

City of Biddeford
Planning Board
September 21, 2022 6:00 PM City Hall
Council Chambers, & Zoom
<https://biddeford.zoom.us/j/93149368986?pwd=V0IwMmVmTUovMnZoeTlGQklqMEFOU09>
Webinar ID #931 4936 8986 Passcode #283128

STATUS: Planning Board Public Hearing & Workshop, Wednesday, September 21, 2022, 6:00 PM City Council Chambers and 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 7, 2022
[PB Minutes 090722-DRAFT.pdf](#)
- 6. UNFINISHED BUSINESS**
 - 6.A. 2021.08 Public Meeting and take comments as a continuation from September 7, 2022 for a Final Subdivision Application for E & R Development Corp to establish 19 Lot Cluster Subdivision (West Brook Subdivision) on an 8.31 acre lot off of Winding Creek Lane (Tax Map 8, Lots 3-1 and a portion of lot 3) in the R1-A Zone.

[2021.08 Winding Creek Lane FOF.pdf](#)
[West Brook Cover Letter.pdf](#)
[West Brook 3rd Party Final Comment Response 9-15-22.pdf](#)
[West Brook Restrictions.pdf](#)
[restrictionswestbrook.pdf](#)
[West Brook Subdivision Plan Set 9-15-2022.pdf](#)
[Wildlife Corridor Plan.pdf](#)
[Eon 9-15-22.pdf](#)
[Gould 9-15-22.pdf](#)
[Inkpen 9-15-22.pdf](#)
[Janice 9-14-22.pdf](#)
[Lawrence 9-12-22.pdf](#)
[McCready 9-15-22.pdf](#)
[McCready Comments 9-15-22.pdf](#)
[Siciliano 9-15-22.pdf](#)
[Wolf 9-15-22.pdf](#)
[St. Ours 9-15-22 1.pdf](#)
[Crowley 9-15-22.pdf](#)
[McCready 9-16-22.pdf](#)
[Doering 9-19-22.pdf](#)

[Grohman 9-19-22.pdf](#)
[Whitney 9-19-22.pdf](#)
[Conlon 9-19-20.pdf](#)
[McCready 9-19-22.pdf](#)

7. NEW BUSINESS

- 7.A. 2021.08 Public Meeting and take comments regarding the formal request, made to the City Council, requesting the Council put a Conservation Easement on all of the land acquired by the City in the land swap with E & R Development for the West Brook Subdivision.

[Planning Board Letter - Clifford Park Conservation Easements.pdf](#)

- 7.B. Workshop to discuss progress on the City's Future Land Use Plan and Comprehensive Plan Chapter Template.

Public comments will not be heard during this item.

[Comp Plan - Future Land Use Plan - Final.pdf](#)

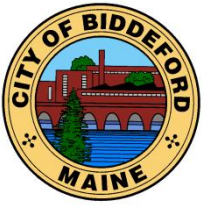
[Future Land Use PPT.pdf](#)

[Comp Plan Update -Chapter Template.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

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Planning Board Meeting Minutes **DRAFT**

Date: September 7, 2022
Time: 6:00 PM
Location: Council Chambers & Zoom

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
Quorum Present: Bill Southwick (Chair), Roch Angers, Sean Tarpey, Michael Cantara, & Susan Deschambault
Staff Present: Matt Grooms (City Planner), Greg Mitchell (Director of Planning & Economic Development), Eric Freeman (Assistant City Planner) & Nan Whitten
Chair Southwick opened the meeting at 6:01 PM
3. Adjustments to the Agenda
4. Planner's Business
 - Matt Grooms introduced the new Assistant City Planner, Eric Freeman
 - Mr. Grooms told the Board that he had been approached by the applicants of Hidden Hills to do a Site Walk. The feedback from the Board was favorable about going on a Site Walk of Hidden Hills.
5. Consent Agenda
Approval of Meeting Minutes from August 3, 2022 & August 17, 2022
MOTIONS: 6:05 PM
Angers-Motion-To approve the meeting minutes from August 3 & 17, 2022
Tarpey-Second
Chair Southwick-roll call for vote-Motion Passed 4-0 (Angers, Tarpey, Cantara, & Deschambault)
6. Unfinished Business
7. New Business
 7. A. 2022.33 Review an application to determine the Greatest Practical Extent for Dan & Kathy Hutchens to replace and expand a structure in the Coastal Residential, Shoreland Overlay Zone at 111 Mile Stretch Road (Tax Map 59, Lot 3-1).
 - Mr. Grooms introduced the project and showed the Board the new plans that were brought in by the applicant that evening.
 - The applicants represented themselves
 - There were no public comments
 - The Board gave the applicants some guidance

They would like to see a new plan that has more detail and easier to read. The submitted plan has small print and is very light. The new plan should be in the name of the applicants with a report from the engineer, and include the deed to the property.

- Mr. Grooms will look into whether the applicants need more frontage or where this is a continuation of a non-conforming lot they are all set.

MOTIONS: 6:18PM

Anger-Motion-To table the application until the meeting of September 21, 2022. Staff will answer the question about frontage and the applicant will bring a more detailed plan that is larger and easier to read.

Cantara-Second

Chair Southwick-roll call for vote-Motion Passed 4-0 (Angers, Tarpey, Cantara, & Deschambault)

7. B 2022.34 Application to determine the Greatest Practical Extent for James & Story Leonard to remove and reconstruct a structure in the Coastal Residential, Shoreland Overlay Zone at 10 Lester B. Orcutt Boulevard (Tax Map 59, Lot 23).

- Mr. Freeman introduced the project telling the Board that this project would result in a reduction of building envelope and impervious surface.
- The property is separated from the water by Yates Street
- Mike Morse from Archipelago Engineering & Design, LLC represented the applicants.
- Mr. Morse told the Board that the existing non-conforming structure, built in 1920 is less than a foot from the easterly property line.
- Once completed, the new structure would be 19.75' from the road and 10' from the property lines.
- The new home will be smaller and will be an aesthetic improvement to Biddeford Pool; it will sit back 193.56' from the shore.
- The original structure is a 2 unit dwelling, the new house will be a single family.
- The neighbors have been contacted and the applicants received nothing but favorable comments.
- There were no public comments
- The Board commented that the plan and presentation were both excellent.

MOTIONS: 6:36PM

Tarpey-Motion- to approve the Determination of Greatest Practical Extent for James & Story Leonard based upon the approved plan for 110 Lester B. Orcutt Boulevard and approve the Findings of Fact and Conclusions of Law based on the Conditions outlined in the Staff Report dated September 1, 2022.

Angers-Second

Chair Southwick-roll call for vote-Motion Passed 4-0 (Angers, Tarpey, Cantara, & Deschambault)

Tarpey-Motion- Due to the coronavirus pandemic the Planning Board authorizes the City Planner to sign the final plan on behalf of the Planning Board and

declares that the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board.

Angers-Second

Chair Southwick-roll call for vote-Motion Passed 4-0 (Angers, Tarpey Cantara & Deschambault)

7.C. 2022.36 Review a Shoreland Zoning Application by Scott Strynar, Landscape Architect, LLC for Richard Hogan dba Pool Ghou, LLC to build a permanent pier, stabilize the coastline and replace steps at 15 St. Martins Lane in the Coastal Residential, Shoreland Overlay Zone (Tax Map 57, Lot 5).

- Mr. Freeman introduced the project
- Mr. Grooms added that because this is a permanent dock in tidal waters, the applicant had to come to the Planning Board for approval and will need a DEP permit.
- Scott Strynar-Landscape Architect represented the applicants.
- The applicants will be getting a permit from the Army Corps of Engineers as they will be stabilizing the embankment and creating new stairs in the embankment.
- The pier will be pinned to existing granite and have 3 posts on each side for stabilization.
- There were no public comments
- The Board wanted to know who is designing the dock-Custom Floats from Portland.

MOTIONS: 6:47PM

Tarpey-Motion- approve the shoreland zone permit (after the address on the plan has been corrected) for a permanent dock at 15 St. Martins Lane (Tax Map 57/Lot 5) subject to the draft condition of approval presented in the report dated September 1, 2022.

Angers-Second

Chair Southwick-roll call for vote-Motion Passed 4-0 (Angers, Tarpey, Cantara & Deschambault)

Tarpey-Motion- Due to the coronavirus pandemic the Planning Board authorizes the City Planner to sign the final plan on behalf of the Planning Board and declares that the final plan once signed by the City Planner shall be deemed to have been signed by individual members of the Planning Board.

Angers-Second

Chair Southwick-roll call for vote-Motion Passed 4-0 (Angers, Tarpey, Cantara & Deschambault).

7. D. 2021.08 Review of a Final Subdivision Application for E & R Development Corp to establish 19 Lot Cluster Subdivision (West Brook Subdivision) on an 8.31-acre lot off Winding Creek Lane (Tax Map 8, Lots 3-1 and a portion of lot 3) in the R1-A Zone.

- Mr. Grooms introduced the project; he also introduced Greg Mitchell, Director of Planning & Development to speak about the land swap.

- The applicant is requesting a waiver of minimum space separating buildings from 30' to 20'.
- Greg Mitchell spoke regarding the land swap.
- Chrystina Gastelum, Chair of the Conservation Commission, advisors to the Board, gave the Board their comments regarding the project.
- Mike Eon spoke on his own behalf. He talked about the changes he and his team have made in order to appease comments and concerns. He addressed the critter fence being installed, the wildlife corridor, and his consultations with IF& W.
- In addition to Mr. Eon, the following are representing the applicant in this project: William Thompson, BH2M, Tracy Tarr, GZA & Chris MacDonald, BH2M
- Mr. Grooms reminded the Board that this project does not trigger Maine Site Law. Additional spurs being added to this development may trigger Site Law and when and if that happens the City has been authorized to handle that in-house.
- Mr. Eon explained how the critter fence works and the jump out gate for it so that turtles can't get over it.
- IF&W recommended the critter fence and told the team that they have no jurisdiction over this site.
- All comments including those from Milligan & Saucier have been addressed.
- Chris Mac Donald showed a video explaining the land and area.
- Speaking from the public are as follows:
Catherine Mayo-179 Hill Street
Nathanael Beisiegel-29 Winding Creek Lane
Loren McCready-29 Winding Creek Lane
Charlie Gould-22 Winding Creek Lane
Maya Atlas-5 Raymond Street
Jonathan Ruby-5 Raymond Street
Samantha Wolfe-103 Granite Street
Laura Siciliano-3 Winding Creek Lane
Greg Gall-145 Main Street
Denis Rioux-677 South Street
Ken Buechs-10 Seal Lane
Richard Rhames-10 West Loop Road
Chrystina Gastelum-58 Pike Street
Jess Muise-4 Wilson Street
Maya Atlas-See Above
Loren McCready-See Above
Jonathan Ruby
Charlie Gould-See Above
- The Board discussed whether they could make the approval contingent upon the City Council putting a Conservation Easement on the land they are receiving. It was decided to make a formal request to Council but it cannot be used as a Condition of Approval.
- The Board discussed with the applicant tabling the project in order to go through documents received earlier in the day and to make a strong recommendation to the City Council for a Conservation Easement

MOTIONS: 9:29PM

Tarpey-Motion-To postpone voting on the project until the meeting of September 21, 2022

Cantara-Second

Chair Southwick-roll call for vote-Motion Passed 3-1 (Angers, Tarpey, Cantara in favor, Deschambault against).

Cantara-Motion-For the Planning Board to send a strong recommendation using clear and concise language to the City Council to put a Conservation Easement on all of the land being obtained in this land swap in order to prioritize the wild life and recreation.

Tarpey-Second

Chair Southwick-roll call for vote-Motion Passed 4-0 (Angers, Tarpey, Cantara & Deschambault).

- **Chair Southwick reiterated that only new information needs to be submitted.**
- **All information must be submitted by Thursday, September 15th at noon, otherwise it will not be included in the Planning Board Packet for discussion.**

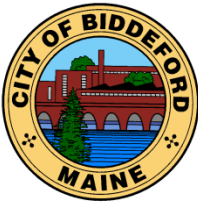
8. Adjourn

Meeting adjourned at 9:36 PM

Planning Board Chair/Vice Chair

Date

These minutes are summary and are not intended to be verbatim. Archived meetings are viewable on the City's website: www.biddefordmaine.org.



CITY OF BIDDEFORD

Planning and Development Department

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FINDINGS OF FACT AND CONCLUSIONS OF LAW

Pursuant to the provisions of the City of Biddeford Code of Ordinances Chapter 66 (Subdivisions) and the Land Development Regulations, Article VI, Section 16 Cluster development, the Biddeford Planning Board has considered the application of **E&R Development Corp for a nineteen-lot cluster development subdivision at Winding Creek Lane**, including supportive data, 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:

Findings of Fact:

	<u>SUBJECT</u>	<u>INFORMATION</u>
1.	Applicant/Property Owner	E&R Development Corp. P.O. Box 444 Biddeford, ME 04005
2.	Agent/Engineer	William Thompson, P.E. 380B Main Street Gorham, ME 04038
3.	Project Location	Winding Creek Lane
4.	Map/Lot	Tax Map 8/Lot 3-1 & portion of Lot 3
5.	City Approvals Required	Major Subdivision/Site Plan
6.	Existing Zoning	R-1A Residential
7.	Overlay Zoning	N/A
8.	Existing Use	Undeveloped property. Woodlands with trails
9.	Proposed Use	19-Lot Single-Family Residential Subdivision
10.	Uses in the Vicinity	Residential
11.	Parcel Size	8.3 acres
12.	Water Supply	Maine Water
13.	Sewerage Disposal	Public Sewer
14.	Solid Waste Disposal	City of Biddeford
15.	Fire Protection	City of Biddeford
16.	Parking Spaces Required	2 spaces/dwelling unit
17.	Parking Spaces Provided	Minimum of 38 (within driveways)

18.	Ownership of Road	Public Street
19.	Estimated Site Development Costs	\$624,085.00
20.	Financial Capacity Letter	Letter received from Biddeford Savings Bank confirming financial capacity.
21.	Waivers Needed/Requested	Building Separation
22.	Waivers Granted	N/A
23.	Additional Approvals/Permits Needed	DEP Permit By Rule Stormwater Permit
24.	Fees Paid (LDR Attachment A)	All application fees paid
25.	Planning Board Review History	Preliminary Review – 8/3/2022

Conclusions of Law:

The Planning Board concludes based on the application information submitted, peer-review and staff reports prepared and testimony provided at their meetings, the application conforms to the following provisions:

A. Section 66-39 (below) applicable standard and requirements of Chapter 66 of the City's subdivision ordinance:

1. The project will not result in undue water or air pollution.
2. The project has sufficient water available for the reasonably foreseeable needs of the subdivision;
3. The project will not cause an unreasonable burden on an existing water supply, if one is utilized;
4. The project will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy, condition may result;
5. The project will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;
6. The project will provide for adequate sewage waste disposal;
7. The project will not cause unreasonable burden on the ability of the municipality to disposal of solid waste and sewage if municipal services are to be utilized;
8. The project will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, or rare and irreplaceable natural areas or public rights for physical or visual access to the shoreline. Environmentally sensitive areas, including but not limited to wetlands, steep slopes, floodplains, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, and sand and gravel aquifers will be maintained and preserved to the maximum extent;
9. The project is in conformance with a duly adopted subdivision regulation or ordinance, Comprehensive Plan, development plan, or land use plan, if any.
10. The subdivider has adequate financial and technical capacity to meet the above stated standards;

11. Whenever situated, in whole or in part, within 250 feet of any lake, pond, river or tidal waters, the project will not adversely affect the quality of that body of water, or unreasonably affect the shoreline of that body of water, as indicated on the City of Biddeford, Official Zoning Map and referenced in the City's Comprehensive Plan;
12. The project will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water;
13. The project is not in a flood prone area;
14. The project will not unreasonably obstruct abutting properties or structures access to direct sunlight;
15. If any portion of the site has been identified as containing historic or archaeological resources, the development shall include appropriate measures for protecting these resources, including but not limited to modification of the proposed design of the site, timing of construction, and limiting the extent of construction.

B. Section 16, Cluster development, Article VI Performance Standards and other applicable standards of the of the City's Land Development Regulations.

Determination:

Based on the evidence available and the conclusions above, the Biddeford Planning Board approves the application with the following conditions:

Conditions of Approval:

1. **Prior to any ground disturbance, street openings, or the issuance of any permits:**
 - i. The applicant shall provide an updated stormwater maintenance agreement for review and approval by the Department of Public Works.
 - ii. A draft of the Home Owner's Association Documents shall be provided for consideration of stormwater maintenance systems.
 - iii. The applicant shall provide a detailed response to comments by the City's engineering peer reviewer, and update the final site plans as needed.
 - iv. A final recording plat shall be submitted for review and approval by the Department of Public Works and City Planner. Once finalized, the recording plat shall be recorded at the York County Registry of Deeds.
 - v. The issuance of any building permits is contingent upon the successful execution of the three party land exchange between the City of Biddeford, E&R Development Corp. and Gervais Dube.
 - vi. The applicant shall revise the critter fence detail and placement as suggested by MDIFW and agreed to by the applicant.
 - vii. A pre-construction meeting with the contractor needs to be held with the Planning and Engineering Departments to discuss inspection requirements.
 - viii. A Performance Guarantee (acceptable to the Planning Department) shall be submitted to the Planning Department.

2. Prior to Release of the Performance Guarantee

- ix. All Standard Conditions of Approval shall apply.**
- x. The applicant shall coordinate with the Department of Public Works to have the proposed street inspected and adopted as a public street.**
- xi. The applicant shall obtain all other pertinent local, state and federal permits, licenses, and insurance as necessary for roadway construction and the extension of utilities to service this development.**
- xii. The Planning Department shall conduct a compliance inspection and shall determine that all required site improvements related to the public's health, safety, and welfare have been completed and that the City holds a Performance Guarantee sufficient to cover any remaining site improvements and/or deficiencies.**

Planning Board Chairman

Date



Civil Engineering | Surveying

September 13, 2022

Matthew Grooms
Biddeford City Planner
P.O. Box 586
Biddeford, Maine 04005

Re: West Brook Subdivision
Final Plan

Dear Matthew;

This submission for consideration of final approval of the 19 lot West Brook Subdivision by the planning board includes updated plans and supporting documents.

We are responding to comments from the peer review engineer, city engineering, public works, planning board and the public hearing. All engineering details in addition to details associated with the "critter fence" are shown on these updated design plans.

Attached to this cover letter is the engineering review letter to respond to Site Design Associates comments.

We look forward to presenting this submission at the September 21 planning board meeting. All submissions will have both paper copies and electronic copy.

Sincerely,

William A. Thompson
Project Manager

Encl.
cc: E&R Development Corp.

September 15, 2022

Matthew Grooms
City Planner, City of Biddeford
205 Main Street
Biddeford, Maine 04005

Re: West Brook Subdivision
Winding Creek Lane
Site Design Associates – August 2022 Comment Response Letter

Dear Matthew;

We have reviewed the 3rd party engineering review comments from August 30, 2022 that were sent to us via email on September 1, 2022 and offer the following final responses along with a revised planset for the project. Per the comment letter we have included the original comments (*italic*) and updated comments (**red**) and our responses (**bold**).

A. Stormwater Management

The report and drainage plans indicate that subsequent to development, the post development stormwater runoff rates for the 2, 10, and 25 year storms will be less than the existing rates of runoff at the analysis points. Additionally, an underdrained soil filter has been designed to enhance the stormwater runoff quality. The stormwater quality calculations were prepared based on the developer selling the lots to others for the home construction.

Several comments related to the stormwater analysis follow below. When these have been addressed, we will continue with our review of the stormwater management information.

B. Drainage Plans and Calculations

1. *Addressed.*
2. *Addressed.*
3. *The model indicates that the treatment and detention basin spillway will be activated in the 10 year and 25 year storm events. Since this spillway is located in an area of the basin with an 8 ft. embankment height, it would be more appropriate to route the stormwater through a structure and outlet pipe, or relocate the principal spillway to an alternate area of the basin.*

The applicant commented that they have relocated the spillway and flattened the slope on the outlet side. However, the concern regarding more frequent activation of the spillway and the potential to erode the embankment remains. The model indicates the 10 year stormwater runoff rate over the embankment will be 2.14 cubic feet per second (cfs), which is almost 1000 gallons per minute (gpm), while the 25 year stormwater runoff rate would be 9.12 cfs, or over 4,000 gpm. The water has the potential to concentrate and flow along the toe of the 8 ft high section of embankment, increasing the chance for erosion. We stand by our recommendation to route the runoff through a principal spillway consisting of a structure and outlet pipe.

RESPONSE: The outlet design has been revised to include an outlet control structure (OCS) in addition to the emergency spillway. A level spreader is now shown at the outlet of the OCS. With these changes in design, the embankment is providing over 1' of freeboard during the 25-year storm.

4. *Addressed.*
5. *A stormwater Inspection and Maintenance plan was submitted.*

The post- construction written plan should remove the references to during construction. The frequency of inspections is different than for construction, and the post- construction I and M plan should be a separate document. The I and M during construction is included on the drawings. There is a reference in item 1 under the Erosion and Sediment Control Section on Sheet 8 to the 1 inch rainfall triggering inspections during construction, which should be revised to 0.5 inch.

RESPONSE: The Inspection and Maintenance manual has been updated to consistently discuss post-construction requirements and revise permitting requirements to accurately show a Maine DEP Stormwater PBR will be required.

It is common that an easement is granted to the municipality to permit road runoff from the street to outlet to detention and treatment facilities outside of the right of way, and the facilities are maintained by the homeowners association. In that case, a maintenance agreement between the city and the homeowners association is executed, with the agreement including provisions to allow the city to maintain the facilities and bill the association, if the association fails to maintain the facilities in accordance with the approved inspection and maintenance plan.

The response indicated that the applicant is proposing to turn over the drainage system maintenance responsibilities for facilities outside the right of way to the city if/when the road is accepted. I recall that is contrary to a discussion I had with Tom Milligan regarding maintenance of these facilities. You should check with Tom and Jeff Demers to verify the city is willing to maintain additional stormwater infrastructure.

RESPONSE: The applicants have had additional follow-up with city officials to clarify their understanding and intent on acceptance of street and stormwater facilities. It has been confirmed that maintenance of the stormwater facilities, along with the proposed road, will be part of the City's acceptance as a Public Street.

C. Drawings

1. *Sheet 1 – Preliminary Subdivision Plan*

- a. *Addressed.*
- b. *We recommend that since the road is to be offered for public acceptance, a note be provided which prohibits foundation drain outlets in the road ditch in the right of way. This reduces the potential for damage due to periodic maintenance by the city.*

The response indicated that stubs have been provided to tie the foundation drains into the enclosed system. Again, Tom and Jeff should be consulted for their preference.

RESPONSE: The City is in agreement with connecting the footing drains to the closed drainage system. See plan note 32 on plan Sheet 1.

- c. *The detail referred to in note 16 should be provided on the drawings.*
In response, a detail was provided for this condition. It should be expanded to include a condition where the drives slope away from the road.

RESPONSE: The detail on Sheet 6 has been updated to incorporate the alternate grading condition, where the first 4' of the driveway apron at a minimum or to back of sidewalk where applicable shall be graded towards road to maintain the bottom of curb line.

- d. *Addressed.*
- e. *In regards to note 20, as we noted previously, we recommend that the homeowners association be responsible for the maintenance of the stormwater management facilities.*

This may or may not be applicable, depending on the discussion with Tom and Jeff.

RESPONSE: Per the above comments, the applicants have confirmed that the town will be taking over stormwater management facilities at the time of acceptance of the proposed road as a City Street.

- f. *Drainage easements 30 ft. in width are shown on the subdivision plan. Sheet 4 shows the easement between lots 13 and 14 as 20 ft wide and should be revised.*

RESPONSE: This typo has been corrected on Sheet 4.

- g. *Addressed.*
- h. *Addressed.*

2. *Sheet 2 – Existing Conditions Plan*

- a. *What is the source of the topographic information? The topography for the proposed road, drainage, and stormwater management facilities should be based on ground survey. Based on information shown on Sheet 3, the existing grade at Sta 0+10.38 differs from the contour information by approximately 15 inches, which indicates that the contours may not be the result of a field survey.*

The response is unclear as to whether the road right of way and stormwater management facility site are now based on field survey.

RESPONSE: The topography was reviewed and revised based on field survey to check elevations on the ground, and updated LiDAR survey from NOAA has been

included. Reviewing the updated LiDAR vs. field survey elevations, we found good correlation, with most shots within a tenth of a foot. Based on this ground survey and field resonance of existing conditions, we feel the LiDAR is accurately showing the topography for the site.

b. *Addressed.*

c. *Existing stormdrain inverts and rim elevations should be shown.*

The rim and invert elevations are now shown to be the same elevation on the drawing. This should be reviewed.

RESPONSE: This typo has been corrected.

3. *Sheets 3, 4, and 5 – Plan/Profiles/Grading*

a. *Underdrains should be provided in all areas where the subgrade will be in a cut section and the location shown on the roadway typical section.*

The response indicates that underdrains are unnecessary. Our recommendation for underdrains as noted above remains.

RESPONSE: Underdrains are now shown as noted on the plans. This includes typical 6" underdrains, as well as "type c" holes up underdrains in conformance with Maine DOT typical details.

b. *Spot grades should be provided on the ends of the turnaround and at the mail box turnout.*

Spot grades should be provided on the ends of the turnarounds as requested. Additionally, spot grades should be provided in the detention basin to ensure proper drainage to the underdrain system.

RESPONSE: Additional spot elevations have been provided in the updated plans.

c. *A detail showing typical driveway grading should be provided. Given the potential grades for some of the drives, it would be preferable to maintain a gutter at the edge of the travel way to minimize water from the road sheeting down the drives and onto private property.*

As noted previously in this letter, a detail should be provided for maintaining the gutter at drives that slope away from the road.

RESPONSE: The driveway detail has been updated per the comments above.

d. *Chapter 62 requires insulation over storm drains where cover is less than 4 ft.*

The response reported one location where this condition exists and noted the use of insulation. There are other locations that should be called out as well, including on the inlet side of several of the drain manholes.

RESPONSE: This condition has been assessed, and plans have been updated as required. Given the comment to move the drain manholes closer to the swale

below, we do not believe that insulation will be required for these culvert entrances along the ditch, however, other areas of the project have been found to require insulation and these locations are noted on the plans.

e. *Addressed.*

f. *Addressed.*

g. *Addressed.*

h. *Partially addressed. We continue to recommend a note should be added to the drawings calling for minimum 15" diameter culverts.*

RESPONSE: Culvert and drainage sizing has been revised to show minimum 15" piping.

i. *Because extruded curb tip downs at the driveway locations can be thin if they are simply shaved off, some municipalities are requiring the installation of granite tip downs to prevent the damage to the concrete tip downs. There also are alternative details for installing the tip downs deeper to provide strength.*

Partially addressed. We recommend that the detail provided for thickening the concrete curb should be modified to show the base of the curb to be 12" below the finished pavement for the entire length of the tipdown. Another option would be granite tipdowns, assuming Tom and Jeff concur.

RESPONSE: The curb detail has been revised to show the base of the curb 12" below the finished pavement grade in areas of tip downs.

j. *Addressed.*

k. *Addressed.*

l. *Addressed.*

m. *We recommend that DMH 3, 4, and 6 be moved to the north of the sidewalk rather than located in the walk.*

The response seemed to reference a potential conflict with the utilities in the esplanade and the storm drain if this were implemented. In fact, this would move those structures farther from the esplanade and street. This requires some clarification. We believe it would be preferable to locate the manhole rims outside the sidewalk area if possible.

RESPONSE: We now better understand your comment. Pushing these closer to the swale will provide move the drain manhole closer to the swale, and reduce the length of the entrance piping. This would also negate the need for insulation as commented on above. The plans have been revised to change the location of these drain manholes.

n. *Addressed.*

o. *Addressed.*

p. *Addressed.*

q. *Addressed.*

r. *Cascade type grates should be specified for CB 3-6.*

Cascade grates should also be provided at CB 7 and CB 8.

RESPONSE: This note has been updated to provide cascade grates at these locations.

- s. *Addressed.*
- t. *Addressed.*
- u. *Addressed.*
- v. *Addressed.*
- w. *Addressed.*
- x. *The reflective barrier at the end of the road should be shown.*

This has been addressed and should be reviewed by engineering and public works.

RESPONSE: The applicants are proposing the same barrier as used on the McKenny Drive project approved by Public Works and accepted by the City. The applicants were told that it was OK to install the same barrier.

- y. *The riprap shown at the basin spillway should be extended for the full length of the slope inside and outside the basin. The thickness and size should be specified. A level spreader should be provided at the base of the riprap embankment slope.*

Partially addressed. A level spreader should be incorporated into the design.

RESPONSE: A level lip spreader is now shown for the outlet of the outlet control structure.

- z. *Addressed.*
- aa. *Addressed.*
- bb. *Addressed.*

4. *Sheets 6 and 8 - Details C-302 – Site Civil Details 1*

a. *Typical Roadway Section*

-Show underdrain on the typical section to be installed where subgrade is in cut sections.

The response indicated that underdrain was not required. Our opinion is contrary to that and believe it is required in some locations. Additionally, the typical road section shows a box cut on the sidewalk side of the road, which would require underdrainage.

RESPONSE: Per comments above, underdrain is proposed to be extended along the road.

- Aggregate subbase course should have a maximum stone size of 3 inches per chapter 62.

The response indicated that they would prefer to meet the MDOT specifications. We have no issues with that if engineering and public works concur.

RESPONSE: The road typical section has been updated to include a note that subbase shall not contain particles of rock that will not pass the 4" square mesh sieve.

- *Addressed.*
- *Addressed.*

- Addressed.
- Addressed.

b. Precast Catch Basin Detail

- Addressed.
- Addressed.

c. Pavement Joint Detail

- Addressed.

d. Stormwater Basin

- Addressed.
- Addressed.
- Addressed.

5. Additional comment: The inverts and rim elevations for the drain manholes should be reviewed. It appears that there may not be sufficient space to properly fabricate a structure with a boot, a section above the boot (either cone or flat top), and a frame and grate.

RESPONSE: Reviewing the structures as currently proposed, we find that the catchbasins and drain manhole structures along the road are all at least 5' from rim to invert, allowing for 6" of clearance between the top of pipe and barrel joint assuming an eccentric cone. DMH's draining the cut off swale along the north of the road have been specified as flat top drain manholes, with the rim proposed to be elevated to ensure 6" from the top of pipe to the barrel joint along the top of the structure.

Thank you for making these comments available for our review. We trust that these responses will sufficiently address the concerns with the project and provide a basis for final approval.

Sincerely,



Christopher MacDonald, P.E.
Civil Engineer

EXHIBIT A
WEST BROOK SUBDIVISION
(Winding Creek Lane)

Each of the numbered lots (jointly and severally the "Lots") depicted on plan referred to in the deed to which this is attached (the "Plan") is conveyed subject to the following conditions and restrictions which shall run with and bind the premises conveyed hereby and the other numbered lots contained on the aforementioned Plan, shall be enforceable until December 31, 2053,(provided, however that the duties and obligations under paragraph 15 hereof shall not expire) and E & R. Development Corporation and the other numbered lot owners on said plan and the West Brook Homeowners' Association , their respective heirs, successors and assigns, shall have the right at any time or times to proceed at law or in equity against any person violating or attempting to violate any of the provisions hereof and to compel compliance with the terms hereof, but said E & R Development Corporation , its successors and assigns, shall be under no obligation to enforce any of said restrictions:

1. No structures except one and two family residences and/or associated Accessory Dwelling Units as may be permitted under local land use ordinances and structures ordinarily appurtenant thereto shall be built or erected upon each numbered lot herein conveyed. The main living structure shall contain at least 960 square feet of living area, if a single story structure, and at least 650 square feet of living area on each floor, if a two story structure and at least a one (1) car garage shall be built at the time of initial construction either as an integral part of the residential structure or as a separate structure. Living area shall not include basements, garages, porches, breezeways or decks and the areas must be suitable, when finished, for occupancy on a year round basis. "Structures ordinarily appurtenant thereto" shall include, but shall not be limited to, garages for use of the owner of the lot constructed either as an integral part of the dwelling or as a detached building, a swimming pool, suitable garden structures including a greenhouse, and such additional structures as shall from time to time be used in connection with residential uses situated in similar neighborhoods.

2. No building or structure of any type shall be erected, placed or permitted to remain on the above described premises unless the exterior color, finish and design and placement of such building or structure on the lot shall be approved by E & R Development Corporation, its successors or specific assigns, or by its duly authorized agent, such approval shall not be unreasonably withheld, delayed or conditioned. The approval required by this paragraph shall only apply until such time as E & R Development Corporation or its successors or specific assigns shall cease to have any ownership interest in the real property as shown on said recorded Plan or adjacent thereto and this restriction does not necessitate the approval in any form of any other lot owner on said Plan or West Brook Homeowners' Association. In general, all one and two story structures shall have a minimum roof pitch of 7/12. This does not include the roof pitch of a garage or dormers, all roof shingles shall be architectural shingles in earth tone colors, and vinyl siding shall be of a finish and appearance comparable to natural materials.

In accordance with the conditions of approval by the Biddeford Planning Board no heating systems or appliances which utilize a petroleum based fuel shall be operated or utilized on the property, provided, however, that this restriction shall not prevent the use of natural gas or propane.

3. The Grantees herein agree to complete all building construction and landscaping within twelve (12) months from the beginning of construction. Completion, as used herein, includes, but is not limited to, porches, steps, decks, platforms, carports, other outside living terraces, grading and seeding of lawns. All driveways shall be paved with asphalt or finished with pavers or finished concrete within two (2) years of the commencement of construction.

4. No junk or abandoned vehicles or vehicles of a size larger than one (1) ton in carrying capacity, nor accumulations of trash or debris shall be allowed on said premises.

5. No animals other than ordinary household pets may be kept, boarded or otherwise maintained on the premises.

6. No mobile homes shall be placed on the property at any time; provided, however, that trailers used for camping or so-called recreational vehicles, boats, trailers or similar vehicles may be stored upon the property provided they are stored in a neat and reasonable manner.

7. The within Grantees, their heirs, successors and assigns, shall not alter the area encompassed within the bounds of the drainage easements or natural drainage courses as indicated on the aforesaid plan in any manner which would impede or adversely affect the drainage of the adjacent areas to the above described premises.

8. All curb cuts shall be made and driveways shall be constructed in such fashion so as not to impede or adversely affect the drainage of surface water in the location of the streets as shown on said plan into the drainage easements situated either in said streets or on the lots themselves and all construction shall be done in accordance with the specifications and in the manner required by the Public Works Director of the City of Biddeford, Maine.

In the event curb cuts shall be made or driveways shall be constructed in a fashion so as to violate this covenant and restriction, E & R Development Corporation may, but shall not be required to, correct the construction so that it does not violate this paragraph and the holder of title to the above lot shall be liable for all costs of the same. Costs shall include all direct and indirect costs and all costs of collection including, but not limited to, filing fees, sheriff's fees and reasonable attorney's fees. Similarly, the holder of title to the above lot shall be liable for all costs to repair asphalt, pavement or curbing caused as a result of construction activity by the owner or his agents, contracts and employees.

9. All pulpwood and firewood shall be stored in the backyard of the dwelling.

10. Trees standing upon the within conveyed premises or trees thereafter growing

thereon in excess of six (6) inches in diameter measured five (5) feet above the surface of the ground shall not be cut or removed, except as hereinafter provided. Trees of such diameter which are dead, dying or diseased may be cut and removed and living trees may be trimmed or minimally thinned in accordance with good forestry practice. Trees of lesser diameter which are dead, dying or diseased may be cut and removed and living trees may be trimmed or selectively thinned in accordance with good forestry practice and to provide growth space for larger trees. Further, trees, whether alive or dead may be cut and removed by the title holder thereof or the duly authorized agent of the title holder only to such extent as shall be minimally necessary for the construction of the buildings and accessory uses permitted upon the property and for the construction of driveways and normal lawn areas. It is further provided that all softwoods which may present a danger to persons or property may be cut.

To the extent a portion of a lot is contained within the limits of the Wildlife Corridor as shown on the Plan, no trees or growth of any sort may be cut, trimmed or removed within such corridor, except to the extent to prevent damage to adjacent structures in the event such trees or growth are of a condition that such damage is likely to occur from high winds, large amounts of precipitation or other likely weather conditions.

11. No signs, advertising the sale of the lot herein conveyed, or structure thereon, or for any other purpose, shall be permitted to be erected on the property other than one sign having dimensions of not more than 24 inches by 24 inches may be placed upon the lot to be sold and any informational signage or numbering required by any municipal authority to satisfy the provisions of any life safety codes shall be permitted.

During the period of construction of the improvements allowed to be constructed upon the lot conveyed, the builder may maintain one construction information sign of a size and design approved by E & R Development Corporation.

12. E & R Development Corporation, for itself, its successors and specific assigns, reserves the right to use all of the street and ways and areas marked as rights of way in any fashion shown on the Plans of the Subdivision for access to any other land adjacent or near to said Subdivision it may own or hereafter acquire. It is further agreed and understood that no purchaser of such adjacent or near land from E & R Development Corporation shall have the right to use such streets and ways for such purposes unless such right shall have been specifically granted to such purchaser by E & R Development Corporation. It is further understood and agreed that no purchaser shall have a right to access abutting land without the approval of E & R Development Corporation, which consent may be withheld or conditioned for any reason.

13. E & R Development Corporation, for itself, its successors and specific assigns, reserves the right to use all such streets and ways and rights of way shown and depicted on said Plans, all areas shown and depicted on said Plans as utility or other easement areas (in any fashion) for the use, introduction and maintenance of all utility services and to use all existing or hereinafter installed infrastructure improvements for use of lots in the Subdivision or to any other adjacent or nearby land owned by it or its specific assigns or hereinafter acquired by it or them. It is further

agreed and understood' that no purchaser of such adjacent or near land from E & R. Development Corporation shall have the right to use such streets and ways for such purposes unless such right shall have been specifically granted to such purchaser by E & R Development Corporation.

14. E & R Development Corporation, reserves for itself, its successors and specific assigns, the right and privilege to alter, amend, reconfigure, combine or re-subdivide any unsold lots in the Subdivision or any adjacent real estate in its ownership or to use any such lots for access to and for the use, introduction, installation, and maintenance of utility services to any adjacent land owned by E & R Development Corporation, or hereinafter acquired by it or its specific assigns and to alter, amend or change the location of any streets, rights-of-way or access roads shown on said Plans to a location of its choosing provided that access to the premises to be conveyed is not materially impaired or affected.

15. Each owner of a lot in the Subdivision (and any owner of a lot created hereinafter from land now owned by or hereinafter acquired by E & R Development Corporation which is made specifically subject to these restrictions or obligations created herein) shall be a member of the West Brook Homeowners' Association (the "Association"), a Maine not-for-profit corporation at the time of the purchase of a lot or lots on the Plan. Each lot owner shall have one vote in the association for each lot owned. In the event there are multiple owners of a lot, such owners in the aggregate shall be entitled to one vote. The Association shall be charged with the costs of maintenance, repair, replacement and snow plowing of the roadways in the Subdivision and any surface or subsurface drainage systems including the detention pond or forced main sewer installations, pipes, cleanouts and appurtenances in or out of the Subdivision to the point where they become public improvements, but not the initial installation cost thereof, in the event the roadways, the drainage systems or sewer installations are not accepted by the City of Biddeford as public streets or public improvements and shall also be responsible for the maintenance and landscaping of all entrance areas, esplanades and boulevards, the maintenance, repair and replacement of the "Citter Fence" and "Jump-out gates" as outlined in Notes 20 and 31 on the above plan, and the maintenance, repair and replacement of any identification signage or common mailbox systems and any appurtenances thereto. In addition, and unless the City of Biddeford shall undertake responsibility therefor, it shall be the responsibility of the Association to implement, maintain and report to appropriate municipal officials with respect to the requirements of the maintenance plan for the detention pond and stormwater system and all associated parts thereof, all in accordance with the conditions of approval by the Planning Board of the City of Biddeford. It shall be the responsibility of each individual lot owner to make suitable arrangements for trash removal and for the installation, maintenance, repair and replacement of all portions of the forced main sewer system from the connection to the line located within the right of way to and including all components within the structure or structures erected on the lot.

It is specifically provided, however, that in the event adjacent land shall become subject to these restrictions, such land shall not be obligated to pay for the costs of maintenance, operation, repair and replacement of any services or utilities to which it is not connected and/or

does not utilize.

16. The above restrictions contained in paragraphs (1) through (15) hereof shall not apply to any remaining land of E & R Development Corporation which may lie near or adjacent to the above described premises, except to the extent it shall be specifically made subject to the same.

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EXHIBIT A
WEST BROOK SUBDIVISION
(Winding Creek Lane McKenney Drive)

Each of the numbered lots (jointly and severally the "Lots") depicted on plan referred to in the deed to which this is attached (the "Plan") is conveyed subject to the following conditions and restrictions which shall run with and bind the premises conveyed hereby and the other numbered lots contained on the aforementioned Plan, shall be enforceable until December 31, 2053~~45~~, (provided, however that the duties and obligations under paragraph 15 hereof shall not expire) and E & R Development Corporation ~~Indian Cliff Development Corporation~~, and the other numbered lot owners- on said plan and the West Brook Homeowners' Association McKenney Place Drive Homeowner's Association, ~~if the same shall be formed~~, their respective heirs, successors and assigns, shall have the right at any time or times to proceed at law or in equity against any person violating or attempting to violate any of the provisions hereof and to compel compliance with the terms hereof, but said E & R Development Corporation ~~Indian Cliff Development Corporation~~, its successors and assigns, shall be under no obligation to enforce any of said restrictions:

1. No structures except one and two single family residences and/or associated Accessory Dwelling Units as may be permitted under local land use ordinances and structures ordinarily appurtenant thereto shall be built or erected upon each numbered lot herein conveyed. The main living structure shall contain at least 960 square feet of living area, if a single story structure, and at least 650 square feet of living area on each floor, if a two story structure and at least a one (1) car garage shall be built at the time of initial construction either as an integral part of the residential structure or as a separate structure. Living area shall not include basements, garages, porches, breezeways or decks and the areas must be suitable, when finished, for occupancy on a year round basis. "Structures ordinarily appurtenant thereto" shall include, but shall not be limited to, garages for use of the owner of the lot constructed either as an integral part of the dwelling or as a detached building, a swimming pool, suitable garden structures including a greenhouse, and such additional structures as shall from time to time be used in connection with residential uses situated in similar neighborhoods.

2. No building or structure of any type shall be erected, placed or permitted to remain on the above described premises unless the exterior color, finish and design and placement of such building or structure on the lot shall be approved by E & R Development Corporation, its successors or specific assigns, or by its duly authorized agent, such approval shall not be unreasonably withheld, delayed or conditioned. The approval required by this paragraph shall only apply until such time as E & R Development Corporation or its successors or specific assigns shall cease to have any ownership interest in the real property as shown on said recorded Plan or adjacent thereto and this restriction does not necessitate the approval in any form of any other lot owner on said Plan or West Brook McKenney Place Drive Homeowner's' Association, ~~if the same shall be formed~~. In general, all one and two story structures shall have a minimum roof pitch of 7/12. This does not include the roof pitch of a garage or dormers, all roof shingles shall be architectural

shingles in earth tone colors, and vinyl siding shall be of a finish and appearance comparable to natural materials.

In accordance with the conditions of approval by the Biddeford Planning Board no heating systems or appliances which utilize a petroleum based fuel shall be operated or utilized on the property, provided, however, that this restriction shall not prevent the use of natural gas or propane.

