

City of Biddeford
Planning Board
October 18, 2023 6:00 PM City Hall
Council Chambers, & Zoom
<https://biddeford.zoom.us/j/94983531202?pwd=Q3ZyejcyUVpBaUVVMHduYXJhSzB4UT09>
Webinar ID 949 8353 1202; Passcode 223739

STATUS: Planning Board, Wednesday, October 18, 2023, 6:00 PM, City Council Chambers & Zoom

- 1. PLEDGE OF ALLEGIANCE**
- 2. DECLARATION OF QUORUM/VOTING MEMBERS**
- 3. ADJUSTMENTS TO THE AGENDA**
- 4. PLANNER'S BUSINESS**
- 5. CONSENT AGENDA**
 - 5.A. Approval of Meeting Minutes from September 6, 2023
[PB Minutes 090623-DRAFT.pdf](#)
- 6. UNFINISHED BUSINESS**
- 7. NEW BUSINESS**
 - 7.A. 2023.16 Site Plan (SP) Final Plan Review for the Sullivan Group for a Change of Use to construct a 30 room boutique hotel to be located at 25 Alfred Street (Tax Map 38, Lots 402).
[25 Alfred St_FOF_COA_10_12_23.pdf](#)
[25 Alfred Street Hotel Final Review Memo 10_11_23.pdf](#)
[2023-08-03_25 Alfred St_Site Plan Review Narrative.pdf](#)
[2023-08-03_25 Alfred St_Site Plan Application.pdf](#)
[2023-08-03_25 Alfred St_Off-Street Parking Reduction Waiver.pdf](#)
[25 Alfred St_Premium Parking LOI.pdf](#)
[25 Alfred St_Ability to Serve_Biddeford Engineering.pdf](#)
[25 Alfred St_Ability to Serve_Fire Department.pdf](#)
[25 Alfred St_Ability to Serve_Maine Water.pdf](#)
[2023-09-29_25 Alfred St_Site Plan Final Approval Set.pdf](#)
[C-100 SITE PLAN w APPROVAL BLOCK.pdf](#)
[25 Alfred St - Site Plan Application Drawing Checklist.xlsx](#)
 - 7.B. 2023.45 Public Meeting to review and answer questions regarding a Shoreland Zoning Application for the University of New England to construct a permanent pier with floats at 11 Hills Beach Rd. (Tax map 52, Lot 4)
[Staff Report_2023.45_UNE Pier and Float.pdf](#)
[Jordan Point Recreational Pier Application Package.pdf](#)
[2023_06_13 Compiled NRPA Application.pdf](#)
 - 7.C. 2023.50 Biddeford Planning Board will hold a public meeting to review a Shoreland Zoning Permit request to rebuild a clubhouse for 125 families in Fortunes Rocks, (Mile Stretch Road, Biddeford Pool, Bridge Road & Granite Point). The structure will be located at 94 Fortunes Rocks Road, also described as Tax Map 65, Lot 41 in the

Coastal Residential Shoreland Zone.

[94 Fortunes Rocks Road - Clubhouse Replacement DCMG Report 10-11-23.pdf](#)

[2023.50 94 Fortunes Rock Road GPE FOF and COA.pdf](#)

[Application](#)

[Construction Plans](#)

[Elevation Plans](#)

[Floor Plan](#)

[FRA Pavilion Raised Shed Planning Board 20231001.png](#)

[FRA REVISED Building Moved PLOT PLAN.PDF](#)

[FRA REVISED Existing PLOT PLAN.PDF](#)

[Site Photos.pdf](#)

- 7.D. 2023.49 Biddeford Planning Board will hold a public meeting to discuss and take questions regarding a Greatest Practical Extent/Shoreland Zoning Permit application for Dansky Realty Trust to relocate a nonconforming garage/storage building into a more conforming location. The property is located at 25 Mile Stretch Road further identified as lots 24 & 24-1 on tax map 62. This property is located in the Coastal Residential District and the shoreland overlay.

[25 Mile Stretch Road_FOF_COA.pdf](#)

[Staff Review_25 Mile Stretch Rd..pdf](#)

[Planning Board Relocation App_Dansky_25 Mile Stretch.pdf](#)

[Existing Conditions Plan_25 Mile Stretch Rd.pdf](#)

[Proposed Plan_25 Mile Stretch Rd .pdf](#)

- 7.E. 2023.42 The Biddeford Planning Board will hold a Public Hearing regarding an amendment to the Street Frontage Reduction Ordinance

[BIDDEFORD CODE Table B - FRONTAGE REDUCTION ORDINANCE PB 10-4-2023.pdf](#)

[City Council Information Sheet Frontage Reduction Ordinance Amendment 9-5-23.pdf](#)

[Table B Complete with table and proposed Ord Mod. 9-13-23.pdf](#)

8. OTHER BUSINESS

9. 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

205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115

Planning Board Meeting Minutes

DRAFT

Date: September 6, 2023
Time: 6:00 PM
Location: Council Chambers & Zoom

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
Quorum Present: Larry Patoine (Chair), Susan Deschambault, Roch Angers, Sean Tarpey, Alexa Plotkin, & Steve Beaudette (Alternate Member)
Staff Present: Eric Freeman & Nan Whitten
Chair Patoine opened the meeting at 6:00 PM
3. Adjustments to the Agenda-None
4. Planner's Business-None
5. Consent Agenda
5. A. Approval of Meeting Minutes from August 16, 2023
MOTIONS: 6:02 PM
Deschambault-Motion-To approve the Meeting Minutes from August 16, 2023 as presented
Angers-Second Motion passed unanimously
6. Unfinished Business-None
7. New Business
7. A. 2023.38 Review and take public comments regarding a Shoreland Zoning Permit Application for Flycatcher LLC for the benefit of Melinda Anderson. The applicant would like to replace an existing 4' x 264' pile supported pier that includes an 8' x 10' bump out. The existing pier was destroyed in a storm in December of 2022. The applicant intends to rebuild the pier in the same footprint as it was originally built. The location of the property is 148 Hills Beach Road, Tax Map 55, Lot 68 in the Coastal Residential and Shoreland Zones.
 - Lisa Vickers from Flycatcher LLC represented the applicant
 - She talked about the deck being built in 1968
 - They will be using something called Helix Anchors
 - Permit by Rule by the DEP has been approved
 - They have obtained approval by the Army Corp of Engineers.
 - The float will be the same as previously built in the same spot as before.
 - Mr. Tarpey asked if it would be in the middle of the channel as before.
 - Mr. Tarpey asked if the applicant has applied to the Harbor Commission.

- Ms. Vickers replied that the dock is going back to where it was before and they will only be applying to the Harbor Commission if required.
- Ms. Deschambault mentioned that the Planning Board has received letters of support from the abutters.

MOTIONS: 6:13 PM

Deschambault-Motion- To approve the Shoreland Zoning Permit Application for the proposed dock / pier to be located at 148 Hills Beach Road (Tax Map 55, Lot 68), within the Coastal Residential and Shoreland Zones, as presented with the adoption of the Findings of Fact (FOF) and Conditions of Approval (COA).

Angers-Second Motion passed unanimously

2023.16 Preliminary Application request to review and take comments for a change of use application for Jason Jirele of Woodhull. Mr. Jirele proposes to turn the Odd Fellows Hall at 25 Alfred Street into a 30-room boutique hotel. The property is located on Tax Map 38, Lot 402 and is in the MSRD-1 Zone.

- Jason Jirele from Woodhull represented the applicants along with Tyler Cao and Niko Gaillonsis from Sullivan Capital
- Mr. Jirele told the Board that the first floor would be the lobby (2) and the restaurant and bar for the hotel.
- The second & third floors were the Laconia Lodge 30 years ago and have been vacant.
- The electricity will be upgraded and will be underground.
- The applicant is working with the Engineering Department & Maine Water for other issues.
- The hotel will be completely sprinkled.
- The applicants will be working with a private trash hauler
- There will be a roof top deck and bar.
- There were no public comments
- Chair Patoine complimented the applicants on the plans being very well done.
- Ms. Deschambault asked about the party wall. The response was that a Party Wall is a shared wall between two buildings.
- A portion of the party wall and the stairs around it will be demolished.
- The applicant is working with Premium Parking to make sure there is enough parking for their clients
- Mr. Angers asked how often the trash will be removed. It will be on a case by case basis.
- The restaurant will be small but elegant with 65 seats.
- Mr. Cao is working with Chefs to ensure the food will be very high quality.
- Mr. Angers stated that he is not in favor of the parking waiver; he feels that the clients of the hotel will take parking from the downtown workers and clients.
- Mr. Cao spoke about their relationship with Premium Parking who have done a study on the downtown-parking situation and they believe there is ample parking.
- The applicant maintains that the hotel will bring people to the businesses in the area. The hotel patrons will go to the hotel amenities once during their stay and visit the area business 4 or 5 times.

- Ms. Plotkin asked about loading and unloading. There are two areas for loading and unloading depending upon the size of the load.
- Mr. Beaudette asked if the applicants had looked into dedicated parking spaces elsewhere and the applicants are in the process of researching it.
- Ms. Plotkin asked about the lofted rooms. They were created to preserve the integrity of the interior this being the best use with the large windows.

MOTIONS: 6:51 PM

Deschambault-Motion-To approve the waiver request for Sullivan Capital for Parking requirements for 25 Alfred Street.

Tarpey-Second Motion Passed 3-1 (Deschambault, Tarpey, Plotkin in favor, Angers against)

Plotkin-Motion- To approve the preliminary Site Plan approval of Case # 2023.16 Site Plan (SP) Preliminary Plan Review for the Sullivan Group for a Change of Use to construct a 30 room boutique hotel to be located at 25 Alfred Street (Tax Map 38, Lots 402).

Tarpey-Second Motion passed unanimously

2023.36 Review and Discuss a Final Site Plan application for Steve Liautaud, Freddy LLC to have a Food Truck Court & Community Events at 64 Alfred Street (Tax Map 38, Lot 361) in the MSRD 1 Zone.

- Leah Schaffer & Steve Liautaud presented the application.
- Ms. Schaffer talked about the aesthetic changes made to the plan resulting from Board and staff comments.
- At this time, there will be no bike racks.
- The maintenance and landscaping will be done after business hours.
- The changes have reduced impervious surface by 800 sf.
- Public Comments:
Holly from Ward 6, Director of Community Gardens
Katie Brown from Youthful Maine sent a message of support
Anne Thompson-Ward 1
Julian Schlaver-Ward 5, City Counselor
- Mr. Angers & Ms. Deschambault both said they were not enthused by the project but the enthusiasm and community support have turned them around.
- The Board talked about changes to the project coming down the road. Mr. Freeman said they would be taken on a case-by-case basis for procedure and approvals.

MOTIONS: 7:33 PM

Plotkin-Motion- To approve the Final Site Plan application for the proposal located at 64 Alfred Street (Tax Map 38, Lot 361), within the MSRD-1 zoning district, as presented with the adoption of the Conditions of Approval (COA).

Angers-Second Motion Passed Unanimously

8. Adjourn

Meeting adjourned at 7:50 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.

DRAFT



CITY OF BIDDEFORD

Planning and Development Department

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Biddeford, ME 04005

eric.freeman@biddefordmaine.org

PLANNING BOARD MEMO

TO: Larry Patoine, Chair & Members of the Biddeford Planning Board

FROM: Eric Freeman, Assistant City Planner

DATE: October 10th, 2023

RE: **2023.16 Site Plan (SP) Final Plan Review for the Sullivan Group for a Change of Use to construct a 30 room boutique hotel to be located at 25 Alfred Street (Tax Map 38, Lots 402).**

MEETING DATE: October 18th, 2023 at 6 PM

I. BACKGROUND:

The applicant, Sullivan Capital, owns 25 Alfred Street and proposes to modify the existing first floor of the structure into a restaurant / bar and hotel lobby. The upper floors would be converted into convert the 2nd floor into 14 hotel rooms and the third floor into 10 hotel rooms and the 4th floor converted into 6 hotel rooms for a total of 30 rooms for lodging. This application involves redevelopment of property at 25 Alfred Street, located within the Maine Street Revitalization District (MSRD 1). The building is also identified as a historic building within the downtown and as such requires review and approval from the Historic Preservation Committee (HPC). The HPC issued a certificate of appropriateness for the project on September 14th, 2023.

II. PREVIOUS PLANNING BOARD REVIEW

The preliminary site plan application was reviewed by the Planning Board on September 6th, 2023. Planning Board members raised concerns regarding overnight parking, trash and valet parking. The planning board approved the Preliminary site plan and granted the request for an on-site parking waiver.

III. FINDINGS OF FACT

	<u>SUBJECT</u>	<u>INFORMATION</u>
1.	Applicant	Jason Jirele of Woodhull 110 Exchange Street, 2 nd Floor Portland, ME 04101
2.	Owner	Same as Sullivan Capital 212 Elm Street Easton, MA 02356

3.	Agent	Tyler Cao
4.	Project Location	25 Alfred St.
5.	Map/Lot	Map 38, Lot 402

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6.	Size of Lot	4,950 Sq. Ft.
7.	City Approvals Required	Major Subdivision, Final Site Plan Approval
8.	Existing Zoning	MSRD-1
9.	Overlay Zoning	N/A
10.	Existing Use	Unoccupied Commercial
11.	Limits of Disturbance	4,950 Sq. Ft
12.	New private or public road?	No
13.	Proposed Use	30 Room Boutique Hotel with restaurant
14.	Uses in the Vicinity	Downtown Commercial
15.	Water Supply	N/A
16.	Sewerage Disposal	N/A
17.	Solid Waste Disposal	Private Hauler
18.	Fire Protection / Public Safety	City of Biddeford
19.	Ownership of Road	Public road
20.	Waivers Needed/Requested	Commercial Parking Requirements
21.	Waivers Granted	Commercial Parking Requirements – Granted 9/6/23
22.	Fees Paid (LDR Attachment A)	All fees paid
23.	Traffic Movement Permit Required	No
24.	Lot Frontage	147 ft.

IV. CONDITIONS OF APPROVAL

1. The material provided for the proposed project has been reviewed only for general conformance to the City technical requirements. The applicant(s) and/or their technical consultant shall be responsible for the actual design details and completeness of their work. It is incumbent upon the applicant(s) to ensure that the project is in conformance and complies with all City Codes, ordinances and regulations as well as with all state regulations, including, but not limited to, space and bulk standards, performance standards, use standards and other zoning type requirements.
2. All work shall be in conformance with the approved plans and submission documents. No deviations from the approved plans are permitted without prior approval from the Planning Board for major changes, and from the City Planner and City Engineer for minor changes. The City Planner shall make the determination of major or minor.
3. A Letter of Credit or other surety acceptable to the City of Biddeford shall be submitted prior to the issuance of permits or site work being initiated. The financial guarantee shall be established for 150% of the cost of the following improvements:
 - a. Landscaping
 - b. Paving
 - c. Work within ROW (existing or proposed),
 - d. Drainage
 - e. Loam & seed
 - f. Sediment & erosion control
 - g. As-Builts
 - h. Monuments

4. Prior to any ground disturbance, the applicant shall establish a construction inspection account equal to: \$2,500.00.
5. Prior to any ground disturbance, a pre-construction meeting with the owner/applicant, contractor, and City is required. Contact the Engineering Department to schedule this meeting.

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6. Contact the Department of Public Works for driveway location permits, curb cut permits and/or street opening permits prior to the start of construction.
7. An as-built plan must be provided to the City of Biddeford Engineering Office at the end of the project electronically, which can be read by the City of Biddeford's Geographic Information System software. **Note: Any modifications to the Planning Board approved development plans shall be reviewed and approved by the City Planner prior to being made, including any "field changes".**
8. The applicant shall incorporate appropriate erosion control measures into this project to reduce erosion affects from the work. All disturbed areas must be re-vegetated and/or otherwise stabilized at the appropriate stage of the work per Maine DEP standards in the Best Management Practice (BMP) manual.
9. That the Article VI Performance Standards requirements regarding Dust, Fumes, Vapors & Gases (sect 25), Explosive Materials (sect 28), Glare (sect 37), Noise (sect 48) be followed.
10. 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.
11. At the completion of the project the owner/applicant shall request a final inspection. This request shall be directed to the Planning Office. Performance guarantees and remaining escrow accounts shall not be released until the Planning Office certifies that the project has been completed and is in compliance with the approval and all applicable City Ordinances.
12. The applicant shall submit approved plans for signature of the City's Planning Board, which shall be recorded in the York County Registry of Deeds. An electronic copy of the recorded plan shall be sent to the Planning Office.



CITY OF BIDDEFORD

Planning and Development Department

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PLANNING BOARD STAFF REPORT

TO: Chair Patoine and Members of the Biddeford Planning Board

FROM: Eric Freeman – Assistant City Planner

DATE: October 10th, 2023

RE: **2023.16 Site Plan (SP) Final Plan Review for the Sullivan Group for a Change of Use to construct a 30 room boutique hotel to be located at 25 Alfred Street (Tax Map 38, Lots 402).**

MEETING DATE: October 18th, 2023 at 6:00 PM

1. INTRODUCTION

The applicant, Sullivan Capital, owns 25 Alfred Street and proposes to modify the existing first floor of the structure into a restaurant / bar and hotel lobby. The upper floors would be converted into convert the 2nd floor into 14 hotel rooms and the third floor into 10 hotel rooms and the 4th floor converted into 6 hotel rooms for a total of 30 rooms for lodging. This application involves redevelopment of property at 25 Alfred Street, located within the Maine Street Revitalization District (MSRD 1). The building is also identified as a historic building within the downtown, therefore must obtain approval from the Historic Preservation Commission (HPC). The HPC issued a certificate of appropriateness for the project on September 14th, 2023.

The Applicant has submitted the required application for HPC review and the item has been scheduled for the September 13, 2023 HPC agenda. The creation of 30 hotel rooms is subject to Site Plan and Subdivision Review. The subject property is located with the City's Main Street Revitalization District #1 (MSRD 1) where hotels are listed as permitted uses. The City does not have any specific Performance Standards / regulations for hotels.

A similar project was previously reviewed and approved at this location (Case # 2021.38) for the conversion of the upper floors into 11 apartments, and the continued use of a first floor restaurant. The project never came to fruition, however Staff is supportive of this new hotel endeavor and is excited to see this historic structure restored and adaptively reused.

The Planning Board reviewed this project at its September 6th, 2023 meeting. The Board voted to approve the Preliminary Site Plan application and the associated parking waiver request.

Case 2023.16: 25 Alfred Street, Site Plan Review & Subdivision (Tax Map 38, Lots 402) in the MSRD-1 zone.

Planning Board Hearing date: October 18th, 2023.



25 Alfred Street – Proposed exterior elevations post rehabilitation.

25 Alfred Street, also referred to as Laconia Lodge, is currently vacant, although commercial tenants have occupied the 1st floor at various times. The upper floors are also vacant, and had historically been used as large group meeting spaces, which are proposed to be converted into hotel rooms.

2. PROJECT DATA/INFORMATION

1.	Applicant:	Jason Jirele of Woodhull 110 Exchange Street, 2 nd Floor Portland, ME 04101
2.	Owner of Property:	Sullivan Capital 212 Elm Street Easton, MA 02356
3.	Agent:	Tyler Cao
4.	Surveyor:	Michael Tadema-Wielandt 565 Congress Street, Suite 201 Portland, ME 04102

Case 2023.16: 25 Alfred Street, Site Plan Review & Subdivision (Tax Map 38, Lots 402) in the MSRD-1 zone.

Planning Board Hearing date: October 18th, 2023.

5.	Project Location:	25 Alfred Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 402
7.	Lot Size:	4,950 SF
8.	Base Zoning:	MSRD-1
9.	Overlay Zoning:	n/a
10.	Existing Use:	Vacant Building
11.	Proposed Use:	30 room Boutique Hotel, Restraint
12.	Approvals Required:	Major Subdivision, Major Site Plan
13.	Uses in the Vicinity:	City of Biddeford Downtown and Mill District, Mixed-Use
14.	Waivers Needed:	a. Commercial Space Parking Requirements
18.	Waivers Granted:	a. Commercial Space Parking Requirements – Granted 9/6/23
22.	Other Non-City Permits Required:	
23.	LDR Attachment A: Fees Paid:	Yes
25.	Planning Board Review History: Preliminary Site Plan approval and parking waiver approved by Planning Board on September 6 th , 2023	

3. REVIEW PROCESS

Per City ordinance, this application is subject to Site Plan (Land Development Regulations, Article XI) review and approval by the Planning Board.

4. **WAIVERS:** The applicant requested a waiver of the off-street parking requirements as detailed by the Applicant below. This waiver request was approved by the Planning Board at its September 6th, 2023 meeting.

The applicant is hereby requesting the granting of the following waiver relating to the proposed project and the requirements listed in the City of Biddeford's Land Development Regulations.

Article VI, Section 49 Off-Street Parking and Loading

A.11 Main Street Revitalization Districts and W-2 Zone Parking Requirements - General. [None of A1-A10 of this section applies to MSRD Zones or the W-2 Zone, and any requirement under Article VI (Performance Standards), Section 49 (Off-street parking and loading) may be waived by the Planning Board upon request of an applicant. The applicant must demonstrate that the waiver request is necessary due to existing conditions, would serve a useful purpose, and satisfies the criteria in Subsection C.3(k) of this section.]

C.3(k)(2) The Planning Board may reduce (waive) the off-street requirements of proposals for new or expanded residential uses in the MSRD Zones and the W-2 Zone provided that any such reductions or waivers are then approved by the City Council. The proposed project is lot tight and intends to seek a Certificate of Appropriateness from the Historic Preservation Commission. Per Table 6-49B of the Land Development Regulations, the proposed 30 hotel units would require 30 off-street parking spaces with an additional parking space for (2) employees. Because of the historic quality of the building, providing these off-street stalls on site proves challenging without significant disruption to the existing building. With the exception of street parking along Alfred and Bacon Street, the project intends for future hotel guests to utilize the wide availability of free street parking throughout Biddeford, as well as

Case 2023.16: 25 Alfred Street, Site Plan Review & Subdivision (Tax Map 38, Lots 402) in the MSRD-1 zone.

Planning Board Hearing date: October 18th, 2023.

the Foss, Alfred, and Franklin surface lots nearby. All three surface lots are serviced by Premium Parking and the building owner has an agreement with them for guests to utilize approximately ~40 spaces between the lots. Guests will be provided with a code upon booking which can reserve an open parking space through Premium Parking’s app.

5. STAFF RECOMMENDATION:

Staff is supportive of the proposed reuse of this historic property within Biddeford’s downtown. Staff is further supportive of the Applicant’s request for a parking waiver as accommodations are being made to provide parking on adjacent off street parking lots.

6. SAMPLE MOTIONS

- A. Motion to Approve: I motion to APPROVE the Final Site Plan with the associated Findings of Fact and Conditions of Approval of Case # 2023.16 Site Plan (SP) Preliminary Plan Review for the Sullivan Group for a Change of Use to construct a 30 room boutique hotel to be located at 25 Alfred Street (Tax Map 38, Lots 402).

- B. Motion to Deny I motion to DENY the Final Site Plan approval with the associated Findings of Fact and Conditions of Approval of Case # 2023.16 Site Plan (SP) Preliminary Plan Review for the Sullivan Group for a Change of Use to construct a 30 room boutique hotel to be located at 25 Alfred Street (Tax Map 38, Lots 402), for the following reasons:

- 1) _____.
- 2) _____.
- 3) _____.

- A. Motion to Table: I motion to TABLE Final Site Plan approval with the associated Findings of Fact and Conditions of Approval of Case # 2023.16 Site Plan (SP) Preliminary Plan Review for the Sullivan Group for a Change of Use to construct a 30 room boutique hotel to be located at 25 Alfred Street (Tax Map 38, Lots 402), for the following reasons:

- 1) _____.
- 2) _____.
- 3) _____.

WOODHULL

Major Site Plan Review – Cover Letter

Project Address: 25 Alfred Street, Biddeford, ME 04104

Submission Date: 08/03/2023

Owner:

Sullivan Capital
% Tyler Cao
(t) 508-649-3880 (e) tyler@sullivan.capital

Architect:

Woodhull
110 Exchange Street, Portland ME 04101
(t) 207-283-8777 (e) jason.jirele@woodhullmaine.com

Civil Engineer:

Terradyn Consultants, LLC
565 Congress Street, Suite 201 Portland, Maine 04101
(t) 207-632-9010 (e) mtw@terradyconsultants.com

Existing Building Information:

The subject project is located at 25 Alfred Street and resides within the MSRD-1 Zone in the Downtown Historic District. The existing structure is a (4) story unsprinklered brick building of construction type VB (IBC) / V-000 (NFPA). The 1st, 2nd, and 3rd story are approximately 4,880gsf and the 4th story is approximately 1,760gsf totalling 16,400gsf. The 1st and 2nd floors are roughly split in half by a brick party wall with the 3rd and 4th stories opened across from extensive remodels in the early 1900's. There is a common stair that connects all the stories that runs along and around the party wall.

The building is currently vacant and most recently had a former restaurant and retail store along the 1st floor. The 2nd, 3rd, and 4th floors contain prior meeting rooms, a banquet room, and grand hall for the Laconia Lodge, the former Independent Order of Odd Fellows group in Biddeford.

Proposed Project Information:

The building Owner, Sullivan Capital, is proposing to convert the building primarily into a boutique hotel with a new roof deck and a restaurant at grade. The hotel will have (30) rooms total spread across floors 2-4, with (5) of the units being lofted within the existing grand hall space from the 4th floor being expanded. Additional improvements will include (2) rated stair towers and a new 5-stop elevator that will connect all floors to the new roof deck located on the northeast corner of the flat roof.

Beyond the addition of the new roof deck, there are several exterior improvements proposed: brick cleaned with minor repair and repainting if necessary, new shiplap siding along Bacon Street, restore and/or replacement of any existing decorative trim, new aluminum-clad wood windows, and new wood storefronts at the 1st floor along Alfred Street and Bacon Street.

WOODHULL

The Building Owner is not pursuing historic tax credits but will be applying for a Certificate of Appropriateness from the local Historic Preservation Commission.

The current building will be supplied with upgraded electrical service based on load calculations supplied by the electrical contractor. An ability to serve letter has also been issued by Maine Water & Biddeford's Engineering Department stating the existing water & sewer services will need to be increased due to the change of use and addition of the NFPA13 sprinkler system.

WOODHULL

Major Site Plan Review – Narrative

Project Address: 25 Alfred Street, Biddeford, ME 04104

Submission Date: 08/03/2023

Performance Standards: Hotels/Motels and Inns (Part III, Article VI, Section 40):

- Section 40 was repealed 01-03-2017 by Ord. No. 2016.114.

Performance Standards: Off-street Parking and Loading (Part III, Article VI, Section 49):

- Subsection C.3(k)(2) – The Planning Board may waive the off-street requirements for new residential uses in the MSRD Zones provided that any such waivers are then approved by the City Council
 - See attached Off-Street Parking Reduction Waiver. The existing building is lot tight and no available parking is on site. Refer to waiver for additional information.

Performance Standards: Restaurants (Part III, Article VI, Section 56):

- Application for permit shall state the maximum seating capacity of the restaurant. Any expansion or enlargement shall require a new permit
 - Provided, see life safety plans for additional information.
- Any restaurant located within 500 feet of an existing public sewer line shall connect to the system at the owner's expense.
 - Provided, see proposed site plan
- All parking and loading facilities shall be located to side or rear of the building.
 - Because the building is lot tight, no parking or loading facilities are provided. Restaurant is provided with direct entry to the kitchen off Bacon Street and all solid waste will be brought out to curb as needed.

Site Plan Review: Site Design and Development Criteria (Part III, Article XI, Section 5):

- Site Development Plan
 - Provided, See attached Architectural Drawings, Boundary Survey, and Site Plan.
- Drainage
 - New roofs to provide scuppers exiting onto lower roofs. Existing outlets to remain with new 4" downspouts added for better performance. See Architectural Drawings.
- Utilities
 - See attached Boundary Survey for existing conditions and Site Plan for proposed new work
- Parking
 - NA, See attached Off-Street Parking Reduction Waiver

Structural Layout and Design

- Design of buildings
 - Provided, See attached Architectural Drawings
- Fire Protection
 - Provided, see attached Architectural Drawings for code summary and fire protection

WOODHULL

systems. The Biddeford Fire Department has also provided a Letter of Approval for the project.

- Landscaping
 - NA, as the building is tight to the lot line on all sides and no massing changes are proposed.
- Service, Storage, and Utility Areas
 - Provided, see attached Architectural Drawings for trash room and other mechanical locations
- Paving, Parking, and Storage Areas
 - NA, no new parking or paving proposed
- Handicapped Accessibility
 - Provided. Accessible entry to restaurant is located on Bacon Street, and a new elevator is to be added for accessibility to all floors. See Architectural Drawings.
- Loading Facilities
 - NA, Building is lot tight but will be serviced from Bacon Street side with direct access to both the hotel and restaurant.
- Parking, Loading, and Protective Barriers
 - NA, See attached Off-Street Parking Reduction Waiver
- Open Space
 - NA, as the building is tight to the lot line on all sides and no massing changes are proposed.
- External Lighting
 - NA, None Proposed
- Signs
 - NA, None Proposed

General Application Documents:

1. Project Description – Cover letter and Narrative
2. Completed “Site Plan Review Application Form and Checklist”
3. Off-Street Parking Reduction Waiver
4. Letter of Approval – Biddeford Fire Department
5. Ability to Serve for Water Service Letter – Maine Water
6. Ability to Serve for Sewer Service Letter – Biddeford Engineering Department
7. Architectural Drawing Set, Boundary Survey, Site Plan



City of Biddeford – Planning Department

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: Jason Jirele of Woodhull
 Mailing Address: 110 Exchange St. 2nd Floor, Portland, ME 04101
 Telephone: 207-956-5169
 Email: jason.jirele@woodhullmaine.com

What is your legal interest in the property? NA

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

Owner's Information:

Name: Sullivan Capital
 Mailing Address: 212 Elm Street, Easton, MA 02356
 Telephone: 508-649-3880
 Email: hello@sullivan.capital

Agent's Information:

Name: Tyler Cao
 Mailing Address: _____
 Telephone: 508-649-3880
 Email: tyler@sullivan.capital

Engineer/Surveyor's Information:

Name: Michael Tadema-Wielandt
 Mailing Address: 565 Congress Street, Suite 201 Portland, ME 04102
 Telephone: 207-926-5111
 Email: mtw@terradynconsultants.com

Project Location and Lot Information:

Street Address: 25 Alfred Street Drainage Watershed: NA

Tax Map: 38 Lot: 402

Current Zoning: MSRD-1 Shoreland Zoning: NA

Size of Lot: 4,950sf () acres (x)s.f. Lot Frontage: 147'

Existing Use of Property: The building is currently vacant but was most recently occupied by a small restaurant and retail store on the ground floor. Floors 2-4 contain prior meeting rooms, banquet room, and Grand Hall for the Laconia Lodge.

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): NA

☐ 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

Is the project within the 100-year floodplain? ☐ (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:

Proposed project is a change of use to a new 30 room boutique hotel with a new roof deck and revised restaurant on the ground floor. The hotel will primarily occupy floors 2-4 with small entry lobbies located on the ground floor with access from both Bacon and Alfred Streets.

Property to be Serviced by:

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

Limits of Disturbance: NA () acres () s.f.

Net change in impervious cover: NA () acres () s.f.

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

Is the project proposing a new Private or Public Road? ☐ (Yes, Private) ☐ (Yes, Public) ☒ (No)

Is this project within the Urbanized Area/MS4 (see [City Drainage Map](#)) ☒ (Yes) ☐ (No)

Is the project proposing any Stormwater facilities/BMPs? ☐ (Yes) ☒ (No)

Will a Traffic Movement Permit (TMP) be required?: ☐ (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: NA, no additions proposed

Total new square feet paving/parking: NA

Waiver Requests (attach details):

1. Off-Street Parking Reduction Waiver
2. _____
3. _____
4. _____
5. _____

Required Submittal 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 Department – Tom Milligan 284-9118

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

B. Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.

C. Photographs of Site.

D. Architectural renderings/drawings of proposed buildings, as required.

E. Engineering Plans, as required.

F. Stormwater Management Report, as required.

Fees (Due at time of Submission):

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

Required Signatures:

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

- I certify that I have read and completely understand the application;
- I certify that the information contained in this application and its 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.

Will the proposed project cause 1 acre or more of site disturbance?: ☐ (Yes) ☒ (No)

- **If Yes, applicant is responsible for any required Maine Construction General Permits and shall comply with the requirements of DEP Chapter 500 Stormwater Regulations, as they apply.**

Signature of Applicant: _____

Date 07-27-2023

Signature of Property Owner: _____

Le Cao

dotloop verified
07/31/23 9:49 AM EDT
EPD2-AWWD-EZBX-BVYN

Date 07/30/2023

DIGITAL SUBMITTAL REQUIREMENTS FOR ALL SUBMITTALS:

- A) PDF OF SIGNED APPLICATION
- B) PDFs OF ALL DRAWING SETS AND OTHER REQUIRED SUBMITTAL ATTACHMENTS NOTED ABOVE

HARD-COPY SUBMITTAL REQUIREMENTS FOR PLANNING BOARD APPLICATIONS:

- A) SEVEN (7) FULL-SIZE PAPER COPIES OF DRAWING SETS

DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- A) INDIVIDUALLY NAMED PDFs OF EACH DRAWING (NOT A COMBINED PDF SET)
 - *Individual Drawing PDF Naming Format: 'PROJECT/SHEETSET NAME_INDIVIDUAL DRAWING NAME.pdf'*
- B) PDF COPIES OF ALL PERMIT APPROVALS, APPLICATIONS, REPORTS, NARRATIVES, LETTERS, ETC.
- C) FINAL CAD REFERENCE FILES IN DWG FORMAT (SURVEY & PROPOSED DESIGN LINEWORK)
 - *All drawings & CAD reference files must be to-scale and within the following coordinate systems:*
 - MAINE STATE PLANE WEST NAD83 (Horizontal Datum) & NAVD88 (Vertical Datum)

HARD-COPY SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- A) THREE (3) FULL-SIZE PAPER COPIES OF INDIVIDUAL DRAWINGS REQUIRING BOARD SIGNATURE
- B) ONE (1) FULL-SIZE PAPER COPY OF ENTIRE DRAWING SET FOR ENGINEERING RECORDS

PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION

Major Site Plan Review – Cover Letter

Project Address: 25 Alfred Street, Biddeford, ME 04104

Submission Date: 08/03/2023

The applicant is hereby requesting the granting of the following waiver relating to the proposed project and the requirements listed in the City of Biddeford's Land Development Regulations.

Article VI. Section 49 Off-Street Parking and Loading

A.11 Main Street Revitalization Districts and W-2 Zone Parking Requirements –

General. [None of A1-A10 of this section applies to MSRD Zones or the W-2 Zone, and any requirement under Article VI (Performance Standards), Section 49 (Offstreet parking and loading) may be waived by the Planning Board upon request of an applicant. The applicant must demonstrate that the waiver request is necessary due to existing conditions, would serve a useful purpose, and satisfies the criteria in Subsection C.3(k) of this section.]

C.3(k)(2) *The Planning Board may reduce (waive) the off-street requirements of proposals for new or expanded residential uses in the MSRD Zones and the W-2 Zone provided that any such reductions or waivers are then approved by the City Council.*

The proposed project is lot tight and intends to seek a Certificate of Appropriateness from the Historic Preservation Commission. Per Table 6-49B of the Land Development Regulations, the proposed 30 hotel units would require 30 off-street parking spaces with an additional parking space for (2) employees. Because of the historic quality of the building, providing these off-street stalls on site proves challenging without significant disruption to the existing building.

With the exception of street parking along Alfred and Bacon Street, the project intends for future hotel guests to utilize the wide availability of free street parking throughout Biddeford, as well as the Foss, Alfred, and Franklin surface lots nearby. All three surface lots are serviced by Premium Parking and the building owner has an agreement with them for guests to utilize approximately ~40 spaces between the lots. Guests will be provided with a code upon booking which can reserve an open parking space through Premium Parking's app.

Sullivan Capital -25 Alfred Development



Tyler Cao
Sullivan Capital
18-20 Holly St
Salem, Massachusetts 01970

Re: 25 Alfred

Dear Tyler,

Per our meetings and multiple discussions about your upcoming development at 25 Alfred in Biddeford, ME, I want to confirm that Premium Parking has adequate space available at our 5 Foss Street surface lot. This parking lot will be able to support the local users and the hotel patrons. In addition, we have a full stack of digital parking solutions including Folio Charge that will enhance the patrons' experience at the development.

Thank you for the opportunity to provide you with our parking solution.

Please let me know if you have any questions.

Sincerely,

Cristian De Leon
Market President
Premium Parking



City of Biddeford, Maine

City of Biddeford

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

Letter of Wastewater Treatment Plant Capacity to Serve Proposed Multi-use Project, 25 Alfred Street, Biddeford

Jason Jirele
Architect
Woodhull
110 Exchange Street
Portland, Maine 04101

August 3, 2023

Brief description of project: **Proposed Multi-use Project, 25 Alfred Street, Biddeford, Maine-** Estimated flows: 8242 gpd.

Determination

The applicant is proposing to develop a multi-use project at 25 Alfred Street. Based on the information provided in emails received from Jason Jirele, dated thru August 2, 2023, it is currently projected that the proposed use will discharge 8242 gallons per day of flow from the project into the sewer system.

The City of Biddeford Wastewater Department has reviewed the request to serve the above described project. It has been determined that at this time, once the flow reaches the wastewater treatment facility, the City has sufficient capacity to treat the estimated flows from the above described project. Changes to the project from that presented to this department may require a new review of the request for ability to serve. This determination will be effective for a period of one year from the date above.

Upon approval from the Planning Department and Codes Department, the applicant must make application for sewer service permit. Flow amounts for the project will be determined at the time application is made and may or may not be the amount stated above. The applicant will be required to pay all fees based on the flow amount calculated at the time application is made and prior to the issuance of any building permits and/or the issuance of a certificate of occupancy.

Any roof drains connected into the sewer system shall be removed. The applicant shall inquire to Brian Phinney, COO, Brian.Phinney@biddefordmaine.org as to the need to obtain a Fats, Oils, or Grease (FOG) permit for this use. A grease trap may be required based on his determination.

205 Main Street, Biddeford, ME 04005 P: 207.284.9313 F: 207.571.0678 www.biddefordmaine.org

*The City of Biddeford is an equal opportunity provider. To file a complaint, write to
Human Resource Director, 205 Main Street Biddeford, ME 04005, or call (207) 286-0593.*

As a reminder, no towelettes/wet wipes, etc. shall be flushed down the drains as they may cause clogging of the sewer lines and pump stations resulting in sewer backups.

This Capacity to Serve Letter is intended only to indicate that the City of Biddeford Wastewater Treatment Facilities has the ability to handle and treat the flow from the above stated project once it is received at the treatment facility. Project design plans must be submitted to the City for review and comment. The Planning Department, Codes Department, Engineering Department or other persons from the Wastewater Department may require further studies, calculations or documentation to determine any actions that may need to be taken to address any impacts/capacity issues and/or any system upgrades that may be needed to address any impacts this project may have on the City's sewer collection and conveyance system(s) or its components.

Thomas Milligan, PE
City Engineer Emeritus
City of Biddeford Engineering Department
Tom.milligan@biddefordmaine.org
207-284-9118

CC: Jeff Demers, Public Works/Wastewater Director
Roby Fecteau, Code Enforcement
David Galbraith, City Planner
Alex Buechner, Wastewater Superintendent
Craig Chekan, City Engineer



**CITY OF BIDDEFORD
FIRE DEPARTMENT**

152 Alfred Street
Biddeford, Maine 04005
Tel: 207-282-6632
Fax: 207-283-8243

Assistant Chief Edward B. Dexter
Deputy Chief Kenneth Thorpe

July 19, 2023

Woodhull
Jason Jirele
110 Exchange St.
Portland, ME 04101

RE: Request for Emergency Response Arrangement @ 25 Alfred St.

Dear Jason,

I have received a request for an Emergency Response Arrangement. I can agree that our 911 Call Center will dispatch someone to the scene of your emergency, but I cannot guarantee that it will be Biddeford Fire Department. Additionally Biddeford Fire Department cannot serve as your **primary** response team for technical rescues, including confined space or hazardous material emergencies. We will respond to assist you in any way possible, but we cannot be considered as your primary response in these situations.

Please feel free to contact me at the above number if you have any questions.

Sincerely,

Edward Dexter

Asst. Chief Edward Dexter
Biddeford Fire Department



August 3rd, 2023

Woodhull
Jason Jirele
110 Exchange Street
Portland, Maine 04101

Re: Ability to Serve Determination – 25 Alfred Street Redevelopment - Biddeford

Greetings,

The Maine Water Company (MWC) has received your request for an Ability to Serve Determination on behalf of your client, Sullivan Capital, for the above referenced project. The request indicates a plan to redevelop the existing building with a ground floor restaurant, 30 unit hotel and a roof deck. The domestic demand has been presented as approximately 75 gallons per minute as a peak usage and approximately 5,400 gallons per day as a daily usage. The fire service information is not yet available. Based on the criteria that has been presented, MWC does have sufficient capacity in the 12-inch cast iron main on Alfred St to serve the needs of this project. The static pressure in the area is approximately **55psi**. Additional infrastructure improvements may be required at the expense of the developer to meet the overall needs of this project.

Conditions of Service

- Domestic and fire services must each be individually tapped from public main on Alfred St.
- A renewed or upsized domestic line, if requested, will also require the retirement of the existing service line per MWC specifications.
- Additional plan approval, paperwork and fees associated with services for this project will require further coordination with MWC. Please allow 3-4 weeks before construction begins on waterworks materials to finalize all paperwork and fees.
- Should fire services be needed, a hydrant flow test will be required to ensure fire flows are available. Schedule this service with MWC customer service line. MWC is only on site to operate the hydrants. Please coordinate with a capable sprinkler company or other that has the equipment to gauge and flow hydrants.

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 Terms and Conditions as well as material 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 Maine Public Utility 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 "Marcus Knipp".

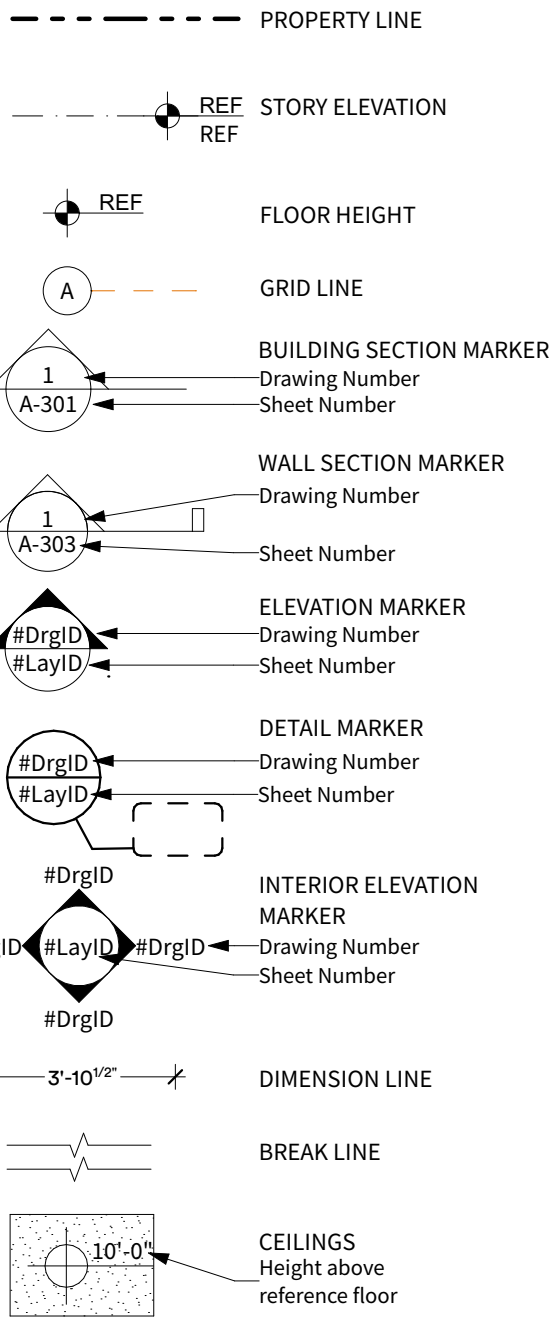
Marcus Knipp, E.I.T.
Engineer

BIMcloud: bimserver2.local - BIMcloud Basic for Archicad 26/Commercial/23-C-017 Laconia Lodge Hotel

GENERAL NOTES:

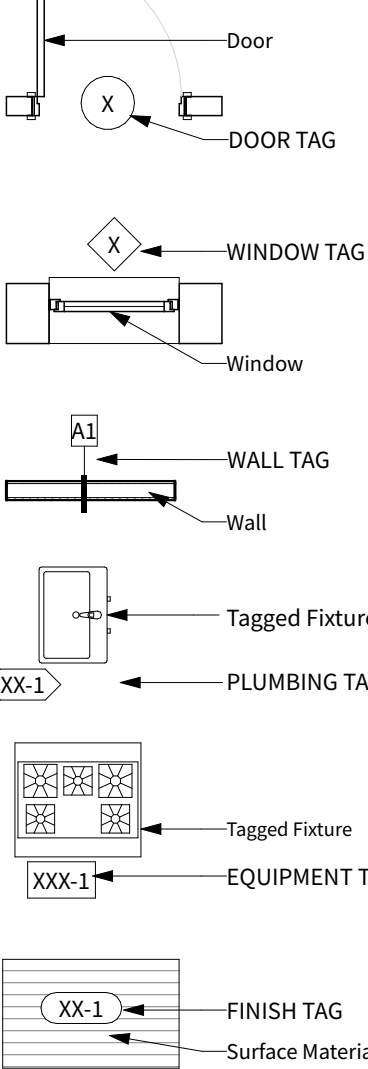
- Contractor will review all drawings and specifications and confirm any unclear Information with the Architect before proceeding. Sheets are not to be separated when distributed to subcontractors in order to maintain contextual information.
- Contractor is responsible for the construction of a complete weather tight building within the scope of the construction documents. If contractor feels conformance with the construction documents is in conflict with this goal he shall discuss conflicts with Architect.
- Contractor is responsible for coordinating and supervising all sub-contractors. Workmanship standards shall be those generally accepted for high-end construction. Contractor warranties all work for a minimum of one year from final completion of job. Other explicit warranties may be in addition to above.

SYMBOL LEGEND

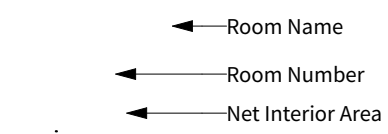


PROJECT TAGS

Refer to Schedules



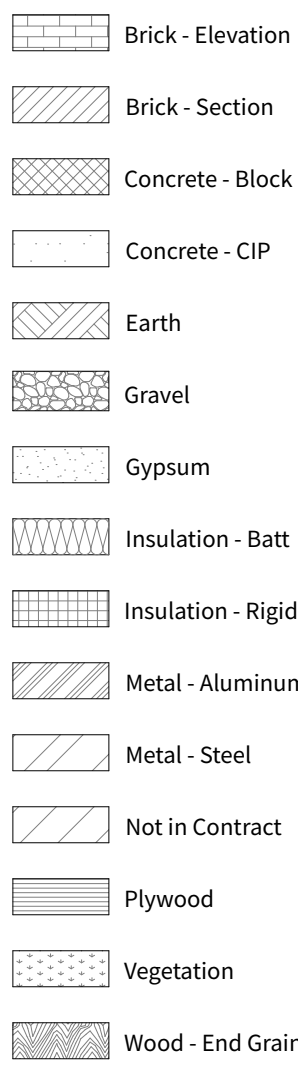
ROOM MARKER



COMMON ABBREVIATIONS

ABV	Above	HT	Height
ACT	Acoustic Ceiling Tile	HM	Hollow Metal
AD	Area Drain	HORIZ	Horizontal
ADJ	Adjustable	HWH	Hot Water Heater
AFF	Above Finished Floor		
ALUM	Aluminum	IBC	International Building Code
ALT	Alternate	ID	Inside Diameter
APPROX	Approximate	IECC	International Energy Conservation Code
ANOD	Anodized	INSUL	Insulation
BLDG	Building	INT	Interior
BLKG	Blocking	IRC	International Residential Code
B.O.	Bottom of		
BLKHD	Bulkhead	MAX	Maximum
		MECH	Mechanical
CAB	Cabinet	MIN	Minimum
CIP	Cast in Place	MISC	Misc
CEO	Code Enforcement Officer	MO	Masonry Opening
CFCI	Contractor Furnished, Contractor installed	MTL	Metal
CLG	Ceiling	MUBEC	Maine Uniform Building and Energy Code
CLR	Clear		
CMU	Concrete Masonry Unit	NIC	Not in Contract
COL	Column		
CONC	Concrete	OC	On Center
CONT	Continuous	OFCI	Owner Furnished, Contractor Installed
CPT	Carpet		
CT	Ceramic Tile	PCC	Pre-Cast Concrete
CTR	Center	PLUMB	Plumbing
		PLY	Plywood
DBL	Double	PNT	Paint
DIA	Diameter	PT	Pressure-Treated
DIM(S)	Dimension(s)	PSF	Pounds per square foot
DN	Down	PSI	Pounds per square inch
DR	Door		
DW	Dishwasher	RBR	Rubber
DWG	Drawing	RCP	Reflected Ceiling Plan
		REQ	Required
EA	Each	RM	Room
EL	Elevation		
ELEC	Electrical	SIM	Similar
ELEV	Elevator	SPEC	Specified or Specification
EOS	Edge of Slab	SPK	Sprinkler
EQ	Equal	SS	Stainless Steel
ETR	Existing to Remain	STC	Sound Transmission Coefficient
EQUIP	Equipment	STL	Steel
EXT	Exterior	STRUCT	Structural
FA	Fire Alarm	TELE	Telephone
FAP	Fire Annunciator Panel	TO	Top of
FD	Floor Drain	TOS	Top of Slab/Structure
FE	Fire Extinguisher	TOFF	Top of Finish Floor
FEC	Fire Extinguisher Cabinet	TYP	Typical
FH	Fire Hydrant		
FLR	Floor	UNO	Unless Noted Otherwise
FT	Feet		
		VIF	Verify in Field
GA	Gauge		
GAL	Gallon	W/	With
GALV	Galvanized	WD	Wood
GL	Glass		
GYP	Gypsum Board		
GWB	Gypsum Wall Board		

MATERIAL LEGEND



25 ALFRED ST HOTEL

25 ALFRED STREET

BIDDEFORD, MAINE 04005

PROJECT ARCHITECT:

Woodhull
93 High Street
Portland, ME 04101
207-283-8777

Point of Contact:
Jason Jirele
jason.jirele@woodhullmaine.com
207-956-5169

OWNER:

Sullivan Capital
c/o Tyler Cao
tyler@sullivan.capital.com

CIVIL ENGINEER:

Terradyn Consultants, LLC
565 Congress Street, Suite 201
Portland, ME 04102
207-926-5111

Point of Contact:
Michael Tadema-Wielandt, P.E.
mtw@terradyconsultants.com
207-632-9010

CONTRACTOR:

TBD

FINAL SITE PLAN APPROVAL

NOT FOR CONSTRUCTION

Planning Board #: 2023.16
09/29/2023

EXISTING VIEW FROM ALFRED AND BACON STREET



EXISTING VIEW FROM BACON STREET



VIEW AFTER PROPOSED RENOVATIONS

PROJECT NARRATIVE

Full interior renovation & alteration of an existing 4 story + basement building. There is approximately 16,400sf of existing gross floor area above ground with a proposed 1,800sf of floor area added to the 4th floor and a new 1,780sf roof deck. The building was formerly the Laconia Lodge of the Independent Order of Odd Fellows and is a contributing building to the Biddeford Main Street Historic District. The project will require a full site plan approval and Certificate of Appropriateness from the City of Biddeford, but it does not intend to utilize any state or federal historic tax incentives.

The primary use of the fit-out will be a 30-room boutique hotel that occupies floors 2-4, with (5) lofted rooms located within the former Odd Fellows' Grand Hall space. A new roof deck is proposed on the flat portion of the existing roof, and a single restaurant will occupy the ground floor. Exterior work is primarily focused on general repair of the existing building, with the exception of new windows throughout, new storefront systems at grade, and fiber cement siding installed along Bacon St.

Life safety and accessibility improvements include: Two rated stair towers, 1-hr corridors, 1-hr use separation, a 5-stop elevator and a fully automatic sprinkler system and fire alarm, refer to life safety analysis sheet G-001 for additional information. New MEP systems will also be provided throughout.

QUICK PROJECT STATS

Construction Type:	V-B (IBC) /V-000 (NFPA)
Occupancy Type:	Basement (Existing to Remain): Storage (S-1) Accessory to Assembly / Utility (U) 1st Floor: Assembly Use (A-2) / New Assembly, 2nd Floor: Residential (R-1) / New Hotel, 14 units 3rd Floor: Residential (R-1) / New Hotel, 10 units (5 Two-Story Lofts) 4th Floor: Residential (R-1) / New Hotel, 6 units Roof: Small Accessory Assembly for Residential (R-1) Use / New Hotel 30 New Residential Units
Building Height:	45'-6" +/- to top of existing roof
Sprinkler System:	Yes, NFPA 13
Mixed-Use:	Yes, Separated
Fire Alarm:	Yes, NFPA 72
Existing Building:	Area of Work: Entirety of 1st through 4th Floors plus 30% of Roof Level 3 Alterations
Floor Area:	Basement: 4,880sf Existing/Proposed 1st Floor: 4,880sf Existing/Proposed 2nd Floor: 4,880sf Existing/Proposed 3rd Floor: 4,880sf Existing/Proposed 4th Floor: 1,760sf Existing / 3,560sf Proposed Roof: 1,780sf Proposed
Gross Building Area:	24,340sf total gross area
Total Calc. Occupants:	Basement: 8 Occupants 1st Floor: 172 Occupants 2nd Floor: 23 Occupants 3rd Floor: 23 Occupants 4th Floor: 19 Occupants Roof Deck: 49 Occupants 293 Total Occupants

SHEET INDEX

G-000	COVER SHEET
G-001	CODE & LIFE SAFETY ANALYSIS
G-002	CODE & LIFE SAFETY ANALYSIS
G-003	CODE & LIFE SAFETY ANALYSIS
G-004	EXISTING CONDITIONS PHOTOS
G-005	ELEVATOR POP UP MASSING STUDY
G-009	BOUNDARY & EXISTING CONDITIONS SURVEY
C-100	SITE PLAN
C-200	SITE DETAILS
AD-101	1ST FLOOR & BASEMENT DEMOLITION PLAN
AD-102	2ND FLOOR DEMOLITION PLAN
AD-103	3RD FLOOR DEMOLITION PLAN
AD-104	4TH FLOOR DEMOLITION PLAN
AD-105	ROOF DEMOLITION PLAN
A-100	BASEMENT FLOOR PLAN
A-101	1ST FLOOR PLAN
A-102	2ND FLOOR PLAN
A-103	3RD FLOOR PLAN
A-104	4TH FLOOR PLAN
A-105	LOWER ROOF PLAN
A-106	UPPER ROOF PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
A-203	ELEVATIONS
A-901	BASIS OF DESIGN - EXTERIOR MATERIALS

LOCATION MAP



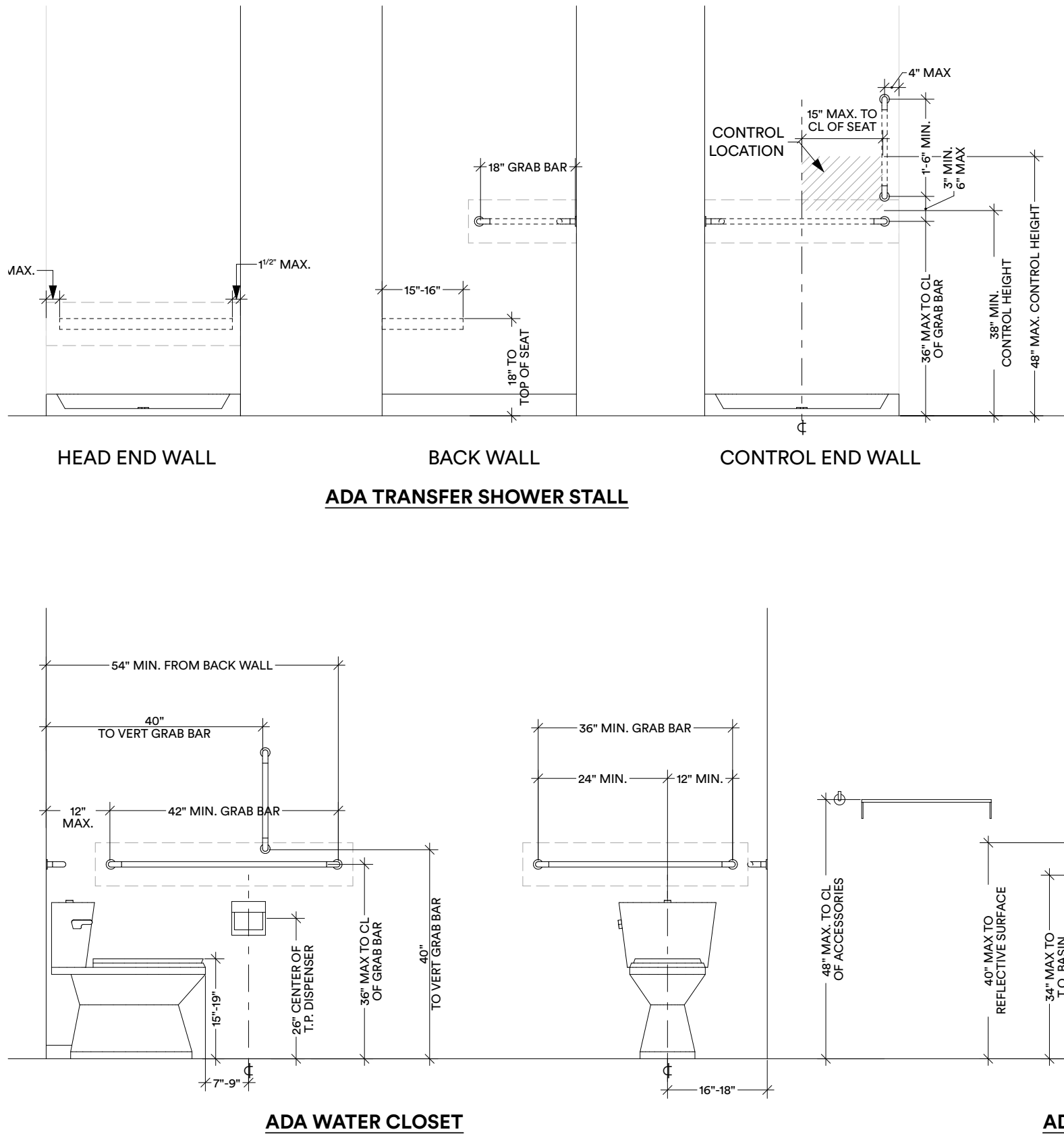
07/28/2023 25 Alfred St, Biddeford, ME 04104 Regulatory Review prepared by Woodhull			
APPLICABLE CODES: City of Biddeford, Maine Code of Ordinances 2020 NFPA 70 – National Electrical Code 2018 NFPA 101 – Life Safety Code The Maine Subsurface Wastewater Disposal Rule The Maine State Plumbing Code (UPC 2021) 2018 NFPA 1 Fire Code			
Maine Uniform Building and Energy Code (MUBEC) 2015 International Building Code (IBC) 2015 International Building Code (IBC), and Chapter 11 for Accessibility 2015 International Existing Building Code (IEBC) 2015 International Energy Conservation Code (IECC) 2021 Uniform Plumbing Code (UPC) 2007 ASHRAE 62.1 – Ventilation for Acceptable Indoor Air Quality 2007 ASHRAE 90.1 – Energy Standard for Buildings except Low Rise Residential Buildings w/out addenda			
CODE REVIEW SUMMARY			
ITEM #	SECTION	REQUIREMENT/DESCRIPTION	PROPOSED COMPLIANCE / COMMENTARY
0	LOCAL ZONING	Part III: Land Development Regulations	
	Parcel ID	4406	
	Zoning Map	City of Biddeford Zoning Map	MSRD-1: The commercial core district where the intent is to preserve the historic character of Biddeford while promoting the growth of businesses and residences in the district.
	Existing Zoning Use	Article V, Table A	Existing building is vacant. Previous uses included Restaurant and Retail Store on ground floor
	Proposed Zoning Use	Article V, Table A	Floor 1: Restaurant (Proposed) Floor 1-4: Hotel (Proposed)
01	HISTORIC PRESERVATION ORDINANCE	Article XV	
	Parking	Article VI, Section 49	
03	DIMENSIONAL STANDARDS	Maximum building height	MSRD-1: Maximum of 60'
			Project in process of receiving a Certificate of Appropriateness from City of Biddeford. See Exterior Elevations for Scope of Work In accordance with Section 48.8.11, the project will request a waiver from the Planning Board to not require parking on site. This waiver has been provided under separate cover with the site plan application
LIFE SAFETY CODE REVIEW BY SECTION: IBC and NFPA 101			
ITEM #	SECTION	REQUIREMENT/CONDITION	2015 NFPA 101 – Life Safety Code SECTION REQUIREMENT/CONDITION
1	SCOPE AND ADMINISTRATION		
	New Construction	2015 IBC	43 Building Rehabilitation
	Existing Building Alterations: Level 3	Chapter 9 IEBC	43.6 Reconstruction
	Change of Use	Chapter 10 IEBC	43.7 Change of Use
	Historic Buildings	Chapter 12 IEBC	43.10 Historic Building Requirements
2	DEFINITIONS	N/A this project	
3	USE AND OCCUPANCY CLASSIFICATION		
	Uses	303.3 (A-2) 303.3 (R-1) 310.2 (S-2) 312.1	A-2 Assembly R-1 Residential S-2 Low Hazard Storage U Utility Misc Support
	Small Assembly Spaces	303.3.2	Room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy that be classified as part of that occupancy
			Proposed roof deck occupancy is below 50 for space to be considered as R-1 use.
		6114.4.4	Separated Occupancies
4	SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY		
	Dwelling Unit Separation	420.2.1 712.4.3	With NFPA13 Sprinkler System Separation Walls: no less than 5hr Horizontally: no less than 2hr
	Mechanical Rooms	N/A	713.1 Common Path of travel for mechanical equipment rooms may not exceed 100' in sprinklered buildings
	Storage Rooms with Hazardous Material	N/A	12.3.2.12 1 Hour or Automatic Extinguishing System and smoke partition
	Electrical Switchgear Rooms	N/A	NFPA 70, 450.21 0-hour
5	GENERAL BUILDING HEIGHT AND AREA LIMITATIONS		
	Height Limitation (V-B, Sprinklered)	Table 504.3	A-6 R Use: 60 Feet
	Story Limitation (V-B, Sprinklered)	Table 504.4	A-2-2 Stories
	Area Limitation (V-B, Sprinklered)	Table 506.2	A-2-18,000sf per Story R-1-21,000sf per Story
	Accessory Use Separation	Table 508.4	No separation is required between accessory uses and the main occupancy
6	TYPES OF CONSTRUCTION		
	Fire Resistance Rating Requirements	Table 601 V-B	Primary Structural Frame = 0 hr Exterior Bearing Wall = 0 hr Interior Bearing Wall = 0 hr Non Bearing Exterior Wall = See Table 602 Non Bearing Interior Wall = 0 hr Floor Construction = 0 hr Roof Construction = 0 hr Type V-B
	Construction Type	Table 602	Type V-B
	Exterior Walls: Load Bearing & Non-load Bearing	Table 602	A: Distance X x 5ft = 1 Hour A: Distance X x 10ft = 1 Hour A: Distance X x 30 ft = 0 Hour A: Distance X x 30 ft = 0 Hour
	7 FIRE AND SMOKE PROTECTION FEATURES		
7	Exterior Openings (Sprinklered, Unprotected)	Table 705.8	Distance 0 to less than 3 = NP Distance 3 to less than 5 = 15% Distance 5 to less than 10 = 25% Distance 10 to less than 15 = 45% Distance 15 to less than 20 = 25% Distance 20 to less than 25 = 75% Distance 25 to less than 30 = No Limit Distance 30 or greater = No Limit
	Fire Barrier Continuity	707.5	Fire barriers shall extend from the top of the floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above.
	Fire Partitions	708.1	Separation Walls as required by Section 420.2 for Groups R-1, R-2 and R-3
	Through Penetration Firestopping	714.3.1	Through penetrations shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL1479
	Opening Fire Protection Assemblies	716.5	Fire Doors 2hr Fire Barriers: 90m 1hr Fire Barriers: 45m 1hr Fire Partition Corridor Walls: 20m 2hr Exterior Walls: 90m Required with R Use
8	INTERIOR FINISHES		
	Interior Wall and Ceiling Finish Requirements by Occupancy	Table 803.1	Sprinklered Building (R-1) Interior exits: Class B Corridors/Lobbies: Class B Rooms: Class C Sprinklered Building (A-2) Interior exits: Class B Corridors: Class B Corridors/Lobbies: Class B Rooms: Class C
		28.3.3	12.3.3
9	FIRE PROTECTION SYSTEMS		
	Automatic Sprinkler Systems	Figure 903.2	Required with R Use
	NFPA 13 Sprinkler Systems	903.3.1	NFPA 13 Sprinkler systems shall be designed and installed in accordance with NFPA 13
	Quick response and residential sprinklers	903.3.2	Quick response or residential automatic sprinklers shall be installed in dwelling units
	Standpipe	905.5.1	Not required when floor level of highest story is less than 30' above local fire department vehicle access
10	MEANS OF EGRESS		
	Occupant Load	Table 1004.1	56/person net - Assembly Standing 65/person net - Assembly Concentrated 156/person net - Assembly Less Concentrated 200sf/person gross - Residential 100sf/person gross - Kitchens 300sf/person gross - Accessory Storage Uses 3' per person Stairways 2' per Person Horizontal A-6 & S-7.5 Feet with sprinkler S 100 Feet with sprinkler
	Egress Width per Occupant	1005.3.1 1005.3.2	73.3.1
	Spaces with One Exit or Exit Access	1006.2.1	Table A
	Exit Separation (Sprinklered)	1007.11 exp. 2	75.13.3
11	ACCESSIBILITY		
	Minimum Door Widths	1001.0	72.1.2.3
	Sensor Release of electronically locked egress doors	1010.1.9.8	28.2.2.2
	Corridor/Star Width	1012.1 Table 1003.2	12.2.3.8
	Stair Dimensions	1015.5	72.2.2.1a
12	INTERIOR ENVIRONMENT REQUIREMENTS		
	Headroom	101.3	Table 72.2.1.1a
	Handrails	101.11	72.2.4.1
	Ladders	101.16	72.8.1(4)
	Exit Signs	101.31	730.1.2
13	INTERNATIONAL ENERGY CONSERVATION CODE (2021 IECC Code Standard Adopted by Portland Maine)		
	Climate Zone	C3011 IECC 6A	
	Thermal Envelope Requirements	C4021.3 IECC 2015	
	Sound Transmission	1207.2/1207.3	
	Interior Space Dimensions	1208.1	
14	EXTERIOR WALLS		
	Roof Covering Classification	Table 1005.1	Type II-B = Class C
	Structural Design	N/A	
	Mechanical Systems (2015 IMC Code Standard and Adopted by the State of Maine)		
	Plumbing Systems (Maine State Plumbing Code based off the 2021 Uniform Plumbing Code)		
15	MEANS OF EGRESS		
	Minimum Plumbing Facilities	2021UPC Table 4221	A-2 Occupancy 108 persons (54 male, 54 female); WC: 2 per 50-100 & 3 per 101-100 F Lavatories: 1 per 1-200 M, 1-50 F 1 service sink
	Separate Facilities	422.2 (3)	Separate toilet facilities shall be provided for each sex

Smoke Alarms	907.2.8.3	Single and multiple interconnected stations shall be installed on the ceiling or wall outside each separate sleeping area in the immediate vicinity of bedrooms. In each room used for sleeping purposes and in each story of a dwelling unit including basements. Also, per 907.2.18.4 Smoke Alarms shall be installed not less than 3' away from the door or opening of a bathroom that contains a bathtub or shower	28.3.4.6	Required in accordance with 98.2.10	Provided
Fire Department Connections	912.2	Locations as approved by fire chief so vehicles and hose lines will not interfere with building access (visible location on street side of building)			
Carbon Monoxide Detectors	915.2/915.2.2	CO detection shall be installed in sleeping units	28.3.4.7		Provided
10 MEANS OF EGRESS	Table 1004.1	56/person net - Assembly Standing 65/person net - Assembly Concentrated 156/person net - Assembly Less concentrated 200sf/person gross - Residential 100sf/person gross - Kitchens 300sf/person gross - Accessory Storage Uses 3' per person Stairways 2' per Person Horizontal A-6 & S-7.5 Feet with sprinkler S 100 Feet with sprinkler	73.12	76/person net - Assembly Concentrated 156/person net - Assembly Less concentrated 200sf/person gross - Residential 500sf/person gross - Storage	For the purposes of establishing an occupancy count, the more strict between NFPA and IBC has been applied
Egress Width per Occupant	1005.3.1 1005.3.2	73.3.1			Minimum widths provided throughout
Spaces with One Exit or Exit Access	1006.2.1	Table A			Provided. Refer to Life Safety Plan.
Exit Separation (Sprinklered)	1007.11 exp. 2	75.13.3			Provided
Means of Egress Illumination	1008.1	28.2.8			Provided
Emergency Lighting		28.2.9			Provided
Accessible Means of Egress Elevator Required	1009.2.1	In buildings where a required accessible floor is four or more stories above a level of exit discharge, at least one accessible means of egress shall be an elevator. (Backup Generator Req'd)			
Accessible Stairways	1009.3	Not required in buildings with automatic sprinkler system. Exception 2: 6.5 32' Minimum clear width for Means of Egress	72.1.2.3	32' Minimum Clear Width	Minimum widths provided throughout
Minimum Door Widths	1001.0				
Sensor Release of electronically locked egress doors	1010.1.9.8	Group R-1 occupancies means of egress doors are permitted to be equipped with access control system	28.2.2.2	28.2.2.2.2	
Corridor/Star Width	1012.1 Table 1003.2	44" min when occupancy > 50 36" min when occupancy < 50	12.2.3.8	36" min when occupancy < 50	Minimum widths provided throughout
Stair Dimensions	1015.5	Risers shall be 7" max (6" min) and treads shall be 11" min	72.2.2.1a	72.2.2.1a	Provided
Headroom	101.3	Not Less than 80" (6'-8")	Table 72.2.1.1a	72.2.1.1a	Provided
Handrails	101.11	Handrails shall be on both sides of stairs and shall comply with section 1014	72.2.4.1	Handrails required on both sides	Provided
Ladders	101.16	Permanent ladders shall be permitted to provide access to spaces frequented only by personnel for maintenance, repair or monitoring of equipment.	72.8.1(4)	Fire escape ladders shall be permitted as secondary means of egress from boiler rooms or similar spaces subject to occupancy not in accordance with section 306.5 of the International Mechanical Code per section 1011.16(6) of the IBC.	Existing stair to unoccupied basement is to remain but is accessed through the commercial tenant space on the 1st floor. A new ladder to access the basement from the residential entry area is proposed and to be constructed in accordance with section 306.5 of the International Mechanical Code per section 1011.16(6) of the IBC.
Exit Signs	101.31	Exit signs provided	730.1.2	Exits shall be marked by an approved sign	Provided
Handrail Height	1014	34" min and 38" max above stair tread nosing	72.2.4.4	34" min and 38" max above stair tread nosing	Provided
Handrail Grasability	1014.3	Must comply with Type I or Type II			Provided
Handrail Extensions	1014.6	Must extend 12" beyond top riser and depth of 1' tread beyond bottom riser and also return to wall	72.2.4.4.1	must extend 12" beyond top riser and depth of 1' tread beyond bottom riser	Provided
Guard Rails	1015.1	Required on landings > 30" high guard height need not be 42" high in all common areas, 36" within dwelling units of R-2 Occupancies			Provided
Travel Distance	Table 1017.2	Section 1017 of IBC is not adopted by the State of Maine per MUBEC amendment	Table A	76	New Assembly: 250 Feet with sprinkler New Hotels: 325 Feet with sprinkler
Corridor Construction	1020.1	0.5 hr in sprinklered R-use buildings where occupant load is greater than 10 occupants			Provided
Dead End Corridors (Sprinklered)	1020.4	R-1: 50 Feet max (per exception 2) A: 20 Feet max (per exception 2)	Table A	76	New Assembly: 20 Feet with sprinkler New Hotels: 50 Feet with sprinkler
Exit Enclosure	1023.2	1 Hour connecting 3 stories or less 2 Hours connecting 4 stories or more	713.2.1	1 Hour connecting 3 stories or less 2 Hours connecting 4 stories or more	Provided
Exit Discharge	1028.1	Exits shall discharge directly to the exterior with no more than 50% permitted to egress through areas on the level of discharge provided all of items 1-6 are met	77.2	No more than 50% of exits shall be permitted to discharge through interior building areas provided all of items 1-6 are met	Provided
11 ACCESSIBILITY	Table 1001.1 / Title II	Maine Accessibility guidelines per the Maine Human Rights Act, which is based on 2010 ADA Standards of Accessible Design published by the Department of Justice			Provided
Accessibility	206.1	At least one accessible route to connect all common spaces and accessible units			Provided. Refer to Floor Plans for location of units providing mobility features
Transient Lodging Guest Rooms	Table 224.2 Table 224.4	In transient lodging facilities with 26 to 50 guest rooms, (2) rooms are required to provide mobility features and (2) rooms are required to provide communication features, with no more than (1) room providing both mobility and communication features. Rooms providing mobility and communication features are to comply with section 806. Examples of requirements: Manuevering clearances at entry doors Turning space within the guest room Toilet and bathing facilities provide clear floor space and fixture clearances			Provided
Guest Room Doors and Doorways	224.12	All entry doors to have a min clear width of 32"			Provided
12 INTERIOR ENVIRONMENT REQUIREMENTS					
Ventilation	1203.1	Required to follow International Mechanical Code also. Refer to ASHRAE 62.1 2015			Provided
Sound Transmission	1207.2/1207.3	Minimum STC separating dwelling units: 50 Minimum IC separating dwelling units: 50			Provided
Interior Space Dimensions	1208.1	Habitable spaces, other than kitchen, shall not be less than 7 feet in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet between counter fronts and appliances or counter fronts and walls			Provided
Minimum Ceiling Heights	1208.2	Not Less than 7'-6" in occupiable spaces, 7'-0" in bathrooms, kitchens, storage rooms			Provided
13 INTERNATIONAL ENERGY CONSERVATION CODE (2021 IECC Code Standard Adopted by Portland Maine)					
Climate Zone	C3011 IECC 6A				
Thermal Envelope Requirements	C4021.3 IECC 2015	Roofs: Insulation entirely above roof deck: R-30ci Attic and other: R-49 Walls, above grade: Wood framed and other: R-13 + R-7.5ci or R-20 + R-3.8ci Walls, below grade: Below-grade wall: R-7.5ci Floors: Joist/framing: R-30 Slab-on-grade floors: Unheated Slabs: R-10 for 24" below, R-15 for 24" below (Residential) Heated Slabs: R-15 for 36" below, R-20 for 48" below + R-5 full slab (Residential)			Thermal envelope requirements have been provided for any new elements
Categorical exemptions with existing buildings	C501 IECC	No provisions of this code relating to the construction, repair, alteration, restoration and movement of structures, and change of occupancy shall be mandatory for historic buildings provided a report has been submitted to the code official and signed by a registered design professional or a representative of the State Historic Preservation Office or the historic preservation authority having jurisdiction, demonstrating that compliance with that provision would threaten, degrade or destroy the historic form, fabric or function of the building			No historic exemptions are pursued, only exemptions as afforded by the existing building chapters of the IECC
Existing Commercial Building Compliance	C503.1 IECC	Alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure is no less conforming to the provisions of this code than the existing building or structure was prior to the alteration. Alterations to an existing building system or portion thereof shall conform to the provisions of this code as those provisions relate to new construction without requiring the unaltered portions of the existing building or building system to comply with this code. Categorical: The following alterations need not comply with the requirements for new construction, provided the energy use of the building is not decreased: (3) Existing ceiling, wall or floor cavities exposed during construction, provided that these cavities are filled with insulation. (4) Construction where the existing roof, wall or floor cavity is not exposed.			New building envelope assemblies that are part of the alteration shall comply with insulation requirements. All existing building envelope assemblies to remain
Categorical exemptions with existing buildings	C503.1 (4) IECC				
14 EXTERIOR WALLS	N/A this project				No new existing walls proposed
15 ROOF ASSEMBLIES AND ROOFTOP STRUCTURES	Table 1005.1	Type II-B = Class C			
16 STRUCTURAL DESIGN	N/A				
17 MECHANICAL SYSTEMS (2015 IMC Code Standard and Adopted by the State of Maine)					
20 PLUMBING SYSTEMS (Maine State Plumbing Code based off the 2021 Uniform Plumbing Code)					
Minimum Plumbing Facilities	2021UPC Table 4221	A-2 Occupancy 108 persons (54 male, 54 female); WC: 2 per 50-100 & 3 per 101-100 F Lavatories: 1 per 1-200 M, 1-50 F 1 service sink			Minimums per code have been met.
Separate Facilities	422.2 (3)	Separate toilet facilities shall be provided for each sex			Public toilet facilities are all-gender with minimums facilities per code exceeded

2

DOOR MANUEVERING CLEARANCES

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



QUICK PROJECT STATs	
Construction Type:	V-B (IBC) / V-000 (NFPA)
Occupancy Type:	Basement (Existing to Remain): Storage (S-1) Accessory to Assembly / Utility (U) 1st Floor: Assembly Use (A-2) / New Assembly, 2nd Floor: Residential (R-1) / New Hotel, 14 units 3rd Floor: Residential (R-1) / New Hotel, 10 units (5 Two-Story Lofts) 4th Floor: Residential (R-1) / New Hotel, 6 units Roof: Small Accessory Assembly for Residential (R-1) Use / New Hotel 30 New Residential Units
Building Height:	45'-6" +/- to top of existing roof
Sprinkler System:	Yes, NFPA 13
Mixed-Use:	Yes, Separated
Fire Alarm:	Yes, NFPA 72
Existing Building:	Area of Work: Entirety of 1st through 4th Floors plus 30% of Roof Level 3 Alterations
Floor Area:	Basement: 4,880sf Existing/Proposed 1st Floor: 4,880sf Existing/Proposed 2nd Floor: 4,880sf Existing/Proposed 3rd Floor: 4,880sf Existing/Proposed 4th Floor: 1,760sf Existing / 3,560sf Proposed Roof Deck: 49 Occupants 293 Total Occupants
Gross Building Area:	24,340sf total gross area
Total Calc Occupants:	Basement: 8 Occupants 1st Floor: 172 Occupants 2nd Floor: 23 Occupants 3rd Floor: 23 Occupants 4th Floor: 18 Occupants Roof Deck: 49 Occupants 293 Total Occupants

CODE COMPLIANCE NARRATIVE

(2015 IEBC 1201.2 Report)

To the local authorities having jurisdiction:

This alteration of a historic 19th century building proposes to gut & renovate the majority of the interior for a change of use to a new hotel. All proposed work intends to bring the vacant building into compliance with today's building code, with one proposed exception.

