City of Biddeford
Planning Board
September 06, 2023 6:00 PM City Hall
Council Chambers, & Zoom
https://biddeford.zoom.us/j/91621088534?pwd=Tk5yRGtlblZ0eHEzTElSdGhKb3VuQT09
Webinar ID 916 2108 8534; Passcode 276637

STATUS: Planning Board Meeting, Wednesday, September 6, 2023, 6:00 PM, City Council Chambers & Zoom

1. PLEDGE OF ALLEGIANCE

2. DECLARATION OF QUORUM/VOTING MEMBERS

3. ADJUSTMENTS TO THE AGENDA

4. PLANNER'S BUSINESS

5. CONSENT AGENDA

5.A. Approval of meeting minutes of August 16, 2023
PB Minutes 081623-DRAFT.pdf

6. UNFINISHED BUSINESS

7. NEW BUSINESS

7.A. 2023.38 Review and take public comments regarding a Shoreland Zoning Permit Application for Flycatcher LLC for the benefit of Melinda Anderson. The applicant would like to replace an existing 4' x 264' pile supported pier that includes an 8' x 10' bump out. The existing pier was destroyed in a storm in December of 2022. The applicant intends to rebuild the pier in the same footprint as it was originally built. The location of the property is 148 Hills Beach Road, Tax Map 55, Lot 68 in the Coastal Residential and Shoreland Zones.
148 Hills Beach Road DCMG Planning Board Report 8-24-23.pdf
148 Hills Beach Road FOF COA.pdf
Planning Board Application_Anderson.pdf
Kenslea 8-31-23.pdf
Cohen 9-5-23.pdf

7.B. 2023.16 Preliminary Application request to review and take comments for a change of use application for Jason Jirele of Woodhull. Mr. Jirele proposes to turn the Odd Fellows Hall at 25 Alfred Street into a 30-room boutique hotel. The property is located on Tax Map 38, Lot 402 and is in the MSRD-1 Zone.
25 Alfred Street Hotel Preliminary Review Memo 8-24-23.pdf
2023-08-03_25 Alfred St_Site Plan Review Narrative.pdf
2023-08-03_25 Alfred St_SIte Plan Application.pdf
2023-08-03_25 Alfred St_Off-Street Parking Reduction Waiver.pdf
2023-08-03_25 Alfred St Hotel_Site Plan Review Set.pdf
25 Alfred St_Ability to Serve_Biddeford Engineering.pdf
25 Alfred St_Ability to Serve_Fire Department.pdf
25 Alfred St_Ability to Serve_Maine Water.pdf

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

64 Alfred St.. FOF_COA.pdf
Final Staff Review- 64 Alfred St.pdf
64 Alfred Final Application Signed.pdf
64 Alfred Street_Narrative.pdf
23.08.13_FINAL SITE REVIEW_THE LOT PROPOSED SITE PLAN.pdf

8. OTHER BUSINESS

9. ADJOURN

The Board reserves the right to halt official business at 9:30 p.m. Items not heard at tonight's meeting shall be rescheduled to the next meeting of the Board. All materials pertaining to items on the agenda are available for public review at the Biddeford Planning Department, second floor, Biddeford City Hall during normal business hours.

CITY OF BIDDEFORD

Planning and Development Department

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

Planning Board
Meeting Minutes

DRAFT

Date: August 16, 2023
Time: 6:00 PM
Location: Council Chambers & Zoom

1. **Pledge of Allegiance**
2. **Declaration of Quorum/Voting Members**
   Quorum Present: Larry Patoine (Chair), Roch Angers, Sean Tarpey, Alexa Plotkin, & Susan Deschambault
   Staff Present: Greg Mitchell, David Galbraith & Nan Whitten
   Chair Patoine opened the meeting at 6:00 PM
3. **Adjustments to the Agenda-None**
4. **Planner's Business**
   - **FOAA Training for all members of the Planning Board**
   - **Backlot Ordinance was passed by the City Council**
   - **The Council would like the Planning Board to look at minor reductions in frontage in certain zones**
   - **The Traffic Movement Permit for 10, 20, 30 Upper Falls Road is in the works but not finalized due to no fault of the applicant's. This is keeping the developer from moving on with his project, as this was a condition of approval. Mr. Galbraith would like to seek a modification of the conditions of approval to extend this condition so that the developer may begin construction.**
     MOTIONS: 6:05 PM
     Plotkin-<u>Motion</u>-To grant a modification to this condition of approval that would require the MDOT signed TMP to be submitted prior to the issuance of the Occupancy permits being issued for the 20 Upper Falls Road building.
     Angers-<u>Second</u> Motion passed unanimously
5. **Consent Agenda**
   5. A. Approval of Meeting Minutes from July 26, 2023
   MOTIONS: 6:09 PM
   Plotkin-<u>Motion</u>-To approve the meeting minutes from July 26, 2023 with the previously discussed corrections.
   Deschambault-<u>Second</u> Motion passed unanimously
6. **Unfinished Business**
   6. A. Continued Conversation on Contract Zone information for 608 New County Road.