3. The Grantees herein agree to complete all building construction and landscaping within twelve (12) months from the beginning of construction. Completion, as used herein, includes, but is not limited to, porches, steps, decks, platforms, carports, other outside living terraces, grading and seeding of lawns. All driveways shall be paved with asphalt or finished with pavers or finished concrete ~~tared with a base and finish coat~~ within two (2) years of the commencement of construction.

4. No junk or abandoned vehicles or vehicles of a size larger than one (1) ton in carrying capacity, nor accumulations of trash or debris shall be allowed on said premises.

5. No animals other than ordinary household pets may be kept, boarded or otherwise maintained on the premises.

6. No mobile homes shall be placed on the property at any time; provided, however, that trailers used for camping or so-called recreational vehicles, boats, trailers or similar vehicles may be stored upon the property provided they are stored in a neat and reasonable manner, suitably screened.

7. The within Grantees, their heirs, successors and assigns, shall not alter the area encompassed within the bounds of the drainage easements or natural drainage courses as indicated on the aforesaid plan in any manner which would impede or adversely affect the drainage of the adjacent areas to the above described premises.

8. All curb cuts shall be made and driveways shall be constructed in such fashion so as not to impede or adversely affect the drainage of surface water in the location of the streets as shown on said plan into the drainage easements situated either in said streets or on the lots themselves and all construction shall be done in accordance with the specifications and in the manner required by the Public Works Director of the City of Biddeford, Maine.

In the event curb cuts shall be made or driveways shall be constructed in a fashion so as to violate this covenant and restriction, ~~E & R Indian Cliff~~ Development Corporation may, but shall not be required to, correct the construction so that it does not violate this paragraph and the holder of title to the above lot shall be liable for all costs of the same. Costs shall include all direct and indirect costs and all costs of collection including, but not limited to, filing fees, sheriff's fees and

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reasonable attorney's fees. Similarly, the holder of title to the above lot shall be liable for all costs to repair asphalt, pavement or curbing caused as a result of construction activity by the owner or his agents, contracts and employees.

9. All pulpwood and firewood shall be stored in the backyard of the dwelling.

10. Trees standing upon the within conveyed premises or ~~trees~~ thereafter growing thereon in excess of six (6) inches in diameter measured five (5) feet above the surface of the ground shall not be cut or removed, except as hereinafter provided. Trees of such diameter which are dead, dying or diseased may be cut and removed and living trees may be trimmed or minimally thinned in accordance with good forestry practice. Trees of lesser diameter which are dead, dying or diseased may be cut and removed and living trees may be trimmed or selectively thinned in accordance with good forestry practice and to provide growth space for larger trees. Further, trees, whether alive or dead may be cut and removed by the title holder thereof or the duly authorized agent of the title holder only to such extent as shall be minimally necessary for the construction of the buildings and accessory uses permitted upon the property and for the construction of driveways and normal lawn areas. It is further provided that all softwoods which may present a danger to persons or property may be cut.

To the extent a portion of a lot is contained within the limits of the Wildlife Corridor as shown on the Plan, no trees or growth of any sort may be cut, trimmed or removed within such corridor, except to the extent to prevent damage to adjacent structures in the event such trees or growth are of a condition that such damage is likely to occur from high winds, large amounts of precipitation or other likely weather conditions.

11. No signs, advertising the sale of the lot herein conveyed, or structure thereon, or for any other purpose, shall be permitted to be erected on the property other than one sign having dimensions of not more than 24 inches by 24 inches may be placed upon the lot to be sold and any informational signage or numbering required by any municipal authority to satisfy the provisions of any life safety codes shall be permitted.

During the period of construction of the improvements allowed to be constructed upon the lot conveyed, the builder may maintain one construction information sign of a size and design approved by ~~E & R Indian Cliff~~ Development Corporation.

12. ~~E & R Development Indian Cliff Development~~ Corporation, for itself, its successors and specific assigns, reserves the right to use all of the street and ways and areas marked as rights of way in any fashion shown on the Plans of the Subdivision for access to any other land adjacent or near to said Subdivision it may own or hereafter acquire. It is further agreed and understood that no purchaser of such adjacent or near land from ~~E & R Indian Cliff~~ Development Corporation shall have the right to use such streets and ways for such purposes unless such right shall have been specifically granted to such purchaser by ~~E & R Indian Cliff~~ Development Corporation. It is further understood and agreed that no purchaser shall have a right to access abutting land without the approval of ~~E & R Indian Cliff~~ Development Corporation, which consent may be withheld or

conditioned for any reason.

13. ~~E & R Development Indian Cliff Development~~ Corporation, for itself, its successors and specific assigns, reserves the right to use ~~all~~ such streets and ways and rights of way shown and depicted on said Plans, ~~and~~ all areas shown and depicted on said Plans as utility or other easement areas (in any fashion) for the use, introduction and maintenance of all utility services and to use all existing or hereinafter installed infrastructure improvements for use of lots in the ~~to the~~ Subdivision or to any other adjacent or nearby land owned by it or its specific assigns or hereinafter acquired by it or them. It is further agreed and understood' that no purchaser of such adjacent or near land from ~~E & R. Indian Cliff Development Development~~ Corporation shall have the right to use such streets and ways for such purposes unless such right shall have been specifically granted to such purchaser by ~~E & R Indian Cliff Development Corporation~~.

14. ~~E & R Development Indian Cliff Development~~ Corporation, reserves for itself, its successors and specific assigns, the right and privilege to alter, amend, reconfigure, combine or re-subdivide any unsold lots in the Subdivision or any adjacent real estate in its ownership or to use any such lots for access to and for the use, introduction, installation, and maintenance of utility services to any adjacent land owned by ~~E & R Development Indian Cliff Development~~ Corporation, or hereinafter acquired by it or its specific assigns and to alter, amend or change the location of any streets, rights-of-way or access roads shown on said Plans to a location of its choosing provided that access to the premises to be conveyed is not materially impaired or affected.

15. Each owner of a lot in the Subdivision (and any owner of a lot created hereinafter from land now owned by or hereinafter acquired by E & R Development India Cliff Development Corporation which is made specifically subject to these restrictions or obligations created herein) shall be a member of the ~~West Brook McKenney Place Drive~~ Homeowner's' Association (the "Association"), a Maine not-for-profit corporation at the time of the purchase of a lot or lots on the Plan, upon its formation, if it shall be formed by Indian Cliff Development Corporation or its specific assigns. Each lot owner shall have one vote in the association for each lot owned. In the event there are multiple owners of a lot, such owners in the aggregate shall be entitled to one vote. The Association shall be charged with the costs of maintenance, repair, replacement and snow plowing of the roadways in the Subdivision and any surface or subsurface drainage systems including the detention pond or forced main sewer installations, pipes, cleanouts and appurtenances in or out of the Subdivision to the point where they become public improvements, but not the initial installation cost thereof, in the event the roadways, ~~and/or~~ the drainage systems or sewer installations ~~are not accepted by the City of Biddeford as public streets~~ or public improvements and shall also be responsible for the maintenance and landscaping of all entrance areas, esplanades and boulevards, the maintenance, repair and replacement of the "Critter Fence" and "Jump-out gates" as outlined in Notes 20 and 31 on the above plan, and the maintenance, repair and replacement of any identification signage or common mailbox systems and any appurtenances thereto. In addition, and unless the City of Biddeford shall undertake responsibility therefor, it shall be the responsibility of the Association to implement, maintain and report to appropriate municipal officials with respect to the requirements of the maintenance plan for the detention pond and

stormwater system and all associated parts thereof, all in accordance with the conditions of approval by the Planning Board of the City of Biddeford. It shall be the responsibility of each individual lot owner to make suitable arrangements for trash removal and for the installation, maintenance, repair and replacement of all portions of the forced main sewer system from the connection to the line located within the right of way to and including all components within the structure or structures erected on the lot.

It is specifically provided, however, that in the event adjacent land shall become subject to these restrictions, such land shall not be obligated to pay for the costs of maintenance, operation, repair and replacement of any services or utilities to which it is not connected and/or does not utilize.

16. The above restrictions contained in paragraphs (1) through (15) hereof shall not apply to any remaining land of ~~E & R Development Indian Cliff Development~~ Corporation which may lie near or adjacent to the above described premises, except to the extent it shall be specifically made subject to the same.

~~0020-~~

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WEST BROOK SUBDIVISION

WINDING CREEK LANE
BIDDEFORD, MAINE

FOR
E & R DEVELOPMENT CORP.
P.O. BOX 444
BIDDEFORD, MAINE

PLAN INDEX

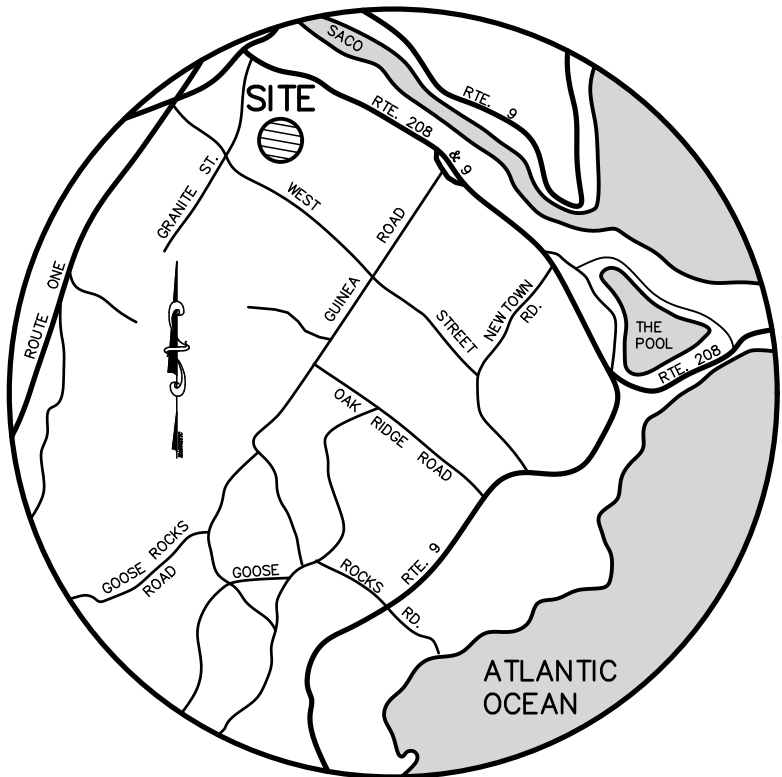
1	FINAL PLAN
2	EXISTING CONDITIONS & STANDARD BOUNDARY SURVEY PLAN
3	PLAN & PROFILE - WINDING CREEK LANE (STA. 0+00 to 5+00)
4	PLAN & PROFILE - WINDING CREEK LANE (STA. 5+00 to 10+22)
5	SITE GRADING & EROSION CONTROL PLAN
6	STANDARD DETAILS
7	UTILITY DETAILS
8	EROSION CONTROL DETAILS
9	EROSION CONTROL DETAILS 2
A	PRE DEVELOPMENT WATERSHED
B	POST DEVELOPMENT WATERSHED
C	TREATMENT PLAN



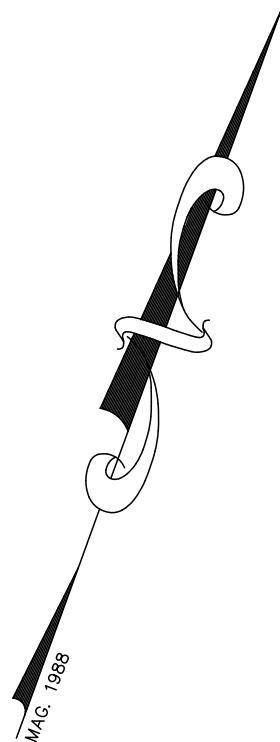
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

380B Main Street
Gorham, Maine 04038

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



LOCATION MAP
SCALE: 1" = 2 MILES



NOTES:

1. APPLICANT: E & R DEVELOPMENT CORP.
P.O. BOX 444, BIDDEFORD, ME
2. SURVEYOR: ROBERT C. LIBBY JR., PLS#2190
BH2M
380 B MAIN STREET
GORHAM, ME
3. ENGINEER: CHRISTOPHER MACDONALD, PE#11985
BH2M
380B MAIN STREET
GORHAM, ME
4. ZONE: RESIDENTIAL 1A (R1-A)
5. LOT STANDARDS:
MIN. LOT SIZE: 10,000 S.F.
MIN. STREET FRONTAGE: 100'
MIN. SETBACKS: FRONT 40'
SIDE & REAR 10'
CLUSTER - MIN. LOT SIZE: 7,500 S.F.
MIN. FRONTAGE - 75'
MIN. SETBACKS
FRONT 25'
SIDE AND REAR 10'
MIN. DISTANCE BETWEEN BLDGS - 30'
WAIVER REQUEST-SECTION 16,
CLUSTER DEVELOPMENTS,
SECTION C-8
6. PROPOSED USE: RESIDENTIAL SUBDIVISION (CLUSTER)
7. WATER SUPPLY: PUBLIC WATER
8. SEWER: PUBLIC SEWER
9. TAX MAP: MAP 8 LOT 3-1 & P.O. 3

10. PARCEL DEED: BOOK 3458 PAGE 43
11. TOTAL PARCEL: 8.30 ACRES
12. WETLANDS & VERNAL POOLS: MARK HAMPTON
HAMPTON ASSOCIATES
PORTLAND, ME
13. ELECTRIC/TELEPHONE: UNDERGROUND
14. EASEMENTS SHALL BE RESERVED FOR PATHS/TRAILS FROM WINDING CREEK TO ACCESS CLIFFORD PARK.
15. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES.
16. DRIVEWAY CUTS NEED TO BE BUILT PER CITY DETAIL TO KEEP STREET ASSOCIATED STORMWATER IN THE GUTTER LINE.
17. NO DRIVEWAYS ALLOWED IN TRAIL EASEMENTS AND SHALL NOT BE LOCATED ALONG THE SOUTHERN SIDE OF THE HAMMERHEAD TURN AROUND AT THE END OF WINDING CREEK LANE. NO DRIVEWAY SHALL RESTRICT THE FUNCTION OF ANY DRAINAGE EASEMENTS.
18. THE ROADWAY IS PROPOSED TO BE PUBLIC UPON COMPLETION OF CONSTRUCTION AND ACCEPTED BY THE CITY, HOWEVER NO CITY SERVICES WILL BE PROVIDED UNTIL SAID STREET IS ACCEPTED BY THE CITY.
19. THE CONTRACTOR SHALL NOTIFY THE CITY OF BIDDEFORD ENGINEERING DEPARTMENT FOR REQUIRED INSPECTION OF THE ROADWAY.
20. ALL LOT OWNERS WILL BE REQUIRED TO BE A MEMBER OF THE WEST BROOK HOME OWNERS ASSOCIATION RESPONSIBLE FOR MAILBOXES, PLOWING, TRASH REMOVAL, SEWER, STORMWATER FACILITIES, CRITTER FENCE AND JUMP-OUT GATES UNTIL SUCH TIME AS THE CITY ACCEPTS THE STREET AND ANY IMPROVEMENTS.

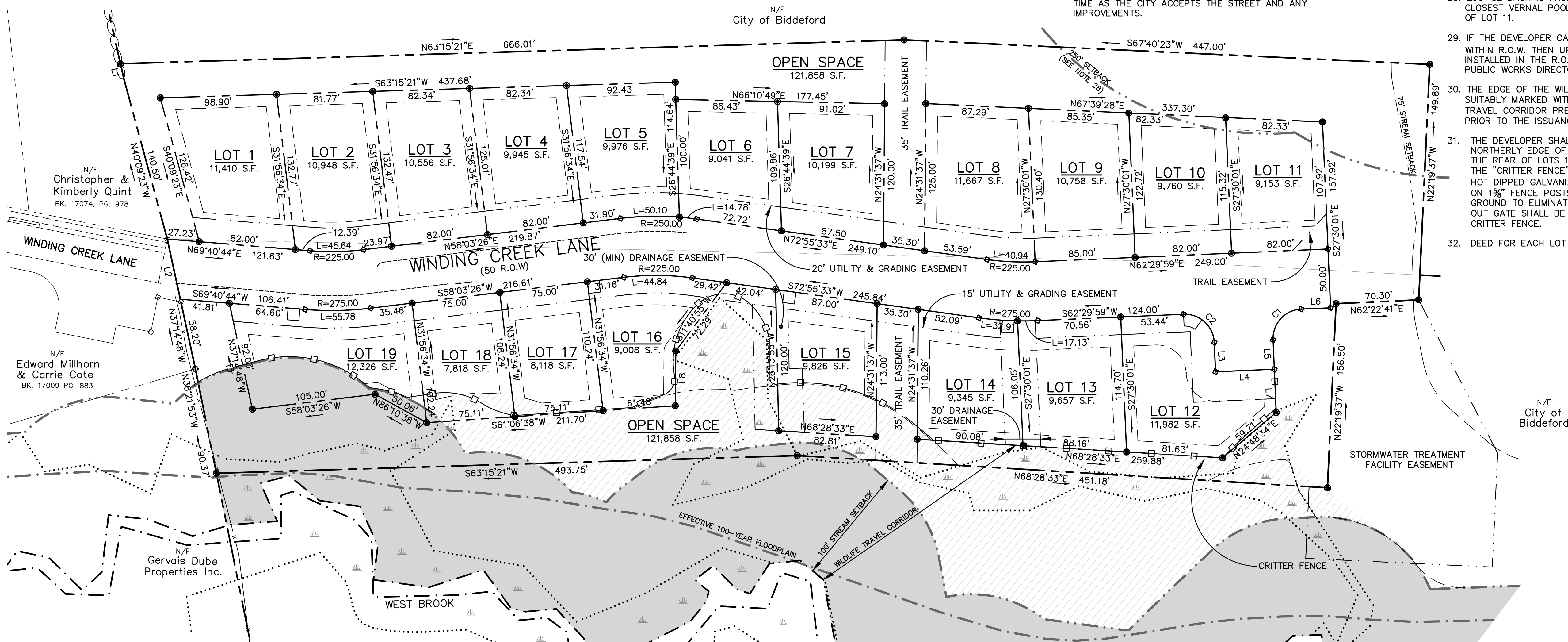
21. ROADWAY RIGHT OF WAY AND ALL NECESSARY EASEMENTS WILL BE DEDICATED TO THE CITY OF BIDDEFORD.
22. FOUNDATION DRAINS SHALL NOT BE OUTLET TO THE PROPOSED DITCH ALONG THE NORTHERLY SIDE OF WINDING CREEK LANE.
23. DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMITS:
1) STORMWATER PBR
24. NET RESIDENTIAL DENSITY CALCULATION

TOTAL PARCEL AREA	365,457 S.F.
1 100 YEAR FLOOD ZONE	0 S.F.
2 WETLANDS	13,489 S.F.
3 SUSTAINED SLOPES (>33%)	10,548 S.F.
4 VERY POORLY DRAINED SOILS	N/A
5 POORLY DRAINED SOILS	N/A
6 RIGHT OF WAY	52,105 S.F.
	289,315 S.F.

SPACE STANDARD FOR RESIDENTIAL 1A
MINIMUM DENSITY- 10,000 S.F.

289,315 S.F.
NET RESIDENTIAL DENSITY: 10,000 S.F. = 28.9 LOTS

25. OPEN SPACE: PROPOSED - 121,858 S.F.
PARCEL AREA - 365,457 S.F.
% OPEN SPACE - 33.34%
OPEN SPACE SHALL BE DEEDED TO THE CITY OF BIDDEFORD.
26. LIMITED ACTIVITIES PERMITTED WITHIN WILDLIFE CORRIDOR, SEE DEED RESTRICTIONS.
27. FINAL SITE GRADING PLAN SHALL BE COMPLETED FOR EACH LOT AS PART OF THE BUILDING PERMIT APPLICATION. FINAL GRADING WITHIN THE BUILDING WINDOW SHALL NOT EXCEED 25%.
28. 250' SETBACK IS FROM THE WETLAND ASSOCIATED WITH THE CLOSEST VERNAL POOL LOCATED AT CLIFFORD PARK NORTHERLY OF LOT 11.
29. IF THE DEVELOPER CAN'T PRESERVE SUFFICIENT EXISTING TREES WITHIN R.O.W. THEN UP TO 20-2 1/2" CAL. TREES WILL BE INSTALLED IN THE R.O.W. AS APPROVED AND DIRECTED BY PUBLIC WORKS DIRECTOR BEFORE ACCEPTANCE OF THE STREET.
30. THE EDGE OF THE WILDLIFE CORRIDOR ON EACH LOT SHALL BE SUITABLY MARKED WITH 12"x18" SIGNS LABELED "WILDLIFE TRAVEL CORRIDOR PRESERVATION PROTECTED" ON GREEN POSTS PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
31. THE DEVELOPER SHALL INSTALL A FENCE BARRIER ALONG THE NORTHERLY EDGE OF THE PROPOSED WILDLIFE CORRIDOR ALONG THE REAR OF LOTS 12 THRU 19 AS SHOWN ON FINAL PLAN. THE "CRITTER FENCE" WILL BE 2' HIGH BLACK PVC COATED HOT DIPPED GALVANIZED STEEL 1/2" GRID. INSTALLATION WILL BE ON 1 1/2" FENCE POSTS AND FENCE WILL BE PINNED AT THE GROUND TO ELIMINATE TRAVEL UNDER THIS FENCE. A JUMP OUT GATE SHALL BE INSTALLED EVERY 180' TO 200' ALONG CRITTER FENCE.
32. DEED FOR EACH LOT WILL RESTRICT OIL-FIRED HEATING UNITS.



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

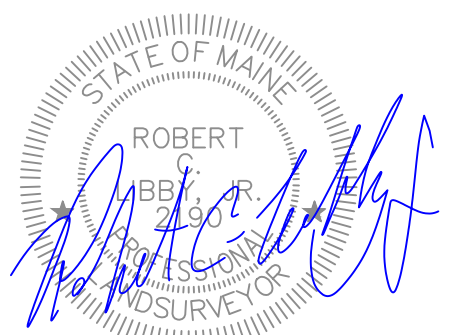
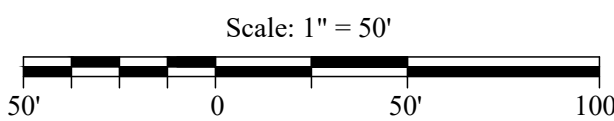
1. NO SURVEYORS REPORT

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

DATE

SYMBOL	DESCRIPTION
○ IPI / IRF	IRON PIPE/ROD FOUND
● IRS	5/8" IRON ROD W/ CAP TO BE SET
□ GMS	GRANITE MONUMENT TO BE SET
—	STONE WALL
—	WETLANDS
—	PROPERTY LINE
—	ABUTTER'S PROPERTY LINE
—	EDGE OF PAVEMENT
—	CRITTER FENCE
—	EXISTING CONTOUR
—	ABOVE GROUND
—	NOW OR FORMERLY

LINE/CURVE DATA
L1 = S37°51'03"E 13.52'
L2 = N37°14'48"W 52.26'
L3 = N27°30'01"W 25.00'
L4 = S62°29'59"W 50.00'
L5 = S27°30'01"E 25.00'
L6 = N62°29'59"E 25.00'
L7 = S27°30'01"E 36.69'
L8 = S24°28'10"E 46.50'
C1 = L=39.27', R=25.00'
C2 = L=39.27', R=25.00'



ROBERT C. LIBBY JR.

PLS #2190

NO.	DATE	REVISION DESCRIPTION
1	2-5-22	City Of Biddeford Submission
2	2-16-22	Revised Grading and Drainage
3	3-16-22	Revised per Engineering Review
4	3-30-22	Interim Modifications for Planning Review
5	8-17-22	Final Staff and Peer Review Revisions
6	9-15-22	Response to Comments



FOR
E & R Development Corp.
P.O. Box 444
Biddeford, Maine

Barry, Huff, MacDonald, Milfigan Inc.
Engineers, Surveyors
380B Main Street
Gorham, Maine 04038
Tel. (207) 839-2771
www.bh2m.com

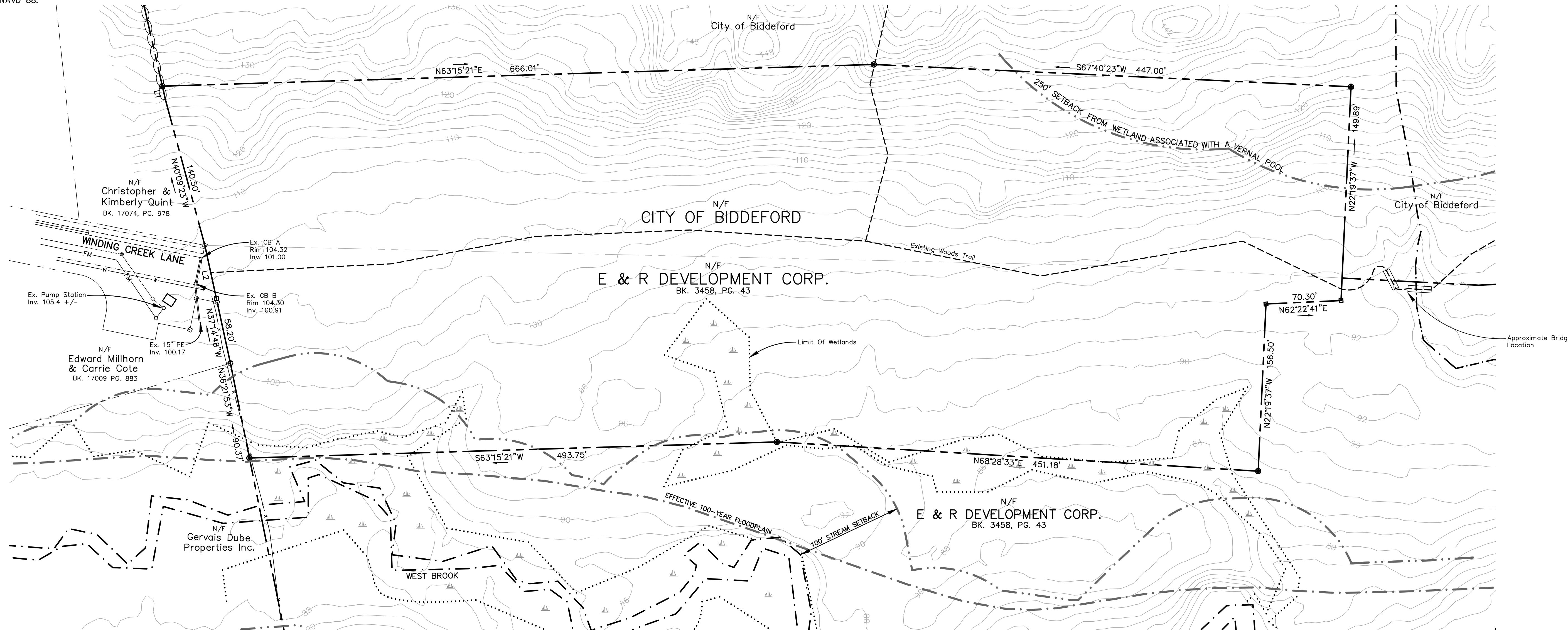
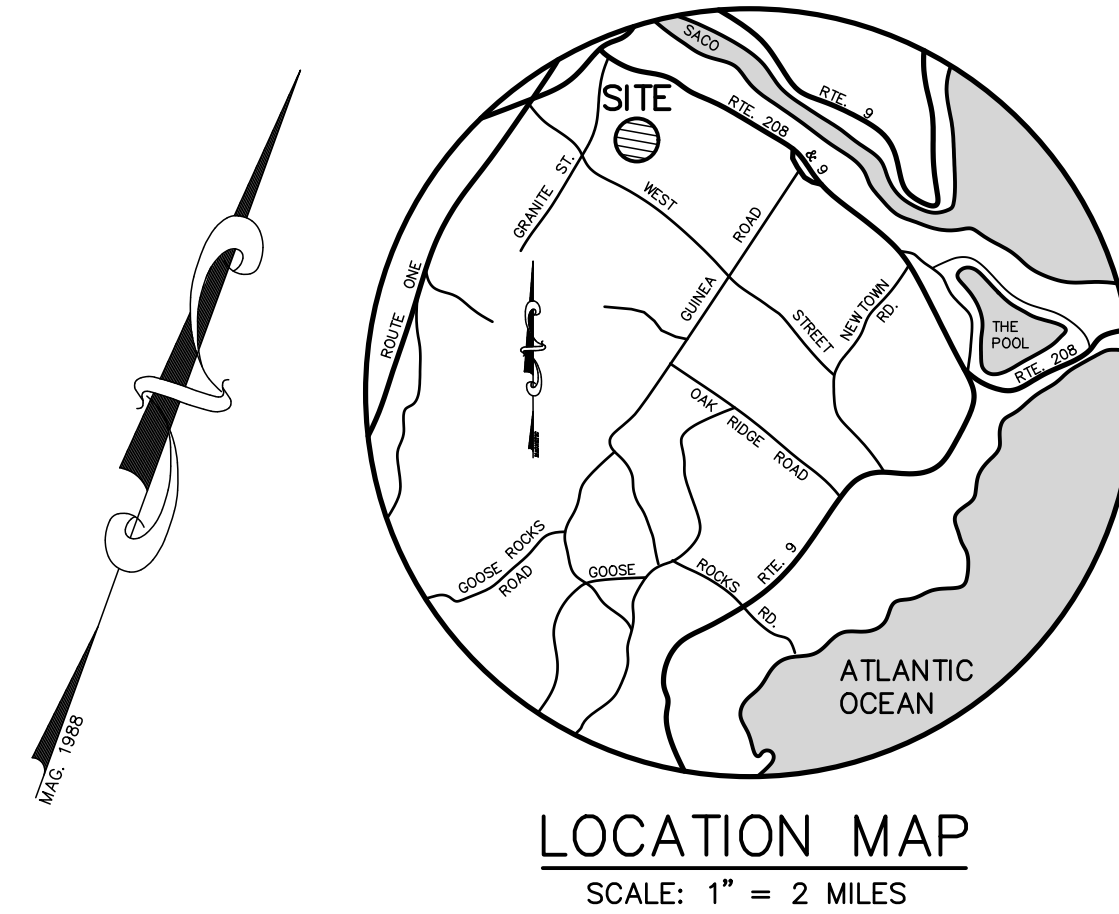
FINAL PLAN
WEST BROOK SUBDIVISION
WINDING CREEK LANE
BIDDEFORD, MAINE

DESIGNED W. Pelkey	DATE Dec. 2020
DRAWN Dept.	SCALE As Noted
CHECKED R. Libby Jr.	JOB. NO. 20217

SHEET 1
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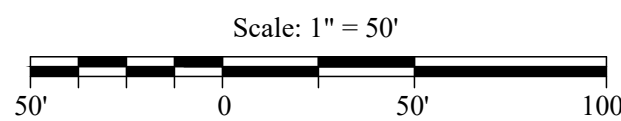
NOTES:

- OWNER: E & R DEVELOPMENT CORP.
P.O. BOX 444
BIDDEFORD, ME
- SURVEYOR: ROBERT C. LIBBY JR., PLS#2190
BH2M
380B MAIN STREET
GORHAM, ME
- ZONE: RESIDENTIAL 1A (R1-A)
- TAX MAP: MAP 8 LOT 3-1 & P.O. 3
- PARCEL DEED: BOOK 3458 PAGE 43
- TOTAL PARCEL: 8.390 ACRES
- WETLAND MAPPING: MARK HAMPTON
HAMPTON ASSOCIATES
PORTLAND, ME
- EASEMENTS SHALL BE RESERVED FOR PATHS/TRAILS FROM WINDING CREEK TO ACCESS CLIFFORD PARK.
- EXISTING TOPOGRAPHY SHOWN IS BASED ON LIDAR INFORMATION FROM NOAA.
- HORIZONTAL DATUM IS MAINE STATE PLANE WEST NAD 83 AND VERTICAL DATUM IS NAVD 88.



LINE DATA
L1 = S37°51'03"E 13.52'
L2 = N37°14'48"W 52.26'

SYMBOL	DESCRIPTION
—●—●—●—	STONE WALL
—●—●—●—	WETLANDS
—●—●—●—	PROPERTY LINE
—●—●—●—	ADJUTER'S PROPERTY LINE
—●—●—●—	EDGE OF PAVEMENT
—●—●—●—	EXISTING CONTOUR
—●—●—●—	ABOVE GROUND
N/F	NOW OR FORMERLY



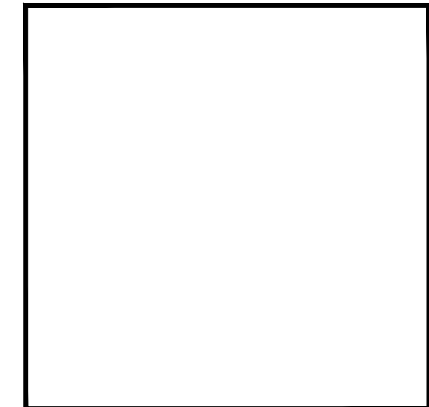
I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT



ROBERT C. LIBBY JR. PLS #2190

NO.	DATE	REVISION DESCRIPTION
1	2-9-22	City Of Biddeford Submission
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380B Main Street
Gorham, Maine 04038
Tel. (207) 839-2771
www.bh2m.com

FOR

E & R Development Corp.
P.O. Box 444
Biddeford, Maine

EXISTING CONDITIONS

WEST BROOK SUBDIVISION

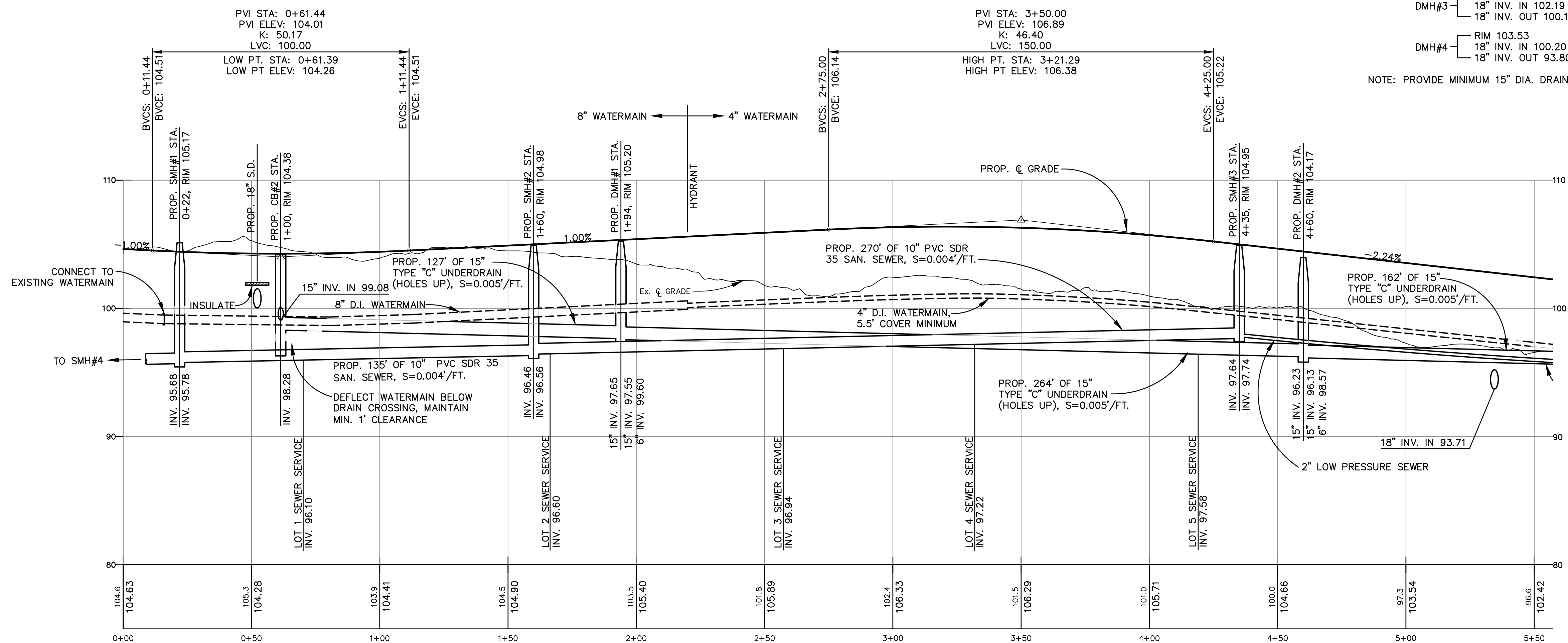
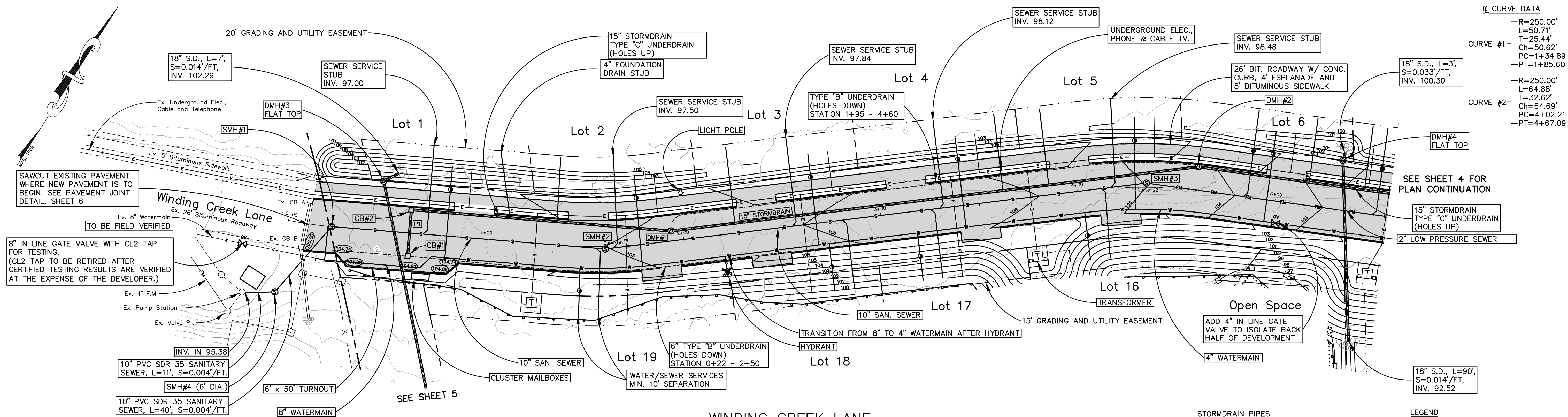
WINDING CREEK LANE
BIDDEFORD, MAINE

DESIGNED W. Pelkey	DATE Dec. 2020
DRAWN Dept.	SCALE As Noted
CHECKED R. Libby Jr.	JOB. NO. 20217

SHEET

2

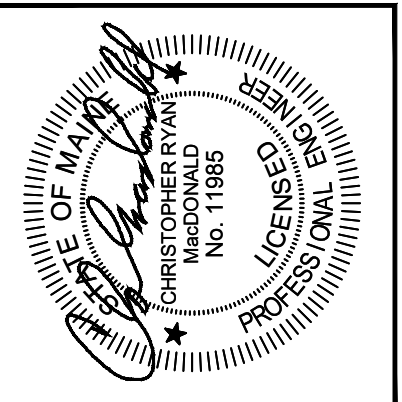
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PROFILE

SCALE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 25'

NO.	DATE	DESCRIPTION	REVISION
1	2-9-22	City Of Biddeler Submission	
2	2-16-22	Revised Grading and Drainage	
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Berry, Huff, McDonald, Milligan Inc.
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Gorham, Maine 04038

Tel: (207) 839-2771
www.bh2m.com

FOR
E & R Development Corp.
P.O. Box 444
Biddeford, Maine

WINDING CREEK LANE
STA. 0+00 to 5+50

WEST BROOK SUBDIVISION

WINDING CREEK LANE
BIDDEFORD, MAINE

DESIGNED W. Pelkey	DATE Dec. 2020
DRAWN Dept.	SCALE As Noted
CHECKED C. MacDonald	JOB. NO. 20217

SHEET

3

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Q CURVE DATA
R=250.00'
L=45.49'
T=22.81'
Ch=45.43'
PC=7+12.93
PT=7+58.42

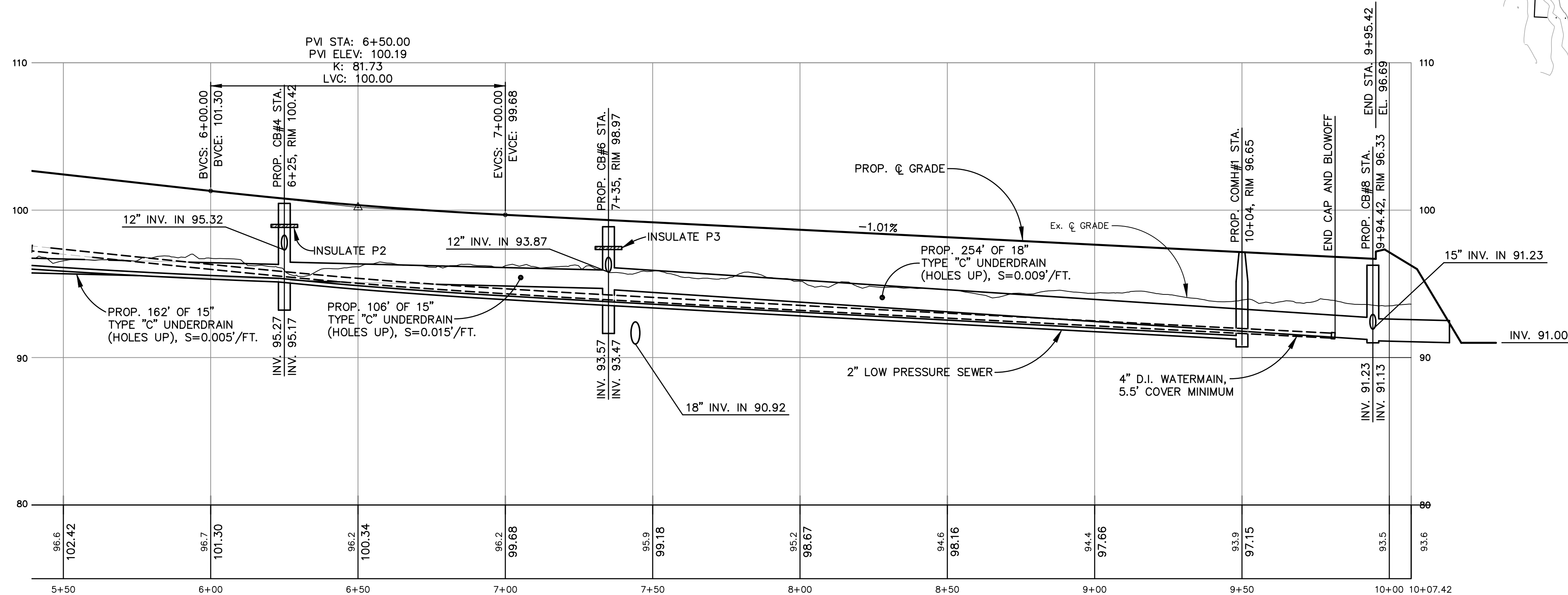
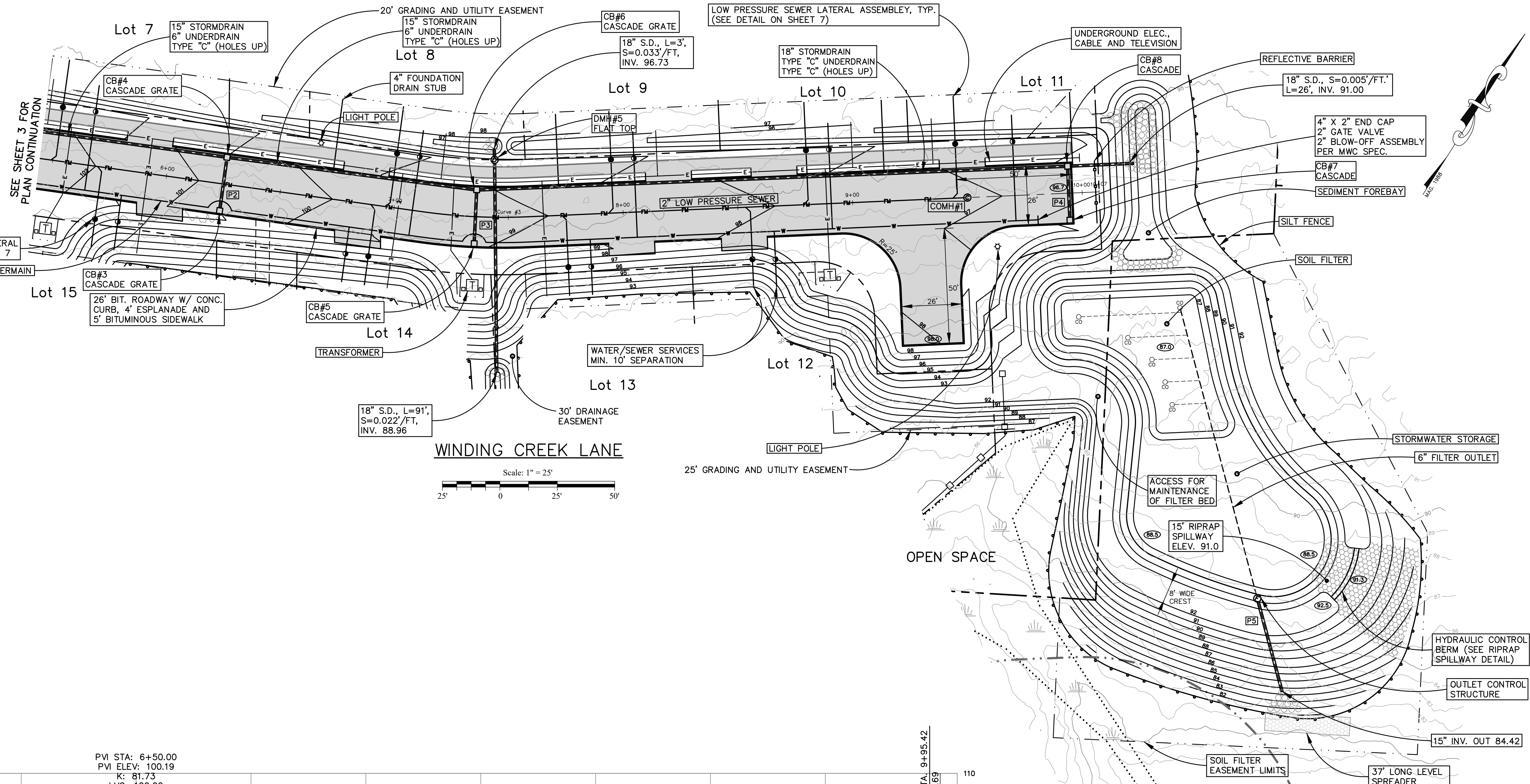
STORMDRAIN PIPES
P2 - 15" S.D., L=20', S=0.005'/FT.
P3 - 15" S.D., L=20', S=0.005'/FT.
P4 - 15" S.D., L=20', S=0.005'/FT.
P5 - 15" S.D., L=50', S=0.005'/FT.

