

City of Biddeford
Conservation Commission
September 16, 2021 6:00 PM City Hall
Council Chambers & via ZOOM
Sep 16, 2021 06:00 PM Eastern Time (US and Canada)
Topic: Biddeford Conservation Commission

Please click the link below to join the webinar:

<https://biddeford.zoom.us/j/96483753442>

Or One tap mobile :

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Or Telephone:

Dial(for higher quality, dial a number based on your current location):

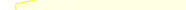
**US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1
253 215 8782 or +1 346 248 7799**

Webinar ID: 964 8375 3442

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- 1. Call to Order**
- 2. Consent Agenda-Approval of Minutes from August 12, 2021**
- 3. New Business**
 - 3.1. Ginger Hill Design Projects
[2021-08-25 Cluster Subdivision Plan \(Leeward\).pdf](#)
[2021-08-25 Cluster Subdivision Plan \(Windward\).pdf](#)
[Site Location Plan \(Leeward\).pdf](#)
[Site Location Plan \(Windward\).pdf](#)
- 4. Old Business**
 - 4.1. Review Comprehensive Plan Draft:
Richard & Denis-Ag & Forestry/Natural Resources
Meaghan-Sea Level Rise/A & F/Natural Resources
Maya-Rec & Open Space/Water (plus Andrew on Sea Level?)
Chrystina-Rec & Open Space/Marine Resources
Ken-Water & Marine Resources
- 5. Other Business**
- 6. Adjourn**

NET LOT AREA DEDUCT AREAS

	SOMEWHAT POORLY DRAINED SOILS
	WETLANDS

Net Residential Density Calculation	
	Area (sf)
Gross Lot Area	675,530
Deductions (no sewer)	
100-year flood zone	0
Soil Drainage Class	
Somewhat poorly drained (50% Deduction)	195,097
Poorly/Very Poorly Drained	0
Slopes > 33% (50% Deduction)	0
Area Subject to ROWs/easements, etc.	0
Surface Waters/Wetlands	120,635
Soils of Statewide Significance	0
Land within RP zone	0
Land within CR zone setback	0
Unreclaimed extractive activity land	0
Net Lot Area	359,799
Minimum Conventional Lot Area (RF Zone)	40,000
Total Allowable Lots	8

Cluster Open Space Area Calculations			
Lot	Conventional Subdivision Minimum Lot Area (sf)	Net Lot Area (sf)	Cluster Subdivision Lot Area Reduction (sf)
1	40,000	23,661	16,339
2	40,000	20,444	19,557
3	40,000	20,018	19,982
4	40,000	22,512	17,489
5	40,000	24,605	15,395
6	40,000	22,495	17,505
Required Open Space Area			106,266
Provided Open Space Area			346,167
% of Required Open Space Provided			325.8%

Net Residential Density Calculation (Lot 1)	
	Area (sf)
Gross Lot Area	39,829
Deductions (no sewer)	
100-year flood zone	0
Soil Drainage Class	
Somewhat poorly drained (50% Deduction)	16,168
Poorly/Very Poorly Drained	0
Slopes > 33% (50% Deduction)	0
Area Subject to ROWs/easements, etc.	0
Surface Waters/Wetlands	0
Soils of Statewide Significance	0
Land within RP zone	0
Land within CR zone setback	0
Unreclaimed extractive activity land	0
Net Lot Area	23,661
Minimum Cluster Lot Area (RF Zone)	20,000