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- **Mr. Galbraith began the conversation by reminding the Board that it would be Contract Zone #22.**
- **He would like to begin drafting the document of the Contract Zone for the Council.**
- **Mr. Galbraith asked the Board to look at the Conditions of Approval for items they would like to add or eliminate.**
- **Mr. Tarpey asked about the previously discussed survey.**
- **Mr. Galbraith would like to get the proposal for the Contract Zone document prior to getting into the site plan request.**
- **Mr. Tarpey stated that he is not in favor of this project because of the comp plan.**
- **Public:**
  John Braley III 616 New County Road
- **One of the applicants-Peter Valencourt addressed Mr. Braley's concerns.**
- **There will be an on-site caretaker and they have a contract with the former owners to stay on-site and run the campground for one year after closing.**
- **The stadium lighting is where the new barn is going. The stadium lighting will be replaced with down facing lighting to avoid light pollution.**
- **The barn will be facing away from Mr. Braley's house with the music being in the structure only.**
- **The capacity for the barn is 200 people; they are keeping the rural look and feel. They will be trying to keep all trees and will have a small pond for the sprinkler system.**
- **There will be a catering kitchen in the back of the barn but there will be no cooking on site.**
- **Mr. Galbraith clarified that the Contract Zone is a legal document through the City Council and the Site Plan is through the Planning Board only.**
- **Mr. Galbraith directed the Board to concentrate on the Contract Zone.**
- **Mr. Galbraith asked the Board to look and decide on Draft 1 or 2.**
- **He then asked them to decide whether the Board wants to send a positive or negative recommendation.**
  MOTIONS: 6:41PM
  Deschambault-Motion-To send Draft #1 to the City Council with a positive recommendation.
  Angers-Second Motion passed 3-2 (Patoine, Deschambault, & Angers in favor; Tarpey & Plotkin against)

7. New Business

7. A. 2023.39 Public Meeting and take comments regarding Phase I of a Preliminary Subdivision Plan Application for One Diamond Development, LLC to construct 477 residential units, multi-unit buildings and commercial space at 1 Diamond Street (Tax Maps 40 & 37, Lots 25-1, 25-2, 24, 25, 34 & 35) in the B1 & GD1 and in the shore land overlay zone.

- **Tim Harrington introduced himself and his business partner Kevin Ward.**
- **Dan Riley from Sebago Tech and Phil Chaney from SMRT represented the applicant.**

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- **Mr. Riley & Mr. Chaney gave a slide show presentation on the overall development.**
- **Guy Gagnon of the Biddeford Housing Authority was the only commenter from the public.**
- **Mr. Angers is concerned about the request for parking waivers. He feels that in that development there should be enough space for everyone to park. The alternative of parking across the street in the parking garage is not a good solution as crossing the street in this area will be very dangerous.**
- **Mr. Tarpey is concerned about the use of Natural Gas but was told the gas is only used for heating the swimming pool and emergency generators. Heat pumps will be used in each apartment. The hot water and stoves will all be electric.**
- **Mr. Tarpey then asked about EV charging stations and the applicants will discuss that further.**
- **This will be a bike and pedestrian friendly area. The roads are 30´ wide with sidewalks on at least one side and the sidewalk for the river walk is 10´ wide so that people with strollers and wheel chairs can walk it.**

  MOTIONS: 7:48PM

  Plotkin-Motion- Approve Case # 2023.29 for One Diamond Street Development, LLC. for the submitted Master and Phasing Plan and preliminary Plan of Phase I of the development. This application involves redevelopment of property at 1 Diamond Street, located within Business 1 (B1), High Density/Mixed Use (MSRD-3) and Waterfront Renaissance (WR) Districts.

  Angers-Second Motion passed unanimously

7. **B. 2023.04 Public Hearing-Presentation by Greg Mitchell of the Planning and Economic Development Department of the proposed Inclusionary Zoning Ordinance.**
   - **Greg Mitchell gave a presentation on the development and changes of the proposed Inclusionary Zoning Ordinance.**
   - **The changes encompass adding the Land Use Code, Exceptions to the code and fixing some typographical errors that were in the earlier presentation. This was the second presentation of this ordinance to the Planning Board. It was presented on July 26 also and to the City Council June 12 & 20.**
   - **Guy Gagnon of the Biddeford Housing Authority spoke from the public.**
   - **Mr. Mitchell noted that the regulations need more work and he is hearing that the sunset provision needs to be longer, there should be incentives for the contractors to participate such as bonus density and for the IZ to be used where homes will be owned also such as condominiums and single-family homes.**
   - **The Board and staff are encouraged to talk to contractors about this in order to get their feedback.**
8. **Other Business-This was Greg Mitchell's last Planning Board meeting with the City of Biddeford and the Board thanked him for all of his work and dedication. Mr. Mitchell also thanked the Board saying he enjoyed his time in Biddeford.**
9. **Adjourn**

   Meeting adjourned at 8:40 PM

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_____ _____

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.

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CITY OF BIDDEFORD

Planning and Development Department

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

PLANNING BOARD STAFF REPORT

TO: Chair Patoine and Members of the Biddeford Planning Board

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

DATE: August 23, 2023

RE: 2023.38 Shoreland Zoning Permit for Melinda Anderson to replace a boat dock / pier at 148 Hills Beach Road (Tax Map 55, Lot 68), located in the Coastal Residential Zone (CR) and the Shoreland Zone.

MEETING DATE: September 6, 2023 at 6:00 PM

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1. INTRODUCTION

This application is seeking to replace a damaged 4´ x 164´ dock with and 8´ x 10´ bumpout at 148 Hills Beach Road (Tax Map 55, Lot 68), located within the Coastal Residential (CR) and Shoreland Zones. The existing dock has been in place since at least 1980 and in December 2022 the dock was severly damaged by a winter storm. The Applicant is seeking to reconstruct the dock / pier in its original size and location. This Application is subject to the City's Shoreland Zoning Ordinance - Article XIV, Section 15 – Land Use Stabdards, Subsection C – Piers, docks, wharfs, bridges, and other structures and uses extending over or below the normal high-water line of a water body or within a wetland.