STORMDRAIN/SEWER STRUCTURES

CB#3 - RIM 100.42
INV. 95.42
CB#5 - RIM 98.97
INV. 93.97
CB#7 - RIM 96.33
INV. 91.33
DMH#5 - RIM 99.96
18" INV. IN 96.63
18" INV. OUT 91.00
OCS#1 - RIM 90.80
6" INV. IN 84.67 (CAPPED W/ 2" DRILL HOLE)
15" INV. OUT 84.67

NOTE: PROVIDE MINIMUM 15" DIA. DRAIN PIPES.

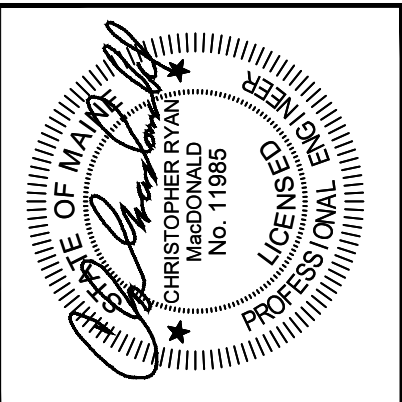
SYMBOL	DESCRIPTION
	SIGN
	WATER LINE
	WATER VALVE
	SHUTOFF VALVE (BALL VALVE)
	PRESSURE SEWER
	SEWER
	UNDERGROUND ELECTRIC
	SILTY FENCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	TRANSFORMER PAD
	UTILITY POLE
	HYDRANT
	SEWER MANHOLE
	PROPERTY LINE/RIGHT OF WAY EASEMENT



PROFILE

SCALE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 25'

NO.	DATE	REVISION	DESCRIPTION
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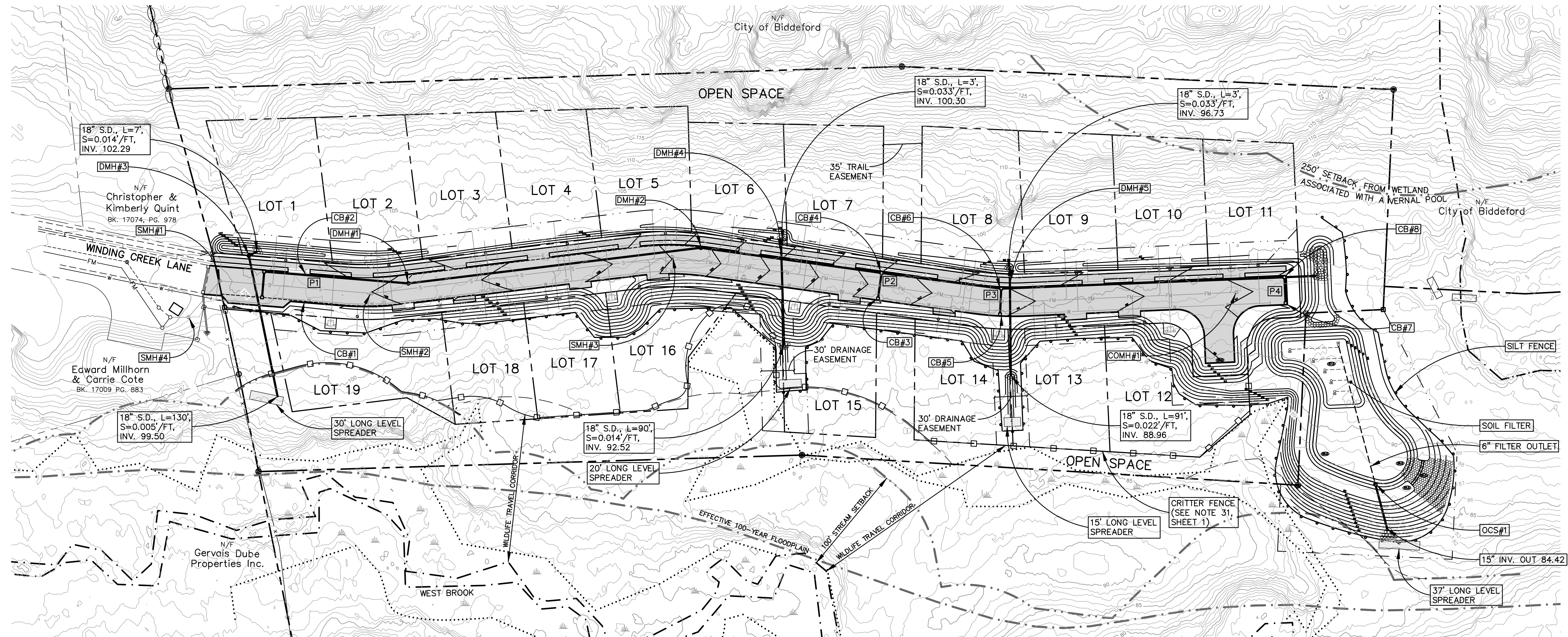
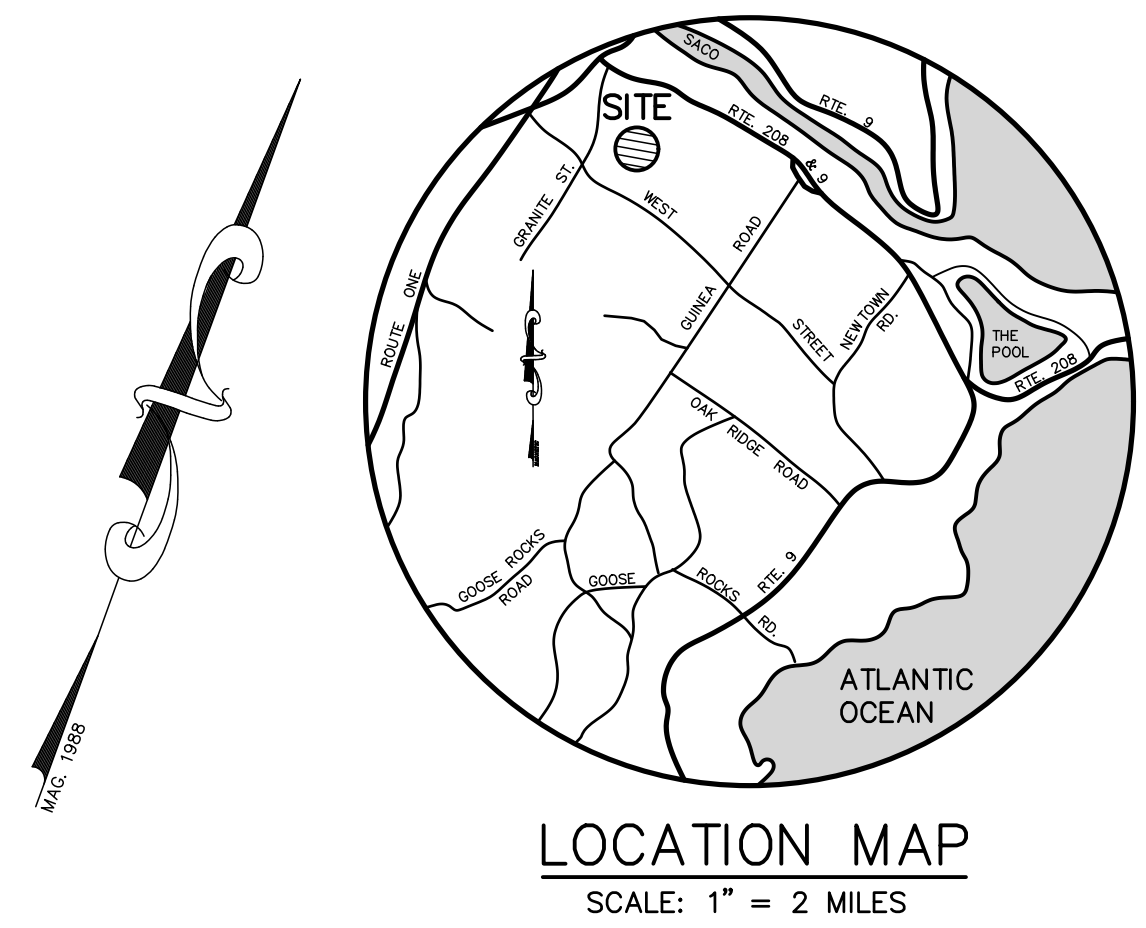
FOR
E & R Development Corp.
P.O. Box 444
Biddeford, Maine
WINDING CREEK LANE
BIDDEFORD, MAINE

WINDING CREEK LANE
STA. 5+50 TO 10+00
WEST BROOK SUBDIVISION
WINDING CREEK LANE
BIDDEFORD, MAINE

DESIGNED W. Pelkey	DATE Dec. 2020
DRAWN Dept.	SCALE As Noted
CHECKED W. Thompson	JOB. NO. 20217

SHEET 4

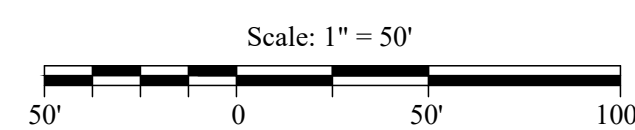
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LINE DATA

L1 = S37°51'03"E 13.52'
L2 = N37°14'48"W 52.26'

<u>SYMBOL</u>	<u>DESCRIPTION</u>
	STONE WALL
	WETLANDS
	PROPERTY LINE
	BUTTER'S PROPERTY LINE
	EDGE OF PAVEMENT
	EXISTING CONTOUR
	ABOVE GROUND
	NOW OR FORMERLY



STORMDRAIN STRUCTURES

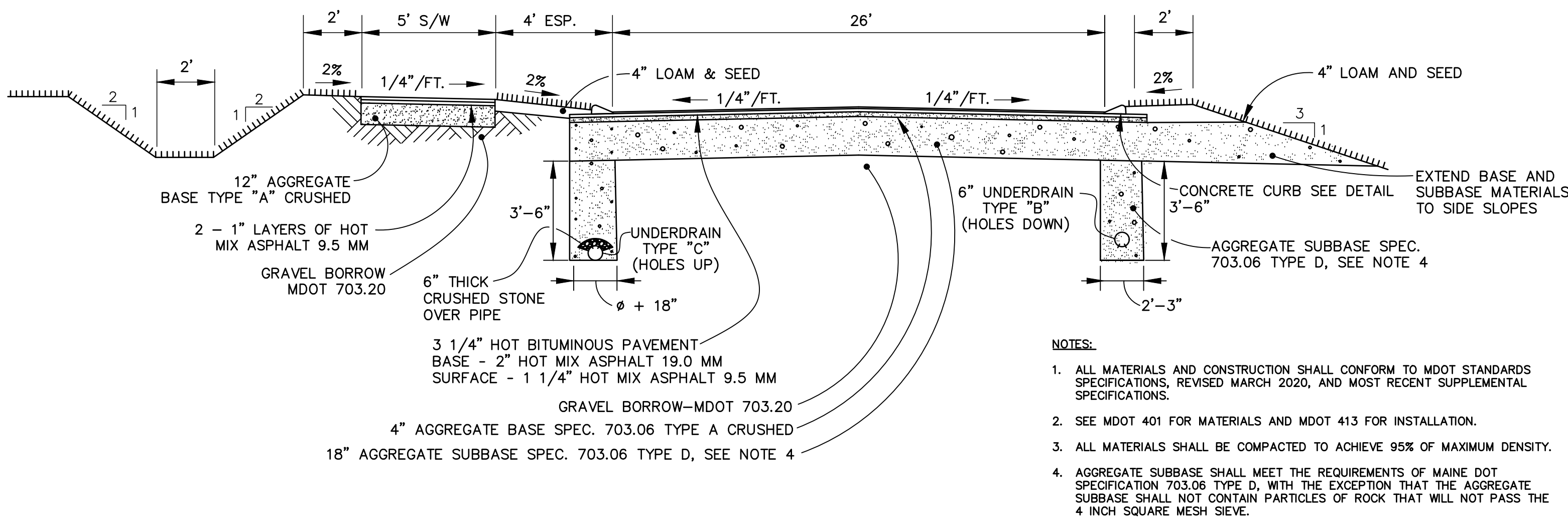
DMH#3	RIM	105.52	
	18" INV. IN	102.19	
	18" INV. OUT	100.12	
DMH#4	RIM	103.53	
	18" INV. IN	100.20	
	18" INV. OUT	93.80	
DMH#5	RIM	99.96	
	18" INV. IN	96.63	
	18" INV. OUT	91.00	
OCS#1	RIM	90.80	
	6" INV. IN	84.67	CAP
	15" INV. OUT	84.67	

DESIGNED W. Pelkey	DATE Dec. 2020
DRAWN Dept.	SCALE As Noted
CHECKED R. Libby Jr.	JOB. NO. 20217

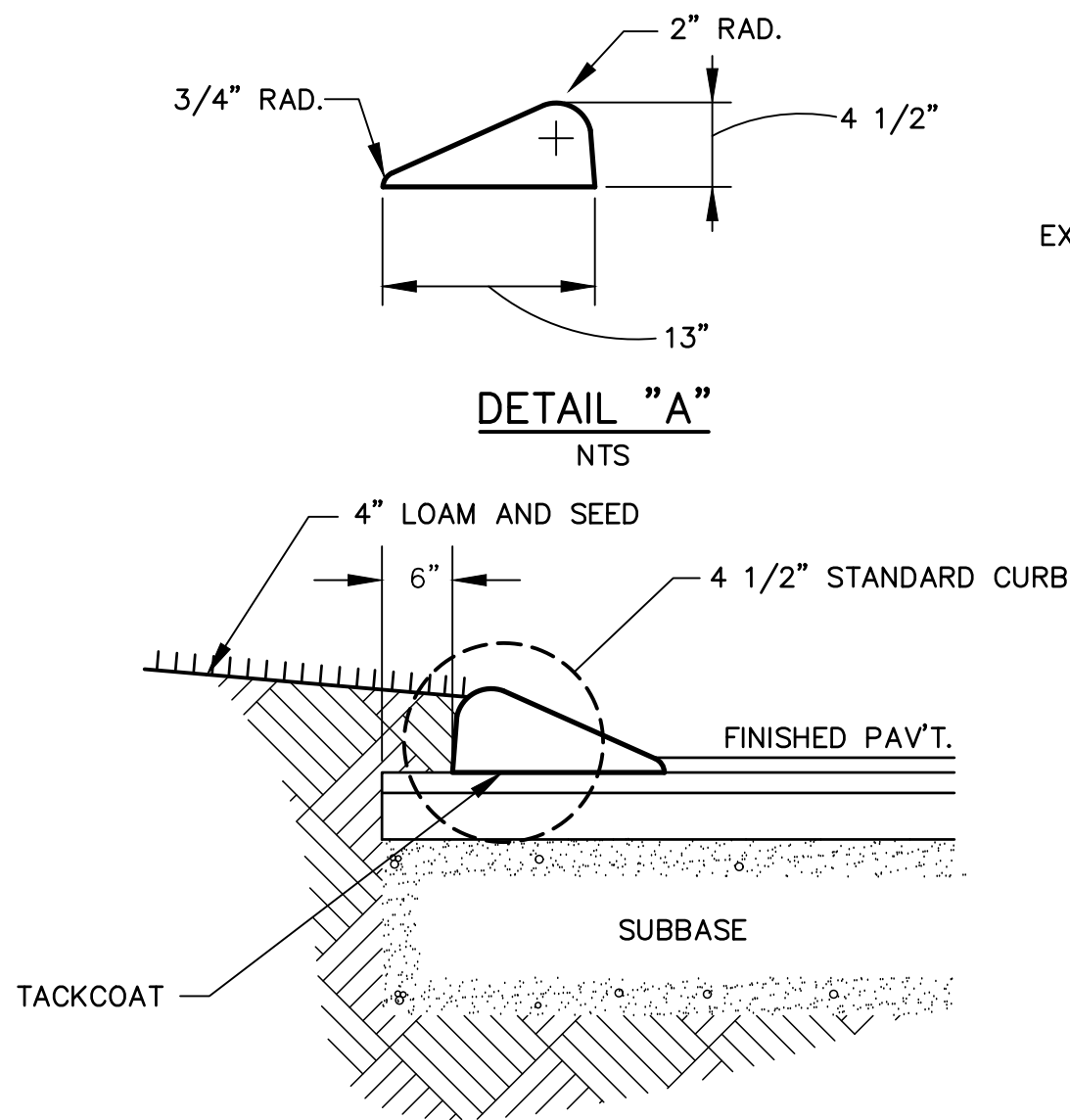
ET

5

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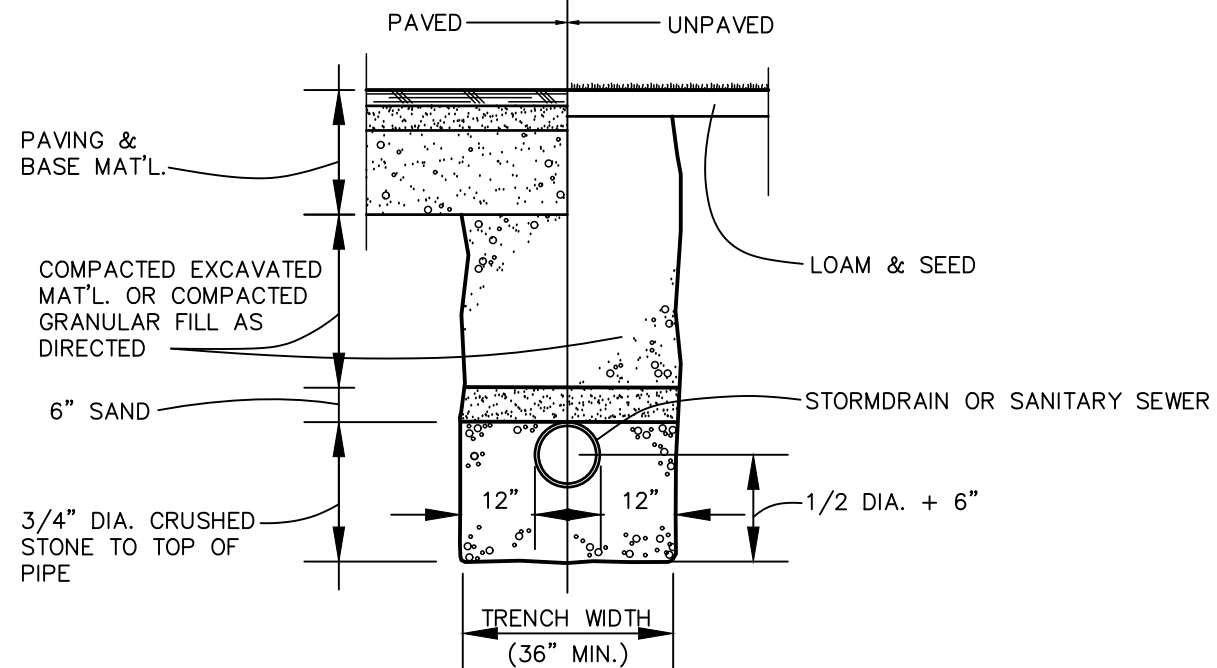
TYPICAL ROADWAY SECTION
NTS



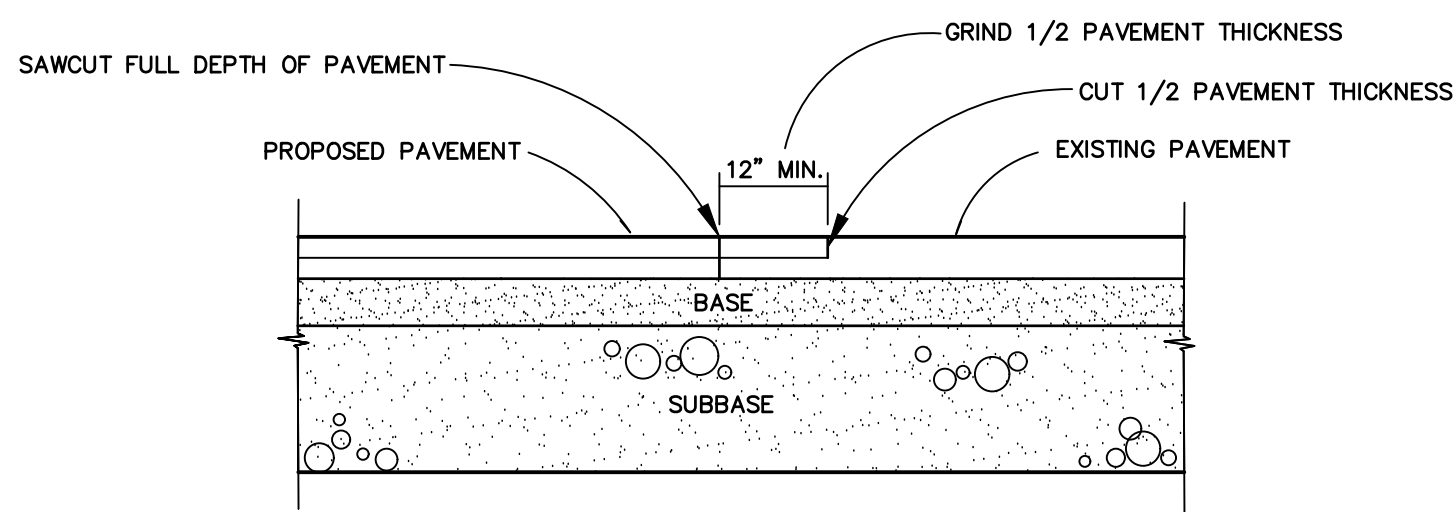
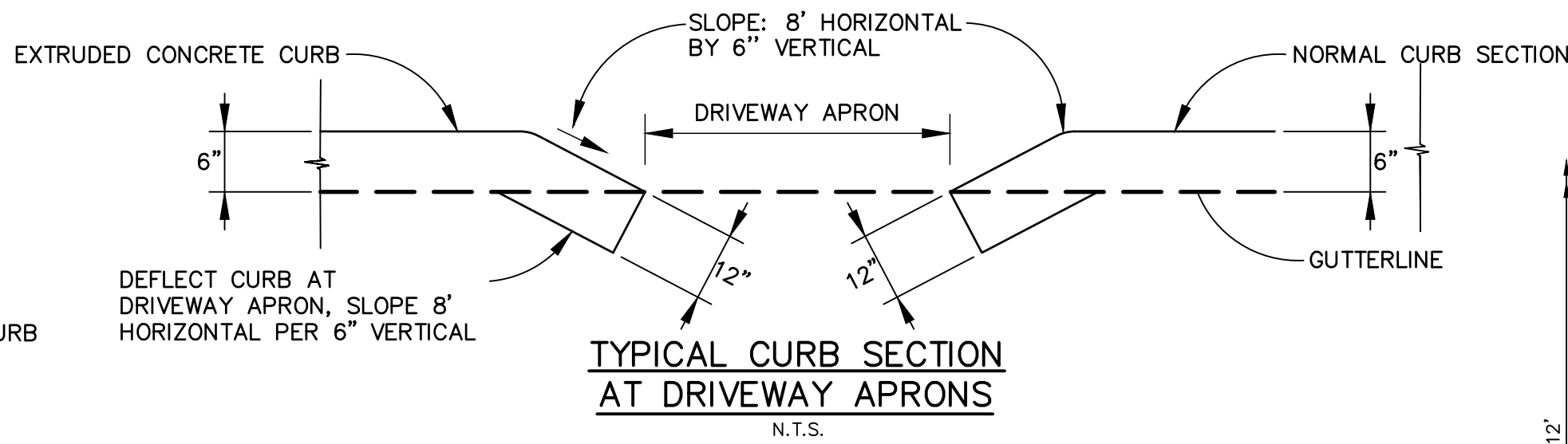
1. 1 LB. FIBER MESH SHALL BE ADDED TO EVERY CUBIC YARD OF CONCRETE. THE CONCRETE WILL CONTAIN THE MAXIMUM AMOUNT OF WATER TO BE OF A CONSISTENCY THAT THE CONCRETE WILL MAINTAIN THE SHAPE OF THE CURB SECTION WITHOUT SUPPORT. THIS MIX ALSO MEETS THE READY MIX REQUIREMENTS OF ASTM C94 AND WILL MEET OR EXCEED 4,000 PSI IN 28 DAYS.
2. THE PAVEMENT SHALL BE THOROUGHLY CLEANED TO REMOVE DUST, DIRT AND OIL BEFORE APPROVED ADHESIVE IS APPLIED PER MANUFACTURERS SPECIFICATIONS.
3. THE FIBER REINFORCED MIX SHALL BE FED INTO THE VIBRATING HOPPER WHERE IT IS COMPACTED INTO THE DESIRED MOLD PROFILE.
4. FRESHLY EXTRUDED CURB SHALL BE LIGHTLY TOUCHED UP WITH A STEEL HAND TROWEL. CONTROL JOINTS SHALL BE TOoled AS SOON AS POSSIBLE AT 9' INTERVALS. ADDITIONAL CONTROL JOINTS ADDED ON RADIUS AS NECESSARY.
5. THE FINISHED CURB WILL BE COATED WITH AN APPROVED CURING COMPOUND.
6. FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS AND TEMPERATURE RESTRICTIONS.

EXTRUDED CONCRETE CAPE COD CURB
NTS

- NOTES:
1. Trench width shown is payment width for rockexcavation & replacement of unsuitable material.
 2. Do not mechanically compact directly over flexible pipe (e.g. PVC, Polyethylene)
 3. Concrete pipe shall have sand bedding.
 4. Perforations along invert required on storm drain pipes per AASHO standards.



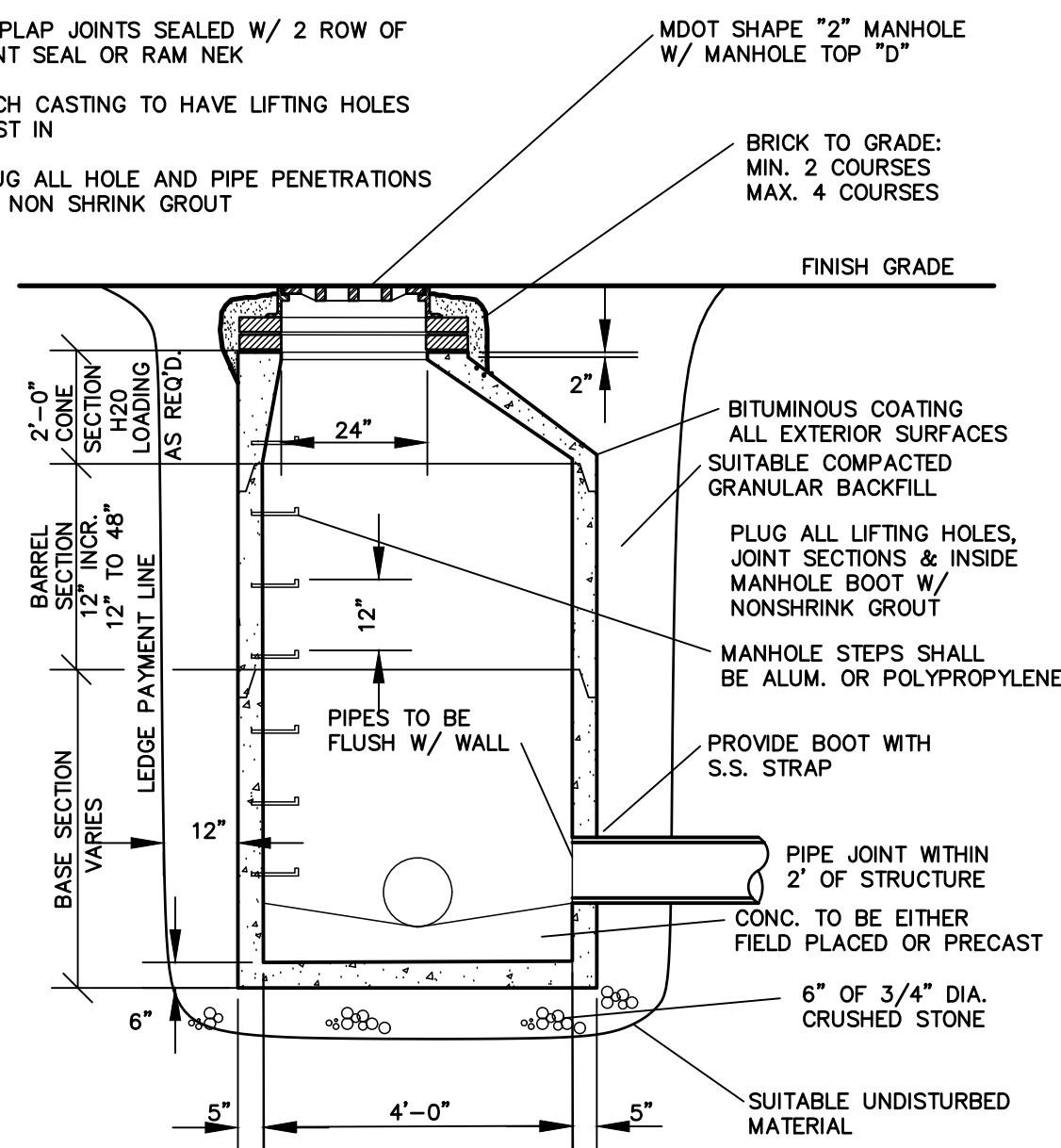
TYPICAL TRENCH DETAIL
NTS



PAVEMENT JOINT DETAIL
N.T.S.

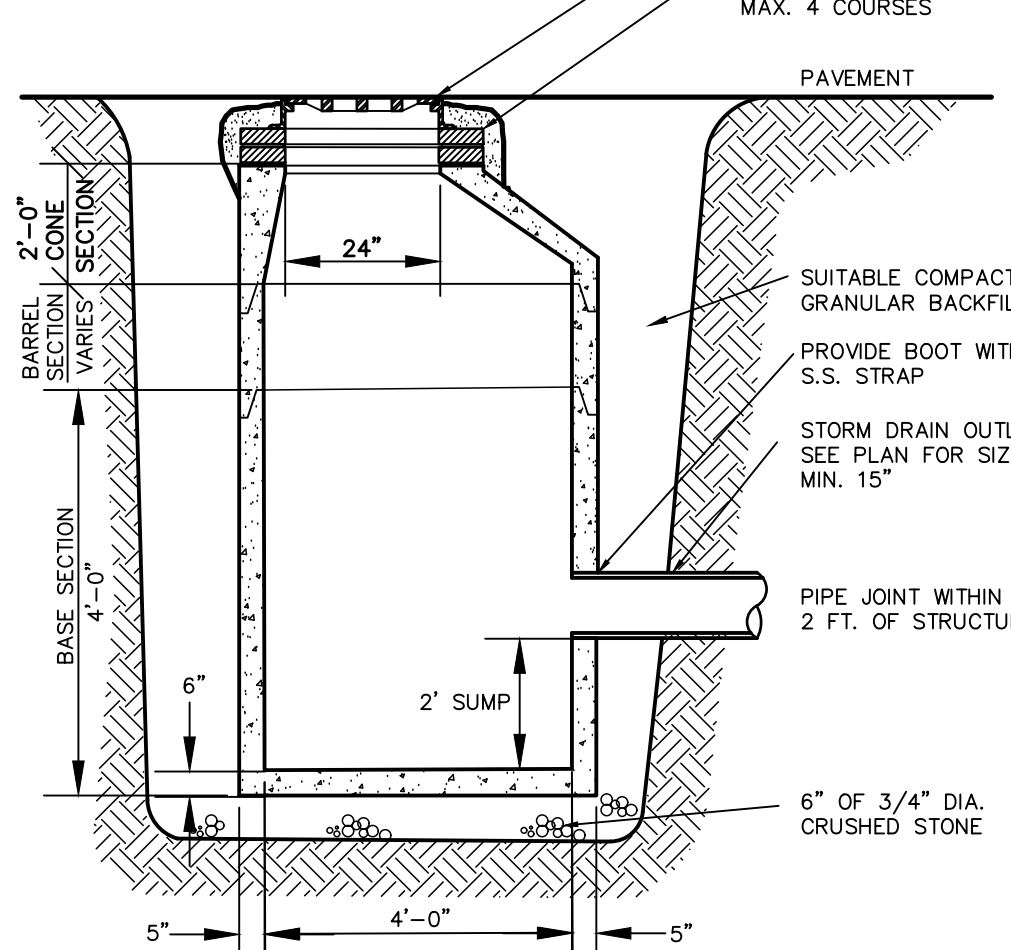
- NOTES:
- CONCRETE: 4000 PSI AFTER 28 DAYS
REINFORCING: H-20 LOADING

SHIPLAP JOINTS SEALED W/ 2 ROW OF KENT SEAL OR RAM NEK
EACH CASTING TO HAVE LIFTING HOLES CAST IN
PLUG ALL HOLE AND PIPE PENETRATIONS W/ NON SHRINK GROUT

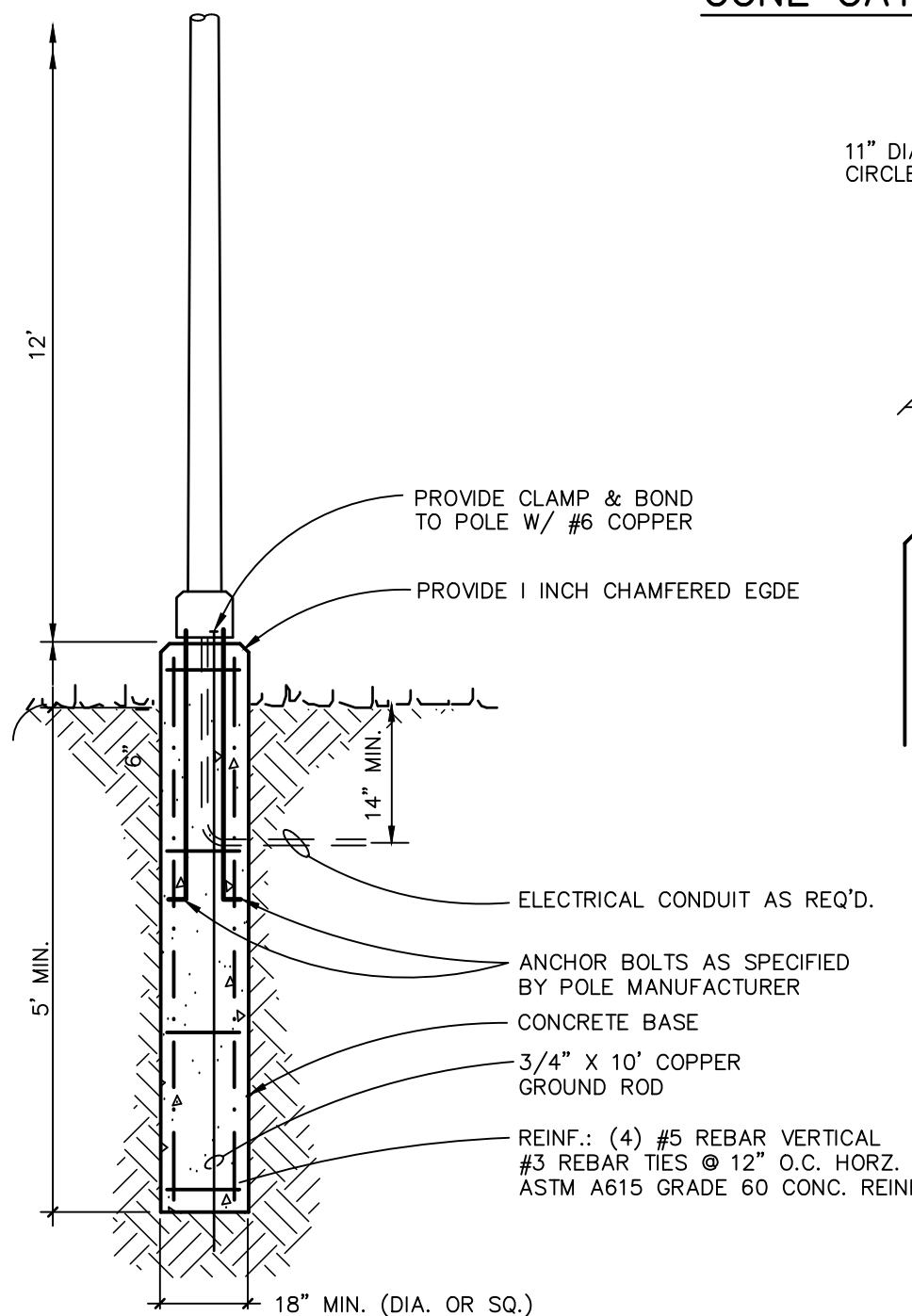
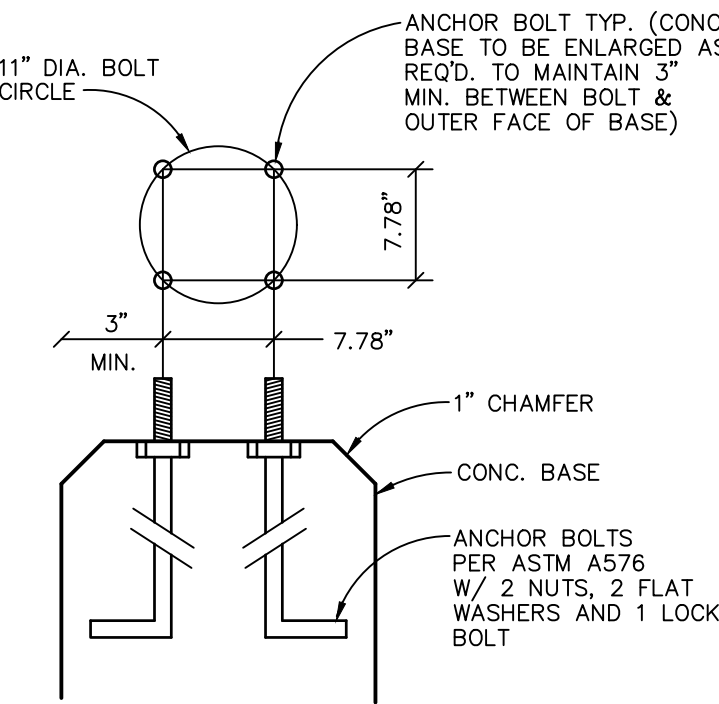


PRECAST CONCRETE DRAIN MANHOLE
N.T.S.

Manhole shall conform to ASTM C478.
Concrete: 4,000 PSI after 28 days.
Reinforcing: H20 loading.
Shiplap joints sealed w/ 1 strip of Butyl Rubber Sealant.
Each casting to have lifting holes cast in.
Plug all holes & pipe penetrations w/ non-shrink grout.
Exterior asphalt coated.
Lock joint flexible pipe sleeves cast in.
All cone or flat tops shall provide eccentric circular openings; and all catch basins shall be installed such the structure is located behind the curbline

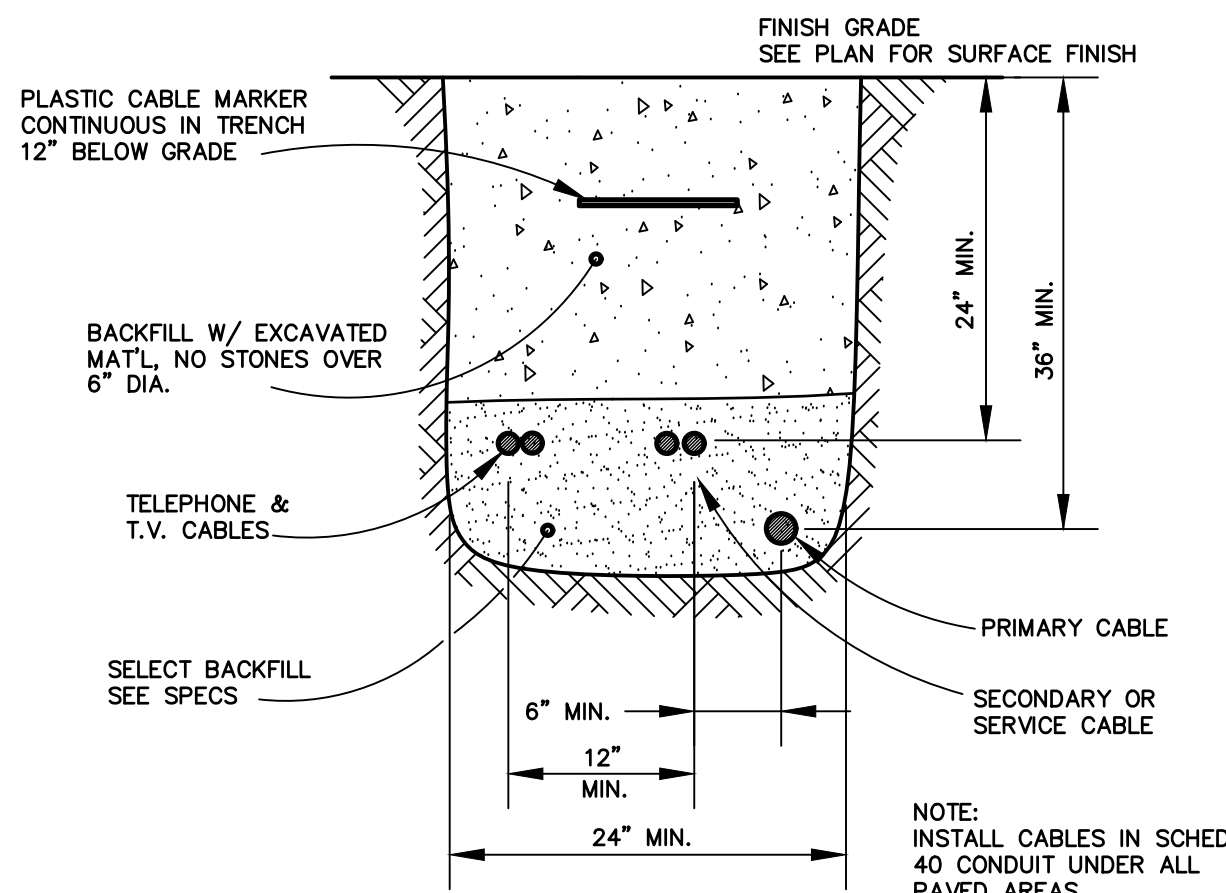


PRECAST CONCRETE ECCENTRIC CONE CATCH BASIN DETAIL
N.T.S.