The building is primarily constructed with load-bearing masonry with interior wood framing, leading to the building classified as type III-B/III-200, with the exclusion of the exterior wall along Bacon Street. As this was part of the original 19th century construction, the wall is framed out of wood posts and timber beams, downgrading the construction type to type V-B/V-000. The IBC limits type V-B buildings with an R-1 occupancy to only 3 stories. Through section 1203.12 of the IEBC, every historical building that cannot be made to conform to the requirements specified in the IBC shall be deemed to be in compliance if provided with an approved automatic fire-extinguishing system. With the new NFPA13 sprinkler system, we believe all other life safety and fire protection requirements have been met with the addition of (2) new fire rated stairs, elevator service, NFPA72 fire alarm system, and 1-hr rated separations.

Please refer to our code analysis chart and life safety plans for additional information. We look forward to any questions with your review.

Thank you for your assistance,
The team at Woodhull

OCCUPANCY TABLE					
Key	Description	Use Type	Area (sf)	Area Factor	Occupancy
Basement					
	STORAGE	Storage	716	300sf gross	3
	UTILITY/MECH	Utility/Miscellaneous	1,237	300sf gross	5
8					
1st Floor					
	BAR (A-2)	Kitchen	88	100sf gross	1
	BAR (R-1)	Kitchen	48	100sf gross	1
	BAR SEATING (A-2)	Standing Assembly	45	5sf net	9
	BAR SEATING (R-1)	Standing Assembly	25	5sf net	6
	BAR SEATING (A-2)	Standing Assembly	51	5sf net	11
	HOTEL LOBBY (R-1)	Unconcentrated Assembly	199	15sf net	14
	HOTEL LOBBY (R-1)	Unconcentrated Assembly	637	15sf net	43
	KITCHEN (A-2)	Kitchen	874	100sf gross	9
	RESTAURANT DINING (A-2)	Unconcentrated Assembly	1,152	15sf net	78
172					
2nd Floor					
	HOTEL	Residential	4,582	200sf gross	23
3rd Floor					
	HOTEL	Residential	4,591	200sf gross	23
4th Floor					
	HOTEL	Residential	3,426	200sf gross	18
Lower Roof					
	BAR	Kitchen	71	100sf gross	1
	BAR SEATING	Standing Assembly	43	5sf net	9
	ROOF DECK	Unconcentrated Assembly	344	15sf net	23
	ROOF LOUNGE	Unconcentrated Assembly	220	15sf net	15
	ROOF STORAGE	Storage	142	300sf gross	1
49					
TOTAL BUILDING OCCUPANTS = 293					

LIFE SAFETY GENERAL NOTES:

- Drawings herein show general intent for placement of life safety devices. Contractor is responsible for quantities and locations as required by adopted building code and the local jurisdiction.
- New NFPA13 Sprinkler System and NFPA72 Alarm System to be installed throughout building.

EGRESS LEGEND

- See Notes → Exit Access Travel Distance
Allowed Max = See Table
- Common Path of Travel
Allowed Max = See Table Above
- Dead End Limit
- Exit Separation:
Calculated Min
Actual

LIFE SAFETY LEGEND

See Wall Types on Sheet A-601 for more information

→ New Framed Wall

→ New 2-hr Fire-Rated Wall

→ New 1-hr Fire-Rated Wall

→ Existing Wood Framed, Plaster and Lath
Wall/Ceiling (1-hr Fire-Rated)

→ Existing Brick Wall

→ Exit Sign

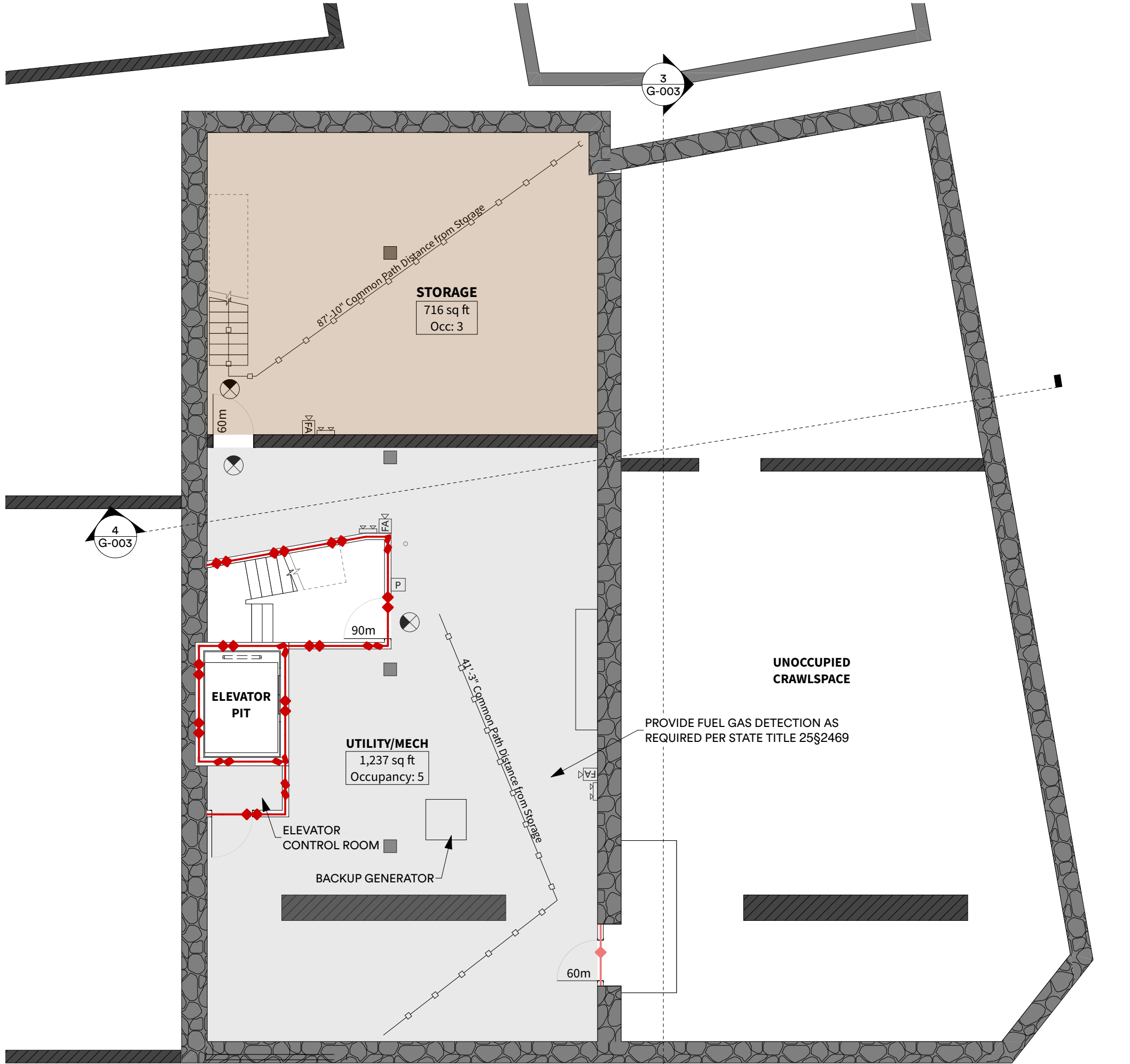
→ Emergency Lighting

→ Fire Extinguisher

→ Fire Alarm Audio/Visual Device
Wall Mounted

→ Pull Station

→ Combo Smoke/Carbon Monoxide Detector



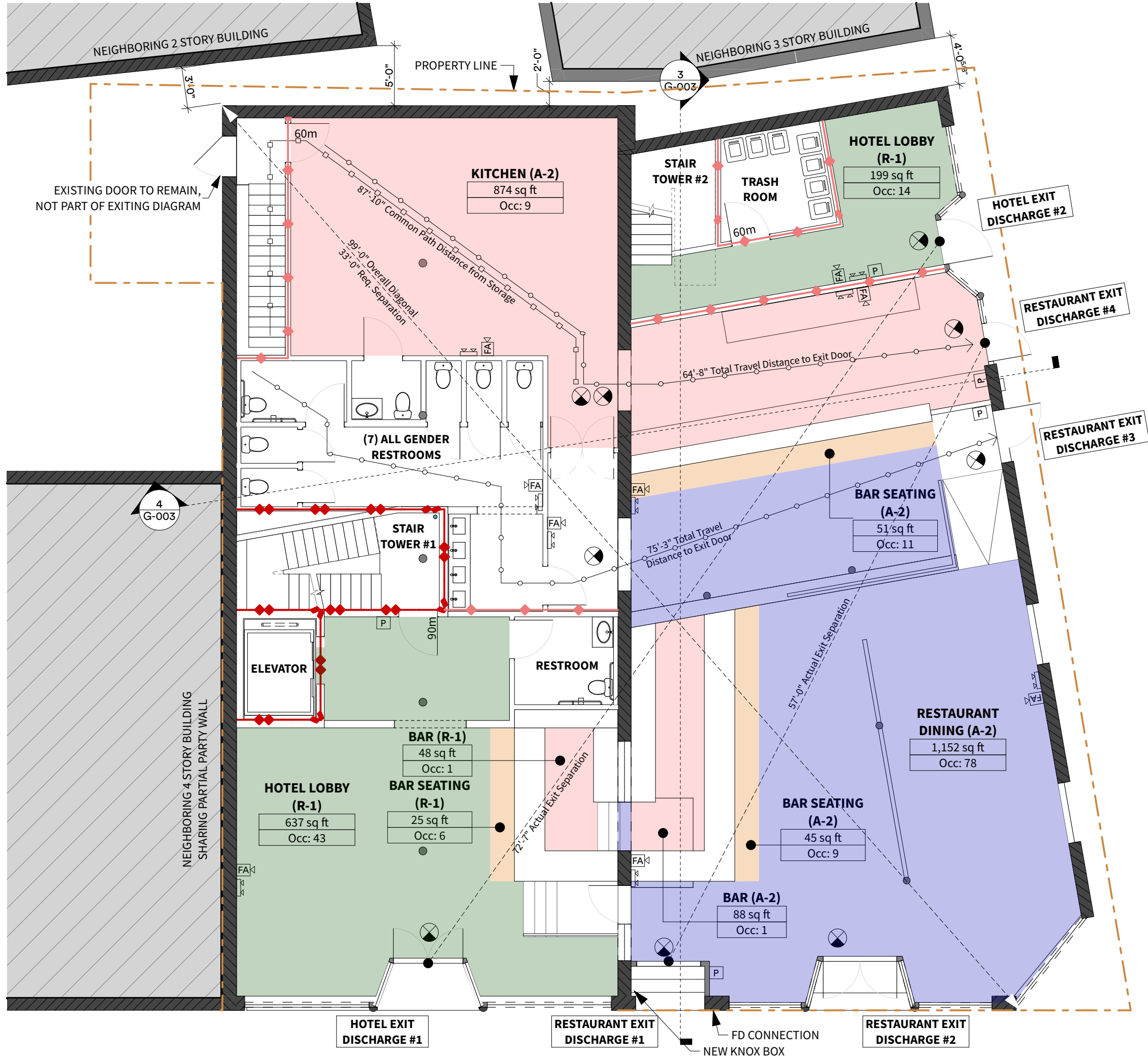
0 LIFE SAFETY PLAN - BASEMENT

SCALE: 1/8" = 1'-0"



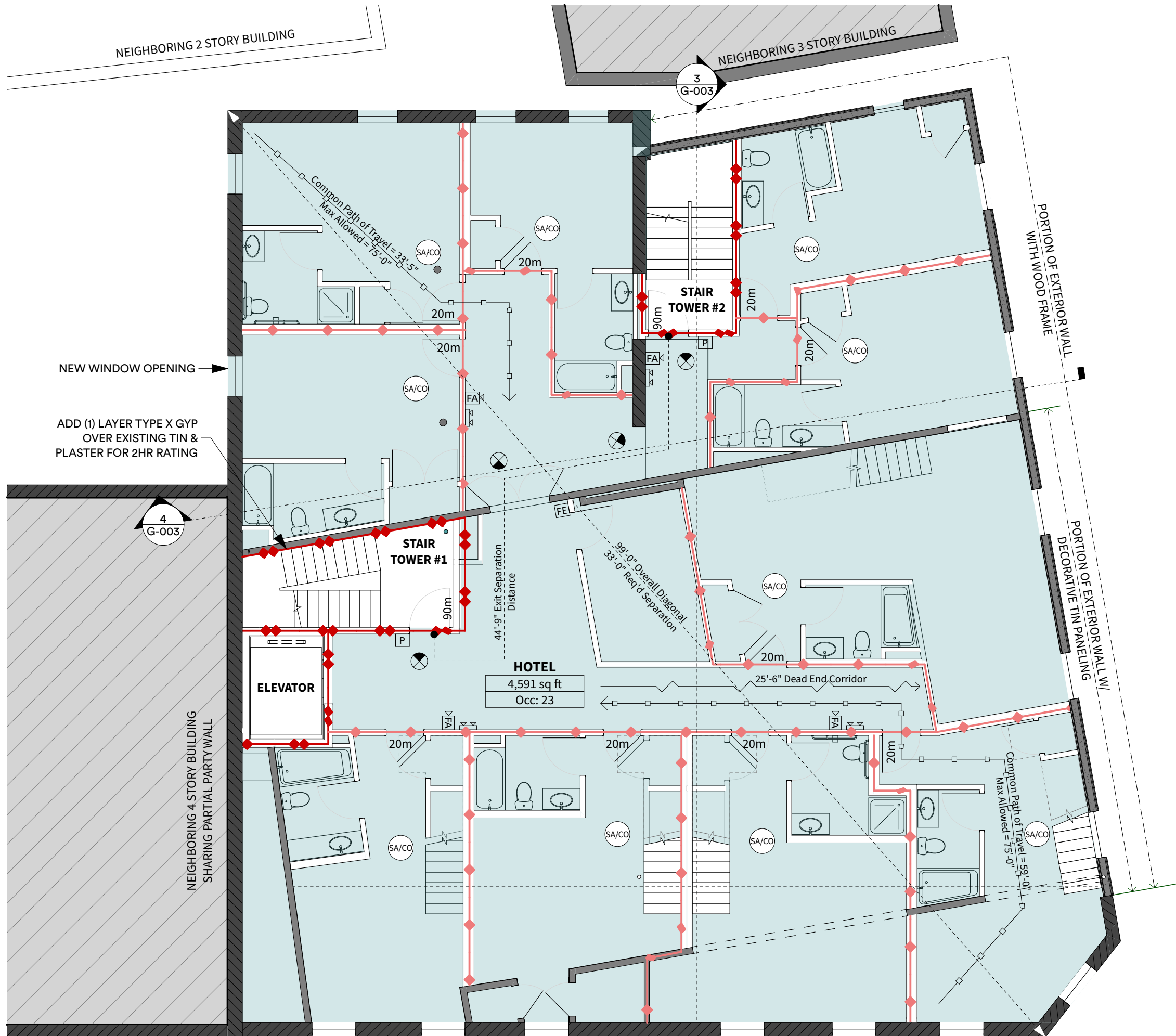
2 LIFE SAFETY PLAN - 2ND FLOOR

SCALE: 1/8" = 1'-0"



1 LIFE SAFETY PLAN - 1ST FLOOR

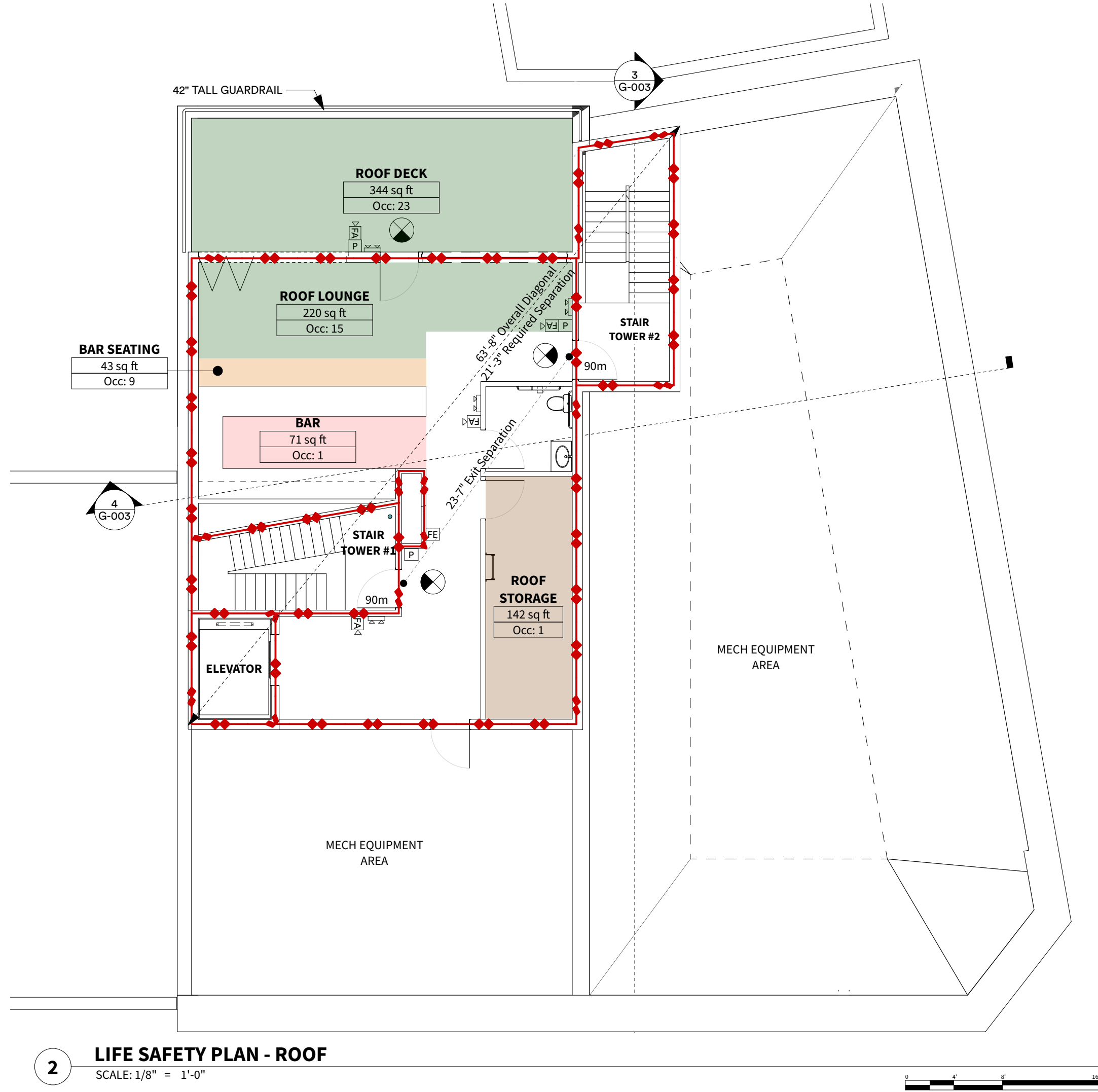
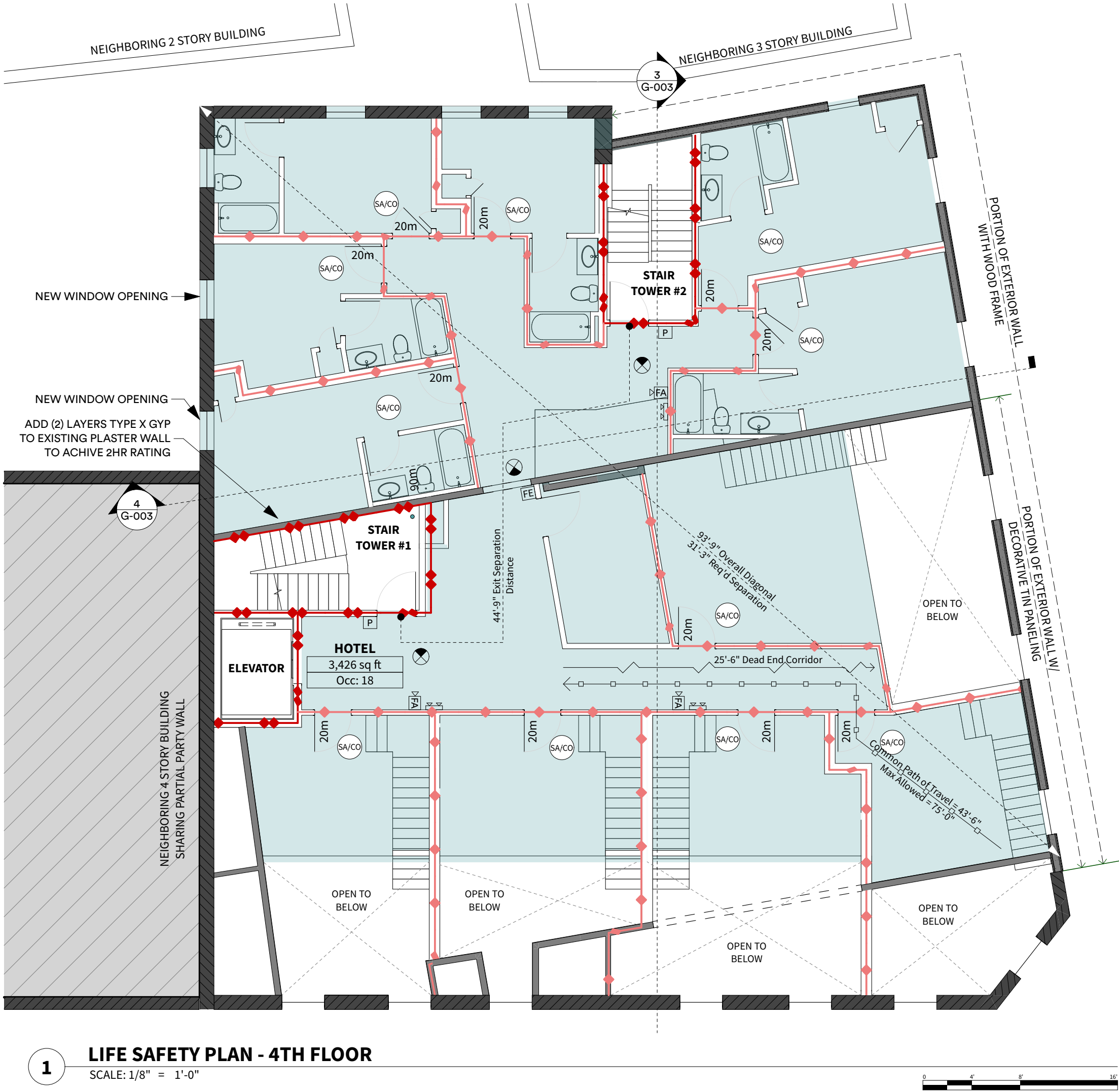
SCALE: 1/8" = 1'-0"



3 LIFE SAFETY PLAN - 3RD FLOOR

SCALE: 1/8" = 1'-0"

OCCUPANCY TABLE					
Key	Description	Use Type	Area (sf)	Area Factor	Occupancy
Basement					
	STORAGE	Storage	716	300sf gross	3
	UTILITY/MECH	Utility/Miscellaneous	1,237	300sf gross	5
8					
1st Floor					
	BAR (A-2)	Kitchen	88	100sf gross	1
	BAR (R-1)	Kitchen	48	100sf gross	1
	BAR SEATING (A-2)	Standing Assembly	45	5sf net	9
	BAR SEATING (R-1)	Standing Assembly	25	5sf net	6
	BAR SEATING (A-2)	Standing Assembly	51	5sf net	11
	HOTEL LOBBY (R-1)	Unconcentrated Assembly	199	15sf net	14
	HOTEL LOBBY (R-1)	Unconcentrated Assembly	637	15sf net	43
	KITCHEN (A-2)	Kitchen	874	100sf gross	9
	RESTAURANT DINING (A-2)	Unconcentrated Assembly	1,152	15sf net	78
172					
2nd Floor					
	HOTEL	Residential	4,582	200sf gross	23
3rd Floor					
	HOTEL	Residential	4,591	200sf gross	23
4th Floor					
	HOTEL	Residential	3,426	200sf gross	18
Lower Roof					
	BAR	Kitchen	71	100sf gross	1
	BAR SEATING	Standing Assembly	43	5sf net	9
	ROOF DECK	Unconcentrated Assembly	344	15sf net	23
	ROOF LOUNGE	Unconcentrated Assembly	220	15sf net	15
	ROOF STORAGE	Storage	142	300sf gross	1
49					
TOTAL BUILDING OCCUPANTS = 293					



LIFE SAFETY GENERAL NOTES:

- Drawings herein show general intent for placement of life safety devices. Contractor is responsible for quantities and locations as required by adopted building code and the local jurisdiction.
- New NFPA13 Sprinkler System and NFPA72 Alarm System to be installed throughout building.

EGRESS LEGEND

- See Notes
- Exit Access Travel Distance
Allowed Max = See Table
- Common Path of Travel
Allowed Max = See Table Above
- Dead End Limit
- Exit Separation:
Calculated Min
Actual

LIFE SAFETY LEGEND

See Wall Types on Sheet A-601 for more information

New Framed Wall

New 2-hr Fire-Rated Wall

New 1-hr Fire-Rated Wall

Existing Wood Framed, Plaster and Lath Wall/Ceiling (1-hr Fire-Rated)

Existing Brick Wall

Exit Sign

Emergency Lighting

Fire Extinguisher

Fire Alarm Audio/Visual Device Wall Mounted

Pull Station

Combo Smoke/Carbon Monoxide Detector



2ND FLOOR



2ND FLOOR



EXISTING ALFRED ST FACADE



BACON ST. HOTEL ENTRY



3RD FLOOR - FORMER GRAND HALL



2ND FLOOR - EXISTING STAIR UP TO 3RD FLOOR



3RD FLOOR



3RD FLOOR



4TH FLOOR



SITE AND VIEW KEY



GOOGLE STREET VIEW - CORNER OF ALFRED AND FRANKLIN



GOOGLE STREET VIEW - CORNER OF ALFRED AND BACON



1 - CORNER OF MAIN AND ALFRED



2 - CORNER OF ALFRED AND FRANKLIN



3 - CORNER OF ALFRED AND BACON



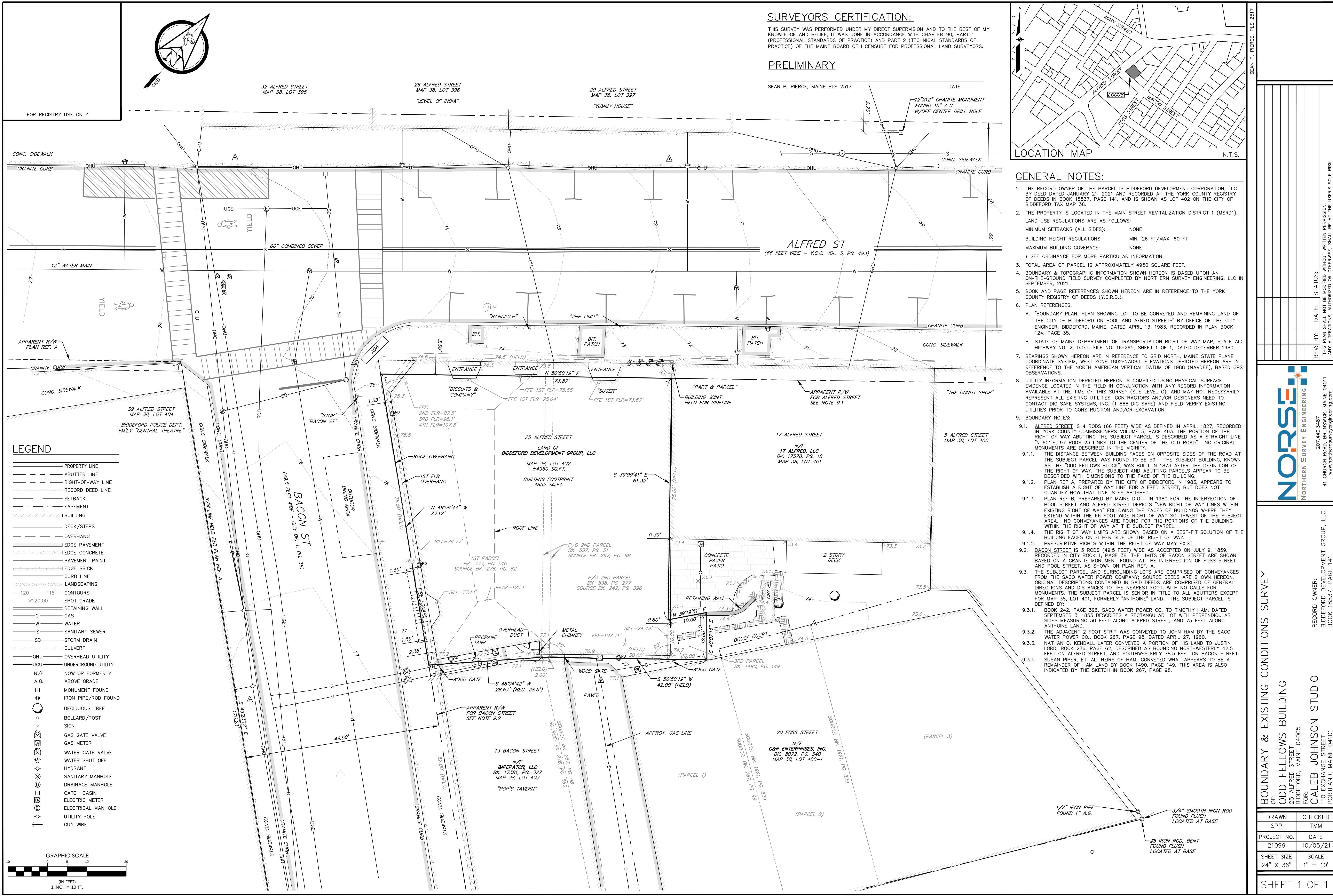
4 - ACROSS BACON STREET



5 - CORNER OF BACON AND FOSS



6 - FOSS ST



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.

SEAN P. PIERCE, MAINE PLS 2517	DATE
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LOCATION MAP

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS BIDEFORD DEVELOPMENT CORPORATION, LLC BY DEED DATED JANUARY 21, 2021 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 18537, PAGE 141, AND IS SHOWN AS LOT 402 ON THE CITY OF BIDEFORD TAX MAP # 38.
2. THE PROPERTY IS LOCATED IN THE MAIN STREET REVITALIZATION DISTRICT 1 (MSRD1). LAND USE REGULATIONS ARE AS FOLLOWS:
 - MINIMUM SETBACKS (ALL SIDES): NONE
 - BUILDING HEIGHT REGULATIONS: NONE 26 FT/MAX. 60 FT
 - MAXIMUM BUILDING COVERAGE: NONE
 - * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
3. TOTAL AREA OF PARCEL IS APPROXIMATELY 4950 SQUARE FEET.
4. BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON-THE-GROUND FIELD SURVEY COMPLETED BY NORTHERN SURVEY ENGINEERING, LLC IN SEPTEMBER, 2021.
5. BOOK AND PAGE REFERENCES SHOWN HEREON ARE IN REFERENCE TO THE YORK COUNTY REGISTRY OF DEEDS (Y.C.R.D.).
6. PLAN REFERENCES:
 - A. "BOUNDARY PLAN, PLAN SHOWING LOT TO BE CONVEYED AND REMAINING LAND OF THE CITY OF BIDEFORD ON POOL AND ALFRED STREETS" BY OFFICE OF THE CITY ENGINEER, BIDEFORD, MAINE, DATED APRIL 13, 1983, RECORDED IN PLAN BOOK 124, PAGE 35.
 - B. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 2, D.O.T. FILE NO. 16-265, SHEET 1 OF 1, DATED DECEMBER 1980.
7. BEARINGS SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, 1983. ELEVATIONS DEPICTED HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), BASED GPS OBSERVATIONS.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL SURFACE EVIDENCE LOCATED IN THE FIELD IN CONJUNCTION WITH ANY RECORD INFORMATION AVAILABLE AT THE TIME OF THE SURVEY. LEVEL C, AND 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 PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. BOUNDARY NOTES:
 - 9.1. ALFRED STREET IS A 4 RODS (66 FEET) WIDE AS DEFINED IN APRIL, 1827, RECORDED IN YORK COUNTY COMMISSIONERS VOLUME 5, PAGE 493. THE PORTION OF THE RIGHT OF WAY ABUTTING THE SUBJECT PARCEL IS DESCRIBED AS A STRAIGHT LINE "N 60° 07' 00" 97 RODS 23 LINKS TO THE CENTER OF THE OLD ROAD". NO ORIGINAL MONUMENTS ARE DESCRIBED IN THE MONITY.
 - 9.1.1. THE DISTANCE BETWEEN BUILDING FACES ON OPPOSITE SIDES OF THE ROAD AT THE SUBJECT PARCEL WAS FOUND TO BE 59'. THE SUBJECT BUILDING, KNOWN AS THE "ODD FELLOWS HALL", WAS BUILT IN 1873 AFTER THE DEFINITION OF THE RIGHT OF WAY. THE SUBJECT AND ABUTTING PARCELS APPEAR TO BE DESCRIBED WITH DIMENSIONS TO THE FACE OF THE BUILDING.
 - 9.1.2. PLAN REF A, PREPARED BY THE CITY OF BIDEFORD IN 1983, APPEARS TO ESTABLISH THE RIGHT OF WAY LINE FOR ALFRED STREET, BUT DOES NOT QUANTIFY HOW THAT LINE IS ESTABLISHED.
 - 9.1.3. PLAN REF B, PREPARED BY MAINE D.O.T. IN 1980 FOR THE INTERSECTION OF POOL STREET AND ALFRED STREET DEPICTS NEW RIGHT OF WAY LINES WITH EXISTING RIGHT OF WAY FOLLOWING THE FACES OF BUILDINGS WHERE THEY EXTEND WITHIN THE 66 FOOT WIDE RIGHT OF WAY SOUTHWEST OF THE SUBJECT AREA. NO CONVEYANCES ARE FOUND FOR THE PORTIONS OF THE BUILDING WITHIN THE RIGHT OF WAY AT THE SUBJECT PARCEL.
 - 9.1.4. THE RIGHT OF WAY POWER COMPANY HAS REQUESTED A BEST-FIT SOLUTION OF THE BUILDING FACES ON EITHER SIDE OF THE RIGHT OF WAY.
 - 9.1.5. PRESCRIPTIVE RIGHTS WITHIN THE RIGHT OF WAY MAY EXIST.
 - 9.2. BACON STREET IS 3 RODS (49.5 FEET) WIDE AS ACCEPTED ON JULY 9, 1859, RECORDED IN CITY BOOK 1, PAGE 38. THE LIMITS OF BACON STREET ARE SHOWN BASED ON A GRANITE MONUMENT FOUND AT THE INTERSECTION OF FOSS STREET AND POOL STREET, AS SHOWN ON PLAN REF. A.
 - 9.3. THE SUBJECT PARCEL AND SURROUNDING LOTS ARE COMPRISED OF CONVEYANCES FROM THE OLD FELLOWS POWER COMPANY; SOURCE DEEDS ARE SHOWN HEREON. ORIGINAL DESCRIPTIONS CONTAINED IN SAID DEEDS ARE COMPRISED OF GENERAL DIRECTIONS AND DISTANCES TO THE NEAREST FOOT, WITH NO CALLS FOR MONUMENTS. THE SUBJECT PARCEL IS SENIOR IN TITLE TO ALL ABUTTERS EXCEPT FOSS ST 38, LOT 401, FORMERLY "ANTHONE" LAND. THE SUBJECT PARCEL IS DEFINED BY:
 - 9.3.1. BOOK 242, PAGE 396, SAO WATER POWER CO. TO TIMOTHY HAN, DATED SEPTEMBER 3, 1855 DESCRIBES A RECTANGULAR LOT WITH PERPENDICULAR SIDES MEASURING 30 FEET ALONG ALFRED STREET, AND 75 FEET ALONG ANTHONE LAND.
 - 9.3.2. THE ADJACENT 2-FOOT STRIP WAS CONVEYED TO JOHN HAN BY SAO WATER POWER CO. BOOK 267, PAGE 98, DATED APRIL 27, 1960.
 - 9.3.3. NATHAN NEWELL HAN, SENIOR, LATER CONVEYED HIS LAND TO JUSTIN ROAD, BOOK 276, PAGE 62, DESCRIBED AS BOUNDING NORTHWESTERLY 42.5 FEET ON ALFRED STREET, AND SOUTHWESTERLY 78.5 FEET ON SUBJECT AREA.
 - 9.3.4. SUSAN PIPER, ET AL. HEIRS OF HAN, CONVEYED WHAT APPEARS TO BE A ROAD BOUNDARY OF HAN LAND BY BOOK 1490, PAGE 149. THIS AREA IS ALSO INDICATED BY THE SKETCH IN BOOK 267, PAGE 98.

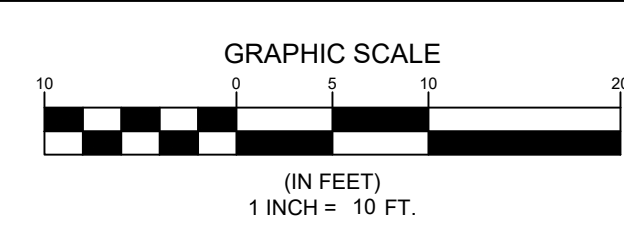
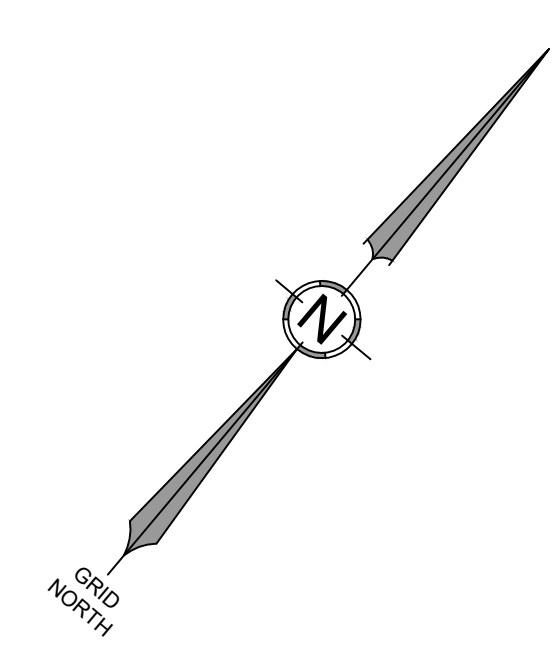
BOUNDARY & EXISTING CONDITIONS SURVEY

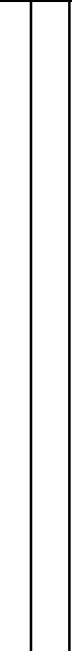
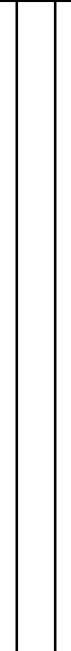
ODD FELLOWS BUILDING
25 ALFRED STREET
BIDDEFORD, MAINE 04005

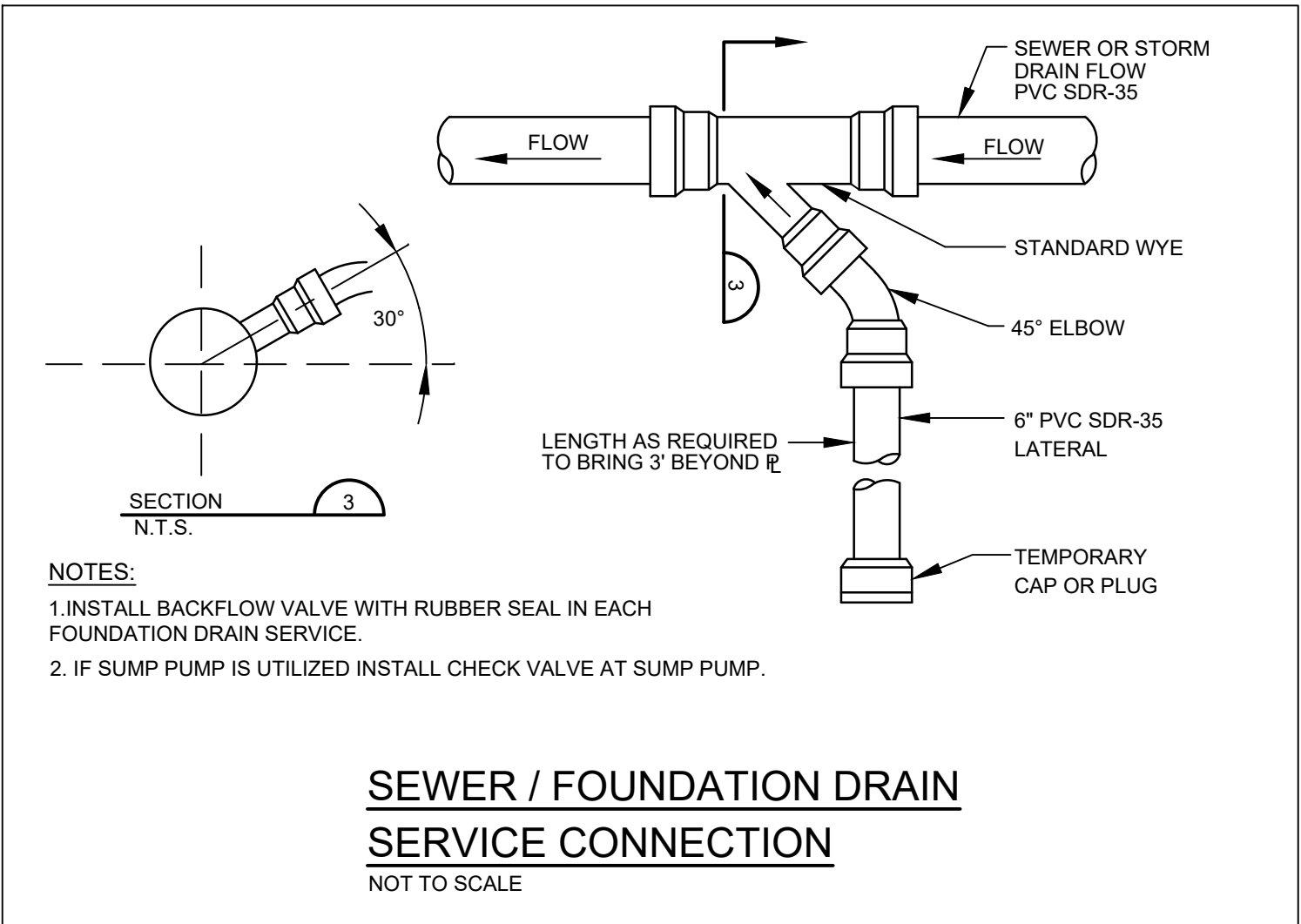
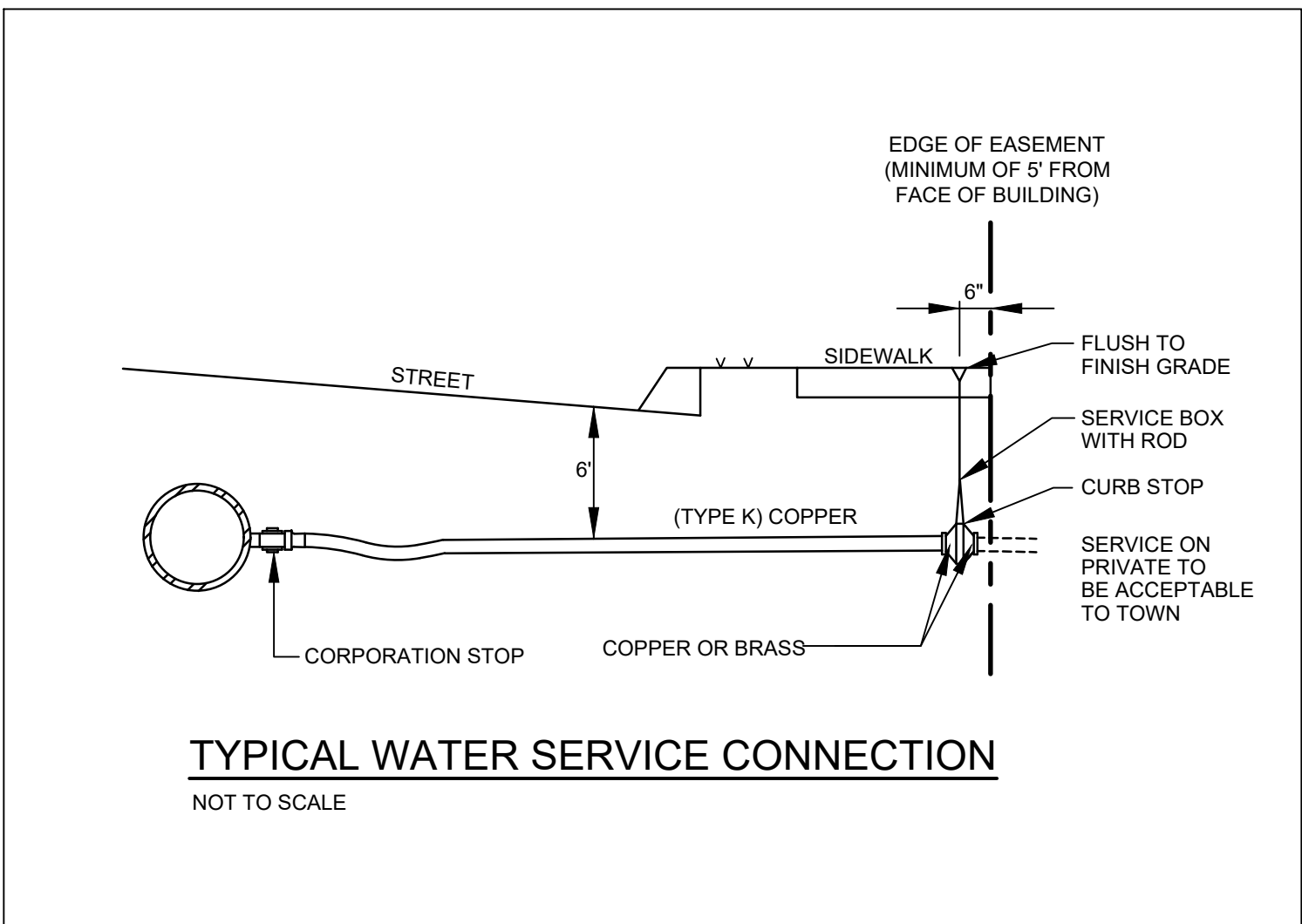
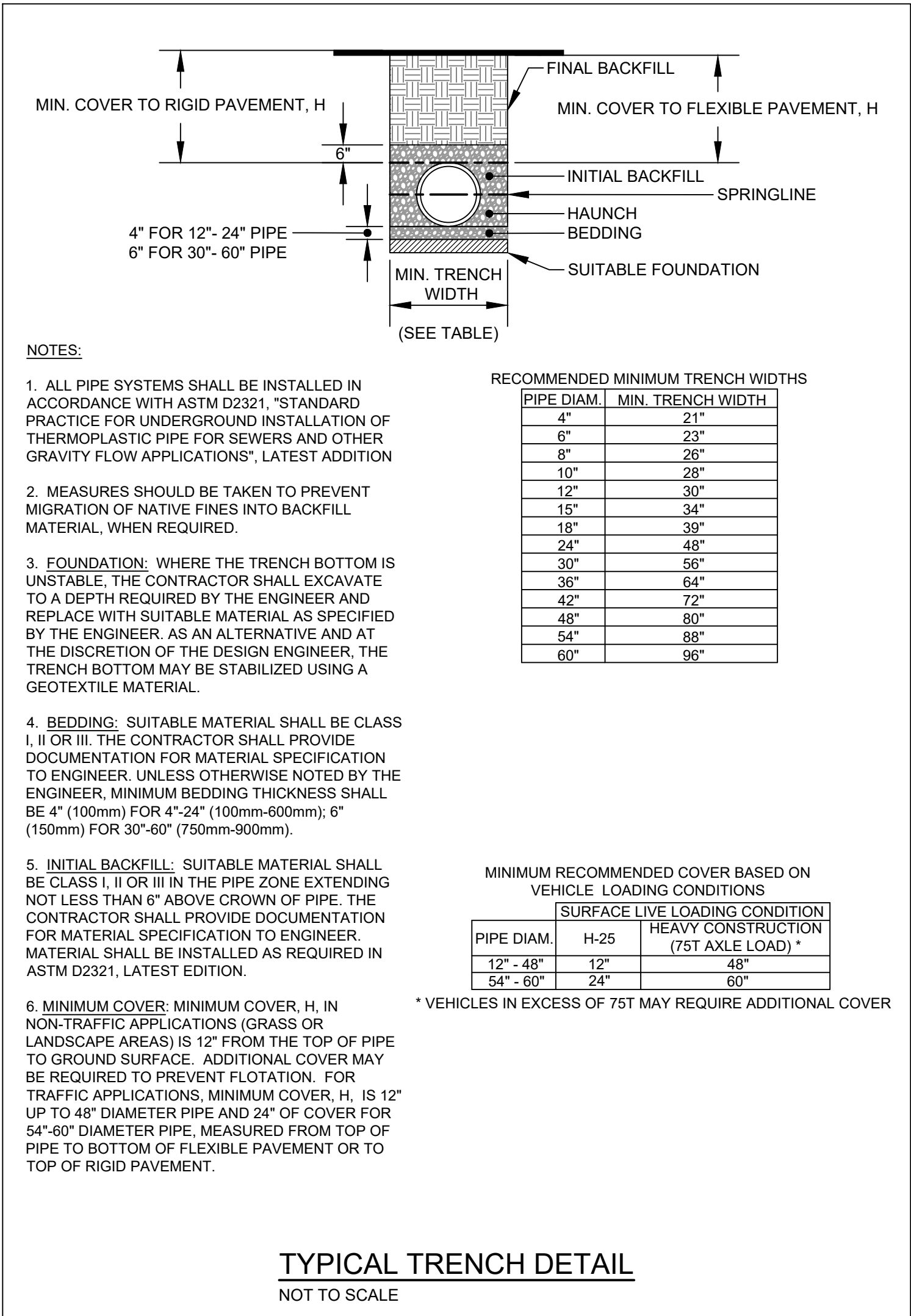
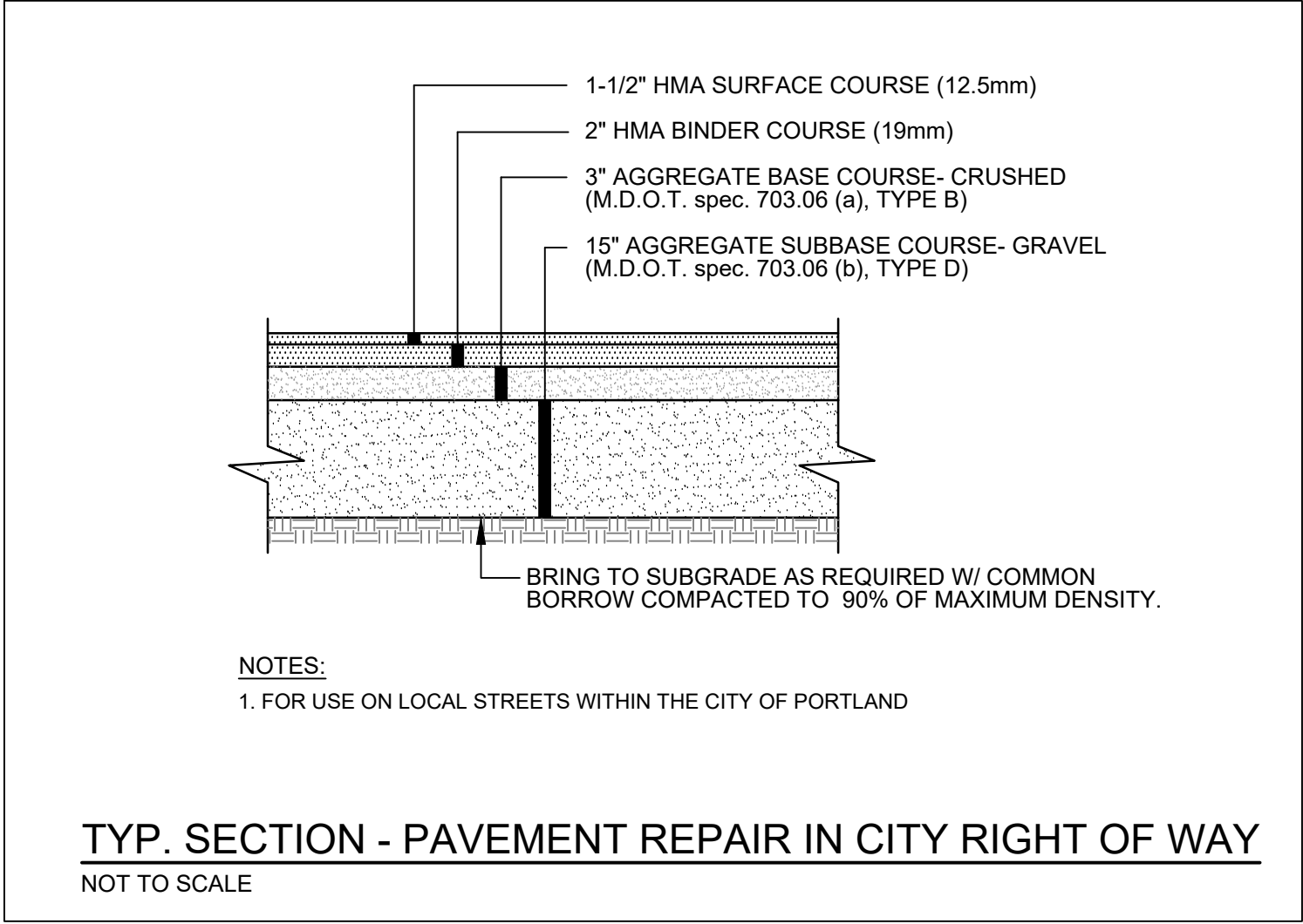
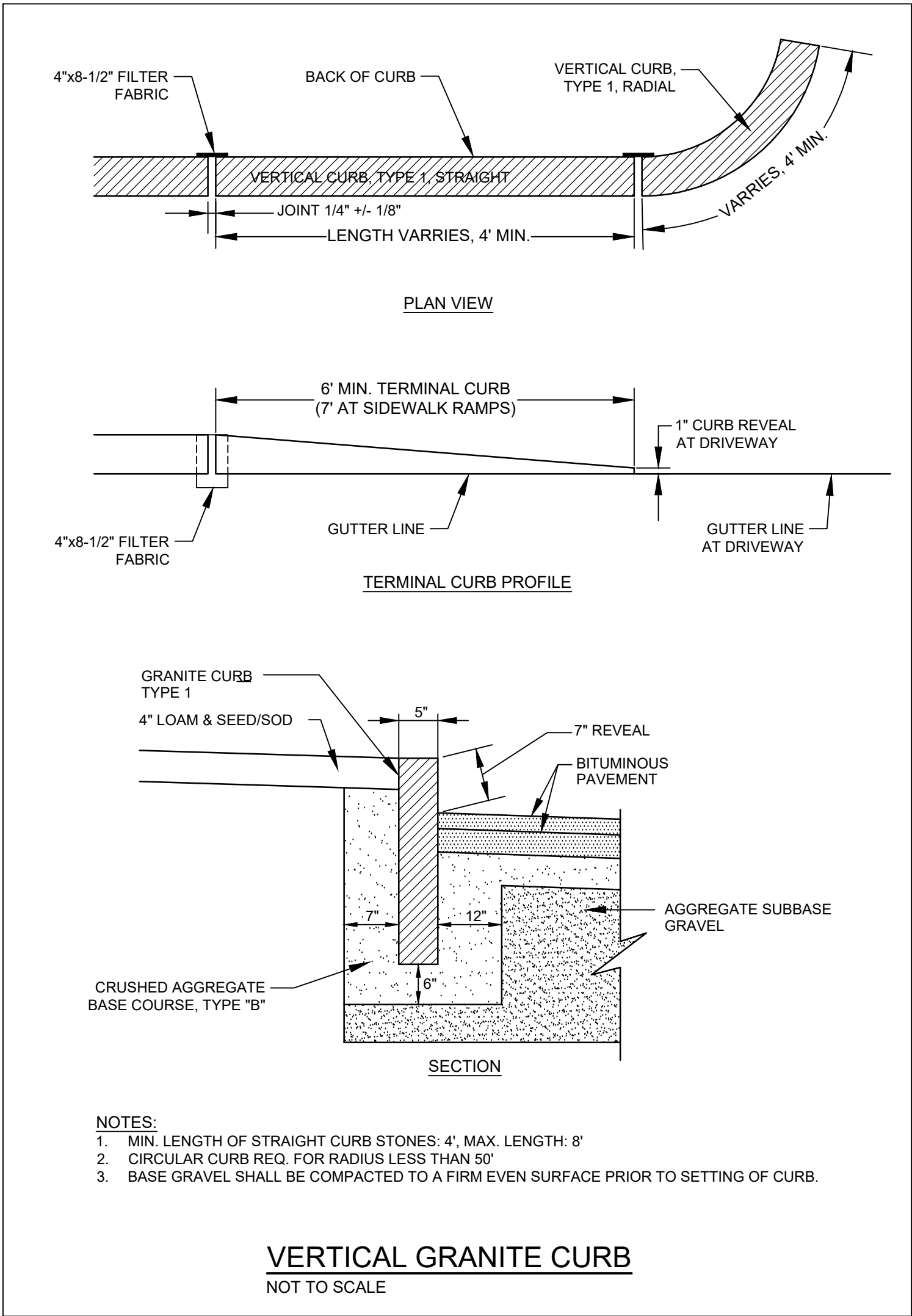
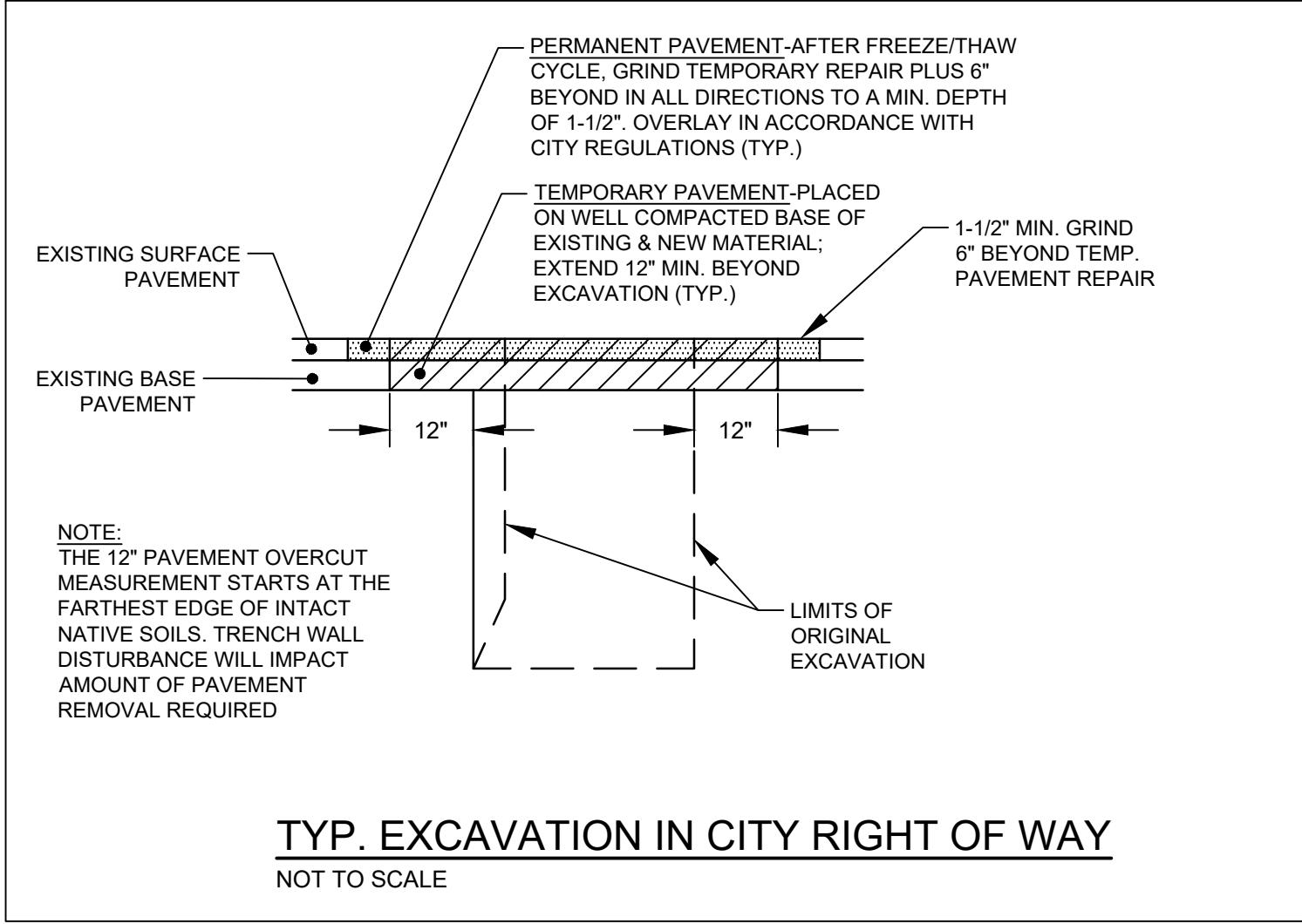
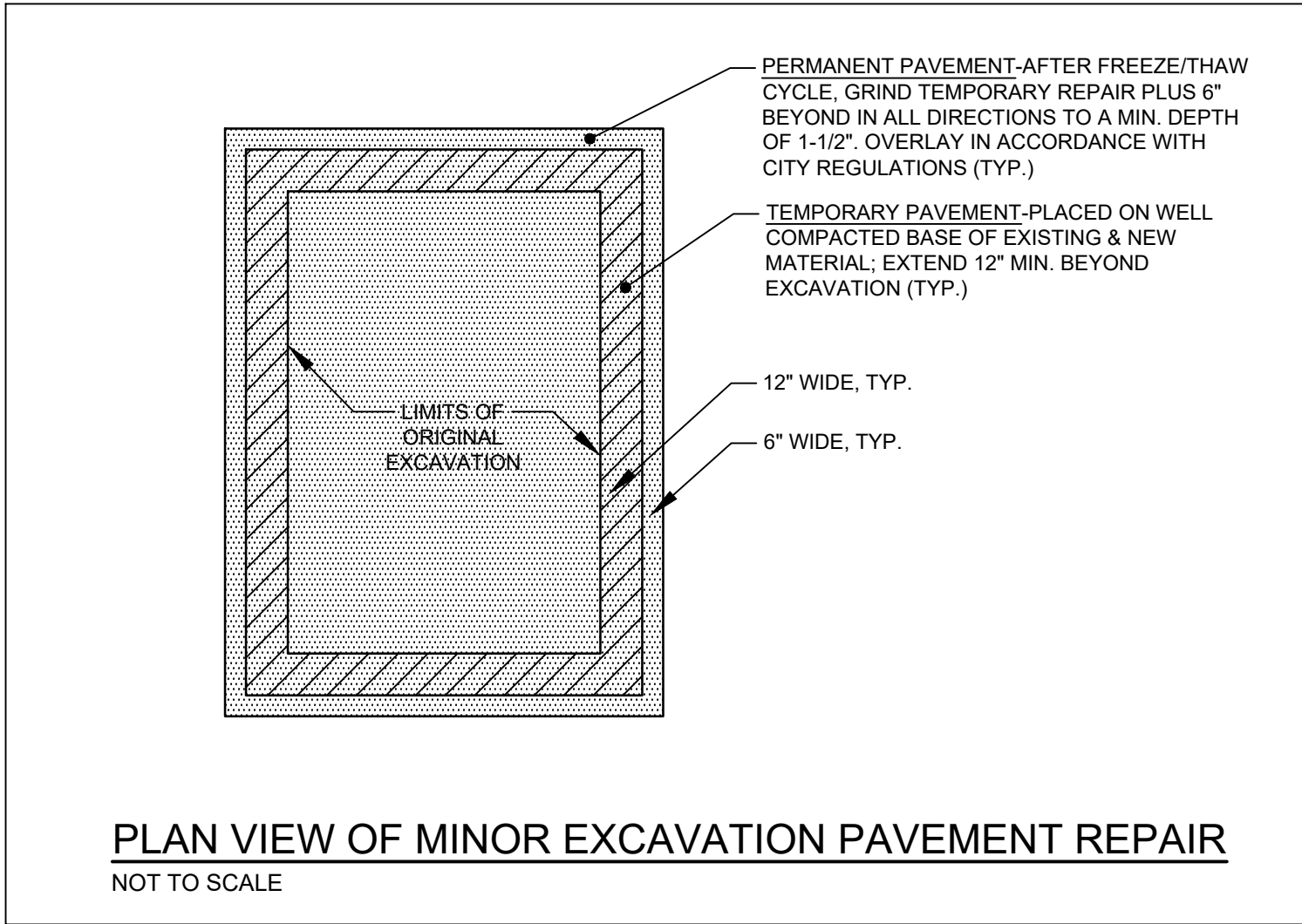
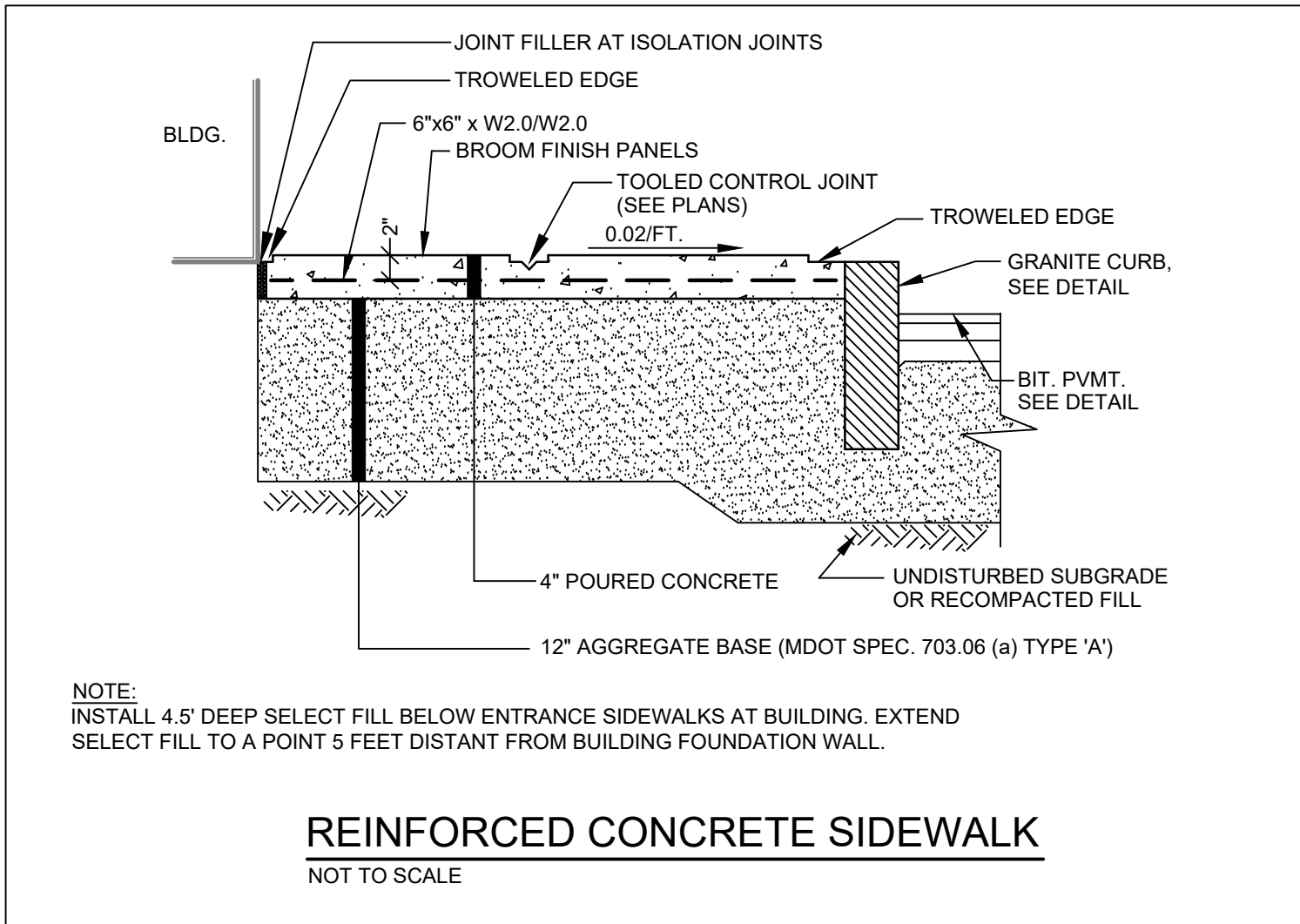
FOR:
CALEB JOHNSON STUDIO
110 EXCHANGE STREET
PORTLAND MAINE 04101

DRAWN	CHECKED
SPP	TMM
PROJECT NO.	DATE
21099	10/05/21
SHEET SIZE	SCALE
24" X 36"	1" = 10'

SHEET 1 OF 1



	
DATE: 8/3/2023	
ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04280	
PHONE: (207) 926-5111	
WEB SITE: www.terradynconsultants.com	
	
PERMIT DRAWING NOT FOR CONSTRUCTION	
PROJECT: 25 ALFRED STREET HOTEL 25 ALFRED STREET, BIDDEFORD, ME	
SHEET TITLE: SITE PLAN	
CLIENT: SULLIVAN CAPITAL 212 ELM STREET EASTON, MA 02356	
DATE: 8/3/2023	
SCALE: 1"=10'	
JOB NO: 21-74	
SHEET: C-100	



STATE OF MAINE
MICHAEL E. TADAYAN
No. 13777
LICENSED PROFESSIONAL ENGINEER

DATE: 8/3/2023

REVISIONS

NO.