The Application includes a detailed narrative of the request which has been included below:

> *On behalf of Melinda Anderson, Flycatcher LLC (Flycatcher) is pleased to submit a Shoreland Zoning Permit Application to the City of Biddeford's Planning Board for the replacement of an existing pier located at 148 Hills Beach Road in Biddeford, Maine. The Applicant owns property located at 148 Hills Beach Road and is identified by the City of Biddeford as Lot #68 of Tax Map #55. The projectsite is +/- 0.8 acresin size and includes approximately one hundred and twenty (120) feet of shoreline adjacent to Back Bay in Biddeford Pool. The site is developed with a residential structure and associated development which includes a residential dock.*
>
> *The dock consists of a four (4) foot wide by twelve (12) foot long access ramp that connects to a four (4) foot wide by one hundred and sixty-four (164) foot long pile supported pier with an eight (8) foot wide by ten (10) foot long bumpout at the seaward end of the pier. The pier connects to a three (3) foot wide by twelve (12) foot long seasonal ramp and a twelve (12) foot wide by twelve (12) foot long seasonal float. The dock has been in place since at least 1980 as shown in the aerial image in the attached photographs; however, the access ramp, pier, and bumpout were destroyed in the December 2022 storm.*

The Applicant proposes to reconstruct these structures in the same location and with the same dimensions, including height. The seasonal ramp and float will be installed once the replacement construction is completed. The pier and bumpout are supported with twenty-four (24) pilings and helix anchors. During construction, the site will be accessed from the upland and all helix anchors will be installed hydraulically with hand tools. The anchors are held in place and a power head winds the helix into the ground, resulting in minimal soil disturbance. The reconstruction of the pier should take approximately two (2) to three (3) weeks and all work will be conducted in the dry. Upon completion of construction, the Applicant will follow best management practices as it relates to permanent site stabilization. No trees will be cut or removed in order to complete this project. The following materials are included for your review:

1. *Completed Planning Board Application;*
2. *Applicable Performance Standards;*
3. *Location Maps;*
4. *Photographs - Site Plans to include aerial imagery and section details of the proposed work.*
5. *Erosion and Sediment Control Plan*
6. *Title, Right, or Interest*
7. *Copy of ACOE approval (DEP PBR acceptance pending)*

148 Hills Beach Road – Note: Dock / Pier Pre-storm "removal".

2. PROJECT DATA/INFORMATION

1.	Applicant:	Melinda Anderson 148 Hills Beach Road Biddeford, ME 04005
2.	Owner of Property:	Same as applicant
3.	Agent:	Flycatcher, LLC Tim Forrester 106 Lafayette Street, Suite 2A Yarmouth, ME 04096
4.	Surveyor:	N/A
5.	Project Location:	148 Hills Beach Road
6.	Project Tax Map #/Lot #:	Tax Map 55, Lot 68
7.	Lot Size:	.8 Acres
8.	Base Zoning:	Coastal Residential
9.	Overlay Zoning:	Shoreland
10.	Existing Use:	Pier
11.	Proposed Use:	Rebuild pier same spot same dimensions
12.	Approvals Required:	Shoreland Zoning
13.	Uses in the Vicinity:	Residential
14.	Waivers Needed:	a. None
18.	Waivers Granted:	a. None
22.	Other Non-City Permits Required:	
23.	LDR Attachment A: Fees Paid:	Yes
25.	Planning Board Review History: First appearance.	

3. STAFF RECOMMENDATION:

The Application includes detailed responses to the *specific criteria outlined with Shoreland Zoning Ordinance - Article XIV, Section 15 – Land Use Stabdards, subdection C – Piers, docks, wharfs, bridges, and other structures and uses extending over or below the normal high-water line of a water body or within a wetland. Staff has reviewed this application and is supportive of the proposed dock replacement and recommend that the Planning Board grant the applicant's project request.*

4. SAMPLE MOTIONS:

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

Case # 2023.38 Shoreland Zoning Permit for Melinda Anderson to replace a boat dock / pier at 148 Hills Beach Road (Tax Map 55, Lot 68), located in the Coastal Residential Zone (CR) and the Shoreland Zone.
Planning Board Hearing date: September 6, 2023.

B. *Motion to Deny I motion to DENY Shoreland Zoning Permit Application for the proposed dock / pier located at 148 Hills Beach Road (Tax Map 55, Lot 68), within the Coastal Residential & Shoreland zoning districts, for the following reasons:*

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

A. *Motion to Table: I motion to TABLE the Shoreland Zoning Application for the proposed dock / pier to be located at 148 Hills Beach Road (Tax Map 55, Lot 68), within the Coastal Residential & Shoreland zoning districts, for the following reasons:*

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

Respectfully submitted,

David C.M. Galbraith

David C.M. Galbraith
City Planner & Deputy Director of the Planning & Development Dept.

CITY OF BIDDEFORD

Planning and Development Department

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Pursuant to the provisions of the City of Biddeford Land Development Regulations, Article XIV, Shoreland Zoning, the Biddeford Planning Board has considered the application (Case# 2023.38) of Melinda Anderson **(**property owner), and granted approval of the dock / pier replacement, of an in-kind dock, at 148 Hills Beach Road (Tax Map 55, Lot 68) which is located in the Coastal Residential and Shoreland Overlay Zone. The Application includes 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:

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1. FINDINGS OF FACT

1.	Applicant:	Melinda Anderson 148 Hills Beach Road Biddeford, ME 04005
2.	Owner of Property:	Same as applicant
3.	Agent:	Flycatcher, LLC Tim Forrester 106 Lafayette Street, Suite 2A Yarmouth, ME 04096
4.	Surveyor:	N/A
5.	Project Location:	148 Hills Beach Road
6.	Project Tax Map #/Lot #:	Tax Map 55, Lot 68
7.	Lot Size:	.8 Acres
8.	Base Zoning:	Coastal Residential
9.	Overlay Zoning:	Shoreland
10.	Existing Use:	Pier
11.	Proposed Use:	Rebuild pier same spot same dimensions
12.	Approvals Required:	Shoreland Zoning
13.	Uses in the Vicinity:	Residential
14.	Waivers Needed:	a. None
18.	Waivers Granted:	a. None
22.	Other Non-City Permits Required:	MDEP Approval
23.	LDR Attachment A: Fees Paid:	Yes
25.	Planning Board Review History: First appearance.	

2. CONCLUSIONS OF LAW

The Planning Board has determined that based on the following factors, as outlined in City's Shoreland Zoning Ordinance - Article XIV, Section 15 – Land Use Standards, Subsection C – Piers, docks, wharfs, bridges, and other structures and uses extending over or below the normal high-water line of a water body or within a wetland.