LIGHT POLE DETAIL
N.T.S.

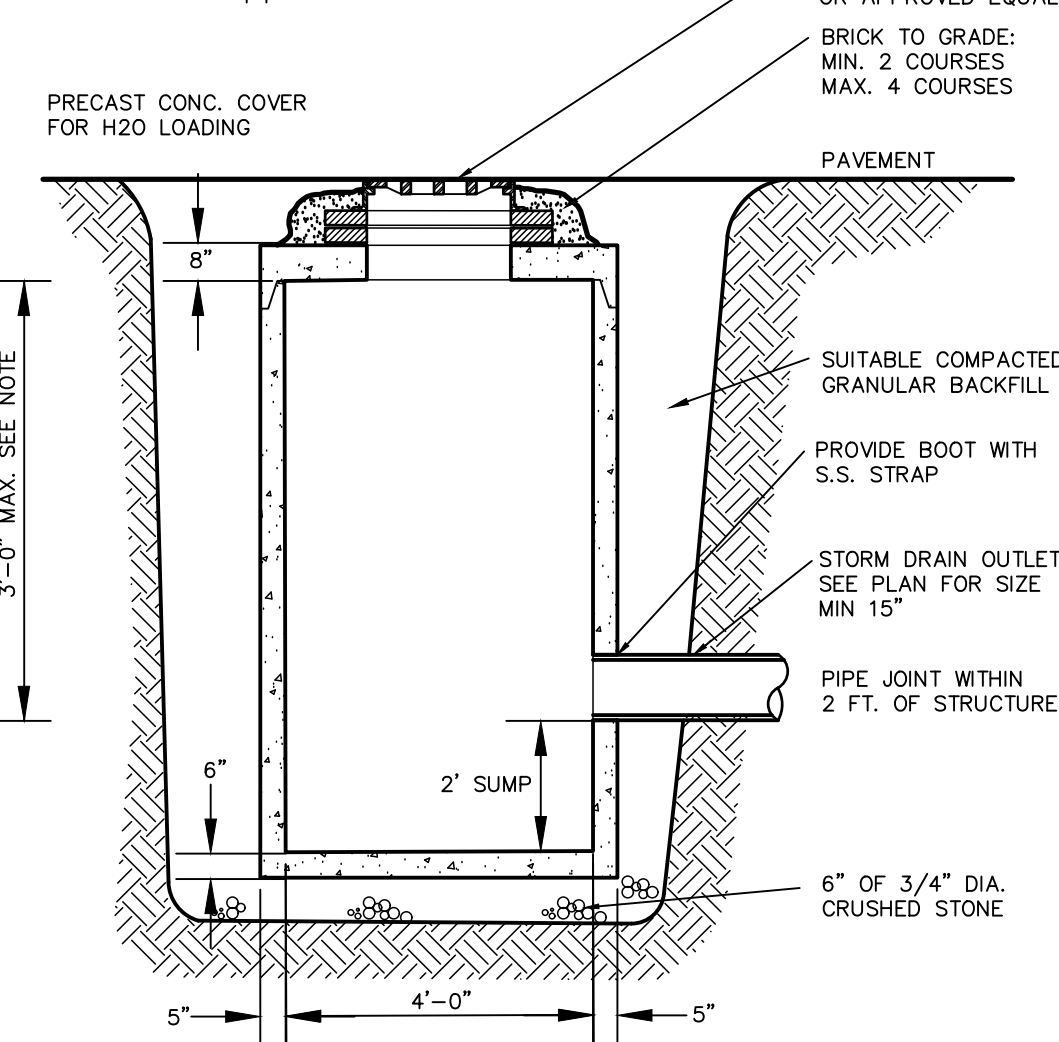
- NOTE:
- LIGHT POLE AND BASE SHALL MATCH EXISTING LIGHT POLES AND BASES ON WINDING CREEK LANE.



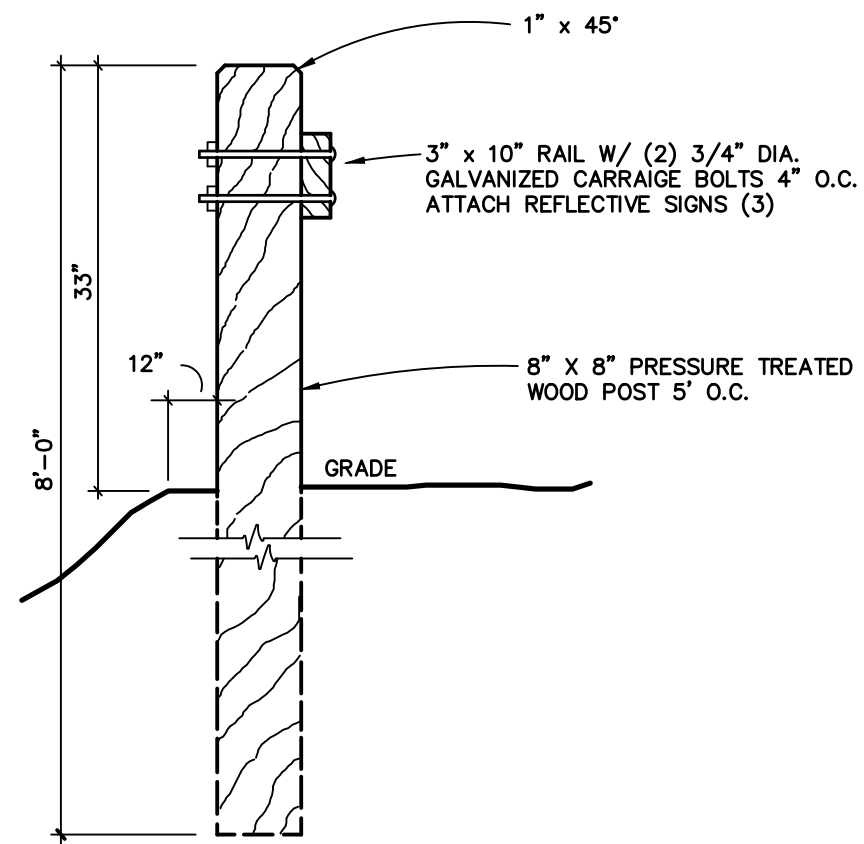
UNDERGROUND CABLE TRENCH
NTS

NOTE: USE FLAT TOP CATCH BASIN ASSEMBLY IN AREAS OF LESS THAN 4.5' BETWEEN INVERT & RIM.

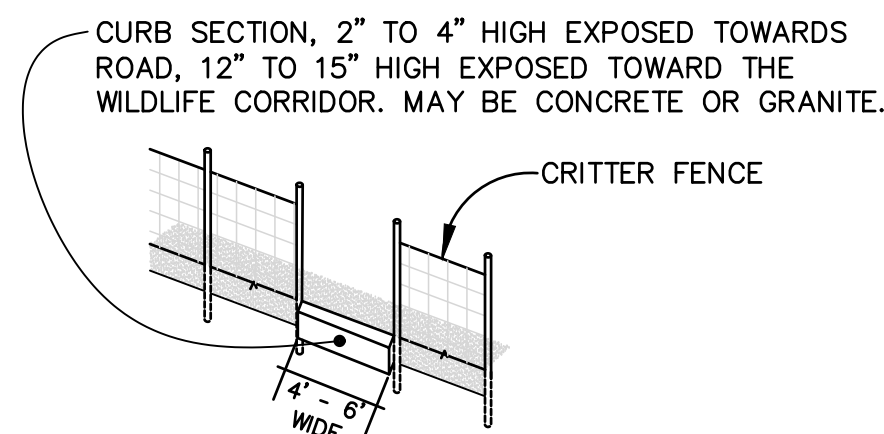
Manhole shall conform to ASTM C478.
Concrete: 4,000 PSI after 28 days.
Reinforcing: H20 loading.
Shiplap joints sealed w/ 1 strip of Butyl Rubber Sealant.
Each casting to have lifting holes cast in.
Plug all holes & pipe penetrations w/ non-shrink grout.
Exterior asphalt coated.
Lock joint flexible pipe sleeves cast in.



PRECAST CONCRETE FLAT TOP CATCH BASIN DETAIL
N.T.S.

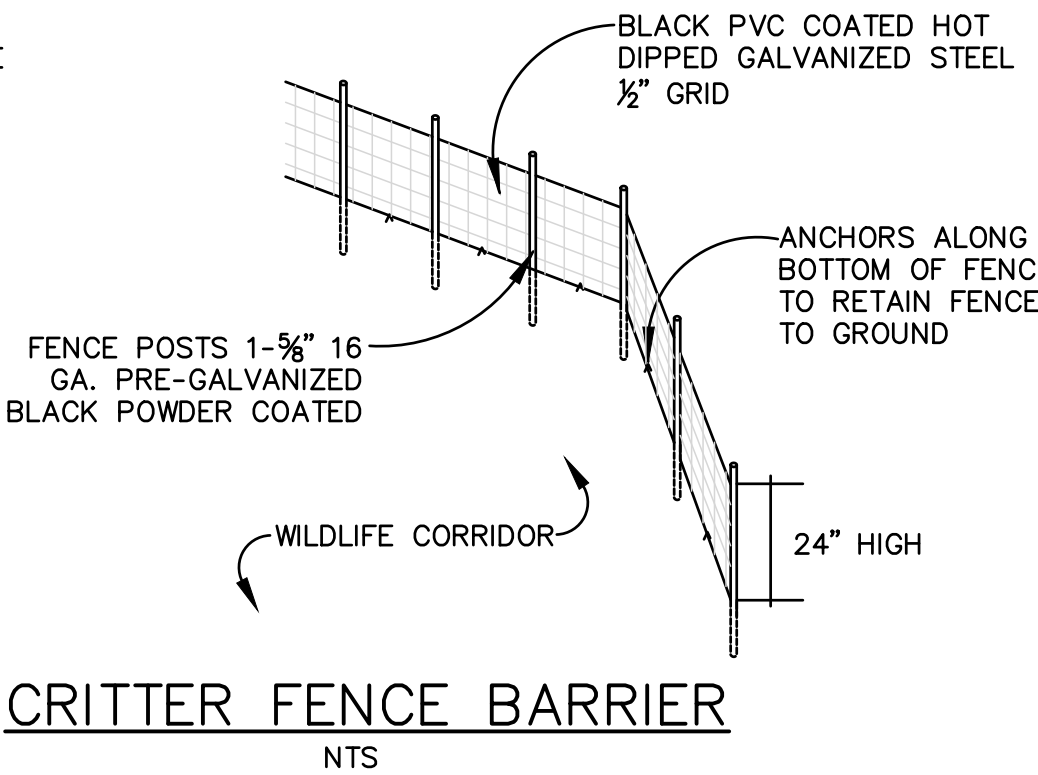


REFLECTIVE BARRIER
N.T.S.

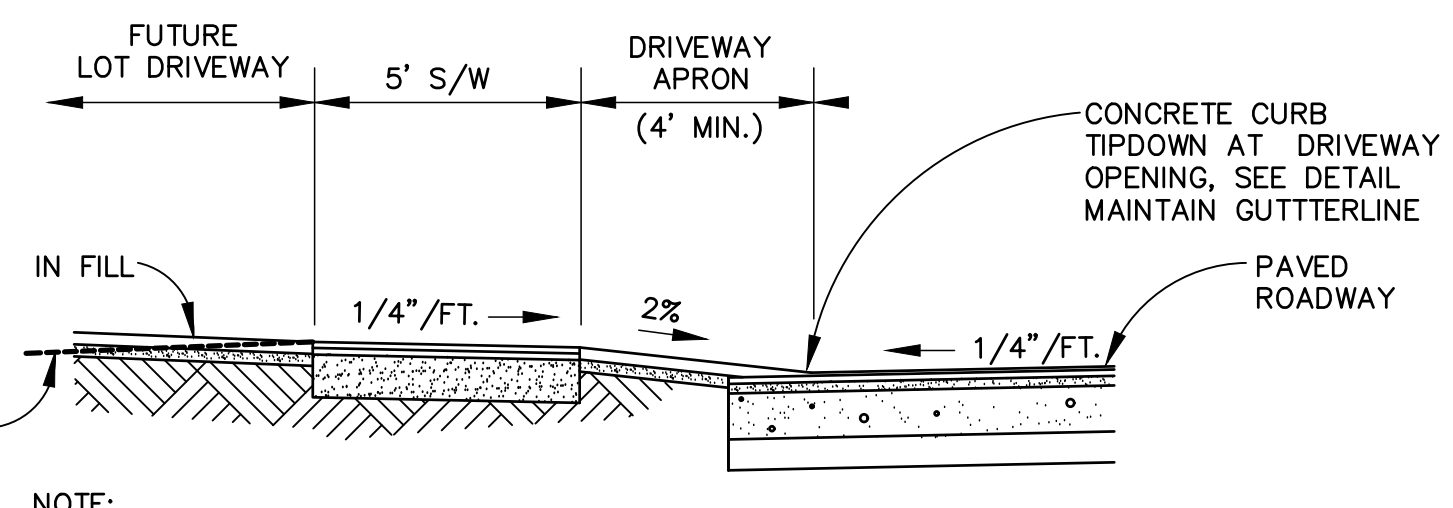


JUMP-OUT GATE
NTS

JUMP-OUT GATE
NTS

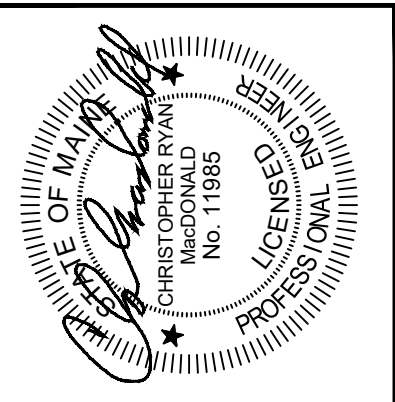


CRITTER FENCE BARRIER
NTS



TYPICAL DRIVEWAY ACCESS SECTION
N.T.S.

NO.	DATE	REVISION	DESCRIPTION
1	2-5-22	City Of Biddeford Submission	
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Engineers, Surveyors

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Gorham, Maine 04038
Tel. (207) 839-2771
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FOR
E & R Development Corp.
P.O. Box 444
Biddeford, Maine

STANDARD DETAILS
WEST BROOK SUBDIVISION
WINDING CREEK LANE
BIDDEFORD, MAINE

DESIGNED W. Pelkey	DATE Dec. 2020
DRAWN Dept.	SCALE As Noted
CHECKED C. MacDonald	JOB. NO. 20217

SHEET
6

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THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE LATEST REVISION OF THE 2016 MAINE EROSION AND SEDIMENT CONTROL BMP'S MANUAL FOR DESIGNERS AND ENGINEERS, AND THE LATEST REVISION TO THE 2014 MAINE EROSION AND SEDIMENT CONTROL FIELD GUIDE FOR CONTRACTORS. SEE MANUALS FOR ADDITIONAL INFORMATION AND DETAILS.

DURING CONSTRUCTION THE DEVELOPER/APPLICANT OR THEIR REPRESENTATIVES WILL BE RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL BMP'S AS WELL ROUTINE INSPECTIONS AND MAINTENANCE OF THE BMP'S.

THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL STRUCTURES ARE SHOWN ON THE SITE PLAN.

1. ALL CONSTRUCTION INSPECTIONS SHALL BE CONDUCTED BY SOMEONE WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING STANDARDS AND PERMIT CONDITIONS. CONSTRUCTION INSPECTIONS SHALL BE PERFORMED AT LEAST ONCE A WEEK, AND PRIOR TO AND 24 HOURS AFTER A MET WEATHER EVENT (0.5 INCH OR MORE IN A 24 HOUR PERIOD). CONSTRUCTION INSPECTION AND CORRECTIVE ACTION DOCUMENTATION RECORDS SHALL BE MAINTAINED FOR A MINIMUM OF 5 YEARS.

2. THE SCOPE OF CONSTRUCTION INSPECTIONS INCLUDE THE EROSION AND SEDIMENTATION CONTROL MEASURES AS WELL AS DISTURBED AREAS, MATERIAL STORAGE AREAS, AND LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE.

3. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S", DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST REVISION.

4. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 75 FEET OF A WETLAND OR WATERBODY, THE AREA SHALL BE STABILIZED WITHIN 2 DAYS OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.

5. EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRES OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.

6. EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY.

7. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO MORE THAN ONE ACRE OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION.

8. SEDIMENT BARRIERS (EROSION CONTROL MIX, STONE CHECK DAMS, STABILIZED CONSTRUCTION ENTRANCE, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.

9. INSTALL EROSION CONTROL MIX AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE E.C. MIX DETAIL FOR PROPER INSTALLATION. EROSION CONTROL MIX WILL REMAIN IN PLACE PER NOTE #1. THE USE OF AN EROSION CONTROL MIX BERM IS PROHIBITED AT THE BASE OF SLOPES STEEPER THAN 8X OR WHERE THERE IS FLOWING WATER.

10. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED, AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY BEFORE AND FOLLOWING ANY SIGNIFICANT RAINFALL (0.5 INCH OR MORE IN A 24-HOUR PERIOD) OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. IF AN INSPECTION DETERMINES THAT A CORRECTIVE ACTION IS REQUIRED, THE ACTION OR REPAIR SHALL BE INITIATED BY THE END OF THE NEXT WORKDAY AND COMPLETED WITHIN SEVEN DAYS OR BEFORE THE NEXT STORM EVENT. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF. EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION. PERMANENT STABILIZATION IS 90% GRASS CATCH IN VEGETATED AREAS.

11. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN ONE AND ONE HALF TO ONE (1.5 TO 1).

12. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

13. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED BY AUG. 15 OR 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCT. 1) TO PROTECT FROM SPRING RUNOFF PROBLEMS.

14. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.

15. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:

a. FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.

b. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE THINNESS IS CRITICAL, APPLY AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1000 SQUARE FEET USING 10-20-20 (N-P20S-K20) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (136 LB PER 1,000 SQ. FT.).

c. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED A MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1000 SQ. FT. LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED. SEED MIX SHALL CONTAIN 10% ANNUAL RYE GRASS.

d. HAY MULCH AT THE RATE OF 70-80 LBS PER 1000 SQUARE FEET FOR OVER 75% COVERAGE. FOR UNPROTECTED OR WINDY AREAS, ANCHOR MULCH WITH PEG AND TWINE (1" SQ. YD./BLOCK). HYDRAULIC MULCHES MAY ALSO BE USED. APPLIED AT A RATE OF 5 LBS PER 1000 SQUARE FEET FOR PAPER MULCH OR 40 LBS PER 1000 SQUARE FEET OR AS DIRECTED BY THE MANUFACTURER. ON SLOPES GREATER THAN 3:1 EROSION CONTROL MIX MAY BE USED, SEE EROSION CONTROL MIX NOTES BELOW.

e. FOR DISTURBED AREAS TO BE MAINTAINED IN POST-CONSTRUCTION AS A MEADOW BUFFER, APPLY NEW ENGLAND CONSERVATION WILDLIFE MIX BY NEW ENGLAND WETLAND PLANTS, INC., OF AMHERST, MASSACHUSETTS OR APPROVED EQUAL.

16. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS ONCE THE SITE IS STABILIZED WITH 90% GRASS CATCH IN VEGETATED AREAS. TEMPORARY EROSION AND SEDIMENT CONTROL BLANKET SHALL BE USED IN ALL DITCHES AND SWALES AS SHOWN IN DETAILS.

17. WETLANDS WILL BE PROTECTED WITH EROSION CONTROL MIX OR SILT FENCE INSTALLED AT THE EDGE FOR THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE. ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS DURING WINTER CONSTRUCTION.

18. ALL STORMWATER WILL BE PREVENTED FROM RUNNING ONTO STOCKPILES. SEDIMENT BARRIERS WILL BE INSTALLED DOWNGRADIENT OF ALL STOCKPILES.

19. PERMANENT POST-CONSTRUCTION BMP'S (VEGETATED SWALES, WET PONDS, ETC.) WILL NOT BE USED TO MANAGE FLOWS DURING CONSTRUCTION WITHOUT SPECIAL PROTECTION AND/OR RESTORATION.

ADDITIONAL TEMPORARY SEED MIXTURE (FOR PERIODS LESS THAN 12 MONTHS):

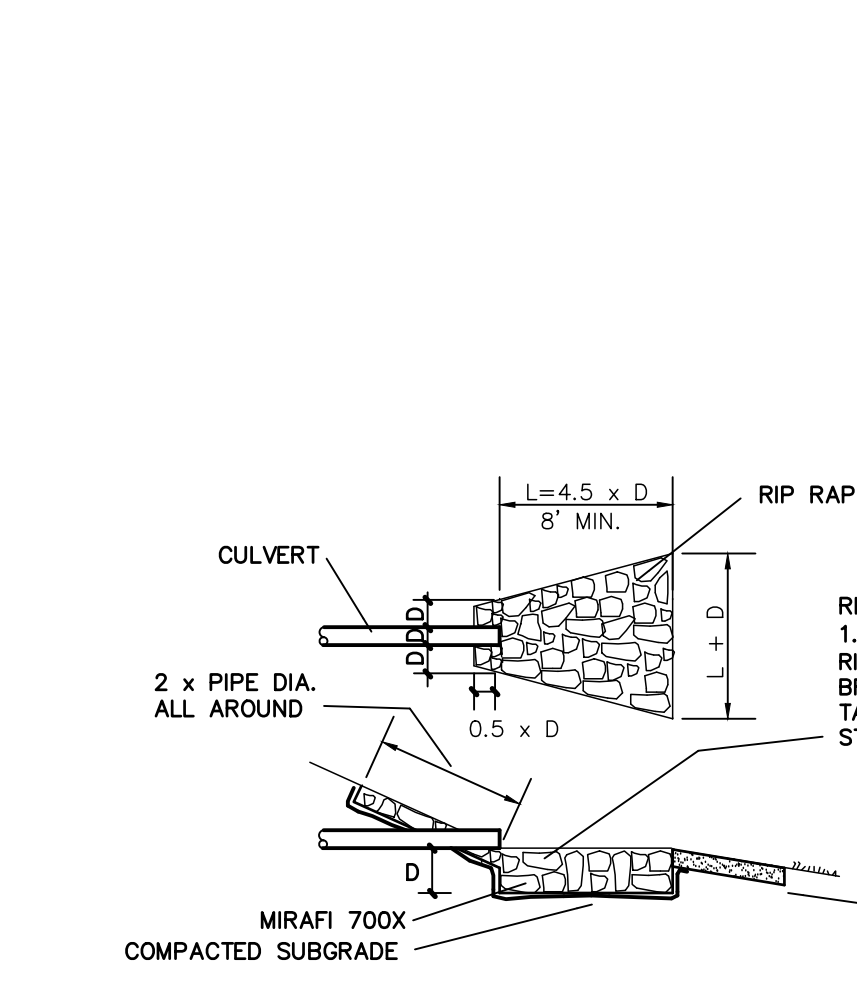
SEASON	SEED	RATE
SUMMER (5/15 - 8/15)	SUDAGRASS	40 LBS/ACRE
	OATS	80 LBS/ACRE
LATE SUMMER/EARLY FALL (8/15 - 9/15)	PERENNIAL RYEGRASS	40 LBS/ACRE
FALL (9/15 - 11/1)	WINTER RYE	112 LBS/ACRE
WINTER (11/1 - 4/1)	MULCH W/ DORMANT SEED	80 LBS/ACRE**
SPRING (4/1 - 7/1)	OATS	80 LBS/ACRE
	ANNUAL RYEGRASS	40 LBS/ACRE

**SEED RATE ONLY

EROSION CONTROL MIX

EROSION CONTROL MIX (ECM) SHALL MEET THE REQUIREMENTS PROVIDED IN THE LATEST REVISION OF MAINE DEP'S EROSION AND SEDIMENTATION CONTROL BMP'S MANUAL. ON SLOPES GREATER THAN 3:1 BUT LESS THAN 4:1, ECM SHALL CONSIST OF WELL-GRADED ORGANIC COMPONENT 50 - 100% OF DRY WEIGHT, AND COMPRISED OF FIBROUS AND ELONGATED FRAGMENTS. ECM SHALL BE APPLIED FREE FROM REFUSE, MATERIAL TOXIC TO PLANTS, ANTIMONY, AND OTHER TOXIC SUBSTANCES. ECM SHALL BE EVENLY DISTRIBUTED AND APPLIED AT A THICKNESS OF 2" ON 3:1 SLOPES, WITH AN ADDITIONAL 1/2" PER 20" OF SLOPE FOR A MAXIMUM OF 100' IN LENGTH. SLOPES GREATER THAN 3:1, ECM SHALL BE APPLIED AT THICKNESS OF 4" OR 5" FOR SLOPES GREATER THAN 60' IN LENGTH.

NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN ONE AND ONE HALF TO ONE (1.5:1). EROSION CONTROL MIX IS AN ACCEPTABLE STABILIZATION MEASURE FOR SLOPES UP TO 3:1, WITH LIMITS THAT ARE COVERED BY NOTES ON THIS SHEET. SLOPES BETWEEN 3:1 AND 2:1 SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS, AND ALL SLOPES GREATER THAN 2:1 SHALL BE STABILIZED WITH RIPRAP. SEE SLOPE STABILIZATION DETAIL FOR ADDITIONAL INFORMATION.



PIPE INLET/OUTLET PROTECTION
N.T.S.

EROSION CONTROL DURING CONSTRUCTION

WINTER CONSTRUCTION

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15

2. OVERWINTER STABILIZATION OF DITCHES AND CHANNELS:

ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL GRASS LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A DITCH OR CHANNEL IS NOT GRASS-LINED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.

A. INSTALL A SOD LINING IN THE DITCH.
A DITCH MUST BE LINED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES: PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. ANCHORING SOD AT THE BASE OF THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD FROM SLOUGHING DURING FLOW CONDITIONS. SEE THE PERMANENT VEGETATION BMP SECTION.

B. INSTALL A STONE LINING IN THE DITCH.
A DITCH MUST BE LINED WITH STONE RIPRAP BY NOVEMBER 15. A REGISTERED PROFESSIONAL ENGINEER MUST BE HIRED TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR MUST REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

3. OVERWINTER STABILIZATION OF DISTURBED SLOPES:
ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDDED AND MULCHED BY SEPTEMBER 1. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15X TO BE A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER: STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS. BY OCTOBER 1, THE DISTURBED SLOPE MUST BE SEEDDED WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIPRAP AS DESCRIBED IN THE FOLLOWING STANDARDS.

A. STABILIZE THE SOIL WITH SOD:
THE DISTURBED SLOPE MUST BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES: PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE SEASON SOD TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

B. STABILIZE THE SOIL WITH EROSION CONTROL MIX:
EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GREATER THAN 30% (3H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE. SEE THE EROSION CONTROL MIX NOTES FOR ADDITIONAL CRITERIA.

C. STABILIZE THE SOIL WITH STONE RIPRAP:
PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

4. OVERWINTER STABILIZATION OF DISTURBED SLOPES:
IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SOIL FOR LATE FALL AND WINTER: STABILIZE THE SOIL WITH TEMPORARY VEGETATION: BY OCTOBER 1, SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET. LIGHTLY MULCH THE SEEDDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SLOPE BEFORE NOVEMBER 1, THEN MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED BELOW.

B. STABILIZE THE SOIL WITH SOD:
STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES: PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.

C. STABILIZE THE SOIL WITH MULCH:
BY NOVEMBER 15, MULCH THE DISTURBED SLOPE BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL. PROVIDE NETTING ON ALL SLOPES GREATER THAN 8X.

5. MAINTENANCE:
IF AN INSPECTION DETERMINES THAT A CORRECTIVE ACTION IS REQUIRED, THE ACTION OR REPAIR SHALL BE INITIATED BY THE END OF THE NEXT WORKDAY AND COMPLETED WITHIN SEVEN DAYS OR BEFORE THE NEXT STORM EVENT. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. ONCE A WEEK BEFORE AND AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING RUNOFF, THE SITE SUPERVISOR/CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO MAINTAIN FUNCTION. AFTER EACH STORM EVENT, THE CONTRACTOR SHALL INSPECT AND REPAIR ANY DAMAGES AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

STABILIZATION SCHEDULE BEFORE WINTER:

SEPTEMBER 15
ALL DISTURBED AREAS MUST BE SEEDDED AND MULCHED.
ALL SLOPES MUST BE STABILIZED, SEEDDED AND MULCHED.
ALL GRASS LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR AN EROSION CONTROL BLANKET.
OCTOBER 1
IF THE SLOPE IS STABILIZED WITH AN EROSION CONTROL BLANKET AND SEEDDED, ALL DISTURBED AREAS TO BE PROTECTED WITH AN ANNUAL GRASS MUST BE SEEDDED AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND MULCHED.
NOVEMBER 15
ALL STONE LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED. SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THAT DATE.
6. DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

HOUSEKEEPING

1. SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS 1" ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAMINANT, 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 SOIL TROUBAHRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL DIKES, BERMS, SHELTERS, AND OTHER FORMS OF SECONDARY CONTAMINANT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF 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. ANY OFFSITE TRACKING OF MUD OR SEDIMENT SHALL BE VACUUMED IMMEDIATELY AND PRIOR TO THE NEXT SIGNIFICANT STORM EVENT.

4. DEBRIS AND OTHER MATERIALS: LITTER, CONSTRUCTION DEBRIS, AND CHEMICALS EXPOSED TO STORMWATER 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, COTTER DAMS, PONDERS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILENT AND HINDERS CORRECT SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER MUST BE REMOVED FROM THE PONDED AREA EITHER THROUGH GRAVITY OR PUMPING, AND MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE. LIKE A COTTERDAM, SEDIMENTATION BASIN AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.

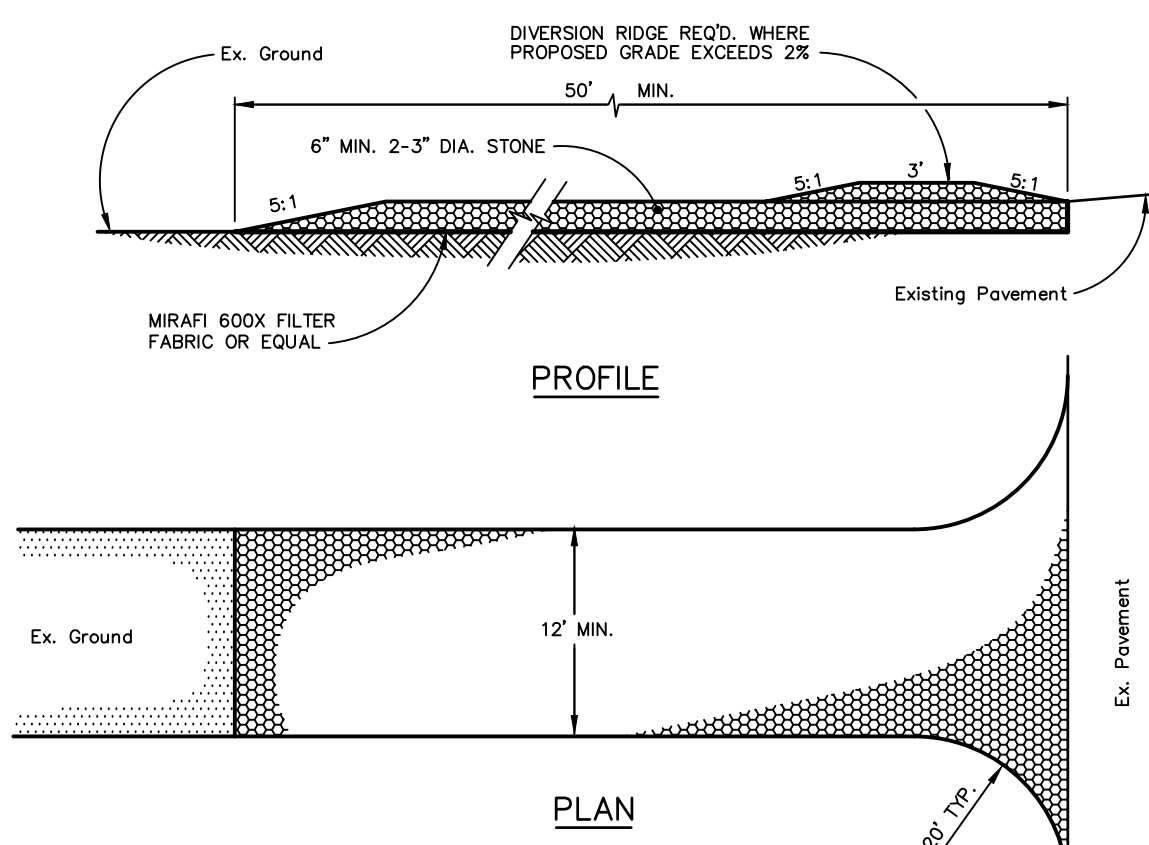
6. NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES, WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S)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

- DISCHARGES FROM FIREFIGHTING ACTIVITY;
- FIRE HYDRANT FLUSHINGS;
- VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
- DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3) OF MAINE DEP 06-096 CHAPTER 500;
- ROUTINE EXTERNAL BUILDING WASH-DOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
- PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) IF DETERGENTS ARE NOT USED;
- UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
- UNCONTAMINATED GROUNDWATER OR SPRING WATER;
- FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
- UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX (C)5) MAINE DEP 06-096 CHAPTER 500);
- POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
- LANDSCAPE IRRIGATION.

7. UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX (C)6) MAINE DEP 06-096 CHAPTER 500. SPECIFICALLY, THE DEPARTMENTS APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

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

8. ADDITIONAL REQUIREMENTS: ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.

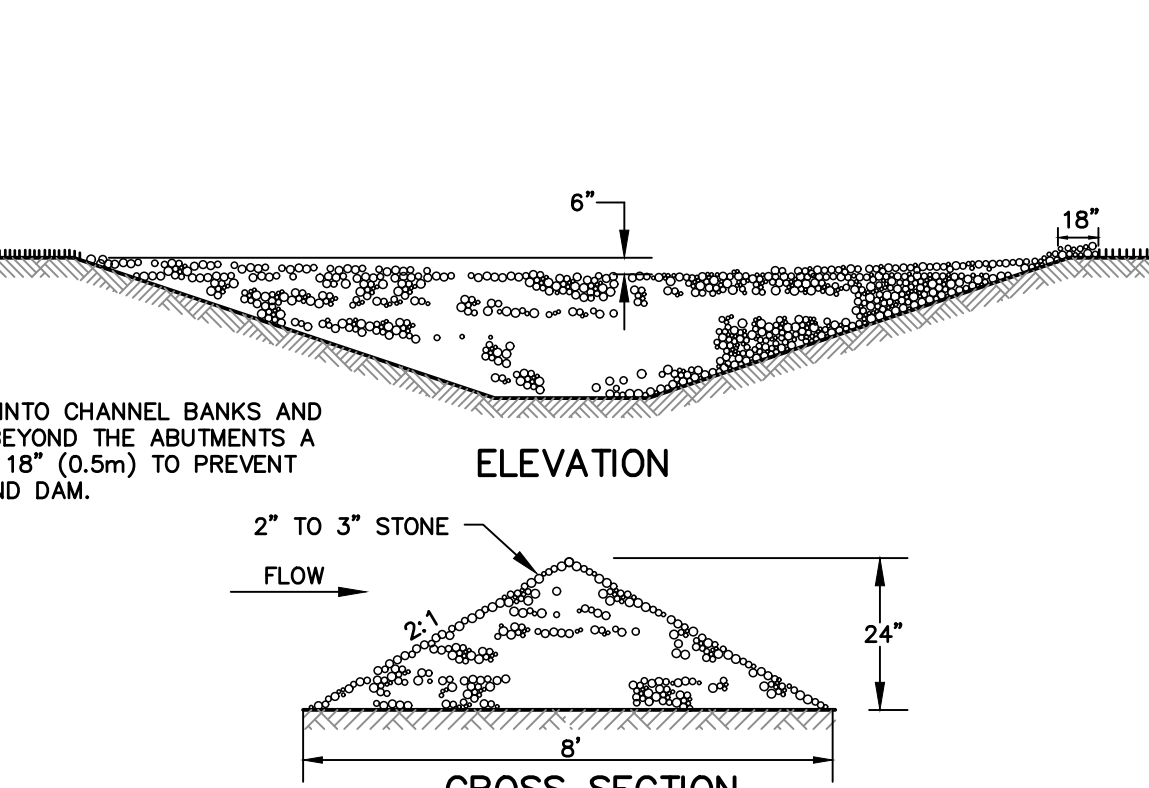


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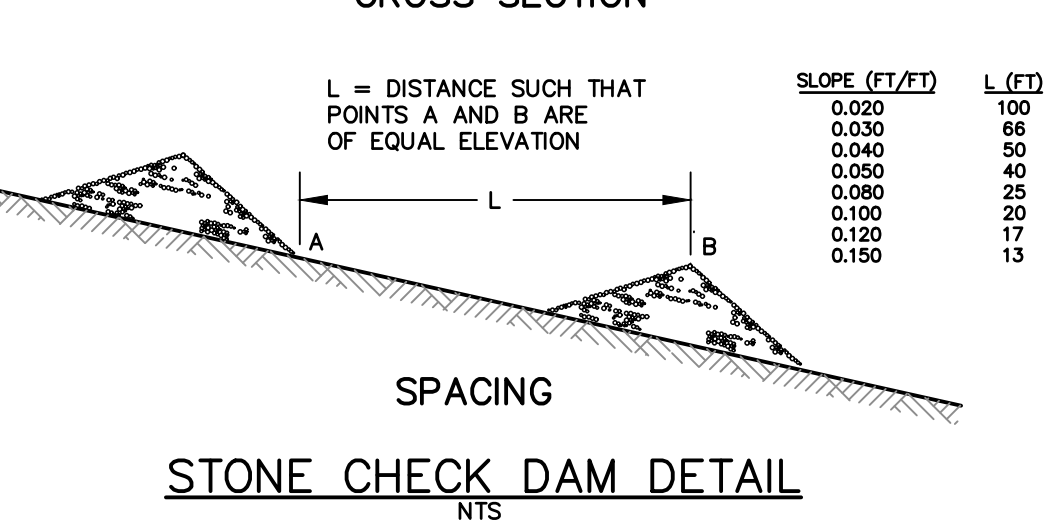
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



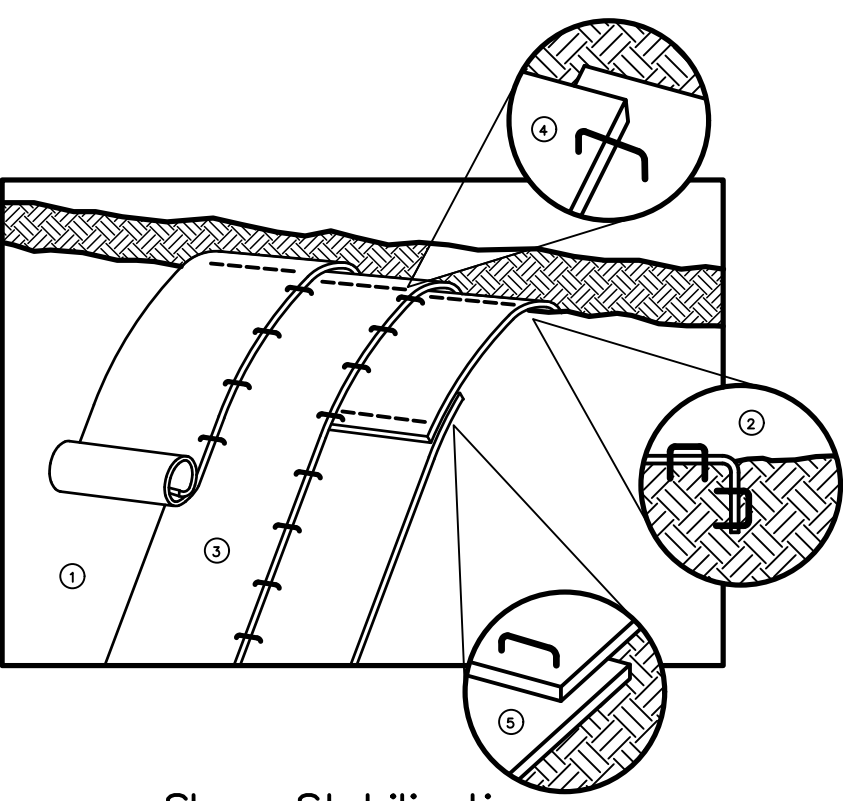
NOTE:
KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIMUM OF 18" (0.5m) TO PREVENT FLOW AROUND DAM.



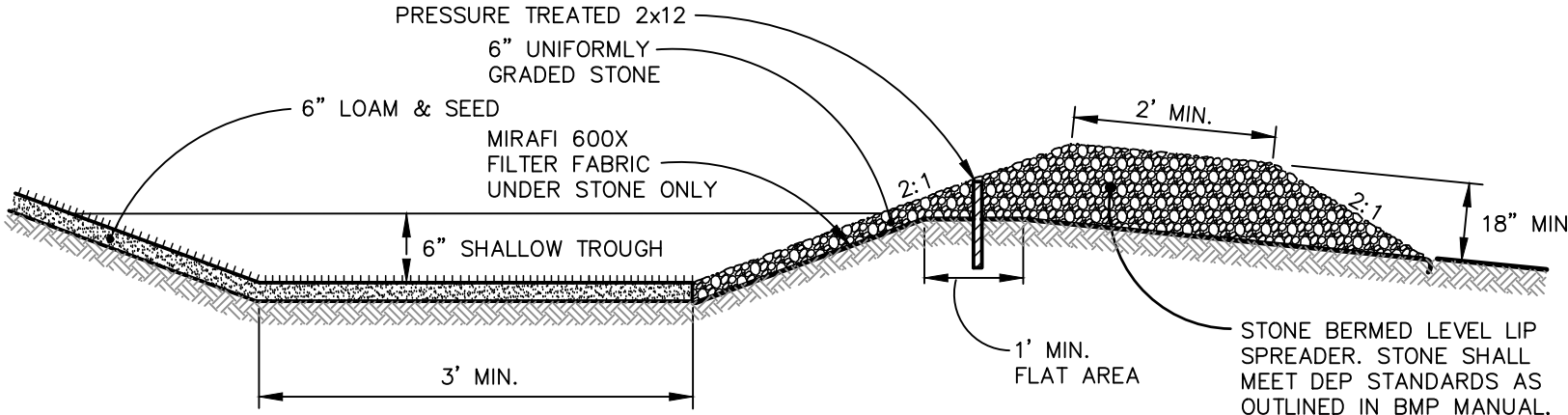
STONE CHECK DAM DETAIL
N.T.S.