DATE

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PHONE:
(207) 926-6111

WEB SITE:
www.tadaynconsultants.com

TERRADYN
CONSULTANTS, LLC

Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
25 ALFRED STREET HOTEL
25 ALFRED STREET, BIDDEFORD, ME

SHEET TITLE:
SITE DETAILS

CLIENT:
SULLIVAN CAPITAL
212 ELM STREET
EASTON, MA 02356

DATE:
8/3/2023

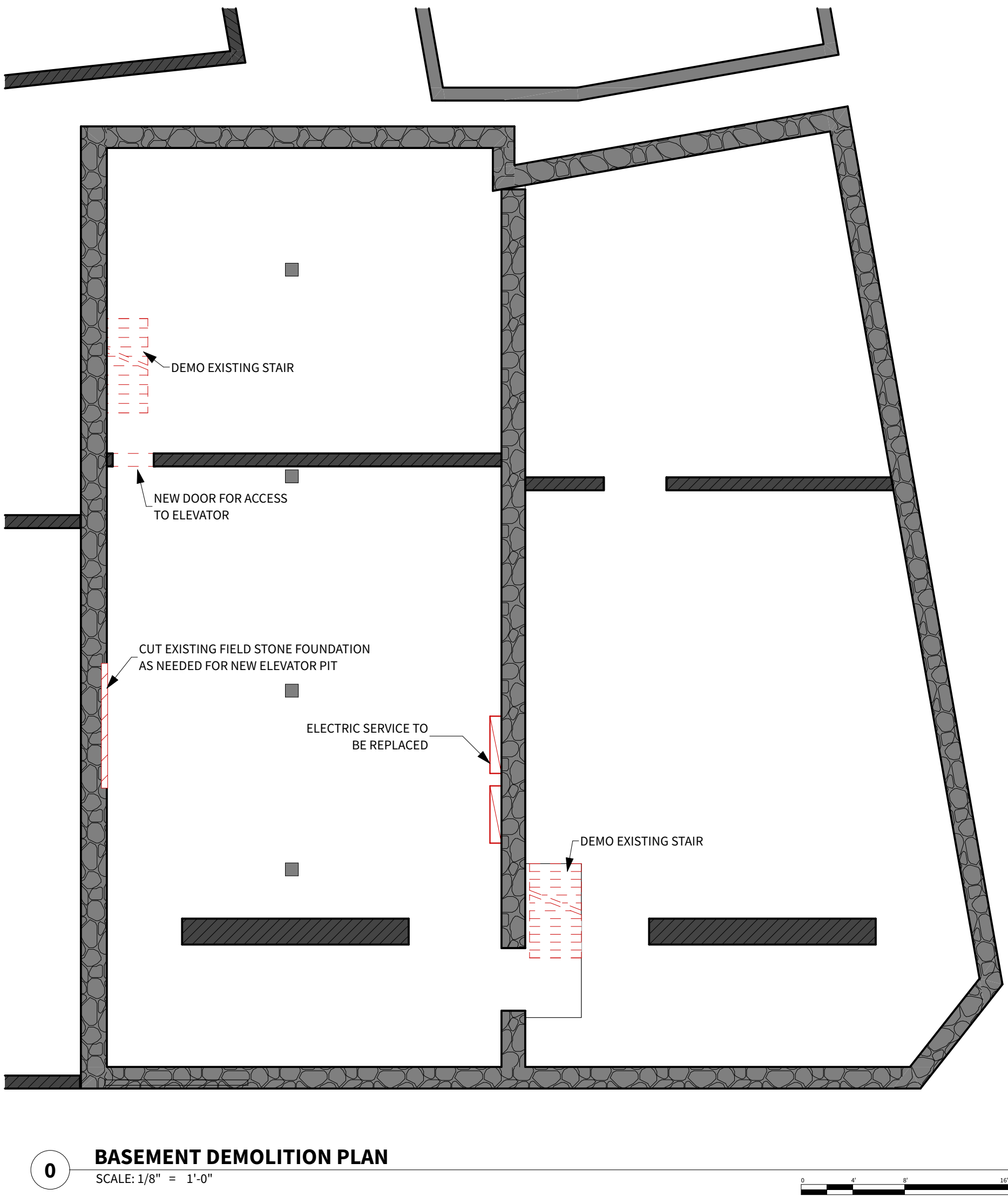
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JOB NO:
21-74

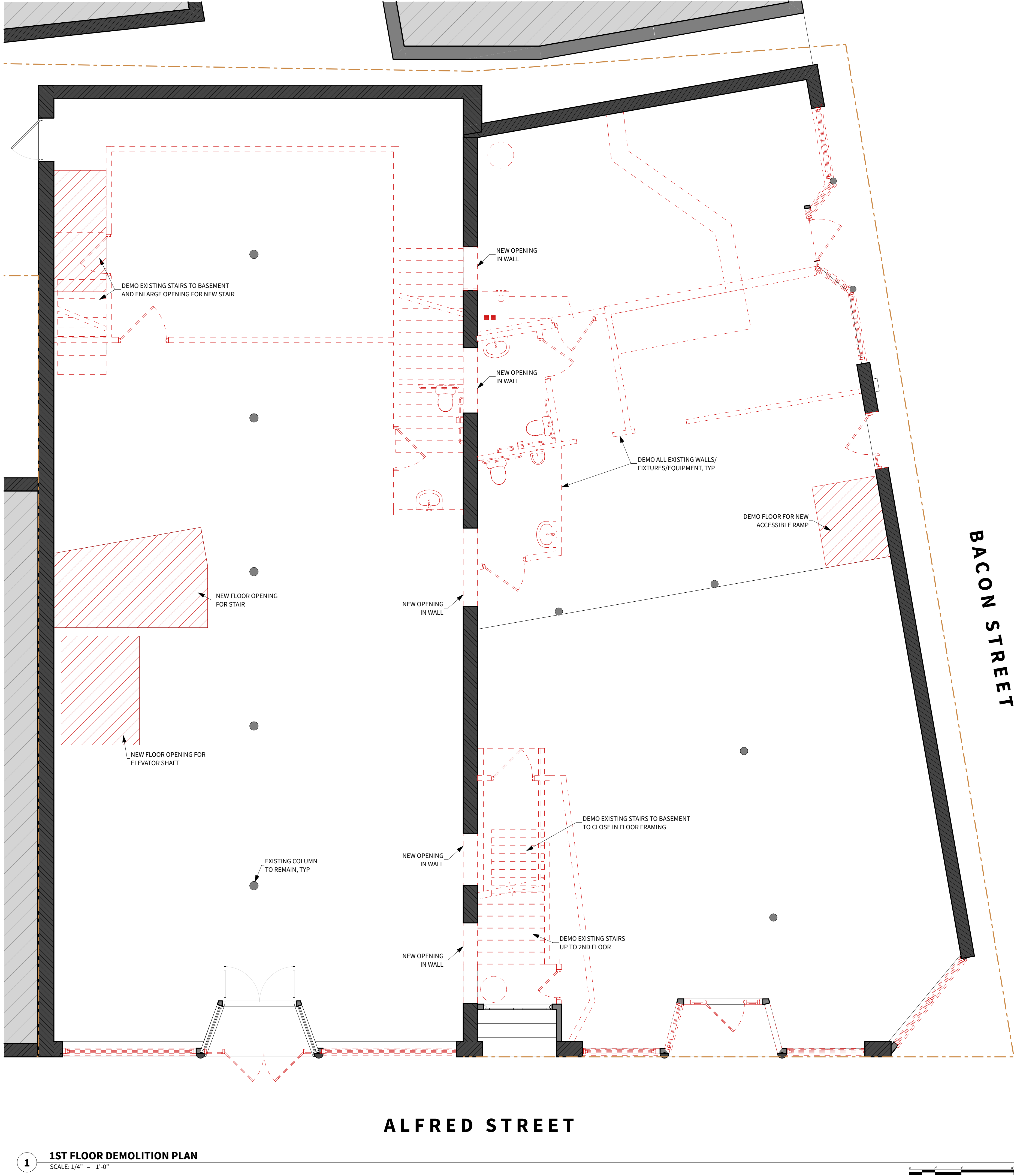
SHEET:
C-200

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36



0 BASEMENT DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



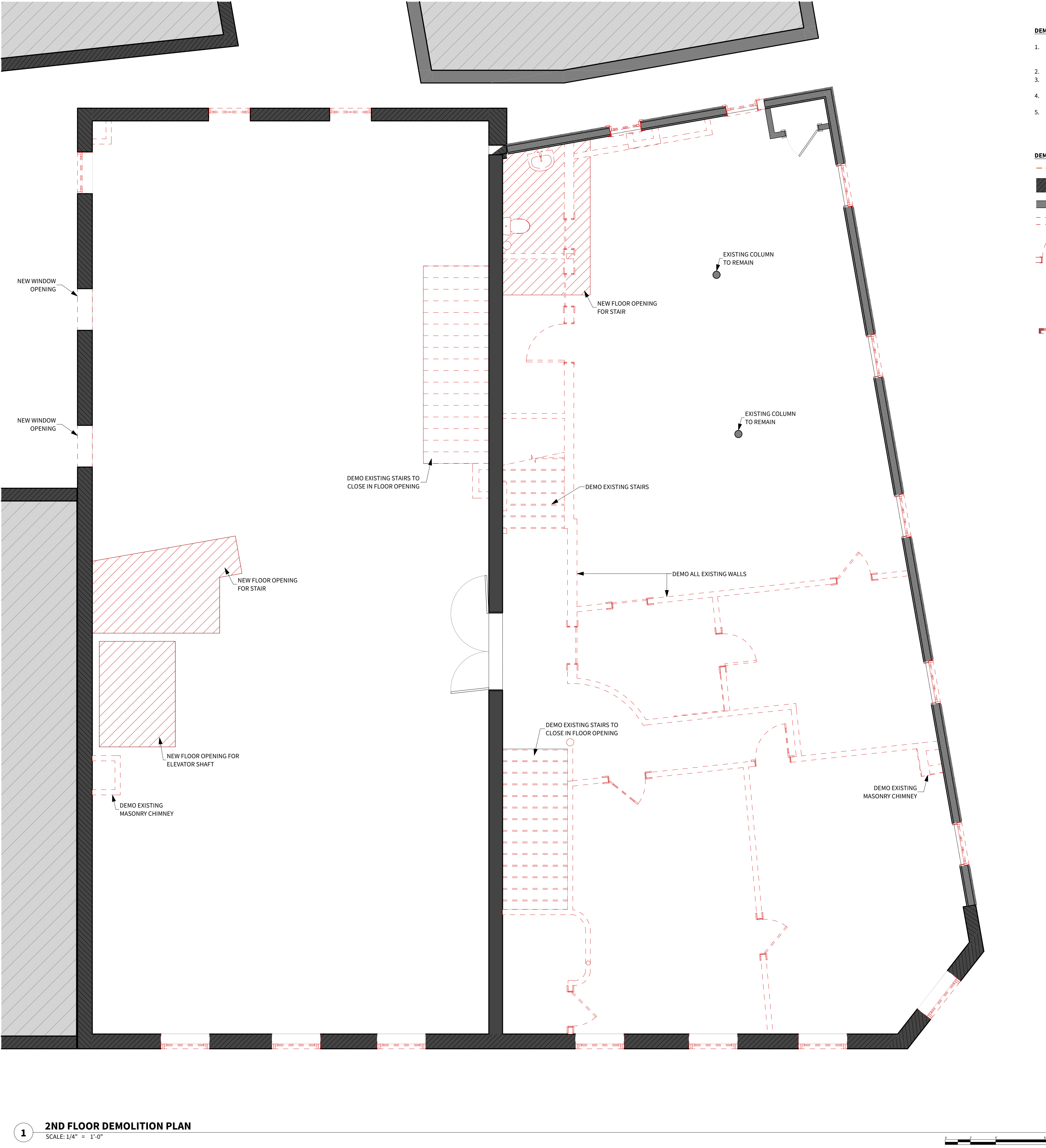
1 1ST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION PLAN GENERAL NOTES

1. Contractor to coordinate site walk with Architect and/or Owner to review any existing items to be salvaged or retained before starting demolition.
2. Contractor is responsible for all temporary shoring.
3. Majority of interior is to be demolished with the exception of the grand hall on the third floor and existing wood floors.
4. Demo all existing ceilings with the exception of the Grand Hall to inspect existing floor framing.
5. Remove all existing electrical work, abandoned piping, plumbing fixtures, etc. unless noted otherwise.

DEMOLITION PLAN LEGEND

- Property Line
- Existing Solid Brick Masonry to Remain
- Existing Wood Framed Wall to Remain
- Demo Wall
- Demo Door
- Demo Plumbing Fixture/ Object
- Demo Window



DEMOLITION PLAN GENERAL NOTES

- Contractor to coordinate site walk with Architect and/or Owner to review any existing items to be salvaged or retained before starting demolition.
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DEMOLITION PLAN LEGEND

- Property Line
- Existing Solid Brick Masonry to Remain
- Existing Wood Framed Wall to Remain
- Demo Wall
- Demo Door
- Demo Plumbing Fixture/ Object
- Demo Window



DEMOLITION PLAN GENERAL NOTES

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DEMOLITION PLAN LEGEND

- | | |
|---|--|
|  | Property Line |
|  | Existing Solid Brick Masonry to Remain |
|  | Existing Wood Framed Wall to Remain |
|  | Demo Wall |
|  | Demo Door |
|  | Demo Plumbing Fixture/
Object |
|  | Demo Window |

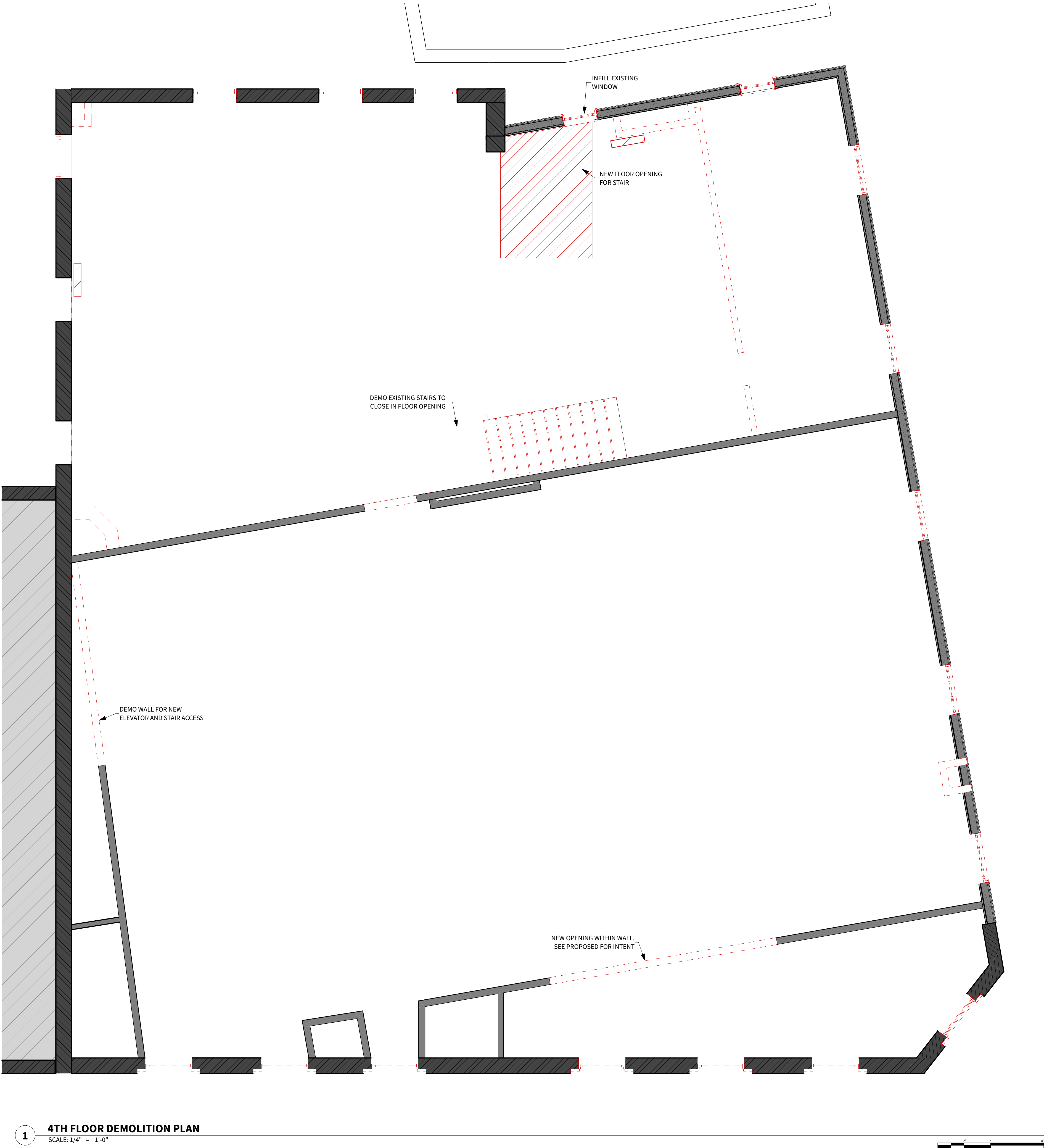
CONSULTANT:		SUBMISSIONS:		DESCRIPTION	CHANGES THIS ISSUE:
WOODHILL PROJECT LEAD:	JASON JIRELE	ISSUE	DATE		
		01	8/9/23	SITE PLAN REVIEW	

ISSUE NUMBER

CHANGE NUMBER

XX

CHXX



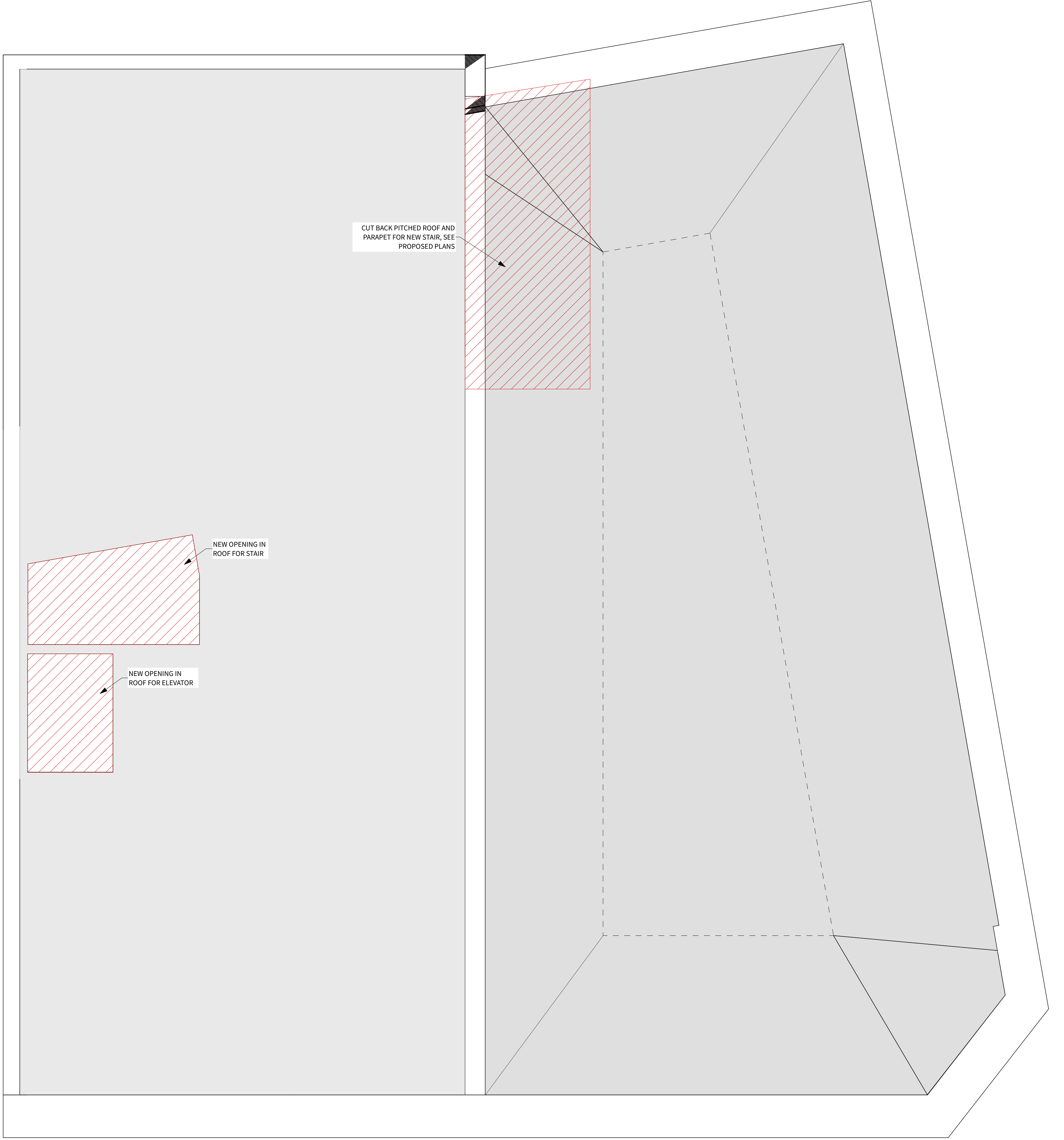
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2. Contractor is responsible for all temporary shoring.
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4. Demo all existing ceilings with the exception of the Grand Hall to inspect existing floor framing.
5. Remove all existing electrical work, abandoned piping, plumbing fixtures, etc. unless noted otherwise.

DEMOLITION PLAN LEGEND

- Property Line
- Existing Solid Brick Masonry to Remain
- Existing Wood Framed Wall to Remain
- Demo Wall
- Demo Door
- Demo Plumbing Fixture/ Object
- Demo Window

ROOF DEMOLITION PLAN



DEMOLITION PLAN GENERAL NOTES

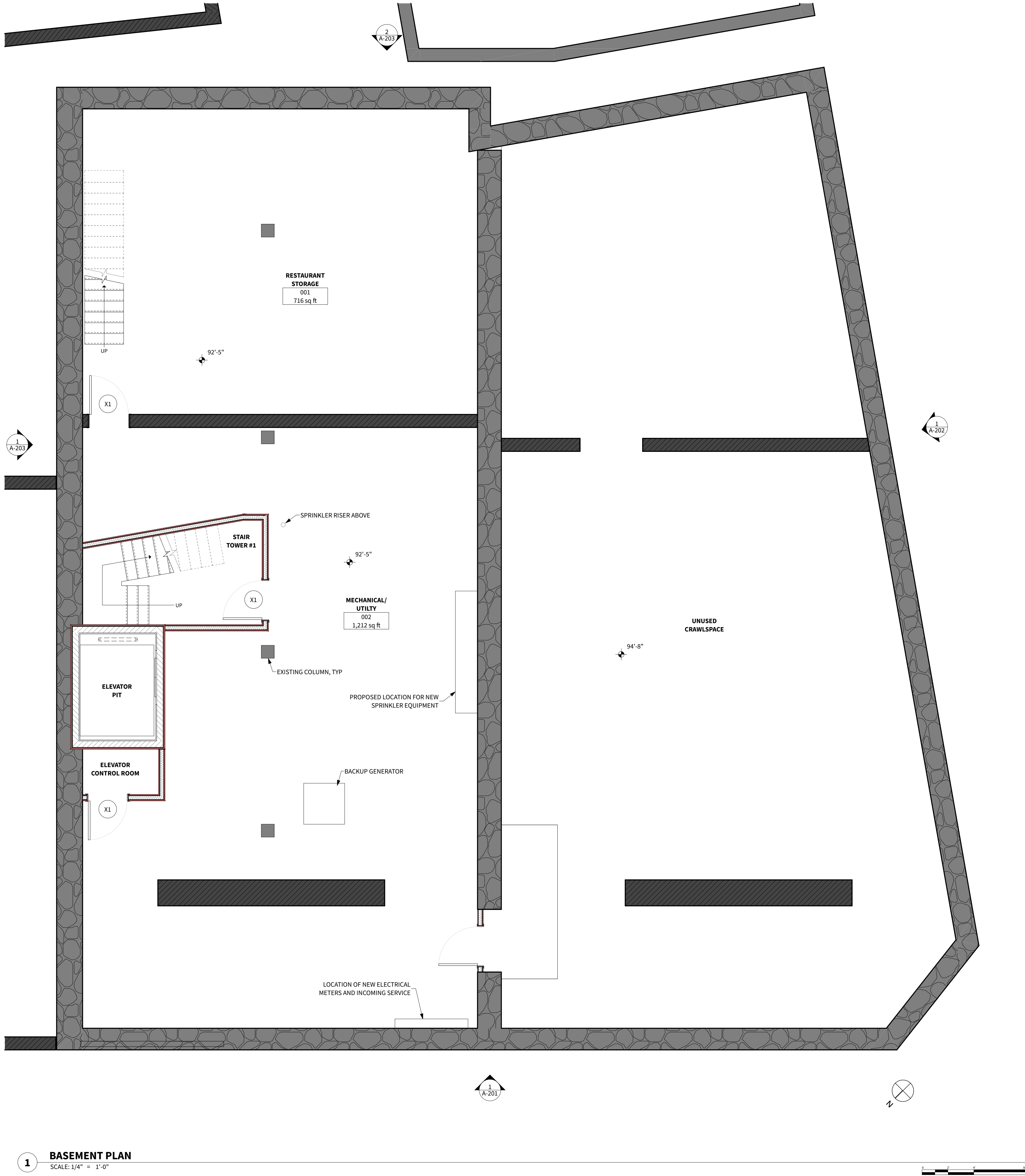
1. Contractor to coordinate site walk with Architect and/or Owner to review any existing items to be salvaged or retained before starting demolition.
2. Contractor is responsible for all temporary shoring.
3. Majority of interior is to be demolished with the exception of the grand hall on the third floor and existing wood floors.
4. Demo all existing ceilings with the exception of the Grand Hall to inspect existing floor framing.
5. Remove all existing electrical work, abandoned piping, plumbing fixtures, etc. unless noted otherwise.

DEMOLITION PLAN LEGEND

- Property Line
- Existing Solid Brick Masonry to Remain
- Existing Wood Framed Wall to Remain
- Demo Wall
- Demo Door
- Demo Plumbing Fixture/ Object
- Demo Window

SUBMISSIONS:		CONSULTANT:		CHANGES THIS ISSUE:	
ISSUE	DATE	DESCRIPTION	ISSUE NUMBER	ID	DESCRIPTION
01	8/9/23	BIT PLAN REVIEW	01		





1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

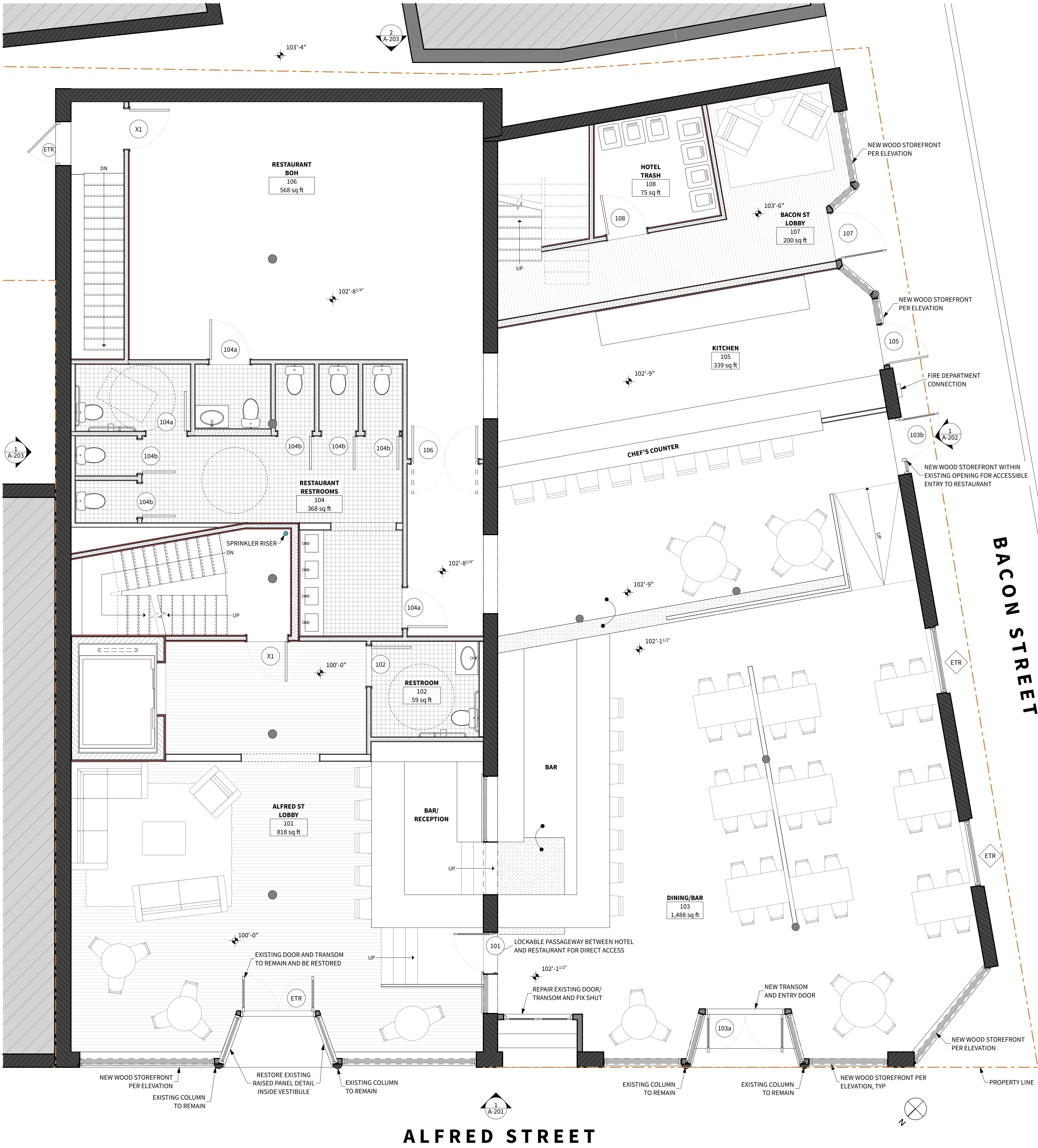
ESTIMATING SET GENERAL NOTES

1. These Drawings constitute a schematic design set. Additional information, dimensions and specifications will be provided by the Architect and/or Owner as requested. Field verify all dimensions taken from existing building elements. All dimensions to new walls are from stud-to-stud.
2. **Dimensions:** Contractor to verify all dimensions from existing building elements. All dimensions to new walls are from stud-to-stud. Dimensions from existing building elements are from finished face.
3. **MEP:** Mechanical, Electrical and Plumbing work is to be design build by the Contractor. The Architect has made basic assumptions for size and space requirements and locations for incoming service. Contractor is to review and bring to the Architect's attention if additional information is required.
Basis of Design for Mechanical systems are:
AC & Heat: Centralized VRF system with interior units located in soffits within rooms.
Ventilation: Central ventilation system with ERVs
4. **Elevator:** Elevator is to be design build by elevator subcontractor. Basis of Design is a 5-stop MRL Traction Elevator with a capacity of 2500 lbs. and control room located in the basement.
5. **Automatic Sprinkler System:** New sprinkler system is to be design build by the sprinkler subcontractor. Fire department connection proposed along Alfred St side of building and the sprinkler riser in Stair Tower #1.
6. Fire alarms systems, emergency lighting, smoke detection, etc are to be provided by the Contractor and/or fire alarm subcontractor, refer to Life Safety sheets, locations TBD, quantities by FA subcontractor.
7. Where existing plaster walls are to remain, surfaces are to be repaired as necessary to leave paintable surface.

WALL TYPE LEGEND

See Wall Types on Sheet A-601 For More Information

- Existing Solid Brick Masonry
- New Insulation and Gyp
- Existing Wood Framed Exterior Wall with New Int/Ext Rated Gyp, Insulation, and Finish
- Existing Framed Wall
- New Framed Wall
- New Floor Framing
- Align Floor Framing



ESTIMATING SET GENERAL NOTES

- These Drawings constitute a schematic design set. Additional information, dimensions and specifications will be provided by the Architect and/or Owner as requested. Field verify all dimensions taken from existing building elements. All dimensions to new walls are from stud-to-stud.
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AC & Heat: Centralized VRF system with interior units located in soffits within rooms.
Ventilation: Central ventilation system with ERVs
- Elevator: Elevator is to be design build by elevator subcontractor. Basis of Design is a 5-stop MRL Traction Elevator with a capacity of 2500 lbs. and control room located in the basement.
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WALL TYPE LEGEND

See Wall Types on Sheet A-601 For More Information

- Existing Solid Brick Masonry
- New Insulation and Gyp
- Existing Wood Framed Exterior Wall with New Int/Ext Rated Gyp, Insulation, and Finish
- Existing Framed Wall
- New Framed Wall
- New Floor Framing
- Align Floor Framing



1 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ESTIMATING SET GENERAL NOTES

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Ventilation: Central ventilation system with ERVs
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7. Where existing plaster walls are to remain, surfaces are to be repaired as necessary to leave paintable surface.

WALL TYPE LEGEND

See Wall Types on Sheet A-601 For More Information

- Existing Solid Brick Masonry
- New Insulation and Gyp
- Existing Wood Framed Exterior Wall with New Int/Ext Rated Gyp, Insulation, and Finish
- Existing Framed Wall
- New Framed Wall
- New Floor Framing
- Align Floor Framing

ESTIMATING SET GENERAL NOTES

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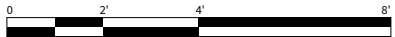
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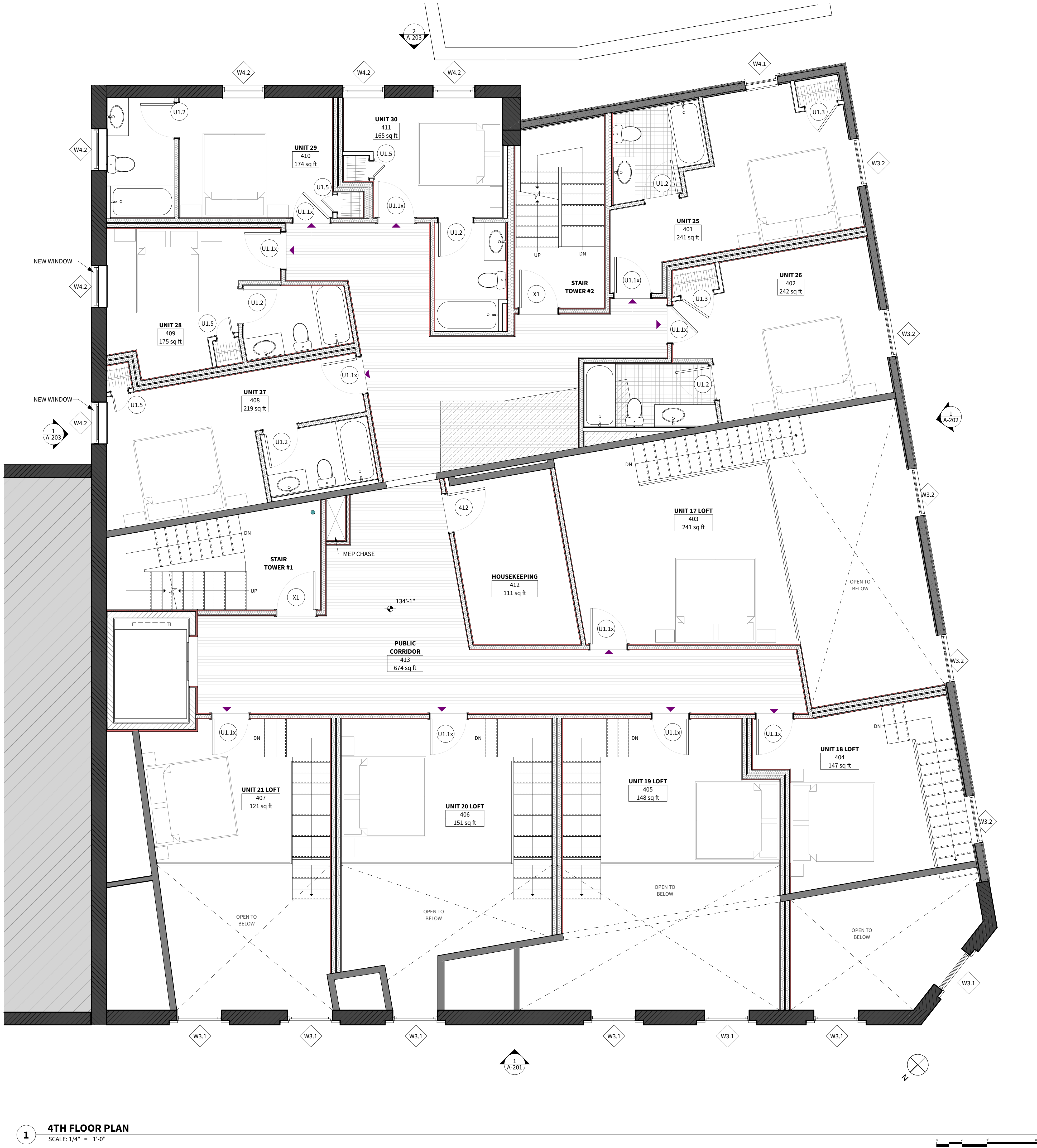
See Wall Types on Sheet A-601 For More Information

-
- Existing Solid Brick Masonry
- New Insulation and Gypsum
- Existing Wood Framed Exterior Wall with New Int/Ext Rated G Insulation, and Finish
- Existing Framed Wall
- New Framed Wall
- New Floor Framing
- Align Floor Framing



1 **3RD FLOOR PLAN**
SCALE: 1/4" = 1'-0"





1 4TH FLOOR PLAN
SCALE: 1/4" = 1'-0"

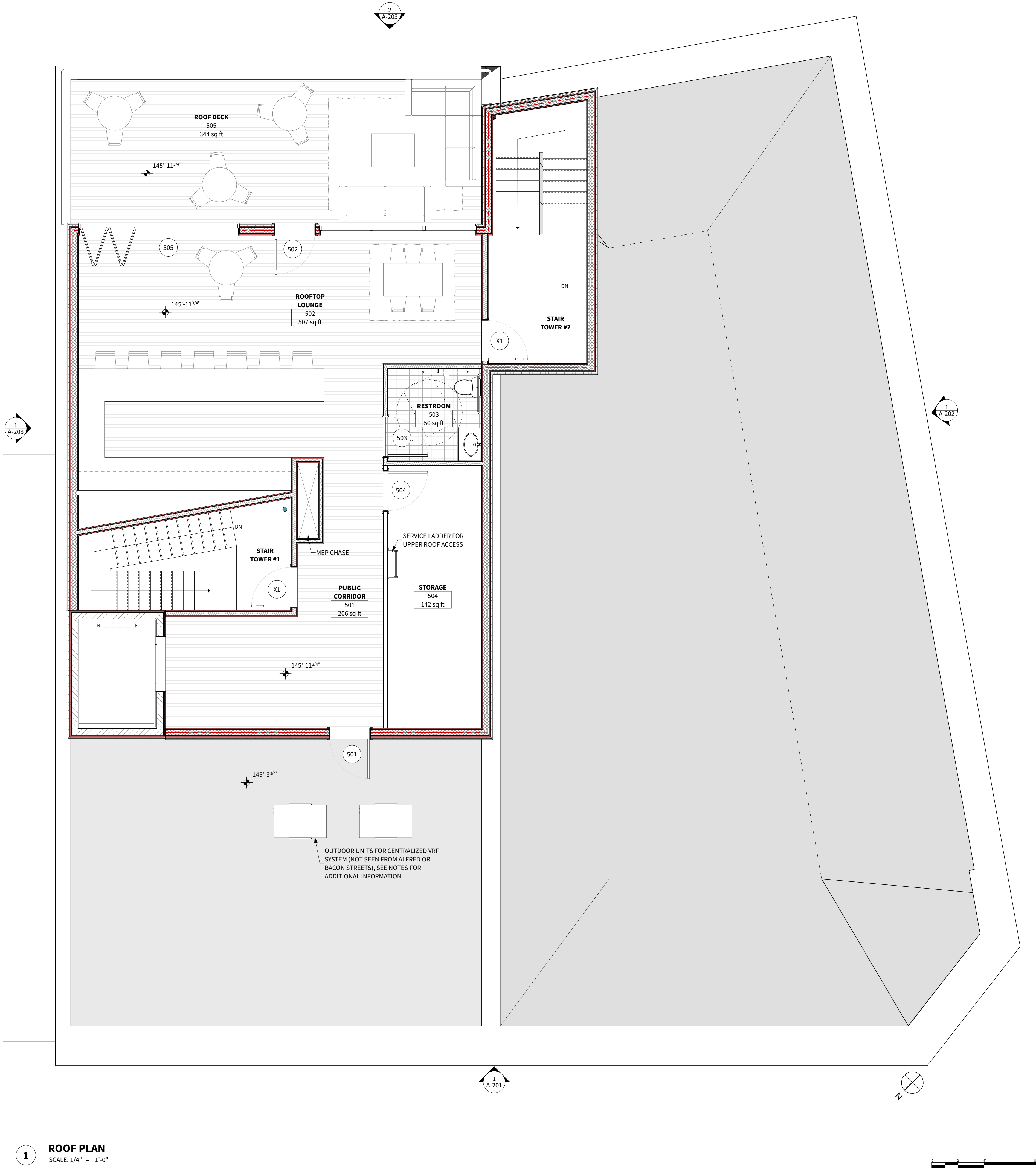
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WALL TYPE LEGEND

See Wall Types on Sheet A-601 For More Information

- Existing Solid Brick Masonry
- New Insulation and Gyp
- Existing Wood Framed Exterior Wall with New Int/Ext Rated Gyp, Insulation, and Finish
- Existing Framed Wall
- New Framed Wall
- New Floor Framing
- Align Floor Framing



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

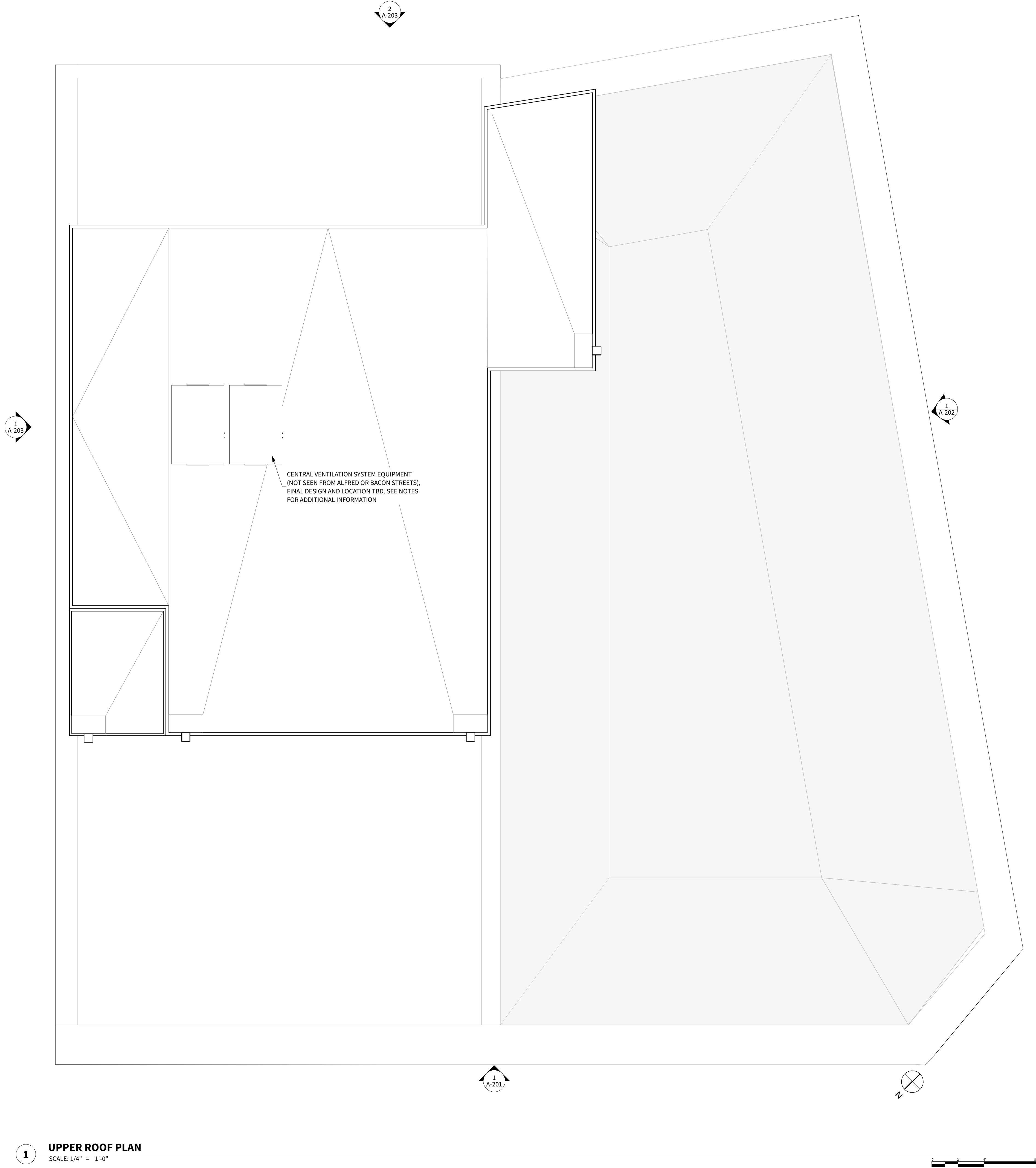
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AC & Heat: Centralized VRF system with interior units located in soffits within rooms.
Ventilation: Central ventilation system with ERVs
4. **Elevator:** Elevator is to be design build by elevator subcontractor. Basis of Design is a 5-stop MRL Traction Elevator with a capacity of 2500 lbs. and control room located in the basement.
5. **Automatic Sprinkler System:** New sprinkler system is to be design build by the sprinkler subcontractor. Fire department connection proposed along Alfred St side of building and the sprinkler riser in Stair Tower #1.
6. Fire alarms systems, emergency lighting, smoke detection, etc are to be provided by the Contractor and/or fire alarm subcontractor, refer to Life Safety sheets, locations TBD, quantities by FA subcontractor.
7. Where existing plaster walls are to remain, surfaces are to be repaired as necessary to leave paintable surface.

WALL TYPE LEGEND

See Wall Types on Sheet A-601 For More Information

- Existing Solid Brick Masonry
- New Insulation and Gyp
- Existing Wood Framed Exterior Wall with New Int/Ext Rated Gyp, Insulation, and Finish
- Existing Framed Wall
- New Framed Wall
- New Floor Framing
- Align Floor Framing



1 UPPER ROOF PLAN
SCALE: 1/4" = 1'-0"

ESTIMATING SET GENERAL NOTES

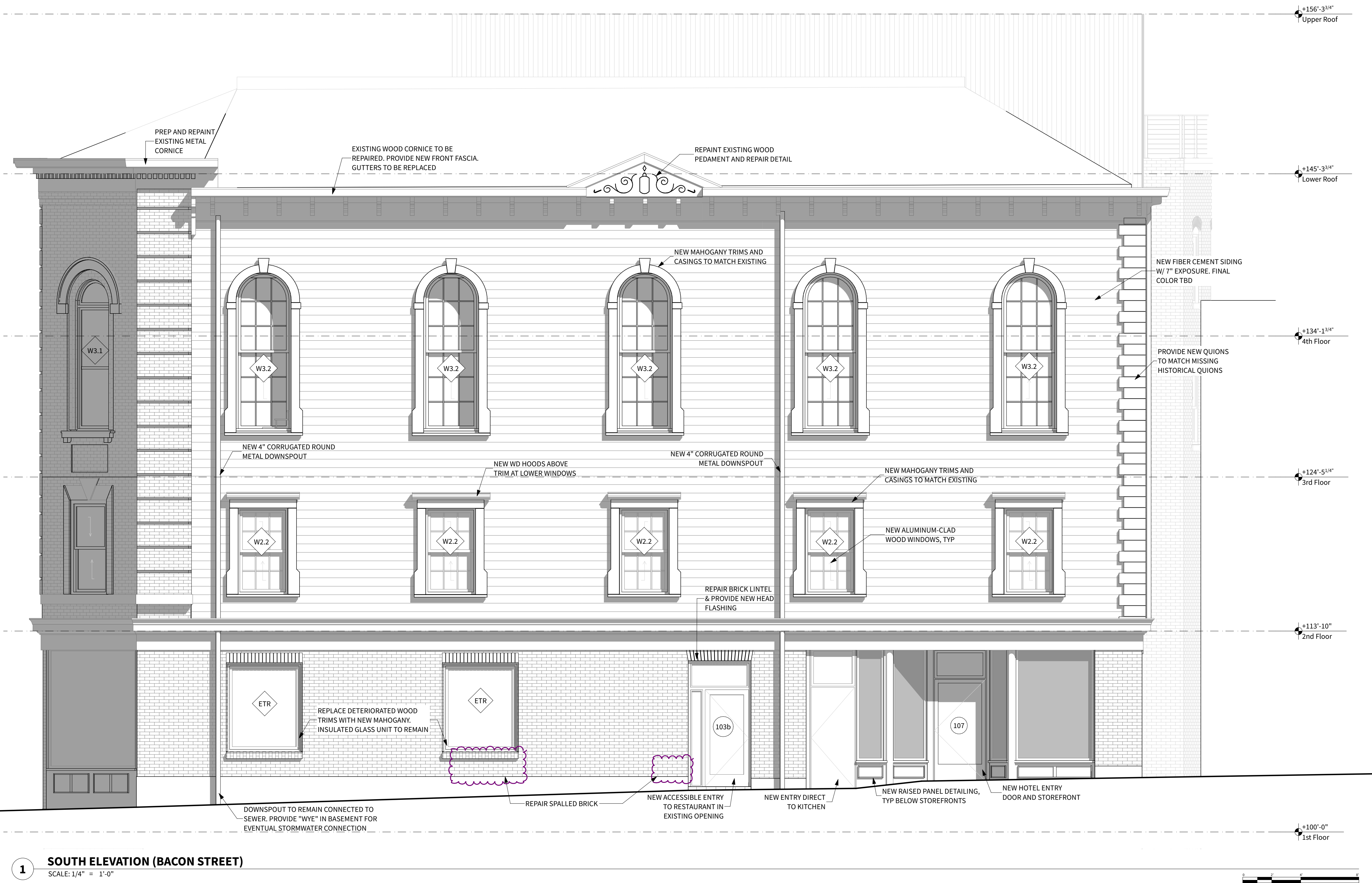
1. These Drawings constitute a schematic design set. Additional information, dimensions and specifications will be provided by the Architect and/or Owner as requested. Field verify all dimensions taken from existing building elements. All dimensions to new walls are from stud-to-stud.
2. **Dimensions:** Contractor to verify all dimensions from existing building elements. All dimensions to new walls are from stud-to-stud. Dimensions from existing building elements are from finished face.
3. **MEP:** Mechanical, Electrical and Plumbing work is to be design build by the Contractor. The Architect has made basic assumptions for size and space requirements and locations for incoming service. Contractor is to review and bring to the Architect's attention if additional information is required. Basis of Design for Mechanical systems are:
AC & Heat: Centralized VRF system with interior units located in soffits within rooms.
Ventilation: Central ventilation system with ERVs
4. **Elevator:** Elevator is to be design build by elevator subcontractor. Basis of Design is a 5-stop MRL Traction Elevator with a capacity of 2500 lbs. and control room located in the basement.
5. **Automatic Sprinkler System:** New sprinkler system is to be design build by the sprinkler subcontractor. Fire department connection proposed along Alfred St side of building and the sprinkler riser in Stair Tower #1.
6. Fire alarms systems, emergency lighting, smoke detection, etc are to be provided by the Contractor and/or fire alarm subcontractor, refer to Life Safety sheets, locations TBD, quantities by FA subcontractor.
7. Where existing plaster walls are to remain, surfaces are to be repaired as necessary to leave paintable surface.

WALL TYPE LEGEND

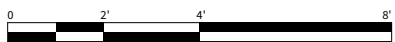
See Wall Types on Sheet A-601 For More Information

- Existing Solid Brick Masonry
- New Insulation and Gyp
- Existing Wood Framed Exterior Wall with New Int/Ext Rated Gyp, Insulation, and Finish
- Existing Framed Wall
- New Framed Wall
- New Floor Framing
- Align Floor Framing





1 SOUTH ELEVATION (BACON STREET)
SCALE: 1/4" = 1'-0"



EXTERIOR NOTES:

1. Project is to receive a Certificate of Appropriateness from the Historic Preservation Commission of Biddeford.
2. Contractor and subcontractors bidding exterior work are to visit the site before providing bid.
3. All windows are to be replaced as shown with new aluminum-clad wood windows.
4. Storefronts on Alfred and Bacon Streets are to be rebuilt with new wood raised panel detailing and be site-built wood systems as shown.
5. Exterior wood trim along Alfred and Bacon Street is to be retained for potential reuse. Elements that are damaged, rotted, or missing to be replaced and prepped for paint.
6. Existing metal trim and details along roof line to be restored and painted as necessary.
7. Masonry along Alfred St is to be cleaned, inspected, and repaired as needed. Some of the repair will include replacing deteriorated (spalled) bricks and partial repointing. The existing masonry appears to be a grey cementitious brick and will be left exposed if new bricks can be matched.

Masonry Repair Notes:
Repointing of the west and east facades will be undertaken; it is estimated that 10% of the joints on the west facade and 40% on the east facade require repointing. Limited areas of the facades will be cleaned with mild cleaners if required to expose clean mortar samples for color matching.

Each mason will be required to demonstrate joint-cutting proficiency before working on the building. The joint-cutting demonstration will include horizontal and vertical joints. Only tools shown to remove the existing mortar without damaging the adjacent bricks will be approved for use on the project.

The re-pointing mortar will be a Type O, with a cement:lime:sand ratio of 1:2:9. The mortar will be required to match the color and appearance of the existing mortar. The repointing mortar will also match the existing mortar in texture, strength, joint width and joint profile.

All re-pointed joints shall match the existing joints in joint width, height, recess from the face of the wall, and tooling profile. To match the weathered appearance of existing adjacent joints, all tooled joints shall be lightly brushed with burlap or a stiff, natural bristle brush to expose the aggregate. Mockups of the proposed mortar and repointing will be reviewed.

Any excess mortar will be removed from brick surfaces immediately. Final clean-up of the re-pointed areas will be limited to low-pressure water wash and/or a highly dilute, pH- neutral masonry wash product.

Spalled and missing bricks will be replaced in-kind. Replacement bricks will match the existing in shape (hard edged vs. irregularly edged); dimensions; color; and surface texture.

SUBMISSIONS:		CHANGES THIS ISSUE:	
ISSUE	DATE	ID	DESCRIPTION
01	9/9/23		
CONSULTANT:		ISSUE NUMBER	
WOODHULL PROJECT LEAD:		ISSUE NAME	
JASON LIRELE		CUTX	
DATE OF ISSUE:		DESCRIPTION	
9/29/23		WTF PLAN REVIEW	
PROJECT STATUS:			
SCHEMATIC DESIGN			

25 ALFRED ST HOTEL
25 Alfred Street Biddeford ME 04005
Sullivan Capital

PRELIMINARY
NOT FOR CONSTRUCTION

EXTERIOR NOTES:

1. Project is to receive a Certificate of Appropriateness from the Historic Preservation Commission of Biddeford.
2. Contractor and subcontractors bidding exterior work are to visit the site before providing bid.
3. All windows are to be replaced as shown with new aluminum-clad wood windows.
4. Storefronts on Alfred and Bacon Streets are to be rebuilt with new wood raised panel detailing and be site-built wood systems as shown.
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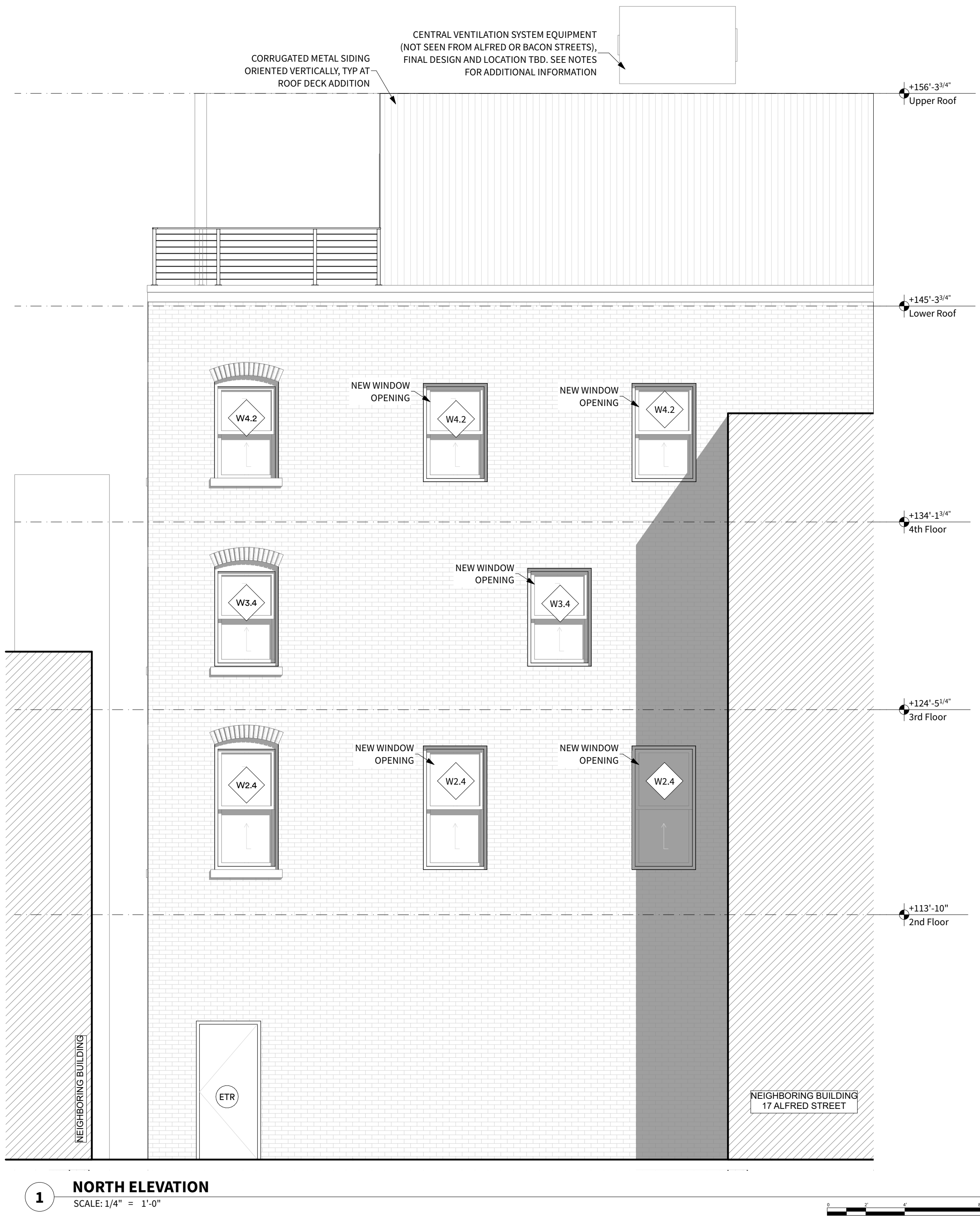
Any excess mortar will be removed from brick surfaces immediately. Final clean-up of the re-pointed areas will be limited to low-pressure water wash and/or a highly dilute, pH- neutral masonry wash product.

Spalled and missing bricks will be replaced in-kind. Replacement bricks will match the existing in shape (hard edged vs. irregularly edged); dimensions; color; and surface texture.