3. DETERMINATION

Based on the evidence available and the conclusions above, the Biddeford Planning Board grants the request to reconstruct a dock / pier in the same location and dimentions as were previously allowed by the State and the City, located at 148 Hills Beach Road, (Tax Map 55, Lots 68), in accordance with the submitted application, supporting data, representations made, other related materials on file, and the following Conditions of Approval:

Conditions of Approval:

1. **Prior to the issuance of a building permit the Applicant shall install all required erosion control measures to the satisfaction of the Director of Code Enforcement.**

2. **Obtain all required permits from Maine Department of Environmental Protection and the Biddeford Code Enforcement Office.**

3. **This approval shall expire one year from the date below if a substantial start is not made in construction. If a substantial start is made within one year of the date below, the applicant shall have one additional year to complete the project, thereinafter this approval shall expire.**

4. **If not already done so, any remaining materials / debris from the damaged dock, shall be removed from the bay during low tide and as coordinated with the City's Director of Code Enforcement.**

_____

Larry Patoine, Planning Board Chairman

_____

Date

July 19, 2023

Mr. David Galbraith
City of Biddeford
205 Main Street
Biddeford, ME 04005

Re: Shoreland Zoning Planning Board Permit Application for the Replacement of a Pier, 148 Hills Beach Road, Biddeford, Maine.

Dear Mr. Galbraith,

On behalf of Melinda Anderson, Flycatcher LLC (Flycatcher) is pleased to submit a Shoreland Zoning Permit Application to the City of Biddeford's Planning Board for the replacement of an existing pier located at 148 Hills Beach Road in Biddeford, Maine.

The Applicant owns property located at 148 Hills Beach Road and is identified by the City of Biddeford as Lot #68 of Tax Map #55. The project site is +/- 0.8 acres in size and includes approximately one hundred and twenty (120) feet of shoreline adjacent to Back Bay in Biddeford Pool. The site is developed with a residential structure and associated development which includes a residential dock. The dock consists of a four (4) foot wide by twelve (12) foot long access ramp that connects to a four (4) foot wide by one hundred and sixty-four (164) foot long pile supported pier with an eight (8) foot wide by ten (10) foot long bumpout at the seaward end of the pier. The pier connects to a three (3) foot wide by twelve (12) foot long seasonal ramp and a twelve (12) foot wide by twelve (12) foot long seasonal float. The dock has been in place since at least 1980 as shown in the aerial image in the attached photographs; however, the access ramp, pier, and bumpout were destroyed in the December 2022 storm. The Applicant proposes to reconstruct these structures in the same location and with the same dimensions, including height. The seasonal ramp and float will be installed once the replacement construction is completed.

The pier and bumpout are supported with twenty-four (24) pilings and helix anchors. During construction, the site will be accessed from the upland and all helix anchors will be installed hydraulically with hand tools. The anchors are held in place and a power head winds the helix into the ground, resulting in minimal soil disturbance. The reconstruction of the pier should take approximately two (2) to three (3) weeks and all work will be conducted in the dry. Upon completion of construction, the Applicant will follow best management practices as it relates to permanent site stabilization. No trees will be cut or removed in order to complete this project.

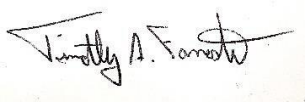
The following materials are included for your review:

- Completed Planning Board Application;
- Applicable Performance Standards;
- Location Maps;
- Photographs
- Site Plans to include aerial imagery and section details of the proposed work.

- Erosion and Sediment Control Plan
- Title, Right, or Interest
- Copy of ACOE approval (DEP PBR acceptance pending)

Thank you for your consideration of this application. I can be reached via telephone at (207) 837 - 2199 or email at tim@flycatcherllc.com you have any questions or need more information. We appreciate your consideration.

Respectfully submitted,



Tim Forrester
Director of Coastal Resources
Flycatcher LLC

-

City of Biddeford – Planning Department
Planning Board Application
P.O. Box 586, 205 Main Street Biddeford, Maine 04005
207-284-9115

Type of Application:

_X_ Shoreland Zoning Permit ___Site Plan Review ___Extraction
___Conditional Use Permit ___Subdivision ___Private Way
___Other: _____

Applicant Information:

Name: Melinda Anderson
Mailing Address: 148 Hills Beach Road Biddeford, ME 04005
Telephone: (207) 604 - 0043
Email: dave@supplychainventure.com
What is your legal interest in the property?
_X_ Owner ___Potential Buyer with Contract ___Lease/Rental Agreement

Owner's Information:

Name: Melinda Anderson
Mailing Address: 148 Hills Beach Road Biddeford, ME 04005
Telephone: (207) 604 - 0043
Email: dave@supplychainventure.com

Agent's Information:

Name: Flycatcher, LLC c/o Tim Forrester
Mailing Address: 106 Lafayette Street, Suite 2A Yarmouth, ME 04096
Telephone: (207) 837 - 2199
Email: tim@flycatcherllc.com

Engineer/Surveyor's Information:

Name: N/A
Mailing Address: _____
Telephone: _____
Email: _____

Project Location and Lot Information:

Street Address: 148 Hills Beach Road Drainage Watershed: Back Bay
Tax Map: 55 Lot: 68
Current Zoning: Coastal Residential Shoreland Zoning: Yes
Size of Lot: 0.8 (X)acres ( )s.f. Lot Frontage: +/- 130'
Existing Use of Property: Residential

Property currently serviced by:

_X_ City Road ___Public Sewer _X_ Public Water _X_ Public Trash
___Private Road _X_ Septic System ___Private Well ___Private Hauler

Slope Conditions in Area of Construction (if applicable):
_X_ Flat (0-3% slope) __Rolling (3-8% slope) __Hilly (8-15% slope) __Steep (15%+ Slope)

Are there any wetlands or waterbodies on the site? _X_(Yes)_(No) if yes attach information
Is the project within the 100-year floodplain? _X_(Yes)_(No) if yes attach information
Do you plan to bring fill onto the lot? __(Yes) _X_(No) If yes attach information

Flycatcher
LAND + SCIENCE + PEOPLE

Description of proposed use of property:

Project/Proposed Use:

The Applicant proposes to replace an existing 4' x 164' pile supported pier that includes an 8' x 10' bumpout. The pier was destroyed in the December 2022 storm and will be replaced in the same location and with the same dimensions.