1. Prepare soil before installing blankets, including lime, fertilizer & seed.
2. Begin at top of slope by anchoring blanket in 6" x 6" trench. Backfill & compact trench after stapling.
3. Roll blankets down or horizontally across slope.
4. The edges of parallel blankets must be stapled with approx. 2" overlap.
5. When blankets must be spliced down the slope, place blankets end over end (shingle style) with approx. 4" overlap. Staple through overlapped area, approx. 12" apart.

Slope Stabilization:
Erosion Control Blanket shall be in accordance with M.D.O.T. standard specifications, Section 6.13, Temporary Erosion Control Blankets and Extended Use Erosion Control Blankets.



Slope Stabilization
Detail
N.T.S.



CONSTRUCTION SPECIFICATIONS:

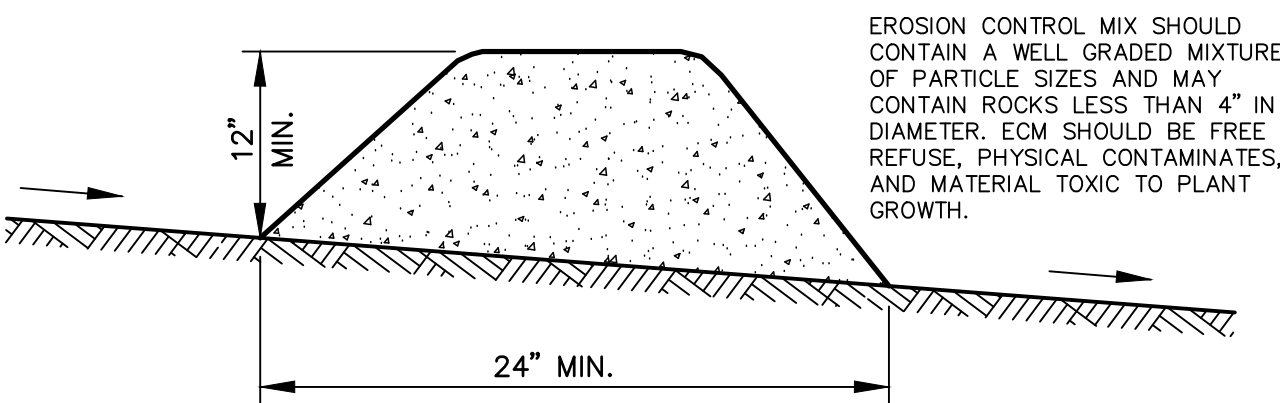
1. SPREADERS SHALL BE INSTALLED WITH A LEVEL INSTRUMENT. CONSTRUCT LEVEL UP TO 0% GRADE TO ENSURE UNIFORM SHEET FLOW/LEVEL. SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL, NOT FILL.
2. SELECTED GEOTEXTILE FABRIC BASED ON UNDISTURBED SOILS (SANDS, SILTS, CLAYS, ETC.).
3. PLACE UNIFORMLY GRADED STONE (SEE TABLE 5-3).
4. THE INLET DITCH SHALL NOT EXCEED A 1% GRADE FOR AT LEAST 20 FEET BEFORE ENTERING THE SPREADER.
5. THE STORM RUN-OFF CONVERTED TO SHEET FLOW ACROSS OUTLET APRON SHALL FLOW ONTO STABILIZED AREAS. AREAS: RUNOFF SHALL NOT BE RECONCENTRATED IMMEDIATELY BELOW THE POINT OF DISCHARGE.
6. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PROVIDED.
7. CONSTRUCTION OF LEVEL LIP SPREADER SHALL BE FROM UPHILL SIDE ONLY. LEVEL LIP AND AREA BELOW SPREADER SHALL BE AT EXISTING GRADES AND UNDISTURBED BY EARTHWORK OR EQUIPMENT EXCEPT AS NOTED ON PLAN.
8. CONSTRUCT SPREADER WITH LIP AT EXISTING ELEVATION AS SPECIFIED.
9. DOWN GRADIENT AND RECEIVING AREA MUST BE NATURALLY WELL VEGETATED.
10. DISCHARGE NOT PERMITTED WITHIN 25' OF A STREAM, CONSULT DEP IF STRUCTURE MUST BE WITHIN 75' OF STREAM OR WATER BODY.

SIEVE DESIGNATION	BERM STONE SIZE	% BY WEIGHT PASSING
METRIC	US CUSTOMARY	SQUARE MESH SIEVES
300 MM	12"	100
150 MM	6"	84-100
75 MM	3"	68-83
25.4 MM	1"	42-55
4.75 MM	No. 4	8-12

LEVEL LIP SPREADER
N.T.S.

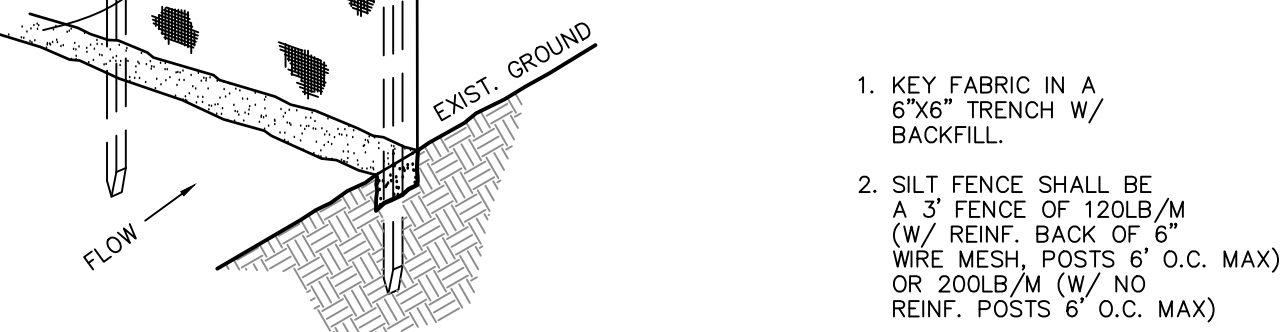
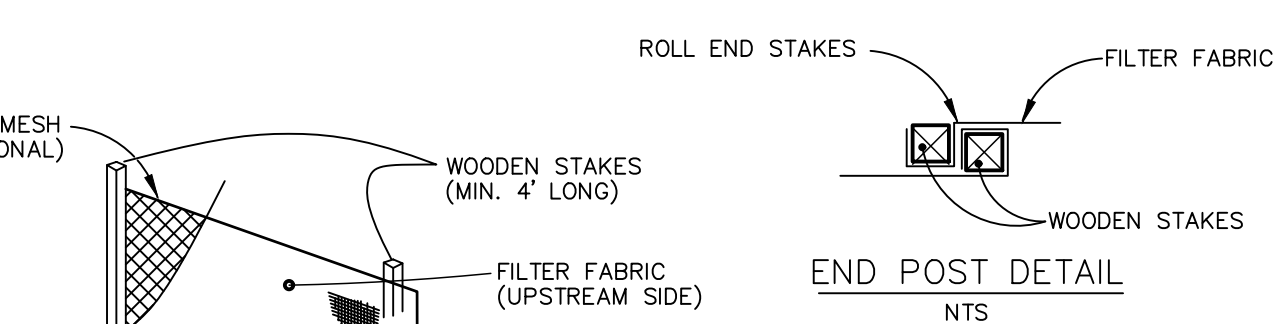
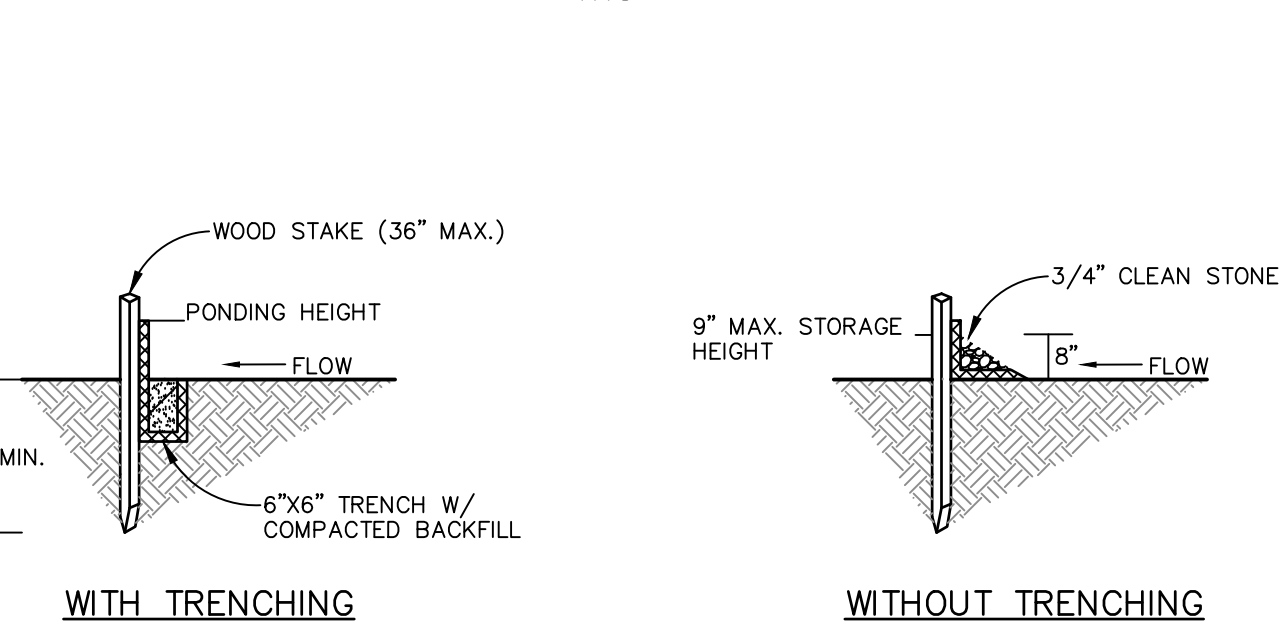
PLACE BARRIER ALONG RELATIVELY LEVEL CONTOUR. ECM BERM PROHIBITED AT THE BASE OF SLOPES > 8X OR WHERE THERE IS FLOWING WATER. SEE MAINE EROSION AND SEDIMENT CONTROL FIELD GUIDE FOR CONTRACTORS FOR INSTALLATION INSTRUCTIONS.

-ORGANIC MATTER > 80% DRY WEIGHT
-PARTICLE SIZE BY WEIGHT: 100% PASSING 6" SCREEN
-ORGANIC PORTION TO BE FIBROUS & ELONGATED
-SOLUBLE SALT CONTENT < 4.0 MMHOS/CM
-PH TO BE BETWEEN 5.0 & 8.0



EROSION CONTROL MIX SHOULD CONTAIN A WELL GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. ECM SHOULD BE FREE OF REFUSE, PHYSICAL CONTAMINATES, AND MATERIAL TOXIC TO PLANT GROWTH.

EROSION CONTROL MIX BERM
N.T.S.

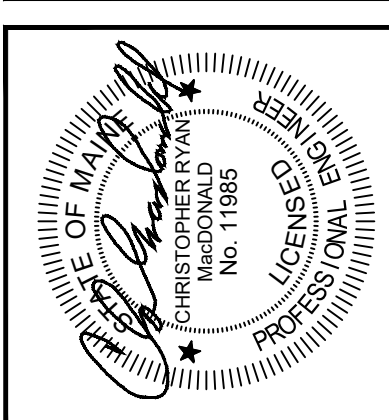


SILT FENCE DETAIL
N.T.S.

END POST DETAIL
N.T.S.

1. KEY FABRIC IN A 6" X 6" TRENCH W/ BACKFILL.
2. SILT FENCE SHALL BE 3' FENCE OF 120LB/M (W/ REIN. BACK OF 6" WIRE MESH, POSTS 6" O.C. MAX) OR 200LB/M (W/ 1/2" REIN. POSTS 6" O.C. MAX).

REVISION	DESCRIPTION	DATE
1	City Of Biddeford Submission	2-9-22
2	Revised Grading and Drainage	2-16-22
3	Interim Modifications for Planning Review	3-30-22
4	Final Staff and Peer Review Revisions	8-17-22
5	Response to Comments	9-15-22



BH2M
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3808 Main Street
Gorham, Maine 04038
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www.bh2m.com

FOR
E & R Development Corp.
P.O. Box 444
Biddeford, Maine
04005

EROSION CONTROL
DETAILS
WEST BROOK SUBDIVISION
WINDING CREEK LANE
BIDDEFORD, MAINE

DESIGNED	DATE
W. Pelkey	March 2021
DRAWN	SCALE
Dept.	As Noted
CHECKED	JOB. NO.
C. MacDonald	20217

SHEET
8
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GRASSED UNDERDRAIN SOIL FILTER NOTES

REFERENCES

1. MAINE STORMWATER BEST MANAGEMENT PRACTICES (BMP), VOLUME III BMP TECHNICAL DESIGN MANUAL, CHAPTER 7 FILTRATION BMP'S (LATEST REVISION).

CONSTRUCTION METHODS

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION MATERIALS, INSTALLATION, MEANS, METHODS, AND SCHEDULING.
2. ALL WORK SHALL BE IN CONFORMANCE WITH THE PROJECT PLANS AND BMP'S REFERENCED ABOVE.
3. THE SOIL FILTER MEDIA AND VEGETATION SHALL NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURES, 90% VEGETATION COVER OR PERMANENT STABILIZATION.

DE-WATERING PLAN

1. DURING CONSTRUCTION OF THE SITE AND VEGETATED SOIL FILTER, THE CONTRACTOR SHALL BE PREPARED TO IMPLEMENT A DEWATERING PLAN IN ANTICIPATION OF HEAVY RAIN EVENTS.
2. THE AREA OF THE BASIN MAY BE EXCAVATED IN PREPARATION OF THE INSTALLATION OF THE UNDERDRAIN AND MAY BE USED FOR A SEDIMENT TRAP FOR THE SITE DURING CONSTRUCTION. AFTER EXCAVATION OF THE BASIN, THE OUTLET STRUCTURE AND PIPING SYSTEM SHALL BE INSTALLED AT THE APPROPRIATE ELEVATION AND PROTECTED WITH A SEDIMENT BARRIER. THE BASIN IS TO BE USED AS A SEDIMENT TRAP, THE SIDES OF THE EMBANKMENTS MUST BE MULCHED AND MAINTAINED TO PREVENT EROSION.

SOIL MEDIA

1. THE SOIL MEDIA SHALL CONSIST OF SILTY SANDY SOIL OR SOIL MIXTURE COMBINED WITH 20% TO 25% BY VOLUME (NO LESS THAN 10% BY DRY WEIGHT) OF MODERATELY SHREDDED BARK OR WOOD FIBER MULCH.
2. THE SOIL FILTER MEDIA SAND SHALL MEET THE GRADATION IN TABLE 7-2 (MDOT 703.01) WITH ADDITIONAL FINES ADDED IF NECESSARY.
3. THE RESULTING SOIL FILTER MEDIA SHALL HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE AND SHALL HAVE A CLAY CONTENT OF LESS THAN 2%.
4. THE COARSE GRAVEL MATERIAL SHALL MEET THE GRADATION OF TABLE 7.1 (MDOT 703.22 UNDERDRAIN, TYPE B).
5. THE FILTER MEDIA SHALL BE LIGHTLY COMPACTED BY SATURATING THE MEDIA IN 6" TO 9" LIFTS AND SHALL HAVE A PERMEABILITY OF 2.4 IN/HR TO 4 IN/HR.
6. THE CLAY CONTENT SHALL BE < 2%.

CONSTRUCTION

1. SOIL FILTER MEDIA, COARSE GRAVEL, AND UNDERDRAIN BEDDING MATERIAL SHALL BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR.
2. PERFORATED UNDERDRAIN PIPE SHALL BE 4" AND 6" SCHEDULE 40 OR SDR 35 PVC PIPE. SPACED 8 FEET AND 4 FEET ON CENTER AS SHOWN ON PLANS.
3. TRIBUTARY AREAS SHALL BE STABILIZED PRIOR TO INSTALLATION OF THE SOIL FILTER MEDIA MIXTURE AND UNDERDRAIN. STABILIZED IS DEFINED AS PAVED IF IN A PARKING AREA OR ROADWAY AND 90% GRASS CATCH IF IN A VEGETATED AREA.
4. OUTFLOW OF THE VEGETATED SOIL FILTER SHALL BE CONTROLLED BY A 2" PLASTIC TYPE 34-6 BALL VALVE WITH TYPE #15 BALL VALVE HANDLE EXTENSION (AVAILABLE FROM E.J. PRESCOTT OR EQUIVALENT). A THREE-PIECE VALVE BOX (AVAILABLE FROM E.J. PRESCOTT OR EQUIVALENT) SHALL BE INSTALLED OVER THE VALVE.
5. ALL EQUIPMENT USED WITHIN THE LIMITS OF THE VEGETATED SOIL FILTER SHALL BE LOW GROUND PRESSURE VEHICLES (LESS THAN 2.0 PSI) WHEN FULLY LOADED.
6. IF VEGETATION IS NOT ESTABLISHED WITHIN THE FIRST YEAR, THE CONTRACTOR SHALL INSTALL A 2-3 INCH LAYER OF LOAM (WITH LESS THAN 2% CLAY AS TESTED VIA HYDROMETER TEST) ON THE SURFACE OF THE GRASS FILTER AND RE-SEED/MULCH.
7. THE SURFACE OF THE VEGETATED SOIL FILTER SHALL BE PLANTED WITH A GRASS SPECIES THAT IS TOLERANT OF FREQUENT INUNDATION AND WELL-DRAINED SOILS. UPON SEEDING, THE SURFACES SHALL BE MULCHED WITH HAY OR AN EROSION CONTROL BLANKET BUT SHALL NOT BE FERTILIZED. AN APPROPRIATE SEED MIXTURE SHOULD CONTAIN THE FOLLOWING OR BE AN EQUIVALENT CONSERVATION TYPE MIX:

CREeping RED FESCUE	20 LBS/ACRE
TALL FESCUE	20 LBS/ACRE
BIRDFOOT TREFOIL	8 LBS/ACRE
TOTAL	48 LBS/ACRE

TESTING AND SUBMITTALS

1. THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL TESTING RESULTS SHALL BE SUBMITTED TO THE PROJECT ENGINEER.
2. SUBMIT SAMPLES OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PILE FACE. SAMPLE SIZE WILL BE DETERMINED BY TESTING LABORATORY.
3. THE CONTRACTOR SHALL PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM D136 (STANDARD TEST METHODS FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES, 1996A) ON EACH TYPE OF SAMPLE MATERIAL INCLUDING A HYDROMETER TEST FOR CLAY CONTENT.
4. THE CONTRACTOR SHALL PERFORM A PERMEABILITY TEST ON THE SOIL MEDIA MIXTURE CONFORMING TO ASTM D2434.
5. THE CONTRACTOR SHALL PERFORM ONE COMPACTION DENSITY TEST ON THE IN-PLACE SOIL FILTER MEDIA FOR EVERY 1,500 S.F. OF BED OR FRACTION THEREOF. THE TEST SHALL CONFORM TO ASTM 2922.
6. UPON COMPLETION OF THE VEGETATED SOIL FILTER MEDIA AND THE ESTABLISHMENT OF 90% CATCH OF GRASS OVER THE FILTER MEDIA, THE CONTRACTOR SHALL FLOOD THE VEGETATED BASIN TO THE SPILLWAY WITH CLEAR WATER AND ADJUST THE OUTFLOW TO OBTAIN A 24-HOUR TO 32-HOUR RELEASE TIME.

CONSTRUCTION OVERSIGHT

1. THE CONTRACTOR SHALL MEET THE "CONSTRUCTION OVERSIGHT" SECTION OF CHAPTER 7, FILTRATION BMP'S (REVISED MAY 2016) OF THE STORMWATER MANAGEMENT FOR MAINE, VOLUME III, BMP'S TECHNICAL DESIGN MANUAL.
2. THE DESIGN ENGINEER SHALL BE CONDUCTING PERIODIC SITE OVERSIGHT OF THE CONSTRUCTION AS DESCRIBED BELOW AND IN COMPLIANCE WITH THE PERMITS.
3. THE ENGINEER SHALL REVIEW AND APPROVE ALL CONTRACTOR SUBMITTALS.
4. THE CONTRACTOR SHALL GIVE THE ENGINEER A PROPOSED CONSTRUCTION SCHEDULE AND A 48-HOUR NOTICE FOR ALL SITE VISITS.
5. INSPECTIONS SHALL INCLUDE:

- PRE-CONSTRUCTION MEETING WITH CONTRACTOR
- INSPECTION OF EXCAVATION IF USED FOR SEDIMENT TRAP
- INSPECTION OF EXCAVATED HOLE
- AFTER PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND
- ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACK-FILLED
- AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO INSTALLATION OF THE FILTER MEDIA
- AFTER FILTER MEDIA HAS BEEN INSTALLED AND SEEDING
- AFTER ONE YEAR TO INSPECT VEGETATION UPTAKE AND OBSERVE FLOODING TEST.

LEVEL SPREADER STONE SIZE		
SIEVE DESIGNATION	SIEVE DESIGNATION	% BY WEIGHT PASSING
METRIC	US CUSTOMARY	SQUARE MESH SIEVES
300 MM	12"	100
150 MM	6"	84-100
75 MM	3"	68-83
25.4 MM	1"	42-55
4.75 MM	NO. 4	8-12

TABLE 7-1
UNDERDRAIN SPECS.
MDOT #703.22

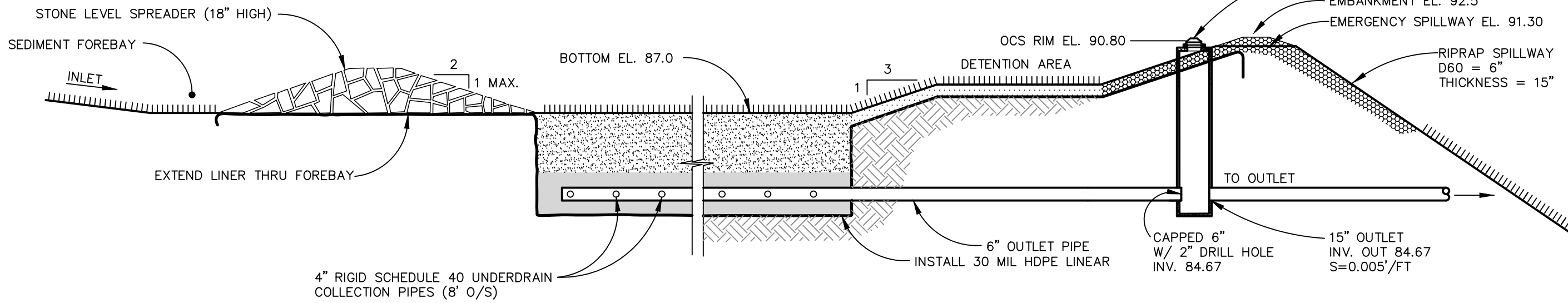
SIEVE SIZE	% BY WEIGHT
1"	100
3/4"	90-100
3/8"	80-100
#4	50-100
#20	15-80
#50	0-15
#200	0-5

TABLE 7-2
AGGREGATE SPECS.
MDOT #703.01

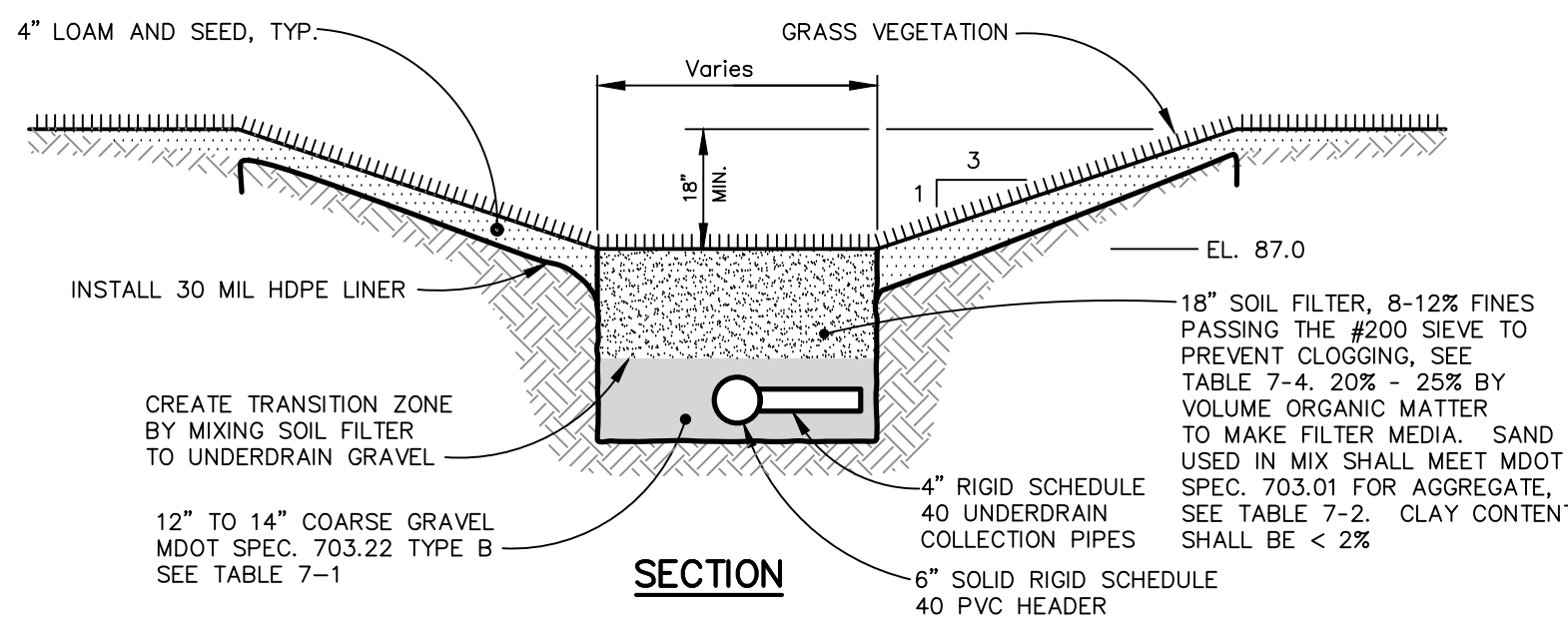
SIEVE SIZE	% BY WEIGHT
3/4"	100
3/8"	90-100
3/8"	80-100
#4	50-100
#20	15-80
#50	0-15
#100	2-10
#200	0-5

TABLE 7-4
COARSE LOAMY SAND SIEVE
ANALYSIS SPECIFICATION

SIEVE #	% PASSING BY WEIGHT
#10	85-100
#20	70-100
#60	15-40
#200	8-15

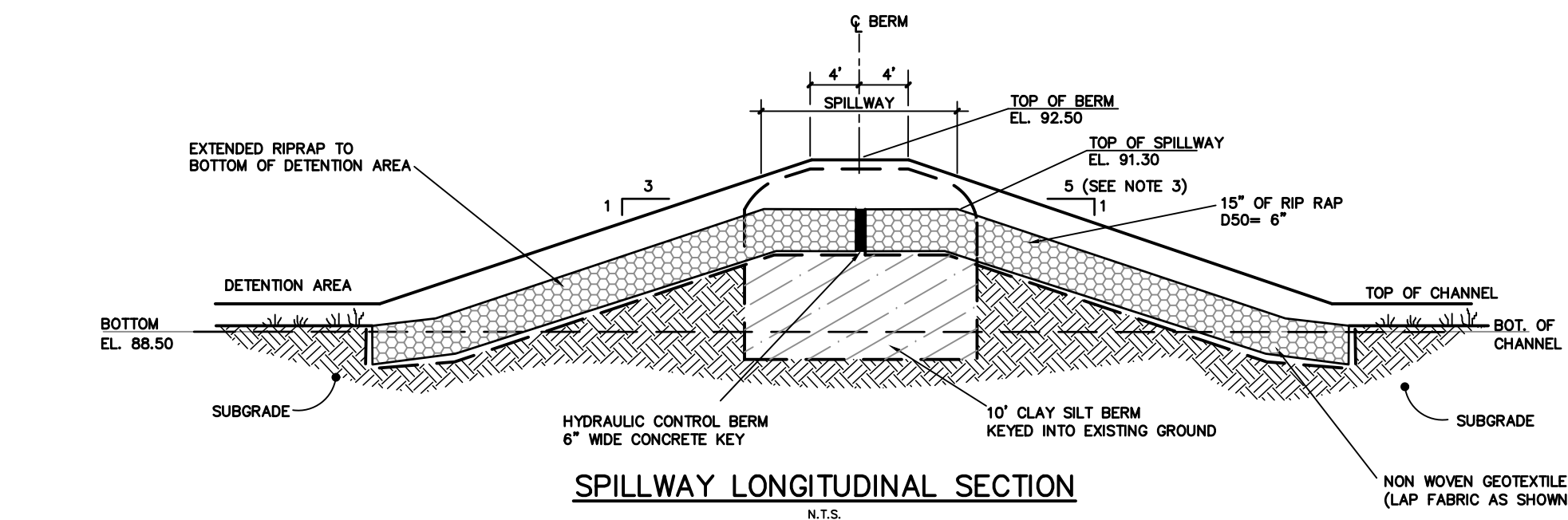


PROFILE

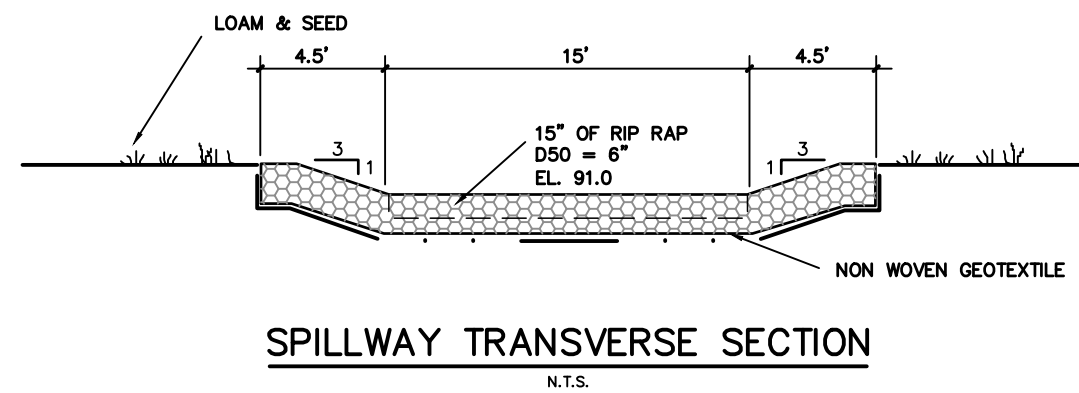


SECTION

GRASSED UNDERDRAIN SOIL FILTER NTS



SPILLWAY LONGITUDINAL SECTION

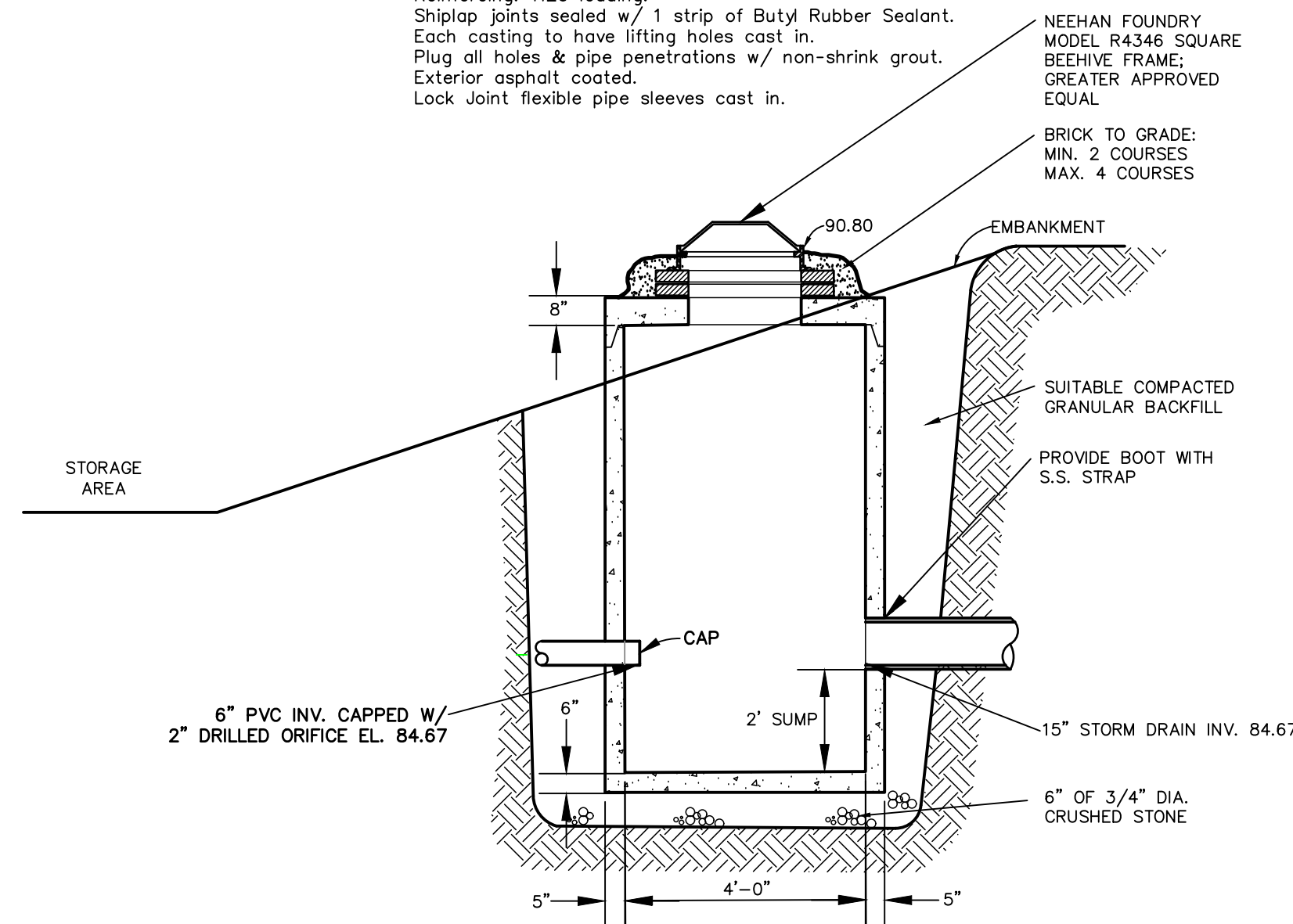


SPILLWAY TRANSVERSE SECTION

DETENTION POND EMBANKMENT NOTES:

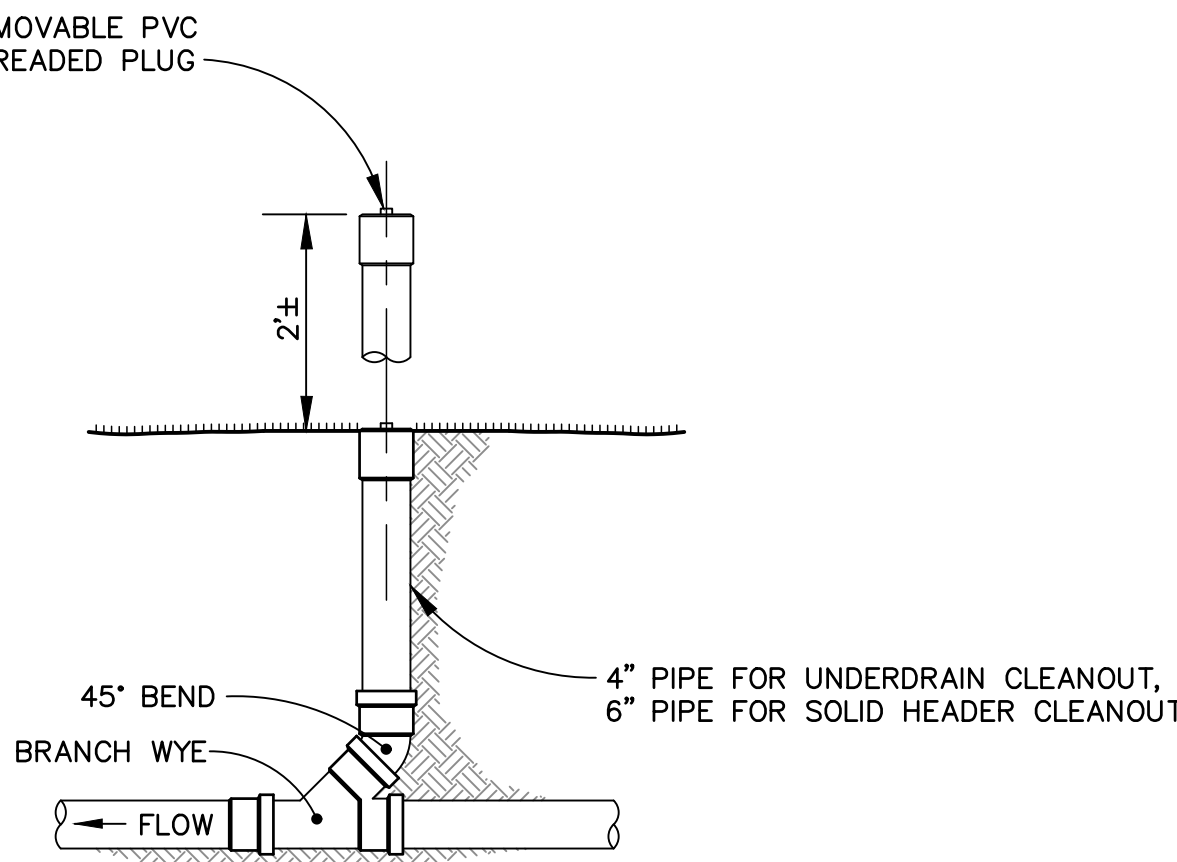
1. THE FOUNDATION AREA SHALL BE CLEARED OF TREES, LOGS, ROOTS, BRUSH, BOULDERS, SOD, RUBBISH & TOPSOIL. THE ENGINEER SHALL OBSERVE & APPROVE THE EMBANKMENT SUBGRADE PRIOR TO PLACING ANY FILL TO DETERMINE SUITABILITY & POSSIBLE NEED FOR A CUTOFF TRENCH.
2. FILL MATERIAL FOR THE EMBANKMENT SHALL CONSIST OF SILT AND/OR CLAY MATERIAL, APPROVED BY THE ENGINEER. THE CONTRACTOR SHOULD NOTE THAT ACCEPTABLE MATERIAL MAY NOT BE FOUND ON-SITE. ALL FILL MATERIAL SHALL BE FREE OF SOD, ROOTS, FROZEN SOIL, STONES GREATER THAN 6" IN DIA. & OTHER OBJECTIONABLE MATERIAL. ALL SNOW, ICE, OR FROZEN FILL SHALL BE REMOVED PRIOR TO ADDING ADDITIONAL FILL. FILLING SHALL COMMENCE IN THE LOWEST POINT OF THE CUTOFF TRENCH AND/OR DAM & CONTINUE IN HORIZONTAL LIFTS NO GREATER THAN 12". 95% MODIFIED PROCTOR DENSITIES SHALL BE OBTAINED IN EACH LIFT PRIOR TO ADDITIONAL LIFTS. THE DISTRIBUTION & GRADATION OF THE FILL SHALL BE SUCH THAT NO LENSES, POCKETS, STREAKS, OR LAYERS OF SUBSTANTIALLY DIFFERENT MATERIALS ARE PLACED IN THE LAYERS IN THE EMBANKMENT. FILL WITHIN 5' OF THE DISCHARGE PIPE & STRUCTURE SHALL BE COMPACTED TO 95% MODIFIED PROCTOR.
3. SLOPE OF RIPRAP SPILLWAY AT 5:1, AREA OUTSIDE OF SPILLWAY TRANSITION TO 3:1 AND A MAXIMUM OF 2:1.

Manhole shall conform to ASTM C478.
Concrete: 4,000 PSI after 28 days.
Reinforcing: H20 loading.
Shipap joints sealed w/ 1 strip of Butyl Rubber Sealant.
Each casting to have lifting holes cast in.
Plug all holes & pipe penetrations w/ non-shrink grout.
Exterior asphalt coated.
Lock joint flexible pipe sleeves cast in.

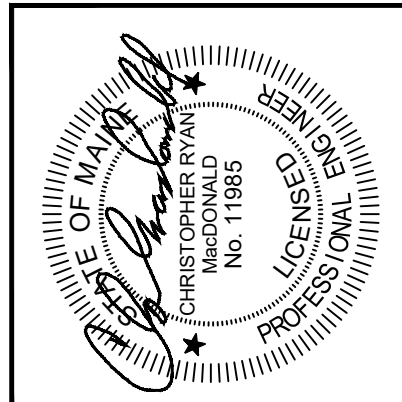


OUTLET CONTROL
STRUCTURE 1
NTS.

CLEANOUT DETAIL N.T.S.