2 EAST ELEVATION

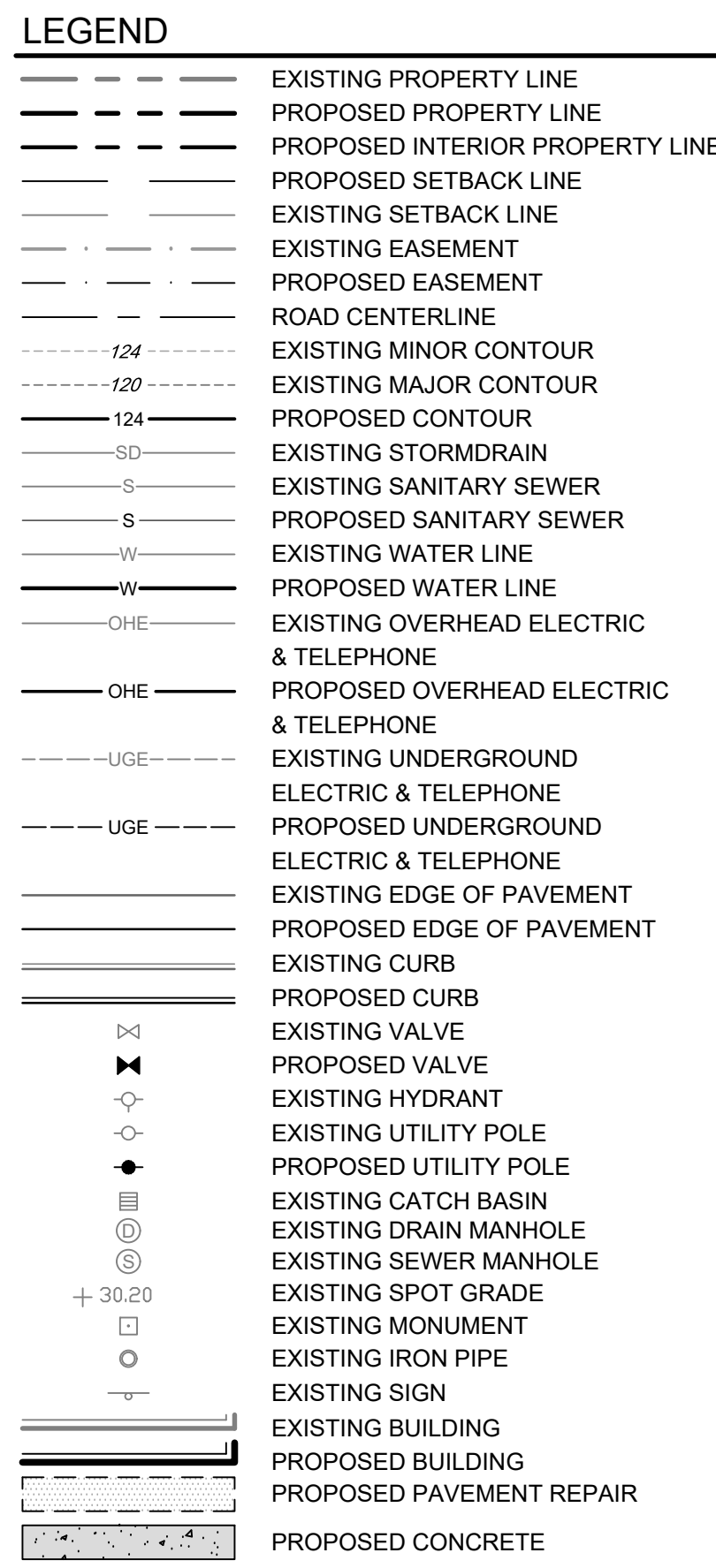
SCALE: 1/4" = 1'-0"



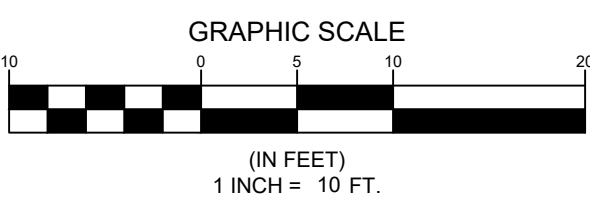
1 NORTH ELEVATION

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





CHAIRPERSON: _____



C:\OD\Terradyn Consultants\Project Folders - Documents\2021 Jobs\21-74 Alfred Street Biddeford\CAD\Permitting\21-74 B.dwg

CITY OF BIDDEFORD - SITE PLAN APPLICATION DRAWING CHECKLIST

CHECKLIST DIRECTIONS:

1. The following checklist must be completely filled out by the applicant for any Site Plan submittal to the Plan
2. Applicant to confirm all of the items listed are included within the submittal. Any missing items must have a
3. City to review applicant's submittal and checklist responses. Projects missing submittal information with nor
4. Items in BLACK are required for 'Preliminary Site Plan' approval & 'Final Site Plan' approval.
5. Items in BLUE are only required for 'Final Site Plan' approval.

SUBMITTAL REQUIREMENT	
ITEM NUMBER	DESCRIPTION
1	GENERAL PLAN REQUIREMENTS
A	Drawing specific legends (linetypes, hatches, etc.)
B	Individual drawing layer control should be utilized: freeze/thawing, changing lineweights, and screening (i.e. screen existing layers on a proposed plan, freeze topography and underground utilities on a proposed site plan)
C	North arrows, standard engineering scale viewports, dated revision blocks
D	All drawings and surveys must be in the following coordinate systems: NAD83 Maine State Plane West (Horizontal) and NAVD88 (Vertical)
E	Drawings need to be designed, signed & sealed by a Maine licensed professional engineer (PE); all boundary survey data needs to be performed by a licensed professional land surveyor (PLS)
2	COVER SHEET
A	Project Name & Property Address
B	Project Team Contact Information (Owner, Engineer, Contractor, etc.)
C	Site Location Map
D	Sheet Set List of Drawings
E	Tax Map and Lot ID
F	Zoning & Shoreland Zone Information
G	Existing Use Description
H	Proposed Use Description
I	Required Waiver/Variances (Yes/No); if yes, plan must clearly list waivers/variances requesting
J	Name of Drainage Watershed
K	Within the MS4 Urbanized Area (Yes/No)
L	Natural resources (streams, wetlands, etc.) located on-site or adjacent to the property (Yes/No)
M	Within the 100-year Flood Zone (Yes/No)
N	Public Road Proposed (Yes/No)
O	Private Road Proposed (Yes/No)
P	Public Sewer Connection (Yes/No); if yes, need to include a proposed sewer flow calculation per Maine s Subsurface Wastewater Disposal Rules, Chapter 241, Section 4 (Tables 4A & 4C)
Q	Public Storm Drain Connection (Yes/No)
R	Limits of Disturbance in acres
S	Pervious Land Cover square footage, existing and proposed
T	Impervious Land Cover square footage (Pavement/Gravel), existing and proposed
U	Building Roof square footage, existing and proposed
V	Assigned Planning Board Number
W	Estimated cut/fill earthwork volumes; if disturbing within Flood Zone, separate set of earthwork volumes required (site vs. within flood zone)
3	EXISTING CONDITIONS PLAN
A	Horizontal & Vertical Datums annotated (NAD83 & NAVD88)
B	Survey Benchmark Locations (with XYZ Coordinates annotated)

	C	Property & Right-of-Way Lines
	D	Boundary line information (bearings, distances, etc.)
	E	Property pin and monumentation locations
	F	Existing easements with proper ownership identified
	G	Road Names & Individual Lot Labels (Map, Lot, Owner, Acreage)
	H	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)
	I	100-year Flood Zone Limits & Elevation
	J	USDA-NRCS Soil Boundaries and Labels
	K	Existing contours with adequate contour labelling; minimum 1 contour interval
	L	Existing building FFEs annotated
	M	Spot elevations for existing building corners, door entrances, accessible parking/walkways, road centerlines, and bottom/top of curbs
	N	Existing buildings & structures
	O	Existing pavement areas & number of parking spaces
	P	Existing ADA ramp geometry, detectable warning plates, and ADA parking spaces
	Q	Existing site features (sidewalks, retaining walls, curbing, lightpoles, guide rails, dumpsters, fencing)
	R	Existing signage and striping
	S	Existing underground utility locations (storm, sewer, force main, water, gas, elec, tele)
	T	Existing above-ground utility locations (manholes, catch basins, utility poles, hydrants, transformers, riprap)
	U	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)
	V	Existing tree lines, street trees, free-standing trees (12" or larger diameter at breast height), and vegetation
	W	Location of any borings, drinking wells, and monitoring wells
4		SITE DEMOLITION & EROSION CONTROL (E&SC) PLAN
	A	Limits-of-disturbance outlined and acreage annotated
	B	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)
	C	100-year Flood Zone Limits
	D	Callout existing site features to be demolished/removed/replaced
	E	Callout existing utilities to be demolished/removed/abandoned-in-place
	F	Hatch existing buildings and pavement to be removed
	G	Construction Entrance location(s)
	H	Perimeter E&SC control location(s) (i.e. silt fence, erosion berm mix)
	I	Stockpile and staging area(s) identified (with proper perimeter control)
	J	Inlet protection location(s)
	K	Note requiring contractor to implement dust control measures throughout construction
	L	Note requiring contractor to pave utility trenches within right-of-way within 3 days of excavation or prior to any rain event
	M	If groundwater expected, show dewatering/silt bag location(s); show temporary pumping routing
	N	If large development is proposed with an extensive underground stormwater conveyance network, show sediment trap/basin location(s) needed for constructability/phasing; provide sizing calculations
5		SITE PLAN/SUBDIVISION PLAN
	A	Partial Site Plans needed for any viewport scale greater than 1" = 20'
	B	Existing property and right-of-way lines
	C	Proposed subdivision lot lines and labels
	D	Required Zoning Setbacks shown with dimensions and annotation
	E	Bulk requirement summary table (zoning/parking calculations)
	F	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)
	G	100-year Flood Zone Limits
	H	Proposed building outlines, door entrances and loading docks
	I	Proposed building labels

J	Proposed road extents; provide clear annotation if roads will be public or private
K	Proposed parking and accessible parking locations; annotate parking space counts
L	Proposed signage, parking striping, and traffic striping
M	Detailed ADA ramp geometry, detectable warning surfaces, and ADA parking striping/signage; existing & proposed
N	Proposed site features (i.e. curbing, walls, fencing, guiderail, fire hydrant, transformers, light pole locations)
O	Separate hatching for buildings, sidewalks, pavement, landscaping
P	Proposed landscaping; detailed landscaping design should be on separate plans
Q	Designated snow storage areas
R	Proposed dumpster locations and trash removal access
S	Linear dimensions of all drive aisles, sidewalk widths, parking spaces, loading docks
T	Radial dimensions for all curbs, landscaped islands, sidewalks
U	Road centerline stationing shown, labelled every 0+50 with curve data
V	If Private Road is proposed, final recorded plans must clearly note that proposed private roads will not be submitted in the future for public acceptance
W	If Private Road is proposed, final recorded plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads
X	Planning Board signature block for final recording
6	GRADING PLAN
A	Partial Grading Plans needed for any viewport greater than 1 =20
B	Limits-of-disturbance outlined and acreage annotated
C	Proposed Building Labels with Individual Finished Floor Elevations (FFE)
D	Existing contours with adequate contour labelling, screened; minimum 1 contour interval
E	Proposed contours with adequate contour labelling; minimum 1 contour interval
F	Detailed grading for all ditches, swales, outfalls, and riprap
G	All proposed contours tie-into existing contours at limits-of-disturbance outline
H	Existing spot elevations for all asphalt and curb tie-in locations
I	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)
J	100-year Flood Zone Limits
K	Proposed spot elevations for all important roadway geometric points and/or on a 50 maximum interval: low/high points, PC/PT, road centerline, edge-of-asphalt
L	Proposed spot elevations for all curblines (bottom/top-of-curb) and sidewalks
M	Proposed spot elevations for all parking and drive aisle geometry points
N	Proposed spot elevations for all building corners and door-entry locations
O	Proposed retaining wall/loading dock elevations (bottom/top of wall)
P	Proposed spot elevations for all ADA ramp/landing/parking stall geometry points
Q	Proposed % slope arrows for all ADA parking spaces and sidewalks
R	Proposed longitudinal % slope arrows for drainage ditch centerlines
S	Proposed % slope arrows for roads, parking areas, and landscape tie-in areas
T	Estimated cut/fill earthwork volumes; if disturbing within Flood Zone, separate set of earthwork volumes required (site vs. within flood zone)
7	ROAD PROFILES (if public/private road proposed)
A	Existing surface; dashed and screened
B	Proposed surface; continuous and bold
C	Corresponding centerline stationing and curve data annotation
D	Road cross-section including proposed surface cross slopes; include multiple sections for various road cross slope conditions proposed (crowned, superelevated)
E	Horizontal and vertical scale bars
F	Clear annotation if proposed road will be public or private
G	If Private Road is proposed, plans must clearly note that proposed private roads will not be submitted in the future for public acceptance
H	If Private Road is proposed, plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads

8	UTILITY PLAN
A	Existing underground utility locations; screened (storm, sewer, force main, water, gas, electric, telecom)
B	Existing above-ground utility locations; screened (manholes, catch basins, utility poles, hydrants, riprap)
C	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)
D	Proposed underground utility locations; bold (storm, sewer, force main, water, gas, electric, telecom, lighting)
E	Proposed above-ground utility locations; bold (manholes, catch basins, utility poles, hydrants, transformers, riprap)
F	Proposed storm culverts, outfalls, and riprap locations and sizes
G	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)
H	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope
I	Flow directional arrows for storm & sewer pipes
J	Proposed & existing site features shown that could conflict with proposed utilities (trees, signs, lightpoles, bollards, foundations, guiderails)
K	All storm drains must be sized to convey the 25-year storm
L	Sewer force main sizes and invert elevations
M	Sewer pump station locations, model, rim, inverts, pipe sizes, cardinal directions (N,E,S,W)
N	Grease trap & oil-water separator locations, sizes, elevations
O	Water, gas, electric, and telecom sizes labelled
9	UTILITY PROFILES
A	Utility profiles for all gravity storm drains and sewer pipes, including all laterals, catch basins, culverts, and outfalls; profiles preferred to be aligned on the pipe centerline (not superimposed on the road centerline)
B	Existing surface; dashed and screened
C	Proposed surface; continuous and bold
D	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)
E	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope
F	Existing and proposed gravity pipe crossings shown; sizes labelled and depths/clearance annotated
G	Existing and proposed electric/water/telecom/gas crossings shown at approximate depths; sizes labelled and depths/clearance annotated
H	Known ledge or groundwater elevations
I	For all storm drains, 25-year HGL must be shown on profiles with starting tailwater condition identified
J	For storm outfalls, include riprap sizing and grading extents
K	Horizontal and vertical scale bars
10	DETAILS
A	Road section detail, including pavement & gravel depths
B	Sidewalk, paver, crosswalk, and any other pavement section details
C	Pavement sawcut detail
D	Utility trench/backfill detail
E	All site feature details; curbing, retaining walls, fencing, guiderails, dumpsters, etc.
F	Signage, striping, and ADA details
G	E&S notes and details; only show applicable/proposed measures
H	Utility structure details (manholes, cleanouts, fittings, handholes, transformer pads, hydrants)
I	Storm outfall & riprap details

	J Drainage ditch cross section identifying minimum depth, minimum bed width, and maximum side slopes
	K Pump station, grease trap, and oil-water separator details
	L Conduit section details
	M Miscellaneous details (as needed)
11	LANDSCAPING, LIGHTING & PHOTOMETRIC PLANS
	A As required by ordinance; at a minimum: locations, counts, and species/models must be identified
	B Landscaping & lighting details
12	DOCUMENTS/REPORTS/CALCULATIONS
	A On initial preliminary submittal applications, applicant must submit a development review and inspection fee. Applicant to coordinate fee amount with City Planner prior to submittal. This fee will be drawn against to cover the following type of services throughout the project life cycle (and may require replenishing): i. 3rd Party City Peer-Review ii. Site Inspections during the permitting process iii. Erosion & Sediment Control Inspections during construction iv. Right-of-Way Inspections during construction v. Site Checklist / As-Built Inspections post construction
	B Predevelopment & Post-development Drainage Area Maps, including: i. Subdrainage areas delineated and labeled ii. Points of Interest/Analysis shown and labeled iii. Hatching for different land cover areas (impervious, pervious, gravel) iv. Time of concentration (Tc) paths & durations v. Four City-standardized stormwater summary tables
	C An approved Sewer Ability-to-Serve Letter from the Engineering Department: i. Applicant to submit proposed sewer flow calculations per Maine's Subsurface Wastewater Disposal Rules, Chapter 241, Section 4 (Tables 4A & 4C)
	D A Performance Guarantee Cost Estimate utilizing Planning's template
	E For any Site Location of Development (SLODA) project, the applicant's submittal must mimic a formal submittal to DEP. Submit must abide to DEP's SLODA application and include DEP's SLODA Submittal Checklist (Form D)
	F 25-year hydraulic calculations for all storm conveyance infrastructure (pipes, culverts, drainage ditches) via the rational method; starting tailwater conditions/documentation must be clearly identified
	G If any SWM water quality BMP or detention facility is proposed, hydrologic model exports/hydrographs must be submitted for the for the 2, 10, 25, & 100-year storm frequencies
	H Sizing calculations for any SWM water quality BMP or detention facility
	I A stormwater maintenance manual for any proposed SWM water quality BMP or detention facility, including: i. Annual maintenance requirements ii. Annual inspection requirements by a licensed PE; noting that all inspection reports/logs need to be submitted to the Engineering Department by March 1st each following year, identifying what on-going maintenance has occurred and what remedial repairs are needed iii. Signed Property Owner Agreement: including the current property owner's contact information and signature; it must be noted that all stormwater BMP maintenance requirements are linked to the property for perpetuity and transfer to any new ownership
	J Salt Management Plan
	K Sewer pump station sizing calculations
	L Sewer pump station maintenance plan

M	Grease trap sizing calculations
N	Homeowner Association (HOA) agreement for any private road serving two (2) lots or more
O	Summary list & copy of any required DOT/DEP/USACE permits & approvals

LAST REVISED: 05/17/23

ring Department.
dequate reasoning to justify t
r-acceptable reasoning will b

INFORMATION PROVIDED (YES/NO)
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their absence.
e rejected.

APPLICANT RESPONSE
REASON NOT PROVIDED/COMMENT
See off-street parking reduction waiver and LOI from Premium Parking
None on-site
None Proposed
None Proposed
See Ability to Serve letter from Biddeford Engineering Department
NO EARTHWORK PROPOSED
REFER TO BOUNDARY & EXISTING CONDITIONS SURVEY

Future restaurant tenant will likely require a grease trap inside of building, but no other traps or separators are proposed at this time. Additional information and details to be provided at time of restaurant build-out through applying for building permit
No landscaping or exterior lighting proposed
No site changes proposed
No template provided. Unsure if applicable to project
No changes to existing stormwater system except for upgrading sizes of downspouts

Future restaurant tenant will likely require a grease trap inside of building, but no other traps or separators are proposed at this time. Additional information and details to be provided at time of restaurant build-out through applying for building permit



CITY OF BIDDEFORD

Planning and Development Department

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

PLANNING BOARD STAFF REPORT

TO: Chair Patoine and Members of the Biddeford Planning Board

FROM: Eric Freeman, Assistant City Planner

DATE: October 10th, 2023

RE: 2023.45 Shoreland Zoning Application for the University of New England to construct a permanent pier with floats at 11 Hills Beach Rd. (Tax map 52, Lot 4)

MEETING DATE: October 18th, 2023 at 6:00 PM

1. INTRODUCTION

The University of New England has submitted a Shoreland Zoning application to replace a seasonal pier and float system with a permanent pier and float system at 11 Hills Beach Road within the Institutional and Shoreland zone. The pier and floats are intended to provide access to the river for UNE students and service as a launch point for the crew team's 60 ft. sculls. The pier, gangway and float have been in place seasonally at this location since 2016, installed each spring and removed each fall. The seasonal installation was approved by the City, Army Corps of Engineers and the Saco River Corridor Commission (SRCC)

The proposed pier would be approximately 30 feet longer than the existing seasonal pier and would be built in the same location as the existing seasonal pier. The gangway and floats would remain seasonal, being installed in the spring and removed in the fall.

The seasonal pier installation and removal process has presented safety issues in recent years and the process involved moving heavy equipment in and out each season. The seasonal installation and removal was also a concern for the SRCC when they reviewed the project in 2015.

Although a pier and float currently exist adjacent to the main river channel at a distance of roughly 850 ft., the currents in the main channel are not conducive to launching sculls. The proposed location of the float and pier in the cove provide a more sheltered access but still provides full access to navigable waters through all tides, which the current seasonal pier does not provide.

There will be no site work associated with this installation and there will be no additional impervious area created. The area surrounding the pier will remain grass and is used by the university for Scull storage. No new paths or points of access would be created.

2023.45 Shoreland Zoning Application for the University of New England to construct a permanent pier with floats at 11 Hills Beach Rd. (Tax map 52, Lot 4)

Planning staff found the application to be substantively complete. Several minor questions were raised pertaining to third party permits.

Additional staff comments are outlined in detail below.

Photo 1 – Existing seasonal pier and floats.



2. PROJECT DATA/INFORMATION

1.	Applicant:	University of New England 11 Hills Beach Rd. Biddeford, ME 04005 602-2365 aphililippe@une.edu
2.	Owner of Property:	Same as Applicant
3.	Agent:	Same as Applicant
4.	Surveyor:	Site Design Associates 23 Whitney Way Topsham, ME 04086 207-449-4275 tsaucier@sitedesignassociates.biz
5.	Project Location:	11 Hills Beach Rd.
6.	Project Tax Map #/Lot #:	Tax Map 52, Lot 4
7.	Lot Size:	49.9 Acres
8.	Base Zoning:	IN
9.	Overlay Zoning:	Shoreland
10.	Existing Use:	Seasonal Pier
11.	Proposed Use:	Permanent pier with seasonal floats
12.	Approvals Required:	Shoreland Zoning

2023.45 Shoreland Zoning Application for the University of New England to construct a permanent pier with floats at 11 Hills Beach Rd. (Tax map 52, Lot 4)

13.	Uses in the Vicinity:	Institutional, Shoreland, Seasonal Pier
14.	Waivers Needed:	a. None
18.	Waivers Granted:	a. None
22.	Other Non-City Permits Required:	Army Corps of Engineers, Maine Department of Environmental Protection, Saco River Corridor Commission
23.	LDR Attachment A: Fees Paid:	Application Fees Paid, not escrows
25.	Planning Board Review History:	N/A

3. REVIEW PROCESS

Per City ordinance, this application is subject to Shoreland Zoning review and approval by the Planning Board.

4. Departmental Review Comments:

A. Planning:

1. Planning staff found the application to be substantively complete. There are a few minor questions that may need to be addressed by the applicant
 - A. Since a permit from Maine Department of Environmental Protection (DEP) has not been secured, does the applicant anticipate any significant potential changes to the design or location of the pier based on DEP feedback??
 - B. What comments or concerns were brought up by the Saco River Corridor Commission?
 - C. What comments or concerns were raised by the Harbor Master and ACOE?
 - D. Is there an anticipated annual timeframe for when the floats will be installed and removed?
 - E. Will the floats be used by other recreational boats or powered boats?
 - F. Will any temporary structures or storage racks be placed on the landward side of the new pier?

B. Code Enforcement:

1. No Comments

C. Public Works:

1. No Comments

D. Engineering:

1. No Comments

E. Police:

1. No Comments

F. Fire:

1. No Comments

G. Traffic Peer Review:

1. No Comments – N/A

H. Engineering Peer Review:

1. No comments – N/A

2023.45 Shoreland Zoning Application for the University of New England to construct a permanent pier with floats at 11 Hills Beach Rd. (Tax map 52, Lot 4)

2. STAFF REVIEW

- **APPLICATION COMPLETENESS:** The applicant has submitted a complete application, featuring all required elements as specified under Section 66-35 (Required Information for Final Plan Submissions). As part of the staff’s review comments, we have identified aspects of the plan submission to be revised or clarified, which we suggest being made a condition of approval.
- **ZONING:** The proposed uses are permitted uses within the Shoreland zone, Similarly, with respect to applicable dimensional requirements, the project would comply with all applicable requirements.
- **REVIEW STANDARDS:**
In general, staff found the application to satisfy Shoreland Zoning requirements. The major site details and relevant third party permits have been secured and locations have been finalized to ensure that the plan being reviewed the Board is what will be constructed on the face of the Earth.

Maine DEP Stormwater Permit: The project does not require a Maine DEP Stormwater Permit.

WAIVERS: No waivers requested as part of this project.

3. STAFF RECOMMENDATION

Staff recommends that the Shoreland Zoning application be approved provided the applicant is able to satisfactorily answer questions raised by Board members and staff. Therefore, Staff recommends the Planning Board approve the Shoreland Zoning application as presented.

SAMPLE MOTIONS

- A. Motion to Approve: I motion to APPROVE the Shoreland Zoning application for the proposed permanent float and dock at located at 11 Hills Beach Rd. (Tax Map 52, Lot 4), within the Shoreland zoning district, as presented.
- B. Motion to Deny I motion to DENY the Shoreland Zoning application for the proposed permanent float and dock at located at 11 Hills Beach Rd. (Tax Map 52, Lot 4), within the Shoreland zoning district for the following reasons:
- 1) _____.
 - 2) _____.
 - 3) _____.
- C. Motion to Table: I motion to TABLE the Shoreland Zoning application for the proposed permanent float and dock at located at 11 Hills Beach Rd. (Tax Map 52, Lot 4), within the Shoreland zoning district for the following reasons:
- 1) _____.
 - 2) _____.
 - 3) _____.

Biddeford Campus
11 Hills Beach Rd.
Biddeford, ME 04005
(207) 283-0171 T
(207) 602-5911 F

Portland Campus
716 Stevens Ave.
Portland, ME 04103
(207) 797-7261 T
(207) 221-4892 F

September 13, 2023

Eric Freeman, Assistant Planner
City of Biddeford
P.O. Box 586
205 Main Street
Biddeford, Maine 04005

RE: Proposed Permanent Pier and Float System
11 Hills Beach Road
Biddeford, ME

Dear Eric and Planning Board Members:

University of New England is pleased to submit the enclosed information relating to the proposed replacement of a seasonal pier and float with a permanent pier and float system at 11 Hills Beach Road in Biddeford. Enclosed are 10 copies of the following information for your review:

- City Application
- Location Map
- Deed
- Schematic plans
- Site Plan
- Erosion and Sedimentation Control Details and Specifications

We have processed a check in the amount of \$375 for the application fee. This check will be delivered with the required hard copies on Friday, September 15 by COB.

The project is located in the city Limited Residential District. The float is proposed to provide river access to launch the UNE crew team's 60 ft sculls. The pier, gangway, and float have been in place seasonally at this location since 2016, installed each spring and removed each fall. The seasonal installation was approved by the city, ACOE and the Saco River Corridor Commission in 2015. The proposed pier, approximately 30 ft longer than the existing seasonal pier, would be located similarly to the seasonal pier, and would remain permanently, with the gangway and floats remaining seasonal. The seasonal installation and pier removal process is expensive, and there were a couple incidents that

placed both workers and the equipment in jeopardy during the installation and removal operations. With a permanent pier, heavy equipment access will be limited on Jordan Point. The seasonal installation and pier removal process was also a concern of the Saco River Corridor Commission when they reviewed the project in 2015.

Although a pier and float currently exist adjacent to the main river channel at a distance of approximately 850 ft, the current in the main river is not conducive to launching sculls, and the use by research staff also limits access. The proposed location of the float and pier in the cove provide access sheltered from the main course of the river. It will provide full-tide access to navigable waters, which the current seasonal pier does not accomplish.

It is important to note that there will be no site work associated with the installation, nor will new impervious area be created. The area of the point accessing the pier is currently lawn area utilized by UNE for scull access to the river, scull storage, and recreational use and access to the river. No new paths would be created as a result of this project and no new soil disturbances would be associated with it.

The pier will be located over ledge with some rockweed for its entire length. The gangway will be located over the ledge and a silty area, and the floats will be located over an area of silts, possibly over a gravel substrate.

Included with this submission are a site plan and illustrative sketches showing the proposed layout of the facility components. The system will include the following:

1. New 6' x 63' pile supported fixed pier
2. Existing 4' x 48' aluminum gangway
3. Existing 10' x 60' float system
4. Re-location of anchor system for existing floats

The following summarizes the construction and installation of above system:

1. All pier components will be constructed on site
2. Fixed pier will be 6' in width and 63' in length
3. Pier foundation to be constructed with #2 grade 8 x8 piling, pressure treated (pt) southern yellow pine (syp). All timber piles to be treated at 2.5 pcf CCA which meets AWPA standards for marine submersion (category UC5A).

Pier will consist of 4 bents, each with two plumb legs and an 8 x8 top cap. Top cap to be #2 grade 8 x 8 timber with a treatment that meets the AWPA standard for marine splash zone rating (category UC4B). Top cap will be pinned to plumb piles with hot-dipped galvanized (hdg) pin stock.

All timber bents will be fastened to existing ledge with custom stainless steel (s.s.) brackets, 1" diameter s.s. threaded rod and two-part epoxy. All s.s. brackets will be through bolted to timber with s.s. bolts.

Outer two bent structures will have additional "batter" piles. These piles will be installed and constructed as per plumb pile specifications above.

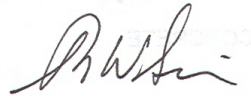
All timber bents will have #2 grade 3 x 8 "X-bracing" for lateral strength.

4. Pier stringers to be #2 grade 4 x 12 UC4B pt syp. All pier stringers will be installed with 3/4" hdg pin stock at bent cap positions.
5. Pier deck to be #1 grade 2 x 6 UC4B pt syp. All pier decking to be fastened with #10 x 3" 316 grade s.s. torx drive deck screws.
6. Pier railing system to be #2 grade 4 x 4 posts through bolted to pier stringers, top handrail, knee-rails and toe-kicks to be #1 grade 5/4 x 6 UC4B pt syp.
7. A "gallows frame" will be provided at the end of the pier for seasonal storage and installation of the existing gangway. Gallows frame will be constructed of # 2 6 x6 UC4B pt syp and though-bolted to the pier stringers with hdg bolts. Top gallows frame cap to be attached with hdg pin stock.
8. A 4 x 12 pier header will be provided at the end of the pier to attach existing gangway mounts. Pier header will be installed with hdg hardware and fasteners.
9. Existing gangway and float system will be re-located to the pier site. Re-location of the existing helix anchors and chain tackle will be done with the aid of a diver and hydraulic torque motor.

We are in hopes the planning board will find that the proposal is consistent with city regulations and approval

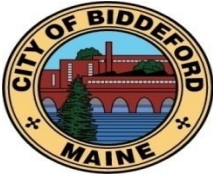
We look forward to meeting with the planning board on September 20th. If you have any questions or comments, please contact me.

Sincerely,
Site Design Associates



Tom Saucier, P.E.
President

Enclosures

**City of Biddeford – Planning Department****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: University of New England
Mailing Address: 11 Hills Beach Road, Biddeford, ME 04005
Telephone: 602-2365
Email: aphilippe@une.edu

What is your legal interest in the property?

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

Owner's Information:

Name: same as applicant
Mailing Address: _____
Telephone: _____
Email: _____

Agent's Information:

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

Engineer/Surveyor's Information:

Name: Site Design Associates
Mailing Address: 23 Whitney Way Topsham, ME 04086
Telephone: 207-449-4275
Email: tsaucier@sitedesignassociates.biz

Project Location and Lot Information:

Street Address: 11 Hills Beach Road Drainage Watershed: Saco River
Tax Map: 52 Lot: 4
Current Zoning: Institutional Shoreland Zoning: Limited Residential
Size of Lot: 49.9 (☒) acres (☐) s.f. Lot Frontage: 1,489 ft +/-
Existing Use of Property: Seasonal Pier

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 see plan

Is the project within the 100-year floodplain? ☐ (Yes) ☐ (No) if yes attach information

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

Description of proposed use of property:

Project/Proposed Use:

Conversion of a seasonal pier to a permeant pier. Floats and gangway would remain seasonal.

Property to be Serviced by:

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

Limits of Disturbance: 0 () acres (☒) s.f.

Net change in impervious cover: 0 () acres (☐) s.f.

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

Is the project proposing a new Private or Public Road? ☐ (Yes, Private) ☐ (Yes, Public) ☒ (No)

Is this project within the Urbanized Area/MS4 (see [City Drainage Map](#)) ☐ (Yes) ☒ (No)

Is the project proposing any Stormwater facilities/BMPs? ☐ (Yes) ☒ (No)

Will a Traffic Movement Permit (TMP) be required?: ☐ (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:** _____

☐ **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. _____

Required Submittal 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 Department – Tom Milligan 284-9118

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

B. Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.

C. Photographs of Site.

D. Architectural renderings/drawings of proposed buildings, as required.

E. Engineering Plans, as required.

F. Stormwater Management Report, as required.

Fees (Due at time of Submission):

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

Required Signatures:

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

- I certify that I have read and completely understand the application;
- I certify that the information contained in this application and its 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.

Will the proposed project cause 1 acre or more of site disturbance?: __ (Yes) __ (No)

- **If Yes, applicant is responsible for any required Maine Construction General Permits and shall comply with the requirements of DEP Chapter 500 Stormwater Regulations, as they apply.**

Signature of Applicant: _____ **Date** _____

Signature of Property Owner: _____ **Date** _____

DIGITAL SUBMITTAL REQUIREMENTS FOR ALL SUBMITTALS:

A) PDF OF SIGNED APPLICATION

B) PDFs OF ALL DRAWING SETS AND OTHER REQUIRED SUBMITTAL ATTACHMENTS NOTED ABOVE

HARD-COPY SUBMITTAL REQUIREMENTS FOR PLANNING BOARD APPLICATIONS:

A) SEVEN (7) FULL-SIZE PAPER COPIES OF DRAWING SETS

DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

A) INDIVIDUALLY NAMED PDFs OF EACH DRAWING (NOT A COMBINED PDF SET)

- *Individual Drawing PDF Naming Format: 'PROJECT/SHEETSET NAME_INDIVIDUAL DRAWING NAME.pdf'*

B) PDF COPIES OF ALL PERMIT APPROVALS, APPLICATIONS, REPORTS, NARRATIVES, LETTERS, ETC.

C) FINAL CAD REFERENCE FILES IN DWG FORMAT (SURVEY & PROPOSED DESIGN LINEWORK)

- *All drawings & CAD reference files must be to-scale and within the following coordinate systems:*

- *MAINE STATE PLANE WEST NAD83 (Horizontal Datum) & NAVD88 (Vertical Datum)*

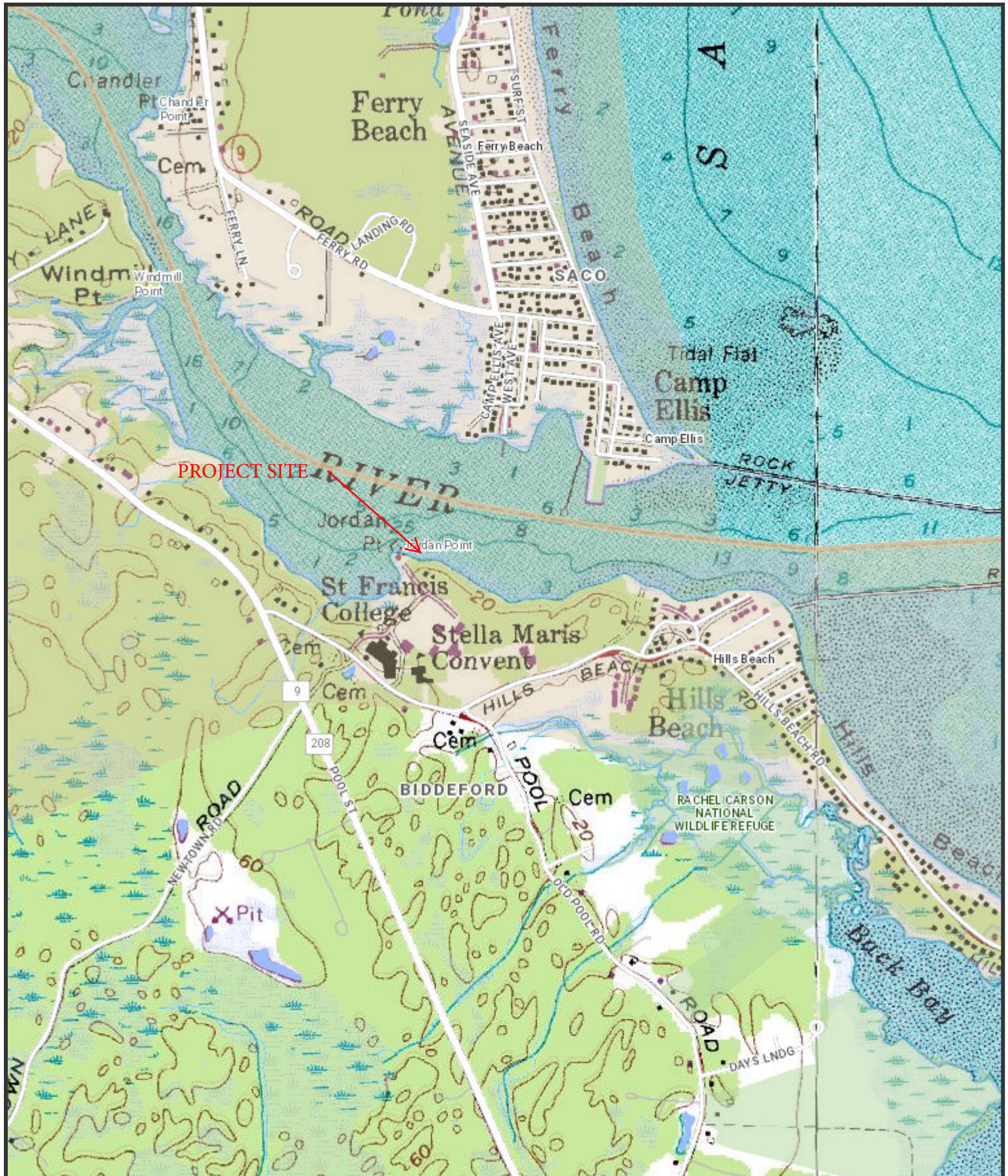
HARD-COPY SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

A) THREE (3) FULL-SIZE PAPER COPIES OF INDIVIDUAL DRAWINGS REQUIRING BOARD SIGNATURE

B) ONE (1) FULL-SIZE PAPER COPY OF ENTIRE DRAWING SET FOR ENGINEERING RECORDS

PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION

RECREATIONAL PIER JORDAN POINT



The Maine Department of Transportation provides this publication for information only. Reliance upon this information is at user risk. It is subject to revision and may be incomplete depending upon changing conditions. The Department assumes no liability if injuries or damages result from this information. This map is not intended to support emergency dispatch.

0.25
Miles
1 inch = 0.28 miles

Date: 6/8/2023
Time: 3:54:08 PM

Book 1484

Excepting and reserving, however, from the last parcel described a small triangular parcel of land in the rear of the premises of Charles E. Roberts which triangular lot has a base of about 50 feet in length which is an extension of the northwesterly boundary of said Roberts lot; and has an altitude of about 100 feet in length which is the northeasterly side thereof and is located in the center of a ditch long supposed to be the rear line of the Roberts lot; and which has a hypotenuse which is coincident with the rear line of said Roberts lot and is the southerly side of said triangle, being the same premises conveyed by Blanche T. Beuscher and Olga M. DeHaven to the said Kenneth A. Littlefield and Barbara A. Littlefield, by their deed of mortgage dated on the twentieth (20) day of February 1958 and recorded in York Registry of Deeds, Book 1354, Page 447, but described under the aforementioned reference only as three certain lots or parcels of land, with buildings thereon, and mentioned as being the same premises conveyed on February 20th, 1958, by Kenneth A. and Barbara A. Littlefield to Blanche T. Beuscher and Olga M. DeHaven, by Warranty Deed, Recorded Book 1362, Page 112; and that such entry was made and possession taken as aforesaid, for the avowed purpose of foreclosing said mortgage, because of a breach of the condition thereof.

Raymond E. Mealey

Madeline C. Mealey

STATE OF MAINE

COUNTY OF YORK, SS March 24, 1962 Signed and sworn to by the said Raymond E. Mealey and Madeline C. Mealey,

Before me. Maurice L. Shibbes Notary Public (L.S.)
My Commission Expires Sept. 2, 1966

Recorded according to the original received April 6, 1962 at 11h. 58m. A. M.

BL

KNOW ALL MEN BY THESE PRESENTS, THAT, COUVENT de la PRESENTATION de MARIE, a corporation organized and existing under the laws of the State of Maine and located at Biddeford, in the County of York and said State of Maine, in consideration of One Hundred Fifty Thousand Dollars (\$150,000.00) paid by THE FRANCISCAN FATHERS OF MAINE, a corporation duly organized by law and having an established place of business at 605 Pool Road, in said Biddeford, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said The Franciscan Fathers of Maine, its successors or assigns, forever, the following described property:

Parcel 1

A certain lot or parcel of land, with the buildings thereon, situated in

I.R.S.
One
Hundred
and
Sixty
Five
Dollars

said Biddeford and bounded and described as follows:

BEGINNING at a point on the Northerly side of the Hill's Beach Road, so-called, in said Biddeford, said point being the Westerly corner of the land herein conveyed and being in the Southerly line of land formerly of one Finney and now of Couvent de la Presentation de Marie, and being marked by an iron stake driven into the ground; thence South eighty-two degrees eight minutes East (S 82° 08' E) two hundred fourteen and forty-six one-hundredths (214.46) feet by said Hill's Beach Road to an iron stake driven into the ground; thence North eighty-one degrees forty-two minutes East (N 81° 42' E) five hundred forty-five and five one-hundredths (545.05) feet by said Hill's Beach Road to an iron stake driven into the ground; thence South fifty degrees thirty-five minutes East (S 50° 35' E) two hundred thirty-eight and forty-seven one-hundredths (238.47) feet by said Hill's Beach Road to an iron stake driven into the ground and other land of this Grantor; thence North eighty-six degrees twenty-seven minutes East (N 86° 27' E) sixteen and ninety-one one-hundredths (16.91) feet by said other land of this Grantor to a drill hole into the ledge and land now or formerly of John J. Traynor; thence North three degrees thirty-three minutes West (N 3° 33' W) one hundred thirty-three and five tenths (133.5) feet by said land of John J. Traynor, land now or formerly of one Michael Reddy and a reserved street as shown on a plan of land of William A. Chadbourne, drawn by Z. G. Staples, July 14, 1874, and recorded in York County Registry of Deeds in Plan Book 2, Page 40, and by the stone wall to an iron stake driven into the ground at the Southwesterly corner of land now or formerly of William Libby; thence North twenty-two degrees forty-one minutes West (N 22° 41' W) one hundred twenty-eight and one-half (128½) feet by said land of William Libby, other land of this Grantor and by the stone wall to an angle in said stone wall; thence North fifty-five degrees fifty-seven minutes East (N 55° 57' E) three hundred ninety-three and nineteen one-hundredths (393.19) feet by said other land of this Grantor, by a reserved street as shown on said plan, and land now or formerly of Thomas Gallagher and by the fence and wall to an iron stake driven into the ground at the top of the bank; thence this same course to Saco River; thence Northerly, Northwesterly and Westerly by said River to an iron stake driven into the ground at a point of ledge and to said other land of this Grantor; thence South forty-one degrees East (S 41° E) three hundred thirty-nine and seven tenths (339.7) feet to an iron stake driven into the ground at the stone wall; thence South sixty-three degrees West (S 63° W) fifty-six and three tenths (56.3) feet by said stone wall to an iron stake driven into the ground; thence South sixty-nine degrees fifteen minutes West (S 69° 15' W) one hundred sixteen and one-half (116½) feet by said

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wall to an iron stake driven into the ground; thence South fifty-three degrees forty minutes West (S 53° 40' W) one hundred twenty-eight and five tenths (128.5) feet by said wall to an iron stake driven into the ground; thence South sixty-eight degrees nineteen minutes West (S 68° 19' W) one hundred and four tenths (100.4) feet by said wall to an iron stake driven into the ground; thence North eighty-eight degrees four minutes West (N 88° 04' W) seventy-seven and nine tenths (77.9) feet by said wall to an iron stake driven into the ground; thence South seventy-four degrees twenty-three minutes West (S 74° 23' W) seventy-nine and two tenths (79.2) feet by said wall to an iron stake driven into the ground; thence South fifty-seven degrees nineteen minutes West (S 57° 19' W) ninety-five and one tenth (95.1) feet by said wall to an iron stake driven into the ground; thence South sixty-four degrees ten minutes West (S 64° 10' W) one hundred six and nine tenths (106.9) feet by said wall to an iron stake driven into the ground; thence South sixty-five degrees thirty minutes West (S 65° 30' W) one hundred forty-four and eight tenths (144.8) feet by said wall to the point of beginning. The last ten courses described being bounded by said other land of this Grantor. The above courses refer to the 1931 magnetic meridian.

Parcel 2

Also another certain lot of land, bounded and described as follows:

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BEGINNING at an iron stake driven into the ground at the Southerly corner of the above described parcel and on the Northerly side of said Hill's Beach Road; thence North eighty-six degrees twenty-seven minutes East (N 86° 27' E) sixteen and ninety-one one-hundredths (16.91) feet by said above described parcel to a drill hole in the ledge and land now or formerly of John J. Traynor; thence South three degrees thirty-three minutes East (S 3° 33' E) fifteen and seventy-five one-hundredths (15.75) feet by said land of Traynor to said Hill's Beach Road; thence North fifty degrees thirty-five minutes West (N 50° 35' W) twenty-three and eleven one-hundredths (23.11) feet by said road to the point of beginning.

Parcel 3

Also another certain lot or parcel of land, situated at Hill's Beach, so-called, in said Biddeford, and adjoining the first above described parcel, bounded and described as follows:

East
ees
id

BEGINNING at the Northwest corner of Lot #18, on a plan of land made by Z. G. Staples for William A. Chadbourne, dated July 14, A. D. 1874, at land of the late Selucus Adams and S. S. Mitchell; thence running Southerly one hundred (100) feet to Lot #17 on said plan; thence Westerly by last named lot fifty (50) feet; thence North forty-eight degrees West (N 48° W) forty-eight (48) feet by land of said Adams; thence North fifty-one and one-half degrees East (N 51½° E) one hundred six (106) feet by land of said Adams and Mitchell to the place of

Book 1484

beginning, and containing about five thousand four hundred and twenty-four (5,424) square feet, being the same parcel of land as described in deed of James B. Marr and others to Caroline P. Adams, dated April 1, 1891 and recorded in York County Registry of Deeds in Book 443, Page 88.

The above described premises were conveyed to the within Grantor by Les Soeurs de la Presentation de Marie by deed of Warranty, dated September 30, 1932 and recorded in York County Registry of Deeds in Book 834, Page 87.

Parcel 4

Also another certain lot or parcel of land, together with the buildings thereon, situated in said Biddeford and known as the old Ralph Tristram Jordan place situated on the northeasterly side of the Pool Road, so-called, bounded on the southwesterly side by said Pool Road; southeasterly by the road to the beach and land formerly of Mrs. Horace Woodman; on the northeasterly side by the Saco River; and on the northwesterly side by land, now or formerly of J. B. Coolbroth.

For more particular description of the premises hereinabove last described, reference is made to decree of Supreme Judicial Court of Maine in the matter of Hanford E. Finney against claimants known and unknown dated October 3, 1919, and recorded in said York County Registry of Deeds, Book 671, Page 374.

All fixtures and articles of whatever nature permanently attached to said buildings are included in this conveyance.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof to the said The Franciscan Fathers of Maine, its successors or assigns, to its and their use and behoof forever.

AND it does COVENANT with the said Grantee, its successors or assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it shall and will Warrant and Defend the same to the said Grantee, its successors or assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Couvent de la Presentation de Marie has caused this instrument to be executed and its corporate seal affixed thereto by - - its Treasurer, thereunto duly authorized, this eighteenth day of April, in the year of our Lord one thousand nine hundred and sixty-two.

Signed, Sealed and Delivered
in Presence of

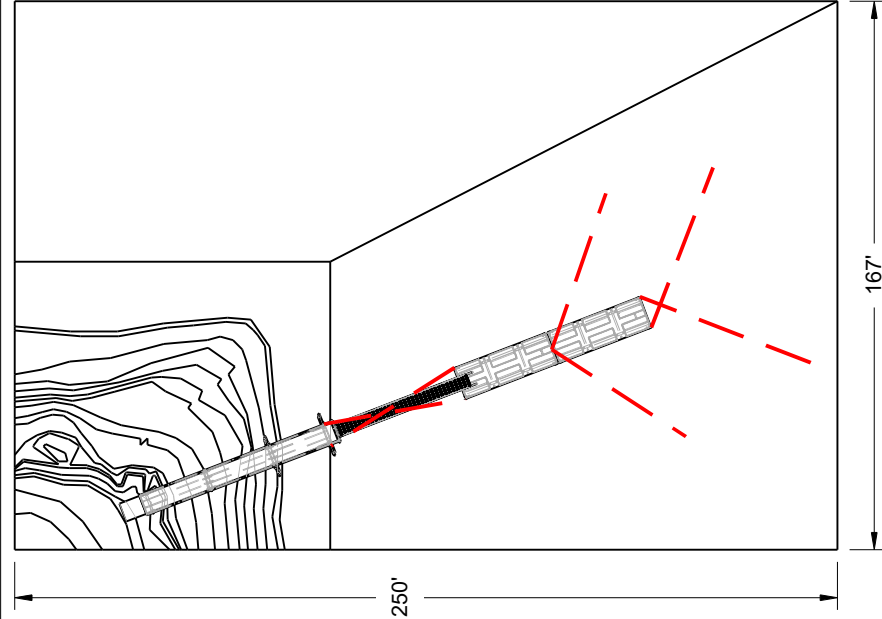
Harold D. Carroll

COUVENT de la PRESENTATION de
MARIE
(Corporate Seal)
By Sister St. Leon of Rome
Leona Lafleur
Its Treasurer, thereunto duly
authorized.

COUNTY
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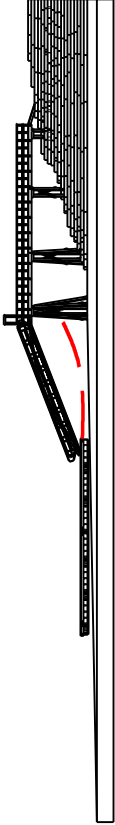
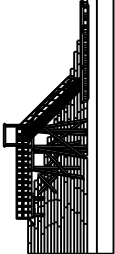
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Notes:

- Topographical contour lines approx. only
- Pier: 6' x 63' in (3) 21' sections
- Ramp: 4' x 48' aluminum
- Float: 10' x 60' low profile float
- Mooring system: (4) 10" Helix moorings offshore connected with 1/2" long link galv. chain with (2) back chains to outer pier supports



REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED
DRAWN Henri Gignoux		DATE 4/1/2023	University of New England Jordon Point Pier	
CHECKED			Pier Overview V2	
QA				
MFG				
APPROVED				
Custom Float Services 11 Wallace Ave. South Portland ME 04106			SIZE A	REV
			FSCM NO.	DWG NO.
			SCALE 1:1	SHEET 1 OF 3

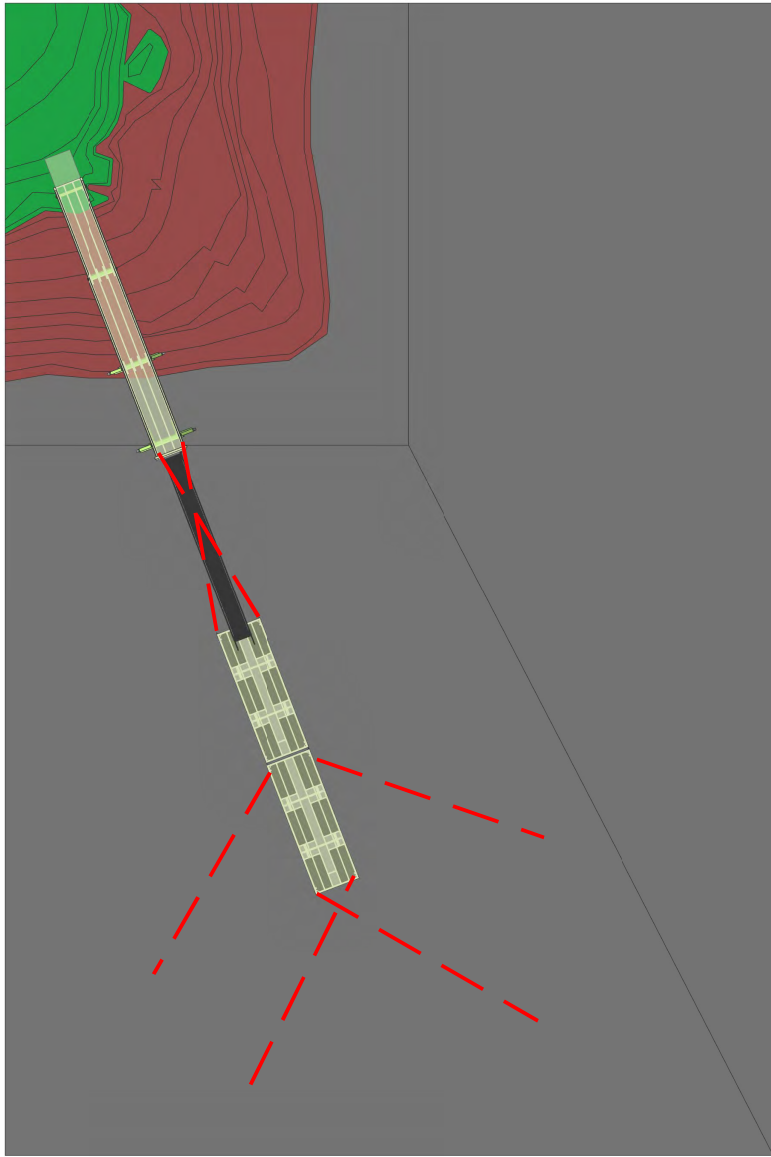




Notes:

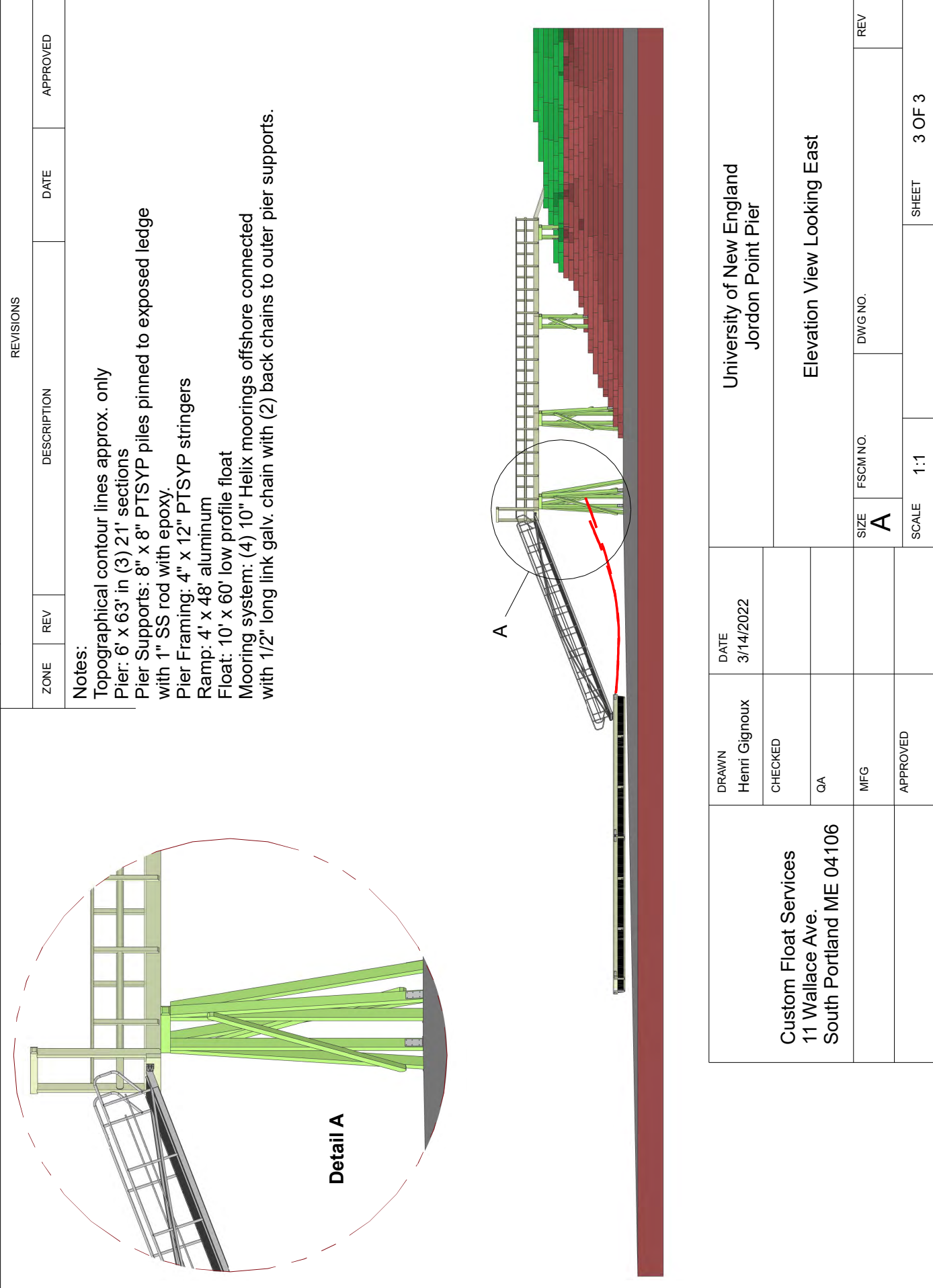
- Topographical contour lines approx. only
- Pier: 6' x 63' in (3) 21' sections
- Ramp: 4' x 48' aluminum
- Float: 10' x 60' low profile float
- Moorings system: (4) 10" Helix moorings offshore connected with 1/2" long link galv. chain with (2) back chains to outer pier supports
- Red dashed lines represent mooring chains

REVISIONS			
ZONE	REV	DESCRIPTION	DATE
APPROVED			



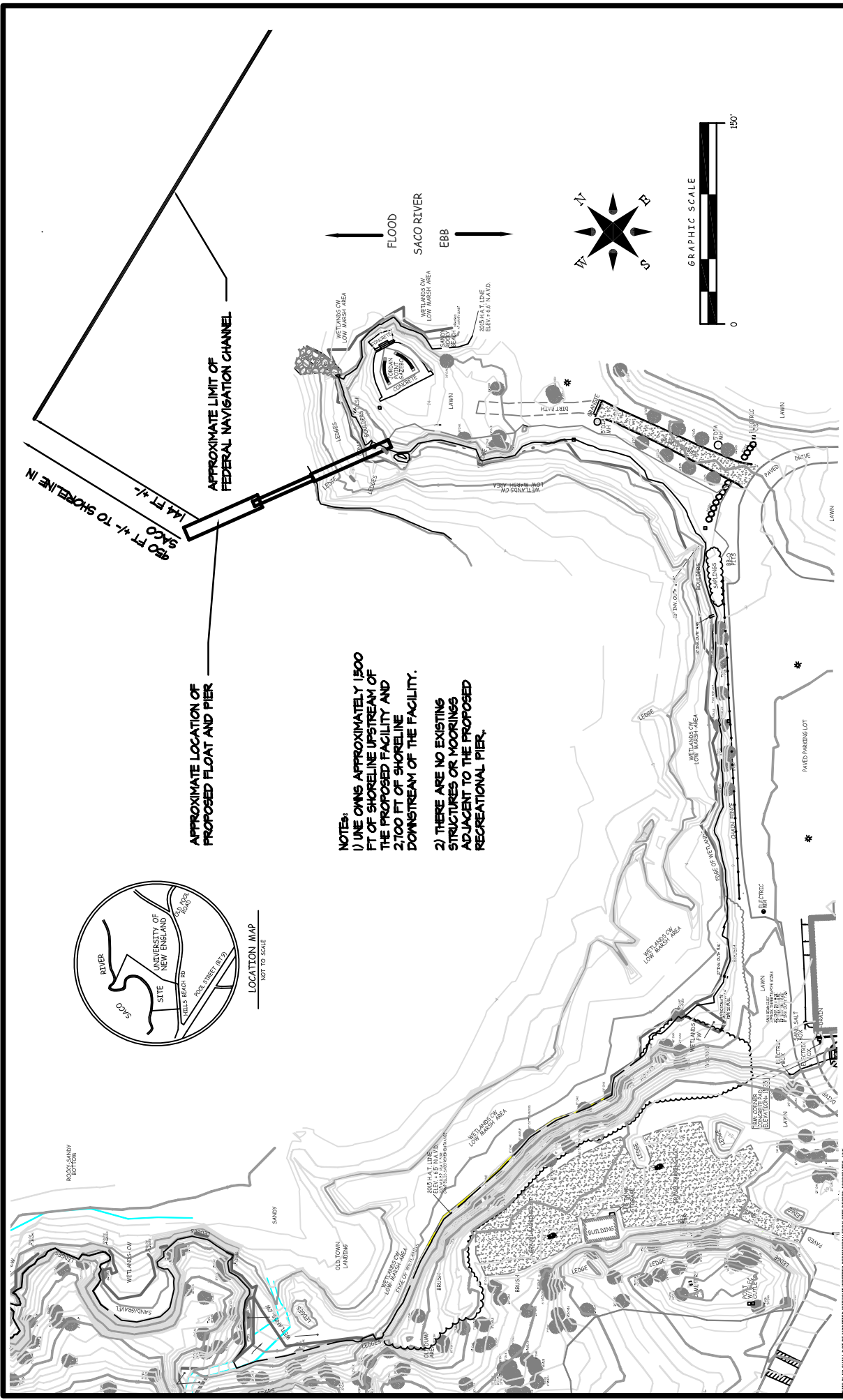
Custom Float Services 11 Wallace Ave. South Portland ME 04106	DRAWN Henri Gignoux	DATE 3/14/2022	University of New England Jordan Point Pier			
	CHECKED		Plan View			
	QA		SIZE A	FSCM NO.	DWG NO.	REV
	MFG		SCALE 1:1		SHEET 2 OF 3	
APPROVED						



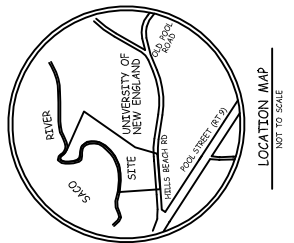


REVISIONS			
ZONE	REV	DESCRIPTION	DATE
Notes:			
Topographical contour lines approx. only			
Pier: 6' x 63' in (3) 21' sections			
Pier Supports: 8" x 8" PTSYP piles pinned to exposed ledge with 1" SS rod with epoxy.			
Pier Framing: 4" x 12" PTSYP stringers			
Ramp: 4' x 48' aluminum			
Float: 10' x 60' low profile float			
Mooring system: (4) 10" Helix moorings offshore connected with 1/2" long link galv. chain with (2) back chains to outer pier supports.			

Custom Float Services 11 Wallace Ave. South Portland ME 04106	DRAWN Henri Gignoux	DATE 3/14/2022	University of New England Jordon Point Pier		
	CHECKED		Elevation View Looking East		
	QA		SIZE A	FSCM NO.	DWG NO.
	MFG		SCALE 1:1	SHEET 3 OF 3	REV
APPROVED					

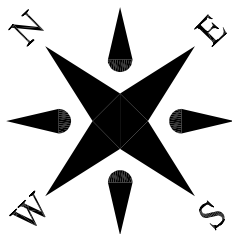


NOTES:
1) LINE OWNS APPROXIMATELY 1500 FT. OF SHORELINE UPSTREAM OF THE PROPOSED FACILITY AND 2,100 FT. OF SHORELINE DOWNSTREAM OF THE FACILITY.
2) THERE ARE NO EXISTING STRUCTURES OR MOORINGS ADJACENT TO THE PROPOSED RECREATIONAL PIER.



FOR DEPT/ADP REVIEW				STATUS				BY				CHD APPR			
REV	DATE	REV	DATE	REV	DATE	REV	DATE	REV	DATE	REV	DATE	REV	DATE	REV	DATE
A	06/13/23														
DESIGN: TMS				PROJECT: RECREATIONAL PIER AND FLOAT				NO. 11 HILLS BEACH ROAD BIDDEFORD, MAINE				VICINITY PLAN			
DRAWN: DEPT.				DATE: MARCH 2023				SCALE: 1"=100'				REV. NO.			
CHKD: TMS				PROJECT NO.				21-216-05				C-101			
DATE: MARCH 2023				PROJECT NO.				21-216-05				C-101			
SCALE: 1"=100'				PROJECT NO.				21-216-05				C-101			

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APPROXIMATE LIMIT OF FEDERAL NAVIGATION CHANNEL

10 FT X 60 FT FLOATS
4 FT X 48 FT ALUMINUM GANGWAY
6 FT X 63 FT PIER
DECK ELEVATION = 9.5 FT. +/-

166 FT FROM MHW
TO END OF STRUCTURE

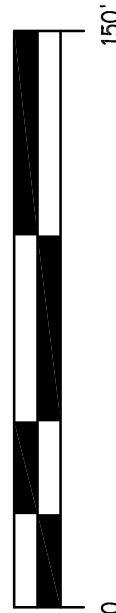
$$MLW = -4.7 \text{ FT}$$

SURVEY NOTES

1. THIS TOPOGRAPHIC SURVEY IS BASED ON EXISTING UNE SURVEY CONTROL POINTS WITH THE ELEVATIONS ON N.A.V.D. 88 DATUM AND U.S. FEET.
2. THIS TOPOGRAPHIC SURVEY IS BASED HORIZONTALLY ON MAINE STATE PLANE, N.A.D. 83, U.S.FEET.
3. IF SHOWN, ONLY THE OBVIOUS "MARKED" UNDERGROUND UTILITIES WITHIN THE TOPOGRAPHIC SURVEY AREA WERE LOCATED FOR THIS SURVEY. OTHER SUBSURFACE UTILITIES MAY EXIST SUCH AS WATER, SEWER, COMMUNICATIONS AND POWER AT THE SITE. WE RECOMMEND THAT ALL UTILITIES BE CONFIRMED, MARKED AND LOCATED PRIOR TO ANY SITE MODIFICATIONS.
4. INVERT ELEVATIONS AND PIPE SIZES SHOULD ALSO BE CONFIRMED PRIOR TO ANY SITE MODIFICATIONS TO THOSE STRUCTURES.
5. WETLANDS CONSIST OF BOTH FRESHWATER AND COASTAL HABITATS AT THE SITE. THE COASTAL WETLAND BOUNDARY FOLLOWS THE UPLAND EDGE OF SALT TOLERANT PLANTS AND/OR ALONG THE PROPOSED M.D.P. H.A.T. LINE OF 6.6'.
6. THE WETLAND BOUNDARIES WERE DELINEATED AND LOCATED BY SURVEY DURING APRIL & MAY 2015 USING THE U.S.A.C.O.E. 1987 MANUAL AND REGIONAL SUPPLEMENT GUIDELINES BY STATEWIDE SURVEYS, INC. UPDATED BY STATEWIDE SURVEYS IN 2022.
7. ADDITIONAL OUTCROPS AND BOULDERS MAY EXIST OTHER THAN WHERE SURVEY OBSERVATIONS WERE MADE AND SHOWN DUE TO THE COMPLEXITY OF THE SURFACE TERRAIN OF JAGGED BEDROCK AND BOULDERS.
8. THE HIGHEST ANNUAL TIDE (H.A.T.) LINE SHOWN IS BASED ON 6.6'.
9. THE 100 YEAR FLOOD ELEVATION IS 12.0' (W2).

MLW 88 = -4.7 MHW 88 = 4.3
MLW 29 = -4.0 MHW 29 = 5.0

GRAPHIC SCALE

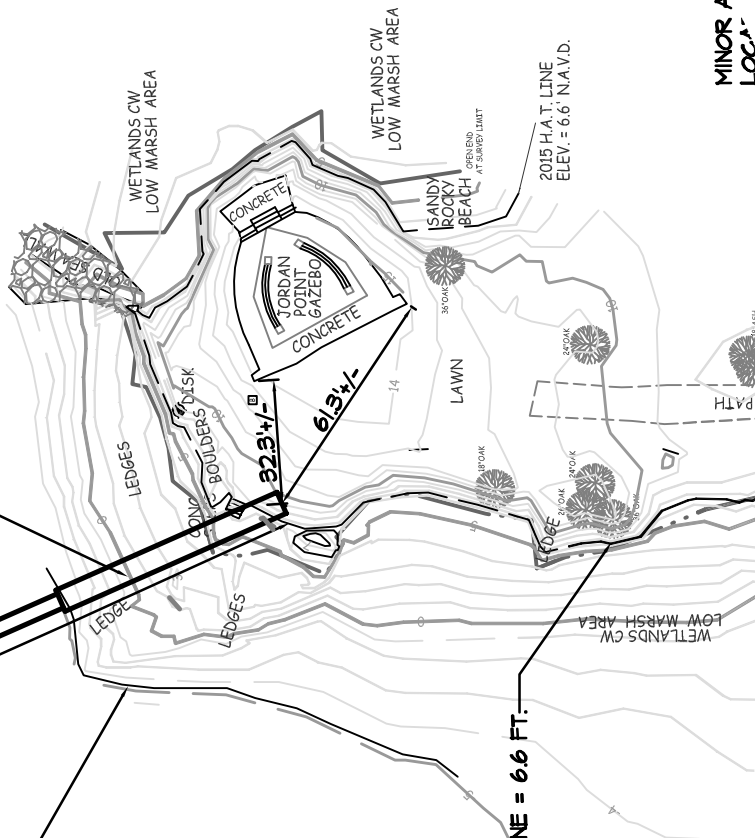


EXIST HAT LINE = 66 FT. -

MINOR AD -
LOCAL -

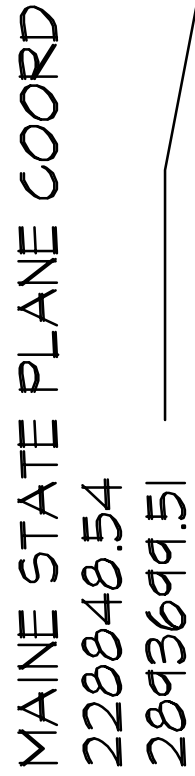
FLOOD
SACO RIVER

888



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[illegible]



APPROXIMATE LIMIT OF FEDERAL NAVIGATION CHANNEL

10 FT X 60 FT FLOATS
4 FT X 48 FT ALUMINUM GANGWAY
6 FT X 63 FT PIER
DECK ELEVATION = 9.5 FT. +/-

166 FT FROM MHW
TO END OF STRUC

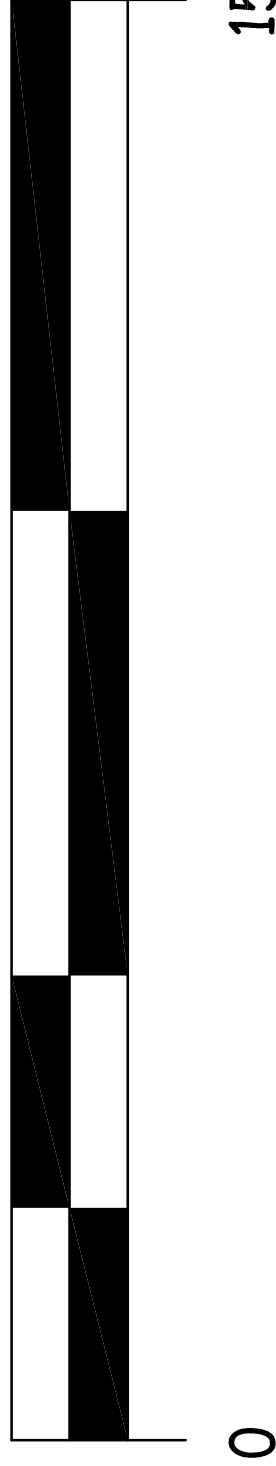
$$MLN = -4.7 ET$$

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$$\begin{array}{l} \text{MLW } 88 = -4.7 \quad \text{MHW } 88 = 4.3 \\ \text{MLW } 29 = -4.0 \quad \text{MHW } 29 = 5.0 \end{array}$$

GRAPHIC SCALE



EXIST HAT LINE = 6.6 FT.:-

FLOOD
SACO RIVER
EBB

MINOR ADJUSTMENTS TO THE LOCATION MAY BE REQUIRED IN THE FIELD.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES.