Property to be Serviced by: No Change from existing

___City Road ___Public Sewer ___Public Water ___Public Trash

___Private Road ___Septic System ___Private Well ___Private Hauler

Limits of Disturbance: +/- 730 ( )acres (X)s.f.

Net change in impervious cover: No Change ( )acres ( )s.f.

Is this project part of a larger project? __(Yes) X(No)

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

Is this project within the Urbanized Area/MS4 (*see City Drainage Map*) __(Yes) X(No)

Is the project proposing any Stormwater facilities/BMPs? __(Yes) X(No)

Will a Traffic Movement Permit (TMP) be required?: __(Yes) X(No)

X **If in a Shoreland Zone:**

Percent of residential lot coverage (Max 20%): N/A

Percent of structure expansion (Max 30%): N/A

___**If Subdivision Review, number of lots proposed:** N/A

___**If a Private Way is proposed, number of lots served:** N/A

If Site Plan Review, you must provide the following information:

Total new square feet footprint of structure: Structure is 736 sq. ft. - no change from existing

Total new square feet paving/parking: N/A

Waiver Requests (attach details):

1. _____
2. _____
3. _____
4. _____
5. _____

Required Submittal Attachments:

A. Letters of Approval N/A
   ___Fire Department – Contact Chief or Deputy Chief – 282-9986
   ___Ability to Serve for Water Service – Maine Water – 282-1543
   ___Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118
   ___Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127
B. Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.
C. Photographs of Site.
D. Architectural renderings/drawings of proposed buildings, as required.
E. Engineering Plans, as required.
F. Stormwater Management Report, as required.

Fees (Due at time of Submission):

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

Flycatcher
LAND + SCIENCE + PEOPLE

Required Signatures:

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

- I certify that I have read and completely understand the application;
- I certify that the information contained in this application and its attachments are true and correct;
- I understand that all information provided on this form and all other documents submitted as part of my proposal is a matter of public record;
- I understand that copies of this information may be supplied upon request to an interested party.
- I understand that additional funds may be required through the course of the review for special studies, legal review costs, and/or engineering review.
- I understand that by submitting an application I am not guaranteed a place on any particular agenda. I further understand that the City Planner will place me on an agenda for review when the application is deemed substantially complete.

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

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

Signature of Applicant: Agent **Date** July 19, 2023

Signature of Property Owner: **Date**

DIGITAL SUBMITTAL REQUIREMENTS FOR ALL SUBMITTALS:

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

HARD-COPY SUBMITTAL REQUIREMENTS FOR PLANNING BOARD APPLICATIONS:

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

DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

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

HARD-COPY SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

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

PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION

Flycatcher
LAND + SCIENCE + PEOPLE

AUTHORIZATION LETTER

DATE: May 25, 2023

By this letter, I authorize Flycatcher LLC to act on my behalf as my agent for the purpose of obtaining permits and approvals related to the proposed project located at:

148 Hills Beach Road in Biddeford, Maine.

This authorization allows Flycatcher LLC to act as my agent for the preparation, signing and submission of federal, state, regional, and municipal permit applications, including conducting any necessary or pertinent consultations, preparation and submission of relevant documents and applications, advancing nominal funds as are required to file such applications, and representation at meetings and hearings for the applications.

This authorization is effective as of the date of this correspondence and will remain valid until revoked in writing.

Print Name	Title	Phone or Email
Melinda M. Anderson		207 604-0043

Signature	Date
[signature]	6/8/23

PERFORMANCE STANDARDS

City of Biddeford
Part III: Land Development Regulations, Article XIV: Shoreland Zoning Ordinance
Section 15: Land Use Standards - Section C: Piers, docks, wharfs, bridges, and other structures and uses extending over or below
the normal high-water line of a water body or within a wetland.

1. Except as provided in Section 15C11 and Section 15X7, no more than one pier, dock, wharf or similar structure extending or located below the normal high-water line of a water body or within a wetland is allowed on a single residential lot; except that when a single lot contains at least twice the minimum shore frontage as specified in Section 15A, a second structure may be allowed and may remain as long as the lot is not further divided.
The Applicant proposes one dock on their property.

2. Access from shore shall be developed on soils appropriate for such use and constructed so as to control erosion.
The dock has been in place since at least 1980 based on aerial imagery and, as shown in the photographs, the site is stable. The pier will be supported with pilings and helix anchors that are wound in place with hand tools. If there are any areas of disturbance at the completion of construction, the Applicant intends to stabilize any areas of disturbance with vegetation and mulch in accordance with the Maine DEPs Maine Erosion and Sediment Control BMPs manual. As a result, the Applicant does not anticipate any adverse causes of erosion or sediment.

3. The location shall not interfere with existing developed or natural beach areas.
The proposed structures are not located over a developed beach area or natural beach areas.

4. The facility shall be located so as to minimize adverse effects on fisheries.
The dock has been positioned to provide reasonable tidal access and is located over marsh vegetation. The ramp and float are in place on a seasonal basis and stored in an upland location during the off-season. The project was approved by the Army Corps of Engineers (ACOE) and is under review with the Maine Department of Environmental Protection (MDEP). As part of the MDEP review, the Applicant sent notification to the Department of Marine Resources (DMR). These agencies have not identified any issues. Given these factors, the Applicant does not anticipate there will be adverse effects on fisheries.