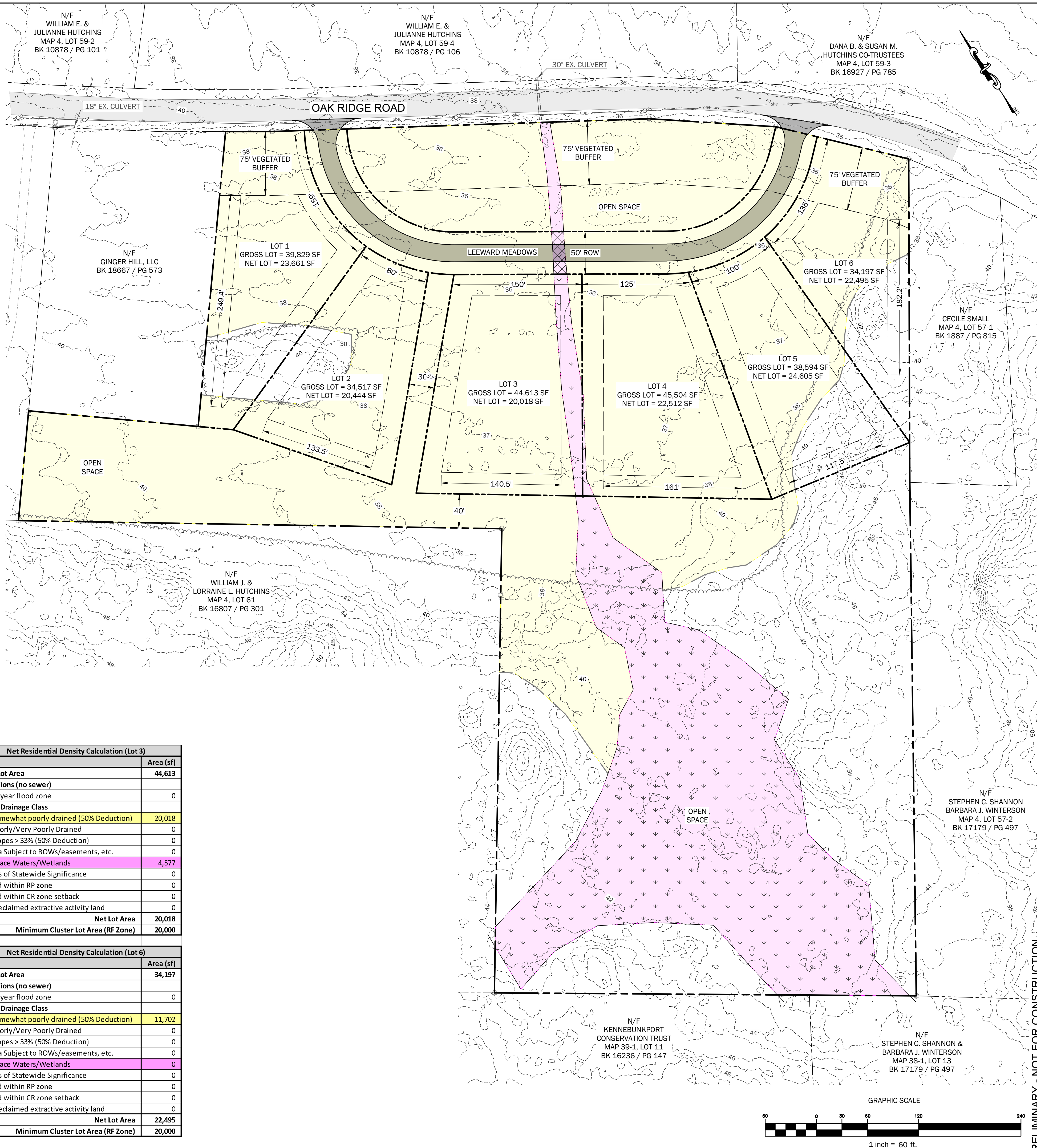
Net Residential Density Calculation (Lot 4)	
	Area (sf)
Gross Lot Area	45,504
Deductions (no sewer)	
100-year flood zone	0
Soil Drainage Class	
Somewhat poorly drained (50% Deduction)	22,512
Poorly/Very Poorly Drained	0
Slopes > 33% (50% Deduction)	0
Area Subject to ROWs/easements, etc.	0
Surface Waters/Wetlands	481
Soils of Statewide Significance	0
Land within RP zone	0
Land within CR zone setback	0
Unclaimed extractive activity land	0
Net Lot Area	22,512
Minimum Cluster Lot Area (RF Zone)	20,000

Net Residential Density Calculation (Lot 2)	
	Area (sf)
Gross Lot Area	34,517
Deductions (no sewer)	
100-year flood zone	0
Soil Drainage Class	
Somewhat poorly drained (50% Deduction)	14,074
Poorly/Very Poorly Drained	0
Slopes > 33% (50% Deduction)	0
Area Subject to ROWs/easements, etc.	0
Surface Waters/Wetlands	0
Soils of Statewide Significance	0
Land within RP zone	0
Land within CR zone setback	0
Unreclaimed extractive activity land	0
Net Lot Area	20,444
Minimum Cluster Lot Area (RF Zone)	20,000