[illegible]

EROSION AND SEDIMENTATION CONTROL NOTES & DETAILS

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDE THE USE OF STABILIZED CONSTRUCTION MATERIALS, EROSION CONTROL MATS, EROSION CONTROL LOGS, EROSION CONTROL BARRIERS, CATCH BASIN INLET BARRIERS, CATCH BASIN SEDIMENT COLLECTION BASIN, EROSION CONTROL BLANKET, AND TEMPORARY SEEDING AND MULCHING AS REQUIRED. PERMANENT MEASURES INCLUDE THE USE OF RIP RAP AT EXPOSED STORM DRAIN AND CULVERT INLETS AND OUTLETS, RIP RAPPED SLOPES, AND PERMANENT VEGETATION.

- A. GENERAL
- IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN AS SOON AS POSSIBLE FOLLOWING RECEIPT OF NECESSARY PERMITS.
 - THE PROJECT SHALL CONFORM TO THE STANDARDS OF THE MAINE CONSTRUCTION GENERAL PERMIT.
 - ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION. BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MAY 2003, OR AS CURRENTLY REVISED.
 - ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERSONNEL AND/OR MUNICIPAL OFFICIALS SHALL BE INSTALLED BY THE CONTRACTOR.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT/MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT/MAINTENANCE OF ALL VARIOUS COVER TYPES FOLLOWING:
 - FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 80 DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.
 - FOR SOODED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE ENDING OF THE SOD OR DIE-OFF. SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
 - FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS AN ALTERNATE TO MULCHING FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.
 - FOR AREAS STABILIZED WITH RIP RAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIP RAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL SUBBASE WITH NO EVIDENCE OF SOIL MOVEMENT FROM BEHIND THE RIP RAP. STONE MUST BE SIZED APPROPRIATELY.
 - PAVED AREAS, FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.
 - FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIP RAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTING OF THE CHANNEL.

- B. EROSION AND SEDIMENTATION CONTROL MEASURES
- PRIOR TO THE BEGINNING OF CONSTRUCTION, THE STABILIZED CONSTRUCTION ENTRANCE AND TEMPORARY SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STABILIZED CONSTRUCTION ENTRANCE AND TEMPORARY SILT FENCE UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT/MAINTENANCE OF ALL DISTURBED AREAS OF THE SITE. SEDIMENT BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS WILL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE SEDIMENT BARRIERS. THIS SEDIMENT WILL BE SPREAD BACK INTO THE DISTURBED AREAS OF THE SITE FROM WHICH IT WAS REMOVED. SEDIMENT BARRIERS SHALL BE REPAIRED IMMEDIATELY AFTER EACH RAINFALL. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS OF THE SITE HAVE BEEN STABILIZED TO THE SATISFACTION OF THE OWNER. SEDIMENT BARRIERS SHALL BE UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM. THEY WILL BE REPLACED WITH A TEMPORARY CRUSHED STONE CHECK DAM.
 - ALL CATCH BASINS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE STABILIZED WITH RIP RAP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SEDIMENT & REMOVE FLOATABLES WITH OIL ABSORBENT PALS AS APPLICABLE.
 - REMOVAL OF SOD, TREES, BUSHES AND OTHER VEGETATION AND SOIL DISTURBANCE WILL BE KEPT TO A MINIMUM WHILE ALLOWING PROPER SITE DEVELOPMENT.
 - GRUBBINGS AND ANY UNUSABLE TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN AN APPROVED MANNER.
 - ANY SUITABLE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR REUSE IN FINAL GRADING. TOPSOIL WILL BE STOCKPILED IN A MANNER SUCH THAT NATURAL DRAINAGE IS NOT OBSTRUCTED. STOCKPILES SHALL BE COVERED WITH A WELL-GRADED GRAVEL SUBBASE. STOCKPILES WILL BE TEMPORARILY SEEDED WITH ARROSTOOK RYE, ANNUAL OR PERENNIAL RYE GRASS (DEPENDING ON DATE SEEDING) WITHIN 7 DAYS OF FORMATION, OR TEMPORARILY MULCHED IF SEEDING CANNOT BE DONE WITHIN THE RECOMMENDED SEEDING DATES.
 - TEMPORARY DIVERSION BERMS AND DRAINAGE SWALES SHALL BE CONSTRUCTED AS NECESSARY.
 - TEMPORARY STABILIZATION SHALL BE CONDUCTED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, PRIOR TO ANY RAIN EVENT, AND PRIOR TO ANY WORK SHUT DOWN LASTING MORE THAN ONE DAY. TEMPORARY STABILIZATION INCLUDES SEED, MULCH, OR OTHER NON-ERODABLE COVER. AREAS WITHIN 75 FEET OF WETLANDS SHALL BE TEMPORARILY STABILIZED WITHIN 48 HOURS OR PRIOR TO RAIN EVENT.
 - APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRE, AND ANCHOR AS NECESSARY.
 - TEMPORARY SEEDING SPECIFICATIONS, WHERE THE SEEDBED HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 4 INCHES BEFORE APPLYING SEED. SEEDING RATES SHALL BE 100-150 LBS PER 1,000 SQUARE FEET AND 10-15 LBS PER 1,000 SQUARE FEET OF FERTILIZER AT A RATE OF 600 LBS PER ACRE (33.8 LB. PER 1,000 SQUARE FEET). UNIFORMLY APPLY SEED AT THE RECOMMENDED SEEDING RATES AND DATES. APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRE, AND ANCHOR AS NECESSARY.

- RECOMMENDED TEMPORARY SEEDING DATES AND APPLICATION RATES ARE AS FOLLOWS:
- ARROSTOOK RYE: RECOMMENDED SEEDING DATES: 8/15 - 10/1
APPLICATION RATE: 112 LBS/ACRE
- ANNUAL RYE GRASS: RECOMMENDED SEEDING DATES: 4/1 - 7/1
APPLICATION RATE: 40 LBS/ACRE
- PERENNIAL RYE GRASS: RECOMMENDED SEEDING DATES: 8/15 - 9/15
APPLICATION RATE: 40 LBS/ACRE
- IF THE AREA WILL REMAIN UNWORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, AND WILL NOT BE BUILT ON, THEN IMMEDIATELY PROVIDE PERMANENT STABILIZATION USING VEGETATION THROUGH PLANTING, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH OR RIP RAP. IF USING VEGETATION FOR STABILIZATION, SELECT THE

PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS. AVOID AREAS OF DISTURBED SUBSOIL WITH TOP SOIL OR OTHER ORGANIC AMENDMENTS. PREDEUCE SODDING, PLANTING, AND SEEDING SO TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDD OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED. PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT.

- PERMANENT SEEDING SPECIFICATION, IF A LANDSCAPE PLAN HAS BEEN PREPARED FOR THE PROJECT, SOIL PREPARATION AND SEEDING OF THAT PLAN SHALL SUPERSEDE THESE GENERAL SPECIFICATIONS. SEEDING SHALL BE CONDUCTED IN ACCORDANCE WITH THE MAINE CONSTRUCTION GENERAL PERMIT. SEEDING MAY BE DONE BETWEEN APRIL 1 AND AUGUST 15 OF EACH YEAR. LATE SEASON SEEDING MAY BE OBTAIN A SATISFACTORY GROWTH BY OCTOBER 15. AREAS NOT SEEDD OR WHICH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 15 SHALL BE SEEDD WITH ARROSTOOK RYE OR MULCHED AT RATES PREVIOUSLY SPECIFIED. SEE WINTER CONDITIONS NOTES FOR SEEDING STABILIZATION AFTER NOVEMBER 1.
- APPLY TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES. MIX TOPSOIL WITH THE SUBSOIL TO A MINIMUM DEPTH OF 6 INCHES.
- APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS. IN LIEU OF SOIL TESTS, APPLY GROUND LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND GRANULAR, COMMERCIAL-GRADE, 10-10-10 (N-P205-K20) FERTILIZER AT A RATE OF 800 LBS. PER ACRE (18.4 LBS. PER 1,000 SQUARE FEET).
- UNIFORMLY APPLY SEED MIXTURE AT THE RECOMMENDED SEEDING RATES AND DATES. APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRE, AND ANCHOR AS NECESSARY.
- THE SEED MIXTURE FOR LAWN AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:
 - 10 % CREEPING RED FESCUE
 - 30 % KENTUCKY BLUEGRASS
 - 60 % PERENNIAL RYE GRASS
- E. THE SEED MIXTURE FOR WET AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:
 - 50 % REED CANARY GRASS
 - 25 % RED TOP
 - 15 % CREEPING RED FESCUE
 - 10 % PERENNIAL RYE GRASS
- MULCH ALL AREAS SEEDD SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE.

- DITCH LININGS, STONE CHECK DAMS, AND RIP RAP INLET AND OUTLET PROTECTION SHALL BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR INSTALLATION OF CULVERT.
- RIP RAP REQUIRED AT CULVERTS AND STORM DRAIN INLETS AND OUTLETS SHALL CONSIST OF FIELD STONE OR ROUGH UNWORN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE. STONES SHALL BE PLACED WITH THE LONG SIDE OF THE STONE PARALLEL TO THE FLOW. STONES EXCEED A UNIT WEIGHT OF APPROXIMATELY 50 LBS.
- EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 3:1. IN THE BASE OF DITCHES NOT OTHERWISE PROTECTED, AND ANY DISTURBED AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE (E.G. WETLANDS AND WATER BODIES). EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

- C. WINTER CONDITIONS
- "WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1 THROUGH APRIL 15. IF AREAS WITHIN THE CONSTRUCTION ACTIVITY ARE NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES OUTLINED ABOVE BY NOVEMBER 15, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES THAT ARE APPROPRIATE FOR WINTER CONSTRUCTION. NO MORE THAN ONE ACRE OF THE SITE MAY BE WITHOUT STABILIZATION AT ONE TIME.
- AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS.
 - HAY MULCH SHALL BE APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.
 - AFTER NOVEMBER 1 OR THE FIRST KILLING FROST FOR THE REGION AND BEFORE SNOW FALLS, DORMANT SEEDING SHALL BE CONDUCTED. SEEDING SHALL BE CONDUCTED IN A MANNER THAT PERMITS THE DORMANT SEEDING METHOD. PREPARE THE SEEDBED, LIME AND FERTILIZE. APPLY THE SELECTED PERMANENT SEED MIXTURE AT DOUBLE THE REGULAR SEEDING RATE, AND MULCH AND ANCHOR. DORMANT SEEDINGS NEED TO BE ANCHORED EXTREMELY WELL ON SLOPES, DITCH BASINS AND AREAS OF CONCENTRATED FLOWS. DORMANT SEEDING REQUIRES INSULATION AND SEEDING AS DESCRIBED IN THE SPRING. ALL AREAS WHERE COVER IS INADEQUATE MUST BE IMMEDIATELY RESEEDD AND MULCHED AS SOON AS POSSIBLE.
 - ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS THE STONE LINING IS RELEASED FROM THIS STANDARD BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 - MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES.
 - HOUSEKEEPING

- CONSTRUCTION SPECIFICATIONS:
- STONE SIZE - AASHTO DESIGNATION M 43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
 - LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
 - THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
 - WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC REPAIR AND TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - FLUCTIVE SEDIMENT AND DUST, ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FLUCTIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL.
 - DEBRIS AND OTHER MATERIAL, LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
 - TRENCH OR FOUNDATION DE-WATERING, TRENCH 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 SLITED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDIED AREA.

EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOTE AREAS, LIKE A COTTER DAM SEDIMENTATION BASIN, AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE.

- E. INSPECTION AND MAINTENANCE
- INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORM WATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE A WEEK AS WELL AS BEFORE AND AFTER STORM EVENTS, PRIOR TO COMPLETION OF PERMANENT STABILIZATION. A PERSON WITH KNOWLEDGE OF THE PROJECT AND THE MAINE CONSTRUCTION GENERAL PERMIT AND ANY DEP OR MUNICIPAL COMPANION DOCUMENTS, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
 - AN INSPECTION AND MAINTENANCE LOG MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME AND QUALIFICATIONS OF THE PERSON PERFORMING THE INSPECTION, DATE, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE: BMPs THAT NEED TO BE MAINTAINED, LOCATIONS OF BMPs THAT FAILED TO OPERATE AS DESIGNED OR OBSERVED, AREAS OF EROSION OR POLLUTION, AREAS OF DISTURBANCE, AND ANY OTHER BMPs ARE NEEDED THAT DO NOT EXIST AT THE TIME OF THE INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.

- CONSTRUCTION SEQUENCE
- INSTALL EROSION CONTROL MEASURES.
 - DISCONNECT UTILITIES, DEMOLISH, REMOVE PAVEMENT, CLEAR AND GRUB OPEN AREAS.
 - INSTALL PROPOSED UTILITIES, BRING GRADE TO SUBGRADE.
 - CONSTRUCT BUILDING.
 - CONSTRUCT PAVED AREAS AND WALKS.
 - INSTALL CURBS, GUTTERS, AND NEW DRAINAGE. SEED AND MULCH IN DISTURBED AREAS.
 - ONCE DISTURBED AREAS ARE PERMANENTLY STABILIZED REMOVE TEMPORARY EROSION CONTROL MEASURES SUCH AS SILT FENCE.

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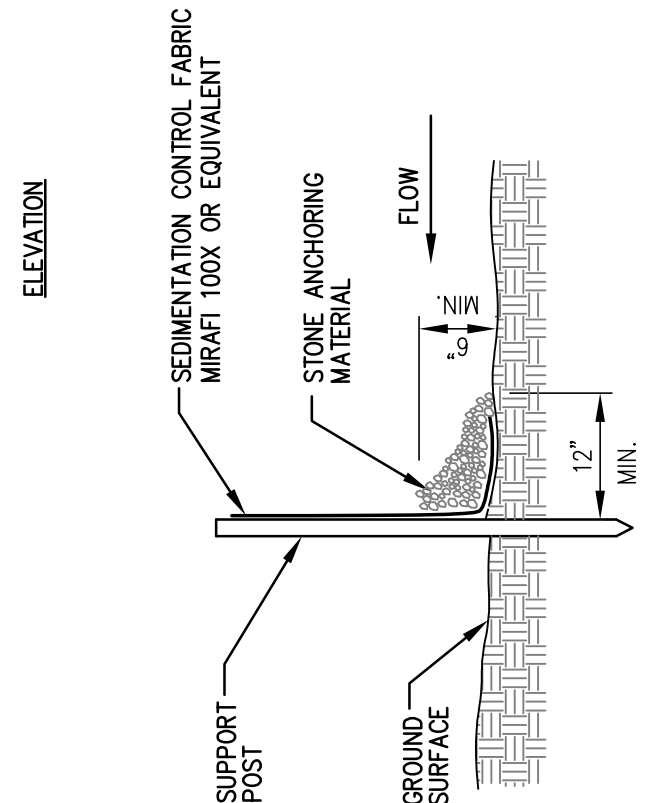
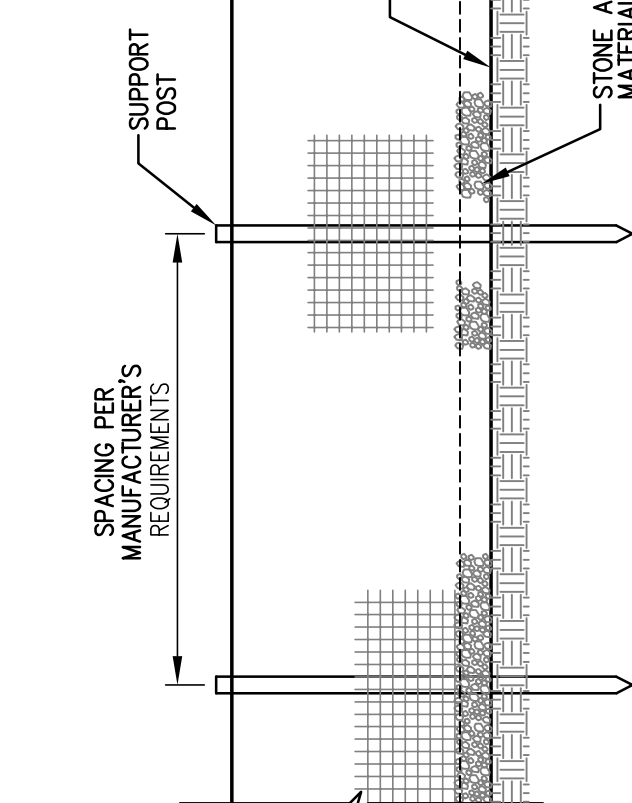
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SECTION (STONE FILLED)

1 SILTATION FENCE
SCALE: N.T.S.

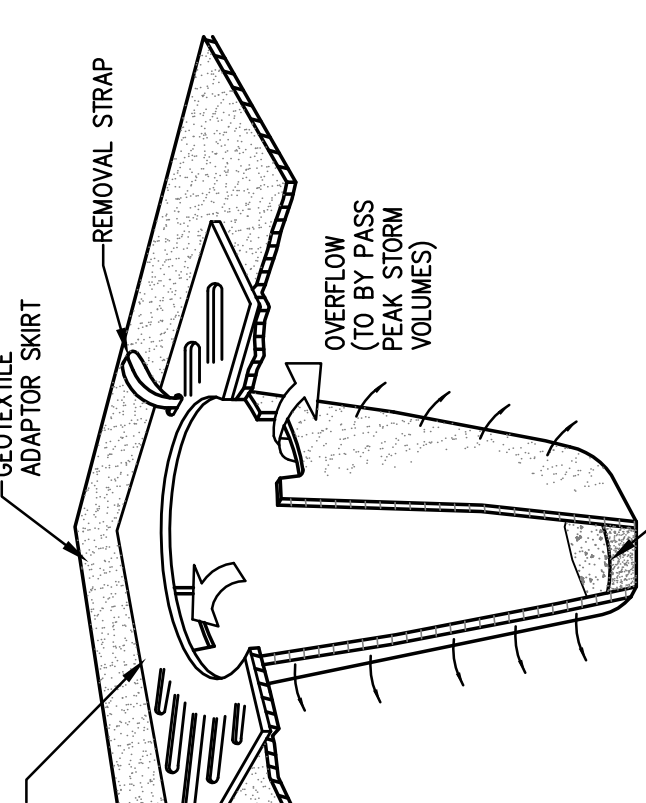


SECTION (EROSION CONTROL MIX)

NOTES:

- THE EROSION CONTROL MIX SHALL CONTAIN A WELL GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
- MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS:
 - THE ORGANIC CONTENT SHALL BE BETWEEN 80 AND 100% DRY WEIGHT BASIS
 - PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MAXIMUM OF 85% PASSING A 0.75" SCREEN
 - THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
 - LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX
 - SOLUBLE SALTS CONTENT SHALL BE <4.0 MMHOS/CM
 - THE PH SHOULD FALL BETWEEN 5.0 AND 8.0
- PLACE BARRIER ALONG A RELATIVELY FLAT CONTOUR. CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES WHERE FINES CAN WASH UNDER THE BARRIER THROUGH GRASS BLADES AND BRANCHES.
- PLACEMENT OF BARRIER SHOULD BE:
 - AT TOE OF THE SLOPE.
 - FROZEN GROUND, BEDROCK OR ROOTED FORESTED AREAS.
 - THE EDGE OF GRAVEL AND AREAS UNDER CONSTRUCTION.
- BARRIER SHALL NOT BE USED ADJACENT TO WETLANDS
- REMOVE SEDIMENT DEPOSITS WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
- WHEN BARRIER IS DECOMPOSED, CLOSED WITH SEDIMENT, ERODED OR INEFFECTIVE, IT MUST BE REPLACED OR REPAIRED. THE BARRIER SHOULD BE RESHAPED AS NECESSARY.

- NOTES
- CATCH BASIN PROTECTION TO BE "SILTSTACK" (BY ADE ENVIRONMENTAL) OR "STREAM GUARD" (BY FOSB ENVIRONMENTAL SERVICES).
 - INSERT TO BE EMPTIED IN AN APPROVED MANNER WHEN IT IS 1/2 FULL OF SEDIMENT.
 - INSPECT INSERT AFTER ALL RAINFALL EVENTS, REPAIR AND MAINTAIN AS REQUIRED.



4 TEMPORARY INLET PROTECTION
SCALE: N.T.S.

2 STABILIZED CONSTRUCTION ENTRANCE
SCALE: N.T.S.

3 SEDIMENT BARRIER (EROSION CONTROL MIX)
SCALE: N.T.S.

DESIGN: DEPT.	PROJECT:
DRAWN: DEPT.	RECREATIONAL PIER AND FLOAT
CHKD: TWS	1

**APPLICATION FOR MAINE
DEPT OF ENVIRONMENTAL PROTECTION
NATURAL RESOURCES PROTECTION ACT
AND
ARMY CORPS OF ENGINEERS PERMITS
FOR
RECREATIONAL PIER AND FLOATS**

Applicant:

**UNIVERSITY OF NEW ENGLAND
11 HILLS BEACH ROAD
BIDDEFORD, MAINE 04005**

June 13, 2023

Prepared by:

**Site Design Associates
23 Whitney Way
Topsham, Maine 04086
Ph: 207-449-4275
Email: info@sitedesignassociates.biz**

TABLE OF CONTENTS

**APPLICATION FOR
MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
NATURAL RESOURCES PROTECTION ACT
AND
ARMY CORPS OF ENGINEERS PERMIT**

NRPA Permit Application Form

Letter of Agent Authorization

Deed

Attachment 1: Activity Description

Attachment 2: Alternatives Analysis

Attachment 3: Location Map

Attachment 4: Photos

Attachments 5/6: Plans

Attachment 7: Construction Plan

Attachment 8: Erosion Control Plan

Attachment 9: Wetland Delineation Report/Coastal Wetland Characterization Appendix B

Attachment 10: Notice of Intent to File

Attachment 11: Maine Historic Preservation Commission Letter, Tribe Letters, Certified Mail Receipts for Tribes and Abutters

Attachment 12: MDEP Visual Evaluation Field Survey Checklist Appendix A

Attachment 13: Appendix D – Project Description Worksheet

Department of Environmental Protection
Bureau of Land & Water Quality
17 State House Station
Augusta, Maine 04333
Telephone: 207-287-7688

FOR DEP USE
ATS # _____
L- _____
Total Fees: _____
Date: Received _____

APPLICATION FOR A NATURAL RESOURCES PROTECTION ACT PERMIT

→ PLEASE TYPE OR PRINT IN **BLACK INK ONLY**

1. Name of Applicant: University of New England, Andrew Philippe		5. Name of Agent: Tom Saucier, Site Design Associates							
2. Applicant's Mailing Address: 11 Hills Beach Road		6. Agent's Mailing Address: 23 Whitney Way Topsham, Maine 04086							
3. Applicant's Daytime Phone #: 602-2365		7. Agent's Daytime Phone #: 207-449-4275							
4. Applicant's Email Address (Required from either applicant or agent): aphilippe@une.edu		8. Agent's Email Address: tsaucier@sitedesignassociates.biz							
9. Location of Activity: (Nearest Road, Street, Rt.#) 11 Hills Beach Road		10. Town: Biddeford	11. County: York						
12. Type of Resource: (Check all that apply)	☐ River, stream or brook ☐ Great Pond ☒ Coastal Wetland ☐ Freshwater Wetland ☐ Wetland Special Significance ☐ Significant Wildlife Habitat ☐ Fragile Mountain		13. Name of Resource: Saco River						
	☐ Forested ☐ Scrub Shrub ☐ Emergent ☐ Wet Meadow ☐ Peatland ☐ Open Water ☒ Other Ledge and soil below HAT		14. Amount of Impact: (Sq.Ft.) Fill: 10 sf Dredging/Veg Removal/Other: NA						
15. Type of Wetland: (Check all that apply)		FOR FRESHWATER WETLANDS <table border="1"> <thead> <tr> <th>Tier 1</th> <th>Tier 2</th> <th>Tier 3</th> </tr> </thead> <tbody> <tr> <td> ☐ 0 - 4,999 sq ft. ☐ 5,000-9,999 sq ft ☐ 10,000-14,999 sq ft </td> <td> ☐ 15,000 – 43,560 sq. ft. </td> <td> ☐ > 43,560 sq. ft. or smaller than 43,560 sq. ft., not eligible for Tier 1 </td> </tr> </tbody> </table>		Tier 1	Tier 2	Tier 3	☐ 0 - 4,999 sq ft. ☐ 5,000-9,999 sq ft ☐ 10,000-14,999 sq ft	☐ 15,000 – 43,560 sq. ft.	☐ > 43,560 sq. ft. or smaller than 43,560 sq. ft., not eligible for Tier 1
Tier 1	Tier 2	Tier 3							
☐ 0 - 4,999 sq ft. ☐ 5,000-9,999 sq ft ☐ 10,000-14,999 sq ft	☐ 15,000 – 43,560 sq. ft.	☐ > 43,560 sq. ft. or smaller than 43,560 sq. ft., not eligible for Tier 1							
16. Brief Activity Description:		Replacement of a seasonal pier with a permanent pier, float and gangway to remain seasonal.							
17. Size of Lot or Parcel & UTM Locations:		☐ _____ square feet, or ☒ 8.6 acres UTM Northing: _____ UTM Easting: _____							
18. Title, Right or Interest:		☒ own ☐ lease ☐ purchase option ☐ written agreement							
19. Deed Reference Numbers: Book#: 1484 Page: 0145		20. Map and Lot Numbers: Map #: 52 Lot #: 4							
21. DEP Staff Previously Contacted: Alison Sirois		22. Part of a larger project: ☐ Yes ☒ No After-the-Fact: ☐ Yes ☒ No							
23. Resubmission of Application?: ☐ Yes → ☒ No		If yes, previous application # _____ Previous project manager: _____							
24. Written Notice of Violation?: ☐ Yes → ☒ No		If yes, name of DEP enforcement staff involved: _____ 25. Previous Wetland Alteration: ☐ Yes ☒ No							
26. Detailed Directions to the Project Site:									
27. TIER 1		TIER 2/3 AND INDIVIDUAL PERMITS							
☐ Title, right or interest documentation ☐ Topographic Map ☐ Narrative Project Description ☐ Plan or Drawing (8 1/2" x 11") ☐ Photos of Area ☐ Statement of Avoidance & Minimization ☐ Statement/Copy of cover letter to MHPC		☒ Title, right or interest documentation ☒ Topographic Map ☒ Copy of Public Notice/Public Information Meeting Documentation ☒ Wetlands Delineation Report (Attachment 1) that contains the information listed under Site Conditions ☒ Alternatives Analysis (Attachment 2) including description of how wetland impacts were Avoided/Minimized ☒ Erosion Control/Construction Plan ☐ Functional Assessment (Attachment 3), if required ☐ Compensation Plan (Attachment 4), if required ☒ Appendix A and others, if required ☒ Statement/Copy of cover letter to MHPC ☐ Description of Previously Mined Peatland, if required							
28. FEES Amount Enclosed: \$611 paid on line									

CERTIFICATIONS AND SIGNATURES LOCATED ON PAGE 2

IMPORTANT: IF THE SIGNATURE BELOW IS NOT THE APPLICANT'S SIGNATURE, ATTACH LETTER OF AGENT AUTHORIZATION SIGNED BY THE APPLICANT.

By signing below the applicant (or authorized agent), certifies that he or she has read and understood the following :

DEP SIGNATORY REQUIREMENT

PRIVACY ACT STATEMENT

Authority: 33 USC 401, Section 10; 1413, Section 404. Principal Purpose: These laws require permits authorizing activities in or affecting navigable waters of the United States, the discharge of dredged or fill material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Disclosure: Disclosure of requested information is voluntary. If information is not provided, however, the permit application cannot be processed nor a permit be issued.

CORPS SIGNATORY REQUIREMENT

USC Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry shall be fined not more than \$10,000 or imprisoned not more than five years or both. I authorize the Corps to enter the property that is subject to this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein.

DEP SIGNATORY REQUIREMENT

"I certify under penalty of law that I have personally examined the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

Further, I hereby authorize the DEP to send me an electronically signed decision on the license I am applying for with this application by emailing the decision to the address located on the front page of this application (see #4 for the applicant and #8 for the agent)."


SIGNATURE OF AGENT/APPLICANT

Date: 6/13/25

NOTE: Any changes in activity plans must be submitted to the DEP and the Corps in writing and must be approved by both agencies prior to implementation. Failure to do so may result in enforcement action and/or the removal of the unapproved changes to the activity.



UNIVERSITY OF
NEW ENGLAND

Biddeford Campus
11 Hills Beach Road
Biddeford, ME 04005
(207) 283-0171 T

Portland Campus
716 Stevens Avenue
Portland, ME 04103
(207) 797-7261 T

May 29, 2023

Mr. Tom Saucier
Site Design Associates
23 Whitney Way
Topsham, Maine 04086

TO WHOM IT MAY CONCERN:

This letter authorizes Tom Saucier, Site Design Associates, to serve as an agent for University of New England for the purpose of permitting the proposed installation of a pier and float, on its Biddeford campus.

Sincerely,

A handwritten signature in black ink, which appears to read "alan thibeault", is written over a faint, stylized line drawing of a mountain range.

Alan Thibeault
Vice president for University Operations

Tom Saucier

From: Maine Dept. of Environmental Protection <noreply@informe.org>
Sent: Tuesday, June 13, 2023 6:52 PM
To: Tom Saucier
Subject: Dept. of Environmental Protection Payment Portal

Thank you for submitting this payment to the Dept. of Environmental Protection. Below is a copy of the information and payment the agency will receive.

- Applicant Name: **University of New England**
- Activity Location: **Biddeford**
- First Name: **Thomas**
- Last Name: **Saucier**
- Company Name: **Site Design Associates**
- Street Address: **23 Whitney Way**
- Town/City: **Topsham**
- State or Province: **Maine**
- Country: **United States**
- Zip Code: **04086**
- Phone Number: **2074494275**
- Email Address: **tsaucier@sitedesignassociates.biz**
- Fee Type: **Natural Resources Protection Act (Individual Permit)**
- Customer Number:
- Invoice Number:
- Spill Number:
- Payment Amount: **611**
- Additional Comments:

Your information will be reviewed and you may be contacted if more information is needed or if there are additional questions.

Tom Saucier

From: noreply@informe.org
Sent: Tuesday, June 13, 2023 6:52 PM
Subject: DEP Payment Receipt

Payment Receipt Confirmation

Your payment was successfully processed.

Transaction Summary

Description	Amount
DEP Payment Portal	\$611.00
Service Fee	\$2.00
Maine.gov Total	\$613.00

Customer Information

Customer Name Thomas Saucier
Company Name Site Design Associates
Local Reference ID 1322504056
Receipt Date 6/13/2023
Receipt Time 06:52:02 PM EDT

Payment Information

Payment Type Credit Card
Credit Card Type VISA
Credit Card Number *****1947
Order ID 67334922
Billing Name Thomas Saucier

Billing Information

Billing Address 23 Whitney Way
Billing City, State Topsham, ME
ZIP/Postal Code 04086
Country US
Phone Number 2074494275
This receipt has been emailed to the address below.
Email Address tsaucier@sitedesignassociates.biz

ATTACHMENT 1 - ACTIVITY DESCRIPTION

The float is proposed to provide river access to launch UNE crew team's 60 ft sculls. The pier, gangway, and float have been in place seasonally at this location since 2016, installed each spring and removed each fall. The seasonal installation was approved by the ACOE and the Saco River Corridor Commission in 2015. The proposed pier, approximately 30 ft longer than the existing seasonal pier, would be located similarly to the seasonal pier, and would remain permanently, with the gangway and floats remaining seasonal. The seasonal installation and removal process is expensive, and there were a couple incidents that placed both workers and the equipment in jeopardy during the installation and removal operations. With a permanent pier, heavy equipment access will be limited on Jordan Point. The seasonal installation and removal process was also a concern of the Saco River Corridor Commission when they reviewed the project in 2015.

Although a pier and float currently exist adjacent to the main river channel at a distance of approximately 850 ft, the current in the main river is not conducive to launching sculls, and the use by research staff also limits access. The proposed location of the float and pier in the cove provide access sheltered from the main course of the river. It will provide full-tide access to navigable waters, which the current seasonal pier does not accomplish.

It is important to note that there will be no site work associated with the installation, nor will new impervious area be created. The area of the point accessing the pier is currently lawn area utilized by UNE for scull access to the river, scull storage, and recreational use and access to the river. No new paths would be created as a result of this project and no new soil disturbances would be associated with it.

The pier will be located over ledge with some rockweed for its entire length. The gangway will be located over the ledge and a silty area, and the floats will be located over an area of silts, possibly over a gravel substrate. Total direct impact below the HAT will be 10 sf due to the piles and supports.

Included with this submission are a site plan and illustrative sketches showing the proposed layout of the facility components. The system will include the following:

1. New 6' x 63' pile supported fixed pier
2. Existing 4' x 48' aluminum gangway
3. Existing 10' x 60' float system
4. Re-location of anchor system for existing floats

The following summarizes the construction and installation of above system:

1. All pier components will be constructed on site

2. Fixed pier will be 6' in width and 63' in length
3. Pier foundation to be constructed with #2 grade 8 x 8 piling, pressure treated (pt) southern yellow pine (syp). All timber piles to be treated at 2.5 pcf CCA which meets AWWA standards for marine submersion (category UC5A).

Pier will consist of 4 bents, each with two plumb legs and an 8 x 8 top cap.

Top cap to be #2 grade 8 x 8 timber with a treatment that meets the AWWA standard for marine splash zone rating (category UC4B). Top cap will be pinned to plumb piles with hot-dipped galvanized (hdg) pin stock.

All timber bents will be fastened to existing ledge with custom stainless steel (s.s.) brackets, 1" diameter s.s. threaded rod and two-part epoxy. All s.s. brackets will be through bolted to timber with s.s. bolts.

Outer two bent structures will have additional "batter" piles. These piles will be installed and constructed as per plumb pile specifications above.

All timber bents will have #2 grade 3 x 8 "X-bracing" for lateral strength.

4. Pier stringers to be #2 grade 4 x 12 UC4B pt syp. All pier stringers will be installed with 3/4" hdg pin stock at bent cap positions.
5. Pier deck to be #1 grade 2 x 6 UC4B pt syp. All pier decking to be fastened with #10 x 3" 316 grade s.s. torx drive deck screws.
6. Pier railing system to be #2 grade 4 x 4 posts through bolted to pier stringers, top handrail, knee-rails and toe-kicks to be #1 grade 5/4 x 6 UC4B pt syp.
7. A "gallows frame" will be provided at the end of the pier for seasonal storage and installation of the existing gangway. Gallows frame will be constructed of # 2 6 x 6 UC4B pt syp and through-bolted to the pier stringers with hdg bolts. Top gallows frame cap to be attached with hdg pin stock.
8. A 4 x 12 pier header will be provided at the end of the pier to attach existing gangway mounts. Pier header will be installed with hdg hardware and fasteners.
9. Existing gangway and float system will be re-located to the pier site. Re-location of the existing helix anchors and chain tackle will be done with the aid of a diver and hydraulic torque motor.

ATTACHMENT 2 – ALTERNATIVES ANALYSIS

All work is designed to meet the objective criteria of the project with consideration of NRPA regulatory standards as presented in the previous section. The preferred alternative solutions represent the most practicable and resilient solution for the island property that balances long-term stability with least environmental impact.

A ‘Do Nothing’ option would require that heavy equipment continue to access the site twice per year, increasing the potential for damage to the surrounding areas on the point. There have also been safety concerns given the nature of the access required for the crane during removal and installation of the pier.

The nearest public boat launch is located over two miles away. It would require that UNE regularly trailer the 60 ft skulls to and from the public boat launch. Additionally, a goal of the project is to provide recreational access to the river for students.

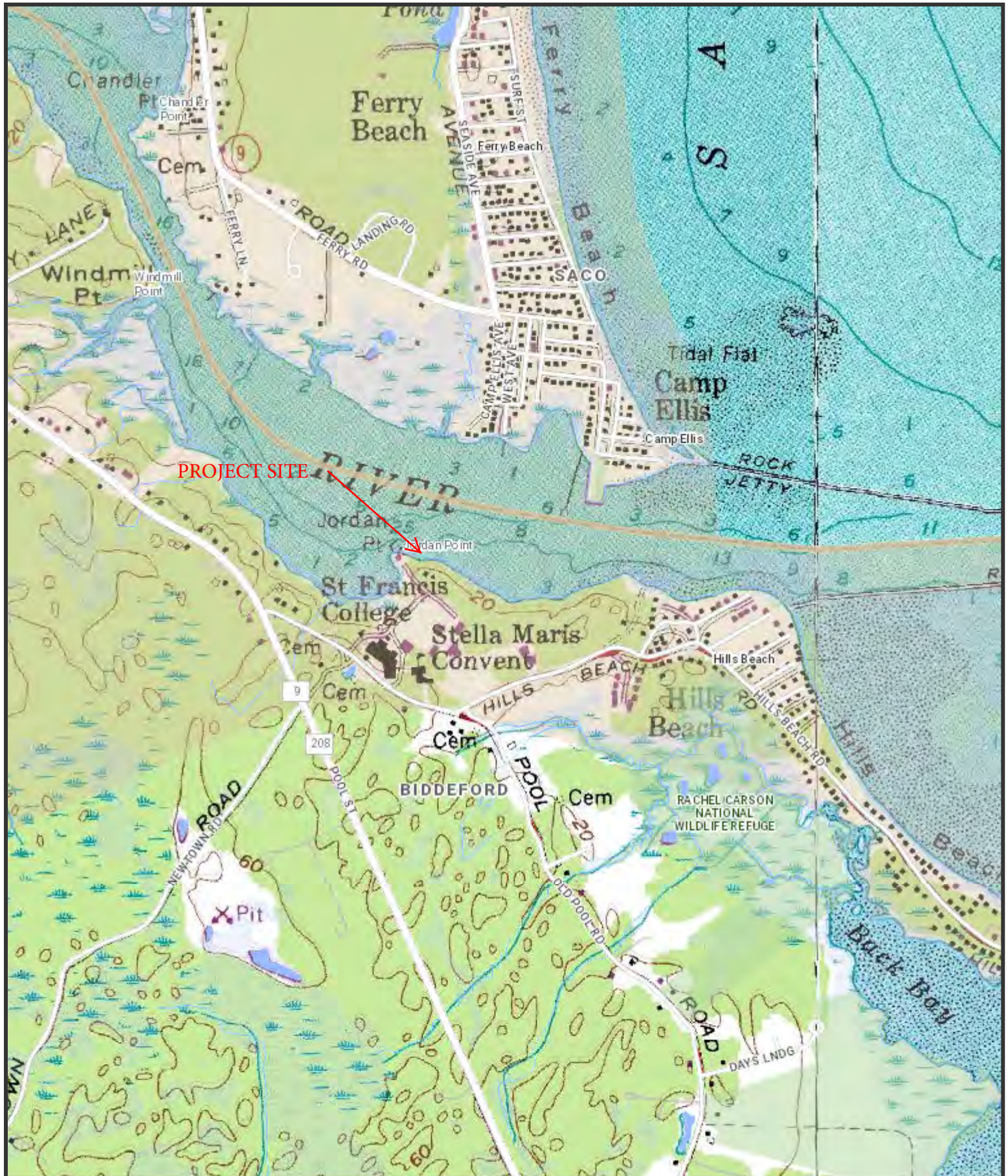
The proposed location was selected because:

- Access sheltered from the main river current is available, in an area of UNE property that minimizes environmental impacts.
- The proposed location and dimensions allow the float to extend a reasonable distance into the river and maintain full-tide access.
- The proposed location will not pose an impact to navigation.

ATTACHMENT 3 – LOCATION MAP

Attached.

RECREATIONAL PIER JORDAN POINT



The Maine Department of Transportation provides this publication for information only. Reliance upon this information is at user risk. It is subject to revision and may be incomplete depending upon changing conditions. The Department assumes no liability if injuries or damages result from this information. This map is not intended to support emergency dispatch.

0.25
Miles
1 inch = 0.28 miles

Date: 6/8/2023
Time: 3:54:08 PM

ATTACHMENT 4 – PHOTOS

Photo 1 – Existing seasonal pier and floats.



Photo 2 – View toward water from approximate ramp location.

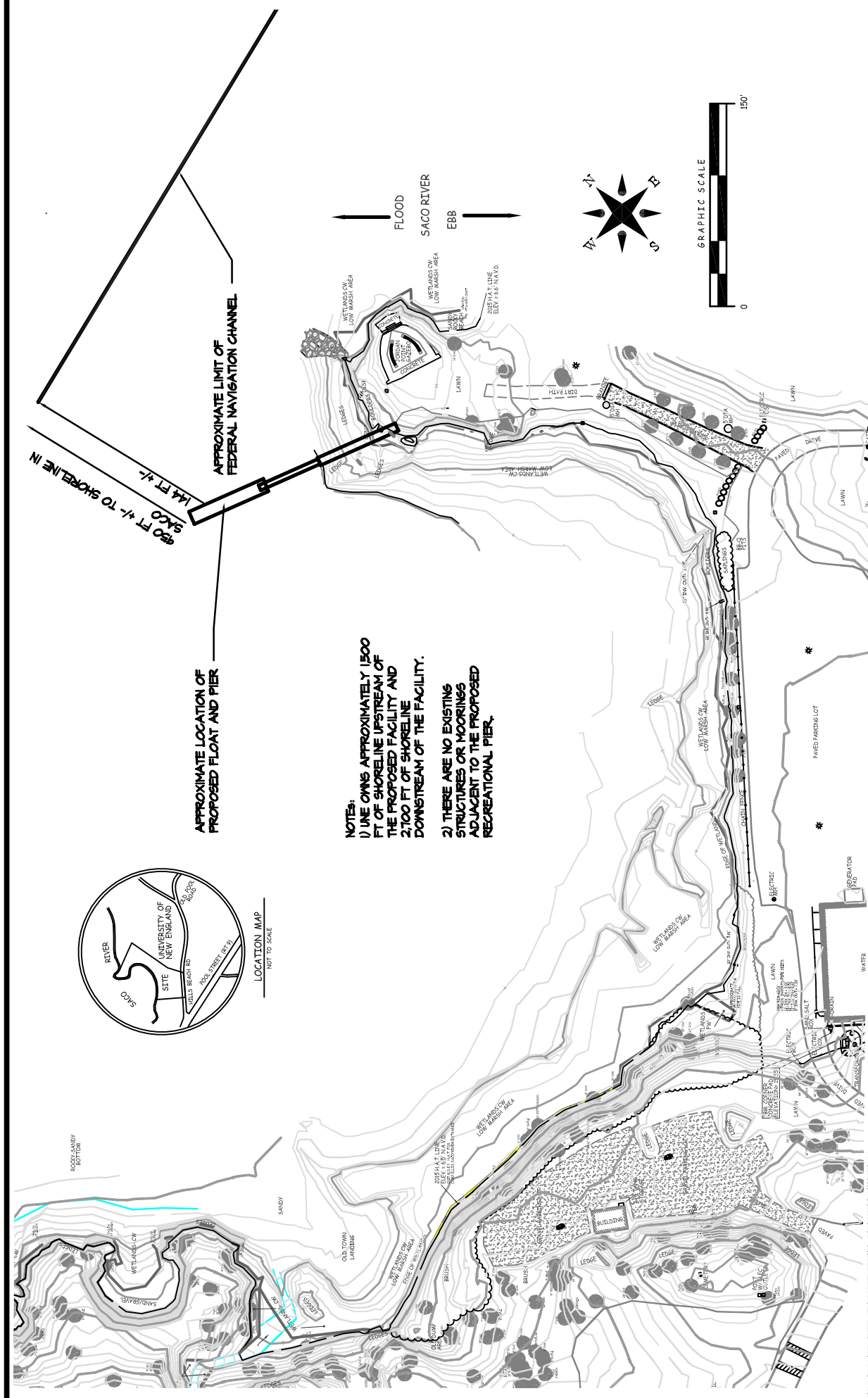


Photo 3 – View toward water from approximate ramp location.



ATTACHMENT 5/6 – PLANS

Plans are included as an attachment for Maine DEP and reduced versions follow for ACOE and Agencies



THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES, ANY

SITE DESIGN ASSOCIATES CONSULTING ENGINEERING & LAND PLANNING 2332 New Way Portland, Maine 04106 TEL: (207) 464-1755										PROJECT DESIGN: TWS DRAWN: DEPT. CHECK: TWS									
CLIENT: UNIVERSITY OF NEW ENGLAND 11 HILLS BEACH ROAD BIDDEFORD, MAINE 04106										PROJECT NO. DATE: MARCH 2023 SCALE: 1"=100'									
STATUS										VICINITY PLAN									
RECREATIONAL PIER AND FLOAT 11 HILLS BEACH ROAD BIDDEFORD, MAINE																			



MAINE STATE PLANE COORD
228848.54
2893699.51

APPROXIMATE LIMIT OF
FEDERAL NAVIGATION CHANNEL

- 10 FT X 60 FT FLOATS

- 4 FT X 48 FT ALUMINUM GANGWAY

- 6 FT X 63 FT PIER
DECK ELEVATION = 9.5 FT. +/-

166 FT FROM MHW
TO END OF STRUCTURE

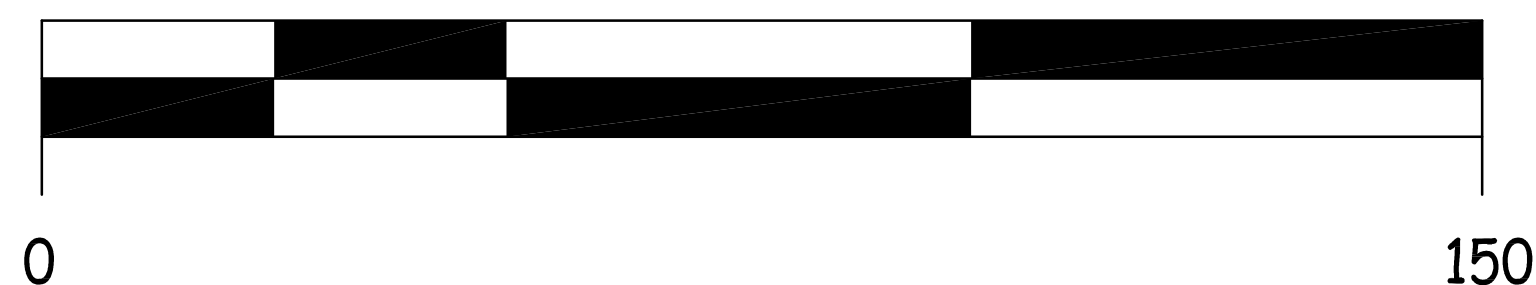
$$MLW = -4.7 \text{ FT}$$

SURVEY NOTES

1. THIS TOPOGRAPHIC SURVEY IS BASED ON EXISTING UNE SURVEY CONTROL POINTS WITH THE ELEVATIONS ON N.A.V.D. 88 DATUM AND U.S. FEET.
2. THIS TOPOGRAPHIC SURVEY IS BASED HORIZONTALLY ON MAINE STATE PLANE, N.A.D. 83, U.S.FEET.
3. IF SHOWN, ONLY THE OBVIOUS "MARKED" UNDERGROUND UTILITIES WITHIN THE TOPOGRAPHIC SURVEY AREA WERE LOCATED FOR THIS SURVEY. OTHER SUBSURFACE UTILITIES MAY EXIST SUCH AS WATER, SEWER, COMMUNICATIONS AND POWER AT THE SITE. WE RECOMMEND THAT ALL UTILITIES BE CONFIRMED, MARKED AND LOCATED PRIOR TO ANY SITE MODIFICATIONS.
4. INVERT ELEVATIONS AND PIPE SIZES SHOULD ALSO BE CONFIRMED PRIOR TO ANY SITE MODIFICATIONS TO THOSE STRUCTURES.
5. WETLANDS CONSIST OF BOTH FRESHWATER AND COASTAL HABITATS AT THE SITE. THE COASTAL WETLAND BOUNDARY FOLLOWS THE UPLAND EDGE OF SALT TOLERANT PLANTS AND/OR ALONG THE PROPOSED M.D.E.P. H.A.T. LINE OF 6.6'.
6. THE WETLAND BOUNDARIES WERE DELINEATED AND LOCATED BY SURVEY DURING APRIL & MAY 2015 USING THE U.S.A.C.O.E. 1987 MANUAL AND REGIONAL SUPPLEMENT GUIDELINES BY STATEWIDE SURVEYS, INC. UPDATED BY STATEWIDE SURVEYS IN 2022.
7. ADDITIONAL OUTCROPS AND BOULDERS MAY EXIST OTHER THAN WHERE SURVEY OBSERVATIONS WERE MADE AND SHOWN DUE TO THE COMPLEXITY OF THE SURFACE TERRAIN OF JAGGED BEDROCK AND BOULDERS.
8. THE HIGHEST ANNUAL TIDE (H.A.T.) LINE SHOWN IS BASED ON 6.6'.
9. THE 100 YEAR FLOOD ELEVATION IS 12.0 (V2).

MLW 88 = -4.7 MHW 88 = 4.3
MLW 29 = -4.0 MHW 29 = 5.0

GRAPHIC SCALE



EXIST HAT LINE = 6.6 FT.

FLOOD

SACO RIVER

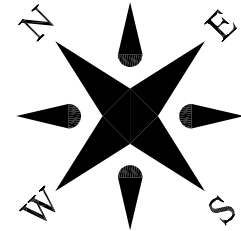
EBB

MINOR ADJUSTMENTS TO THE
LOCATION MAY BE REQUIRED IN
THE FIELD.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES

[illegible]

MAINE STATE PLANE COORD
228848.54
289369.51



APPROXIMATE LIMIT OF
FEDERAL NAVIGATION CHANNEL

10 FT X 60 FT FLOATS

4 FT X 48 FT ALUMINUM GANGWAY

166 FT FROM MHM
TO END OF STRUCTURE

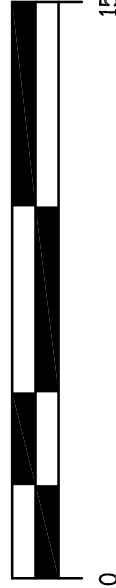
MLW = -4.7 FT

SURVEY NOTES

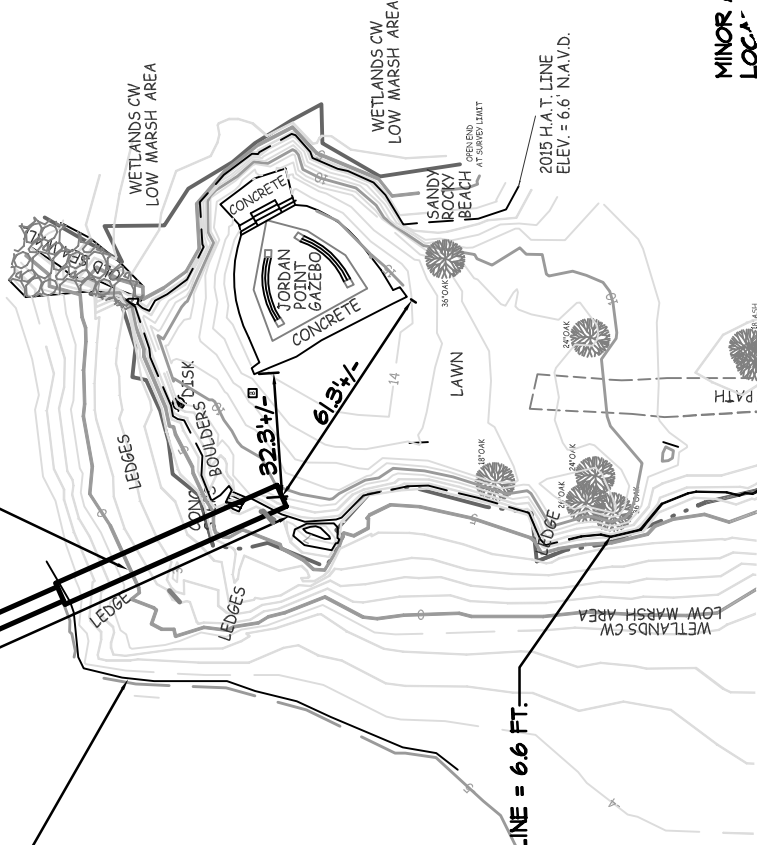
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MLW 88 = -4.7 MHM 88 = 4.3
MLW 29 = -4.0 MHM 29 = 5.0

GRAPHIC SCALE



EXIST HAT LINE = 6.6 FT.



FLOOD
SACO RIVER
EBB

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES. ANY
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ATTACHMENT 7 – CONSTRUCTION PLAN

Construction Access

Construction access will be from the campus. This work will require the use of a large crane for installation of the ramp sections.

Construction Notices

The owner and/or owner's agent will notify the Biddeford Harbormaster when the work starts and will keep them informed of any changes in project schedule.

Method of Construction

See attachment 1.

Construction Schedule

The construction will take place when all permits have been obtained. It is estimated that it will take two to three weeks of onsite work to complete the project.

ATTACHMENT 8 – EROSION CONTROL PLAN

Erosion control details and specifications are included on the project plans. The existing site is primarily ledge and lawn areas. No significant soil disturbances are proposed, and no grading, bulldozing, or filling is anticipated.

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDE THE USE OF STABILIZED CONSTRUCTION ENTRANCE, SEDIMENT BARRIER, EROSION CONTROL MIX, STONE CHECK DAMS, HAY BALE BARRIERS, CATCH BASIN INLET BARRIERS, CATCH BASIN SEDIMENT COLLECTION BAGS, EROSION CONTROL BLANKET, AND TEMPORARY SEEDING AND MULCHING AS REQUIRED. PERMANENT DEVICES INCLUDE THE USE OF RIP RAP AT EXPOSED STORM DRAIN AND CULVERT INLETS AND OUTLETS, RIP RAPPED SLOPES, AND PERMANENT VEGETATION.

1. IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN AS SOON AS POSSIBLE FOLLOWING RECEIPT OF NECESSARY PERMITS.

- ## B. EROSION AND SEDIMENTATION CONTROL MEASURES

- RECOMMENDED TEMPORARY SEEDING DATES AND APPLICATION RATES ARE AS FOLLOWS

AROOSTOOK RYE: RECOMMENDED SEEDING DATES: 8/15 - 10/1
APPLICATION RATE: 112 LBS./ACRE

ANNUAL RYE GRASS: RECOMMENDED SEEDING DATES: 4/1 - 7/1
APPLICATION RATE: 40 LBS./ACRE

PERENNIAL RYE GRASS: RECOMMENDED SEEDING DATES: 8/15 - 9/15
APPLICATION RATE: 40 LBS./ACRE

10. IF THE AREA WILL REMAIN UNWORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO FINAL GRADE, AND WILL NOT BE BUILT ON, THEN IMMEDIATELY PROVIDE PERMANENT STABILIZATION USING VEGETATION THROUGH PLANTING, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH OR RIP RAP. IF USING VEGETATION FOR STABILIZATION, SELECT THE

PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS. AMEND AREAS OF DISTURBED SUBSOIL WITH TOP SOIL OR OTHER ORGANIC AMENDMENTS. PROTECT SEEDED AREAS WITH MULCH OR, IF NECESSARY EROSION CONTROL BLANKETS, AND SCHEDULE SODDING, PLANTING, AND SEEDING SO TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDDED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED. AREAS MUST BE REWORKED AND REESTABLISHED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT.

1. PERMANENT SEEDING SPECIFICATION. IF A LANDSCAPE PLAN HAS BEEN PREPARED FOR THE PROJECT, SOIL PREPARATION AND SEEDING OF THAT PLAN SHALL SUPERSEDE THESE GENERAL PERMANENT SEEDING SPECIFICATIONS. IT IS RECOMMENDED THAT PERMANENT SEEDING BE COMPLETED BETWEEN APRIL 1 AND AUGUST 15 OF EACH YEAR. LATE SEASON SEEDING MAY BE DONE AFTER AUGUST 15 AND SEPTEMBER 15. AREAS NOT SEEDDED OR WHICH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 1 SHALL BE SEEDDED WITH AROOSTOOK RYE OR MULCHED AT RATES PREVIOUSLY SPECIFIED. SEE WINTER CONDITIONS NOTES FOR SEEDING STABILIZATION AFTER NOVEMBER 1.
 - A. APPLY TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES. MIX TOPSOIL WITH THE SUBSOIL TO A MINIMUM DEPTH OF 6 INCHES.
 - B. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS. IN LIEU OF SOIL TESTS, APPLY GROUND LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND GRANULAR, COMMERCIAL-GRADE, 10-10-10 (N-P205-K20) FERTILIZER AT A RATE OF 800 LBS. PER ACRE (18.4 LBS. PER 1,000 SQUARE FEET).
 - C. UNIFORMLY APPLY SEED MIXTURE AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRE, AND ANCHOR AS NECESSARY.
 - D. THE SEED MIXTURE FOR LAWN AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:

10 % CREEPING RED FESCUE
30 % KENTUCKY BLUEGRASS
60 % PERENNIAL RYE GRASS
 - E. THE SEED MIXTURE FOR WET AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:

50 % REED CANARY GRASS
25 % RED TOP
15 % CREEPING RED FESCUE
10 % PERENNIAL RYE GRASS
12. MULCH ALL AREAS SEEDDED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE.
13. DITCH UNINGS, STONE CHECK DAMS, AND RIP RAP INLET AND OUTLET PROTECTION SHALL BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR INSTALLATION OF CULVERT.
14. RIP RAP REQUIRED AT CULVERTS AND STORM DRAIN INLETS AND OUTLETS SHALL CONSIST OF FIELD STONE OR ROUGH UNWEIGH QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE. STONES SHALL WEIGH FROM 10 LBS. TO 200 LBS. AND 50% OF THE STONES BY VOLUME SHALL EXCEED A UNIT WEIGHT OF APPROXIMATELY 50 LBS.
15. EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 3:1, IN THE BASE OF DITCHES NOT OTHERWISE PROTECTED, AND ANY DISTURBED AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE (E.G. WETLANDS AND WATER BODIES). EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
16. TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

"WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1 THROUGH APRIL 15. IF AREAS WITHIN THE CONSTRUCTION ACTIVITY ARE NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES OUTLINED ABOVE BY NOVEMBER 15, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES THAT ARE SPECIFIC TO WINTER CONDITIONS. NO MORE THAN ONE ACRE OF THE SITE MAY BE WITHOUT STABILIZATION AT ONE TIME.

2. AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS.
3. HAY MULCH SHALL BE APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.
4. AFTER NOVEMBER 1 OR THE FIRST KILLING FROST FOR THE REGION AND BEFORE SNOW FALL, ALL EXPOSED AND DISTURBED AREAS NOT TO UNDERGO FURTHER DISTURBANCE ARE TO HAVE DORMANT SEEDING. THE DORMANT SEEDING METHOD: PREPARE THE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED PERMANENT SEED MIXTURE AT DOUBLE THE REGULAR SEEDING RATE, AND MULCH AND ANCHOR. DORMANT SEEDINGS NEED TO BE ANCHORED EXTREMELY WELL ON SLOPES, DITCH BASES AND AREAS OF CONCENTRATED FLOWS. DORMANT SEEDING REQUIRES INSPECTION AND RESEEDING AS NEEDED IN THE SPRING. ALL AREAS WHERE COVER IS INADEQUATE MUST BE IMMEDIATELY RESEEDED AND MULCHED AS SOON AS POSSIBLE.
5. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
6. MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES.

1. SPILL PREVENTION CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
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 RESEARCHABLE QUANTITIES OF SOILS OR FUGITIVE DUST EMISSIONS FROM THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
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.
4. DEBRIS AND OTHER MATERIAL, LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
5. TRENCH OR FOUNDATION DE-WATERING. TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER. WATER EXCAVATION, IN MOST CASES THE COLLECTED WATER IS IMMEDIATELY PUMPED AND DISCHARGED TO A SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA,

EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOTE AREAS THAT ARE SPECIFICALLY DESIGNATED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFER DAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE.

1. INSPECTION DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORM WATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE A WEEK AS WELL AS BEFORE AND AFTER STORM EVENTS. THE PERSON PERFORMING THE PERMANENT STABILIZATION, A PERSON WITH KNOWLEDGE OF EROSION AND STORM WATER CONTROLS, INCLUDING THE STANDARDS IN THE MAINE CONSTRUCTION GENERAL PERMIT AND ANY DEP OR MUNICIPAL COMPANION DOCUMENTS, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
2. AN INSPECTION AND MAINTENANCE LOG MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME AND QUALIFICATIONS OF THE PERSON PERFORMING THE INSPECTION, DATE, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE: BMPs THAT ARE TO BE MODIFIED, LOCATION(S) OF THE MODIFICATION, OPERATIONS AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED THAT DID NOT EXIST AT THE TIME OF THE INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED; INCLUDING WHAT ACTION WAS TAKEN AND WHEN.

1. INSTALL EROSION CONTROL MEASURES.
2. DISCONNECT UTILITIES, DEMOLISH, REMOVE PAVEMENT, CLEAR AND GRUB OPEN AREAS.
3. INSTALL PROPOSED UTILITIES, BRING GRADE TO SUBGRADE.
4. CONSTRUCT BUILDING.
5. CONSTRUCT PAVED AREAS AND WALKS.
6. INSTALL PLANT MATERIAL AND THEN LOAM, SEED AND MULCH IN DISTURBED AREAS.
7. ONCE DISTURBED AREAS ARE PERMANENTLY STABILIZED REMOVE TEMPORARY EROSION CONTROL MEASURES SUCH AS SILT FENCE.



1. STONE SIZE – ASASTO DESIGNATION M 43, SIZE NO. 2 (2 1/2" to 1 1/2"). USE CRUSHED STONE.
2. LENGTH – AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH – NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT GRIPPING OR TOWING OF SEDIMENT AT ANY PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC REPAIR AND TOP DRESSING WITH ADDITIONAL STONE. AS CONDITIONS DEMAND, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

SCALE: N.T.S.



SCALE: N.T.S.



1. CATCH BASIN PROTECTION TO BE "SILTSTACK" (BY ACF ENVIRONMENTAL) OR "STREAM GUARD" (BY FOSS ENVIRONMENTAL SERVICES).
INSERT TO BE EMPTIED IN AN APPROVED MANNER WHEN IT IS 1/2 FULL OF SEDIMENT.
2. INSPECT INSERT AFTER ALL RAINFALL EVENTS, REPAIR AND MAINTAIN AS REQUIRED.

SCALE: N.T.S.



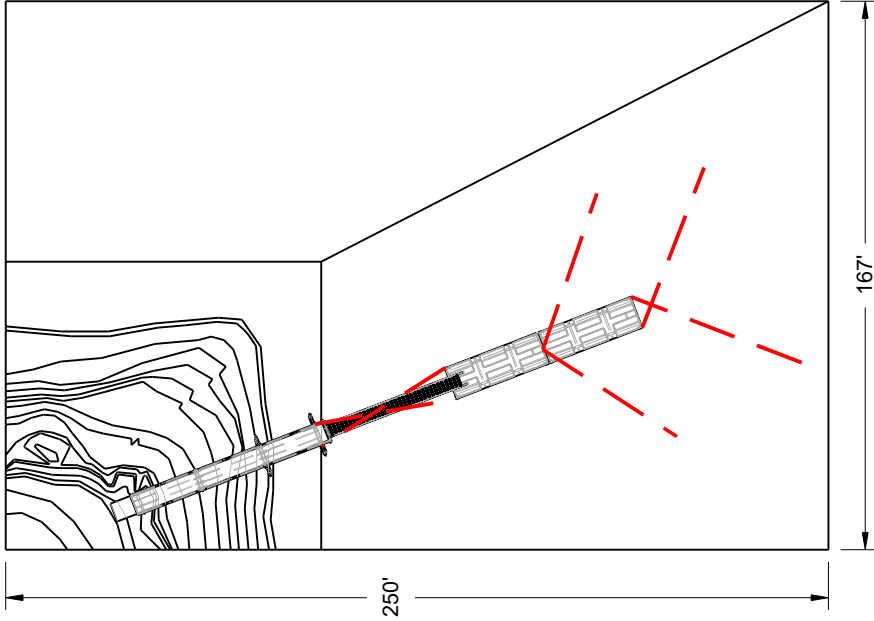
1. THE EROSION CONTROL MIX SHALL CONTAIN A WELL GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
2. MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS
 - A. THE ORGANIC CONTENT SHALL BE BETWEEN 80 AND 100% DRY WEIGHT BASIS
 - B. PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MAXIMUM OF 85% PASSING A 0.75" SCREEN
 - C. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
 - D. LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX
 - E. SOLUBLE SALTS CONTENT SHALL BE <4.0 MMHOS/CM
 - F. THE pH SHOULD FALL BETWEEN 5.0 AND 8.0
3. PLACE BARRIER ALONG A RELATIVELY FLAT CONTOUR. CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES WHERE FINES CAN WASH UNDER THE BARRIER THROUGH GRASS BLADES AND BRANCHES.
4. PLACEMENT OF BARRIER SHOULD BE:
 - AT TOE OF THE SLOPE.
 - FROZEN GROUND, BEDROCK OR ROOTED FORESTED AREAS.
 - THE EDGE OF GRAVEL AND AREAS UNDER CONSTRUCTION.
5. BARRIER SHALL NOT BE USED ADJACENT TO WETLANDS
6. REMOVE SEDIMENT DEPOSITS WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
7. WHEN BARRIER IS DECOMPOSED, CLOGGED WITH SEDIMENT, ERODED OR INEFFECTIVE, IT MUST BE REPLACED OR REPAIRED. THE BARRIER SHOULD BE RESHAPED AS NECESSARY.

4 SCALE: N.T.S.

[illegible]

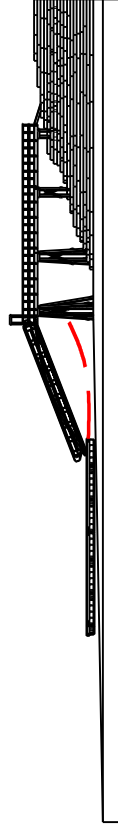
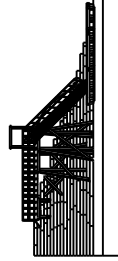


REVISIONS			
ZONE	REV	DESCRIPTION	DATE
			APPROVED



Notes:

- Topographical contour lines approx. only
- Pier: 6' x 63' in (3) 21' sections
- Ramp: 4' x 48' aluminum
- Float: 10' x 60' low profile float
- Mooring system: (4) 10" Helix moorings offshore connected with 1/2" long link galv. chain with (2) back chains to outer pier supports



Custom Float Services 11 Wallace Ave. South Portland ME 04106	DRAWN Henri Gignoux	DATE 4/1/2023	University of New England Jordan Point Pier			
	CHECKED		Pier Overview V2			
	QA		SIZE A	FSCM NO.	DWG NO.	REV
	MFG		SCALE 1:1		SHEET 1 OF 3	
APPROVED						

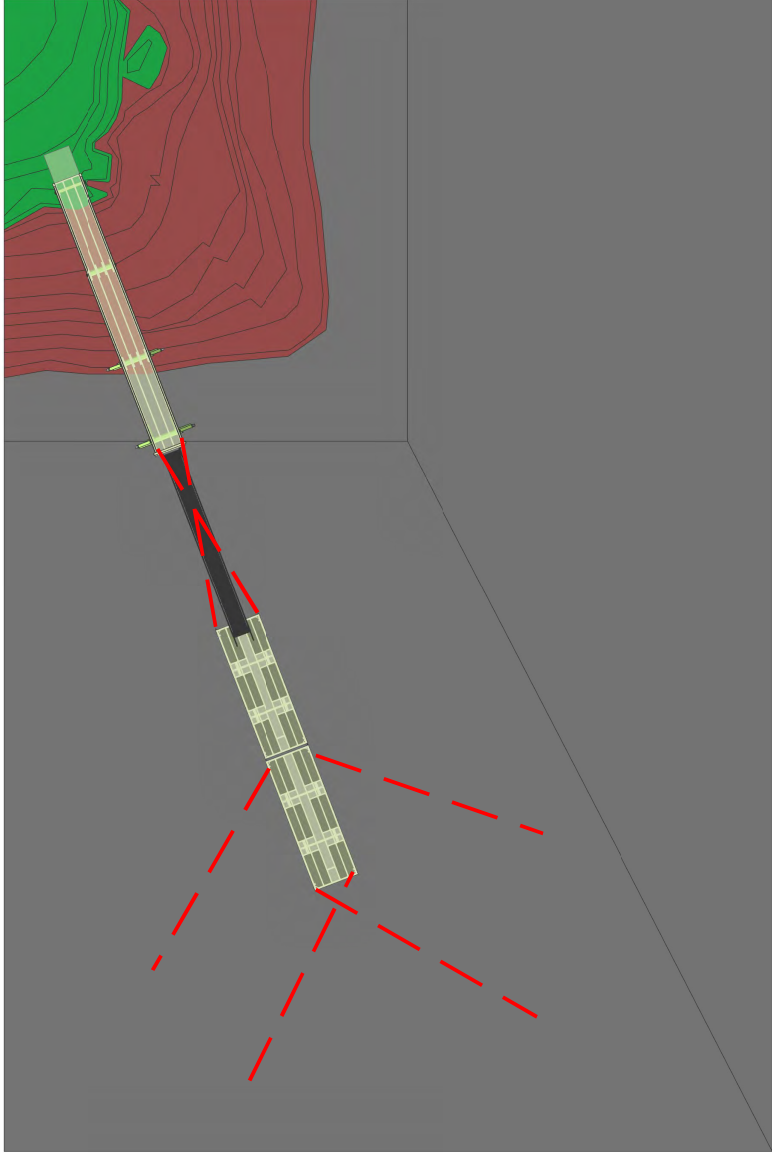




Notes:

- Topographical contour lines approx. only
- Pier: 6' x 63' in (3) 21' sections
- Ramp: 4' x 48' aluminum
- Float: 10' x 60' low profile float
- Moorings system: (4) 10" Helix moorings offshore connected with 1/2" long link galv. chain with (2) back chains to outer pier supports
- Red dashed lines represent mooring chains

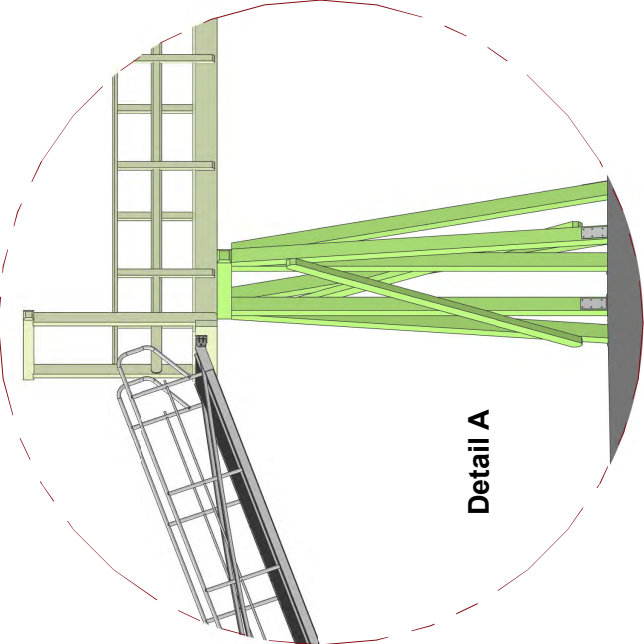
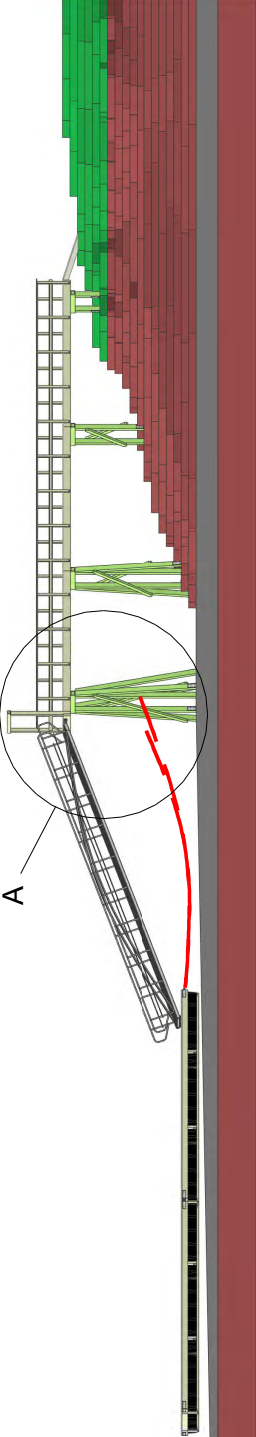
REVISIONS			
ZONE	REV	DESCRIPTION	DATE
APPROVED			



Custom Float Services 11 Wallace Ave. South Portland ME 04106	DRAWN Henri Gignoux	DATE 3/14/2022	University of New England Jordan Point Pier			
	CHECKED		Plan View			
	QA		SIZE A	FSCM NO.	DWG NO.	REV
	MFG		SCALE 1:1		SHEET 2 OF 3	
APPROVED						





REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED
Notes: Topographical contour lines approx. only Pier: 6' x 63' in (3) 21' sections Pier Supports: 8" x 8" PTSYP piles pinned to exposed ledge with 1" SS rod with epoxy. Pier Framing: 4" x 12" PTSYP stringers Ramp: 4' x 48' aluminum Float: 10' x 60' low profile float Mooring system: (4) 10" Helix moorings offshore connected with 1/2" long link galv. chain with (2) back chains to outer pier supports.				
 Detail A 				

Custom Float Services 11 Wallace Ave. South Portland ME 04106	DRAWN Henri Gignoux	DATE 3/14/2022	University of New England Jordon Point Pier		
	CHECKED		Elevation View Looking East		
	QA		SIZE A	FSCM NO.	DWG NO.
	MFG		SCALE 1:1	SHEET 3 OF 3	REV
	APPROVED				



**ATTACHMENT 9 – WETLAND DELINEATION REPORT/COASTAL WETLAND
CHARACTERIZATION APPENDIX B**

Reports follow this page.