5. The facility shall be no larger in dimension than necessary to carry on the activity and be consistent with existing conditions, use, and character of the area. A temporary pier, dock, or wharf in nontidal waters shall not be wider than six feet for noncommercial uses.
The Applicant does not propose to modify the existing conditions that have been in place since at least 1980. All structures will be replaced in the same location and with the same dimensions.

6. No new structure shall be built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland unless the structure requires direct access to the water as an operational necessity.
The Applicant does not propose any structures on, over, or abutting the proposed dock.

7. New permanent piers and docks on nontidal waters shall not be permitted unless it is clearly demonstrated to the Planning Board that a temporary pier or dock is not feasible,and a permit has been obtained from the Department of Environmental Protection, pursuant to the Natural Resources Protection Act.
The proposed dock is located on tidal waters.

8. No existing structures built on, over or abutting a pier, dock, wharf or other structure extending beyond the normal high-water line of a water body or within a wetland shall be converted to dwelling units in any district.

The Applicant does not propose to convert any structures on, over or abutting the proposed dock to a dwelling unit.

9. Except in the General Development District, structures built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland shall not exceed 20 feet in height above the pier, wharf, dock or other structure.

NOTE: Permanent structures projecting into or over water bodies shall require a permit from the Department of Environmental Protection pursuant to the Natural Resources Protection Act, Title 38 M.R.S.A., Section 480-C.

The Applicant does not propose to construct any structure on, over, or abutting the proposed dock that will exceed twenty (20) feet in height. A permit-by-rule notification form has been submitted to the Department of Environmental Protection and will be forwarded to the Town upon receipt.

10. Vegetation may be removed in excess of the standards in Section 15P of this ordinance in order to conduct shoreline stabilization of an eroding shoreline, provided that a permit is obtained from the Planning Board. Construction equipment must access the shoreline by barge when feasible as determined by the Planning Board.

a. When necessary, the removal of trees and other vegetation to allow for construction equipment access to the stabilization site via land must be limited to no more than 12 feet in width. When the stabilization project is complete, the construction equipment accessway must be restored.

b. Revegetation must occur in accordance with Section 15S. NOTE: A permit pursuant to the Natural Resource Protection Act is required from the Department of Environmental Protection for shoreline stabilization activities.

The Applicant does not propose to stabilize the shoreline; therefore, this standard is not applicable.

11. A deck over a river may be exempted from the shoreland setback requirements if it is part of a downtown revitalization project that is defined in a project plan approved by the legislative body of the municipality, and may include the revitalization of structures formerly used as mills that do not meet the structure setback requirements, if the deck meets the following requirements:

a. The total deck area attached to the structure does not exceed 700 square feet;

b. The deck is cantilevered over a segment of a river that is located within Section 15 Section 15 :7 the boundaries of the downtown revitalization project;

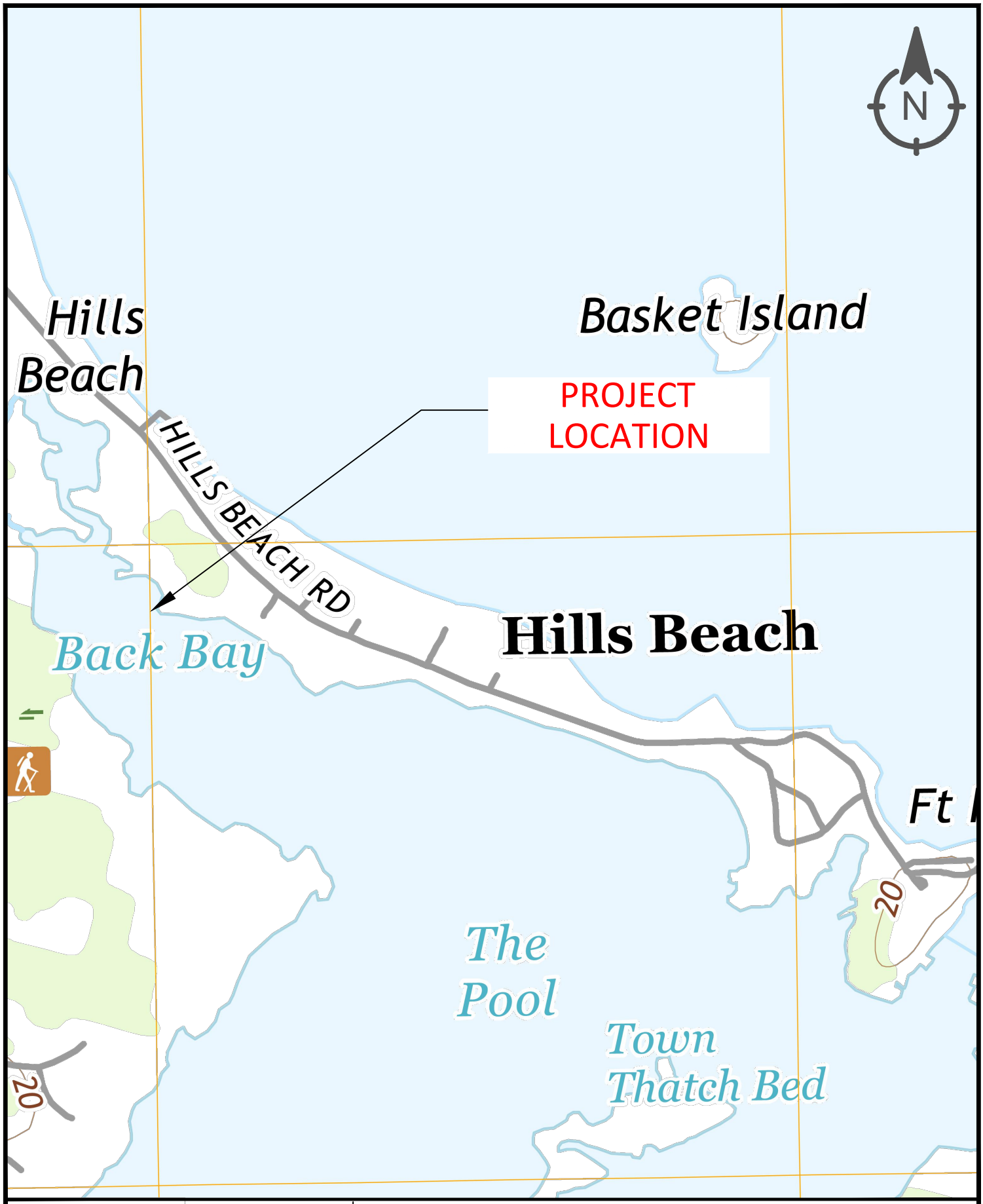
c. The deck is attached to or accessory to an allowed commercial use in a structure that was constructed prior to 1971 and is located within the downtown revitalization project;