Net Residential Density Calculation (Lot 5)	
	Area (sf)
Gross Lot Area	38,594
Deductions (no sewer)	
100-year flood zone	0
Soil Drainage Class	
Somewhat poorly drained (50% Deduction)	13,989
Poorly/Very Poorly Drained	0
Slopes > 33% (50% Deduction)	0
Area Subject to ROWs/easements, etc.	0
Surface Waters/Wetlands	0
Soils of Statewide Significance	0
Land within RP zone	0
Land within CR zone setback	0
Unreclaimed extractive activity land	0
Net Lot Area	24,605
Minimum Cluster Lot Area (RF Zone)	20,000

Net Residential Density Calculation (Lot 3)	
	Area (sf)
Gross Lot Area	44,613
Deductions (no sewer)	
100-year flood zone	0
Soil Drainage Class	
Somewhat poorly drained (50% Deduction)	20,018
Poorly/Very Poorly Drained	0
Slopes > 33% (50% Deduction)	0
Area Subject to ROWs/easements, etc.	0
Surface Waters/Wetlands	4,577
Soils of Statewide Significance	0
Land within RP zone	0
Land within CR zone setback	0
Unreclaimed extractive activity land	0
Net Lot Area	20,018
Minimum Cluster Lot Area (RF Zone)	20,000

Net Residential Density Calculation (Lot 6)	
Gross Lot Area	Area (sf) 34,197
Deductions (no sewer)	
100-year flood zone	0
Soil Drainage Class	
Somewhat poorly drained (50% Deduction)	11,702
Poorly/Very Poorly Drained	0
Slopes > 33% (50% Deduction)	0
Area Subject to ROWs/easements, etc.	0
Surface Waters/Wetlands	0
Soils of Statewide Significance	0
Land within RP zone	0
Land within CR zone setback	0
Unreclaimed extractive activity land	0
Net Lot Area	22,495
Minimum Cluster Lot Area (RF Zone)	20,000



Rev.	Date	Description	Drawn	Check
Sheet Title:				
Cluster Lot Subdivision Plan				
Job No.: 742			Sheet No.:	
Date: June 15, 2021				
Scale: 1" = 60'				
Drawn: CAR				
Checked: WRW				
C21				

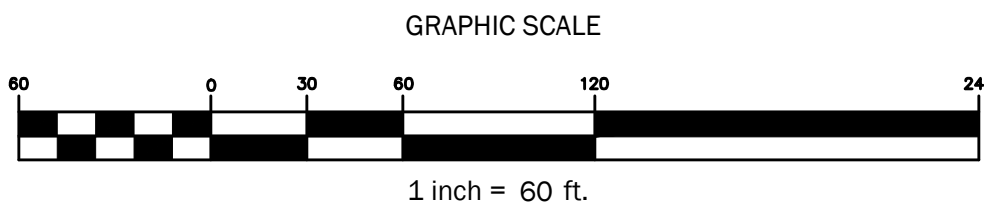
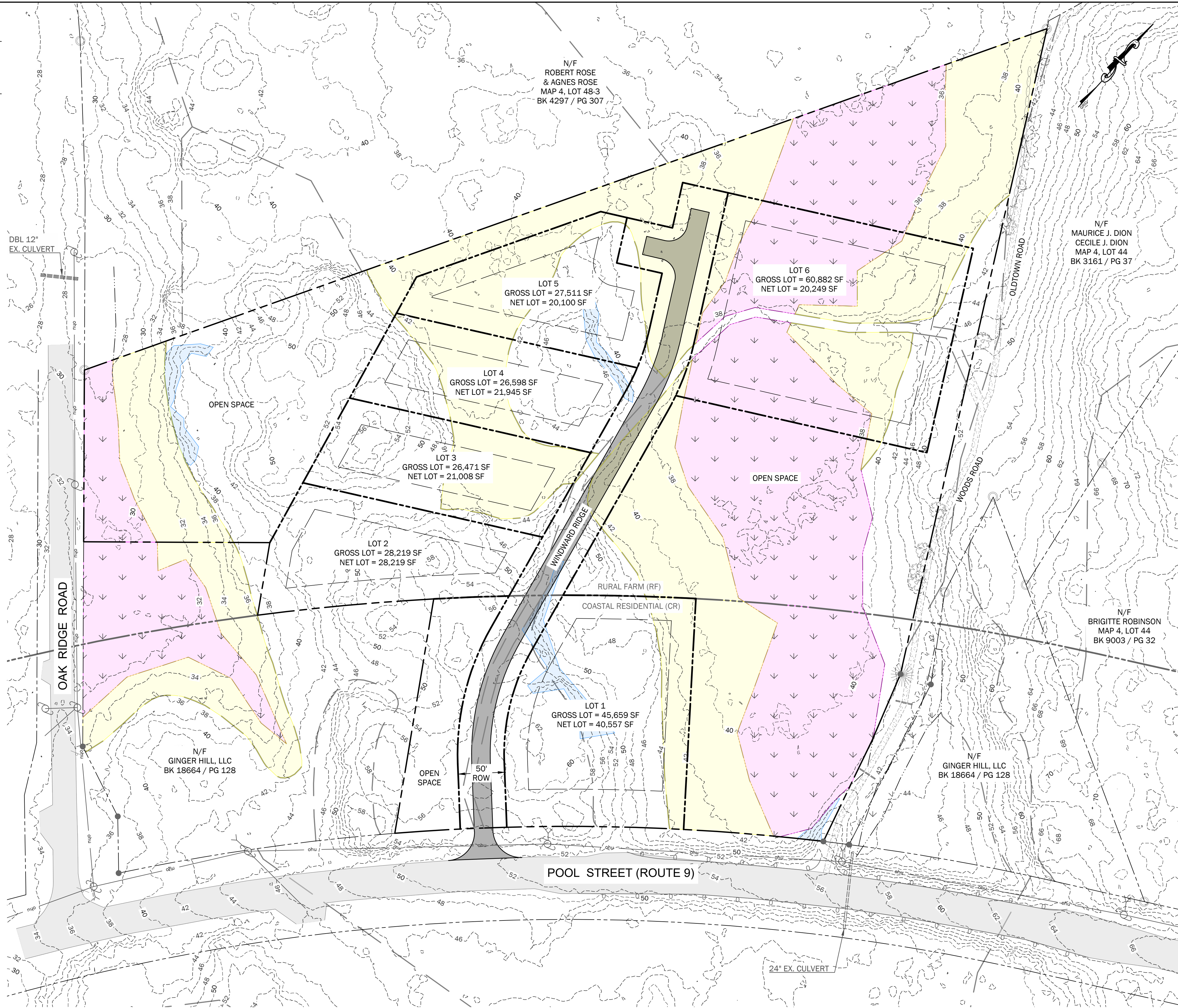
NET LOT AREA DEDUCT AREAS