NO.	DATE	REVISION	DESCRIPTION
1	2-9-22		City Of Biddeford Submission
2	2-16-22		Revised Grading and Drainage
3	3-30-22		Interim Modifications for Planning Review
4	8-17-22		Final Staff and Peer Review Revisions
5	9-15-22		Response to Comments



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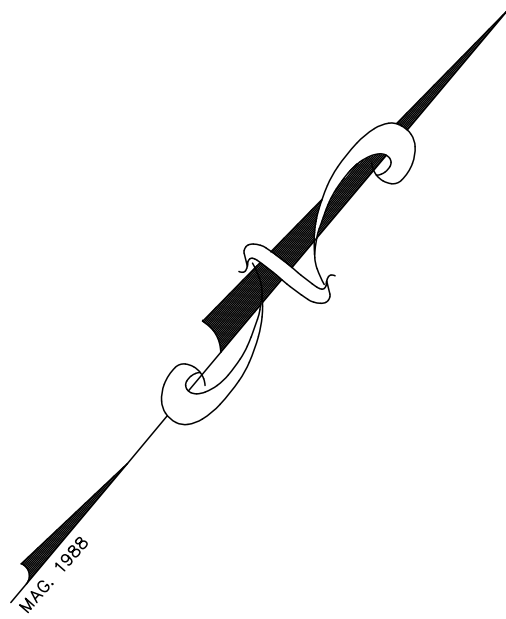
FOR
E & R Development Corp.
P.O. Box 444
Biddeford, Maine

EROSION CONTROL
DETAILS 2
WEST BROOK SUBDIVISION
WINDING CREEK LANE
BIDDEFORD, MAINE

DESIGNED W. Pelkey	DATE March 2021
DRAWN Dept.	SCALE As Noted
CHECKED C. MacDonald	JOB. NO. 20217

SHEET 9

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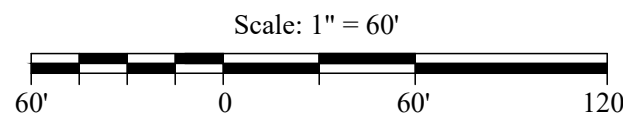
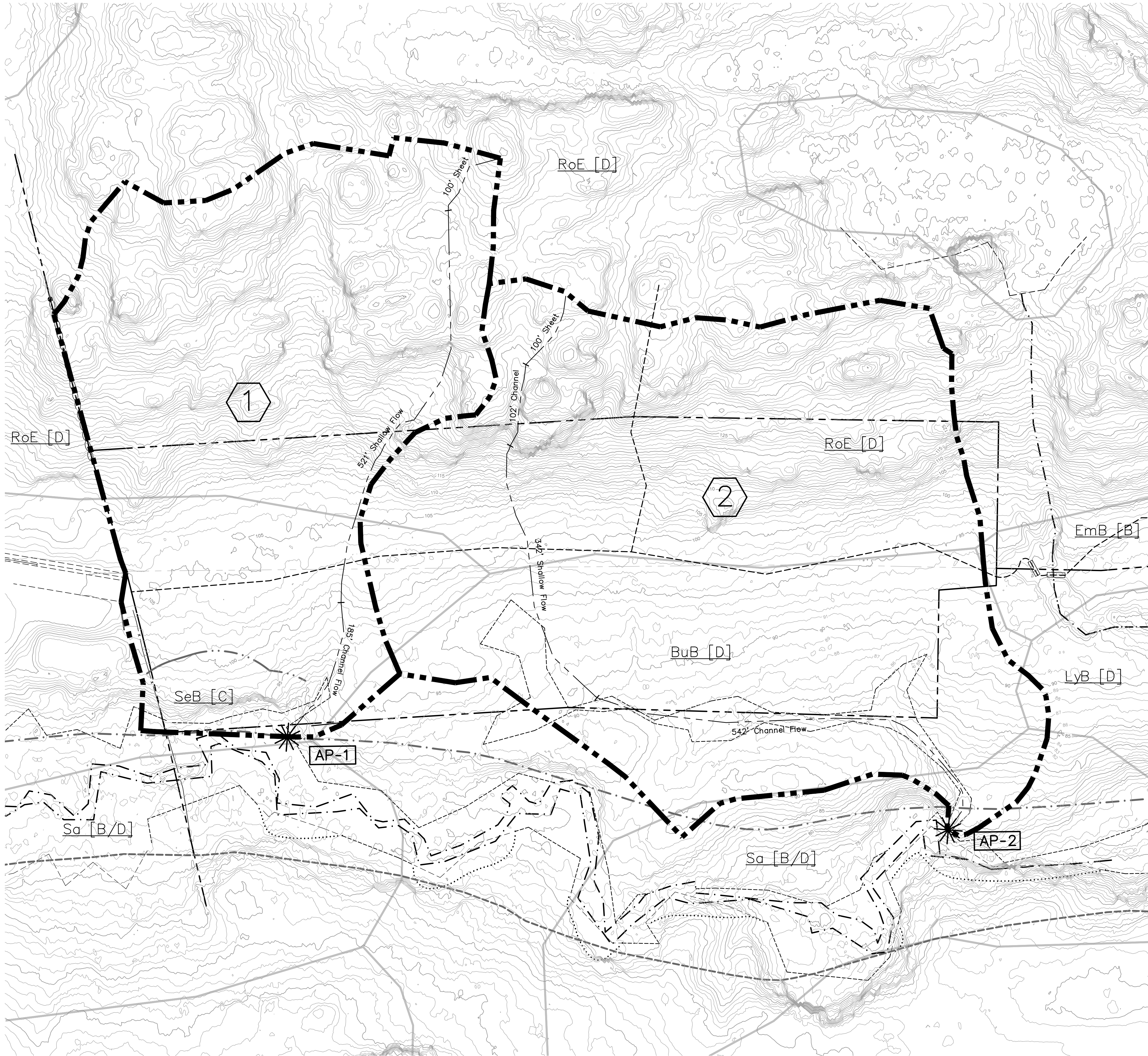
PRE DEVELOPMENT FLOWS			
ANALYSIS POINT	2 YR. STORM	10 YR. STORM	25 YR. STORM
AP-1	6.07 CFS	12.93 CFS	18.96 CFS
AP-2	9.10 CFS	18.85 CFS	27.40 CFS

SYMBOL	DESCRIPTION
	DRAINAGE SUB AREA
	DRAINAGE AREA BOUNDARY
	TIME OF CONCENTRATION ROUTE

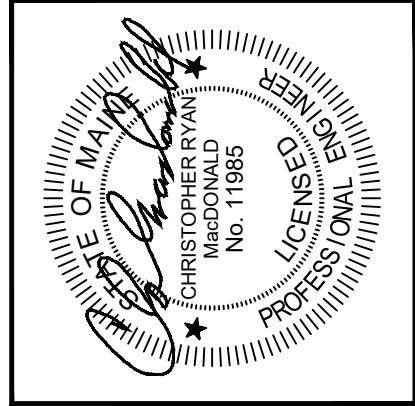
SOILS LEGEND	
SYMBOL	DESCRIPTION
	SOIL BOUNDARY LINES
	LIMIT OF WETLANDS

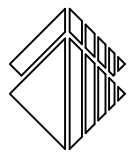
HYDROLOGIC SOIL GROUP*		
SYMBOL	SOIL	GROUP
BuB	BUXTON SILT LOAM (3-8%)	D
EmB	ELMWOOD FINE SANDY LOAM (0-8%)	B
LyB	LYMAN-ROCK OUTCROP COMPLEX (3-8%)	D
RoE	ROCK OUTCROP-LYMAN COMPLEX (15-80%)	D
Sa	SACO MUCKY SILT LOAM	B/D
SeB	SCIO SILT LOAM (3-8%)	C

* SOILS INFORMATION PROVIDED BY NRCS FROM USDA WEB SOIL SURVEY
FOR YORK COUNTY, MAINE, SURVEY AREA DATA VERSION 20, DATED AUGUST 31, 2021.



NO.	DATE	REVISION DESCRIPTION
1	2-16-22	Revised Grading and Drainage
2	9-15-22	Response to Comments



**BH2M**

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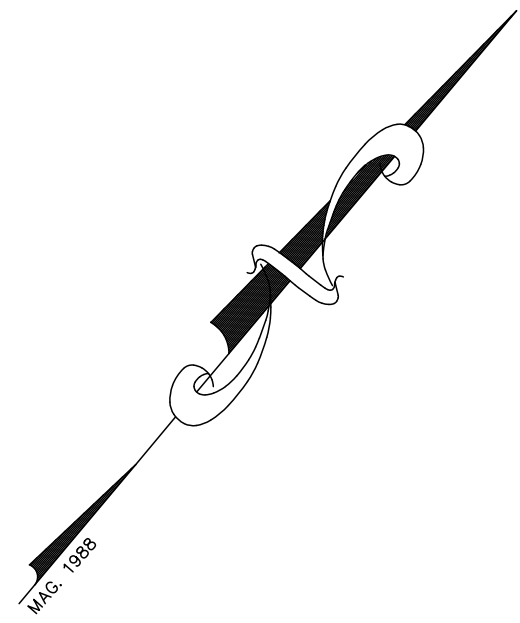
FOR
E & R Development Corp.
260 Main Street
Biddeford, Maine

PRE DEVELOPMENT
STORMWATER PLAN
WEST BROOK SUBDIVISION
WINDING CREEK LANE
BIDDEFORD, MAINE

DESIGNED C. MacDonald	DATE February 2022
DRAWN Staff	SCALE 1" = 60'
CHECKED C. MacDonald	JOB. NO. 20217

SHEET
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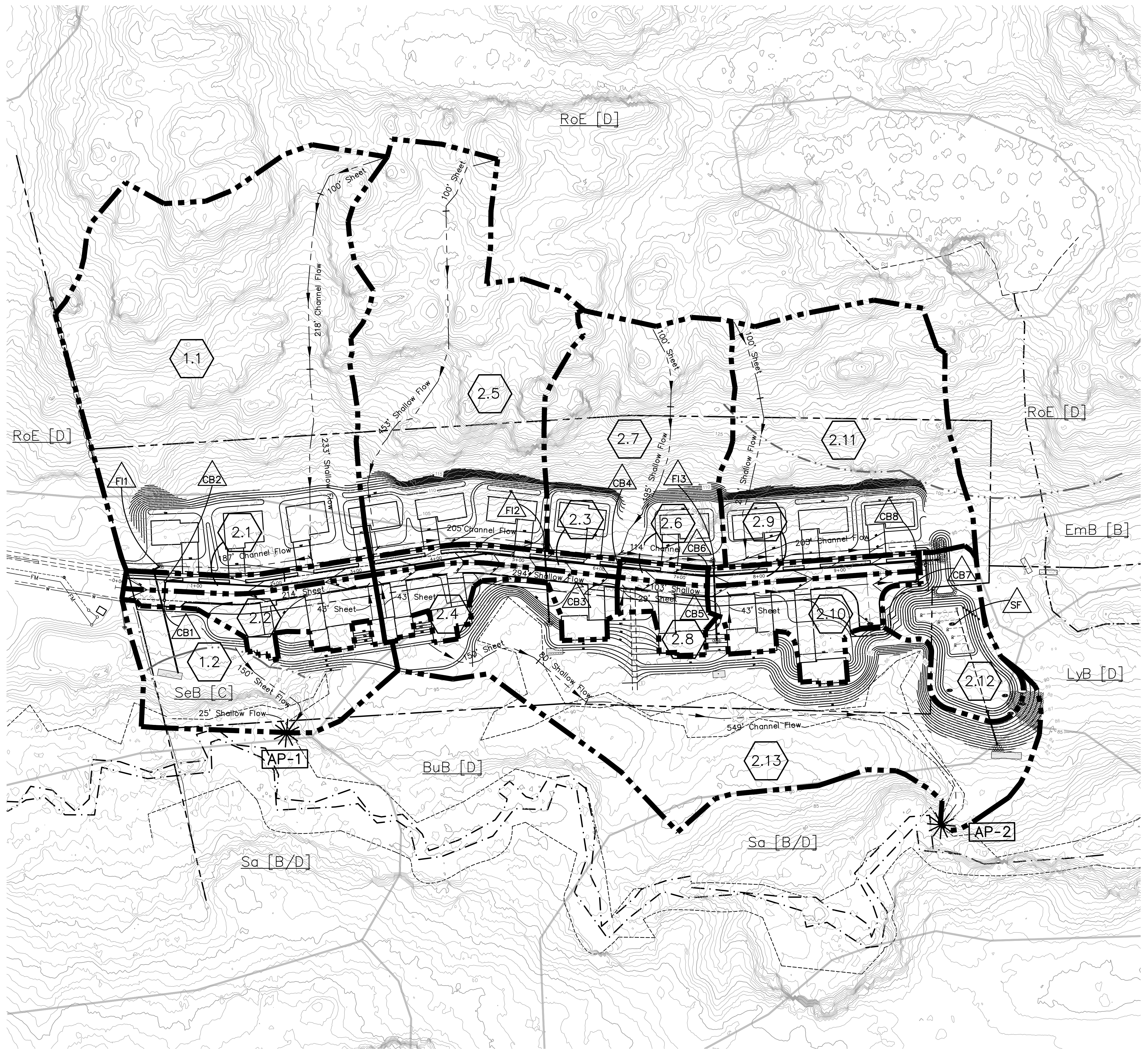
POST DEVELOPMENT FLOWS			
ANALYSIS POINT	2 YR. STORM	10 YR. STORM	25 YR. STORM
AP-1	4.11 CFS	8.37 CFS	12.08 CFS
AP-2	6.72 CFS	13.46 CFS	27.03 CFS

SYMBOL	DESCRIPTION
	DRAINAGE SUB AREA
	DRAINAGE AREA BOUNDARY
	TIME OF CONCENTRATION ROUTE

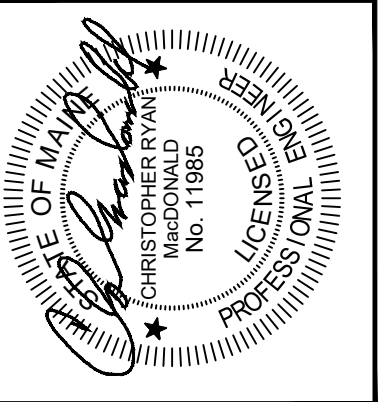
SOILS LEGEND	
SYMBOL	DESCRIPTION
	SOIL BOUNDARY LINES
	LIMIT OF WETLANDS

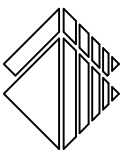
HYDROLOGIC SOIL GROUP*		
SYMBOL	SOIL	GROUP
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EmB	ELMWOOD FINE SANDY LOAM (0-8%)	B
LyB	LYMAN-ROCK OUTCROP COMPLEX (3-8%)	D
RoE	ROCK OUTCROP-LYMAN COMPLEX (15-80%)	D
Sa	SACO MUCKY SILT LOAM	B/D
SeB	SCIO SILT LOAM (3-8%)	C

* SOILS INFORMATION PROVIDED BY NRCS FROM USDA WEB SOIL SURVEY FOR YORK COUNTY, MAINE, SURVEY AREA DATA VERSION 20, DATED AUGUST 31, 2021.



REVISION		DESCRIPTION
NO.	DATE	
1	2-16-22	Revised Grading and Drainage
2	9-15-22	Response to Comments



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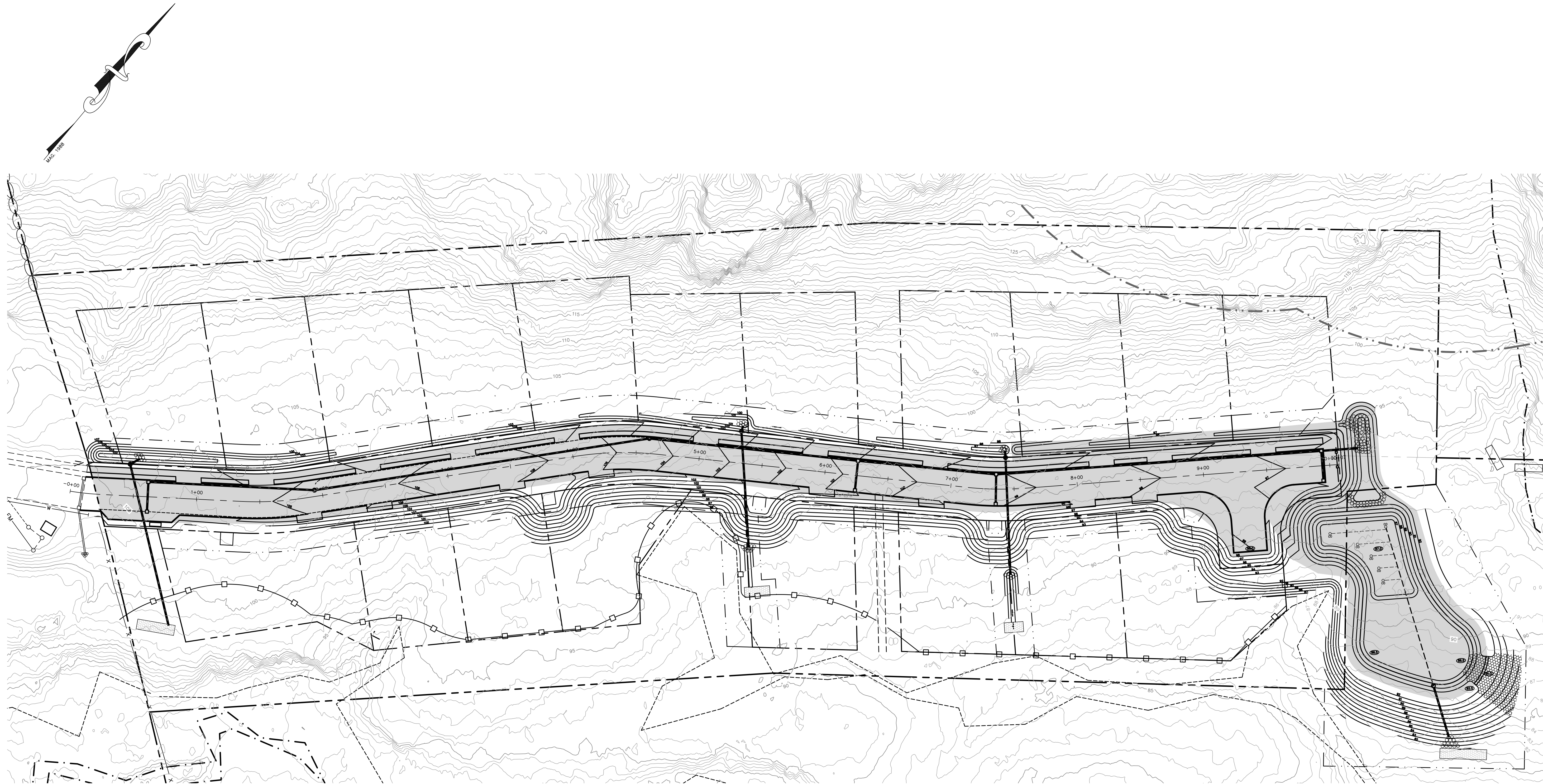
FOR
E & R Development Corp.
260 Main Street
Biddeford, Maine

POST DEVELOPMENT
STORMWATER PLAN
WEST BROOK SUBDIVISION
WINDING CREEK LANE
BIDDEFORD, MAINE

DESIGNED C. MacDonald	DATE February 2022
DRAWN Staff	SCALE 1" = 60'
CHECKED C. MacDonald	JOB. NO. 20217

SHEET
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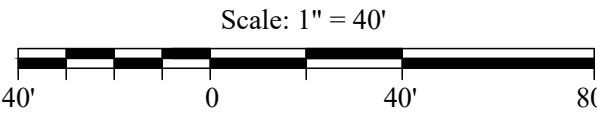


LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	DRAIN MANHOLE
	CATCH BASIN
	DRAIN
	WETLANDS
	PROPERTY LINE/RIGHT OF WAY
	EASEMENT
	STONE WALL

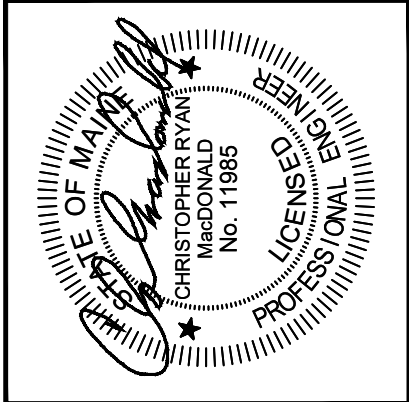
Subcatchment ID	Proposed Impervious Area (sq. ft.)	Proposed Lawn Area (sq. ft.)	Proposed Developed Area (sq. ft.)	Treated Impervious Area (sq. ft.)	Treated Developed Area (sq. ft.)	BMP ID
Road	28,463	0	28,463	28,463	28,463	Soil Filter
Sidewalk	4,904	0	4,904	4,904	4,904	Soil Filter
Esplanade	0	9,737	9,737	0	9,737	Soil Filter
Soil Filter	0	19,229	19,229	0	19,229	Soil Filter
Eastern Ditch	0	3,654	3,654	0	3,654	Soil Filter
Western Ditches	0	10,360	10,360	0	0	None
Southern Roadside	0	22,575	22,575	0	0	None
Total	33,367	65,555	98,922	33,367	65,987	

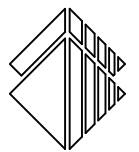
Treatment Summary	
Total Proposed Impervious Area (sq. ft.)=	33,367
Total Proposed Developed Area (sq. ft.)=	98,922
Total Treated Impervious Area (sq. ft.)=	33,367
Total Treated Developed Area (sq. ft.)=	65,987
Impervious Area Treatment % =	100.00%
Developed Area Treatment % =	66.71%

NOTE: DEVELOPED AREAS PROPOSED TO BE TREATED BY THE GRASSED UNDERDRAINED SOIL FILTER ARE SHOWN AS HATCHED GRAY.



REVISION		DESCRIPTION
NO.	DATE	
1	8-17-22	Final Peer and Staff Review Comment Responses
2	9-15-22	Response to Comments



**BH2M**

Barry, Huff, MacDonald, Milfigan Inc.
Engineers, Surveyors
380B Main Street
Gorham, Maine 04038
Tel. (207) 839-2771
www.bh2m.com

FOR
E & R Development Corp.
260 Main Street
Biddeford, Maine

STORMWATER
TREATMENT PLAN
WEST BROOK SUBDIVISION

WINDING CREEK LANE
BIDDEFORD, MAINE

DESIGNED C. MacDonald	DATE August 2022
DRAWN Staff	SCALE 1" = 40'
CHECKED C. MacDonald	JOB. NO. 20217

SHEET

C

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01/20/2020 09:17:17 E:\Main\4-1.dwg 9/14/2022 5:30:09 PM

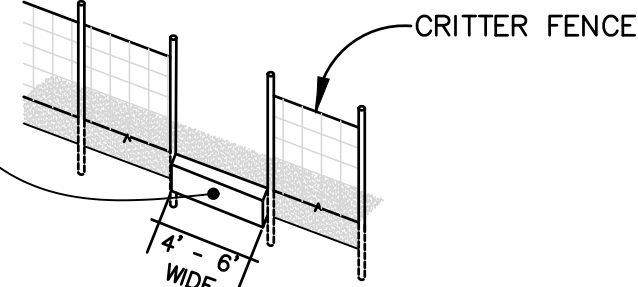


SIMILAR INSTALLATION CRITTER FENCE



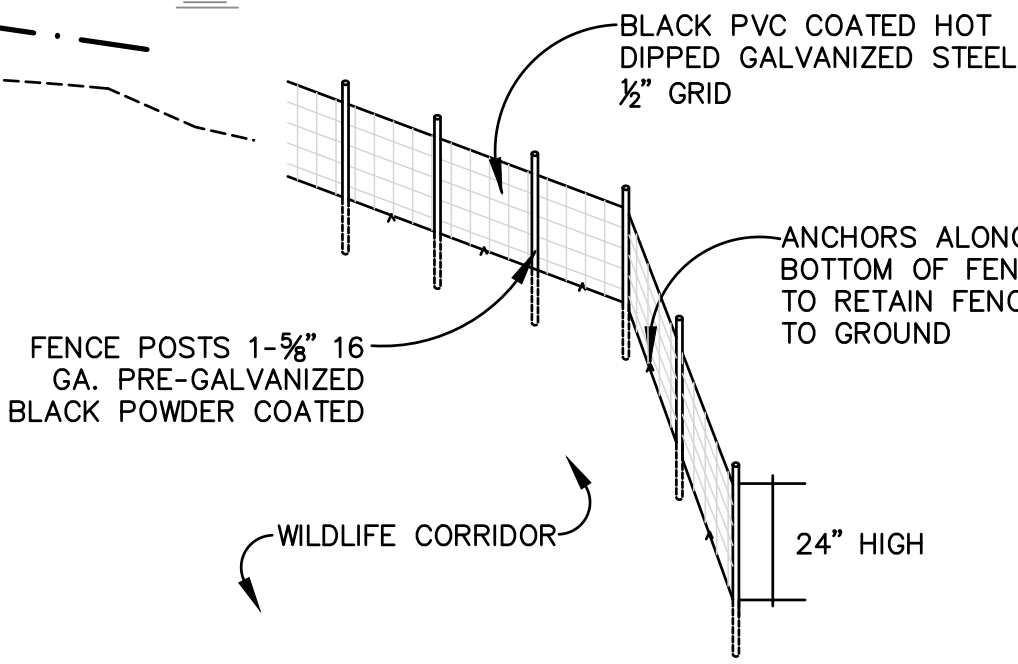
WILDLIFE CORRIDOR PLAN
SCALE: 1" = 50'

CURB SECTION, 2" TO 4" HIGH EXPOSED TOWARDS ROAD, 12" TO 15" HIGH EXPOSED TOWARD THE WILDLIFE CORRIDOR. MAY BE CONCRETE OR GRANITE.



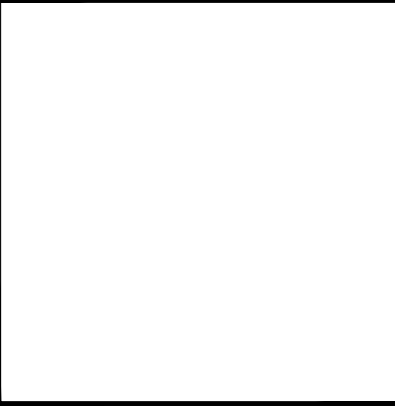
NOTE: INSTALL JUMP-OUT GATE IN 180' TO 200' INTERVALS ALONG CRITTER FENCE BARRIER.

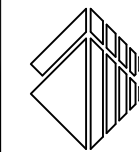
JUMP-OUT GATE
NTS



CRITTER FENCE BARRIER
NTS

NO.	DATE	REVISION	DESCRIPTION
1	3-16-22	Minor Revisions per Client Request	
2	4-5-22	Minor Revisions per Client Request	
3	7-28-22	Added Critter Fence	
4	8-4-22	Minor Revisions to Critter Fence Location	
5	8-5-22	Minor Revisions to Critter Fence Location	
6	8-5-22	Minor Revisions to Critter Fence Location	
7	9-15-22	Response to Comments	
8	9-14-22	Minor Revisions per Client Request	





BH2M
Barry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
380B Main Street
Gorham, Maine 04038
Tel. (207) 839-2771
www.bh2m.com

FOR
E & R Development Corp.
260 Main Street
Biddeford, Maine

WILDLIFE CORRIDOR PLAN
WEST BROOK SUBDIVISION

DESIGNED W. Pelkey	DATE Dec. 2020
DRAWN W. Pelkey	SCALE 1" = 50'
CHECKED W. Thompson	JOB. NO. 20217

SHEET

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BIDDEFORD, MAINE

E & R DEVELOPMENT CORPORATION

P.O. Box 444
Biddeford, Maine 04005

Members, Biddeford City Council
The Hon. Alan Casavant
City of Biddeford
205 Main Street
Biddeford, Maine 04005

September 15th, 2022

Dear Councilors and Mayor Casavant,

This is an update on an initiative that has been more than two years in the making, the proposal to almost double the size of Clifford Park, dependent upon execution of the land conveyance agreement with E&R Development (E&R) and Gervais Dube Properties that the Council approved in 2020. Summary:

- In the last two years E&R has proceeded in good faith according to the terms of the “Letter Of Understanding” approved by the Council in 2020 and signed by the parties on January 15th, 2021.
- On September 7th, 2022 the Board voted to delay final consideration of the E&R application until September 21st.
- The original plan has been modified quite significantly since first introduced, in direct response to some constructive suggestions from the Board, the Planning Department and the public. E&R has made these changes and appreciates the input and the cooperative spirit in which suggestions were offered.
- The signed agreement calls for E&R to donate almost 60 acres to the City. Gervais Dube Properties will donate almost 43 acres to the City.
- E&R funded a comprehensive wildlife study and deferred to City staff on the choice of which professional consultant should conduct the study.
- The experts found no turtles as they conducted their study. Nevertheless, E&R accepts the reasonable consensus that turtles might be in the general area bounded by Pool Road, Guinea Road, West Street and Granite Street. Therefore, installing protective measures as a precaution is a reasonable recommendation and an improvement to our original plan.
- To facilitate proper protection for wildlife in the area, E&R hired Tracy L. Tarr, CWS, CWB, CESSWI, a principal in GZA, a respected geotechnical, environmental, ecological, water and construction management consulting company.
- During the review process, E&R was advised to consult with the Maine Department of Inland Fisheries & Wildlife (IF&W), and we have done so as instructed.
- Direct communications with the Department began in June. Those communications have included a 40-minute *Teams* meeting that included Mr. Roberge, Mr. Eon, Ms. Tarr, Mr. William Thompson of BH2M and two IF&W staffers.

- In consultation with IF&W, Ms. Tarr has monitored the process of arriving at a reasonable solution that will maximize wildlife habitat and avoid wetland impact.
- E&R has provided all information for which the Board and the Planning Department have asked in regard to habitat protection, design, engineering and construction. Updated documents are being submitted to the Planning Board by September 15th, 2022.
- Parallel but separate from the specific discussion about our application, on September 7th the Planning Board formally moved to express its wishes that somehow the Council should take steps to make sure that the land E&R donates to the City can never be used in the future for residential or commercial development, but rather should be permanently preserved mainly for recreational purposes to benefit the people of Biddeford. The Board deliberated very carefully on that question, making clear that the Council makes policy, not the Planning Board.
- One of the Board members then asked if E&R would support such an outcome.
- In response, I explained in detail that E&R's first obligation is that we are honor-bound to abide by the agreement already struck with the City. In no way does E&R want to tie the City's hands as it determines the very best use for the land, particularly if the City plans any efforts to make it easier for residents to enjoy the +/- 102 acres soon to be acquired.
- However, if under the Council's direction City government as a whole somehow memorializes amended or more precise language that is consistent in spirit with the Letter Of Agreement signed on January 15, 2021, that is acceptable to E&R Development. Our intent has always been to facilitate the expansion of Clifford Park, especially to include the beautiful waterfall area near Clifford Park and Westbrook Skating Rink.

That summarizes the status of the Clifford Park expansion. Although review has been lengthy and challenging, E&R believes all participating parties genuinely want what's best for the people of Biddeford. We now have a better project, and that is the direct result of a positive, constructive process. Should any Councilor or the Mayor have any questions, please feel free to reach me at 207-283-3000, or by email at meon@mikeeonassoc.com. Thank you very much for your time.

Sincerely,



Mike Eon
Principal, E&R Development

CC: Members, Biddeford Planning Board
 Mr. James Bennett, City Manager

Whitten, Nan

From: Charlie Gould <ibchasm@yahoo.com>
Sent: Thursday, September 15, 2022 9:37 AM
To: Whitten, Nan
Subject: Westbrook Development

Hello Ms. Whitten,

I am very concerned about damage to our foundations during blasting and construction if Westbrook development is permitted to proceed. My former house suffered foundation damage when the city replace sewer lines. Because I didn't have documentation, I was left with a cracked foundation I had to repair on my own. Very expensive. If the project proceeds, I feel it is incumbent upon the city to ensure current home owners are spared all the frustrating interactions with their insurance companies. I would like Mr. Eon, his company and his contractors to be prime insurers for foundation damages, to be on the hook for full repair costs. It is true that once a foundation is cracked, repair is never 100%. It reduces the value of the home and may lead to other issues of warped flooring and cracking dry wall.

The hill of granite upon which we all sit on top is not one mass of solid rock, but is full of cracks and fissures. Blasting has unpredictable consequences in such a scenario. I am not even sure any blasting could be done safely and with no effect on our houses. I ask that as a condition of permit, the developer is required to complete a geotechnical survey to assess the safety of blasting on our homes. You will note from the below link that damage to foundations is also frequently caused by the traffic of heavy truck and compacting equipment.

I ask the board members to consider what protections they might wish if there was to be blasting and construction that would damage their homes.

Thank you,
Charles Gould

Here is a link to a site that goes into much detail.

[CVDG Overview](#)

[CVDG Overview](#)



CVDG Overview

The key starting point and summary for the free 100+ page Construction Vibration Damage Guide for Homeowners

Whitten, Nan

From: Perceval Inkpen <percevalinkpen@gmail.com>
Sent: Thursday, September 15, 2022 6:52 AM
To: Whitten, Nan
Subject: Westbrook Development Comments

I do not think that the value the city is getting from giving up some longstanding natural space is enough to justify moving forward with this project. The city needs to invest more in affordable housing and the Westbrook development does not address the needs of the city's residents who are struggling to find affordable first homes, myself included.

Thank you!

Perceval

Whitten, Nan

From: William Southwick
Sent: Wednesday, September 14, 2022 1:14 PM
To: Whitten, Nan
Cc: Grooms, Matthew; Casavant, Alan
Subject: Fw: Clifford Park

Hi Nan

Please include the email below in our PB new information packets for the 9/21 meeting and forward the email to all Planning Board members.

Thanks

Bill

From: mainemom20@yahoo.com <mainemom20@yahoo.com>
Sent: Wednesday, September 14, 2022 10:50 AM
To: William Southwick <William.Southwick@biddefordmaine.org>; Grooms, Matthew <Matthew.Grooms@biddefordmaine.org>; Casavant, Alan <Alan.Casavant@Biddefordmaine.org>
Subject: Clifford Park

Has anybody besides me noticed that the Stop West Brook people keep telling the planning board that they're already using the trails that extend out of Clifford Park and onto private land? How much they love that? That the park shouldn't be cut in two? One guy even said why should Biddeford even buy the land when the trails are already there and somebody's taking care of the land already. Am I the only one noticing this?

In the latest Courier article the paper says a member of the group, Samantha York, told the planning board the land shouldn't be used for recreation. Not sure, but I pretty much think that's the definition of having your cake and eating it too. No wonder they don't want this to happen. They already have their own private preserve! I say make it public. Make the park bigger so more people can use it. My two cents. Thank you.

Janice

Whitten, Nan

From: Mitchell, Gregory
Sent: Monday, September 12, 2022 10:39 AM
To: Whitten, Nan
Cc: Grooms, Matthew
Subject: FW: the growth of Clifford Park

Nan,

See below public input related to the Eon and City Land Swap to support Clifford Park expansion.

Greg Mitchell, Director
Planning & Development Department
City of Biddeford, Maine 04005
Gregory.Mitchell@BiddefordMaine.org
(207) 284-9115



NOTE: City Hall business hours are:
Monday & Tuesday – 7:00 a.m. to 5:00 p.m.
Wednesday & Thursday – 8:00 a.m. to 4:00 p.m.
Closed on Fridays

From: Giselle Lawrence <giselleannlawrence@gmail.com>
Sent: Monday, September 12, 2022 10:11 AM
To: Casavant, Alan <Alan.Casavant@Biddefordmaine.org>
Cc: Bennett, James <James.Bennett@Biddefordmaine.org>; wemhiser@biddefordmaine.org;
swhiting@biddefordmaine.org; mgrohman@biddefordmaine.org; llafountain@biddefordmaine.org;
amy.clearwater@biddefordmaine.org; Belanger, Norman <Norman.Belanger@Biddefordmaine.org>; Mills, Bobby
<Bobby.Mills@Biddefordmaine.org>; Ortiz, Doris <Doris.Ortiz@Biddefordmaine.org>; Lessard, Marc
<Marc.Lessard@Biddefordmaine.org>; Grooms, Matthew <Matthew.Grooms@biddefordmaine.org>; Mitchell, Gregory
<gregory.mitchell@biddefordmaine.org>
Subject: the growth of Clifford Park

Dear Mayor Casavant,

After reading about Clifford Park in the Saco Bay News, I went looking for more information. I found this video on YouTube:

<https://youtu.be/nv-OQQonqa4>

If that indeed is the plan to add to Clifford Park, I think it is a great idea. Is there any way that residents could be made aware of this video, like a newsletter or something? In my opinion this is fantastic, and people should know about it. I don't know where the credit goes for this initiative, but please pass on my gratitude and support.

Thank you.

P.S. Too bad we don't have the Journal Tribune anymore....!

Sincerely,

GL

Whitten, Nan

From: Loren McCready <loren.mccready@gmail.com>
Sent: Thursday, September 15, 2022 11:28 AM
To: Whitten, Nan; Grooms, Matthew
Subject: West Brook Subdivision

Members of the Biddeford Planning Board:

Over the past several months, the community has voiced their concerns over the proposed West Brook Subdivision, and it's evident that adjustments to the development plans do not sufficiently address the significant long-term impact on wildlife that the subdivision will cause.

Several individuals, including Biddeford's Conservation Commission, Chris DiMateo, Mark Ward, and others, have indicated that the developer is not following the Biodiversity Research Institute's recommended 300-foot buffer from the creek. The BRI researchers make this language quite clear in the report, yet we were told in the previous Planning Board meeting that the developer had a "difference of opinion" and decided 300 feet was adequate for the "totality" of the corridor. I would ask that you get the opinion of those who conducted the research, rather than relying on the opinion of the developers.

Additionally, I encourage you to [look through the research](#) that Catherine Glynn, organizer of Friends of Clifford Park, mentioned in last week's meeting. It indicates that fragmenting this land would impact the ecological systems in Clifford Park. Approving this subdivision would be very short-sighted and ignore the likely repercussions to occur in the future.

As we've said before, we appreciate your thorough consideration of this project. We ask that you take the research and BRI recommendations seriously, as Site Law requests have been denied.

Thank you for all of your time and energy on this.

Sincerely,
Loren McCready

Whitten, Nan

From: Loren McCready <loren.mccready@gmail.com>
Sent: Thursday, September 15, 2022 11:16 AM
To: Whitten, Nan
Subject: Public Comments on West Brook
Attachments: west-brook-comments.docx

Hello Nan,

Over the past several months, we've received many comments from individuals throughout Biddeford regarding the West Brook project. Here are the comments, along with contact information for those who submitted them (I attached a Word file to this email as well, if you'd prefer to attach that to the review packet):

Public Comments on West Brook Subdivision

Kathleen Clark | kathleen.clark@utexas.edu | 68 Green St |
Biddeford is built on a fabric of multi-family, multi-unit housing. It creates the density, diversity, community and affordability that makes Biddeford attractive to new residents. While new housing will need to be added to the city to support this population growth, the proposed suburban style development of single family homes with medium sized grassy yards is outdated and inconsiderate of human and ecological needs. Rather than taking away assets to the community, such as a park, the city should preserve those assets and focus it's growth in the downtown radius. There are surface parking lots, unused downtown buildings, still unused mill buildings, 1 story buildings that could be upgraded to 4 story buildings, etc. All these types of development would locate people in an area where they have walkable access to groceries, shopping, dining, public transit, and schools, all while protecting the natural ecosystems that are already established in Clifford Park.

Shannon Connors | shannon.connors@maine.edu | Quimby St. |
There are endangered species living and thriving in Clifford Park. This is an outrage to conservationists and the local natives.

Evan Pollard | pavelrenardpollard@gmail.com | 41 Acorn st
Absolutely absurd! The park is beautiful and countless people living in city center use it to walk their dogs, or to go in hikes and bikes. There has to be other land in Biddeford available for development!

Kelly Poirier | kelpree7@yahoo.com | 18 Freeman St |
ABSOLUTELY NO DEVELOPMENT

Sarah Hammer | ssawka10@gmail.com | 24 Greenfield Ln. |
Please stop this proposal. Clifford Park has been an incredible resource for so many who struggle with fitness, mental health, physical health or simply love nature. It also offers incredible exposure for children to the wild on a regular basis. So few places honor nature but Clifford Park has been a wonderful way to expose my children to the marvelous wonders of nature and what I can offer us. But also what we can offer it. Please protect this amazing park.

Nick Blunier | nickblunier@yahoo.com | 165 main st suite 101 |

As a UNE alumni and local business owner I would hate to see such an important space destroyed for a few extra houses!!!!

Calvin Poissant | calvinpoissant@gmail.com | 6 cross st |
Clifford Park deserves to be kept intact as it is a vitally important recreational space for the people of Biddeford but it is also a beautiful bit of nature.

Kimberly Roseberry | roseberry00@hotmail.com | 116 Main Street |
Clifford Park has tremendous value for the city and its citizens, and should not be developed. Having public green space is a key feature that attracts people to live in an area, gives people respite, and promotes healthy lifestyles. A place's worth isn't only measured in tax dollars, and in this case the indirect benefits to the city are many. I urge you to reject this development.

Heather Knox | lindaflordaurce@gmail.com | 59 Center Street |
Clifford Park is a special piece of nature that brings beauty to the area. It's a huge draw for me as a renter that I can walk from my house to Clifford Park and go on hikes or be in nature.

Titus Garvilles | titus.garvilles@gmail.com | 99 Granite St |
Clifford Park is a weekly part of our lives. The miles of varied trails provide a lush and challenging mountain biking destination for riders locally and from afar. There is a wide variety of Untapped opportunities to draw people into our community in a positive via Clifford Park. I would have you look to the benchmark set but the Gorham trail system. Let's not lose this opportunity for community growth and enrichment that our park provides.

Libby Herskovitz | erherskovitz@gmail.com | 114 South St |
Clifford Park is vital to this community in a number of ways - education, community, natural wildlife, wildlife diversity, one of the main places in Biddeford where people can hike, etc. This development would be incredibly detrimental! Please do not ruin this gem!

Hunter Wahl | hunterwahl@gmail.com | 5 Cutts St. |
Development like this is why young people are flocking from this state. Selling off dwindling nature and recreational areas so that expensive housing can be built that 90% of Mainers can't afford is exactly the middle finger to lower and middle class folk we've come to expect.

Guy Daigneault | gindiane35@gmail.com | 7 Forest Street |
Did not realize the how the project was cutting through the park until I saw the map.

Jordan Martin | jrmartin2126@gmail.com | 35 Ray Street |
Don't take away our public parks for private profit!

Jocelyn Canning | jocelyn.canning@gmail.com | 20 Bacon St |
Hands off our park!! Preserve our natural places

Victoria Gordon | vgordon3464@gmail.com | 33 Hill Street, Apt. 101 |
Housing is an issue, but we should absolutely not be cutting into the city's public greenspaces to build single-family housing.

John Miller | jmpainternh@gmail.com | 31 Fern Park Ave |

I am an avid mountain bike rider. These trails are the only ones in the area for bikers.

Deb Stockwell | cleandeBBie@yahoo.com | 40 Westfield Street,Ext |
I think developers have done enough clear cutting our land .

Elizabeth Lacroix | cebsm2@yahoo.com | 15 Roebuck Ave |
I walk in Clifford Park and use the various trails within the park. On days when my body hurts, I do the easy trails and when I am having a good day I walk the entire trails in the park. By building you would be taking away the last perfectly quiet area in town, not to mention the wildlife that live in the park. Please stop this project

Jesse Galkowski | jessegalko@gmail.com | 7 Hillside Avenue |
I will lay my body across orange trail to save any square foot of Clifford!!! It's a gem I didn't know about when I bought my house here 5 years ago. My growing family, including two dogs and a young baby, look forward to continuing our explorations for years to come!

Jason Ledoux | itledoux71@gmail.com | 22 middle street |
If the the new developments are made hikers, walkers and bikers may lose access in the ability to connect many of the local trail systems together without having to take local roads. Losing the orange trail in Clifford Park helps myself as a mountain biker connect to Blandings and smith preserve in Kennebunkport. This connection is greatly cherished by the local mountain biking community. You can use local trails starting from Clifford Park and connect All the way to cape porpoise. These developments will all but that eliminate that ability. Please keep this natural beauty we have left instead of adding more developments to collect taxes. Yes, Biddeford is up and coming but we can't afford to lose more of its beauty to add 50 homes.

Mauricio Villarreal | mvflyfree@gmail.com | 273 Alfred st Biddeford Me |
Is a beautiful place to exercise and spend time with nature. Take walk along the stream, go bird watching and take pictures of nature.

Samantha Viola | sam.viola22@gmail.com | 41 acorn street |
Keep Clifford park preserved! One of the few spots residents can reconnect with nature and get outside away from traffic.

Sam willsey | samanthawillsey@gmail.com | 12 forest ave oob |
Keep the park as it is!!

Alexis Waggoner | alexisgbw11@yahoo.com | 3 Union st |
Like many of us kids who grew up in Biddeford that park means so much to a lot of us and wanting it to stay that way for our future generations.

Daniel Dixon | 19ddixon@gmail.com | 2 DECARY rd |
Love walking the trails and being outdoors at Clifford Park would be a shame to build in the area

Bretton kinney | bretton.kinney@maine.edu | 17 Clark st Saco |
Maine is such a wonderful state, we get the beauty of nature and a small town feel. That needs to be preserved. We live here cause we love the outdoors and don't care for the city. Removing a park would be a horrible detriment to the Maine life.

Erik Derecktor | erik.derecktor@gmail.com | 17 Alfred St #301 Biddeford |
Medium-high density housing is cheaper and more affordable for sustainable development of Biddeford. Accessible, protected green space is essential to sustainable development of a thriving community.