WETLAND REVIEW SUMMARY
JORDAN POINT PIER
UNIVERSITY OF NEW ENGLAND
HILL'S BEACH ROAD, BIDDEFORD, MAINE

Prepared for:

SITE DESIGN ASSOCIATES



Prepared by:

STATEWIDE SURVEYS, INC
SOIL SCIENTISTS & LAND SURVEYORS
35 Eastman Road, Cape Elizabeth, ME 04107
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Phone: 207 767 4200

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WETLAND REVIEW SUMMARY
PROPOSED JORDAN POINT PIER
HILL'S BEACH ROAD, BIDDEFORD, ME.

REPORT CONTENT

- 1.0 PROJECT INTRODUCTION
- 2.0 PROJECT METHODOLOGY
- 3.0 PROJECT SUMMARY

- PHOTOGRAPHS
- NWI MAP
- NRCS SOIL MAP
- FLOOD MAP

STATEWIDE SURVEYS, INC
SOIL SCIENTISTS & LAND SURVEYORS

35 Eastman Road, Cape Elizabeth, ME.

Phone: 207 767 4200

March 30, 2023

Mr. Thomas Saucier
Site Design Associates
23 Whitney Way
Topsham, ME. 04086

WETLAND REVIEW
PROPOSED JORDAN POINT PIER
University of New England
Biddeford, Maine

Tom,

As requested, Statewide Surveys, Inc completed a wetland review on March 13, 2023 of the area for the proposed seasonal pier at Jordan Point along the Saco River at the University of New England in Biddeford, Maine. This review is for a proposed seasonal pier to be installed off Jordan Point to access the Saco River. We understand a seasonal pier was previously permitted in 2015 just a few feet westerly of the proposed location. Presently the University would like to pivot the pier alignment slightly to the east for safer and deeper water access. Therefore, this summary has been prepared for the new alignment that has shifted just slightly easterly of the previously permitted seasonal pier in 2015.

The project area has been reviewed and delineated several times in the past without notable changes to the location since our surveys originally conducted in 2015. This effort was to revisit the area that was redelineated in the spring of 2022. The 2022 wetland redelineation was a revisit of another redelineation effort completed by Statewide Surveys, Inc. in April and May 2015 that required updating as wetland delineations are typically acceptable for a five year period with the Maine Department of Environmental Protection (MDEP). Our original wetland delineation in 2015 was completed to review wetland delineations by Wetland Scientist Joe Noel.

The project area generally consists of exposed bedrock exposures leading down into the Saco River with intermixed small pockets of coastal wetlands and scattered concrete debris and old cribwork from past pier locations. The ledge exposure is generally oriented in a linear northerly direction and commonly referred to as a "whaleback". The bedrock whaleback has a few small shallow shaly/gravelly soil exposures intermixed within and on either side the bedrock ledges that become exposed at low tide. There are two small pocket wetland colonies either side of the whaleback ledges. A small portion (± 66 S.F.) of the wetland colony on the easterly side of the ledges appears to be within the proposed pier alignment. However, this area should not be directly impacted as the proposed pier will be freestanding approximately three feet (3') or more above the ground surface and above the daily high tides.

The National Wetlands Inventory (NWI) mapping closely resembles the wetland areas in this area and further described in the following.

WETLAND METHODOLOGY

We reviewed the following resources prior to conducting the Wetland Survey: the Highest Astronomical Tide (HAT), York County Soil Survey (Natural Resource Conservation Service), Maine G.I.S. Aerial Photography, Shorebird Feeding Habitat, Shorebird Roosting Habitat, National Wetland Inventory Maps, Topographic/Soundings Survey by Statewide Surveys, Inc, Wetlands/Deep Water Classifications by Cowardin and The Identification and Management of Significant Fish and Wildlife Resources in Southern Maine by the Maine Inland Fisheries and Wildlife.

We surveyed the site at low tide conditions during all field visits to thoroughly examine and photograph the project limit for wetlands in accordance with the Routine Method described in the 1987 U.S. Army Corps of Engineers (USACE) Wetland Delineation Manual and its Regional Supplement: North-Central and Northeast Region (Version 2). Three wetland parameters are required, specifically: the presence of hydric soils¹, the predominance of hydrophytes² and evidence of wetland hydrology³. The delineated wetlands have alluvial "hydric" soil conditions, a presence of hydrology and a prevalence of hydrophytes thereby meeting the required wetland criteria identified in the USACE manual.

1. *"Hydric" soils formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (NEIWPCC).*
2. *"Hydrophytes" are plants growing in wetlands that have adapted in one way or another to life in permanently or periodically inundated or saturated soils (USACE).*
3. *"Hydrology" is permanent or periodic inundation, or soil saturation to the surface, at least seasonally is the driving forces behind wetland formation (USACE).*

Coastal Wetlands are defined as: All tidal and sub-tidal areas, including all areas below any identifiable debris line left by tidal action; all areas with vegetation present that is tolerant of saltwater and occurs primarily in a salt water or estuarine habitat; and any swamps, marsh, bog, beach, flat or other contiguous lowland which is subject to tidal action during the maximum spring tide level as identified in the tide tables published by the National Ocean Service (38 MRSA 480-B).

Overall, the site generally consists of exposed bedrock outcroppings leading down and into the rocky shoreline of the Saco River. We reviewed the specific area for wetland habitats shown on the provided engineering plan. The high tide line is evident with a "wrack" or debris line along the base of a short vertical bank with sharp bedrock cliff exposures. The bedrock whaleback is "clean" and representative of fluctuating water levels and tidal events.

We used hand tools to check the underlying conditions, however this area is very shallow to bedrock with minimal soil coverage. We also observed vegetation where available and documented other site features using a Trimble® Geo-XH Global Positioning Unit (GPS). The Topographic Survey plan prepared for this small area was useful for orientation and site characteristics. Wetland flags were tied to existing vegetation available above the HAT Line as flagging will not withstand the tidal currents. Please see the attached map for wetlands locations.

We observed small pockets of alluvial soils (deposited materials) below the apparent tide line and amongst breaks in the ledges and along their edges. Alluvial soils are considered as hydric with flooded conditions

within the defined Flood Zone. Additionally, there are thin organic “mat-like” areas on either side of the whaleback ledges that allow the sparse colonies of smooth cordgrass (*Spartina alterniflora*) to exist. The plants have all died back over winter with only their exposed hollow stems, dead foliage and dense layer of rhizomes or interconnected root systems evident from the daily scouring from tidal events. These organic mats are very thin shallow soils are intermixed among a few boulders and stones along the bedrock that “grades” down to the Saco River bottom.

The footprint area for the pier is nearly void of any vegetation apparently due to the natural scouring effect of the fluctuating tides with limited soils and opportunity for plants to anchor to. The lower sections of the bedrock exposures and rocky shoreline are inhabited with common rockweed (*Fucus vesiculosus*) colonies. As previously mentioned, a small pocket (+66 S.F.) of Coastal Wetlands appears to exist within the footprint area of the proposed pier. The proposed alignment may indirectly cover the westerly edge of a sparsely populated smooth cordgrass colony. The vegetation may be slightly covered however any impact should be minimal by the proposed alignment as the pier will be freestanding approximately three feet (3') or more above the ground surface as well as the daily high tides.

Additionally, a small “perched” wetland colony is located on the opposite or westerly side of the whaleback ledges. This small colony appears outside of the proposed pier alignment and should not be impacted. This small area was within the previously permitted pier alignment and appears to not have been impacted from the pier installment and usage. This small area is also below the HAT line and inhabited with a sparse smooth cordgrass population underlain with a very thin organic mat overlying shallow gravelly sandy alluvial soils. The small colony of herbaceous halophytes and/or hydrophytes are rooted into the shallow alluvial soils with daily tidal inundation being located below the apparent high tide line.

The NWI map does not indicate any wetlands in the proposed area for the pier installation. However, the NWI indicates wetlands nearby along the adjacent cove perimeter and designated them as E2US2N (Estuarine, intertidal, unconsolidated bottom, sandy estuary). We found the adjacent wetlands to be similar to the Cowardin classification, however we believe the cove has silty conditions as well. We only observed a pair of Canadian Geese (*Branta canadensis*) in the cove while on-site.

WETLAND SUMMARY

The proposed site should be suitable for the seasonal pier, however, will be subject to regulatory review and permitting being located within the Saco River floodplain and the Shoreland Zone at the State & Federal Level by the MDEP and the USACE. We understand any regulatory setbacks would be measured from the HAT Line per elevation without a wetland boundary to measure from. Permitting with the MDEP should be under the Mandatory Shoreland Zoning Act (MSZA) and typically required within 250' of the high water mark of a great pond or river, upland edge of a coastal wetland. We further understand that state regulations are in effect within 75' or 100' of the HAT line depending on the type and size of any proposed impacts to these areas. Any wetlands at the site would also be considered “Wetlands of Special Significance” and a regulated resource. We recommend reviewing the MDEP Natural Resources Protection Act (NRPA) Permit Application Guidelines.

Additionally, wetlands are regulated by the USACE under the provisions of Section 404 of the Clean Water Act below the HAT line and navigable waters of the United States. We further understand that General Permits are required with the USACE with proposed activities within the Flood Zone on a tidal river. The

USACE should also be provided any permit applications for their review. We understand permits will be required to alter Coastal Wetlands on-site or below the HAT line. The Corps will evaluate the pier project and determine the appropriate permit/s required for seasonal docks.

We did not identify any special concern wildlife resources such as nesting, rookeries, nesting sites, seal haul outs etc. at the location. We also reviewed the MDEP website for Shorebird Feeding and Roosting Habitats to find none listed or identified at the proposed project area. Additionally, The Identification and Management of Significant Fish and Wildlife Resources in Southern Coastal Maine was reviewed for resources in this area. The document identifies the mouth of the Saco River with Shorebird Feeding and Roosting Areas which is southerly of the project location.

As you know, the City of Biddeford also has a Code of Ordinances in effect with regulations over resources including the Saco River. The City should be consulted with regarding any local permits that may be required for work in or adjacent to the resource for seasonal usage.

We did not identify any streams or other wetlands above the HAT line adjacent to the project area. A MDEP, USACE and or a Biddeford representative may be the best route toward determining any required permits for a seasonal dock. We have been encouraged to do so for projects within the Shoreland Zone and its buffer. We can assist with environmental meetings with the City, MDEP or USACE if needed. We further recommend implementing Best Management Practices (BMP's) and compliance with all environmental regulations prior to any sitework.

In the event you have any questions or need further assistance, please contact me using my office number 207 767 4200.

Respectfully Submitted,

Dale A. Brewer

Dale A. Brewer

STATEWIDE SURVEYS, INC

President

WETLAND REVIEW SUMMARY

PROPOSED JORDAN POINT PIER
UNIVERSITY OF NEW ENGLAND
HILL'S BEACH ROAD, BIDDEFORD, ME.

PHOTOGRAPHS



Photograph One. Note the remnant stairs and concrete materials from past pier locations and the small, isolated wetland vegetation (*Spartina alterniflora*) colony located in the upper right below the pink wetland flag. Photograph date: 03/13/2023.



Photograph Two. A closeup view of the small perched vegetated wetland pocket that appears to be below the HAT Line and just westerly of the proposed pier. This area was partially covered by the 2022 permit. Photograph date: 03/13/2023.



Photograph Three. An easterly view of Jordan Point providing a side or profile of the proposed pier at low tide. The rocky ledges extend down into the Saco River lacking typical coastal wetlands. Photograph date 03/13/2023.



Photograph Four. A southerly view of the proposed pier alignment looking toward the Gazebo. Note the horizontal log that is part of ancient cribwork supports for an assumed former pier or dock. Photograph date 03/13/2023.



Photograph Five. Westerly view of the proposed pier alignment in the background that will follow along the bedrock outcrop (whaleback) from the top of the bluff down to the river . Photograph date: 03/13/2023.



Photograph Six. A northerly view of the proposed pier alignment. The proposed gangway will be above a small portion of the wetland vegetation to the right of the exposed ledges. The bottom stair is below the HAT Line. Photo date: 03/13/2023.



Photograph Seven. Photograph of an old chain and existing cribwork from a past pier just westerly of the proposed pier location. Photograph date: 03/13/2023.



Photograph Eight. A closeup view of the existing cribwork that is exposed to this below the low tide line. Photograph date: 03/13/2023.



Photograph Nine. Photograph of the very rocky and shaly like soil materials intermixed with the ledges. This picture is within the proposed seasonal pier alignment. Photograph date: 03/13/2023.



Photograph Ten. Easterly view from the proposed pier location toward the existing seawall and navigation marker with Camp Ellis in the background. Photograph date: 03/13/2023.

WETLAND REVIEW SUMMARY

PROPOSED JORDAN POINT PIER
UNIVERSITY OF NEW ENGLAND
HILL'S BEACH ROAD, BIDDEFORD, ME.

NWI MAP



UNE HILLS BEACH JORDAN POINT



March 10, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The U.S. Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

WETLAND REVIEW SUMMARY

PROPOSED JORDAN POINT PIER
UNIVERSITY OF NEW ENGLAND
HILL'S BEACH ROAD, BIDDEFORD, ME.

NRCS SOIL
MAP



WETLAND REVIEW SUMMARY

PROPOSED JORDAN POINT PIER
UNIVERSITY OF NEW ENGLAND
HILL'S BEACH ROAD, BIDDEFORD, ME.

HIGHEST ASTRONOMICAL TIDE (HAT)

[Home](#)
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[Explore Maine Geology](#)
[Hazards](#)
[Earthquakes](#)
[Erosion](#)
[Landslides](#)
[Floods](#)
[Droughts](#)
[Tsunamis](#)
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Maine Geological Survey

Highest Astronomical Tide Line

To determine the estimated Highest Astronomical Tide elevation (in feet, NAVD88) and the tidal station used, simply click on a section of coastline of interest.

Highest Astronomical Tide Line	
Secondary Station	Camp Ellis, Saco River Entrance
Station ID	8418606
Highest Tide (feet) NAVD	6.60

Stephen M. Dickson and Peter Slomsky, Maine Geological Survey

ATTACHMENT 10 – NOTICE OF INTENT TO FILE

The notice of intent to file ran in the Portland Press Herald on June 13, 2023. No abutter notices were sent as there are no direct abutters.

Email - Classified Advertising Proof- Portland Press Herald

1 of 1 Find | Next



Classified Advertising Proof

Tom Saucier
Site Design Associates
23 Whitney Way

Topsham
Maine
04086
+1 (207) 449-4275

Thank you for placing your advertisement with us.

Your order information and a preview of your advertisement are attached below for your review. If there are changes or questions, please contact the classified department at (207) 791-6100

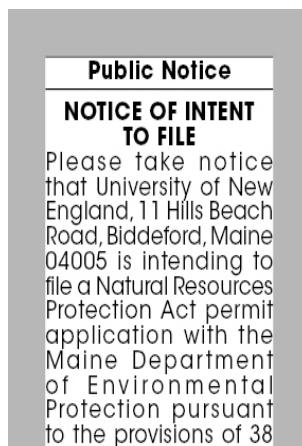
Thank you

(207) 791-6100

arichardson@mainetoday.com

Monday – Friday 8:00 am – 5pm

Order Number	0436291	Order Price	\$458.75
Sales Rep.	Amanda Richardson	PO No.	Notice of Intent to file - Tom Saucier
Account	30243	Payment Type	Invoice
Publication	Portland Press Herald	Number of dates	1
First Run Date	06/13/2023	Last Run Date	06/13/2023
Publication	Online Upsell PPH	Number of dates	1
First Run Date	06/13/2023	Last Run Date	06/13/2023



M.R.S. §§ 480-A thru 480-BB on or about June 13, 2023. The application is for a permanent pier with a ramp and floats at the following location: 11 Hills Beach Road, Biddeford, Maine 04005. A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction over this application must be received by the Department in writing, no later than 20 days after the application is found by the Department to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comment on the application will be accepted throughout the processing of the application. For Federally licensed, permitted, or funded activities in the Coastal Zone, review of this application shall also constitute the State's consistency review in accordance with the Maine Coastal Program pursuant to Section 307 of the federal Coastal Zone Management Act, 16 U.S.C. § 1456. The application will be filed for public inspection at the Department of Environmental Protection's office in Portland during normal working hours. A copy of the application may also be seen at the municipal offices in Biddeford, Maine. Written public comments may be sent to the regional office in Portland where the application is filed for public inspection.

PUBLIC NOTICE FILING AND CERTIFICATION

Department Rules, Chapter 2, require an applicant to provide public notice for all Tier 2, Tier 3 and individual Natural Resources Protect Act projects. In the notice, the applicant must describe the proposed activity and where it is located. "**Abutter**" for the purposes of the notice provision means any person who owns property that is BOTH (1) adjoining and (2) within one mile of the delineated project boundary, including owners of property directly across a public or private right of way.

1. **Newspaper:** You must publish the Notice of Intent to File in a newspaper circulated in the area where the activity is located. The notice must appear in the newspaper within 30 days prior to the filing of the application with the Department. You may use the attached Notice of Intent to File form, or one containing identical information, for newspaper publication and certified mailing.
2. **Abutting Property Owners:** You must send a copy of the Notice of Intent to File by certified mail to the owners of the property abutting the activity. Their names and addresses can be obtained from the town tax maps or local officials. They must receive notice within 30 days prior to the filing of the application with the Department.
3. **Municipal Office:** You must send a copy of the Notice of Intent to File and a **duplicate of the entire application** to the Municipal Office.

ATTACH a list of the names and addresses of the owners of abutting property.

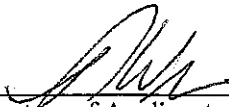
CERTIFICATION

By signing below, the applicant or authorized agent certifies that:

5. A Notice of Intent to File was published in a newspaper circulated in the area where the project site is located within 30 days prior to filing the application;
6. A certified mailing of the Notice of Intent to File was sent to all abutters within 30 days of the filing of the application;
7. A certified mailing of the Notice of Intent to File, and a duplicate copy of the application was sent to the town office of the municipality in which the project is located; and
8. Provided notice of and held a public informational meeting, if required, in accordance with Chapter 2, Rules Concerning the Processing of Applications, Section 13, prior to filing the application. Notice of the meeting was sent by certified mail to abutters and to the town office of the municipality in which the project is located at least ten days prior to the meeting. Notice of the meeting was also published once in a newspaper circulated in the area where the project site is located at least seven days prior to the meeting.

The Public Informational Meeting was held on _____
Date

Approximately _____ members of the public attended the Public Informational Meeting.



Signature of Applicant or authorized agent

6/13/23
Date

ATTACHMENT 11 – MHPC AND TRIBE LETTERS

Copies of letters follow this page. Certified mail receipts for the tribes and abutters are attached.

Site Design Associates

Consulting Engineering and Land Planning

May 9, 2023

THPO

Aroostook Band of Micmacs

7 Northern Road

Presque Isle, ME 04769

RE: University of New England
Proposed Pier
11 Hills Beach Road
Biddeford, Maine

On behalf of our client, University of New England (UNE), we are assisting with the preparation of Maine Department of Environmental Protection Natural Resources Protection Act and U.S. Army Corps of Engineers Permit applications. The applications are to convert a seasonal float and pier to a permanent facility on UNE's campus at 11 Hills Beach Road in Biddeford. We believe your office previously reviewed the seasonal float and pier in 2015.

This letter and the enclosed location map serve as a means to notify you of the project and give you an opportunity to determine whether the proposed development would affect properties of religious and/or cultural significance. We request you research your data base to determine the presence of any sites in the area of historic architecture or archaeological significance, as defined by the National Historic Preservation Act of 1966.

Thank you for your assistance and the generosity of your time to review this project.

Sincerely,
Site Design Associates



Tom Saucier, P.E.
President

Enclosure

Site Design Associates

Consulting Engineering and Land Planning

May 9, 2023

THPO and Environmental Planner
Houlton Band of Maliseet Indians
88 Bell Road
Littleton, Maine 04730

RE: University of New England
Proposed Pier
11 Hills Beach Road
Biddeford, Maine

On behalf of our client, University of New England (UNE), we are assisting with the preparation of Maine Department of Environmental Protection Natural Resources Protection Act and U.S. Army Corps of Engineers Permit applications. The applications are to convert a seasonal float and pier to a permanent facility on UNE's campus at 11 Hills Beach Road in Biddeford. We believe your office previously reviewed the seasonal float and pier in 2015.

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Thank you for your assistance and the generosity of your time to review this project.

Sincerely,

Site Design Associates



Tom Saucier, P.E.
President

Enclosure

Site Design Associates

Consulting Engineering and Land Planning

May 9, 2023

THPO
Passamaquoddy Tribe of Indians
Pleasant Point Reservation
PO Box 343
Perry, Maine 04667

RE: University of New England
Proposed Pier
11 Hills Beach Road
Biddeford, Maine

On behalf of our client, University of New England (UNE), we are assisting with the preparation of Maine Department of Environmental Protection Natural Resources Protection Act and U.S. Army Corps of Engineers Permit applications. The applications are to convert a seasonal float and pier to a permanent facility on UNE's campus at 11 Hills Beach Road in Biddeford. We believe your office previously reviewed the seasonal float and pier in 2015.

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Thank you for your assistance and the generosity of your time to review this project.

Sincerely,

Site Design Associates



Tom Saucier, P.E.
President

Enclosure

Site Design Associates

Consulting Engineering and Land Planning

May 9, 2023

THPO
Passamaquoddy Tribe of Indians
Indian Township Reservation
PO Box 301
Princeton, Maine 04668

RE: University of New England
Proposed Pier
11 Hills Beach Road
Biddeford, Maine

On behalf of our client, University of New England (UNE), we are assisting with the preparation of Maine Department of Environmental Protection Natural Resources Protection Act and U.S. Army Corps of Engineers Permit applications. The applications are to convert a seasonal float and pier to a permanent facility on UNE's campus at 11 Hills Beach Road in Biddeford. We believe your office previously reviewed the seasonal float and pier in 2015.

This letter and the enclosed location map serve as a means to notify you of the project and give you an opportunity to determine whether the proposed development would affect properties of religious and/or cultural significance. We request you research your data base to determine the presence of any sites in the area of historic architecture or archaeological significance, as defined by the National Historic Preservation Act of 1966.

Thank you for your assistance and the generosity of your time to review this project.

Sincerely,
Site Design Associates



Tom Saucier, P.E.
President

Enclosure

Site Design Associates

Consulting Engineering and Land Planning

May 9, 2023

THPO
Penobscot Nation
Cultural and Historic Preservation Dept.
12 Wabanaki Way
Indian Island, Maine 04468

RE: University of New England
Proposed Pier
11 Hills Beach Road
Biddeford, Maine

On behalf of our client, University of New England (UNE), we are assisting with the preparation of Maine Department of Environmental Protection Natural Resources Protection Act and U.S. Army Corps of Engineers Permit applications. The applications are to convert a seasonal float and pier to a permanent facility on UNE's campus at 11 Hills Beach Road in Biddeford. We believe your office previously reviewed the seasonal float and pier in 2015.

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Thank you for your assistance and the generosity of your time to review this project.

Sincerely,
Site Design Associates



Tom Saucier, P.E.
President

Enclosure

Site Design Associates
Consulting Engineering and Land Planning

June 10, 2023

Mr. Kirk F. Mohny, SHPO
Maine Historical Preservation Commission
55 Capitol Street
65 State House Station
Augusta, ME 04333-0065

RE: Proposed Pier and Float
University of New England
11 Hills Beach Road, Biddeford, Wiscasset, Maine

Dear Mr. Mohny:

On behalf of our client, University of New England (UNE), we are assisting with the preparation of permit applications to convert a seasonal float and pier to a permanent facility on UNE's campus at 11 Hills Beach Road in Biddeford. We believe your office previously reviewed the seasonal float and pier in 2015.

This letter and the enclosed location map serve as a means to notify you of the project and give you an opportunity to determine whether the proposed development would affect properties of religious and/or cultural significance. We request you research your data base to determine the presence of any sites in the area of historic architecture or archaeological significance, as defined by the National Historic Preservation Act of 1966.

Thank you for your assistance and the generosity of your time to review this project.

Sincerely,
Site Design Associates



Tom Saucier, P.E.
President

Enclosure

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Postage \$0.63

Total \$8.13

Sent Passamaquoddy Tribe of Indians

Indian Township Reservation

PO Box 301

Princeton, ME 04668

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Postage \$0.63

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☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.63

Total Postage and Fees \$8.13

Sent To THPO

INDIAN TOWNSHIP RESERVATION

PO Box 301

Princeton, ME 04668

City, State, ZIP+4®

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Postage \$0.63

Total \$8.13

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06/10/2023

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☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.63

Total Postage \$8.13

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 9 Red Oak Lane
 Biddeford, ME 04005

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 06/12/2023
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Biddeford, ME 04005

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Postage \$0.63

Total Postage \$8.13

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 11 Seabreeze Ave
 Biddeford, ME 04005

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Perry, ME 04667

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☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.63

Total Postage \$8.13

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 Pleasant Point Reservation
 PO Box 343
 Perry, ME 04667

Postmark Here
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☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.63

Total Postage \$8.13

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 51 Hills Beach Road
 Biddeford, ME 04005

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.63
 \$8.13
 Total Post
 \$ Elizabeth C. Johnston
 Sent To 62 Pleasant St
 Street and Saco, ME 04072
 City, State,

06/12/2023
 JUN 12 2023
 USPS - 04086

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.63
 \$8.13
 Total P
 \$ John Paul and Agnes Boucher
 Sent To 26 Reserved Lane
 Street a Biddeford, ME 04005
 City, St

06/12/2023
 JUN 12 2023
 USPS - 04086

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ATTACHMENT 12 – MDEP VISUAL EVALUATION FIELD SURVEY CHECKLIST
APPENDIX A

Follows this page

**APPENDIX A: MDEP VISUAL EVALUATION
FIELD SURVEY CHECKLIST**

(Natural Resources Protection Act, 38 M.R.S. §§ 480 A - Z)

Name of applicant: University of New England Phone: 207-602-2365

Application Type: NRPA

Activity Type: (brief activity description) Pier, gangway and float

Activity Location: Town: Biddeford County: York

GIS Coordinates, if known: _____

Date of Survey: 05/01/23 Observer: Tom Saucier Phone: 207-449-4275

	Distance Between the Proposed Visibility Activity and Resource (in Miles)		
	0-¼	¼-1	1+
1. Would the activity be visible from:			
A. A National Natural Landmark or other outstanding natural feature?	☐	☐	☒
B. A State or National Wildlife Refuge, Sanctuary, or Preserve or a State Game Refuge?	☐	☐	☒
C. A state or federal trail?	☐	☐	☒
D. A public site or structure listed on the National Register of Historic Places?	☐	☐	☒
E. A National or State Park?	☐	☐	☒
F. 1) A municipal park or public open space?	☐	☐	☒
2) A publicly owned land visited, in part, for the use, observation, enjoyment and appreciation of natural or man-made visual qualities?	☐	☐	☒
3) A public resource, such as the Atlantic Ocean, a great pond or a navigable river?	☒	☐	☐
2. What is the closest estimated distance to a similar activity?	☐ 850 ft	☐	☐
3. What is the closest distance to a public facility intended for a similar use?	☐ 2 miles	☐	☐
4. Is the visibility of the activity seasonal? (i.e., screened by summer foliage, but visible during other seasons)		☐ Yes	☒ No
5. Are any of the resources checked in question 1 used by the public during the time of year during which the activity will be visible?		☒ Yes	☐ No

A listing of National Natural Landmarks and other outstanding natural features in the State of Maine can be found at: www.nature.nps.gov/nnl/Registry/USA_map/states/Maine/maine.htm. In addition, unique natural areas are listed in the Maine Atlas and Gazetteer published by DeLorme.

(pink)

ATTACHMENT 13 – PROJECT DESCRIPTION WORKSHEET APPENDIX D

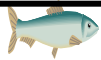
Follows this page

Natural Resource Protection Act Application

APPENDIX D: Project Description Worksheet for a Dock, Pier or Wharf Application.



Help us process your application more efficiently by completing this worksheet, which is supplemental to a NRPA application for a dock, pier or wharf. A completed Appendix D may be substituted for Block 14 of the application page.



THIS IS AN APPLICATION FOR A.....

☐ Commercial wharf

If yes, indicate type of commercial activity: _____

License number: _____

Number of fishermen using this wharf: _____

☐ Public pier, dock or wharf

☐ Common or shared recreational pier, dock or wharf

☒ Private recreational pier, dock or wharf

☐ Expansion or modification of an existing structure

☐ Other, please indicate: _____



TELL US ABOUT YOUR BOAT....

My boat(s) requires a draft of varies feet.

My boat(s) is 60' max feet long.



TELL US ABOUT YOUR PROJECT SITE.... For coastal piers and wharves, please complete Appendix B of the NRPA application. For freshwater docks, please describe the substrate and any vegetation: See appendix B



SCENIC CONSIDERATIONS...Please complete Appendix A of the NRPA application.



WHAT FACILITIES ARE NEARBY?

The nearest public boat launch is located in Biddeford approximately 2 miles from the project location.
(town) (distance)

The nearest public, commercial, or private marina is located in Saco approximately 0.04 miles from the project location.
(distance) (town)

☐ I have inquired about slip or mooring availability at the nearest marina or public facility.

☐ Yes, a slip or mooring is available. ☐ No, a slip or mooring is not available.

Approximate expected time on waiting list: _____

☒ I have contacted the local Harbor Master.

Name: University of New England Phone: 207-602-2365

I currently use the following for my boat: ☐ Mooring ☐ Marina



TELL US ABOUT YOUR PROPOSED PIER, DOCK OR WHARF...

MATERIALS:

- ☒ The structure will be supported by pilings.
_____ pilings of _____ inches in diameter
- ☐ The structure will be supported by stacked, flow-through granite cribs.
_____ blocks, measuring _____ feet by _____ feet
- ☐ The structure will be supported by solid fill.
_____ square feet of solid fill
- ☐ Other: _____

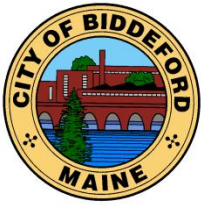
DIMENSIONS:

Length of fixed section:	<u>63</u>	feet
Width of fixed section:	<u>6</u>	feet
Length of ramp:	<u>48</u>	feet
Dimensions of float:	<u>10</u> feet wide by <u>60</u> feet long	
Distance the structure will extend below mean low water (MLW):	<u>102</u>	feet
Depth of water at the fixed end of the structure:	<u>0-9 ft +/-</u>	feet
Depth of water at the float at low tide:	<u>3-6 ft +/-</u>	feet
Depth of water at the float at high tide:	<u>12-15 ft +/-</u>	feet
Dimensions of any proposed buildings (e.g. bait shed):	_____ feet high by _____ feet wide by _____ feet long	

ACCESS:

During construction, my project site will be accessed via:

- ☒ Land
- ☐ Beach/intertidal area
- ☐ Water/barge



CITY OF BIDDEFORD

Planning and Development Department

David C.M. Galbraith
Deputy Director/City Planner
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115

David.Galbraith@biddefordmaine.org

PLANNING BOARD STAFF REPORT

TO: Chair Patoine and Members of the Biddeford Planning Board

FROM: David C.M. Galbraith, Deputy Director/City Planner

DATE: October 11, 2023

RE: **2023.50 Shoreland Zoning Permit to rebuild a clubhouse for the Fortunes Rock Association located at 94 Fortunes Rocks Road, also described as Tax Map 65, Lot 41 in the Coastal Residential Shoreland Zone.**

MEETING DATE: October 18, 2023 at 6:00 PM

1. INTRODUCTION

This application involves redevelopment of property located at 94 Fortunes Rocks Road, also described as Tax Map 65, Lot 41, located within the Coastal Residential Shoreland (CR Zone). The property is owned by the Fortunes Rock Association, which consists of 125 families generally located within Mile Stretch Road, Biddeford Pool, Bridge Road & Granite Point area. The Association is being represented by Mike Richard of Spurwink Construction.



94 Fortunes Rock Road – Existing Conditions

Case 2023.50: 94 Fortunes Rocks Road, Shoreland Zoning (Tax Map 65, Lots 41) in the CR zone.
Planning Board Hearing date: October 18, 2023.

The subject property is 0.64-acres in area and has an existing private clubhouse, a private tennis court and a gravel parking lot. The existing clubhouse was constructed in the 1950's and as described within the application as being "at the end of its useful life cycle".



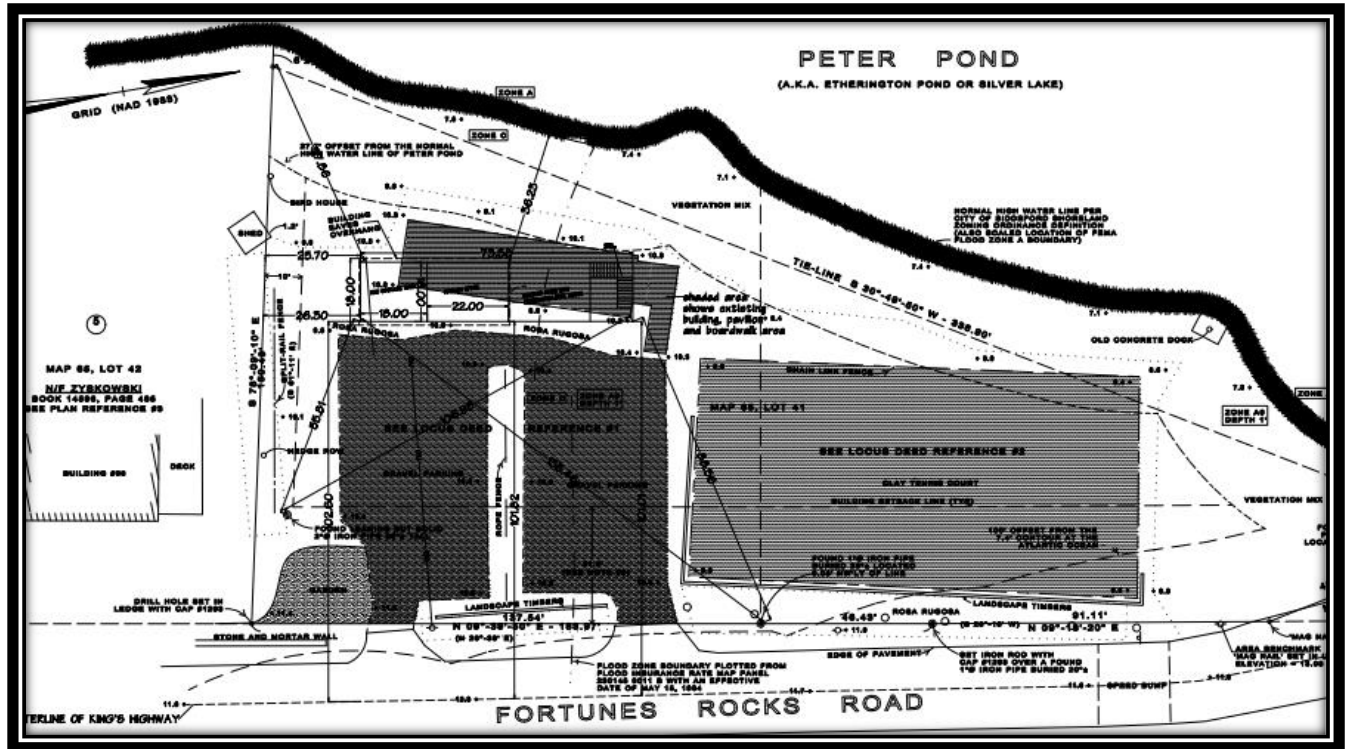
94 Fortunes Rock Road – Existing Fortunes Rock Association Clubhouse

The majority of the existing structure is enclosed, with a canopy covered patio. The proposed reconstructed clubhouse will be predominately an open air pavilion with a small enclosed "shed" to store items such as tennis supplies, maintenance tools etc. This enclosed portion of the structure has been designed so that any floodwaters can pass underneath the structure. Half of the structure will feature a raised "observation deck" area, which will also provide shade to the at grade patio.

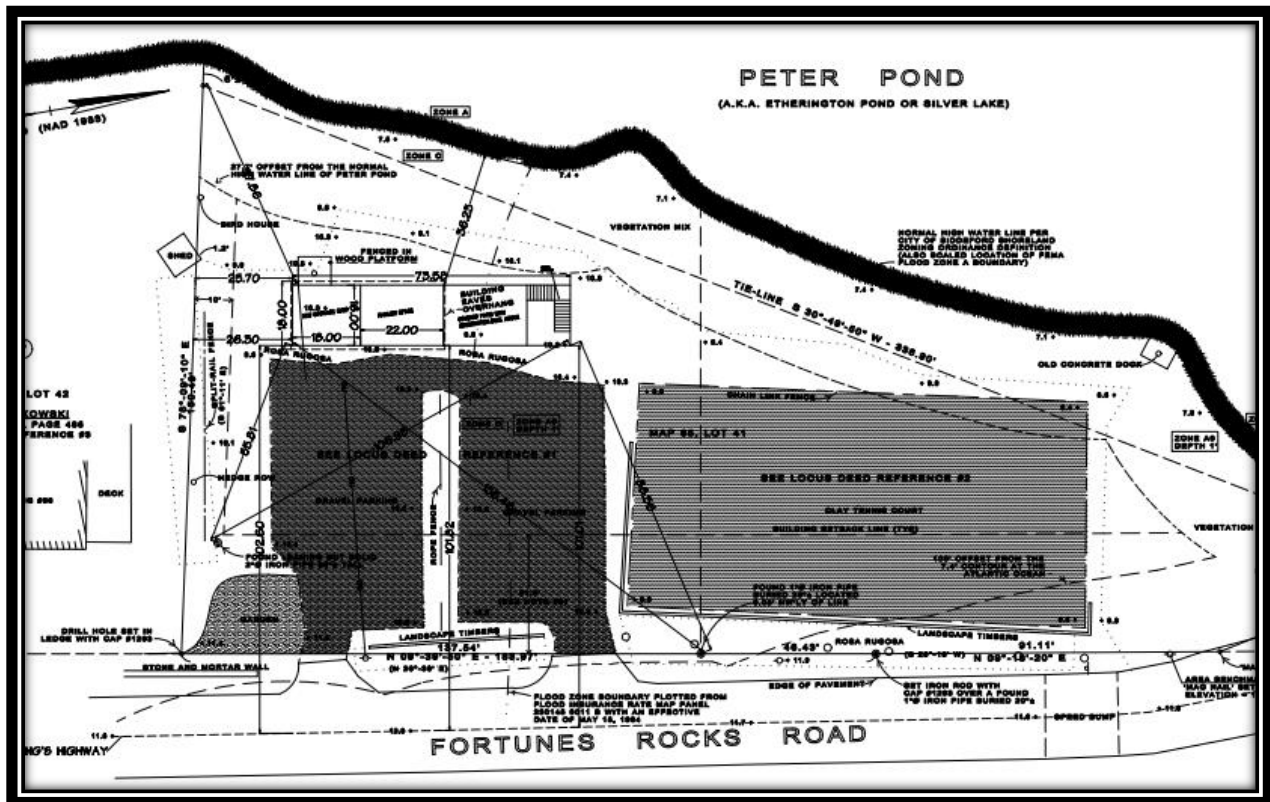


94 Fortunes Rock Road – Proposed Clubhouse / Pavillion

Case 2023.50: 94 Fortunes Rocks Road, Shoreland Zoning (Tax Map 65, Lots 41) in the CR zone.
Planning Board Hearing date: October 18, 2023.



94 Fortunes Rock Road – Existing Conditions



94 Fortunes Rock Road – Proposed Conditions

Case 2023.50: 94 Fortunes Rocks Road, Shoreland Zoning (Tax Map 65, Lots 41) in the CR zone.
Planning Board Hearing date: October 18, 2023.

The footprint of the proposed clubhouse is the same as the existing structure and is located generally in the same location. The only difference between the two structures location is the southern end of the building has been tilted slightly inward so that the structure is straightened / aligned with the roadway which also moves the structure slightly further away from Peter Pond, the greatest practical extent.

The project proposes to remove the existing structure including the foundation and construct a new foundation in almost the same location. Upon inspection of the existing foundation it was determined that the original fill that the foundation was constructed on was not good clean fill so the applicants are proposing to remove the foundation, remove the substandard fill and replace with clean fill on which a new slab foundation would be constructed. Such projects are allowed, subject to City Code, Article XIV, Section 12(C)(4), Reconstruction or Replacement. Specifically, the Code allows the removal and reconstruction of a non-conforming structure within the shoreland zone provided that the structure's footprint is relocated to be in conformity with the shoreline setback to the greatest practical extent, as determined by the Planning Board. Greatest practical extent relocation determination by the Planning Board is the exclusive purpose of this application. Pursuant to the City's Code, when relocating a non-conforming structure in compliance with the shoreline setback to the greatest practical extent, the Planning Board shall consider 6 specific criteria (see Article XIV, Section 12 (C)(3)). These criteria include, and are limited to the following:

- 1) Size of the lot
- 2) Slope of the land
- 3) Potential for soil erosion
- 4) Location of other structures on the property and on adjacent properties
- 5) Location of the septic system and other on-site soils suitable for septic systems
- 6) The type and amount of vegetation to be removed to accomplish the relocation

With respect to the 6 relocation criteria outlined in the Code, we provide the following:

- 1) Size of the lot: The subject lot is 0.64-acres (27,878 +/- square feet) in area. Considering the modest lot size, multiple minimum setback restrictions and location of the RP, there is no location for the structure to be relocated to better conform to the coastal wetland setback requirement other than the modest pivoting of the foundation, to slightly relocate it further away from Peter Pond. This modification slightly improves the conformity with the coastal wetland setback.
- 2) Slope of the land: The land in question is fairly flat so the proposed construction and slight relocation of the foundation does not pose an issue.
- 3) Potential for soil erosion: As mentioned above, the original foundation was constructed on less than desirable fill and the structure is at the end of its useful life cycle. The application proposes to remove the original fill and replace with new clean fill which will be properly compacted prior to the new foundation being poured. This will improve the soil condition and reduce the risk of soil erosion.
- 4) Location of other structures on the property and on adjacent properties: As proposed the existing tennis court and parking lot are proposed to remain in their existing locations in their existing conditions. Therefore, the proposed clubhouse is limited to the general location of the existing structure.
- 5) Location of the septic system and other on-site soils suitable for septic systems: The property is currently served by a subsurface wastewater disposal system that is working properly.

Case 2023.50: 94 Fortunes Rocks Road, Shoreland Zoning (Tax Map 65, Lots 41) in the CR zone.
Planning Board Hearing date: October 18, 2023.

- 6) *The type and amount of vegetation to be removed to accomplish the relocation: Vegetation removal does not impede structure footprint relocation under the City Code. Additionally, Article XIV, Section 12.C.4 of the Code directs the Planning Board to also consider the physical condition and type of foundation present as part of its relocation determination. The applicant has indicated that the existing foundation is not in good condition and is in need of removal and replacement.*

Relocation Summary: Due to the relatively small lot size, narrow lot width, minimum setback requirements established in the Code, location of the RP, and otherwise discussed above, it is our opinion that the proposed footprint establishes the minimum shoreline setback to the greatest practical extent, and that relocating the structure further constrained by water bodies on either side of the lot, the existing parking lot and tennis court. Accordingly, the applicant respectfully requests the Planning Board's concurrence that the structures proposed footprint has been placed at the greatest practical extent.

2. PROJECT DATA/INFORMATION

1.	Applicant:	Spurwink Construction 5 Burnie Way Biddeford, ME 04005
2.	Owner of Property:	Fortunes Rocks Association PO Box 318 Biddeford Pool, ME 04006
3.	Agent:	Mike Richard Spurwink Construction
4.	Surveyor:	Dow & Coulombe 13 Park Street Saco, ME 04072
5.	Project Location:	94 Fortunes Rocks Road
6.	Project Tax Map #/Lot #:	Tax Map 65, Lot 41
7.	Lot Size:	.64 acres
8.	Base Zoning:	CR
9.	Overlay Zoning:	Shoreland Zoning
10.	Existing Use:	Clubhouse
11.	Proposed Use:	Same as above
12.	Approvals Required:	Shoreland Zone Permit
13.	Uses in the Vicinity:	Residential
14.	Waivers Needed:	N/A
18.	Waivers Granted:	N/A
22.	Other Non-City Permits Required:	
23.	LDR Attachment A: Fees Paid:	Yes
25.	Planning Board Review History:	Shoreland Zoning – Hearing One

3. Applicant's Project Overview:

Mr. Richard provided City Staff and the Planning Board a very detailed project overview in his letter dated September 27, 2023. This correspondence has been provided within the development application, and the majority of which is shown below in italicas:

Case 2023.50: 94 Fortunes Rocks Road, Shoreland Zoning (Tax Map 65, Lots 41) in the CR zone.
Planning Board Hearing date: October 18, 2023.

Please find attached the application for permission to replace the clubhouse in the Shoreland Zone located at 94 Fortunes Rocks Road and setback from Peter Pond to the greatest practical extent.

The existing clubhouse, built in the 50's, is at the end of its useful life cycle. The owner, Fortunes Rocks Association (FRA) incorporated in 1949 currently representing 125 families in Fortunes Rocks, Granite Point, Mile Stretch, and Biddeford Pool has operated the clubhouse for over 70 years. FRA has been a good steward of the land, and its members have improved the grounds, cherished its natural beauty, and preserved it by not interfering with the natural vegetation around the pond. During this period, FRA also contributed to community events by serving as a station for runners in public races, for cyclists in community bike races, for volunteers in Earth Day cleanups, for local artists to exhibit at art shows, for local musicians to perform at music events, and community members to sell at yard sales. Fortunes Rocks Association adds to the desirability of real estate in the neighborhood, incrementally adding to property values of homes in the FRA zone, and in turn, increasing real estate tax revenues to the city.

FRA intends to build an open-air Pavilion with an upper deck on the current clubhouse's footprint - moved 10' to South away from the floodplains and pivoting the Southeast corner by 8.5 degrees counterclockwise away from the pond while keeping Northeast corner stationary. Our new footprint frees up over 500 sq ft of pond frontage area occupied by the current clubhouse.

The Pavilion will be on a 16' x 73' 7" floating cement slab with reinforced haunches. On the south end of the cement slab a shed 16' x 18' will be built on pilings raised 23 1/4" over the cement slab leaving 55' 7" of cement patio for member activities. There will be a 40' long roof covering the shed and 22' of the cement patios. There will be an upper deck patio built over the next 22' of cement patio and the upper deck staircase will occupy some of the remaining 11' of cement patio.

The proposed construction will remove 55% of the current building volume by replacing it with a shed. The construction will provide an unobstructed flow to ocean and pond waters during weather events, reduce more than half of wind blockage to reduce interference with sand dunes, and substantially increase field of view for passerby's to enjoy the natural landscape of Peter Pond.

The clubhouse has been located at its present site since 1978, after a winter storm dislodged the structure from its location on the beach side of the adjacent road and relocated it to the tennis court. The building was then moved from the tennis court to its current location next to the pond that has been delineated by Dow and Coulombe and shown on the site plan. As indicated in the survey, the existing clubhouse building is located 27' 7" from the pond, and existing lot coverage is 43.3%. The structure is non-conforming with respect to the minimum shoreline setback from the pond.

The proposed pavilion improves 27' 7" setback from the pond to 36' 3" while retaining the existing lot coverage. The following list outlines the constraints preventing the relocation of the existing clubhouse house on Peter Pond to beyond the 100' shoreline setback.

Setback constraints: *The existing setbacks on the property are 100 ft from the pond on the west.*

Operational constraints: *One of the most significant benefits of the association to its members is the parking for approximately 29 vehicles. Moving the replacement building to the east further will substantially reduce the parking area for the members. In addition to reducing the attractiveness of the club to members in the FRA membership zone, such a setback will force club members to use the public parking at Fortunes Rocks Beach exacerbating the city's parking woes.*

Building type constraints: *In contrast to the existing clubhouse, the proposed building is a shed only to be used for storage and not a building for human habitation. In the proposed design, members will use only the open-air Pavilion, lower and upper decks. The only building structure in the proposed design is a raised shed located over the cement slab at the south corner. The upper deck addition is fully located*

Case 2023.50: 94 Fortunes Rocks Road, Shoreland Zoning (Tax Map 65, Lots 41) in the CR zone.
Planning Board Hearing date: October 18, 2023.

within the footprint of the existing deck or building, thus, not be considered an expansion of the non-conforming structure under the City's shoreland zoning provisions. The only utility in the pavilion will be electricity.

Environmental constraints: *The size of the lot is typically small for the Shoreland Zone. A significant portion of the land on the property is reserved for wildlife - fox, frog, muskrat, porcupine, turtle, snake, egret, crane, and a variety of songbirds. The proposed design does not change any of the areas reserved for wildlife. Over the years, the significant environmental events consist of ocean water reaching the pond during hurricanes, and tidal flooding from the pond due to heavy rainfall. The proposed design does not place any impediments against these natural water movements by providing an unobstructed path to water using a ground level cement slab, and the raised shed. In addition, the proposed design reduces the barrier against wind by 55% minimizing its impact on the sand dunes formation.*

Potential for soil erosion: *Biddeford Shoreland Zoning Ordinance calls for the consideration of the potential for soil erosion. The proposed design does not disturb Peter Pond's watershed as it shrinks the current building volume. As the property slopes down to Peter Pond, moving the clubhouse beyond the setback would introduce a large bare area susceptible to erosion.-*

In summary, our proposal moves the clubhouse away from the pond to the greatest practical extent without exacerbating the city's parking problems on the beach, and negatively impacting the environment. Our proposed design does not make the clubhouse more non-conforming and retains the existing lot coverage.



94 Fortunes Rock Road – Existing Conditions

4. STAFF RECOMMENDATION: Staff is supportive of the proposed removal and reconstruction of the Fortunes Rock Association as outlined within this report as the proposal meets the greatest practice extend and will improve upon the existing conditions by removing unstable and unclean fill, replacing with clean fill, slightly relocating the structure away from Peter Pond and the proposed structure will be more storm resistant and less likely to be damaged as the proposed structure is being constructed to withstand higher and stronger winds / waves.

5. SAMPLE MOTIONS:

A. Motion to Approve: I motion to APPROVE the Shoreland Zoning Permit Application for the proposal located at 94 Fortunes Rocks Road (Tax Map 65, Lot41) within the Coastal Residential (CR) zoning

Case 2023.50: 94 Fortunes Rocks Road, Shoreland Zoning (Tax Map 65, Lots 41) in the CR zone.
Planning Board Hearing date: October 18, 2023.

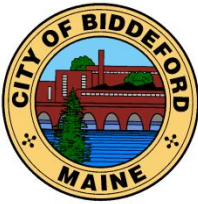
district, as presented with the adoption of the Findings of Fact (FOF) and Conditions of Approval (COA).

B. Motion to Deny I motion to DENY Shoreland Zoning Permit Application for the proposal located at 94 Fortunes Rocks Road (Tax Map 65, Lot 41), within the Coastal Residential CR) zoning district, for the following reasons:

- 1) _____.
- 2) _____.
- 3) _____.

A. Motion to Table: I motion to TABLE the Shoreland Zoning Permit Application for the proposal to be located at 94 Fortunes Rocks Road (Tax Map 65, Lot 41), within the Coastal Residential (CR) zoning district, for the following reasons:

- 1) _____.
- 2) _____.
- 3) _____.



CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Determination of the Required Setback to the Greatest Practical Extent

Pursuant to the provisions of the City of Biddeford Land Development Regulations, Article XIV, Shoreland Zoning, the Biddeford Planning Board has considered the application (Case# 2023.50) of the Fortunes Rock Association for the removal and reconstruction of a private clubhouse located at 94 Fortunes Rocks Road, also described as Tax Map 65, Lot 41 in the Coastal Residential Shoreland Zone to meet the coastal wetland setback to the greatest practical extent. The Board based their decision on the development application and supporting documentation, public hearing testimony and related materials contained in the record. Based on Public Comment and Staff's review and recommendation, the Planning Board makes the following Findings of Fact and Conclusions of Law:

1. **FINDINGS OF FACT**

1.	Applicant:	Spurwink Construction 5 Burnie Way Biddeford, ME 04005
2.	Owner of Property:	Fortunes Rocks Association PO Box 318 Biddeford Pool, ME 04006
3.	Agent:	Mike Richard Spurwink Construction
4.	Surveyor:	Dow & Coulombe 13 Park Street Saco, ME 04072
5.	Project Location:	94 Fortunes Rocks Road
6.	Project Tax Map #/Lot #:	Tax Map 65, Lot 41
7.	Lot Size:	.64 acres
8.	Base Zoning:	CR
9.	Overlay Zoning:	Shoreland Zoning
10.	Existing Use:	Clubhouse
11.	Proposed Use:	Same as above
12.	Approvals Required:	Shoreland Zone Permit
13.	Uses in the Vicinity:	Residential
14.	Waivers Needed:	N/A
18.	Waivers Granted:	N/A
22.	Other Non-City Permits Required:	
23.	LDR Attachment A: Fees Paid:	Yes
25.	Planning Board Review History: Shoreland Zoning – Hearing One	

2. **CONCLUSIONS OF LAW**

FINDINGS OF FACT AND CONCLUSIONS OF LAW

94 Fortunes Rocks Road (Tax Map 65, Lot 41)

Case # 2023.50

The Planning Board has determined that based on the following factors, as outlined in Article XIV (Shoreland Zoning), Section 12. C.2. (Land Use Standards) of the Land Development Regulations, the plan for Fortunes Rock Association to remove and reconstruct a legally non-conforming structure to meet the coastal wetland setback to the greatest practical extent at 94 Fortunes Rock Road, Case # 2023.50, demonstrates the limits of the Greatest Practical Extent setback from the resource:

- a. The size of the lot limits the ability to locate further from the resource;
- b. The slope of the land limits the ability to locate further from the resource;
- c. The potential for soil erosion limits the ability to locate further from the resource;
- d. The location of other structures on the property and on adjacent properties limits the ability to locate further from the resource;
- e. The location of the septic system and other on-site soils suitable for septic systems limits the ability to locate further from the resource; and
- f. The type and amount of vegetation to be removed to accomplish the relocation limits the ability to locate further from the resource.

3. DETERMINATION

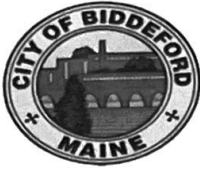
Based on the evidence available and the conclusions above, the Biddeford Planning Board grants the determination of the Greatest Practical Extent for the proposed project summarized above, located at 94 Fortunes Rocks Road (Tax Map 65, Lot 41) in accordance with the submitted application, supporting data, representations made, other related materials on file, and the following Conditions of Approval:

Conditions of Approval:

- 1. Prior to the issuance of a building permit the Applicant shall install all required erosion control measures to the satisfaction of the Director of Code Enforcement.**
- 2. Obtain all required permits from Maine Department of Environmental Protection and the Biddeford Code Enforcement Office.**
- 3. This approval shall expire one year from the date below if a substantial start is not made in construction. If a substantial start is made within one year of the date below, the applicant shall have one additional year to complete the project, thereafter this approval shall expire.**

Larry Patoine, Planning Board Chairman

Date



City of Biddeford – Planning Department

Revised: May 17, 2022

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: Spurwink Construction
Mailing Address: 5 BurnieWay Biddeford, ME 04005
Telephone: 207-730-9074
Email: spurwinkconstruction212@gmail.com
What is your legal interest in the property?

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

Owner's Information:

Name: Fortunes Rocks Association
Mailing Address: PO Box 318 Biddeford Pool, ME 04006
Telephone: 508-641-1768
Email: jimoleson57@gmail.com

Agent's Information:

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

Engineer/Surveyor's Information:

Name: Dow & Coulombe
Mailing Address: 13 Park Street Saco, ME 04072
Telephone: 207-284-4521
Email: info@dowcoulombe.com

Project Location and Lot Information:

Street Address: 94 Fortunes Rocks Road Drainage Watershed: _____
Tax Map: 65 Lot: 41
Current Zoning: Shoreland Shoreland Zoning: _____
Size of Lot: 0.64 Acres () s.f. Lot Frontage: _____
Existing Use of Property: Clubhouse

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

Is the project within the 100-year floodplain? ☒ (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:

Clubhouse for 125 families in Fortunes Rocks, Mile Stretch, Biddeford Pool, Bridge Road, Granite Point

Property to be Serviced by:

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

Limits of Disturbance: 1,177 () acres ☒ s.f.

Net change in impervious cover: 0 () acres () s.f.

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

Is the project proposing a new Private or Public Road? ☐ (Yes, Private) ☐ (Yes, Public) ☒ (No)

Is this project within the Urbanized Area/MS4 (see City Drainage Map) ☐ (Yes) ☒ (No)

Is the project proposing any Stormwater facilities/BMPs? ☐ (Yes) ☒ (No)

Will a Traffic Movement Permit (TMP) be required?: ☐ (Yes) ☒ (No)

☒ **If in a Shoreland Zone:**

Percent of residential lot coverage (Max 20%): 43.3% retained

Percent of structure expansion (Max 30%): 0 (55% reduction of volume)

☐ **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. None
2. _____
3. _____
4. _____
5. _____

Required Submittal 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 Department – Tom Milligan 284-9118
 - ☐ Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127
- B. Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.
- C. Photographs of Site.
- D. Architectural renderings/drawings of proposed buildings, as required.
- E. Engineering Plans, as required.
- F. Stormwater Management Report, as required.

Fees (Due at time of Submission):

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

Required Signatures:

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

- I certify that I have read and completely understand the application;
- I certify that the information contained in this application and its 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.

Will the proposed project cause 1 acre or more of site disturbance?: ☐ (Yes) ☒ (No)

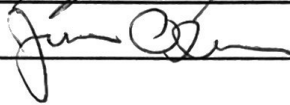
- If Yes, applicant is responsible for any required Maine Construction General Permits and shall comply with the requirements of DEP Chapter 500 Stormwater Regulations, as they apply.