d. The construction of the deck complies with all other applicable standards, except the shoreline setback requirements in Section 15B; and

e. The construction of the deck complies with all other state and federal laws.The Applicant does not propose to construct a deck as part of a downtown revitalization project.

The project does not include a deck; therefore, this standard is not applicable.

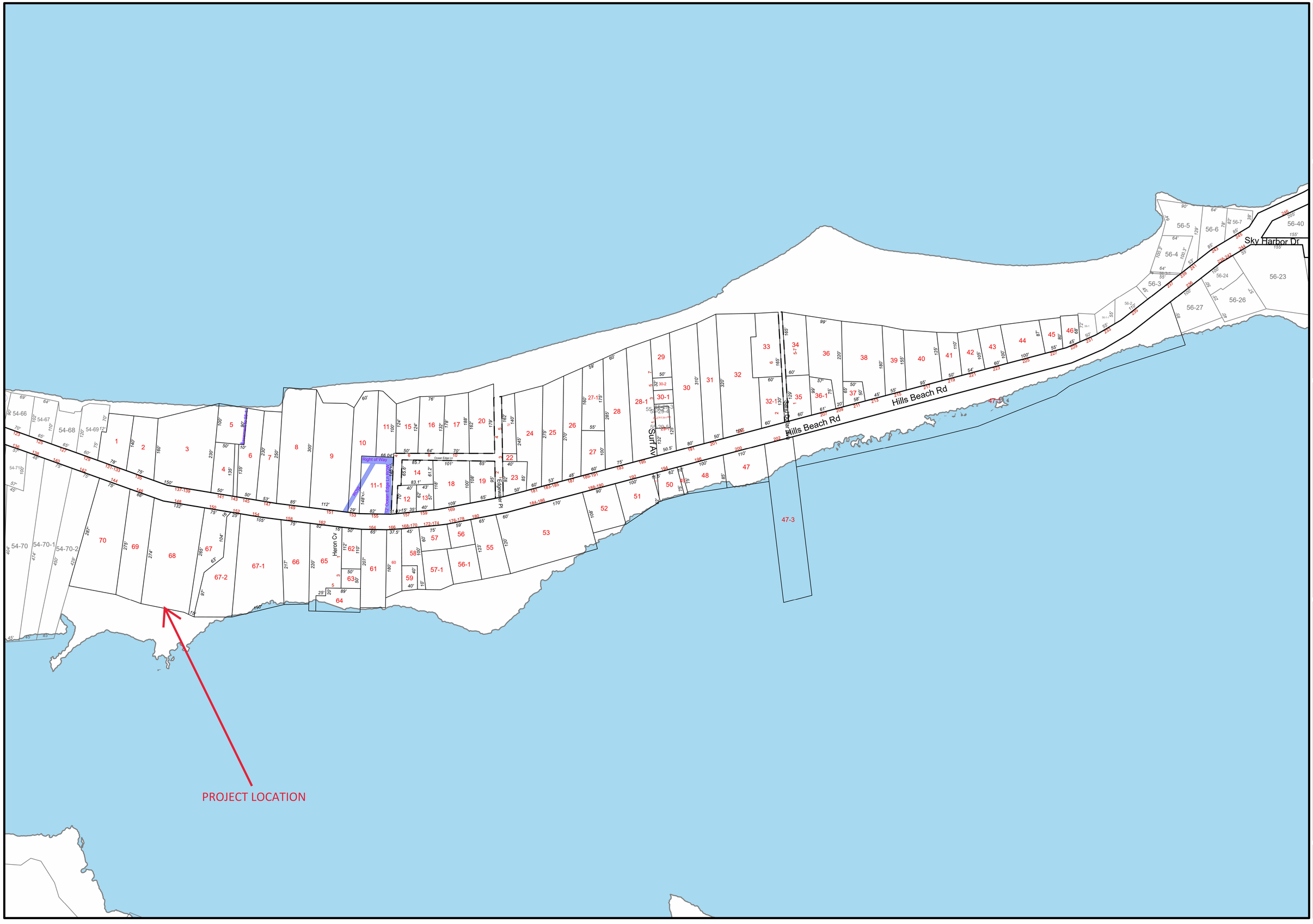
Location Maps



Flycatcher
LAND + SCIENCE + PEOPLE

Lower Falls Landing
106 Lafayette Street,
Suite 2A
Yarmouth, ME 04096

PROJECT LOCATION
148 HILLS BEACH ROAD
BIDDEFORD, MAINE 04005
43.4517611, -70.371652



North is based on the Maine State Coordinate System NAD 1983

North Rotation is 35°

100 0 100 200 300 Feet

UPDATED THROUGH APRIL 1, 2022

FOR ASSESSMENT PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCES

The City of Biddeford, Maine

OFFICIAL TAX MAP

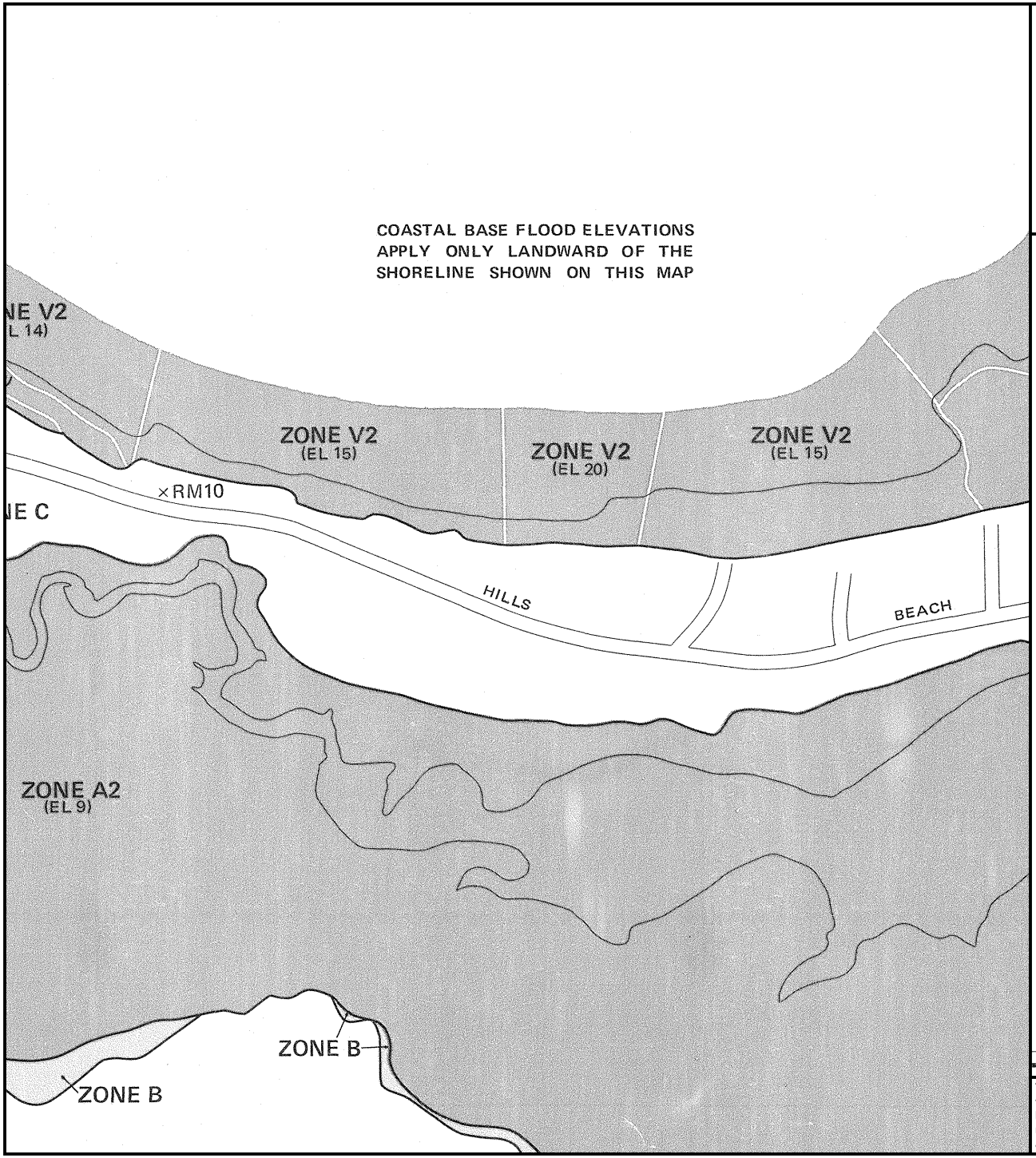
Office of The Tax Assessor
Nicholas D. Desjardins, CMA
Assessor

This Map is Prepared By
The City of Biddeford, Maine
Technology Department
GIS Division
205 Main Street · P.O. Box 586 · Biddeford, Maine 04005
207- 571-0660 · gis@biddefordmaine.org

55

Tax Map

Program, at (800) 638-6620.



APPROXIMATE SCALE

400 0 400 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
BIDDEFORD,
MAINE
YORK COUNTY

PANEL 6 OF 11
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230145 0006 B

EFFECTIVE DATE:
MAY 15, 1984

Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.

U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands and Waterbodies