	SOMEWHAT POORLY DRAINED SOILS
	WETLANDS
	STEEP SLOPES (>33%)

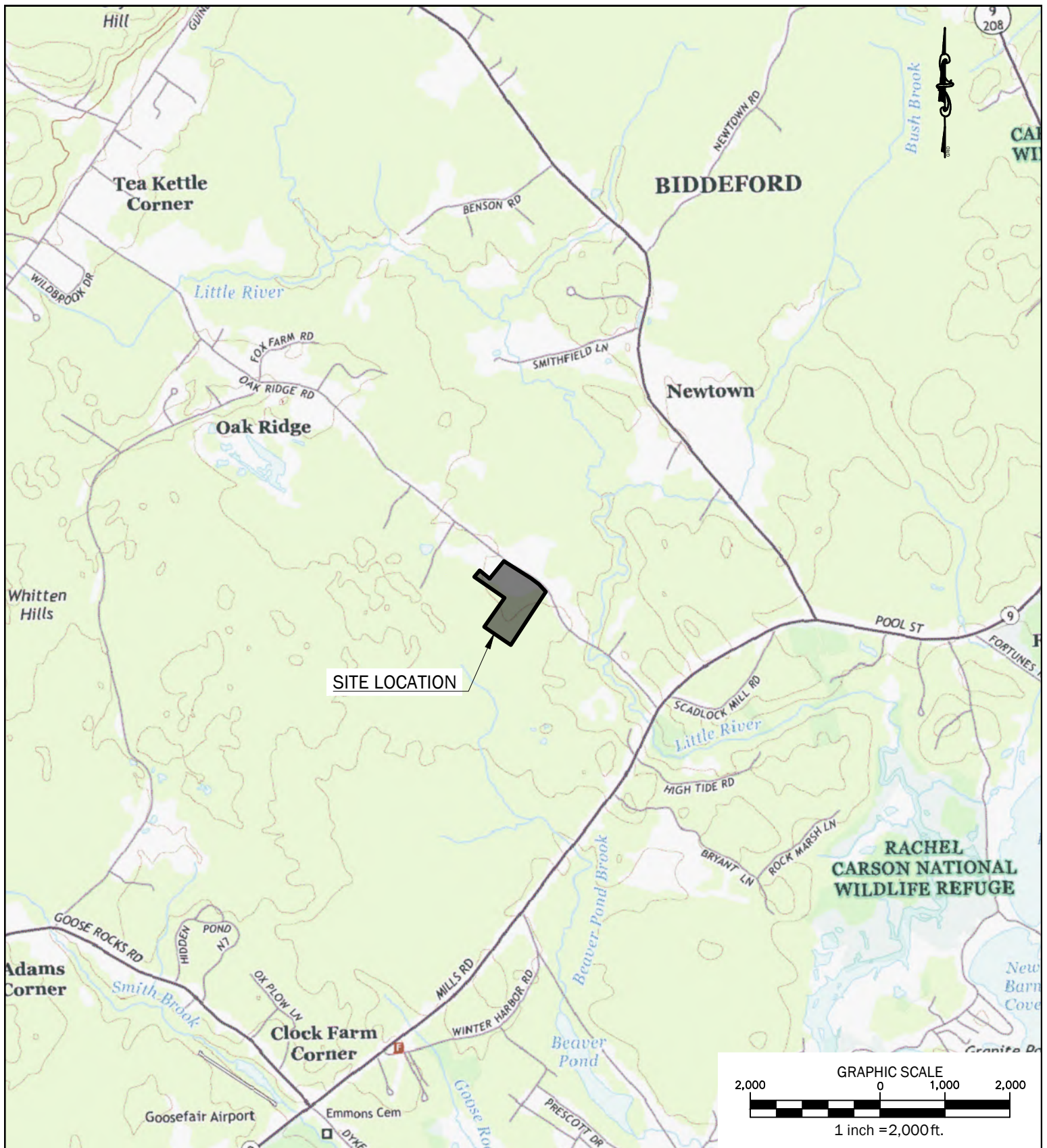
Net Residential Density Calculation (Lot 5)	
	Area (sf)
Gross Lot Area	27,511
Deductions (no sewer)	
100-year flood zone	0
Soil Drainage Class	
Somewhat poorly drained (50% Deduction)	6,923
Poorly/Very Poorly Drained	0
Slopes > 33% (50% Deduction)	488
Area Subject to ROWs/easements, etc.	0
Surface Waters/Wetlands	0
Soils of Statewide Significance	0
Land within RP zone	0
Land within CR zone setback	0
Unreclaimed extractive activity land	0
Net Lot Area	20,100
Minimum Cluster Lot Area (RF Zone)	20,000

Net Residential Density Calculation (Lot 6)	
	Area (sf)
Gross Lot Area	60,882
Deductions (no sewer)	
100-year flood zone	0
Soil Drainage Class	
Somewhat poorly drained (50% Deduction)	10,095
Poorly/Very Poorly Drained	0
Slopes > 33% (50% Deduction)	0
Area Subject to ROWs/easements, etc.	0
Surface Waters/Wetlands	30,538
Soils of Statewide Significance	
Land within RP zone	0
Land within CR zone setback	0
Unreclaimed extractive activity land	0
Net Lot Area	20,249
Minimum Cluster Lot Area (RF Zone)	20,000

Cluster Open Space Area Calculations			
Lot	Conventional Subdivision Minimum Lot Area (sf)	Net Lot Area (sf)	Cluster Subdivision Lot Area Reduction (sf)
1	80,000	40,557	39,443
2	40,000	28,219	11,781
3	40,000	21,008	18,992
4	40,000	21,945	18,055
5	40,000	20,100	19,900
6	40,000	20,249	19,751
Required Open Space Area			127,922
Provided Open Space Area			260,454
% of Required Open Space Provided			203.6%

[illegible]

PRELIMINARY - NOT FOR CONSTRUCTION



WALSH
ENGINEERING ASSOCIATES, INC.

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Residential Subdivision

Ginger Hill Design + Build
158 Oak Ridge Road
Biddeford, Maine 04005

Sheet Title:

Site Location

Job No.: 737

Date: June 15, 2021

Scale: 1" = 2,000'

Drawn: CAR

Checked: WRW



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Residential Subdivision

Ginger Hill Design + Build
918 Pool Street
Biddeford, Maine 04005

Sheet Title:

Site Location

Job No.: 737

Date: June 15, 2021

Scale: 1" = 2,000'

Drawn: CAR

Checked: WRW