Signature of Applicant:



Date 27 Sep 2023

Signature of Property Owner:



Date 27 sep 2023

DIGITAL SUBMITTAL REQUIREMENTS FOR ALL SUBMITTALS:

- A) PDF OF SIGNED APPLICATION
- B) PDFs OF ALL DRAWING SETS AND OTHER REQUIRED SUBMITTAL ATTACHMENTS NOTED ABOVE

HARD-COPY SUBMITTAL REQUIREMENTS FOR PLANNING BOARD APPLICATIONS:

- A) SEVEN (7) FULL-SIZE PAPER COPIES OF DRAWING SETS

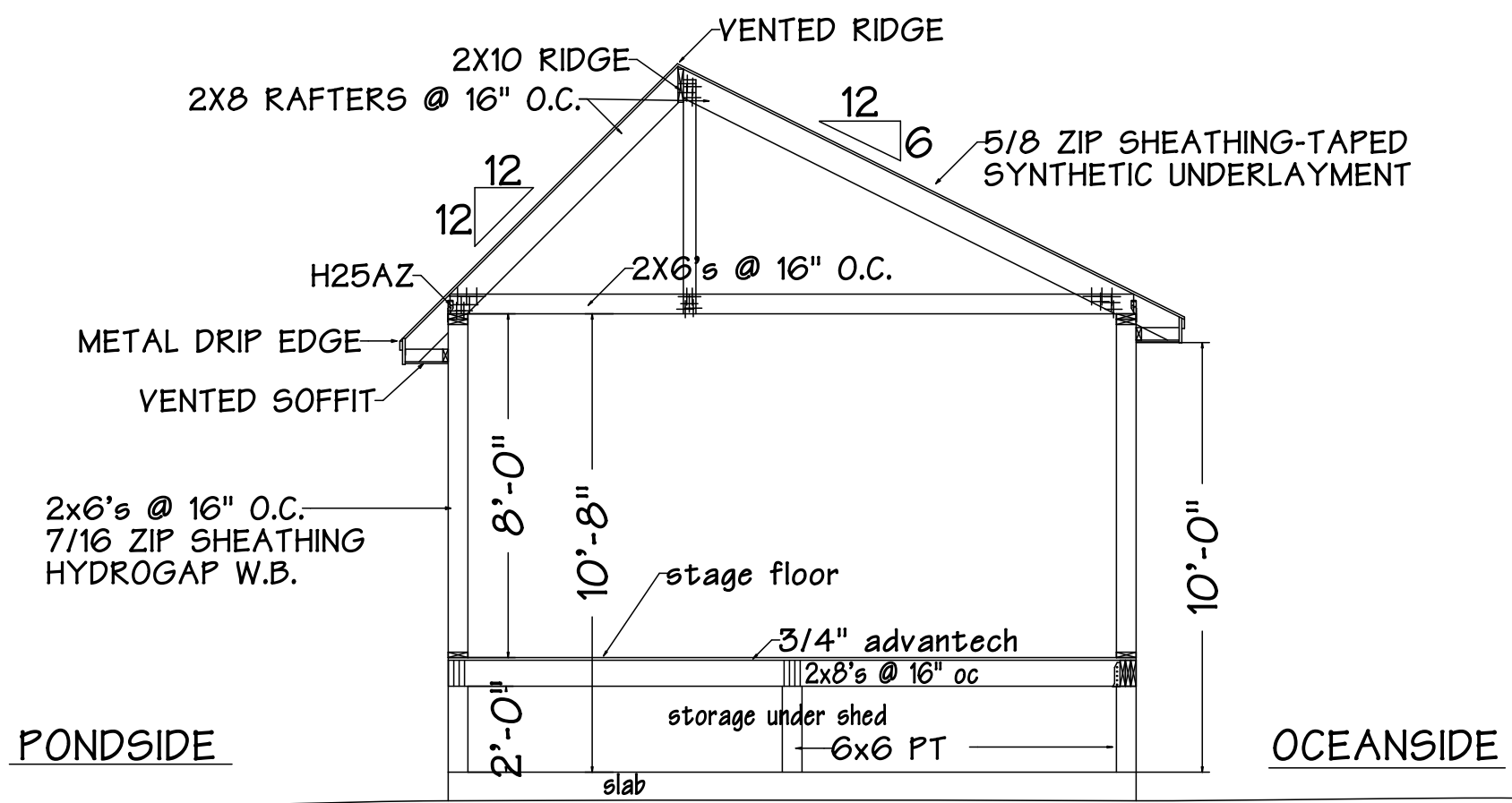
DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- A) INDIVIDUALLY NAMED PDFs OF EACH DRAWING (NOT A COMBINED PDF SET)
 - Individual Drawing PDF Naming Format: 'PROJECT/SHEETSET NAME_INDIVIDUAL DRAWING NAME.pdf'
- B) PDF COPIES OF ALL PERMIT APPROVALS, APPLICATIONS, REPORTS, NARRATIVES, LETTERS, ETC.
- C) FINAL CAD REFERENCE FILES IN DWG FORMAT (SURVEY & PROPOSED DESIGN LINEWORK)
 - All drawings & CAD reference files must be to-scale and within the following coordinate systems:
 - MAINE STATE PLANE WEST NAD83 (Horizontal Datum) & NAVD88 (Vertical Datum)

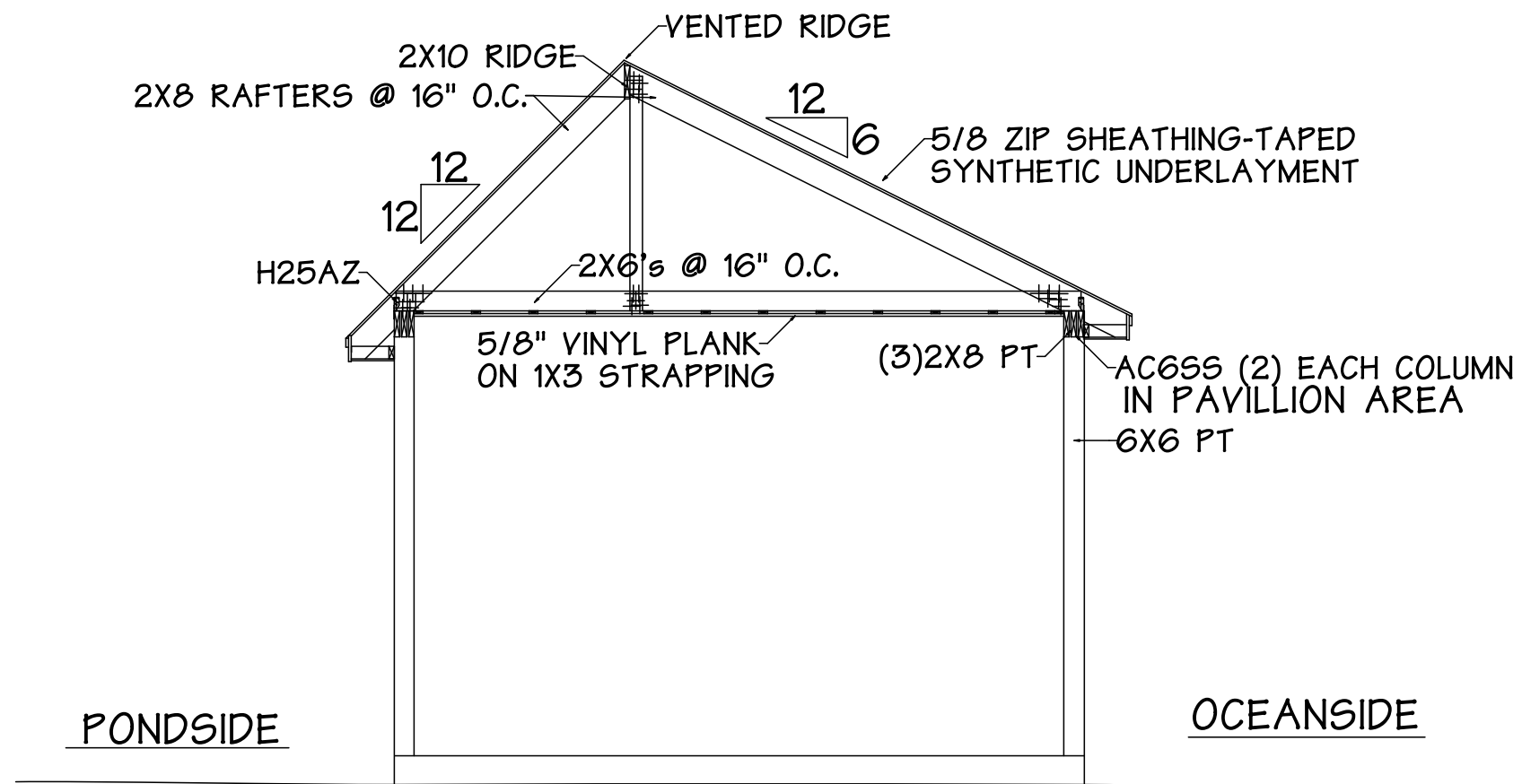
HARD-COPY SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- A) THREE (3) FULL-SIZE PAPER COPIES OF INDIVIDUAL DRAWINGS REQUIRING BOARD SIGNATURE
- B) ONE (1) FULL-SIZE PAPER COPY OF ENTIRE DRAWING SET FOR ENGINEERING RECORDS

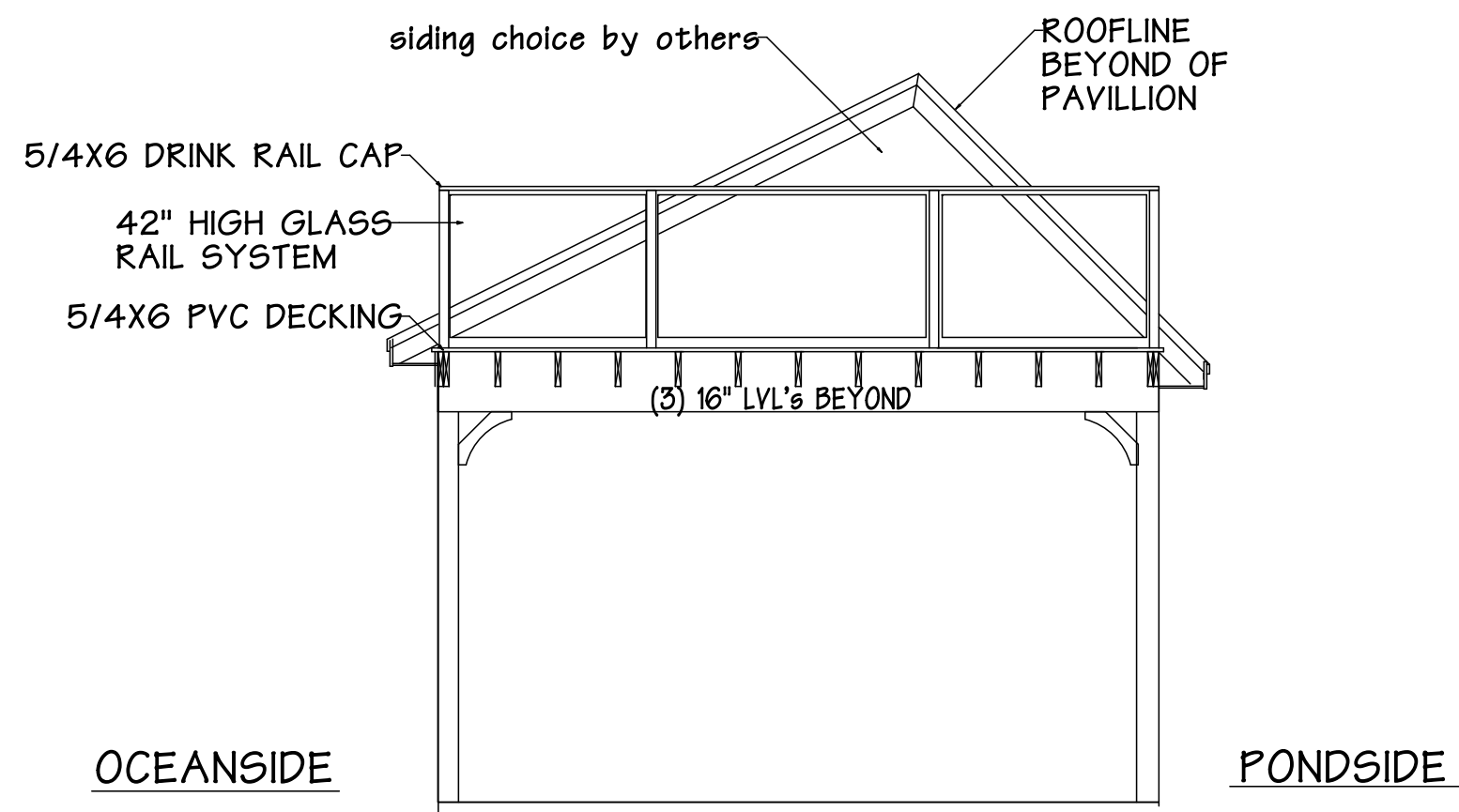
PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION



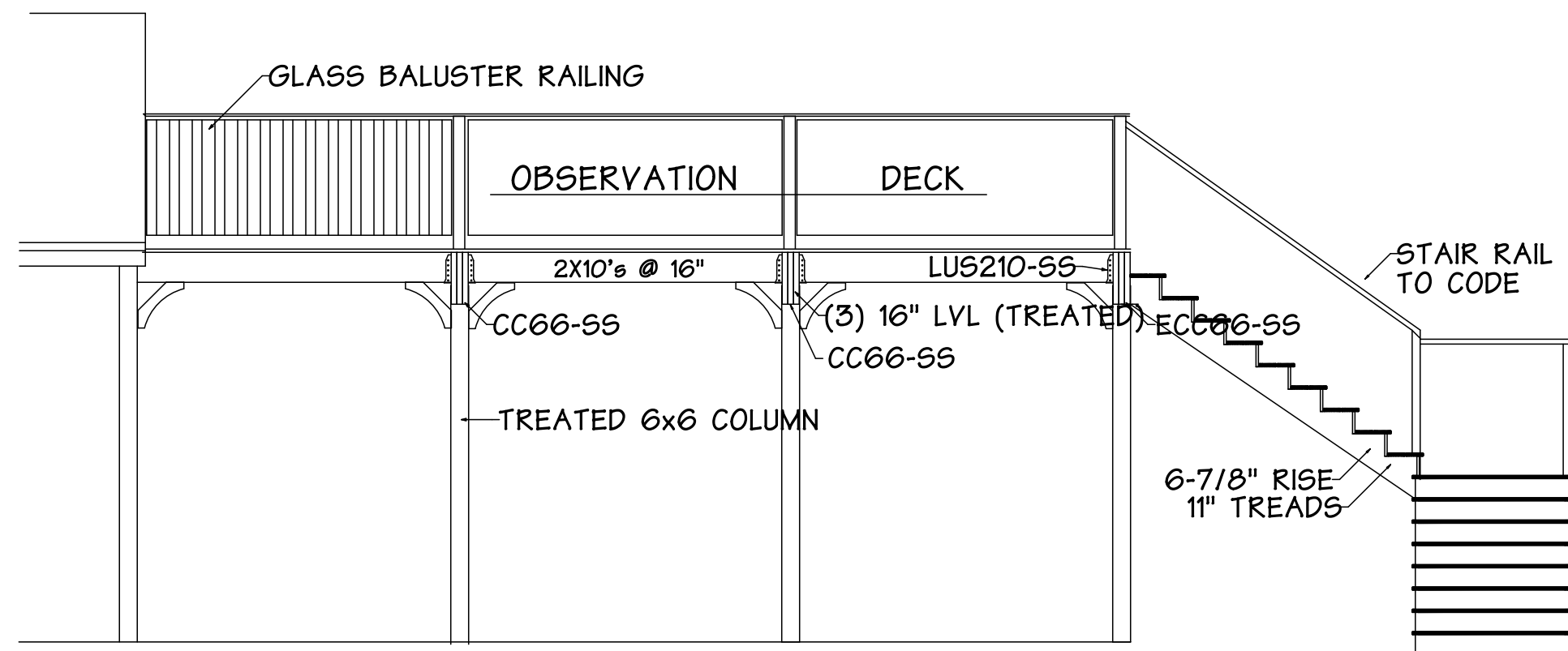
SECTION THRU STAGE



SECTION THRU PAVILLION



SECTION THRU PATIO & DECK



DATE: AUG. 2023
SCALE: 1/4" = 1'
DRAWN BY: G.R. DOYON
JOB NO.: 2329

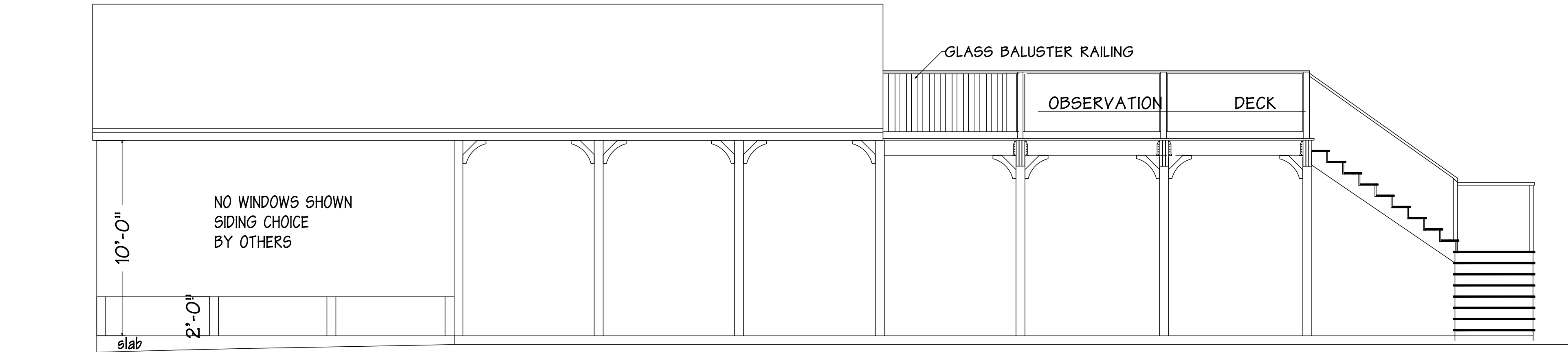
THESE DOCUMENTS HAVE BEEN PREPARED BY AN ARCHITECTURAL DRAFTSMAN. THEY HAVE NOT BEEN REVIEWED BY AN ARCHITECT OR STRUCTURAL ENGINEER. THEREFORE, THE DRAFTSMAN ASSUMES NO RESPONSIBILITY FOR ANY DESIGN OR ENGINEERING. ALL DIMENSIONS, CODE COMPLIANCE AND SPECIFICATIONS SHOULD BE REVIEWED AND VERIFIED BY THE OWNER AND CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.

The Planguy, LLC

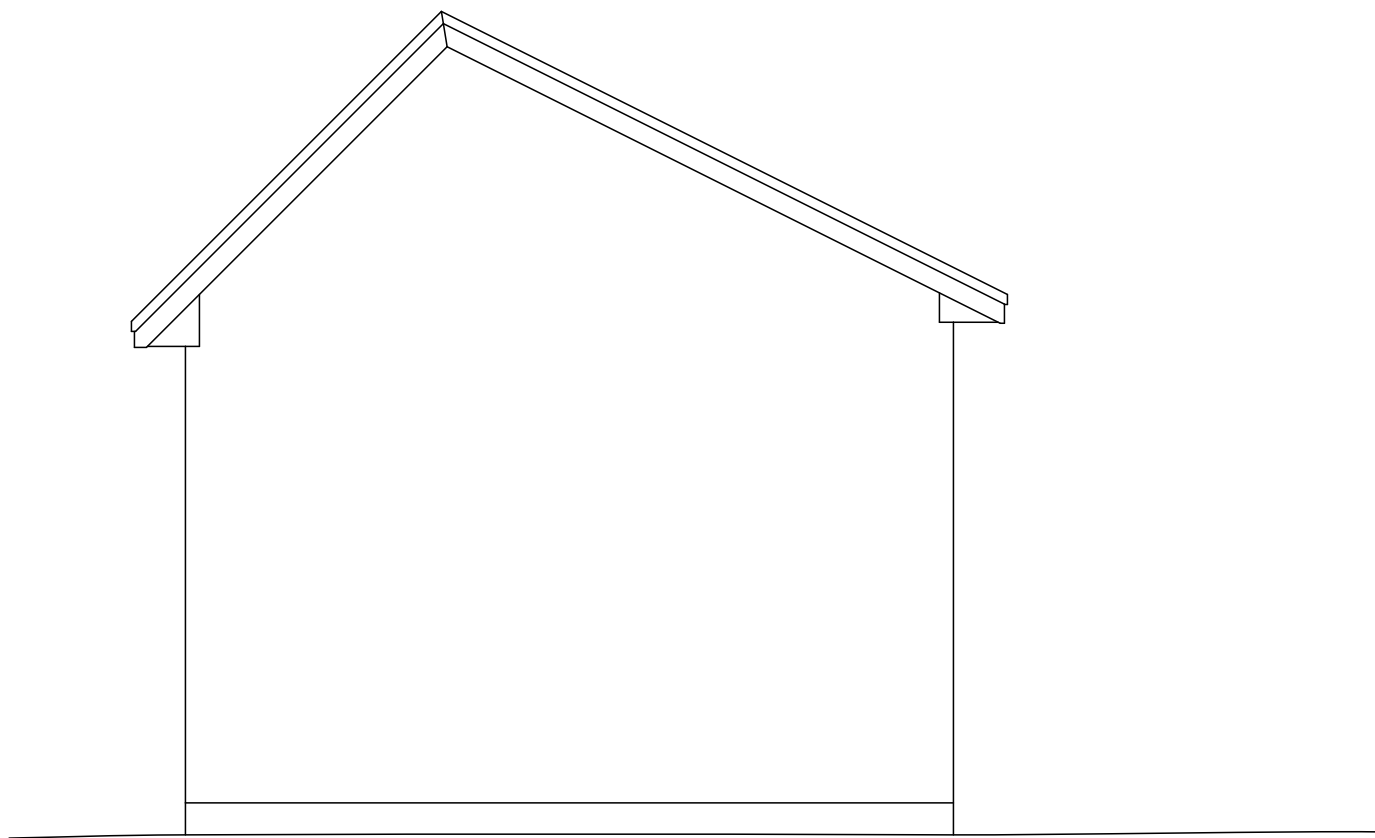
Revised: 8/11/23
Revised: 9/26/23

FORTUNES ROCKS ASSOCIATION
NEW STORAGE SHED W/ PAVILLION
CONSTRUCTION DETAILS

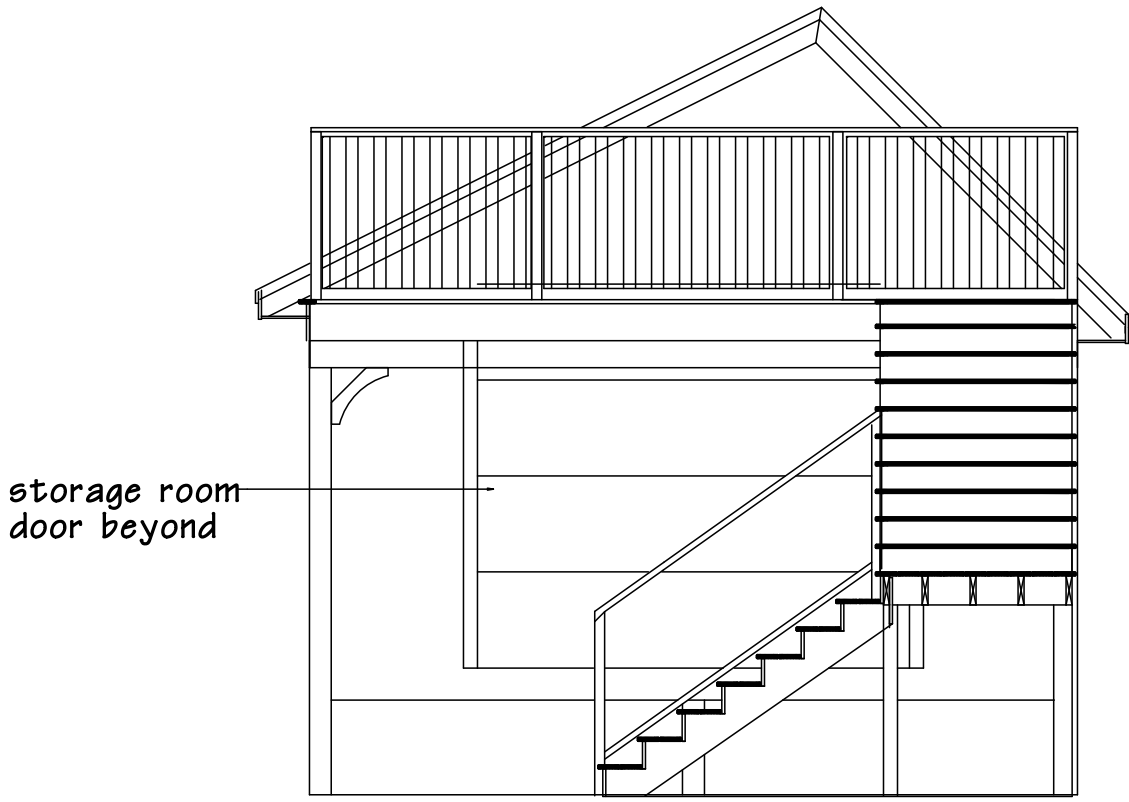
SHEET 3 OF 3



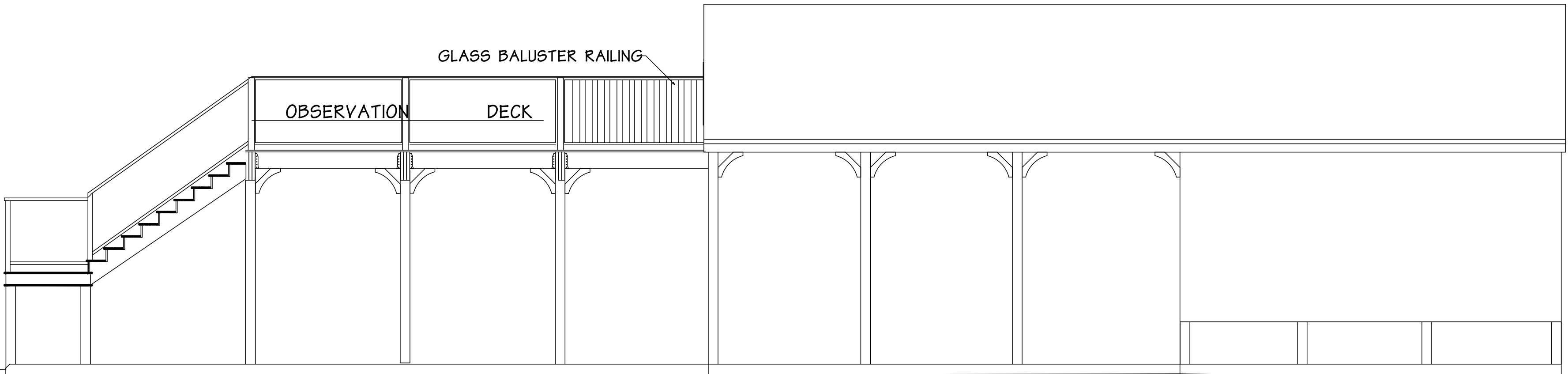
STREET SIDE



LEFT SIDE



RIGHT SIDE



POND SIDE

DATE: AUG. 2023
SCALE: 1/4" = 1'
DRAWN BY: G.R. DOYON
JOB NO.: 2329

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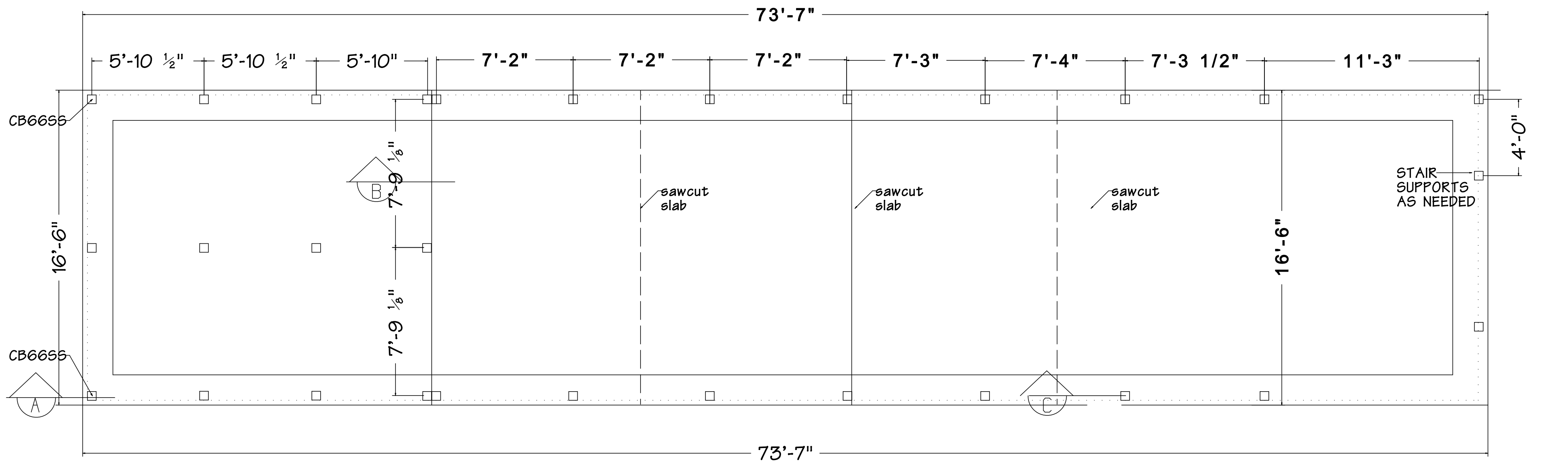
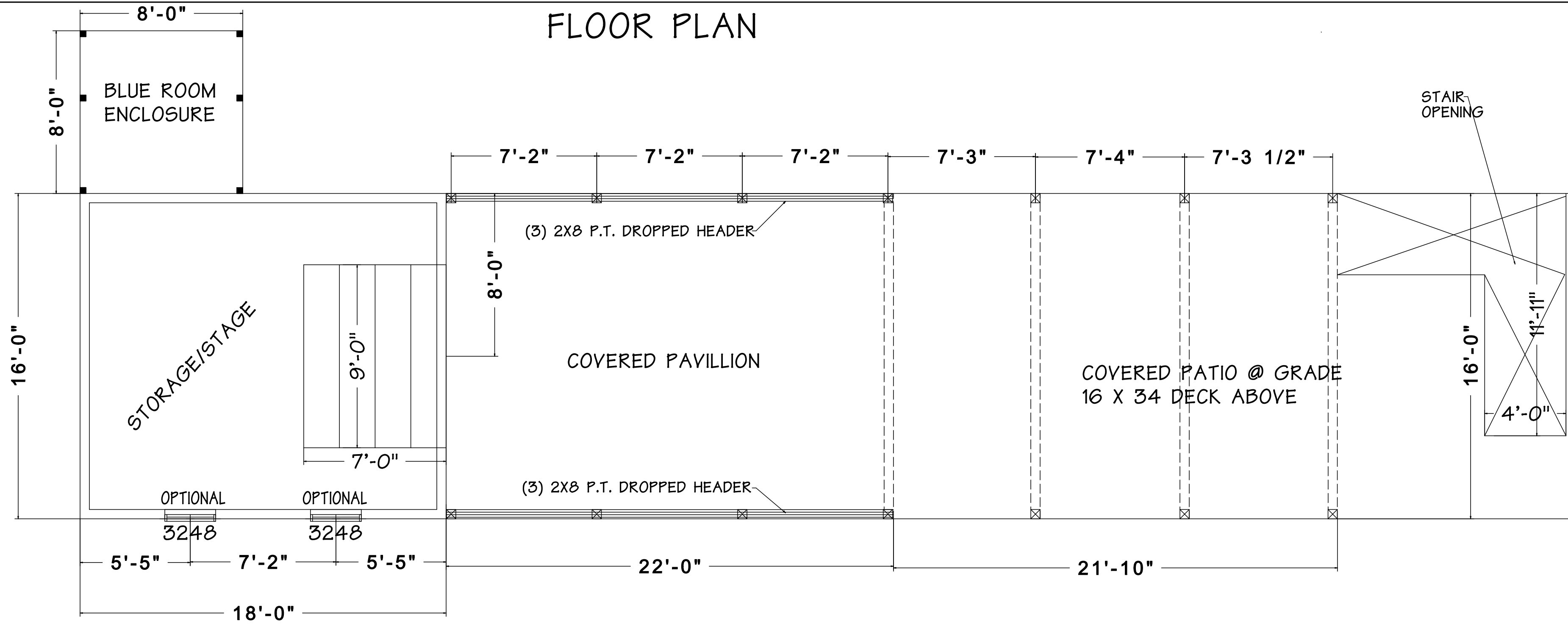
The Planguy, LLC

Revised: 8/11/23
Revised: 9/26/23

FORTUNES ROCKS ASSOCIATION
NEW STORAGE SHED W/PAYILLION
ELEVATION DRAWINGS

SHEET
1
3 OF

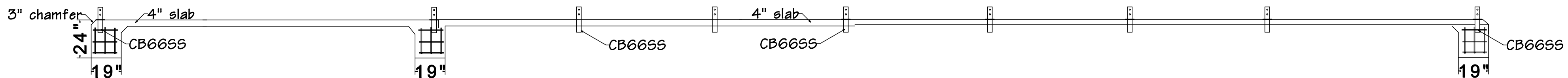
FLOOR PLAN



DETAIL A

DETAIL B

DETAIL C



DATE:	AUG. 2023
SCALE:	1/4" = 1'
DRAWN BY:	G.R.DOYON
JOB NO.	2329

THESE DOCUMENTS HAVE BEEN PREPARED BY AN ARCHITECTURAL DRAFTSWMAN. THEY HAVE NOT BEEN REVIEWED BY AN ARCHITECT OR STRUCTURAL ENGINEER. THEREFORE, THE DRAFTSMAN ASSUMES NO RESPONSIBILITY FOR ANY DESIGN OR ENGINEERING. ALL DIMENSIONS, CODE COMPLIANCE AND SPECIFICATIONS SHOULD BE REVIEWED AND VERIFIED BY THE OWNER AND CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.

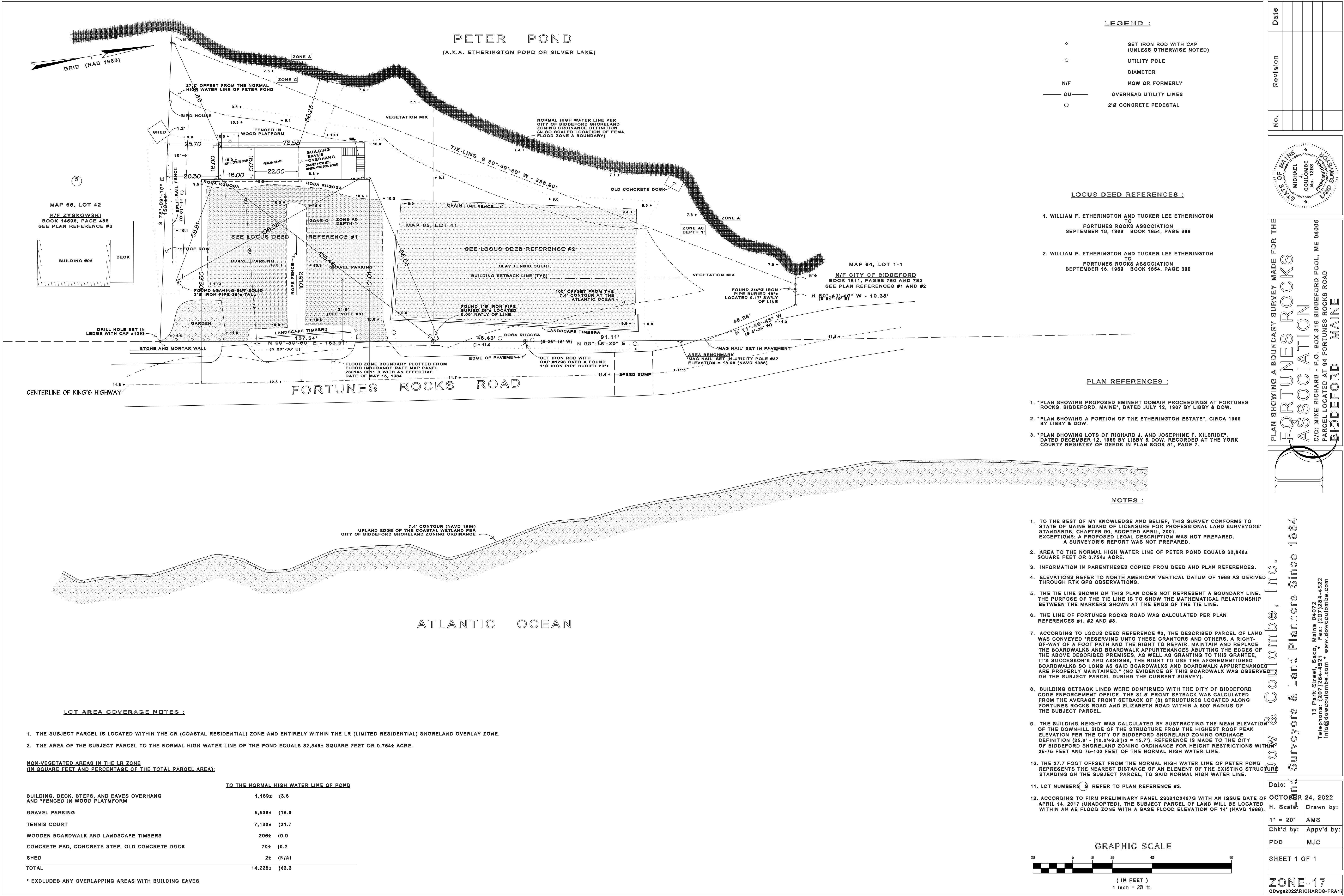
The Planguy, LLC

Revised:8/11/23
Revised:9/26/23

FORTUNES ROCKS ASSOCIATION
NEW STORAGE SHED W/PAVILLION
FLOOR PLAN

SHEET 2 OF 3





PLAN SHOWING A BOUNDARY SURVEY MADE FOR THE

FORTUNES ROCKS ASSOCIATION

C/O: MIKE RICHARD - P.O. BOX 318 BIDDEFORD POOL, ME 04006

PARCEL LOCATED AT 94 FORTUNES ROCKS ROAD

BIDDEFORD MAINE

Dow & Colombe, Inc.
Surveyors & Land Planners Since 1864

13 Park Street, Seco, Maine 04072
Telephone: (207)284-4521 Fax: (207)284-4522
info@dowcolombe.com www.dowcolombe.com

Date: OCTOBER 24, 2022

H. Scale: Drawn by: AMS

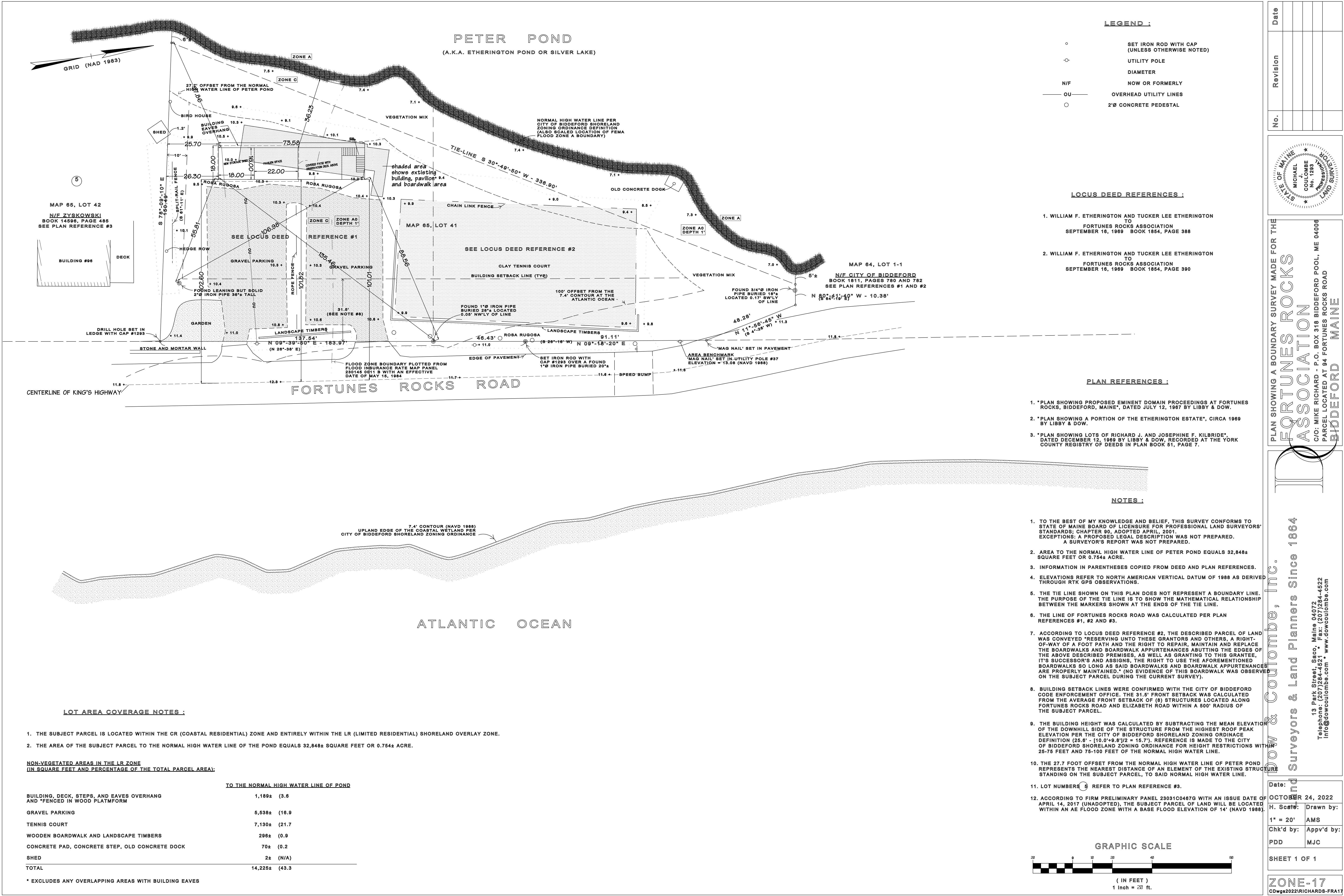
1" = 20' AMS

Chk'd by: App'd by: MJC

PDD MJC

SHEET 1 OF 1

CDWgs2022RICHARDS-FRA17

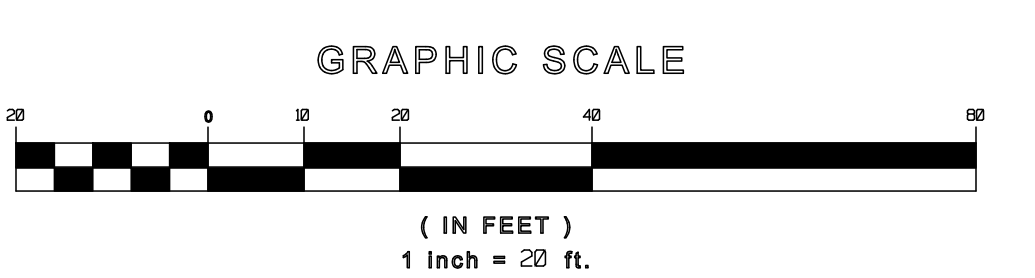


- LEGEND :**
- SET IRON ROD WITH CAP (UNLESS OTHERWISE NOTED)
 - UTILITY POLE
 - DIAMETER
 - N/F NOW OR FORMERLY
 - OU — OVERHEAD UTILITY LINES
 - 2"Ø CONCRETE PEDESTAL

- LOCUS DEED REFERENCES :**
1. WILLIAM F. ETHERINGTON AND TUCKER LEE ETHERINGTON TO FORTUNES ROCKS ASSOCIATION SEPTEMBER 16, 1969 BOOK 1854, PAGE 388
 2. WILLIAM F. ETHERINGTON AND TUCKER LEE ETHERINGTON TO FORTUNES ROCKS ASSOCIATION SEPTEMBER 16, 1969 BOOK 1854, PAGE 390

- PLAN REFERENCES :**
1. "PLAN SHOWING PROPOSED EMINENT DOMAIN PROCEEDINGS AT FORTUNES ROCKS, BIDDEFORD, MAINE", DATED JULY 12, 1987 BY LIBBY & DOW.
 2. "PLAN SHOWING A PORTION OF THE ETHERINGTON ESTATE", CIRCA 1969 BY LIBBY & DOW.
 3. "PLAN SHOWING LOTS OF RICHARD J. AND JOSEPHINE F. KILBRIDE", DATED DECEMBER 12, 1969 BY LIBBY & DOW, RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 61, PAGE 7.

- NOTES :**
1. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY CONFORMS TO STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS; CHAPTER 80, ADOPTED APRIL, 2001. EXCEPTIONS: A PROPOSED LEGAL DESCRIPTION WAS NOT PREPARED. A SURVEYOR'S REPORT WAS NOT PREPARED.
 2. AREA TO THE NORMAL HIGH WATER LINE OF PETER POND EQUALS 32,848± SQUARE FEET OR 0.754± ACRE.
 3. INFORMATION IN PARENTHESES COPIED FROM DEED AND PLAN REFERENCES.
 4. ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 AS DERIVED THROUGH RTK GPS OBSERVATIONS.
 5. THE TIE LINE SHOWN ON THIS PLAN DOES NOT REPRESENT A BOUNDARY LINE. THE PURPOSE OF THE TIE LINE IS TO SHOW THE MATHEMATICAL RELATIONSHIP BETWEEN THE MARKERS SHOWN AT THE ENDS OF THE TIE LINE.
 6. THE LINE OF FORTUNES ROCKS ROAD WAS CALCULATED PER PLAN REFERENCES #1, #2 AND #3.
 7. ACCORDING TO LOCUS DEED REFERENCE #2, THE DESCRIBED PARCEL OF LAND WAS CONVEYED "RESERVING UNTO THESE GRANTORS AND OTHERS, A RIGHT-OF-WAY OF A FOOT PATH AND THE RIGHT TO REPAIR, MAINTAIN AND REPLACE THE BOARDWALKS AND BOARDWALK APPURTENANCES ABUTTING THE EDGES OF THE ABOVE DESCRIBED PREMISES, AS WELL AS GRANTING TO THIS GRANTEE, IT'S SUCCESSOR'S AND ASSIGNS, THE RIGHT TO USE THE AFOREMENTIONED BOARDWALKS SO LONG AS SAID BOARDWALKS AND BOARDWALK APPURTENANCES ARE PROPERLY MAINTAINED." (NO EVIDENCE OF THIS BOARDWALK WAS OBSERVED ON THE SUBJECT PARCEL DURING THE CURRENT SURVEY).
 8. BUILDING SETBACK LINES WERE CONFIRMED WITH THE CITY OF BIDDEFORD CODE ENFORCEMENT OFFICE. THE 31.5' FRONT SETBACK WAS CALCULATED FROM THE AVERAGE FRONT SETBACK OF (8) STRUCTURES LOCATED ALONG FORTUNES ROCKS ROAD AND ELIZABETH ROAD WITHIN A 500' RADIUS OF THE SUBJECT PARCEL.
 9. THE BUILDING HEIGHT WAS CALCULATED BY SUBTRACTING THE MEAN ELEVATION OF THE DOWNHILL SIDE OF THE STRUCTURE FROM THE HIGHEST ROOF PEAK ELEVATION PER THE CITY OF BIDDEFORD SHORELAND ZONING ORDINANCE DEFINITION (25.8' - [10.0' + 8.8']/2 = 15.7'). REFERENCE IS MADE TO THE CITY OF BIDDEFORD SHORELAND ZONING ORDINANCE FOR HEIGHT RESTRICTIONS WITHIN 25-75 FEET AND 75-100 FEET OF THE NORMAL HIGH WATER LINE.
 10. THE 27.7 FOOT OFFSET FROM THE NORMAL HIGH WATER LINE OF PETER POND REPRESENTS THE NEAREST DISTANCE OF AN ELEMENT OF THE EXISTING STRUCTURE STANDING ON THE SUBJECT PARCEL, TO SAID NORMAL HIGH WATER LINE.
 11. LOT NUMBERS 9 REFER TO PLAN REFERENCE #3.
 12. ACCORDING TO FIRM PRELIMINARY PANEL 23031C0467G WITH AN ISSUE DATE OF APRIL 14, 2017 (UNADOPTED), THE SUBJECT PARCEL OF LAND WILL BE LOCATED WITHIN AN AE FLOOD ZONE WITH A BASE FLOOD ELEVATION OF 14' (NAVD 1988).



- LOT AREA COVERAGE NOTES :**
1. THE SUBJECT PARCEL IS LOCATED WITHIN THE CR (COASTAL RESIDENTIAL) ZONE AND ENTIRELY WITHIN THE LR (LIMITED RESIDENTIAL) SHORELAND OVERLAY ZONE.
 2. THE AREA OF THE SUBJECT PARCEL TO THE NORMAL HIGH WATER LINE OF THE POND EQUALS 32,848± SQUARE FEET OR 0.754± ACRE.

NON-VEGETATED AREAS IN THE LR ZONE (IN SQUARE FEET AND PERCENTAGE OF THE TOTAL PARCEL AREA):

	TO THE NORMAL HIGH WATER LINE OF POND
BUILDING, DECK, STEPS, AND EAVES OVERHANG AND *FENCED IN WOOD PLATFORM	1,189± (3.6)
GRAVEL PARKING	5,538± (16.9)
TENNIS COURT	7,130± (21.7)
WOODEN BOARDWALK AND LANDSCAPE TIMBERS	296± (0.9)
CONCRETE PAD, CONCRETE STEP, OLD CONCRETE DOCK	70± (0.2)
SHED	2± (N/A)
TOTAL	14,225± (43.3)

* EXCLUDES ANY OVERLAPPING AREAS WITH BUILDING EAVES

Date

Revision

No.

PLAN SHOWING A BOUNDARY SURVEY MADE FOR THE

FORTUNES ROCKS ASSOCIATION

C/O: MIKE RICHARD - P.O. BOX 318 BIDDEFORD POOL, ME 04006

PARCEL LOCATED AT 94 FORTUNES ROCKS ROAD

BIDDEFORD MAINE

SALE OF MAINE

MICHAEL J. COULOMBE

NO. 1284

PROFESSIONAL LAND SURVEYOR

13 Park Street, Seco, Maine 04072

Telephone: (207)284-4521 Fax: (207)284-4522

info@coloumbes.com www.coloumbes.com

Dow & Coulombe, Inc.

Surveyors & Land Planners Since 1864

Date:

OCTOBER 24, 2022

H. Scale: Drawn by:

1" = 20' AMS

Chk'd by: App'd by:

PDD MJC

SHEET 1 OF 1

ZONE-17

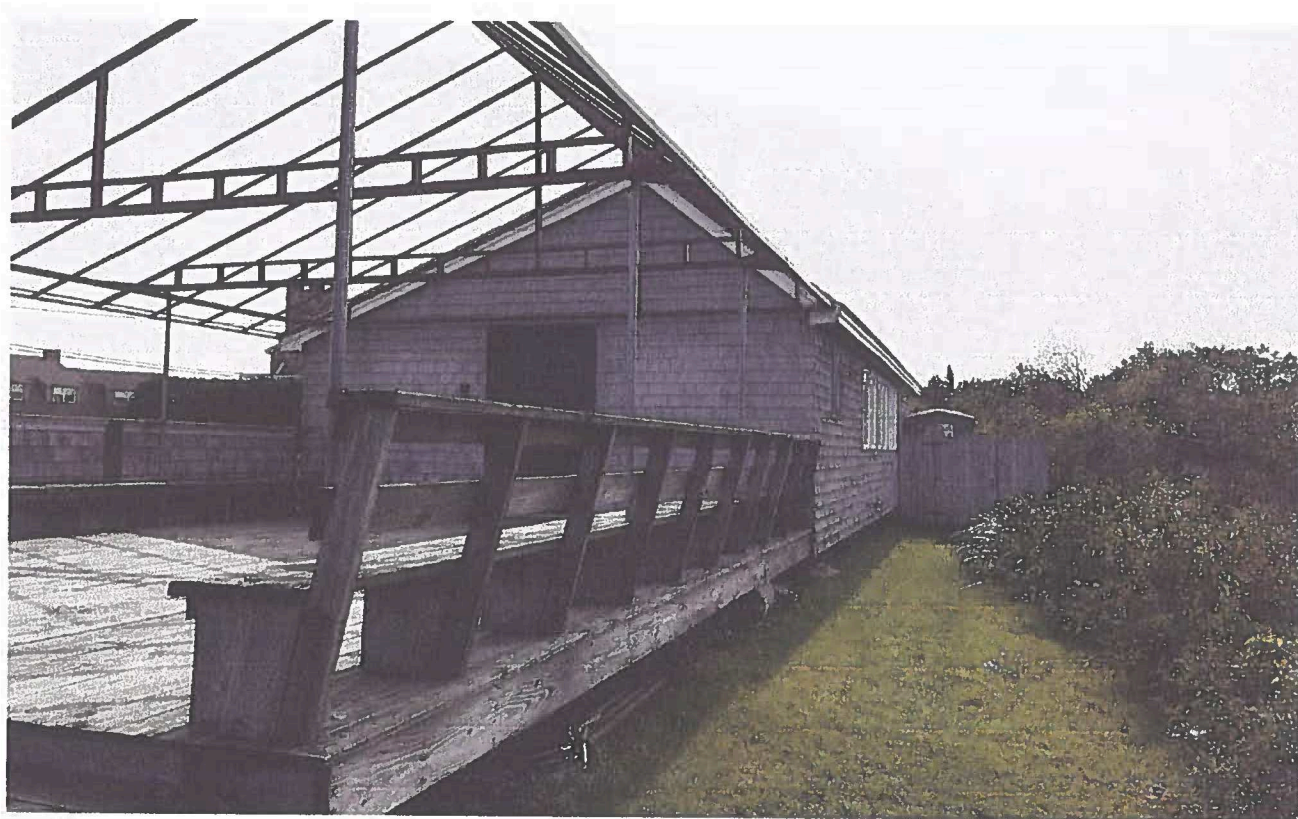
CDwgs2022RICHARDS-FRA17



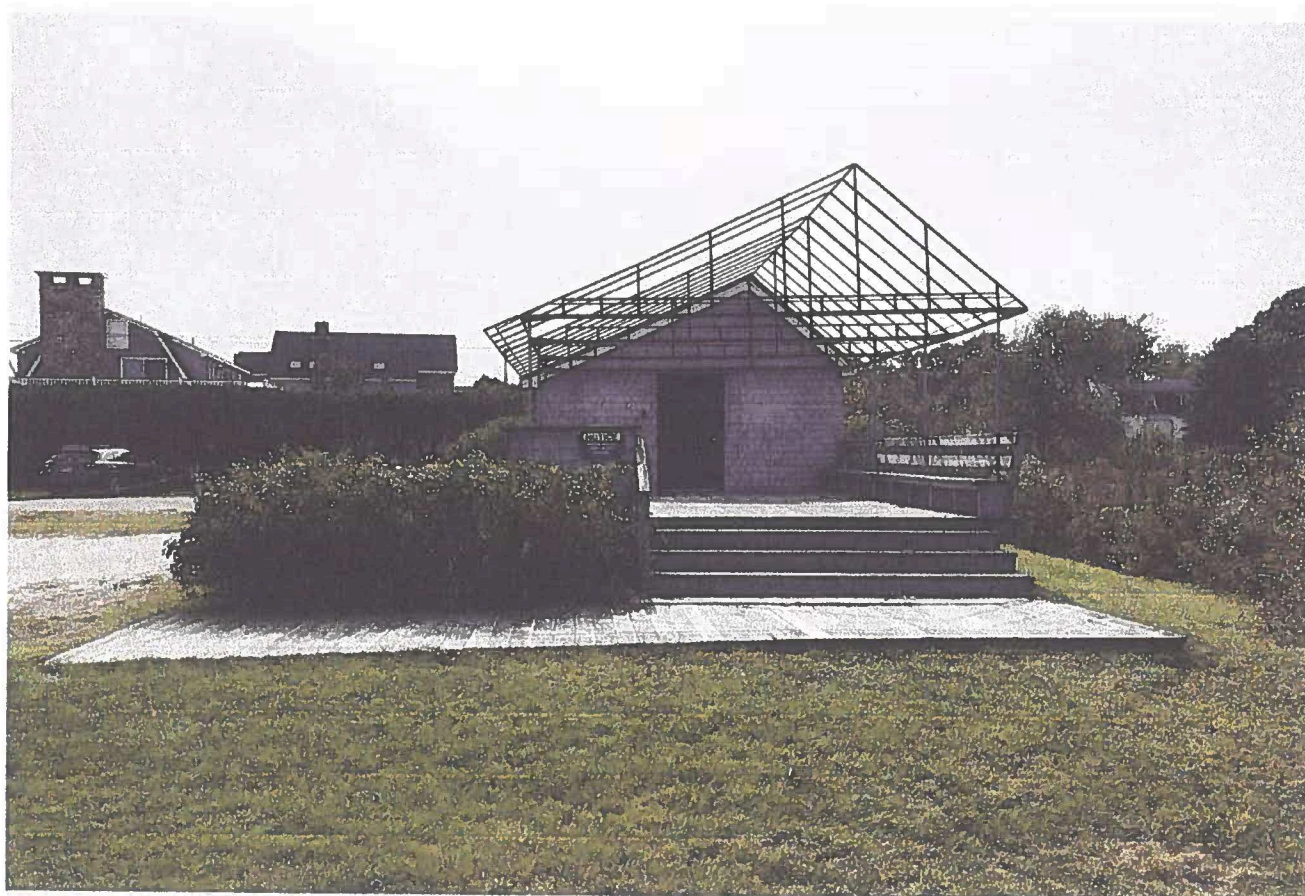
July 2022



September 2023



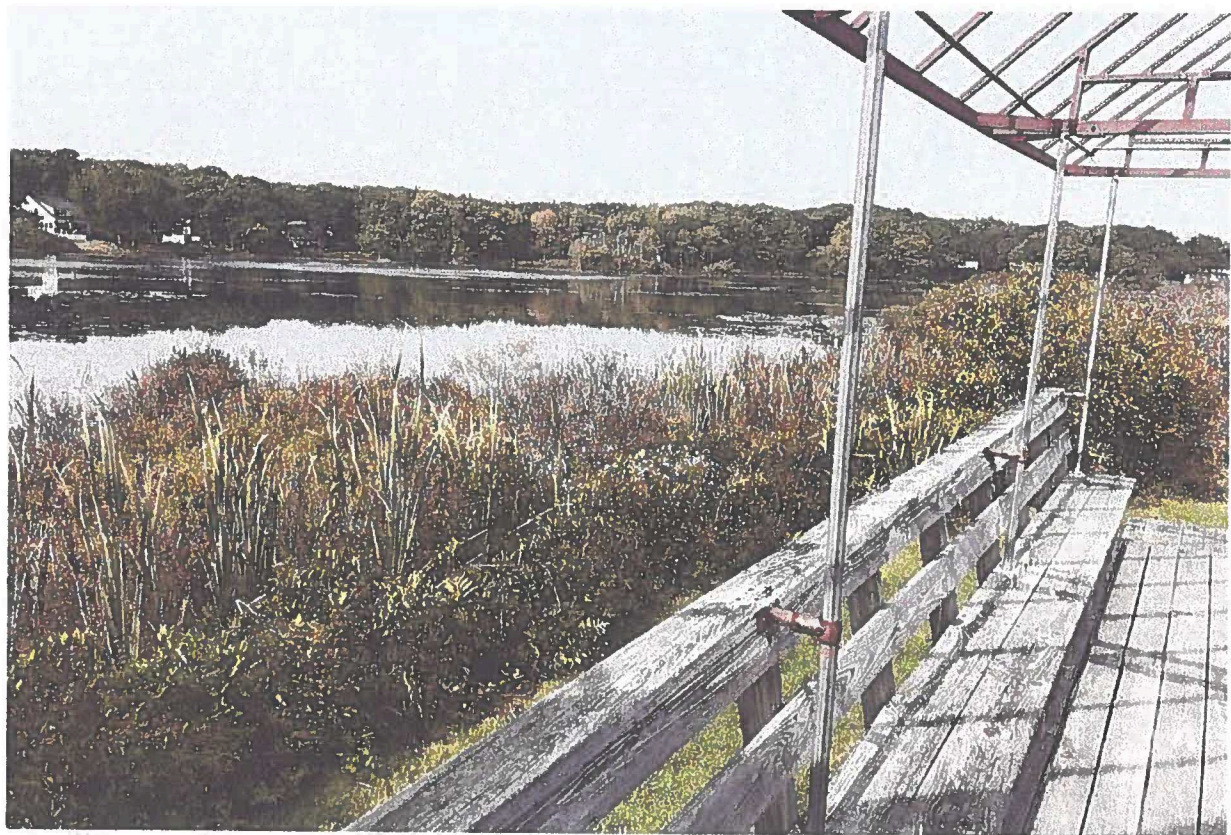
September 2023



September 2023



September 2023



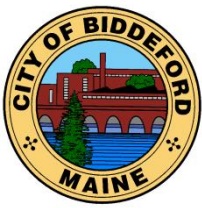
September 2023



September 2023



September 2023



CITY OF BIDDEFORD

Planning and Development Department

Eric Freeman
Assistant City Planner
205 Main Street
P.O. Box 586
Biddeford, ME 04005
eric.freeman@biddefordmaine.org

PLANNING BOARD MEMO

TO: Larry Patoine, Chair & Members of the Biddeford Planning Board

FROM: Eric Freeman, Assistant City Planner

DATE: October 10th, 2023

RE:2023.49 Shoreland Zoning Permit Application (GPE) for Dansky Realty Trust to remove and reconstruct the existing non-conforming residential garage at 25 Mile Stretch Road (Tax Map 62, Lots 24, 24-1) in the Coastal Residential and shoreland overlay zone.

MEETING DATE: October 18th, 2023 at 6 PM

I. BACKGROUND:

The current parcel is developed with a residential use structure (garage/storage) and a driveway. The existing structure is located 87.29 feet from the coastal wetland edge as delineated by Albert Frick Associates, Inc. on April 9, 2021, and therefore it is considered a non-conforming structure under the Code. It is unclear exactly when the structure was constructed, however it is an older structure that has been maintained. The structure is present in a 1956 aerial photograph. The existing structure is 784 square feet in area with an approximately 110 square foot portion located within the Mile Stretch Road right-of-way.

The project proposes to remove the existing non-conforming structure and reconstruct it in a northeasterly direction in a more conforming location with a similar 780 square foot structure. The relocation would increase setback from the shore from 87 ft. to 90 ft.

II. PREVIOUS PLANNING BOARD REVIEW

The Planning Board has not previously viewed this project

III. FINDINGS OF FACT

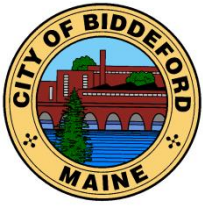
	<u>SUBJECT</u>	<u>INFORMATION</u>
1.	Applicant	Dansky Realty Trust 12 Arlington St. Portland, ME 04101 978-502-5157 Dansky1@me.com
2.	Owner	Same as Applicant
3.	Agent	Sandra Guay, Esq. 1 Dana Street

		Portland, ME 04101 207-558-0102
4.	Project Location	25 Mile Stretch Rd.
5.	Map/Lot	Map 62, Lots 24, 24-1
6.	Size of Lot	48,563 Sq. Ft.
7.	City Approvals Required	Shoreland Zoning
8.	Existing Zoning	Costal Residential (CR)
9.	Overlay Zoning	Shoreland
10.	Existing Use	Residential Garage
11.	Limits of Disturbance	N/A
12.	New private or public road?	No
13.	Proposed Use	Residential Garage
14.	Uses in the Vicinity	Resource Protection, Coastal Residential
15.	Water Supply	N/A
16.	Sewerage Disposal	N/A
17.	Solid Waste Disposal	N/A
18.	Fire Protection / Public Safety	City of Biddeford
19.	Ownership of Road	Public road
20.	Waivers Needed/Requested	none
21.	Waivers Granted	N/A
22.	Fees Paid (LDR Attachment A)	All fees paid
23.	Traffic Movement Permit Required	No
24.	Lot Frontage	Road: 182 ft. Shore: 181 Ft.

IV. CONDITIONS OF APPROVAL

1. The material provided for the proposed project has been reviewed only for general conformance to the City technical requirements. The applicant(s) and/or their technical consultant shall be responsible for the actual design details and completeness of their work. It is incumbent upon the applicant(s) to ensure that the project is in conformance and complies with all City Codes, ordinances and regulations as well as with all state regulations, including, but not limited to, space and bulk standards, performance standards, use standards and other zoning type requirements.
2. All work shall be in conformance with the approved plans and submission documents. No deviations from the approved plans are permitted without prior approval from the Planning Board for major changes, and from the City Planner and City Engineer for minor changes. The City Planner shall make the determination of major or minor.
3. A Letter of Credit or other surety acceptable to the City of Biddeford shall be submitted prior to the issuance of permits or site work being initiated. The financial guarantee shall be established for 150% of the cost of the following improvements:
 - a. Landscaping
 - b. Paving
 - c. Work within ROW (existing or proposed),
 - d. Drainage
 - e. Loam & seed
 - f. Sediment & erosion control
 - g. As-Builts
 - h. Monuments

4. Prior to any ground disturbance, the applicant shall establish a construction inspection account equal to: \$2,500.00.
5. Prior to any ground disturbance, a pre-construction meeting with the owner/applicant, contractor, and City is required. Contact the Engineering Department to schedule this meeting.
6. Contact the Department of Public Works for driveway location permits, curb cut permits and/or street opening permits prior to the start of construction.
7. An as-built plan must be provided to the City of Biddeford Engineering Office at the end of the project electronically, which can be read by the City of Biddeford's Geographic Information System software. **Note: Any modifications to the Planning Board approved development plans shall be reviewed and approved by the City Planner prior to being made, including any "field changes".**
8. The applicant shall incorporate appropriate erosion control measures into this project to reduce erosion affects from the work. All disturbed areas must be re-vegetated and/or otherwise stabilized at the appropriate stage of the work per Maine DEP standards in the Best Management Practice (BMP) manual.
9. That the Article VI Performance Standards requirements regarding Dust, Fumes, Vapors & Gases (sect 25), Explosive Materials (sect 28), Glare (sect 37), Noise (sect 48) be followed.
10. 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.
11. At the completion of the project the owner/applicant shall request a final inspection. This request shall be directed to the Planning Office. Performance guarantees and remaining escrow accounts shall not be released until the Planning Office certifies that the project has been completed and is in compliance with the approval and all applicable City Ordinances.
12. The applicant shall submit approved plans for signature of the City's Planning Board, which shall be recorded in the York County Registry of Deeds. An electronic copy of the recorded plan shall be sent to the Planning Office.



CITY OF BIDDEFORD

Planning and Development Department

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

PLANNING BOARD STAFF REPORT

TO: Chair Patoine and Members of the Biddeford Planning Board

FROM: Eric Freeman – Assistant City Planner

DATE: October 12th, 2023

RE: 2023.49 Shoreland Zoning Permit Application (GPE) for Dansky Realty Trust to remove and reconstruct the existing non-conforming residential garage at 25 Mile Stretch Road (Tax Map 62, Lots 24, 24-1) in the Coastal Residential and shoreland overlay zone.

MEETING DATE: October 18th, 2023 at 6:00 PM

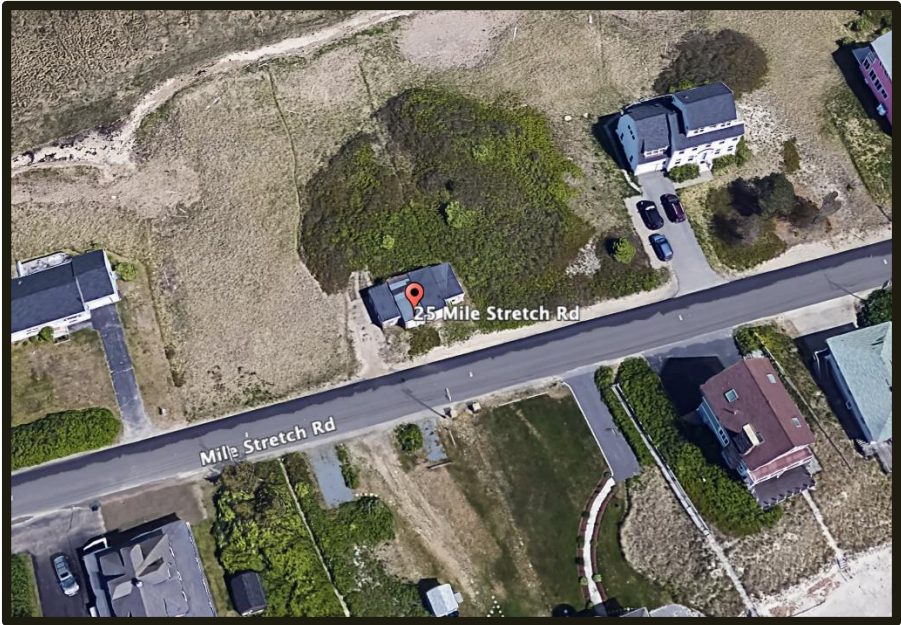
1. INTRODUCTION

The current parcel is developed with a residential use structure (garage/storage) and a driveway. The existing structure is located 87.29 feet from the coastal wetland edge as delineated by Albert Frick Associates, Inc. on April 9, 2021, and therefore it is considered a non-conforming structure under the Code. It is unclear exactly when the structure was constructed, however it is an older structure that has been maintained. The structure is present in a 1956 aerial photograph. The existing structure is 784 square feet in area with an approximately 110 square foot portion located within the Mile Stretch Road right-of-way.

The project proposes to remove the existing non-conforming structure and reconstruct it in a northeasterly direction in a more conforming location with a similar 780 square foot structure. The relocation would increase setback from the shore from 87 ft. to 90 ft.

Such projects are allowed, subject to City Code, Article XIV, Section 12(C)(4), Reconstruction or Replacement. Specifically, City Code allows the removal and reconstruction of a non-conforming structure within the shoreland zone provided that the structure's footprint is relocated to be in compliance with the shoreline setback to the greatest practical extent, as determined by the Planning Board. Greatest practical extent relocation determination by the Planning Board is the exclusive purpose of this application.

2023.49 Shoreland Zoning Permit Application (GPE) for Dansky Realty Trust to remove and reconstruct the existing non-conforming residential garage at 25 Mile Stretch Road (Tax Map 62, Lots 24, 24-1)) inhe Coastal Residential and shoreland overlay zone.



2. PROJECT DATA/INFORMATION

1.	Applicant:	Dansky Realty Trust 12 Arlington St. Portland, ME 04101 978-502-5157 Dansky1@me.com
2.	Owner of Property:	Same as Applicant
3.	Agent:	Sandra Guay, Esq. 1 Dana Street Portland, ME 04101 207-558-0102
4.	Surveyor:	N/A
5.	Project Location:	25 Mile Stretch Road
6.	Project Tax Map #/Lot #:	Tax Map 62, Lot 24, 24-1
7.	Lot Size:	48,563 Sq. Ft
8.	Base Zoning:	Coastal Residential
9.	Overlay Zoning:	Limited Residential
10.	Existing Use:	Residential Garage
11.	Proposed Use:	Residential Garage
12.	Approvals Required:	Shoreland Zoning
13.	Uses in the Vicinity:	Residential, Coastal
14.	Waivers Needed:	a.

2023.49 Shoreland Zoning Permit Application (GPE) for Dansky Realty Trust to remove and reconstruct the existing non-conforming residential garage at 25 Mile Stretch Road (Tax Map 62, Lots 24, 24-1)) inhe Coastal Residential and shoreland overlay zone.

18.	Waivers Granted:	a.
22.	Other Non-City Permits Required:	
23.	LDR Attachment A: Fees Paid:	Yes
25.	Planning Board Review History:	N/A

3. REVIEW PROCESS

Per City ordinance, this application is subject to Site Plan and Shoreland Zoning (Land Development Regulations, Article XI) review and approval by the Planning Board.

4. Departmental Review Comments:

A. Planning:

The proposed relocation of the structure makes it more conforming
The proposed relocation slightly increases setback from the shore

B. Code Enforcement:

1. None

C. Public Works:

1. None

D. Engineering:

1. None

E. Police:

1. None

F. Fire:

1. None

G. Engineering Peer Review:

N/A

1. STAFF REVIEW

- **APPLICATION COMPLETENESS:** The applicant has submitted a complete application, featuring all required elements as specified under Section 66-35 (Required Information for Final Plan Submissions). As part of the staff’s review comments, we’ve identified aspects of the plan submission to be revised or clarified, which we suggest being made a condition of approval.
- **ZONING:** The proposed use permitted uses within the CR Zone and Shoreland Zone Overlay District. Similarly, with respect to applicable dimensional requirements, the project would comply with all applicable requirements, including building height, building setback, frontage, and lot coverage requirements.

2023.49 Shoreland Zoning Permit Application (GPE) for Dansky Realty Trust to remove and reconstruct the existing non-conforming residential garage at 25 Mile Stretch Road (Tax Map 62, Lots 24, 24-1)) inhe Coastal Residential and shoreland overlay zone.

- REVIEW STANDARDS:**

In general, staff found the application to satisfy City subdivision and site plan requirements. The major site details such as building, parking, landscaping, designs and locations have been finalized so the plan being reviewed the Board are what will be constructed on the face of the earth.

- Maine DEP Stormwater Permit: The project does not require a DEP stormwater permit
- WAIVERS: None

2. STAFF RECOMMENDATION

Staff is comfortable moving forward with the Board’s Final Approval of the project, with the understanding that the remaining engineering issues will be resolved, to the satisfaction of the Public Works Director and Engineering Director, prior to a Preconstruction Meeting being scheduled. A Condition of Approval (COA), of this nature, has been included within the Findings of Fact (FOF) / COA. Therefore, Staff recommends the Planning Board approve Greatest Practical Extent Application as presented with the adoption of the Findings of Fact (FOF) and Conditions of Approval (COA).

3. SAMPLE MOTIONS

- A. Motion to Approve: I motion to APPROVE the Shoreland Zoning Permit (GPE) application for the proposal located on 25 Mile Stretch Road (Tax Map 62, Lots 24,24-1), within the Coastal Residential (CR) zoning district and in the Shoreland Overlay of Limited Residential & Resource Protection, as presented with the adoption of the Findings of Fact (FOF) and Conditions of Approval (COA).*
- B. Motion to Deny I motion to DENY the Shoreland Zoning Permit (GPE) application for the proposal located on 25 Mile Stretch Road (Tax Map 62, Lots 24,24-1), within the Coastal Residential (CR) zoning district and in the Shoreland Overlay of Limited Residential & Resource Protection, as presented with the adoption of the Findings of Fact (FOF) and Conditions of Approval (COA). for the following reasons:*

- 1) _____.
- 2) _____.
- 3) _____.

- A. Motion to Table: I motion to TABLE the Shoreland Zoning Permit (GPE) application for the proposal located on 25 Mile Stretch Road (Tax Map 62, Lots 24,24-1), within the Coastal Residential (CR) zoning district and in the Shoreland Overlay of Limited Residential & Resource Protection, as presented with the adoption of the Findings of Fact (FOF) and Conditions of Approval (COA). for the following reasons:*

- 1) _____.
- 2) _____.
- 3) _____.

2023.49 Shoreland Zoning Permit Application (GPE) for Dansky Realty Trust to remove and reconstruct the existing non-conforming residential garage at 25 Mile Stretch Road (Tax Map 62, Lots 24, 24-1)) in the Coastal Residential and shoreland overlay zone.

CITY OF BIDDEFORD PLANNING BOARD

Non-Conforming Structure Relocation Review

APPLICANT: Dansky Realty Trust

PROPERTY: 25 Mile Stretch Road

AGENT: Sandra L. Guay, Esquire
Archipelago Law, LLP
1 Dana Street
Portland, ME 04101

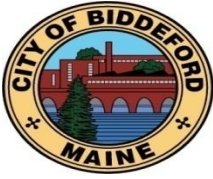
BIDDEFORD PLANNING BOARD

Non-Conforming Structure Relocation Review

25 Mile Stretch Road, Biddeford

1. Planning Board Application
2. Authorization
3. Location Map
4. Project Description
5. Photographs / Aerial View
6. Site Plan
7. Deed/RTI

1

**City of Biddeford – Planning Department****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: Dansky Realty Trust
Mailing Address: 12 Arlington Street, Portland, ME 04101
Telephone: (978) 502-5157
Email: dansky1@me.com

What is your legal interest in the property?

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

Owner's Information:

Name: same as above
Mailing Address: _____
Telephone: _____
Email: _____

Agent's Information:

Name: Sandra Guay, Esq.
Mailing Address: 1 Dana Street, Portland, ME 04101
Telephone: (207) 558-0102
Email: squay@archipelagolaw.com

Engineer/Surveyor's Information:

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

Project Location and Lot Information:

Street Address: 25 Mile Stretch Road Drainage Watershed: Biddeford Pool
Tax Map: 62 Lot: 24 + 24-1 (recently combined into a single lot per Assessor instruction)
Current Zoning: CR Shoreland Zoning: LR
Size of Lot: 48,563 () acres (X)s.f. Lot Frontage: road: 182.66' / shore: 182'
Existing Use of Property: The property contains an existing residential garage/storage building that compliments 26 Mile Stretch Road, which contains a residential dwelling that is also owned by the Applicant.

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

Is the project within the 100-year floodplain? ☒ (Yes) ☐ (No) if yes attach information

Do you plan to bring fill onto the lot? ☒ (Yes) ☐ (No) If yes attach information (incidental fill for garage reconstruction and gravel driveway)

Description of proposed use of property:

Project/Proposed Use:

The property is developed with a residential garage/storage building. The structure is considered a non-conforming structure. The application is submitted in accordance with Article XIV, Section 12 (C)(4), for determination of relocation of the existing footprint in compliance with the shoreline setback to the greatest practical extent. The structure's footprint will also be relocated on the subject parcel. A change in use is not proposed.

Property to be Serviced by:

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

Limits of Disturbance: n/a () acres () s.f.

Net change in impervious cover: n/a () acres () s.f.

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

Is the project proposing a new Private or Public Road? ___(Yes, Private) ___(Yes, Public) ☒ (No)

Is this project within the Urbanized Area/MS4 (see [City Drainage Map](#)) ___(Yes) ☒ (No)

Is the project proposing any Stormwater facilities/BMPs? ___(Yes) ☒ (No)

Will a Traffic Movement Permit (TMP) be required?: ___(Yes) ☒ (No)

☒ If in a Shoreland Zone:

Percent of residential lot coverage (Max 20%): Existing: 4.14% Proposed: <20%

Percent of structure expansion (Max 30%): no expansion proposed

___ **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. _____

Required Submittal 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 Department – Tom Milligan 284-9118

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

B. Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.