Karen And Greg Jennings | thebanshee55@yahoo.com | 6 Crestwood Drive |
My question is why do we need more development in Biddeford? With all the added housing in the mills and the development planned on south street, why do we need more. Rehab some of the rundown places on n town. We need open spaces for the animal to live and the native plants and trees to grow.

Dawn Charnetzky | dcharnetzky@gmail.com | 24 Hill St |
Please let our voices be heard! This park is one of the nicest perks to living in and raising a family in Biddeford. Please develop much needed housing instead using the alternatives options! Thank you.

Dominique Johnson | fireflyontheoak@yahoo.com | 27 Newtown Rd. |
Please stop developing the natural areas of our town. There is not much left. Do we really want to look like Boston or Portland?

Cynthia Ladderbush | cynthia@me.com | 71 Hills Beach Rd |
Please stop Westbrook development!

Darren Lieu & Katie Hepburn | darren.c.lieu@gmail.com | 13 Winding Creek Ln Biddeford, Maine |
Since moving here in June 2021 I have been heavily using the trails in Clifford park, mainly the orange trail

Michael Bouthillette | bouthillette@gmail.com | 34 Parkside Drive. |
Thank you for helping with this. The building in this area needs to stop.

Douglas Walters | romerokryptosigurd@gmail.com | 286 Elm St. Biddeford Maine
The Clifford Park area is also a valuable resource for teaching children. Field trips, and group discussions of the area would be a great way to teach about everything from biology/ life cycles to Concepts like stewardship. There is a lot to be learned about the nature of the planet by studying that relatively small section of the world. Why make that world any smaller?

Samantha Wolf | samantha.may.wolf@gmail.com | 103 Granite St |
The messaging seems thorough and accurate. Conserving the corridor between Clifford park and Blandings Sanctuary is essential to wildlife and people alike.

Jessica Muise & Brendan Mahoney | jess.muise@gmail.com | 4 Wilson Street |
The reason Biddeford is such a success is because of the difficult and positive choices our City Council has been making! Thank you for listening to your residents. This is the way to keep our community thriving!

Diane Tremblay | dianetremblay1961@gmail.com | 46 Parkside drive |
These trails are very near and dear to my heart. I hike, trail run and bike these woods every day and find peace and solitude every time I am out there. I have encountered deer, owls, porcupines and other wildlife. We have sledding parties for the kids on the hill where this potential development will go. We don't need more housing but we green space to go and decompress from this crazy world we live in. Please keep this from being developed.

Vanessa Irish | virish87@gmail.com | 220 Main St. Biddeford ME |

This area is beautiful and fun for my family. To hike, to play. It's a staple in Biddeford. For a city up that's been up and coming. We need areas like this to stay. There isn't a lot of areas like this. We need to conserve it. Health is what everyone cares about now. We need trails. It's an asset.

Ariane Bouchard | arilubou@gmail.com | 7 Stanley street (OOB)

This is a sanctuary for everyone in the area, from OOB and currently live in Gorham but still go visit Clifford park even despite it being far from my current home. Near and far this place is cherished and should not be ruined.

Kendra Adams | kendraladams@gmail.com | 24 State St |

This is a wonderful local park, great place to take kids, hidden gems along the way. Helped out so much during covid to get out of the house and be in nature. Also taken residential group home clients who do not have extra money to spend on activates. Wonderful for there mental health. Expecally when they realize there is a waterfall right in town

Maribeth Amber | maribeth.amber@gmail.com | Maribeth Amber, 36 Old Pool Road |

This is an abomination to our public right to preserve woodland areas.

Carey Donegan | careydonegan@gmail.com | 15 high street Biddeford |

This park belongs to the community. It's a treasure. Please leave it be!

Jordan Stebbins | jsstebbins@gmail.com | 12 King Street |

This park brings so much peace, a wonderful get away for so many.

Joel Alex | joel.a.alex@gmail.com | 17 Vine Street, |

This park is a treasure and a big reason I chose to relocate to Biddeford. Greenspace is not easily added back once it is gone.

Beth Whitney | propscene@gmail.com | 79 Granite Street Biddeford Maine |

This would be a complete disaster and disgrace. The park is a gem and incredibly important for quality of life and wildlife preservation.

Jay Pappas | j.pappas@me.com | 4 macintosh lane |

We do not need to tear down more woods for housing! I know we cannot stop urban blight but not every open space needs developing. I would be happier with a skyscraper for housing built across the street from the mill. Cold hard facts of life is many people cannot afford to buy in the town they grew up in ,it happened to me ! I grew up in Arlington Ma in the 60/70s back then the town had farms and open space and every neighborhood had a woods and houses had double lots, today it is completely built up and looks more like a city than a quite suburb with no farms .no woods and every home with a double lot has built a second home keep Maine vacation land and a home for the wildlife!

Katie Delcourt | kadelcourt1@gmail.com | 57 Bradbury st |

We have scarcely any wildlife habitats left. Saving Clifford Park is essential for the greater good of the public and the ecosystems of Maine, as well as for our climate future.

Shannon Lucier Lambert | ilyk1225@gmail.com | 22 Bernard Ave |

We love this park. Keep big \$ out keep the land. Family and animals need this. Fix it up and keep it part of the community. Enough with the new fix up the Existing.

Frances Buerkens | buerkensf@gmail.com | 92 Granite St |

We moved the Biddeford BECAUSE of Clifford Park! Please don't destroy our public spaces.

Freida Slowik | b.freida65@hotmail.com | 105 A Pike Street |

We need natural resources now more than ever! Clifford Park has this and much more.

Charles Gould | ibchasm@yahoo.com | 22 Winding Creek Lane |

Yes, let's please explore alternatives to destroying precious park space. Thank you

Laura Siciliano | lauramsiciliano@gmail.com | 3 Winding Creek Lane |

You may want to also mention the significant increase in traffic that this would cause for all of the local residents as there is only one way out to the main road. The increased traffic would also present a significant safety issue for the many young children, walkers, bike riders, and pets who are regularly outdoors in this small community.

From: lauramsiciliano@gmail.com
Sent: Thursday, September 15, 2022 6:23 AM
To: Whitten, Nan
Cc: Tim Siciliano
Subject: Stop Westbrook Development

Planning Board Letter

Dear Members of the Planning Board,

Biddeford has made tremendous strides over the past decade to turn our little mill town into one of the most desirable places to live in southern Maine and in the process has managed to carve out a unique niche for itself that includes beautiful beaches, miles of forested hiking trails, and a rejuvenated downtown. The outdoor activities combined with the restaurants and shopping continue to draw both visitors and new residents alike. With our town's future looking bright, we believe the Planning Board's role at this juncture is more critical than ever.

It was clear after listening to the public comments at the recent Planning Board meeting that our community cares deeply about Clifford Park, Blandings Park Wildlife Sanctuary, and the wildlife that inhabits them; however, in addition to protecting the natural landscape of the park, as the Planning Board for Biddeford you must also consider the impact of the impending development on the surrounding neighborhoods and community.

There is currently only one way in and one way out of the Winding Creek neighborhood. This pocket of our city already has approximately 45 homes. The possibility of adding nineteen additional lots to the end of a dead end street has created major concerns for the families who reside in the existing neighborhood.

Our first and foremost concern is safety. Nineteen additional lots means at least 19 more houses tucked away at the end of a narrow and winding road. Should an emergency happen, as we mentioned before, there is only one way in and one way out. Adding 19 more homes also means approximately 38 more vehicles regularly traveling back and forth in our small neighborhood with a conservative estimate of 76 more cars passing through each and every day. Our neighbors purchased homes in this quiet, dead end neighborhood to provide a safe place for their children to play and their pets to roam. Many of our neighbors have young children who regularly play in their front yards and ride their bikes and scooters to and from one another's houses. Our residents as well as many of the residents from neighboring streets often walk, run and bike on Alison and Winding Creek and take advantage of the easy access to the orange trail and the feeling of being off the beaten path. But even with the current traffic, the narrow streets and blind curves make our streets more dangerous than one would think. There have been numerous times in which we have jumped out of the way of cars speeding around one of the bends. More traffic at best would mean more near misses...and at worst could have tragic results.

A second but equally concerning issue is the potential for structural damage that the excavating and blasting may cause to the existing houses and properties in our neighborhood. The land that they intend to develop is a delicate balance that includes, among other things, both ledge and wetlands with a natural creek running through the area. Disturbing this balance could have serious consequences. We spoke with a few original owners on Alison who had to deal with flooded basements in addition to the ground collapsing in their

driveways and properties as each of the previous developments leading up to Winding Creek was constructed. Some of these problems from decades ago are still ongoing issues for our neighbors today.

We would also like to ask the Planning Board to please strongly consider the fact that this development is only the beginning of a bigger plan that has clearly been in the works for some time and that will effectively sever this precious forested area into two separate parcels. By picking it apart one parcel at a time, it may not seem as detrimental to the environment, but please don't be fooled. As you and the developers probably know, had the entire development been proposed at one time, it would have most certainly triggered Maine's Site Law. Please do not be short-sighted in this extremely important decision that would essentially continue to protect Clifford Park and Blandings Park Wildlife Sanctuary and the safe passage for the animals from one area to the other.

Finally, if the Planning Board still feels compelled to proceed (against the community's better judgement) with this development, we would like to strongly recommend that the developer not be allowed to put in cluster housing, but instead adhere to the existing property sizes and setback requirements for the current Winding Creek Lane Association. Putting cluster housing (which would be much more densely populated) in this portion of the park would only serve to cause more serious issues for the wildlife that already inhabits Clifford Park.

While utilizing several acres of the park to build much needed housing might on the surface seem like a logical solution to the current housing crisis, it is critical that you, our Planning Board, considers the long term and irreversible effects of this decision on the city, the park, and the surrounding neighborhoods. Thank you for your anticipated thoughtful consideration of this very important matter.

Sincerely,
Tim and Laura Siciliano

Sent from my iPhone

Whitten, Nan

From: S W <samantha.may.wolf@gmail.com>
Sent: Thursday, September 15, 2022 9:01 AM
To: Whitten, Nan
Subject: Comment for Sept 21st Planning Board Meeting

Hello Members of the Planning Board,

First, thank you for postponing this vote. It would have set a bad precedent to vote on the 7th after receiving information that the public had not yet had a change to review, and that members of the board had only a few minutes to absorb.

At Sept 7th's Planning Board meeting, Mr. Eon referred to his development project as "affordable housing" multiple times. As you probably know, affordable housing has a specific definition: The federal Department of Housing and Urban Development (HUD) defines an "affordable dwelling" as one that a household can obtain for 30 percent or less of its income. According to the 2020 census, the median income in Biddeford is \$54,915. That's a yearly mortgage total of \$18,305, and assuming a 30 mortgage, a total cost of \$549,150 (which is still grossly unattainable for many prospective homebuyers who are already renting in the area and contributing to Biddeford's economy and community). Who will hold Mr. Eon to this price per home? No one, because this is private sector development, meaning that Mr. Eon was attempting to mislead the Planning Board and the Public in attendance on Sept 7th. There is nothing stopping Mr. Eon and his associates from taking part in the housing price-gouging that Mainers have experienced over the last two years. He's also tried to misrepresent the extension of Winding Creek as 19 lots, when the Letter of Understanding between Mr. Eon and the City reflects an agreement for a total of approximately 50 lots once the approval for the first 19 is given.

Has any thought been given to the impact on our roads and rush hour traffic an additional 50-100 vehicles will have? The bottle neck at the intersection of Main St and Hill St is dangerous and frustrating for commuters already. And what about Biddeford's already strained school systems? There are over 400 residents who have already signed their names to a petition to stop this project. There was a strong public turnout at the PB meeting on the 7th in disapproval of this project - and aside from the developer and his associates, no one from the public in favor.

At bare minimum, if this project is approved and proceeds, the land being gifted to the town must be protected from development in perpetuity by means of a Conservation Easement held by a reputable Land Trust or other Conservation Agency.

Samantha Wolf and Bob Tkacik, 103 Granite St, Biddeford.

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Samantha Wolf
MSc Conservation & Biodiversity
Trinity College Dublin 2018
Pronouns: She/Her [Why Pronouns Matter](#)



Virus-free. www.avast.com

Whitten, Nan

From: Dana St.Ours <danastours@gmail.com>
Sent: Thursday, September 15, 2022 9:52 AM
To: Whitten, Nan
Subject: Westbrook subdivision review.
Attachments: 20220910_063412.jpg; 20220530_074554.jpg

See attachments for consideration

These pictures were taken this year at 42 Parkside Dr.
Tank you.





Whitten, Nan

From: Ryan Crowley <ryan.crowley1976@gmail.com>
Sent: Thursday, September 15, 2022 3:19 PM
To: Whitten, Nan
Subject: West Brook Development and Clifford Park

Dear Mr. Whitten,

I run or walk in Clifford Park a few times a week. The West Brook development created on the 4 acres of the park won't be in an isolated bubble. No, its concrete, pavement, houses, and lawns will be part of the park, cutting between the black and red trails, disrupting not only the habitat of the woodland creatures, but disturbing the sense of wilderness that brings people to the forest to connect with nature, to silence the noise of society, just for a little while. Maine is the Pine Tree State and we Mainers should do everything we can to protect and ensure our forests stay intact for future generations to enjoy. As John Muir said: "Everyone needs beauty...places to play in and pray in where nature may heal and cheer and give strength to the body and soul alike."

Thank you,

Ryan Crowley

28 Pearl St

Biddeford, ME 04005

Whitten, Nan

From: Loren McCready <loren.mccready@gmail.com>
Sent: Friday, September 16, 2022 1:58 PM
To: Casavant, Alan; Belanger, Norman; Lessard, Marc; Ortiz, Doris; Emhiser, William; Whiting, Scott; Grohman, Martin; Mills, Bobby; LaFountain, Liam; Clearwater, Amy
Cc: William Southwick; Grooms, Matthew; Bennett, James; Whitten, Nan; Larry Patoine; Alexa Plotkin; Michael Cantara; Roch Angers; Sean Tarpey; Susan Deschambault
Subject: Clifford Park Land Swap Agreement | Public Comments

Dear City Councilors and Mayor Casavant:

I realize that you have already received a substantial amount of communication from Biddeford residents regarding the West Brook Subdivision, and I appreciate your responses to their questions and concerns. We've been told on multiple occasions that the Clifford Park land swap agreement is essentially a done deal (pending legal review) and out of City Council's hands. As was pointed out by the Conservation Commission at last week's Planning Board meeting, approval for this land swap happened in 13 minutes on October 20, 2020, and no further discussion was ever had about the potential downsides. I'm sure some of you have reviewed the final plans for the subdivision, and **I ask that you fully reassess this land swap agreement and its consequences.**

This week, I shared my final comments with the Planning Board to be reviewed before their September 21st meeting. Additionally, I shared all of the comments we've gathered over the past five months from Biddeford residents (*see below*). We have made it very clear to our petition list in several messages that the City of Biddeford will gain 100 acres in this land swap. Even with that information, we have had *one* individual out of nearly *five hundred* who asked to be removed from the petition list. **Many of your constituents do not want this land swap to happen.** All of the science and research presented regarding these land parcels make it evident that development will impact the ecological richness and diversity of Clifford Park. The additional development projects agreed upon in the *Letter of Understanding* with the City will only further exacerbate these issues.

Below are the many comments we received from petitioners. None of these individuals requested to be removed from our list, even with clear messaging about the City's 100-acre land gain. **Please listen to these residents, and reevaluate the City's options for this deal.**

We appreciate all of your time and consideration, and hopefully, we can prevent development on these parcels and find a solution that respects the natural environments that make Biddeford unique and attractive. Please feel free to reach out to me if you have any questions.

Sincerely,
Loren McCready

Public Comments on West Brook Subdivision

Kathleen Clark | kathleen.clark@utexas.edu | 68 Green St |

Biddeford is built on a fabric of multi-family, multi-unit housing. It creates the density, diversity, community and affordability that makes Biddeford attractive to new residents. While new housing will need to be added to the city to support this population growth, the proposed suburban style development of single family homes with medium sized grassy yards is outdated and inconsiderate of human and ecological needs. Rather than taking away assets to the community, such as a park, the city should preserve those assets and focus it's growth in the downtown radius. There are surface parking lots, unused downtown buildings, still unused mill buildings, 1 story buildings that could be upgraded to 4 story buildings, etc. All these types of development would locate people in an area where they have walkable access to groceries, shopping, dining, public transit, and schools, all while protecting the natural ecosystems that are already established in Clifford Park.

Shannon Connors | shannon.connors@maine.edu | Quimby St. |

There are endangered species living and thriving in Clifford Park. This is an outrage to conservationists and the local natives.

Evan Pollard | pavelrenardpollard@gmail.com | 41 Acorn st

Absolutely absurd! The park is beautiful and countless people living in city center use it to walk their dogs, or to go in hikes and bikes. There has to be other land in Biddeford available for development!

Kelly Poirier | kelpree7@yahoo.com | 18 Freeman St |

ABSOLUTELY NO DEVELOPMENT

Sarah Hammer | ssawka10@gmail.com | 24 Greenfield Ln. |

Please stop this proposal. Clifford Park has been an incredible resource for so many who struggle with fitness, mental health, physical health or simply love nature. It also offers incredible exposure for children to the wild on a regular basis. So few places honor nature but Clifford Park has been a wonderful way to expose my children to the marvelous wonders of nature and what I can offer us. But also what we can offer it. Please protect this amazing park.

Nick Blunier | nickblunier@yahoo.com | 165 main st suite 101 |

As a UNE alumni and local business owner I would hate to see such an important space destroyed for a few extra houses!!!!

Calvin Poissant | calvinpoissant@gmail.com | 6 cross st |

Clifford Park deserves to be kept intact as it is a vitally important recreational space for the people of Biddeford but it is also a beautiful bit of nature.

Kimberly Roseberry | roseberry00@hotmail.com | 116 Main Street |

Clifford Park has tremendous value for the city and its citizens, and should not be developed. Having public green space is a key feature that attracts people to live in an

area, gives people respite, and promotes healthy lifestyles. A place's worth isn't only measured in tax dollars, and in this case the indirect benefits to the city are many. I urge you to reject this development.

Heather Knox | lindaflordaurce@gmail.com | 59 Center Street |
Clifford Park is a special piece of nature that brings beauty to the area. It's a huge draw for me as a renter that I can walk from my house to Clifford Park and go on hikes or be in nature.

Titus Garvilles | titus.garvilles@gmail.com | 99 Granite St |
Clifford Park is a weekly part of our lives. The miles of varied trails provide a lush and challenging mountain biking destination for riders locally and from afar. There is a wide variety of Untapped opportunities to draw people into our community in a positive via Clifford Park. I would have you look to the benchmark set but the Gorham trail system. Let's not lose this opportunity for community growth and enrichment that our park provides.

Libby Herskovitz | erherskovitz@gmail.com | 114 South St |
Clifford Park is vital to this community in a number of ways - education, community, natural wildlife, wildlife diversity, one of the main places in Biddeford where people can hike, etc. This development would be incredibly detrimental! Please do not ruin this gem!

Hunter Wahl | hunterwahl@gmail.com | 5 Cutts St. |
Development like this is why young people are flocking from this state. Selling off dwindling nature and recreational areas so that expensive housing can be built that 90% of Mainers can't afford is exactly the middle finger to lower and middle class folk we've come to expect.

Guy Daigneault | gindiane35@gmail.com | 7 Forest Street |
Did not realize the how the project was cutting through the park until I saw the map.

Jordan Martin | jrmartin2126@gmail.com | 35 Ray Street |
Don't take away our public parks for private profit!

Jocelyn Canning | jocelyn.canning@gmail.com | 20 Bacon St |
Hands off our park!! Preserve our natural places

Victoria Gordon | vgordon3464@gmail.com | 33 Hill Street, Apt. 101 |
Housing is an issue, but we should absolutely not be cutting into the city's public greenspaces to build single-family housing.

John Miller | jmpainternh@gmail.com | 31 Fern Park Ave |
I am an avid mountain bike rider. These trails are the only ones in the area for bikers.

Deb Stockwell | cleandebbie@yahoo.com | 40 Westfield Street, Ext |
I think developers have done enough clear cutting our land .

Elizabeth Lacroix | cebsm2@yahoo.com | 15 Roebuck Ave |

I walk in Clifford Park and use the various trails within the park. On days when my body hurts, I do the easy trails and when I am having a good day I walk the entire trails in the park. By building you would be taking away the last perfectly quiet area in town, not to mention the wildlife that live in the park. Please stop this project

Jesse Galkowski | jessegalko@gmail.com | 7 Hillside Avenue |

I will lay my body across orange trail to save any square foot of Clifford!!! It's a gem I didn't know about when I bought my house here 5 years ago. My growing family, including two dogs and a young baby, look forward to continuing our explorations for years to come!

Jason Ledoux | jtledoux71@gmail.com | 22 middle street |

If the the new developments are made hikers, walkers and bikers may lose access in the ability to connect many of the local trail systems together without having to take local roads. Losing the orange trail in Clifford Park helps myself as a mountain biker connect to Blandings and smith preserve in Kennebunkport. This connection is greatly cherished by the local mountain biking community. You can use local trails starting from Clifford Park and connect All the way to cape porpoise. These developments will all but that eliminate that ability. Please keep this natural beauty we have left instead of adding more developments to collect taxes. Yes, Biddeford is up and coming but we can't afford to lose more of its beauty to add 50 homes.

Mauricio Villarreal | mvflyfree@gmail.com | 273 Alfred st Biddeford Me |

Is a beautiful place to exercise and spend time with nature. Take walk along the stream, go bird watching and take pictures of nature.

Samantha Viola | sam.viola22@gmail.com | 41 acorn street |

Keep Clifford park preserved! One of the few spots residents can reconnect with nature and get outside away from traffic.

Sam willsey | samanthawillsey@gmail.com | 12 forest ave oob |

Keep the park as it is!!

Alexis Waggoner | alexisgbw11@yahoo.com | 3 Union st |

Like many of us kids who grew up in Biddeford that park means so much to a lot of us and wanting it to stay that way for our future generations.

Daniel Dixon | 19ddixon@gmail.com | 2 DECARY rd |

Love walking the trails and being outdoors at Clifford Park would be a shame to build in the area

Bretton kinney | bretton.kinney@maine.edu | 17 Clark st Saco |

Maine is such a wonderful state, we get the beauty of nature and a small town feel. That needs to be preserved. We live here cause we love the outdoors and don't care for the city. Removing a park would be a horrible detriment to the Maine life.

Erik Derecktor | erik.derecktor@gmail.com | 17 Alfred St #301 Biddeford |

Medium-high density housing is cheaper and more affordable for sustainable development of Biddeford. Accessible, protected green space is essential to sustainable development of a thriving community.

Karen And Greg Jennings | thebanshee55@yahoo.com | 6 Crestwood Drive |
My question is why do we need more development in Biddeford? With all the added housing in the mills and the development planned on south street, why do we need more. Rehab some of the rundown places on n town. We need open spaces for the animal to live and the native plants and trees to grow.

Dawn Charnetzky | dcharnetzky@gmail.com | 24 Hill St |
Please let our voices be heard! This park is one of the nicest perks to living in and raising a family in Biddeford. Please develop much needed housing instead using the alternatives options! Thank you.

Dominique Johnson | fireflyontheoak@yahoo.com | 27 Newtown Rd. |
Please stop developing the natural areas of our town. There is not much left. Do we really want to look like Boston or Portland?

Cynthia Ladderbush | cynthia@me.com | 71 Hills Beach Rd |
Please stop Westbrook development!

Darren Lieu & Katie Hepburn | darren.c.lieu@gmail.com | 13 Winding Creek Ln Biddeford, Maine |
Since moving here in June 2021 I have been heavily using the trails in Clifford park, mainly the orange trail

Michael Bouthillette | bouthillettem@gmail.com | 34 Parkside Drive. |
Thank you for helping with this. The building in this area needs to stop.

Douglas Walters | romerokryptosigurd@gmail.com | 286 Elm St. Biddeford Maine
The Clifford Park area is also a valuable resource for teaching children. Field trips, and group discussions of the area would be a great way to teach about everything from biology/ life cycles to Concepts like stewardship. There is a lot to be learned about the nature of the planet by studying that relatively small section of the world. Why make that world any smaller?

Samantha Wolf | samantha.may.wolf@gmail.com | 103 Granite St |
The messaging seems thorough and accurate. Conserving the corridor between Clifford park and Blandings Sanctuary is essential to wildlife and people alike.

Jessica Muise & Brendan Mahoney | jess.muise@gmail.com | 4 Wilson Street |
The reason Biddeford is such a success is because of the difficult and positive choices our City Council has been making! Thank you for listening to your residents. This is the way to keep our community thriving!

Diane Tremblay | dianetremblay1961@gmail.com | 46 Parkside drive |

These trails are very near and dear to my heart. I hike, trail run and bike these woods every day and find peace and solitude every time I am out there. I have encountered deer, owls, porcupines and other wildlife. We have sledding parties for the kids on the hill where this potential development will go. We don't need more housing but we green space to go and decompress from this crazy world we live in. Please keep this from being developed.

Vanessa Irish | virish87@gmail.com | 220 Main St. Biddeford ME |
This area is beautiful and fun for my family. To hike, to play. It's a staple in Biddeford. For a city up that's been up and coming. We need areas like this to stay. There isn't a lot of areas like this. We need to conserve it. Health is what everyone cares about now. We need trails. It's an asset.

Ariane Bouchard | arilubou@gmail.com | 7 Stanley street (OOB)
This is a sanctuary for everyone in the area, from OOB and currently live in Gorham but still go visit Clifford park even despite it being far from my current home. Near and far this place is cherished and should not be ruined.

Kendra Adams | kendraladams@gmail.com | 24 State St |
This is a wonderful local park, great place to take kids, hidden gems along the way. Helped out so much during covid to get out of the house and be in nature. Also taken residential group home clients who do not have extra money to spend on activities. Wonderful for their mental health. Especially when they realize there is a waterfall right in town

Maribeth Amber | maribeth.amber@gmail.com | Maribeth Amber, 36 Old Pool Road |
This is an abomination to our public right to preserve woodland areas.

Carey Donegan | careydonegan@gmail.com | 15 high street Biddeford |
This park belongs to the community. It's a treasure. Please leave it be!

Jordan Stebbins | jsstebbins@gmail.com | 12 King Street |
This park brings so much peace, a wonderful get away for so many.

Joel Alex | joel.a.alex@gmail.com | 17 Vine Street, |
This park is a treasure and a big reason I chose to relocate to Biddeford. Greenspace is not easily added back once it is gone.

Beth Whitney | propscene@gmail.com | 79 Granite Street Biddeford Maine |
This would be a complete disaster and disgrace. The park is a gem and incredibly important for quality of life and wildlife preservation.

Jay Pappas | j.pappas@me.com | 4 macintosh lane |
We do not need to tear down more woods for housing! I know we cannot stop urban blight but not every open space needs developing. I would be happier with a skyscraper for housing built across the street from the mill. Cold hard facts of life is many people cannot afford to buy in the town they grew up in ,it happened to me ! I grew up in Arlington Ma in the 60/70s back then the town had farms and open space and every

neighborhood had a woods and houses had double lots, today it is completely built up and looks more like a city than a quite suburb with no farms .no woods and every home with a double lot has built a second home keep Maine vacation land and a home for the wildlife!

Katie Delcourt | kadelcourt1@gmail.com | 57 Bradbury st |
We have scarcely any wildlife habitats left. Saving Clifford Park is essential for the greater good of the public and the ecosystems of Maine, as well as for our climate future.

Shannon Lucier Lambert | ilyk1225@gmail.com | 22 Bernard Ave |
We love this park. Keep big \$ out keep the land. Family and animals need this. Fix it up and keep it part of the community. Enough with the new fix up the Existing.

Frances Buerkens | buerkensf@gmail.com | 92 Granite St |
We moved the Biddeford BECAUSE of Clifford Park! Please don't destroy our public spaces.

Freida Slowik | b.freida65@hotmail.com | 105 A Pike Street |
We need natural resources now more than ever! Clifford Park has this and much more.

Charles Gould | ibchasm@yahoo.com | 22 Winding Creek Lane |
Yes, let's please explore alternatives to destroying precious park space. Thank you

Laura Siciliano | lauramsiciliano@gmail.com | 3 Winding Creek Lane |
You may want to also mention the significant increase in traffic that this would cause for all of the local residents as there is only one way out to the main road. The increased traffic would also present a significant safety issue for the many young children, walkers, bike riders, and pets who are regularly outdoors in this small community.

Whitten, Nan

From: Ralph Doering, III <rdoeringiii@gmail.com>
Sent: Saturday, September 17, 2022 1:04 PM
To: loren.mccready@gmail.com; dmendros@mainelymediallc.com;
twells@mainelymediallc.com; ggraham@pressherald.com; newsdesk@sacobaynews.com
Cc: Emhiser, William; Whiting, Scott; Grohman, Martin; LaFountain, Liam;
amy.clearwater@biddeford.maine.org; Belanger, Norman; Mills, Bobby; Ortiz, Doris;
Lessard, Marc; Casavant, Alan; Bennett, James; Alexa Plotkin; Larry Patoine; Michael
Cantara; Roch Angers; Sean Tarpey; Susan Deschambault; William Southwick; Grooms,
Matthew; Mitchell, Gregory; Whitten, Nan; Center, Harry
Subject: fatal flaw arguing NOT to make Clifford Park bigger

Stop West Brook and the Conservation Committee have pinned their hopes on a pointed anti-recreation argument to try and sink the expansion of Clifford Park. And yet Stop West Brook has submitted many *pro*-recreation comments by its supporters as “evidence” to the planning board for why the board should not add 102 acres to Clifford Park, in exchange for 4 acres. Apparently Stop West Brook hopes the planning board hasn’t noticed this glaring conflict and schizophrenic reasoning. (I bet they have *indeed* noticed.) Here are just a few of the pro-recreation comments submitted to the planning board last Thursday by Stop West Brook.

- “Absolutely absurd! The park is beautiful and countless people living in city center use it to walk their dogs, or to go in hikes and bikes.” “Clifford Park deserves to be kept intact as it is a vitally important recreational space for the people of Biddeford but it is also a beautiful bit of nature.”
- "Removing a park would be a horrible detriment to the Maine life."
- “Clifford Park is a special piece of nature that brings beauty to the area. It’s a huge draw for me as a renter that I can walk from my house to Clifford Park and go on hikes or be in nature.”
- “Clifford Park is a weekly part of our lives. The miles of varied trails provide a lush and challenging mountain biking destination for riders locally and from afar. There is a wide variety of Untapped opportunities to draw people into our community in a positive via Clifford Park. I would have you look to the benchmark set but the Gorham trail system. Let’s not lose this opportunity for community growth and enrichment that our park provides.”
- “I will lay my body across orange trail to save any square foot of Clifford!!! It's a gem I didn't know about when I bought my house here 5 years ago. My growing family, including two dogs and a young baby, look forward to continuing our explorations for years to come!”
- “Love walking the trails and being outdoors at Clifford Park would be a shame to build in the area.”

There are more. Many are acutely ignorant ("removing a park"), but one thing to be said for almost all the Stop West Brook comments is that they are *pro-recreation*.

Meanwhile, Mr. Rhames and Mr. Rioux of the Conservation Committee are admirably transparent --- they don’t want any human beings walking on any of this land. They want it to sit there, unused by residents. They have made their personal preferences about land conservation abundantly clear over the years. They are intellectually consistent. Nevertheless, what is clear to me is that Stop West Brook and its pro-recreation people are perfectly willing to cynically align themselves with the anti-recreation Conservation Commission to stop *this one particular project*. **Why?**

Because the Stop West Brook people are already using this private property as their own. They are using it for recreation!

To illustrate Stop West Brook's laughable sense of entitlement, look no further than the woman at the last meeting who turned to the developer and in all seriousness told him to his face that he should donate all his land to the city. (What a surprise, she made no mention of how she's donating any property that she owns --- neither did any other Stop West Brook speakers announce their own impending property donations.)

As a newly-public figure, Mr. McCready, in order for your political organization to have any credibility here's what you must do if you plan to deploy and personally benefit from the anti-recreation argument. At the next planning board meeting, you must publicly call on both landowners to put up no-trespassing signs on all of their property. Trails out of Clifford Park onto private land need to be blocked at the park's border. That's where those trails must terminate. All hikers and dog walkers must turn back at those points. You must call on the landowners to take all measures --- including fencing if necessary --- to make sure that nobody, including all Stop West Brook members, can trespass on the 102 acres for hiking, skiing, snow shoeing, mountain biking or running. From West Street all the way over to Parkside Drive. Everybody must stay away from the waterfall area near the skating rink. Nobody should be able to use that private land, including you. All of you must restrict your movements to the confines of the existing Clifford Park. I challenge you to publicly announce to all your pro-recreation supporters that you honestly embrace the Conservation Commission's anti-recreation position, and that as a result your pro-recreation people need to stop using that 102 acres. Immediately. You are the group's leader. So lead. If you fail to make that argument on Wednesday night, the disingenuousness of the Stop West Brook campaign will then be laid bare for all to see. You'll just be NIMBYs hard at work.

Now let's get real. The city should sew up the 102 acres. This is a once-in-a-lifetime chance. ALL Biddeford people --- on land that the public actually owns --- should feel welcome to stretch out and forever enjoy a much bigger and better Clifford Park.

Whitten, Nan

From: Grohman, Martin
Sent: Monday, September 19, 2022 6:15 AM
To: Mike Eon; Emhiser, William; Whiting, Scott; LaFountain, Liam; amy.clearwater@biddeford.maine.org; Belanger, Norman; Mills, Bobby; Ortiz, Doris; Lessard, Marc; Casavant, Alan
Cc: Bennett, James; Alexa Plotkin; Larry Patoine; Michael Cantara; Roch Angers; Sean Tarpey; Susan Deschambault; William Southwick; Grooms, Matthew; Mitchell, Gregory; Whitten, Nan; Bernie Roberge; Jan Eon
Subject: Re: Letter to Mayor and Council

Mike and the E&R team,

Thank you for this. It is clear and helpful.

And thank you as well for your lifelong dedication to the City of Biddeford, and in particular for providing access these many years to the beautiful natural areas that will ultimately be protected for the long term as this agreement moves forward.

All the best,
Marty

From: Mike Eon <meon@mikeeonassoc.com>
Sent: Thursday, September 15, 2022 11:08:38 AM
To: Emhiser, William; Whiting, Scott; Grohman, Martin; LaFountain, Liam; amy.clearwater@biddeford.maine.org; Belanger, Norman; Mills, Bobby; Ortiz, Doris; Lessard, Marc; Casavant, Alan
Cc: Bennett, James; Alexa Plotkin; Larry Patoine; Michael Cantara; Roch Angers; Sean Tarpey; Susan Deschambault; William Southwick; Grooms, Matthew; Mitchell, Gregory; Whitten, Nan; Bernie Roberge; Mike; Jan Eon
Subject: Letter to Mayor and Council

Please find attached a letter to the City, Council and Mayor Casavant.

Thanks,
Mike

Whitten, Nan

From: Beth Whitney <propscene@gmail.com>
Sent: Saturday, September 17, 2022 1:30 PM
To: Ralph Doering, III
Cc: loren.mccready@gmail.com; dmendros@mainelymediallc.com; twells@mainelymediallc.com; ggraham@pressherald.com; newsdesk@sacobaynews.com; Emhiser, William; Whiting, Scott; Grohman, Martin; LaFountain, Liam; amy.clearwater@biddeford.maine.org; Belanger, Norman; Mills, Bobby; Ortiz, Doris; Lessard, Marc; Casavant, Alan; Bennett, James; Alexa Plotkin; Larry Patoine; Michael Cantara; Roch Angers; Sean Tarpey; Susan Deschambault; William Southwick; Grooms, Matthew; Mitchell, Gregory; Whitten, Nan; Center, Harry
Subject: Re: fatal flaw arguing NOT to make Clifford Park bigger

I do not know why I was blind CC:ed on this, other than I signed a petition but my reservations are strictly about the effect on wildlife and this email which I am assuming was sent to everyone who spoke out about the expansion or signed a petition is outrageously misleading and petty. Aren't you a real estate investor who lives in Fort Lauderdale? A really quick google search shows you have a lot of properties throughout Maine that have been the subject of all sorts of ongoing issues affecting the safety and quality of life of the communities they are located in. Therefore this is purely concern trolling. Since you do not live in Biddeford I imagine your only interest in pushing this development forward is financial.
Please remove me from your list.

On Sat, Sep 17, 2022 at 1:03 PM Ralph Doering, III <rdoeringiii@gmail.com> wrote:

Stop West Brook and the Conservation Committee have pinned their hopes on a pointed anti-recreation argument to try and sink the expansion of Clifford Park. And yet Stop West Brook has submitted many *pro*-recreation comments by its supporters as “evidence” to the planning board for why the board should not add 102 acres to Clifford Park, in exchange for 4 acres. Apparently Stop West Brook hopes the planning board hasn't noticed this glaring conflict and schizophrenic reasoning. (I bet they have *indeed* noticed.) Here are just a few of the pro-recreation comments submitted to the planning board last Thursday by Stop West Brook.

- “Absolutely absurd! The park is beautiful and countless people living in city center use it to walk their dogs, or to go in hikes and bikes.” “Clifford Park deserves to be kept intact as it is a vitally important recreational space for the people of Biddeford but it is also a beautiful bit of nature.”
- "Removing a park would be a horrible detriment to the Maine life."
- “Clifford Park is a special piece of nature that brings beauty to the area. It's a huge draw for me as a renter that I can walk from my house to Clifford Park and go on hikes or be in nature.”
- “Clifford Park is a weekly part of our lives. The miles of varied trails provide a lush and challenging mountain biking destination for riders locally and from afar. There is a wide variety of Untapped opportunities to draw people into our community in a positive via Clifford Park. I would have you look to the benchmark set but the Gorham trail system. Let's not lose this opportunity for community growth and enrichment that our park provides.”
- “I will lay my body across orange trail to save any square foot of Clifford!!! It's a gem I didn't know about when I bought my house here 5 years ago. My growing family, including two dogs and a young baby, look forward to continuing our explorations for years to come!”
- “Love walking the trails and being outdoors at Clifford Park would be a shame to build in the area.”

There are more. Many are acutely ignorant ("removing a park"), but one thing to be said for almost all the Stop West Brook comments is that they are *pro-recreation*.

Meanwhile, Mr. Rhames and Mr. Rioux of the Conservation Committee are admirably transparent --- they don't want any human beings walking on any of this land. They want it to sit there, unused by residents. They have made their personal preferences about land conservation abundantly clear over the years. They are intellectually consistent. Nevertheless, what is clear to me is that Stop West Brook and its pro-recreation people are perfectly willing to cynically align themselves with the anti-recreation Conservation Commission to stop this one particular project. **Why?**

Because the Stop West Brook people are already using this private property as their own. They are using it for recreation!

To illustrate Stop West Brook's laughable sense of entitlement, look no further than the woman at the last meeting who turned to the developer and in all seriousness told him to his face that he should donate all his land to the city. (What a surprise, she made no mention of how she's donating any property that she owns --- neither did any other Stop West Brook speakers announce their own impending property donations.)

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Whitten, Nan

From: Patrick Conlon <paddymike2@gmail.com>
Sent: Monday, September 19, 2022 11:33 AM
To: Ralph Doering, III
Cc: Alexa Plotkin; Bennett, James; Larry Patoine; LaFountain, Liam; Grohman, Martin; Grooms, Matthew; Michael Cantara; Whitten, Nan; Roch Angers; Whiting, Scott; Sean Tarpey; Susan Deschambault; William Southwick; Emhiser, William; Casavant, Alan; amy.clearwater@biddeford.maine.org; Mills, Bobby; dmendros@mainelymediallc.com; Ortiz, Doris; ggraham@pressherald.com; Mitchell, Gregory; Center, Harry; loren.mccready@gmail.com; Lessard, Marc; newsdesk@sacobaynews.com; Belanger, Norman; twells@mainelymediallc.com
Subject: Re: fatal flaw arguing NOT to make Clifford Park bigger

The land swap is a win for the city and a win for the park in terms of growth of the parks actual land mass. It must be a win for the developer cause he gets to build and sell more houses in the area where he wants to do that.

I think the real informed argument and this was the objection of so many at the last Planning Board meeting, is that it's not a win for some specific species whose ability to move through the park in their normal/natural way is being severely infringed upon possibly at the cost of their survival in Clifford Park.

On Sat, Sep 17, 2022 at 1:03 PM Ralph Doering, III <rdoeringjii@gmail.com> wrote:

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Whitten, Nan

From: Loren McCready <loren.mccready@gmail.com>
Sent: Monday, September 19, 2022 12:46 PM
To: Casavant, Alan; Belanger, Norman; Lessard, Marc; Ortiz, Doris; Emhiser, William; Whiting, Scott; Grohman, Martin; Mills, Bobby; LaFountain, Liam; Clearwater, Amy; William Southwick; Grooms, Matthew; Bennett, James; Whitten, Nan; Larry Patoine; Alexa Plotkin; Michael Cantara; Roch Angers; Sean Tarpey; Susan Deschambault
Cc: dmendros@mainelymediallc.com; twells@mainelymediallc.com; Portland Press Herald - York County; newsdesk@sacobaynews.com
Subject: Response to Clifford Park/West Brook Comments

Dear Planning Board, City Council, and Mayor Casavant:

In response to the comments submitted recently, I would like to clarify the stance of Stop West Brook. Our petition statements are predicated on scientific facts presented by the [Biodiversity Research Institute](#). Our argument has remained quite simple, with the beginning of the petition stating the following: *"We respectfully ask the Planning Board to decline the West Brook proposal for the following reasons: 1. The impact on wildlife and worrisome compromises on the wildlife corridor..."*

The final application before the Planning Board still does not follow the researchers' recommended 300-foot buffer from West Brook Creek; the proposed buffer is half that distance. Also, the developers are skirting [DEP Site Law](#) review by proposing a single subdivision in what is clearly a substantially larger phased development project. The corridor plan in the [final application](#) even *shows* the future extension of Parkside Drive, yet the Board Chair has said that the Parkside project and Site Law cannot be considered in this application review.

The corridor will be narrow and directionally challenging for wildlife to navigate. Below, I've included a list of mammals and amphibians detected or potentially occurring in the BRI survey area. If the plans move forward according to the [Letter of Understanding](#) with the City, this corridor will eventually be ~100 feet in total for wildlife. For reference, the current corridor between the end of Winding Creek Lane and Parkside Drive is approximately 800 feet.

My hope is that the Planning Board and City choose to respect the science that is before them. Environmental concern should take precedence over development given the potential consequences of fragmenting these two [significant habitats](#). Thanks again for your time, and please feel free to contact me if you have any questions.

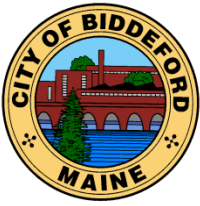
Sincerely,
Loren McCready

Mammals: Coyote, Star-nosed mole*, Opossum*, Porcupine, Flying squirrel*, Snowshoe hare*, Stripped Skunk, Short-tailed weasel*, Whitetail Deer, Raccoon, Squirrel Sp., Masked shrew*, Black bear*, Red Fox

Amphibians: Blue-spotted salamander*, Spotted salamander*, American toad*, Painted turtle*, Spotted turtle*, Blanding's turtle*, Wood turtle*, Gray treefrog*, Eastern milksnake*, Green frog, Pickerel frog*, Northern leopard frog, Wood frog, Eastern newt*, Eastern red backed salamander, Spring peeper*, Eastern ribbon snake*, Common garter snake*

*Assumed potentially present based on habitat

P.S. Please note that the submitted comments to the Board that argue for this development have been from local public relations consultants, real estate investors, or individuals who have no identifier as Biddeford residents.



