is Type 1 granite. As suggested above, this installation should be detailed.

Response: The previous transition curb detail has been removed and replaced with a Granite Transition Curb detail. Please see sheet C-901.

We trust the above as well as the attached information are sufficient for your continued review of the project. Should you have any questions or require additional information, please do not hesitate to contact me at (508) 480-9900.

Sincerely,

Bohler



Keith Curran