C. Photographs of Site.

D. Architectural renderings/drawings of proposed buildings, as required.

E. Engineering Plans, as required.

F. Stormwater Management Report, as required.

Fees (Due at time of Submission):

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

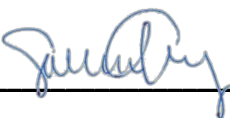
Required Signatures:

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

- I certify that I have read and completely understand the application;
- I certify that the information contained in this application and its 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.

Will the proposed project cause 1 acre or more of site disturbance?: __ (Yes) X (No)

- **If Yes, applicant is responsible for any required Maine Construction General Permits and shall comply with the requirements of DEP Chapter 500 Stormwater Regulations, as they apply.**

Signature of Applicant:  Agent Date 09-13-2023

Signature of Property Owner: _____ Date _____

DIGITAL SUBMITTAL REQUIREMENTS FOR ALL SUBMITTALS:

- A) PDF OF SIGNED APPLICATION
- B) PDFs OF ALL DRAWING SETS AND OTHER REQUIRED SUBMITTAL ATTACHMENTS NOTED ABOVE

HARD-COPY SUBMITTAL REQUIREMENTS FOR PLANNING BOARD APPLICATIONS:

- A) SEVEN (7) FULL-SIZE PAPER COPIES OF DRAWING SETS

DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- A) INDIVIDUALLY NAMED PDFs OF EACH DRAWING (NOT A COMBINED PDF SET)
 - *Individual Drawing PDF Naming Format: 'PROJECT/SHEETSET NAME_INDIVIDUAL DRAWING NAME.pdf'*
- B) PDF COPIES OF ALL PERMIT APPROVALS, APPLICATIONS, REPORTS, NARRATIVES, LETTERS, ETC.
- C) FINAL CAD REFERENCE FILES IN DWG FORMAT (SURVEY & PROPOSED DESIGN LINEWORK)
 - *All drawings & CAD reference files must be to-scale and within the following coordinate systems:*
 - MAINE STATE PLANE WEST NAD83 (Horizontal Datum) & NAVD88 (Vertical Datum)

HARD-COPY SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- A) THREE (3) FULL-SIZE PAPER COPIES OF INDIVIDUAL DRAWINGS REQUIRING BOARD SIGNATURE
- B) ONE (1) FULL-SIZE PAPER COPY OF ENTIRE DRAWING SET FOR ENGINEERING RECORDS

PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION

2

Sandra L. Guay
Partner
sguay@archipelagolaw.com

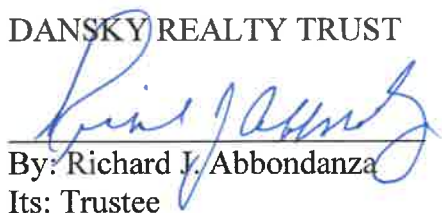
1 Dana Street
Portland, Maine 04101
(207) 558-0102

AUTHORIZATION

I, Richard J. Abbondanza, as Trustee of the Dansky Realty Trust, hereby authorize Sandra Guay and the firm of Archipelago in Portland, Maine, to sign any and all State of Maine or City of Biddeford permit and appeal applications on behalf of the Dansky Realty Trust with regard to its property located at 25 Mile Stretch Road, Biddeford, Maine (Tax Map 62, Lot 24). I further authorize any member of that firm to appear on behalf of said Trust and to represent it before any department, board, committee, or agency of said State or City, including, but not limited to, the Maine Department of Environmental Protection, Planning Board and the Zoning Board of Appeals.

DATED: May 31, 2023

DANSKY REALTY TRUST



By: Richard J. Abbondanza
Its: Trustee

3

Location Map
25 Mile Stretch Road
Biddeford, Maine

Biddeford Online Tax Map



4



Sandra L. Guay
Partner
sguay@archipelagolaw.com

1 Dana Street
Portland, Maine 04101
(207) 558-0102

Dansky Realty Trust
Non-conforming Structure Relocation Review
25 Mile Stretch Road, Biddeford

Project Description

The applicant purchased the subject property in October 2022. The parcel is developed with a residential use structure (garage/storage) and a driveway. The existing structure is located 87.29 feet from the coastal wetland edge as delineated by Albert Frick Associates, Inc. on April 9, 2021, and therefore it is considered a non-conforming structure under the Code. It is unclear exactly when the structure was constructed, however it is an older structure that has been maintained. The structure is present in a 1956 aerial photograph.

The existing structure is 784 square feet in area with an approximately 110 square foot portion located within the Mile Stretch Road right-of-way.

The project proposes to remove the existing non-conforming structure and reconstruct it in a more conforming location with a similar 780 square foot structure. Such projects are allowed, subject to City Code, Article XIV, Section 12(C)(4), Reconstruction or Replacement. Specifically, City Code allows the removal and reconstruction of a non-conforming structure within the shoreland zone provided that the structure's footprint is relocated to be in compliance with the shoreline setback to the greatest practical extent, as determined by the Planning Board. Greatest practical extent relocation determination by the Planning Board is the exclusive purpose of this application.

Pursuant to the City's Code, when relocating a non-conforming structure in compliance with the shoreline setback to the greatest practical extent, the Planning Board shall consider 6 specific criteria (see Article XIV, Section 12 (C)(3)). These criteria include, and are limited to the following:

- 1) Size of the lot
- 2) Slope of the land
- 3) Potential for soil erosion
- 4) Location of other structures on the property and on adjacent properties
- 5) Location of the septic system and other on-site soils suitable for septic systems
- 6) The type and amount of vegetation to be removed to accomplish the relocation

Discussion

The subject lot is 48,563 square feet total, but due to the presence of coastal wetland on the lot the effective lot area (Ref. Section 15.A.1 of the City's Code) landward of the coastal wetland line is approximately 24,238 square feet. The existing and proposed structure locations are affected by the minimum shoreline setback and the minimum front line / road setback requirements.

For the purposes of this project, the upland edge of the coastal wetland as defined in the City Code was identified by field analysis and GPS-located by a Certified Wetland Scientist and Maine Licensed Soil Scientist. Roby Fecteau, City of Biddeford CEO, recommended that this delineation be conducted, and a survey plan that includes the coastal wetland delineation was emailed to Mr. Fecteau on May 26, 2021. Although soils on the lot were analyzed by a Maine Licensed Site Evaluator to determine whether the lot contained soils suitable for a septic system under State and City subsurface wastewater disposal system (SSWDS) regulations, the proposed reconstruction/replacement of the garage does not include, and in fact eliminates the option of installation of a SSWDS.

With respect to the 6 relocation criteria outlined in the Code, we provide the following:

- 1) Size of the lot: Considering the modest lot size and multiple minimum setback restrictions, there is a very limited area for the structure footprint to be relocated. In the attached site plan, dated August 2023, we propose to relocate the structure in a northeasterly direction. The shoreline setback for existing footprint is 87.29'. The setback for the proposed footprint is 90.00' and the structure has been relocated entirely out of the roadway right-of-way and fully onto the subject parcel.
- 2) Slope of the land: The land is very gently sloping, and the slope of the land provides no limitation on the relocation of the structure footprint.
- 3) Potential for soil erosion: There are no unique soil conditions or other soil features such that the relocation of the structure footprint would create risk of soil erosion from the lot.
- 4) Location of other structures on the property and on adjacent properties: There are no other structures located on the property. There are residential dwellings located on the adjacent properties to the east and west of the subject lot, however, the locations of structures on the two adjacent lots are immaterial to the proposed structure footprint relocation - those structures do not limit footprint relocation on the subject lot.

- 5) Location of the septic system and other on-site soils suitable for septic systems: As this project does not propose the installation of a septic system and as the location of the relocated structure is in or significantly impacts the one location on the lot deemed suitable for a septic system, the possibility of a SSWDS on the property has been eliminated.
- 6) The type and amount of vegetation to be removed to accomplish the relocation:
Vegetation removal does not impede structure footprint relocation under the City Code. The existing location from where the structure will be relocated will be replanted with grass vegetation as specified in the Code.

Relocation Summary

Due to the small lot size and minimum setback requirements from multiple directions, and as otherwise discussed above, it is our opinion that the proposed relocation of the non-conforming structure footprint establishes the minimum shoreline setback to the greatest practical extent. Accordingly, the applicant respectfully requests the Planning Board's concurrence that the structure footprint's greatest practical extent relocation on the lot is 90.00' feet from the upland edge of the coastal wetland, and that the structure footprint would be fully relocated outside of the road right-of-way and onto the lot.

5

Google Earth / Aerial View

Image from October 2021

Legend

 25 Mile Stretch Rd



Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO



204

100 ft



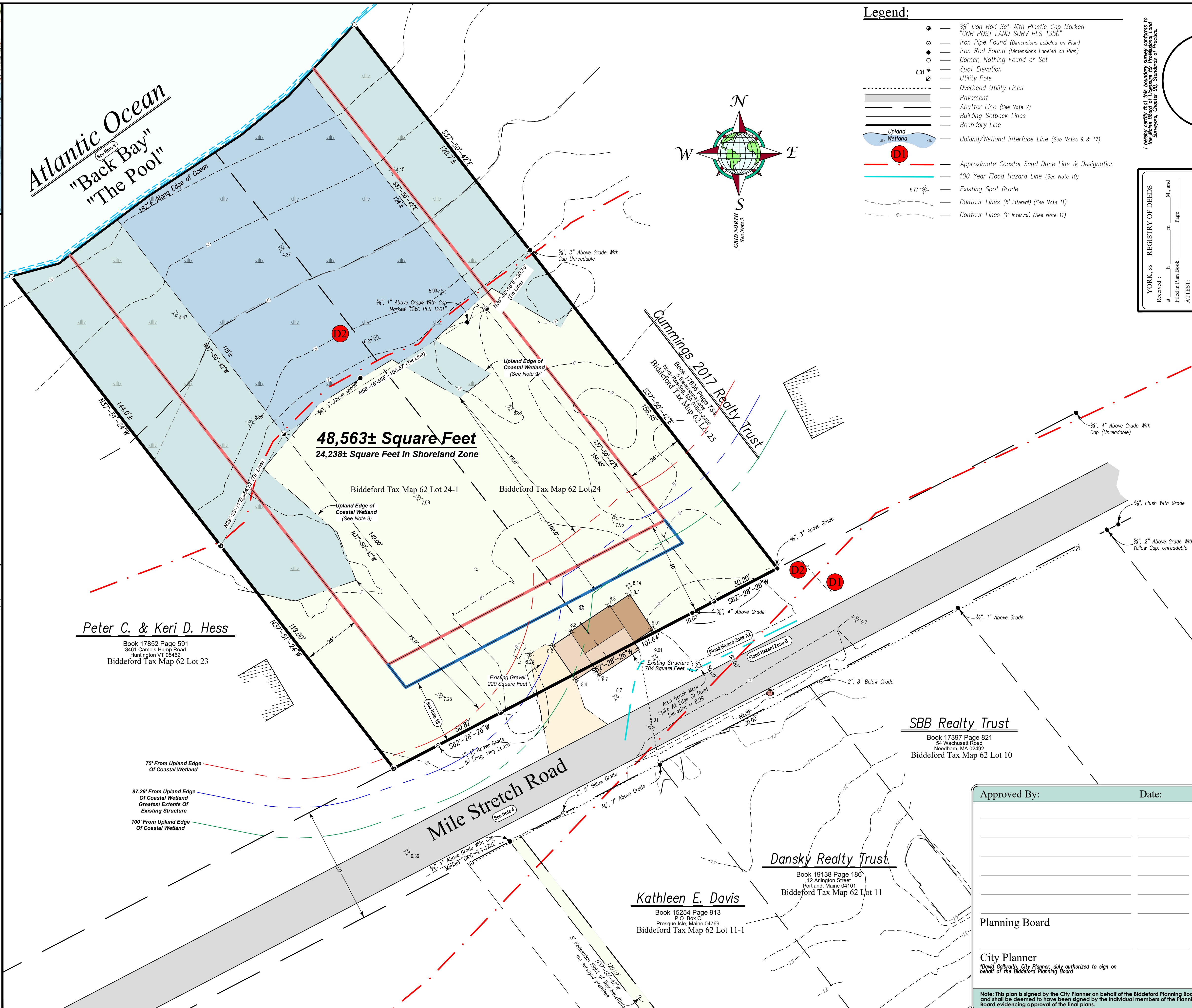
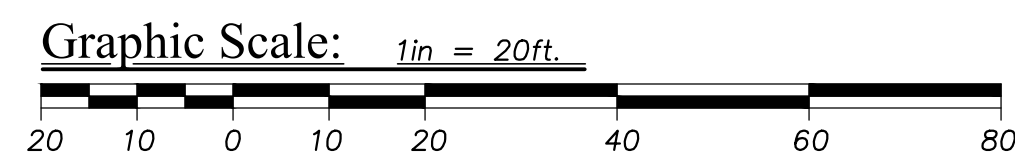
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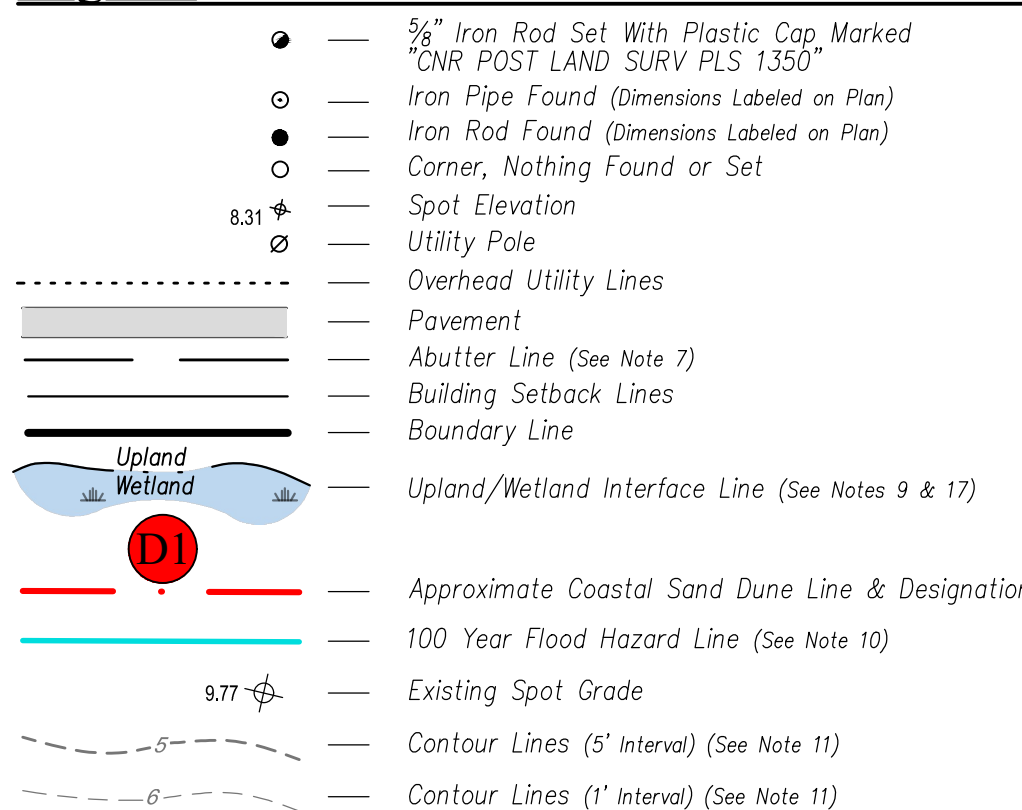
Coverage Calculation: (Existing)	
Total Area In Shoreland Zone = 24,238 Square Feet	
Coverage Type	Area
Gravel	220 Square Feet
Building	784 Square Feet
Total Existing Coverage = 1,004 Square Feet or 4.14%	

Notes:

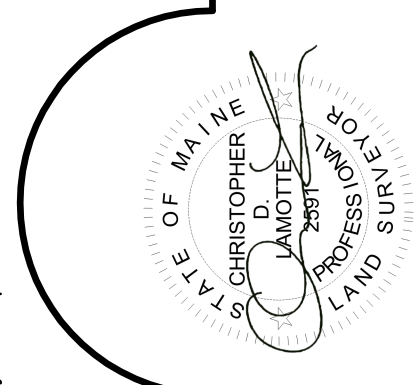
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- 2. Plan Reference:**
a. "Plan Showing A Boundary Survey For Almed, Inc.," dated April 7, 2010, surveyed by Corner Post Land Surveying, Inc. This plan is unrecorded.
b. "Plan of Property of Marshall Fenderson" dated July, 1908, drawn by R.W. Libby and recorded at the York County Registry of Deeds in plan book 6 page 41.
- 3. Basis of Bearings:**
Bearings shown hereon are Grid North and refer to the Maine State Plane Coordinate System, Maine West Zone 4301, NAD 83, Zone 1802, North American Datum 1983, Unit Feet, determined utilizing a Leica System 1200 "TRK GPS Unit", (Real Time Kinematic Global Positioning System).
- 4. Road Record:**
Mill Stretch Road: (also known as "Road to Biddeford Pool") 50' wide as scaled from Plan Reference 2b.
- 5. Certification:**
The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- 6. Underground Utilities:**
No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any underground utility, municipal or public service. For information concerning these utilities or facilities please contact the appropriate agencies.
- 7. Abutter Lines:**
The abutter lines shown hereon are for reference purposes only. Any conflicts between the abutter lines shown hereon and existing monumentation should be resolved with a boundary survey, no assumptions should be made based on these abutter lines.
- 8. Back Bay:**
The "Back Bay" is subject to tidal action and is a meandering boundary, therefore the property line extends to the "low water mark". No attempt has been made as a part of this survey to locate, establish, or otherwise determine the limits of the "low water mark". The approximate location, as shown hereon, was determined during approximate low tide and is for area calculations only.
- 9. Wetlands:**
Upland edge of coastal wetland was determined by Chris Coppi of Albert Frick Associates, Inc. on April 9, 2021.
- 10. Flood Insurance:**
The Flood Insurance Rate Map Community Panel Number 230145 0006 B' dated May 15, 1984 shows the 100 year flood hazard zone A2 to be NGVD 29, elevation 9. The entire surveyed parcel is less than elevation 9 and so is within the limits of zone A2, spot elevations relative to this hazard zone are shown.
- 11. Elevation & Topographic Information:**
Topographic information shown hereon was the result of an "On The Ground Survey" performed by Corner Post Land Surveying, Inc. Elevations shown hereon are NGVD 29 and are based on National Geodetic Survey Marker "S 98", a bench mark disk set in a rock outcrop, 165 feet west of the intersection of State Highways 206 and 9. Said disk provides NAVD 88 elevation 7.30 and NGVD 29 elevation 8.02.
- 12. The subject parcel benefits from a Pedestrian Right of Way as described in Deed Reference 1b & 1f "on the opposite side of said road, and pedestrian right of way five (5) feet in width throughout and Northeasterly of and adjacent to the Southerly line of parcel (2) above (it being the centerline of said Carley Avenue) extending Southeasterly from said road to said low water mark, which right of way shall run with the land and be permanent"**
- 13. Based on neighboring occupation lines and neighboring deeds, it was assumed that the intent of Marshall Fenderson when describing the second parcel in Deed Reference 1g was to convey a parcel which was 100' wide, roughly 2003' long, which utilized property lines parallel to, and being the extensions of, the property lines shown on the opposite of the road, as shown on Plan Reference 2a.**
- 14. The parcel described in Deed Reference 1e is a 10' wide strip on one side of the road, which was conveyed out of the 50' strip described in Deed Reference 1e. The figure described in this deed (1c) does not close, and it is obvious there are multiple errors within the deed. It appears that the intent here was for Ernest & Winn Henry to swap 10' strips on opposite sides of the road. The exact location of this strip has no effect on the final outcome of this survey, as all three parcels on the northerly side of the road are now consolidated into one ownership.**
- 15. The building setback from the sidewalk Mill Stretch Road is shown hereon as 28 feet per email from Roby Feteau of the City of Biddeford Code Enforcement Office, which reads ".... Please take this email as a confirmation that the City of Biddeford is ok with the overhanging numbers you submitted to us for our review. The house can be set at 28 ft. from the R.O.W."**
- 16. The property is within a Coastal Sand Dune designated as a D back dune area per Maine Geological Survey and is located in the City of Biddeford's Limited Residential District and Coastal Residential Zone.**



Legend:



I hereby certify that this boundary survey conforms to the Maine Board of Licensure for Professional Land Surveyors, Chapter 90, Standards of Practice.



Christopher D. LaMotte Professional Land Surveyor 1350

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Data File: 2009125.crd
CAD File: Site Plan.dwg
Drawn By: JWH
Job No: 2001014

April 10, 2014

Issue:



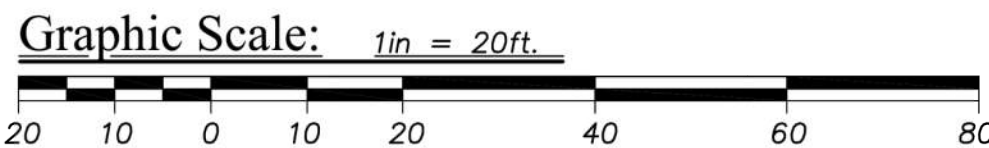
Corner Post
Land Surveying, Inc.

600 Main Street, Springvale, Maine 04083
Phone: (207) 324-2119 Fax: (207) 490-3946
E-mail: info@cornerpostsurvey.com
Web: www.maineppsurvey.com

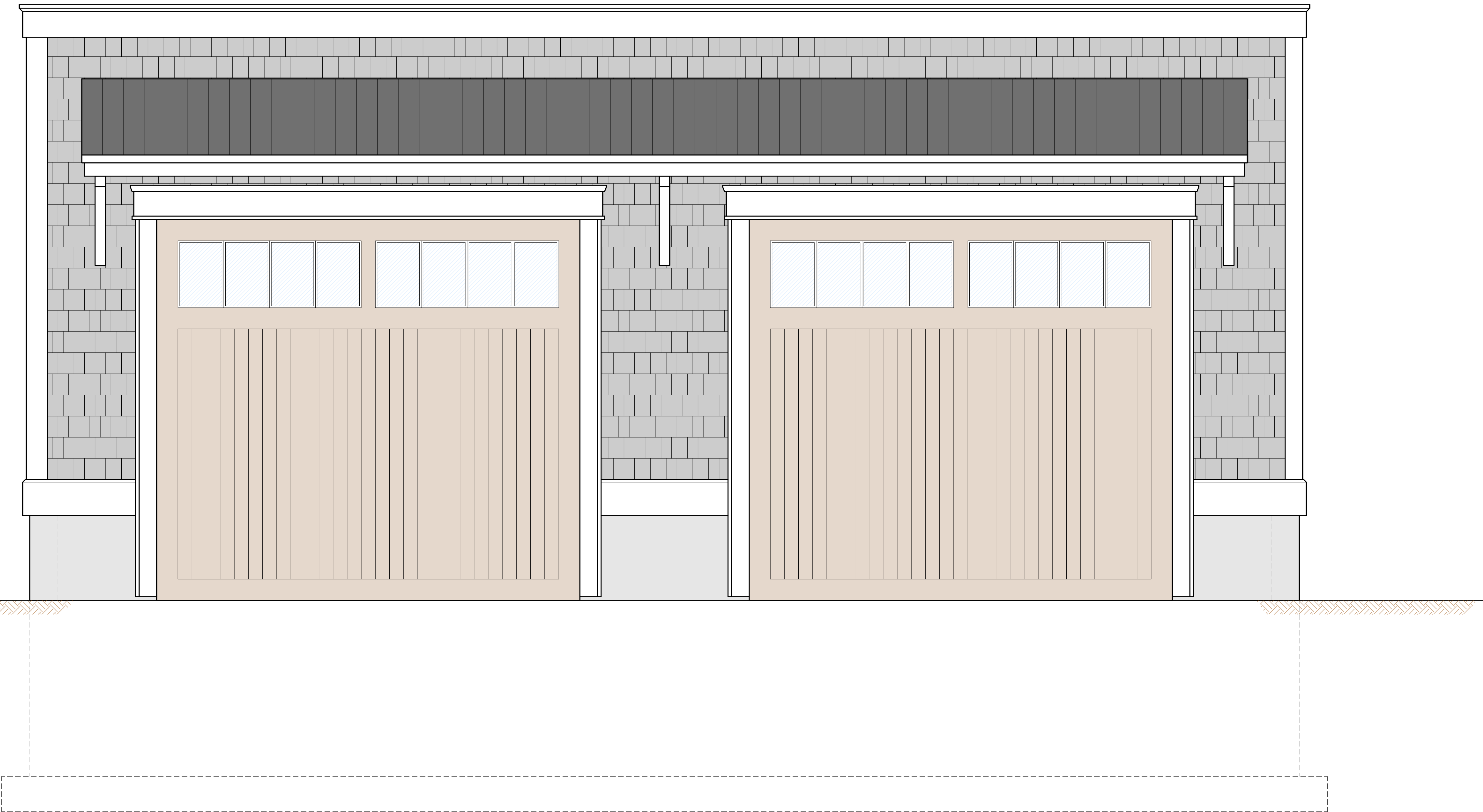
Property Located On
Mile Stretch Road
Biddeford, Maine

Site Plan Made For
Michael Dansky

Sheet: 51



L1



177 SMUTTY LANE
SACO, MAINE 04072
(207) 809-9658

PROJECT:
DANSKY GARAGE

25 MILE STRETCH ROAD
BIDDEFORD POOL,
MAINE 04005

CONTRACTOR:

RESIDENTIAL / COMMERCIAL
207-282-6505 SACO, MAINE
Building - Remodeling & Earthworks

THESE DRAWINGS ARE PREPARED AS A DRAFTING SERVICE ONLY. RUSSELL DESIGN | DRAFTING IS NOT A LICENSED ARCHITECT OR ENGINEER. BUILDER AND OR HOME OWNER ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR PLANS AND THE CONSTRUCTION PROCESS. IT IS RECOMMENDED THAT THE BUILDER OR HOME OWNER CONSULT WITH AN ENGINEER BEFORE STARTING CONSTRUCTION.

REVISION:		
No.	DATE	DESCRIPTION

SHEET NAME:
**ENLARGED
FRONT ELEVATION**

DRAWN BY: SDR	SEAL:
CHECKED BY: -	
SCALE: AS NOTED	
DATE: AUGUST 2023	
PROJECT NO.: 2023.300	

Drawing No.:
A0

7



Space above for recording information

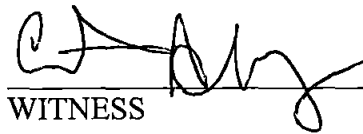
TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that **RICHARD J. ABBONDANZA**, **TRUSTEE of the DANSKY REALTY TRUST**, dated July 2, 2013, of Portland, County of Cumberland, State of Maine, in consideration of one dollar and other valuable consideration, grants to **RICHARD J. ABBONDANZA, TRUSTEE of the DANSKY REALTY TRUST**, dated July 2, 2013, with a mailing address is 12 Arlington Street, Portland, ME 04101, certain lots or parcels of land situated in the City of Biddeford, County of York and State of Maine, being more particularly bounded and described as follows:

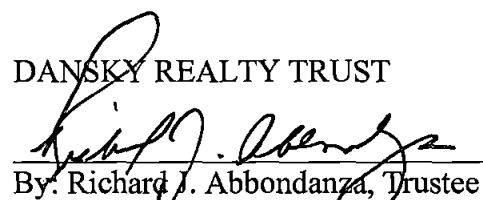
*SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE.*

I hereby covenant that I am Trustee pursuant to said Trust; that said Trust is still in full force and effect; that I have the power thereunder to convey as aforesaid; and that, in making this conveyance, I have, in all respects, acted pursuant to the authority vested in and granted to me therein.

IN WITNESS WHEREOF the said **RICHARD J. ABBONDANZA** has set his hand and seals this 28 day of August, 2023.


WITNESS

DANSKY REALTY TRUST

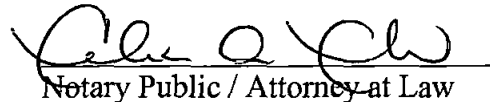

By: Richard J. Abbondanza, Trustee

STATE OF MAINE
CUMBERLAND, ss.

August 28, 2023

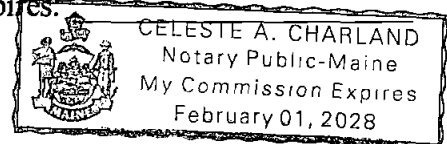
Then personally appeared the above-named RICHARD J. ABBONDANZA in his said capacity and acknowledged the foregoing to be his free act and deed, and the free act and deed of said Trust,

Before me,


Notary Public / Attorney at Law

Print Name:

My Commission Expires.



SEAL

2023 → Archival 990 Low
one item 3000
PTD, ME 04101

EXHIBIT A

A certain lot or parcel of land situated in the City of Biddeford, County of York, and State of Maine, and being Parcel Nos. II, III, IV and V as described in a deed to Grantor from Kevin R. Bowden recorded in the York County Registry of Deeds in Book 19138, Page 186, to which deed reference may be had for a more particular description thereof.

Being a portion of the premises conveyed to Richard J. Abbondanza, Trustee of the Dansky Realty Trust by Warranty Deed of Kevin R. Bowden dated October 21, 2022 and recorded in the York County Registry of Deeds in Book 19138, Page 186.

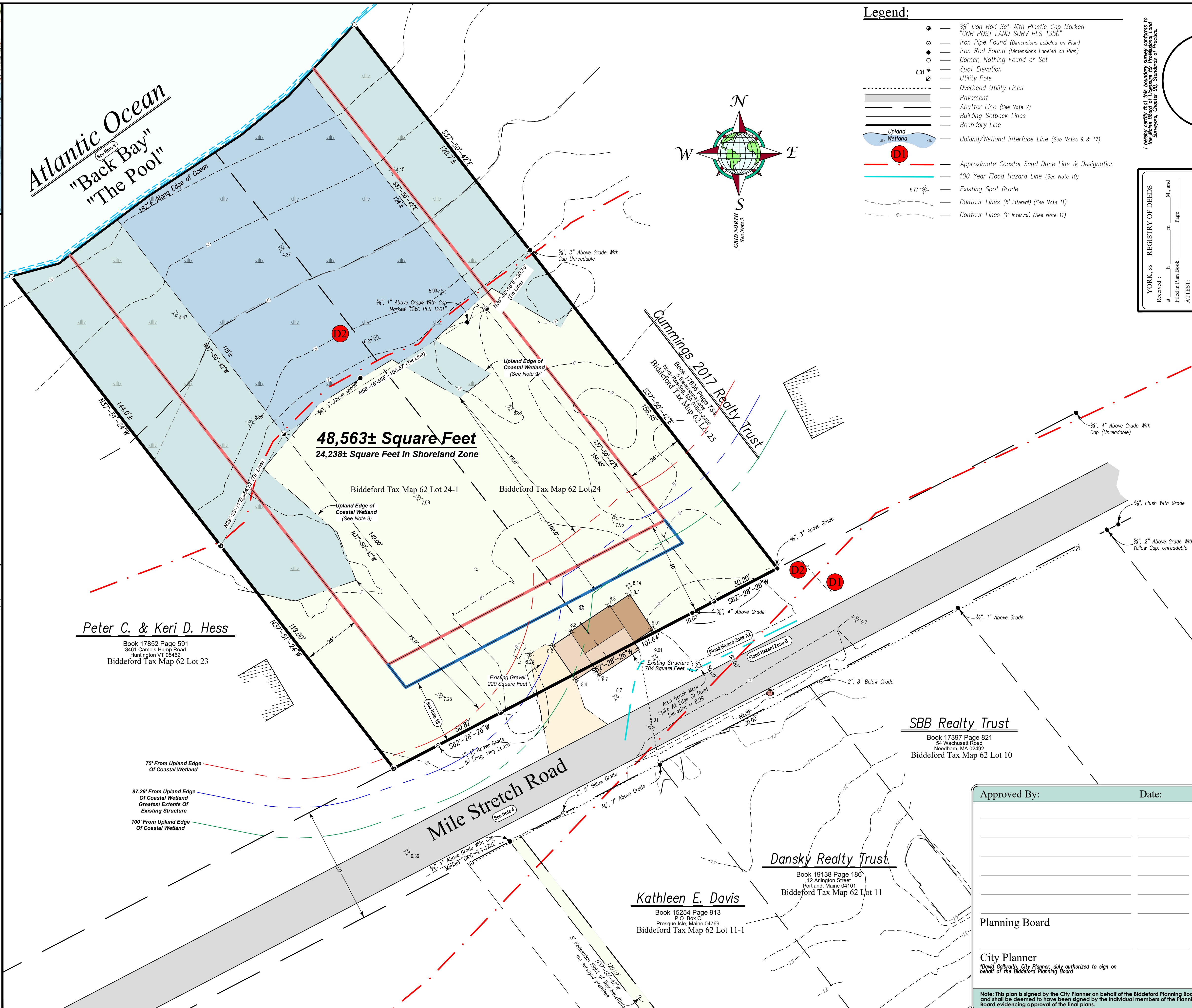
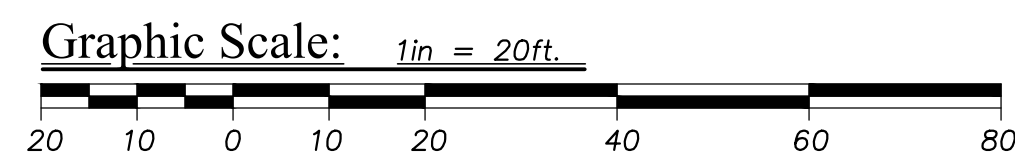
The purpose of this deed is to combine the lots identified on City of Biddeford Tax Map 62 as Lot 24 and Lot 24-1 into a single lot.



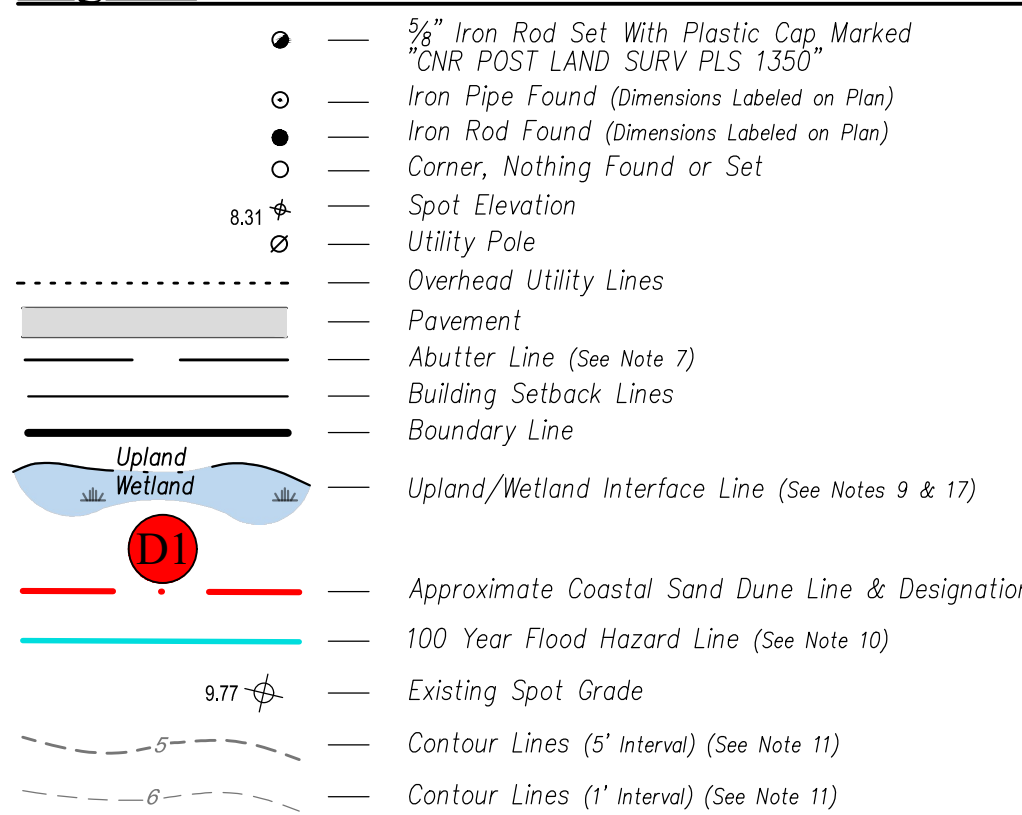
Coverage Calculation: (Existing)	
Total Area In Shoreland Zone = 24,238 Square Feet	
Coverage Type	Area
Gravel	220 Square Feet
Building	784 Square Feet
Total Existing Coverage = 1,004 Square Feet or 4.14%	

Notes:

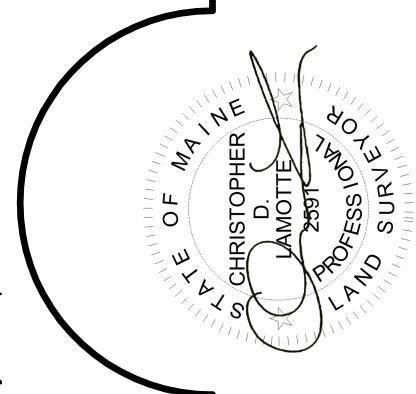
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mile Stretch Road: (also known as "Road to Biddeford Pool") 50' wide as scaled from Plan Reference 2b.
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The Flood Insurance Rate Map Community Panel Number 230145 0006 B' dated May 15, 1984 shows the 100 year flood hazard zone A2 to be NGVD 29, elevation 9. The entire surveyed parcel is less than elevation 9 and so is within the limits of zone A2, spot elevations relative to this hazard zone are shown.
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Legend:



I hereby certify that this boundary survey conforms to the Maine Board of Licensure for Professional Land Surveyors, Chapter 90, Standards of Practice.



Christopher D. LaMotte Professional Land Surveyor 1350

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Data File: 2009125.crd
CAD File: Site Plan.dwg
Drawn By: JWH
Job No: 2001014

April 10, 2014

Issue:



Corner Post
Land Surveying, Inc.

600 Main Street, Springvale, Maine 04983
Voice: (207) 324-2119 Fax: (207) 490-3946
Email: cpis@mainesurveyors.com
Web: www.mainesurveyors.com

Property Located On
Mile Stretch Road
Biddeford, Maine

Site Plan Made For
Michael Dansky
12 Arlington Street, Portland, Maine 04101

Sheet: 51

Notes:

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3. Basis of Bearings:
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Mile Stretch Road, (also known as "Road to Biddeford Pool") 50' wide as scaled from Plan Reference 2b.

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13. Based on neighboring occupation lines and neighboring deeds, it was assumed that the intent of Marshall Fenderson when describing the second parcel in Deed Reference 1g was to convey a parcel which was 100' wide, roughly 200'± long, which utilized property lines parallel to, and being the extensions of, the property lines shown on the opposite of the road, as shown on Plan Reference 2a.

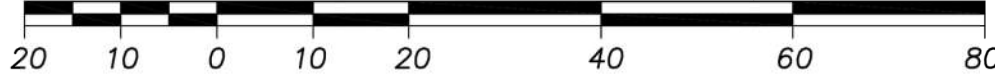
14. The parcel described in Deed Reference 1e is a 10' wide strip on one side of the road, which was conveyed out of the 50' strip described in Deed Reference 1e. The figure described in this deed (1c) does not close, and it is obvious there are multiple errors within the deed. It appears that the intent here was for Ernest & William Henry to swap 10' strips on opposite sides of the road. The exact location of this strip has no effect on the final outcome of this survey, as all three parcels on the northerly side of the road are now consolidated into one ownership.

15. The building setback from the sideline Mile Stretch Road is shown hereon as 28 feet per email from Roby Fecteau of the City of Biddeford Code Enforcement Office, which reads "...Please take this email as a confirmation that the City of Biddeford is ok with the averaging numbers you submitted to us for our review. The house can be set at 28 ft. from the R.O.W."

16. The subject property is within a Coastal Sand Dune designated as a D2 back dune area per Maine Geological Survey and is located in the City of Biddeford's Limited Residential District and Coastal Residential Zone.

17. This plan depicts relocation of the non-conforming structure to meet the wetland setback requirement to the greatest practical extent, pursuant to article xv, section 12.c.4 of the City of Biddeford's code of ordinances

Graphic Scale: 1in = 20ft.



Atlantic Ocean
"Back Bay"
"The Pool"



Legend:

- 5/8" Iron Rod Set With Plastic Cap, Marked "CNR POST LAND SURV PLS 1350"
- Iron Pipe Found (Dimensions Labeled on Plan)
- Iron Rod Found (Dimensions Labeled on Plan)
- Corner, Nothing Found or Set
- Spot Elevation
- Utility Pole
- Overhead Utility Lines
- Pavement
- Abutter Line (See Note 7)
- Building Setback Lines
- Boundary Line
- Upland/Wetland Interface Line (See Notes 9 & 17)
- Approximate Coastal Sand Dune Line & Designation
- 100 Year Flood Hazard Line (See Note 10)
- Existing Spot Grade
- Contour Lines (5' Interval) (See Note 11)
- Contour Lines (1' Interval) (See Note 11)

YORK, ss
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b
m
Page
ATTN:

Corner Post Land Surveying, Inc.
600 Main Street, Springvale, Maine 04083
Phone: (207) 324-2119 Fax: (207) 480-3946
Web: www.mainesurveyors.com

Book 17852 Page 591
3461 Camels Hump Road
Huntington VT 05462
Biddeford Tax Map 62 Lot 23

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Biddeford Tax Map 62 Lot 23

Russell
-DESIGN | DRAFTING-

177 SMUTTY LANE
SACO, MAINE 04072
(207) 809-9658

PROJECT:

DANSKY GARAGE

25 MILE STRETCH ROAD
BIDDEFORD POOL,
MAINE 04005

CONTRACTOR:

LETARTE
BROS.
GENERAL CONTRACTOR
RESIDENTIAL/COMMERCIAL
207-282-6505 SACO, MAINE
Building - Remodeling & Earthwork

Corner Post Land Surveying, Inc.
600 Main Street, Springvale, Maine 04083
Phone: (207) 324-2119 Fax: (207) 480-3946
Web: www.mainesurveyors.com

Property Located On
Mile Stretch Road
Biddeford, Maine

Site Plan Made For
Michael Dansky
12 Arlington Street, Portland, Maine 04101

Sheet: S1

THESE DRAWINGS ARE PREPARED AS A DRAFTING SERVICE ONLY. RUSSELL DESIGN | DRAFTING IS NOT A LICENSED ARCHITECT OR ENGINEER. BUILDER AND/OR HOME OWNER ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR PLANS AND THE CONSTRUCTION PROCESS. IT IS RECOMMENDED THAT THE BUILDER OR HOME OWNER CONSULT WITH AN ENGINEER BEFORE STARTING CONSTRUCTION.

REVISION:		
NO.	DATE:	DESCRIPTION:

SHEET NAME:
PROPOSED
CONDITIONS PLAN
PLAN FOR RELOCATION

DRAWN BY: SDR	SEAL:
CHECKED BY: -	
SCALE: AS NOTED	
DATE: AUGUST 2023	
PROJECT NO: 2023.300	

Drawing No.:

L1

ESTABLISHMENT OF ZONES
Draft Ordinance Amendments to the City Code of Ordinances
Section 11 – Establishment of Zones, V Attachment 2, Notes for Table B
Frontage Reduction Ordinance

Planning Board Public Hearing – October 18, 2023

BIDDEFORD CODE NOTES for Table B:

N/A: Not allowed.

* A new structure may be permitted to be built with less than the required setback, provided that the following are met:

1. The setback will be equal to the average front yard setback of the existing houses on the immediately adjacent lots; and
2. The setback shall be at least 15 feet; and
3. These provisions shall apply only along existing residential streets which were developed prior to the enactment of the present front yard setback requirements.

** The Building Inspector may allow a lessening of setback requirement for access structures, as necessary, to facilitate reasonable handicapped accessibility. This provision shall apply to existing structures only. Any access structure built under this provision shall be temporary to facilitate the handicapped or disabled occupant and shall be removed when no longer needed.

+ Maximum height is exclusive of chimneys, antennae, and roof-mounted, building-integrated, building-mounted or architectural wind systems when attached to a structure. Chimneys and antennae shall not be higher than 12 feet above the structure. Roof-mounted, building-integrated, building-mounted or architectural wind systems shall not be higher than 15 feet above the maximum allowed building height in the zone.

A. Minimum land area per dwelling unit.

B. In order to promote condominium forms of housing and affordable housing in close proximity to downtown and services, in the R-1-A, R-1-B, R-2, R-3, OR, and MSRD-2 Zoning Districts, the density requirements may be relaxed as follows:

1. Redevelopment of existing structures:

- a. The Planning Board, or other appropriate approval authority, shall consider granting a density bonus of one residential unit for every 650 square feet of living space within an existing structure, provided the applicant presents redevelopment/renovation plans to the Code Enforcement Officer demonstrating how the redevelopment project will result in the number of residential units with two or more bedrooms being at least, if not more than, the number of units with two or more bedrooms before the density bonus was granted.
- b. If the project is provided a density bonus, the Code Enforcement Officer shall document the allowable density and number of units, in writing, for the Code Enforcement Office files.
- c. An applicant provided a density bonus for rental housing shall enter into a contractual agreement with the City of Biddeford requiring that at least 30% of the additional units created shall be leased

ESTABLISHMENT OF ZONES
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Planning Board Public Hearing – October 18, 2023

such that they do not exceed 80% of the fair market rent (FMR) per bedroom size, as established annually by the U.S. Department of Housing and Urban Development (HUD). The contractual agreement shall be recorded at the York County Registry of Deeds, a copy of which shall be provided to the Code Enforcement Office prior to the issuance of any building permits. Rent-restricted units will be annually monitored by the Planning and Development Department for contract compliance.

2. Condominium conversions/development:

- a. A property may be proposed for redevelopment/renovation from apartments into condominiums in accordance with 1 above.
- b. An applicant provided a density bonus for condominiums shall enter into a contractual agreement with the City of Biddeford obligating them to complete the project as condominiums to be offered for sale upon or before completion of the project in return for receiving the density bonus. The contractual agreement shall be recorded at the York County Registry of Deeds, a copy of which shall be provided to the Code Enforcement Office prior to the issuance of any building permits.
- c. The applicant agrees that if the project is converted to condominiums, said units shall not be sold for a price that exceeds 125% of the York County median home price affordable to median-income households as set annually by HUD for the City of Biddeford.

C. Applies only to dwelling units. All other uses shall have a minimum of 10,000 square feet.

D. (Reserved)

E. All buildings and structures shall be set back at least 50 feet from any zone in which residential dwellings are an allowed use, except as otherwise provided in this table.

F. (Reserved)

G. (Reserved)

H. Roadside stands may be 10 feet from the major access road.

I. This is the density limit for the expansion of existing residential dwelling units.

J. Applies to all uses.

K. Hospital height limit shall be 110 feet.

L. Does not apply to cluster development.

M. The number of accessory structures shall meet setback requirements; and shall be limited to no more than three per lot; and shall not exceed the height of the primary structure; and any plumbing, if necessary, shall be limited to a utility sink. Structures associated with bona fide working agricultural uses are not subject to these limits.

ESTABLISHMENT OF ZONES
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Frontage Reduction Ordinance

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- N. Any use not serviced by a public water supply must show evidence that it is serviced by a potable water supply meeting minimum state standards for safe drinking water.
- O. Any residential structures in existence prior to December 20, 1990, may be expanded or added to as long as they meet minimum setbacks (from major access, 40 feet; from other streets, 25 feet; from side and rear property lines, 10 feet).
- P. The location of new or expanded buildings and structures including the replacement of existing buildings in the Institutional Zone shall conform to the approved Institutional Master Plan and the following dimensional standards:
1. Maximum height. The maximum height of buildings in the Institutional Zone shall be 35 feet, 50 feet, or 65 feet depending upon in which building height subdistrict the building is located. The building height subdistricts and maximum building heights are shown on the Institutional Zone Subdistrict Map dated September 6, 2001, and described in boundary descriptions prepared by an independent registered land surveyor licensed to practice in the State of Maine which are made a part of this ordinance. Notwithstanding the maximum building height provision, the tallest point of any building or structure, including appurtenant structures, in the Institutional Zone shall not exceed 115 feet above sea level based upon the national geodetic vertical datum (NGVD), unless a higher elevation is mandated as part of a state or federal environmental approval or permit.
 2. Minimum building setbacks from public streets. All buildings in the Institutional Zone shall conform to the following minimum setbacks from public streets:
 - South side of Hills Beach Road from intersection with Old Pool Road east to a point 250 feet west of the zone boundary/property line: 25 feet.
 - South side of Hills Beach Road from a point 250 feet west of the zone boundary/property line east to the zone boundary: 50 feet with a provision that it can be reduced to 25 feet if replacement buildings at the housing park are located further from the wetland.
 - North side of Hills Beach Road from intersection with Old Pool Road east to the zone boundary: 50 feet.
 - Both sides of Hills Beach Road from intersection with Old Pool Road west to the zone boundary at Route 9: 50 feet with a provision that it can be reduced to 25 feet when a Hills Beach bypass is built that conforms to the following standards and is approved as part of the Institutional Master Plan.
 - Both sides of Old Pool Road: 50 feet.
 - Both sides of Pool Road (Route 9): 50 feet.
 - Both sides of Newtown Road: 40 feet.
 - Both sides of the Hills Beach bypass road when built: 50 feet.

ESTABLISHMENT OF ZONES
Draft Ordinance Amendments to the City Code of Ordinances
Section 11 – Establishment of Zones, V Attachment 2, Notes for Table B
Frontage Reduction Ordinance

Planning Board Public Hearing – October 18, 2023

The reduced setback along the westerly portion of Hills Beach Road shall be effective only if a Hills Beach bypass road has been constructed that meets the following standards:

- a. The road shall be designed and located to allow traffic to Hills Beach to travel directly from Route 9 to the approximate vicinity of the intersection of Old Pool Road and Hills Beach Road without using campus roads.
 - b. The intersection with Route 9 will be located at an appropriate location for this use.
 - c. The road shall be designed as a limited access facility with not more than one curb cut on each side providing campus access through internal campus streets. These curb cuts shall be in addition to any intersections with public streets or roads.
 - d. No buildings or parking lots shall have direct access to or from the bypass road.
 - e. A landscaped street buffer shall be established as provided for in Section 43 of Article VI.
3. Minimum building setback from the perimeter of the Institutional Zone. All buildings shall be setback a minimum of 50 feet from the external boundary of the Institutional Zone where such zone boundary abuts a Suburban Residential (SR-1), Coastal Residential (CR), or Rural-Farm (R-F) Zone. The area along the zone boundary shall be maintained as a landscaped buffer in accordance with the provisions of Article VI, Section 12.
4. Maximum lot coverage. The maximum lot coverage shall be as follows:
- a. Within the area south of Route 9 and west of the Newtown Road: 10%.
 - b. Within the area South of Route 9 and east of the Newtown Road: 30%.
 - c. Within the area North of Route 9: No maximum except as provided for in 5, Restricted Development Areas.
5. Restricted development areas. Within the areas identified as “No Build Zones” on the Institutional Zone Subdistrict Map dated September 6, 2001, and described in boundary descriptions prepared by an independent registered land surveyor licensed to practice in the State of Maine which are made a part of this ordinance, the following additional requirements shall apply:
- a. No new buildings, parking, roads, or access drives shall be constructed except for the construction of a Hills Beach bypass road and connections to the bypass road from existing public streets.
 - b. Existing buildings, parking, roads, and access drives may be maintained and may be improved with Planning Board approval but may not be relocated or expanded except as provided for in a.
 - c. The existing student housing park located on the south side of the Hills Beach Road may be replaced with new low-impact academic or support facilities. Lowimpact is defined as meeting the following standards:

ESTABLISHMENT OF ZONES
Draft Ordinance Amendments to the City Code of Ordinances
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Planning Board Public Hearing – October 18, 2023

- The replacement has been approved as part of the institutional master plan.
 - The total footprint area of all replacement buildings and structures shall not exceed 14,400 square feet.
 - The amount of non-vegetated area after redevelopment shall be not more than the amount of non-vegetated area existing at the time of adoption of this provision.
 - No buildings, structures, parking, or other impervious surfaces shall be located closer to any adjacent wetland or the external boundary of the Institutional Zone than the existing facilities being replaced and, where possible, the setback from wetlands shall be increased.
 - The architectural design of the low-impact academic or support facilities shall be compatible with the adjacent residential character, consistent with the approved University Master Plan Architectural Design Standards, and shall be limited to a maximum height of 35 feet.
 - The low-impact academic or support facilities shall have no greater impact on the adjacent wetlands, than did the development existing at the time of the approval of the 2003-2007 Master Plan (approved May 7, 2003), as demonstrated by a wetlands delineation plan and stormwater management plan submitted as part of the application for site plan approval.
 - The low-impact academic or support facilities shall have no greater light intrusion, noise or traffic impact (both vehicular and pedestrian) on adjacent residential properties, than did the development existing on the site at the time of the approval of the 2003-2007 Master Plan (approved May 7, 2003), as demonstrated by a noise mitigation plan and traffic study submitted as part of the application for site plan approval.
- d. No new athletic fields or athletic facilities shall be constructed.
- e. Existing athletic fields may be maintained and improved but may not be expanded. Improvements to the existing fields shall be limited to items such as fencing, buffering, portable grandstands, scoreboards, lighting, temporary rest room facilities, storage sheds with less than 300 square feet of floor area, and similar facilities.
- f. The areas not currently used for athletic fields, parking or the student housing park shall be maintained as naturally vegetated areas and shall not be converted to lawns or other improved open space. Existing vegetation shall be maintained subject to sound management practices relative to cutting, thinning, pruning, and similar activities.
- Q. Existing nonconforming lots or structures may be considered for conversion to nonresidential uses allowed in the OR Zone, provided that neither structure nor lot are made more nonconforming as a result of the conversion.
- R. The setback may be reduced to the average of the lots immediately adjacent to the lot, as determined by the Code Enforcement Officer.

ESTABLISHMENT OF ZONES
Draft Ordinance Amendments to the City Code of Ordinances
Section 11 – Establishment of Zones, V Attachment 2, Notes for Table B
Frontage Reduction Ordinance

Planning Board Public Hearing – October 18, 2023

S. The Building Inspector may allow a lessening of setback requirements, to no less than 10 feet, for utility buildings and structures to facilitate utility infrastructure improvements. Any such buildings or structures built under this provision shall be removed when no longer used for such necessary utility infrastructure.

T. Street Frontage Reduction Ordinance: Street frontage requirements may be relaxed in the Suburban Residential 1 (SR1), R1-A, R1-B, R-2 and R-3 Zoning Districts providing the following:

1. Existing lots of record in existence prior to (insert date) may be divided, one time, to create an additional buildable lot providing both lots meet at least 90% of the required street frontage requirements for the particular zoning district.
2. Both properties shall meet all other dimensional requirements within the particular zoning district where the lot is located.
3. This Ordinance does not apply to any new subdivisions where 3 or more lots are being created.



City Council Meeting

Meeting Date: September 5, 2023

Meeting Time: 6:00 pm

Agenda Item No: [match agenda item #]

Item Description: Frontage Reduction Ordinance Amendment

Submitted by: David C.M. Galbraith, Deputy Director / City Planner

Supporting Information/Documentation:

1. Attachment # 1: Frontage Reduction Ordinance Amendment City of Biddeford

Key Terms:

N/A

Executive Summary:

At the July 18th City Council meeting there was a Committee of the Whole discussion item presented, related to reducing frontage requirements, from 100-ft to 90-ft, in certain areas of the City, to allow increased housing stock.

Detailed Review:

The purpose of the proposed Ordinance would allow existing lots with excess frontage to create an additional residential lot providing the parent parcel and the divided parcel each provide 90% of the required frontage. As an example, if a property is required under the City's dimensional standards to have 100 feet of frontage and the lot had 180 + feet of frontage the property could be divided, to create an additional buildable lot, providing each of the lots has a minimum of 90 feet of frontage.

This frontage reduction, and lot creation, would be permitted on existing lots of record, and not permitted in subdivisions creating more than one new lot. If a frontage reduction Ordinance is desired by the Council, the details of such would need to be developed by Staff with Planning Board direction and oversight. The proposed Ordinance would apply to lots within the Suburban Residential 1 (SR1), R1-A, R1-B, R-2 and R-3 zoning districts.

Funding Source:

No additional funding is required beyond Staff time: If Staff is directed, by the City Council, to develop an Ordinance of this nature, it will be completed in-house with the assistance and direction of the Planning Board.

Staff Recommendation:

At this time Staff is seeking input and direction from the City Council regarding the attached Ordinance amendment, and any specific items that the Planning Board and Staff should consider within the Ordinance development.

ESTABLISHMENT OF ZONES

V Attachment 2

City of Biddeford

Table B

Dimensional Requirements

[Amended 4-16-2013 by Ord. No. 2013.24; 1-16-2018 by Ord. No. 2018.2; 10-2-2018 by Ord. No. 2018.110; 11-8-2018 by Ord. No. 2018.123; 3-5-2019 by Ord. No. 2019.13; 6-1-2021 by Ord. No. 2021.43]

Zoning District	Minimum Lot Size, Square Feet Per Unit A				Frontage			Minimum Setback, Feet**				Maximum Heights+	
	Water and Sewer	Water, No Sewer	Sewer, No Water	Neither Water Nor Sewer	Water and Sewer	Water or Sewer	Neither Water Nor Sewer	From Major R.O.W.	From Other R.O.W.	Side	Rear	Stories	Feet
SR-1	15,000 C	20,000 C	20,000 C	40,000 C	100	100	200	40	25	10	10	3	35
CR	See Table C below				150	150	150	40	25	25	25	3	35
R-1-A	10,000 B	20,000	10,000	20,000	100	100	100	40	25	10	10	3	35
R-1-B	5,000 B	20,000	5,000	20,000	50	50	50	25	10	5	5	3	35
R-2	4,500 B	N/A	N/A	N/A	45	N/A	N/A	25	15	5	5	3	35
R-3, single-family	10,000	20,000	20,000	40,000	100	120	200	40	25	10	10	3	35
R-3, duplex	7,500 B	30,000	N/A	N/A	120	120	120	40	25	15	15	3	35
R-3, multifamily	15,000 1st 2 units, then 6,000/unit D	N/A	N/A	N/A	150	N/A	N/A	40	40	25	25	3	35
R-3, all other	10,000	N/A	N/A	N/A	100	120	200	40	25	10	10	3	35

V Attachment 2:1

Supp 11, Feb 2022

BIDDEFORD CODE

Zoning District	Minimum Lot Size, Square Feet Per Unit A				Frontage			Minimum Setback, Feet**				Maximum Heights+	
	Water and Sewer	Water, No Sewer	Sewer, No Water	Neither Water Nor Sewer	Water and Sewer	Water or Sewer	Neither Water Nor Sewer	From Major R.O.W.	From Other R.O.W.	Side	Rear	Stories	Feet
B-1 O	1,000	N/A	N/A	N/A	None	N/A	N/A	10	10	10	10	6	60
B-2 O	10,000 J	20,000	20,000	40,000	150	150	150	30	25	10	10	3	35
I-1 O	None	None	None	N/A	50	50	N/A	40 S	30 S	25 E, S	25 E, S	6	60
I-2 O	None	None	None	N/A	50	50	N/A	40 S	30 S	25 E, S	25 E, S	6	60
I-3 O	None	None	None	N/A	50	50	N/A	40 S	30 S	25 E, S	25 E, S	6	60
W-1	15,000 C	20,000 C	20,000 C	40,000 C	100	100	100	40	25	25	25	3	35
W-2	7,000	N/A	N/A	N/A	50	50	50	0	0	10	10	3	35
R-F, single-family M	20,000	20,000	20,000	40,000	120	120	200	40 H	25 H	25	25	3	35
R-F, duplex M	20,000	20,000	20,000	40,000	120	120	200	40 H	25 H	25	25	3	35
R-F, all other	40,000	40,000	40,000	40,000	200	200	200	40 H	25 H	25	25	3	35
Medical	10,000	10,000	10,000	10,000	100	100	100	40	40	25	25	6	60 K
LR-F	80,000	80,000	80,000 *N	80,000 *N	100	100	100	40	30	25	25	6	60
Institutional	See Note P				See Note P			See Note P				See Note P	
OR Q	4,500 B	N/A	N/A	N/A	75	N/A	N/A	10	10	10	10	3	35

V Attachment 2:2

Supp 11, Feb 2022

ESTABLISHMENT OF ZONES

Zoning District	Minimum Lot Size, Square Feet Per Unit A					Frontage			Minimum Setback, Feet**				Maximum Heights+	
	Water and Sewer	Water, No Sewer	Sewer, No Water	Neither Water Nor Sewer	Water and Sewer	Water or Sewer	Neither Water Nor Sewer	From Major R.O.W.	From Other R.O.W.	Side	Rear	Stories	Feet	
MSRD-1	None	N/A	N/A	N/A	None	None	None	None	None	None	None	Min. 2 stories or 26 feet; Max. 60 feet		
MSRD-2	2,000 B	N/A	N/A	N/A	50	N/A	N/A	15 R	15 R	10	10	3	35	
MSRD-3	None	N/A	N/A	N/A	None	None	None	None	None	None	None	Min. 2 stories or 26 feet		

ESTABLISHMENT OF ZONES

BIDDEFORD CODE NOTES for Table B:

N/A: Not allowed.

* A new structure may be permitted to be built with less than the required setback, provided that the following are met:

1. The setback will be equal to the average front yard setback of the existing houses on the immediately adjacent lots; and
2. The setback shall be at least 15 feet; and
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- b. If the project is provided a density bonus, the Code Enforcement Officer shall document the allowable density and number of units, in writing, for the Code Enforcement Office files.
- c. An applicant provided a density bonus for rental housing shall enter into a contractual agreement with the City of Biddeford requiring that at least 30% of the additional units created shall be leased such that they do not exceed 80% of the fair market rent (FMR) per bedroom size, as established annually by the U.S. Department of Housing and Urban Development (HUD). The contractual agreement shall be recorded at the York County Registry of Deeds, a copy of which shall be provided to the Code Enforcement Office prior to the issuance of any building permits. Rent-

ESTABLISHMENT OF ZONES

restricted units will be annually monitored by the Planning and Development Department for contract compliance.

2. Condominium conversions/development:

- a. A property may be proposed for redevelopment/renovation from apartments into condominiums in accordance with 1 above.
- b. An applicant provided a density bonus for condominiums shall enter into a contractual agreement with the City of Biddeford obligating them to complete the project as condominiums to be offered for sale upon or before completion of the project in return for receiving the density bonus. The contractual agreement shall be recorded at the York County Registry of Deeds, a copy of which shall be provided to the Code Enforcement Office prior to the issuance of any building permits.
- c. The applicant agrees that if the project is converted to condominiums, said units shall not be sold for a price that exceeds 125% of the York County median home price affordable to median-income households as set annually by HUD for the City of Biddeford.

C. Applies only to dwelling units. All other uses shall have a minimum of 10,000 square feet.

D. (Reserved)

E. All buildings and structures shall be set back at least 50 feet from any zone in which residential dwellings are an allowed use, except as otherwise provided in this table.

F. (Reserved)

G. (Reserved)

H. Roadside stands may be 10 feet from the major access road.

I. This is the density limit for the expansion of existing residential dwelling units.

J. Applies to all uses.

K. Hospital height limit shall be 110 feet.

L. Does not apply to cluster development.

M. The number of accessory structures shall meet setback requirements; and shall be limited to no more than three per lot; and shall not exceed the height of the primary structure; and any plumbing, if necessary, shall be limited to a utility sink. Structures associated with bona fide working agricultural uses are not subject to these limits.

N. Any use not serviced by a public water supply must show evidence that it is serviced by a potable water supply meeting minimum state standards for safe drinking water.

O. Any residential structures in existence prior to December 20, 1990, may be expanded or added to as long as they meet minimum setbacks (from major access, 40 feet; from other streets, 25 feet; from side and rear property lines, 10 feet).

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P. The location of new or expanded buildings and structures including the replacement of existing buildings in the Institutional Zone shall conform to the approved Institutional Master Plan and the following dimensional standards:

1. Maximum height. The maximum height of buildings in the Institutional Zone shall be 35 feet, 50 feet, or 65 feet depending upon in which building height subdistrict the building is located. The building height subdistricts and maximum building heights are shown on the Institutional Zone Subdistrict Map dated September 6, 2001, and described in boundary descriptions prepared by an independent registered land surveyor licensed to practice in the State of Maine which are made a part of this ordinance. Notwithstanding the maximum building height provision, the tallest point of any building or structure, including appurtenant structures, in the Institutional Zone shall not exceed 115 feet above sea level based upon the national geodetic vertical datum (NGVD), unless a higher elevation is mandated as part of a state or federal environmental approval or permit.
2. Minimum building setbacks from public streets. All buildings in the Institutional Zone shall conform to the following minimum setbacks from public streets:
 - South side of Hills Beach Road from intersection with Old Pool Road east to a point 250 feet west of the zone boundary/property line: 25 feet.
 - South side of Hills Beach Road from a point 250 feet west of the zone boundary/property line east to the zone boundary: 50 feet with a provision that it can be reduced to 25 feet if replacement buildings at the housing park are located further from the wetland.
 - North side of Hills Beach Road from intersection with Old Pool Road east to the zone boundary: 50 feet.
 - Both sides of Hills Beach Road from intersection with Old Pool Road west to the zone boundary at Route 9: 50 feet with a provision that it can be reduced to 25 feet when a Hills Beach bypass is built that conforms to the following standards and is approved as part of the Institutional Master Plan.
 - Both sides of Old Pool Road: 50 feet.
 - Both sides of Pool Road (Route 9): 50 feet.
 - Both sides of Newtown Road: 40 feet.
 - Both sides of the Hills Beach bypass road when built: 50 feet.

The reduced setback along the westerly portion of Hills Beach Road shall be effective only if a Hills Beach bypass road has been constructed that meets the following standards:

- a. The road shall be designed and located to allow traffic to Hills Beach to travel directly from Route 9 to the approximate vicinity of the intersection of Old Pool Road and Hills Beach Road without using campus roads.
- b. The intersection with Route 9 will be located at an appropriate location for this use.

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- c. The road shall be designed as a limited access facility with not more than one curb cut on each side providing campus access through internal campus streets. These curb cuts shall be in addition to any intersections with public streets or roads.
 - d. No buildings or parking lots shall have direct access to or from the bypass road.
 - e. A landscaped street buffer shall be established as provided for in Section 43 of Article VI.
3. Minimum building setback from the perimeter of the Institutional Zone. All buildings shall be setback a minimum of 50 feet from the external boundary of the Institutional Zone where such zone boundary abuts a Suburban Residential (SR-1), Coastal Residential (CR), or Rural-Farm (R-F) Zone. The area along the zone boundary shall be maintained as a landscaped buffer in accordance with the provisions of Article VI, Section 12.
 4. Maximum lot coverage. The maximum lot coverage shall be as follows:
 - a. Within the area south of Route 9 and west of the Newtown Road: 10%.
 - b. Within the area South of Route 9 and east of the Newtown Road: 30%.
 - c. Within the area North of Route 9: No maximum except as provided for in 5, Restricted Development Areas.
 5. Restricted development areas. Within the areas identified as “No Build Zones” on the Institutional Zone Subdistrict Map dated September 6, 2001, and described in boundary descriptions prepared by an independent registered land surveyor licensed to practice in the State of Maine which are made a part of this ordinance, the following additional requirements shall apply:
 - a. No new buildings, parking, roads, or access drives shall be constructed except for the construction of a Hills Beach bypass road and connections to the bypass road from existing public streets.
 - b. Existing buildings, parking, roads, and access drives may be maintained and may be improved with Planning Board approval but may not be relocated or expanded except as provided for in a.
 - c. The existing student housing park located on the south side of the Hills Beach Road may be replaced with new low-impact academic or support facilities. Low impact is defined as meeting the following standards:
 - The replacement has been approved as part of the institutional master plan.
 - The total footprint area of all replacement buildings and structures shall not exceed 14,400 square feet.
 - The amount of non-vegetated area after redevelopment shall be not more than the amount of non-vegetated area existing at the time of adoption of this provision.
 - No buildings, structures, parking, or other impervious surfaces shall be located closer to any adjacent wetland or the external boundary of the Institutional Zone than the existing facilities being replaced and, where possible, the setback from wetlands shall be increased.

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- The architectural design of the low-impact academic or support facilities shall be compatible with the adjacent residential character, consistent with the approved University Master Plan Architectural Design Standards, and shall be limited to a maximum height of 35 feet.
 - The low-impact academic or support facilities shall have no greater impact on the adjacent wetlands, than did the development existing at the time of the approval of the 2003-2007 Master Plan (approved May 7, 2003), as demonstrated by a wetlands delineation plan and stormwater management plan submitted as part of the application for site plan approval.
 - The low-impact academic or support facilities shall have no greater light intrusion, noise or traffic impact (both vehicular and pedestrian) on adjacent residential properties, than did the development existing on the site at the time of the approval of the 2003-2007 Master Plan (approved May 7, 2003), as demonstrated by a noise mitigation plan and traffic study submitted as part of the application for site plan approval.
- d. No new athletic fields or athletic facilities shall be constructed.
- e. Existing athletic fields may be maintained and improved but may not be expanded. Improvements to the existing fields shall be limited to items such as fencing, buffering, portable grandstands, scoreboards, lighting, temporary rest room facilities, storage sheds with less than 300 square feet of floor area, and similar facilities.
- f. The areas not currently used for athletic fields, parking or the student housing park shall be maintained as naturally vegetated areas and shall not be converted to lawns or other improved open space. Existing vegetation shall be maintained subject to sound management practices relative to cutting, thinning, pruning, and similar activities.
- Q. Existing nonconforming lots or structures may be considered for conversion to nonresidential uses allowed in the OR Zone, provided that neither structure nor lot are made more nonconforming as a result of the conversion.
- R. The setback may be reduced to the average of the lots immediately adjacent to the lot, as determined by the Code Enforcement Officer.
- S. The Building Inspector may allow a lessening of setback requirements, to no less than 10 feet, for utility buildings and structures to facilitate utility infrastructure improvements. Any such buildings or structures built under this provision shall be removed when no longer used for such necessary utility infrastructure.
- T. Street Frontage Reduction Ordinance: Street frontage requirements may be relaxed in the Suburban Residential 1 (SR1), R1-A, R1-B, R-2 and R-3 Zoning Districts providing the following:
1. Existing lots of record in existence prior to (insert date) may be divided, one time, to create an additional buildable lot providing both lots meet at least 90% of the required street frontage requirements for the particular zoning district.
 2. Both properties shall meet all other dimensional requirements within the particular zoning district where the lot is located.
 3. This Ordinance does not apply to any new subdivisions where 3 or more lots are being created.