CITY OF BIDDEFORD

Planning Board

TO: Mayor Casavant and the Biddeford City Council

FROM: Chair Southwick and the Biddeford Planning Board

PREPARED BY: Matthew Grooms, AICP, City Planner

RE: Designation of Conservation and Access Easements on City Acquired Property from E&R Development and Gervais Dube

September 22, 2022

Dear Mayor Casavant and City Council,

The City of Biddeford Planning Board, in its advisory capacity to the City Council regarding matters of land use, respectfully requests that the City establish conservation easements to encompass all of the approximately 102.7 acres of soon to be acquired City property in the vicinity of Clifford Park, being conveyed to the City by E&R Development Corp. and Gervais Dube. Further, the Board would request that the City guarantee public access for low-impact recreational activity, consistent with what is currently permitted within Clifford Park proper.

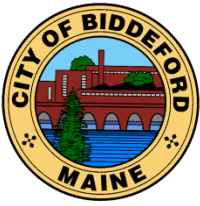
As the Council is likely aware, on Wednesday, September 21, 2022, the Planning Board took final action on a proposed 19-lot single-family subdivision at the terminus of Winding Creek Lane. This project is contingent upon the land exchange between the City of Biddeford, E&R Development Corp. and Gervais Dube, as approximately 4.2 acres of City property is being provided to E&R Development Corp. to complete this subdivision. While the Board understands that the land exchange and subdivision approval are two separate and distinct items, the fact that the project is contingent upon this land exchange occurring, resulted in this exchange being discussed in detail as part of the project review.

In evaluating this proposal against Biddeford's subdivision regulations, the Planning Board carefully considered the potential for environmental impacts associated with this particular project, while simultaneously acknowledging the tremendous public benefit of having the City acquire significant (in terms of both size and quality) new property directly adjacent to Clifford Park for conservation and recreational use. The Board is aware that the approximately 42.7 acres being conveyed by Mr. Dube is restricted to recreational uses, but that there are no such restrictions on the remaining approximately 60 acres being conveyed by E&R Development Corp. In light of this, and in support of creating a larger contiguous Clifford Park, the Planning Board kindly asks that the Council consider extending this same level of land-use restriction to all property being acquired.

Regards,

William Southwick

Chair, Biddeford Planning Board



CITY OF BIDDEFORD

Planning and Development Department

Matthew Grooms, AICP
Deputy Director/City Planner
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115
Matthew.Grooms@biddefordmaine.org

PLANNING BOARD REPORT

TO: Chair Southwick and the Biddeford Planning Board

FROM: Matthew Grooms, AICP, City Planner and Eric Freeman, Assistant City Planner

DATE: September 1, 2022

RE: Comprehensive Plan Update – Future Land Use Plan and Chapter Template

MEETING DATE: Wednesday, September 21, 2022 at 6:00 pm

I. INTRODUCTION

The City of Biddeford is working towards completion of a final draft of the City's Comprehensive Plan. A culminating step in that process is the development of the Future Land Use Plan, which formally designates areas of the City as either 'priority growth target areas' or 'rural areas', in accordance with the State of Maine's Growth Management Act Title 30-A M.R.S.A. Sections 4312 to 4350. The designation of priority growth areas is a significant piece of a community's comprehensive plan, as this designation is the basis for municipal decisions around land use policy, specifically, zoning. This map, in conjunction with policy recommendations proposed as part of the Comprehensive Plan, is the basis by which a municipality determines what types of land uses are appropriate where, and at what level of intensity such uses may occur.

The intent of this workshop is to collect feedback on the proposed priority growth and rural area designations, as well as an approach being proposed by staff to provide some additional nuance to this plan, by designating specific 'opportunity areas', emphasized by key existing or anticipated development characteristics.

II. CURRENT FUTURE LAND USE PLAN

As a point of reference, the current future land use plan, included as part of the 1999 Comprehensive Plan, was developed based upon the zoning districts in effect at that time. The map was simple, and stated that all zones excluding the Rural Farm (RF) zone, was considered a priority growth area. This of course includes Biddeford's downtown, in-town residential development, major industrial and commercial areas immediately south of downtown towards Arundel and along Route 111, Biddeford's coastline, and areas along key corridors and within key nodes to both the east and west of downtown. Approximately half of Biddeford is designated for growth, while the other half is designated as rural, as can be seen in the attached presentation (Attachment 1).

III. **HOW THE CURRENT LAND USE MAP INFORMS FUTURE DISCUSSION?**

These designations are generally consistent with on-the-ground conditions, with the exception being some land area in East Biddeford that is designated as priority growth area, but that is currently undeveloped. As the Board is likely well aware, a few key themes have emerged in the course of public engagement as defining considerations for future land development. These include:

- Conserve Biddeford's significant natural resources and rural landscapes;
- Support higher density 'missing middle' housing proximate to downtown as naturally occurring affordable housing.
- Concentrate housing, employment, services and amenities in close proximity to reduce automobile dependence and establish vibrant complete neighborhoods.
- Invest in developing a complete streets network, which allow for safer and more enjoyable experiences as pedestrians, bicyclists, and transit users.
- Account for the public infrastructure costs necessary to support new growth.

The general consensus, gathered as part of the City's public outreach efforts for the Comprehensive Plan, was that the City welcomed the opportunity to grow and experience new investment, particularly where such investment supported the prosperity and vibrancy of downtown Biddeford, but that this designation process should be carefully assessed through a climate-oriented, and ecological lens. Given that the current future land use plan generally reflects today's build-out, and in light of the above listed observations, the City is generally looking to minimize major deviations from today's plan.

IV. **OTHER CONSIDERATIONS**

In developing recommendations for the City's future land use map, staff have been evaluating the following items as either limiting factors, or as rationale for adjustments to today's map. These include:

- Housing Demand – The Mayor's Affordable Housing Task Force acknowledges that Biddeford, like communities across the US, is in the midst of a housing crisis, with rental and purchase rates quickly outpacing household incomes across the community. Similarly, Biddeford is beginning to experience an influx of new residents, in part due the positive media attention Biddeford has experienced in recent years, and in part due to the relatively higher cost of living in surrounding communities. These factors have increased local demand, which has reduced the supply of available units on the market. The City is soon to release a number of policy recommendations, which could include the establishment of an inclusionary zoning ordinance to leverage affordable housing units out of private market-rate developers, development of a housing trust fund to subsidize affordable housing, and targets for new housing starts. While this information is not yet available, it will likely call for significant and diversified new housing development to accommodate this growing demand.
- Utility Infrastructure – Major development requires adequate utility infrastructure, notably water and sewer access and capacity. Without this infrastructure in place, development is severely limited when serviced by the limited capacity of wells and septic systems. As the City evaluates future land use policy, it is critical that we understand where this infrastructure is located, and where it would be necessary to extend such infrastructure, which is very costly. Not only is the extension of infrastructure costly, it is costlier to provide service and maintain infrastructure for low density development. Generally, utility infrastructure is more efficient when servicing compact, high density development as more users are charged per linear foot of water or sewer line.

- Roadway Infrastructure – Roadways have capacity limits beyond which, additional traffic will reduce a roadway’s level of service rating and require roadway/intersection improvements to accommodate the additional traffic. Aside from this, from a freight perspective, certain roadways feature vehicle weight limits, and restrict access to certain types of vehicles, or vehicles of a certain dimension. Alternatively, it is in the best interest of the community to reduce or restrict large truck movements through congested or in-town locations. Therefore, it is important to identify locations proximate to the Maine Turnpike, railroad and other major arterials, which may be suitable for certain commercial and/or industrial uses often employing large freight vehicles.
- Planned Investments – As of the writing of this memorandum, several significant investments are being planned, particularly around roadway infrastructure in Biddeford. This includes a new ramp extension at Exit 32 on the Maine Turnpike, with access to Route 111. In consideration of this work, to be funded by the MTA, the City has initiated a feasibility study to evaluate a separate Route 111 to South Street connector, through currently undeveloped land adjacent to the Maine Water Company, to provide a secondary means of access between Exit 32 and downtown Biddeford. This connector road could potentially provide direct access to property in West Biddeford that is currently inaccessible. Also, the City has is expecting federal grant funds to complete a plan for improvements to Route 1 and Elm Street from Main Street to the Saco line. Such transportation improvements will support additional growth, green space and pedestrian movements in the downtown.
- Climate Impacts – Land use planning, when done well, is a powerful tool for communities in addressing local contributions to climate change. Smart growth, which involves the reuse of the existing building stock wherever possible, compact urban development forms where one can easily access everything needed in daily life without the use of an automobile, and transit-oriented development, which concentrates growth around transit hubs and corridors significantly reduces the greenhouse gas emissions per capita when compared with new sprawling, car-dependent suburban growth. Aside from general development patterns, the Comprehensive Plan must account for emerging land uses, such as alternative forms of energy development (wind, solar, battery storage), and develop a framework for their future use to support renewable clean energy production. It is noted that the City established a Climate Action Task Force and a regional plan including Kittery, Kennebunk and Kennebunk Port with Biddeford is underway with an expected completion by September 2023.
- Habitat and Natural Resources – Biddeford is fortunate to contain significant undeveloped tracts of land, which in many instances feature high quality wildlife habitat areas, water and other critical natural resources, soils of statewide significance. It is important to effectively steward these resources to support our local wildlife, and any planning for future land use, must identify and account for these resources across the City.
- Open Space and Recreational Needs –Through surveys and public engagement, the City understands that there is a strong desire to expand and enhance publicly accessible open spaces across the City for a variety of both passive and active recreational needs. This may involve acquiring

conservation/access easements on private property for expansion of our trail system, improvements to existing parks in our downtown, or establishing new active use fields and parks across the City to support this demand.

V. FUTURE LAND USE PLAN - OPPORTUNITY AREAS

The current iteration of the future land use plan is black and white, both literally and figuratively, as property is either designated for growth or not. This framework does not adequately reflect the varying degrees of development intensity on the ground today, or the unique characteristics of that development. As a means of providing more structure to this framework, the City proposes to identify key areas of opportunity for targeted change in Biddeford. Each of these areas has unique land use characteristics that the Comprehensive Plan and Future Land Use Plan aims to preserve and enhance.

- Downtown – The Future Land Use Plan places emphasis on promoting dense, mixed-use development within the existing downtown core and mill district. The goal is to incentivize development that allows residents to live, work, shop and access services, amenities and entertainment without the need to drive or even own a car. Regulatory changes here can support and enhance Biddeford’s increasing desirability as a destination, in and of itself, powered in large part by the City’s historic resources, its riverfront location, its creative economy and its rising culinary scene. To support this vision, such areas need to be well supported by complete streets, featuring pedestrian, bicycle and transit accommodation. Further, such areas should employ transportation demand management (TDM) strategies, to thoughtfully reduce parking demand in the downtown. Aside from transportation strategies, this is an area where we will need to look closely at use and dimensional restrictions, to accommodate intensive new development.
- Urban Residential Infill – Smaller-scale duplex or fourplex infill homes within existing core residential zones. Particularly MSRD2 and R2, and R1A/B zones. These areas of the City are well supported by public utility infrastructure and can support a substantial number of new housing units. Further, these neighborhoods are within a short walking distance of downtown amenities, and an increase in density here, would support new economic activity downtown while also contributing towards the City’s climate and ecological goals.
- Andrews Rd. / Exit 32/ South Street Connector – Expanding the Priority Growth Area boundary westward in the vicinity of Andrews Rd. and Exit 32 to enable limited new commercial and residential development in conjunction with a possible South Street Connector project. This project, as presented, would provide a new means of access for vehicular traffic to downtown Biddeford, as well as currently undeveloped property to the west of the Maine Turnpike. The connector would be in close proximity to the shopping center at Biddeford Crossing, and major new residential development proposed at the intersection of Andrews Road and Route 111. In exchange for allowing for new development opportunity here, the City would be looking to closely coordinate with nearby property owners to conserve portions of the available undeveloped land for conservation and public recreational use.
- Industrially Zoned Property – The nature of industrial uses has changed significantly over the past several decades, with many new low-impact uses emerging, and many former heavy industrial uses

declining. This warrants a close look at uses and dimensional restrictions, as well as performance measures to ensure that Biddeford is maximizing its industrially zoned property, and welcoming to new and emerging industries.

- Rural Farm / Limited Growth Zones – Explore zoning changes that would limit low-density sprawl in Rural Farm zones and create new requirements for conservation and green space within these areas. One recommendation being considered by the City could be to implement a form of impact fee specific to development of a certain scale in rural areas, which could then be utilized to support either open space or park maintenance, or property acquisition to expand established conservation areas across the City.
- Biddeford's Shore Front – Biddeford's shorefront is an unparalleled natural resource, and should be accessible to all Biddeford residents. Based upon the input received during public engagement for the Comp Plan, there is a strong desire to see Biddeford's shoreline become more accessible to members of the public. The City should evaluate opportunities for improved access through improvements to existing facilities, coordination with transit providers to improve access, and regulatory changes to encourage better public access. Aside from this, the City should explore opportunities for a public marina and additional boat launches. From a protection standpoint, the City should carefully consider the impacts additional use may have on our waterfront, and ensure that the City's regulatory controls provide adequate protection.

VI. CONCLUSION

The purpose of this workshop is not to present a finalized draft, but to share the framework through which the City is approaching this long-range planning exercise and provide the Planning Board and members of the public with some initial recommendations based upon that framework. We expect this to be an iterative process, and are asking for feedback on whether we should factor in other considerations in refining this framework. The Future Land Use Plan is a key element of the comprehensive plan, and is the basis by which the City's zoning is developed. We look forward to working very closely with the Board and members of the community to develop consensus around this plan.

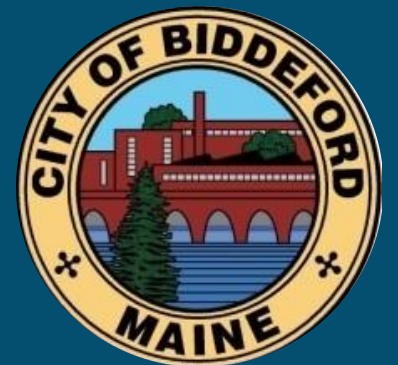
VII. ATTACHMENTS

A. Future Land Use Plan Presentation

COMPREHENSIVE PLAN UPDATE

Future Land Use Plan

September 2022

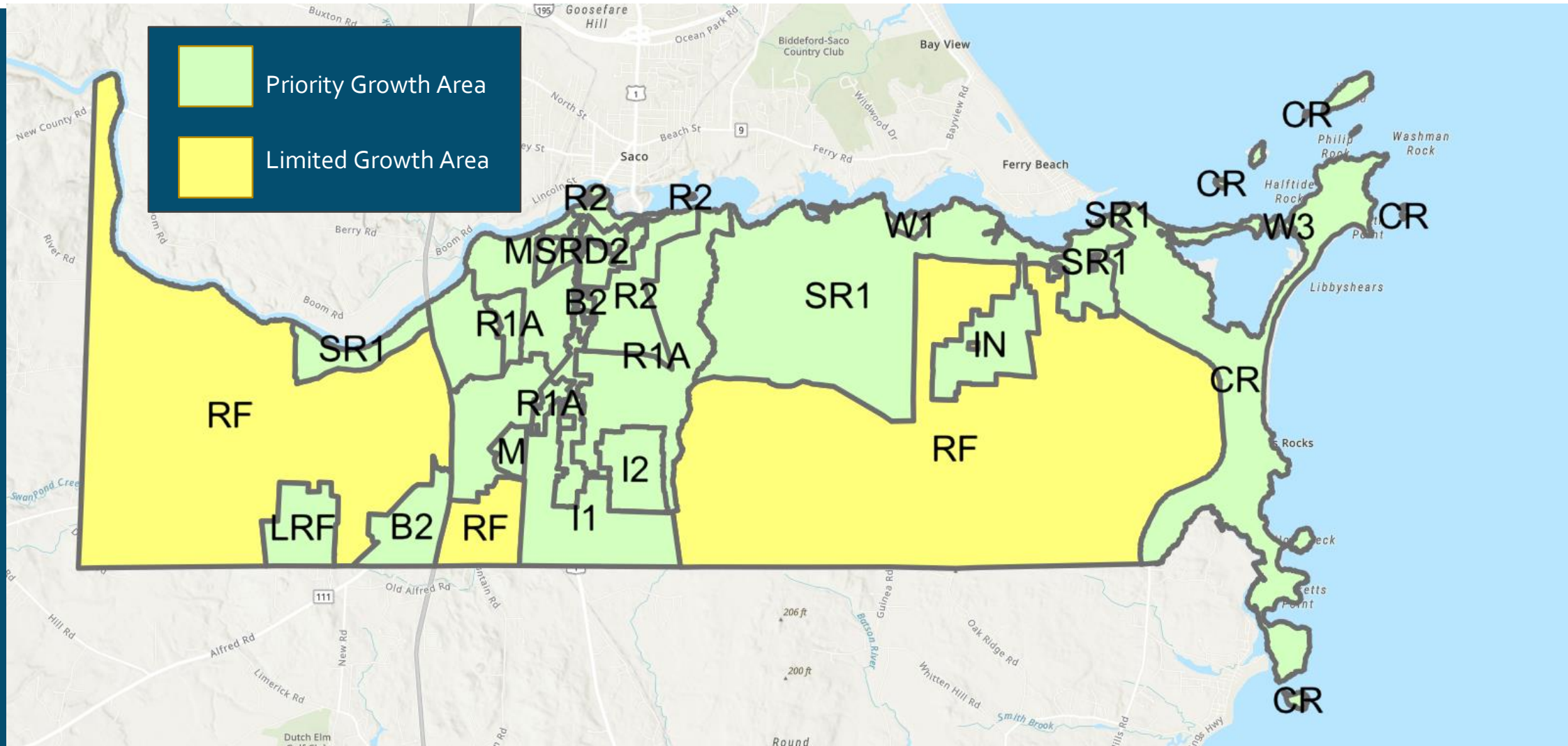


FUTURE LAND USE

The goal of the future land use plan is to identify needs and opportunities for managing growth within the community. To align with the goals of the Comprehensive Plan, as well as ongoing local planning and development projects, the draft Future Land Use Plan update focuses on...

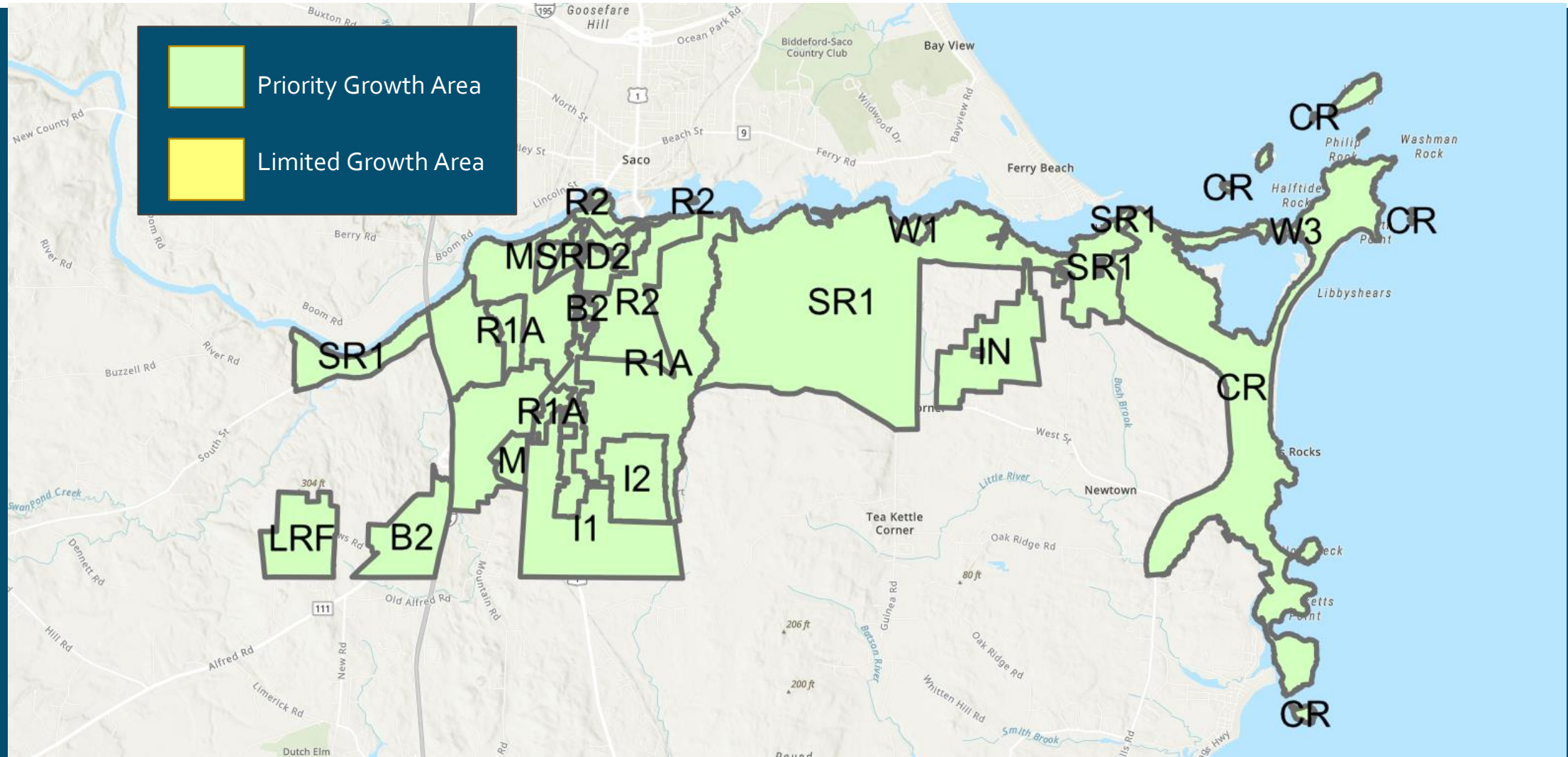
- Promoting density and mixed-use housing infill within existing neighborhoods, particularly downtown and the urban residential core
- Potentially expanding the priority growth area boundary west in the vicinity of Andrews Rd and Exit 32. to allow for future development
- Exploring zoning changes that would preserve open space within existing Rural Farm zones

EXISTING LAND USE



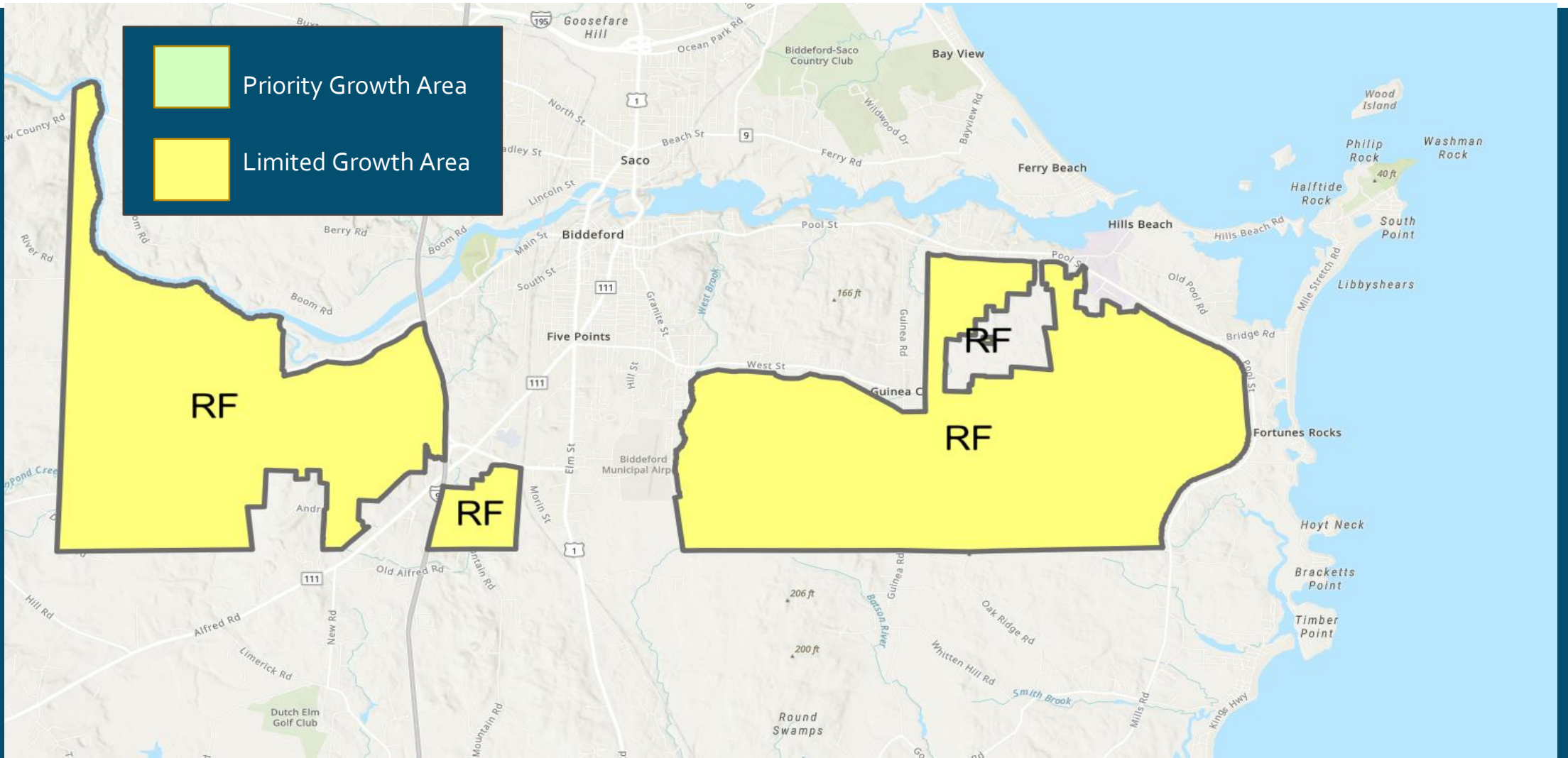
EXISTING LAND USE

PRIORITY GROWTH AREAS

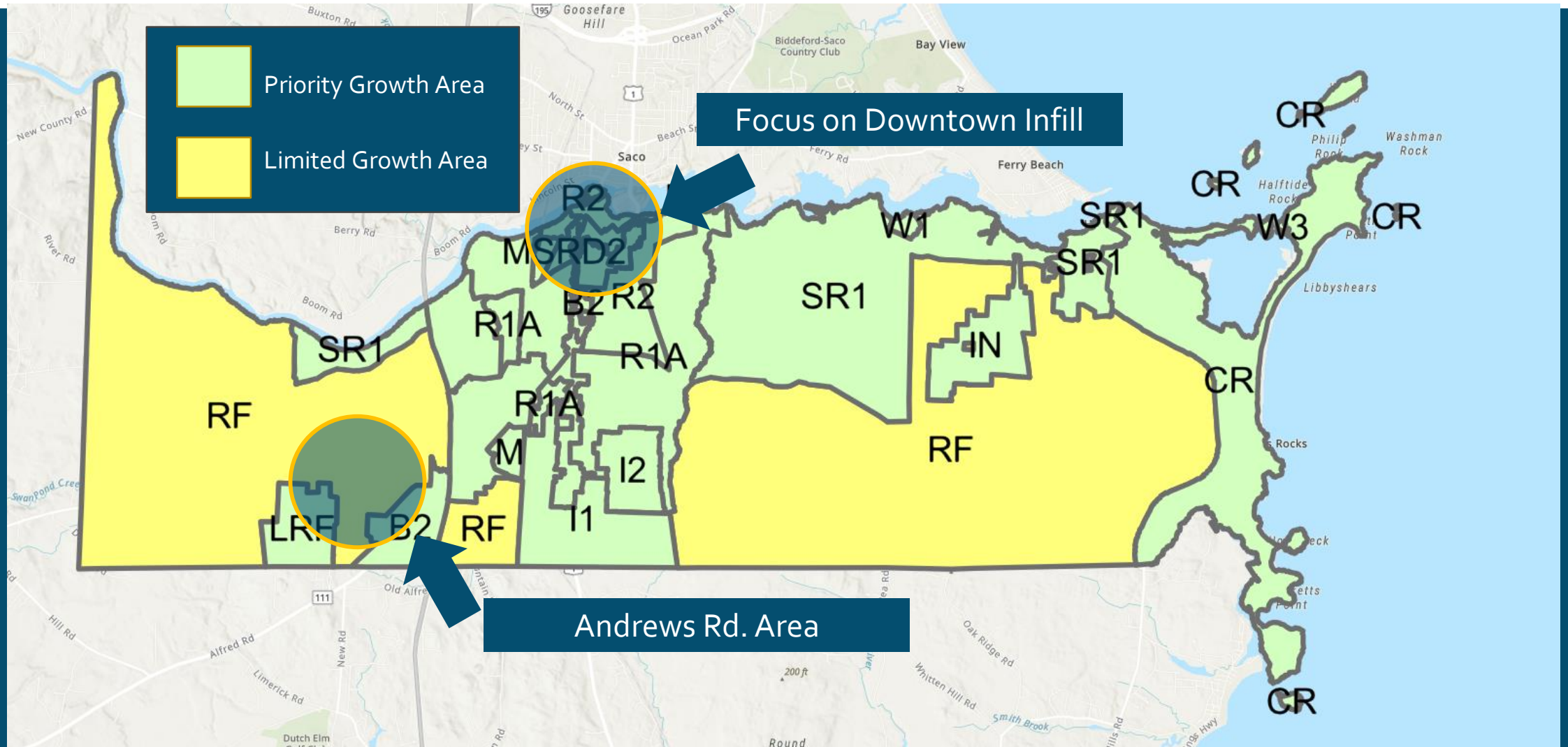


EXISTING LAND USE

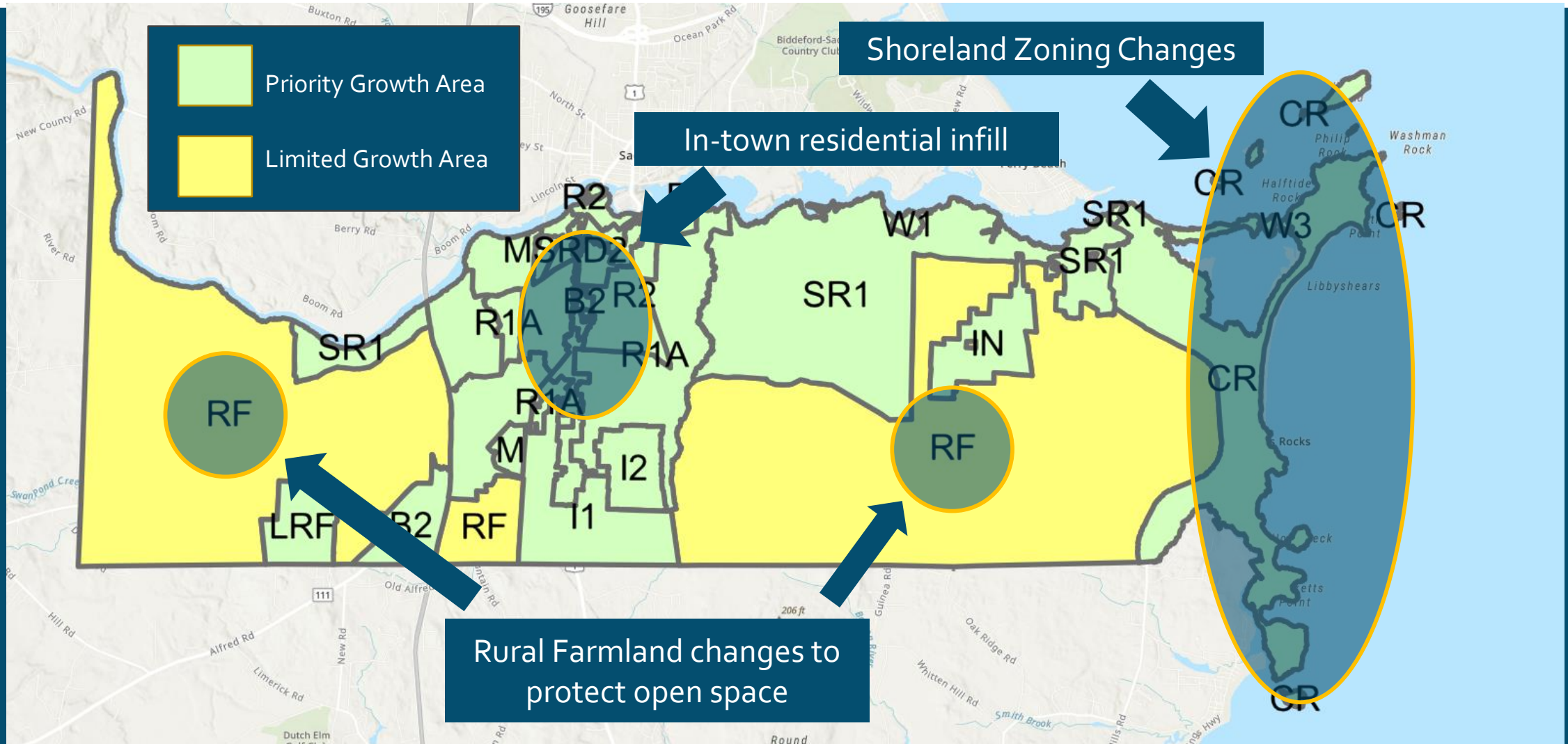
RURAL FARM / LIMITED GROWTH AREA



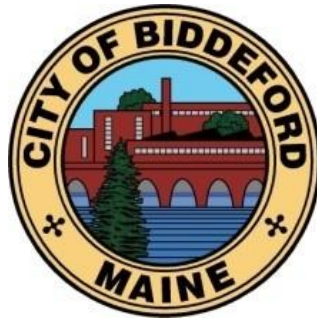
FUTURE LAND USE



FUTURE LAND USE OTHER OPPORTUNITIES



THOUGHTS?



6

HOUSING

“A house is a home when it shelters the body and comforts the soul.” Phillip Moffitt.



1. What's happening?

The home is the foundation of any community. It is the physical structure that ties people to place more than any other building type. The availability of decent and affordable housing, for people of all income levels, is a fundamental requirement of a thriving community. Assessing a community's housing stock in a comprehensive plan ensures that future housing needs are addressed before issues of supply, quality and cost become problematic. The availability of a wide diversity of housing types contributes to a community's vibrancy and economic success.

Housing is intricately linked to the local economy in several ways. Demographics help to determine the type and price range of a community's housing stock, but employment opportunities also play a key role. Prospective businesses seek new locations where good quality housing, contributing to the quality of life, is readily available. Also, people from outside a community are drawn in if available homes, either for sale or rent, are considered good values. Finally, a stable housing stock provides a stable property tax base, upon which so many local services, like schools and infrastructure needs, depend. Some economic goals in the comprehensive plan that are tied to housing include supporting mixed-use re-development in the City's Mill District and supporting both market-rate and workforce housing initiatives.

Yet affordability continues to be a problem in Biddeford and throughout Maine. In recent years housing costs have risen faster than household incomes, despite the fact that housing values (rent and ownership) remain below the regional market. Higher land prices, excessive lot sizes, low-density zoning, stringent infrastructure requirements and increasing housing value markets to the north and south of Biddeford have driven up the cost of housing, excluding many people of limited means.

This chapter examines the existing condition of housing in Biddeford, its affordability and availability, especially for lower-income households. The inventory of housing is divided into three sections: first, an overview of

Biddeford's demographic and housing tenure profile; second is a look at the number and type of housing units available, and third is an assessment of affordability.

2. What the Community is Saying

"I've been looking for months and I still can't find an apartment"

"I would love to see more housing for students and families"

"Seniors should be able to live close to the services they need"

"My rent has increased so much. I'm struggling to make ends meet"

3. Housing Today

10,576

Housing Units

Includes 636 Seasonal Homes

3.4%

Rental Vacancy Rate

Lower than the rest of York County

1952

Median Year Built

Older than the rest of York County

1 in 4

Housing Units

Are in below average condition

1. Housing Units and Household Size.

Table 6-1 presents general housing characteristics for Biddeford between the years 2010 and 2020. For this period, the population of Biddeford has increased by 5.9%. While the overall population has grown, the number of housing units has grown at a slightly slower rate of 5%. For this same period, the number of households increased by 9.5%). As a result of relatively stable population increase and the number of households, with more units added as a percentage than either, the average household size has fallen slightly.

Table 6-1. Population, Housing Units, Households, Household Size, and Occupancy Characteristics, Biddeford, 2000-2010

	2010	2020	% Change 2010-2020
Population	21,277	22,552	5.9%
Housing Units	10,064	10,576	5.0%
Households	8,598	9,431	9.5%
Average Household Size	2.30	2.15	-6.2%
Owner Occupied Rate	49.2%	47.8%	-2.8%
Renter Occupied Rate	50.8%	52.2%	2.7%

Source: U.S. Census, 2010, 2020

Table 6-2. % Housing Units per Structure for Biddeford, York County, and the State of Maine - Ranked by % Multi-family (3 or more units) - 2013-2017 5-Year Estimate

Municipality	Total Housing Units	1-Unit	2+ Units	Multi-family	Mobile Home	Boat, RV, Van, Etc.
Biddeford	9,815	49.1%	16.5%	30.8%	1.3%	0.0%
York County	108,609	72.7%	6.4%	14.1%	6.7%	0.1%
State of Maine	735,711	72.7%	4.9%	14.0%	8.4%	0.0%

Source: US Census: American Community Survey 2013-2017 5-year Estimates

**Table 6-3. Housing Units by Occupancy
2013-2017 5-Year Estimate**

Geography	# of Occupied Housing Units	Owner Occupied Housing Units	% Owner Occupied	Renter Occupied Housing Units	% Renter Occupied
Biddeford	8,545	4,196	49.1%	4,349	50.9%
York County	83,324	62,076	74.5%	21,248	25.5%
State of Maine	554,061	398,924	72.0%	155,137	28.0%

Source: US Census: American Community Survey 2013-2017 5-year Estimates

4. Challenges and Opportunities

HOUSING DEMAND.

After decades of minimal population growth, Biddeford is now poised for noticeable increases in the number of people who live here. By 2022, Biddeford's population is expected to grow by more than 5%. This magnitude of growth is striking, since Biddeford has essentially the same size population as in 1950. This level of growth has not been experienced in Biddeford within such a short period of time since the mid-twentieth century.

The number of new housing units will likely grow accordingly, especially in the Downtown area and Mill District conversions will add hundreds of new housing units in coming years. The number of new households created may nevertheless place strain on the availability of housing. The trend in recent decades is of smaller household size. One- or two-person households vastly outnumber larger households in Biddeford as elsewhere; therefore, more housing units may be needed to shelter Biddeford's growing population than ever before, especially for smaller household sizes. Anecdotally, housing in the Portland, Maine area is growing costlier and many households are being driven south to the Saco/Biddeford area by unaffordability. This trend will only drive demand for housing here, and the supply and demand of good housing will likely drive housing costs higher in Biddeford over the next five or more years.

HOUSING AVAILABILITY

“Affordable housing” means decent, safe and sanitary dwelling, apartment or other living accommodation of a household whose income does not exceed 80% of the median income for the area as defined by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 412, 50 Stat. 888, Section 8, as amended.

In simplest terms, affordability is a question of household income as compared to the cost of housing. A review of the issue in Biddeford must track and compare trends in income levels and the cost of housing, both owned and rented. For some Biddeford residents, the cost of housing can consume an inordinate amount of their income.

One of the more pressing policy level concerns regarding housing in Biddeford is affordability. In March 2018 the Planning and Development Department completed a Housing Assessment and Market analysis. This analysis forms the basis for a housing affordability discussion within this comprehensive Plan and is presented in the appendix of this section.

LD 2003

LD 2030 Placeholder Text

LEAD PAINT

In 2019, the City of Biddeford received a \$3.2 million grant from HUD's Office of Lead Hazard Control and Healthy Homes to establish the Safe and Affordable Homes for Healthy Families Program. Designed to prevent lead poisoning in young children (Biddeford has Maine's 4th highest burden of lead-poisoned youth under age of 6), improve overall housing conditions for families, and maintain affordable rents for a period of at least 3 years, SAHHF pays to abate lead paint hazards and correct other health/safety issues in pre-1978 multifamily units where the majority of households qualify as low income. The Program's target area is the downtown core, which is home to the City's oldest

multifamily housing stock, much of it built before 1950, often poorly maintained, and ranging in size from duplexes to 25-unit structures..

TRANSIT ORIENTED DEVELOPMENT

TOD Placeholder Text

High level summary of TOD concepts and ideas and how they relate to housing. Breif overview of ongoing TOD plan



HOMELESSNESS

Homelessness Placeholder Text

Housing: What Comes Next?



Like many other communities in southern Maine, Biddeford is at a critical juncture when it comes to housing access and affordability. Access to abundant and affordable housing of all varieties is vital to creating a healthy community, attracting new residents and developing a thriving local economy. In the coming years, Biddeford is well suited to leverage its location, historic mill district, and dense urban framework to create new housing opportunities that will make our community a vibrant and equitable place to live and work. In coming years, we aim to work collaboratively to:

Increase housing availability of all types, with an emphasis on ensuring new housing is affordable and equitable. mixed-use housing in walkable and accessible neighborhoods.

Enable transit-oriented development and promote dense, mixed-use housing in key areas of the city

Preserve Biddeford's existing housing stock and ensure that legacy housing is safe and resilient.

Create new opportunities for homeownership and housing stability to ensure that low-to-moderate-income persons and families can call Biddeford home.

Goal 1

Increase the supply of safe and adequate affordable housing for low- to moderate-income persons (i.e., Biddeford's "workforce" population)

How We Get There:

- Consider revisions to the City's zoning and land use standards that would provide incentives (e.g., density bonuses) for the development of affordable housing with a goal of a minimum of 1 in every 10 units constructed be affordable

- Continue to re-examine growth area land use regulations to increase density and decrease lot size, setbacks and road widths to encourage the development of affordable/workforce housing.
- In partnership with other public/private entities, such as the Biddeford Housing Authority, explore the adaptive re-use and redevelopment of non-residential properties, e.g. mills and churches, into affordable and sheltered housing
- Maintain and promote Biddeford's Accessory Dwelling Unit (ADU) Ordinance to provide affordable housing throughout Biddeford.

Goal 2

Enable Housing that allows residents to live car-free and easily access local businesses and services via walking, biking and transit

How We Get There:

- Consider revisions to the City's zoning and land use standards that would reduce or remove parking requirements for housing projects in certain zones.
- Maintain and promote Biddeford's Accessory Dwelling Unit (ADU) Ordinance to provide infill housing throughout Biddeford.
- Work with the City of Saco to implement elements of the 2021 Transit-Oriented Development plan for Saco Island and the mill district.
- Collaborate with other public/private entities such as BSOOB Transit to ensure new large-scale housing development can be served by transit.
- Work to enhance bicycle and pedestrian facilities downtown and create complete streets.

Goal 3

Preserve and upgrade the city's housing stock

How We Get There:

- Consider establishment of low interest loan programs to help finance the rehabilitation of the City's downtown housing stock

- Undertake a systematic and concentrated program of code enforcement to ensure life safety standards are met and to prevent blighting influences on neighborhoods
- Encourage participation by landlords in the Biddeford Landlords Association and encourage partnerships that provide resources for both landlords and tenants

Goal 4

Create opportunities for homeownership for low-to-moderate income persons and families

How We Get There:

- Encourage densification in the neighborhoods immediately around downtown with condominium residential development and redevelopment to encourage home ownership and stability as well as meet the needs of young adults, retirees, and the elderly.
- Amend the Zoning Ordinance to allow for back-lot development with driveways rather than requiring 1-Lot Private Roads
- Review and amend (if appropriate) the Rural-Farm zoning to provide density bonuses in cluster subdivisions that achieve certain preservation goals, such as providing permanent open space and/or natural resource preservation.