July 19, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

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

Photographs

The following photographs are taken from the site of the project and represent the existing conditions of the site at 148 Hills Beach Road in the City of Biddeford. All photographs were taken by Tim Forrester, Flycatcher, LLC on June 8, 2023, unless otherwise noted.

Photograph One. Aerial view of Project Site. Red arrow indicates pier as it existed in 1980. Source: Maine Geological Survey Aerial Photos. Date: October 10, 1980.

Photograph Two. Aerial view of Project Site. Red arrow indicates pier as it existed before it was destroyed in December 2022. Source: Maine Office of GIS. Date: 2022.

Photograph Three. View of Back Bay and remnants of the end support of previously existing pier.

Photograph Four. View of existing pier, showing existing conditions.

Photograph Five. View of upper intertidal and upland at project site.

Photograph Six. Facing southerly – view of vegetation at project site. Pier will be elevated 1:1 for height to width.

Photograph Seven. Facing northerly – view of abutting structure.

Project Plans

LEGEND

- PROPERTY LINE
- RIPARIAN LINE
- HIGHEST ANNUAL TIDE (HAT)
- MEAN HIGH WATER (MHW)
- MEAN LOW WATER (MLW)

NOTES:
1) BASE MAP IMAGERY BASED ON MAINE OFFICE OF GIS CASCO BAY AERIAL IMAGERY (2022).
2) PROPERTY LINE DATA BASED ON CITY OF BIDDEFORD TAX PARCEL DATA DATED, BY REVISION, 1/11/2023.
3) PLAN IS FOR PERMITTING PURPOSES.

SCALE IN FEET

0 50 100

1 INCH = 50 FEET

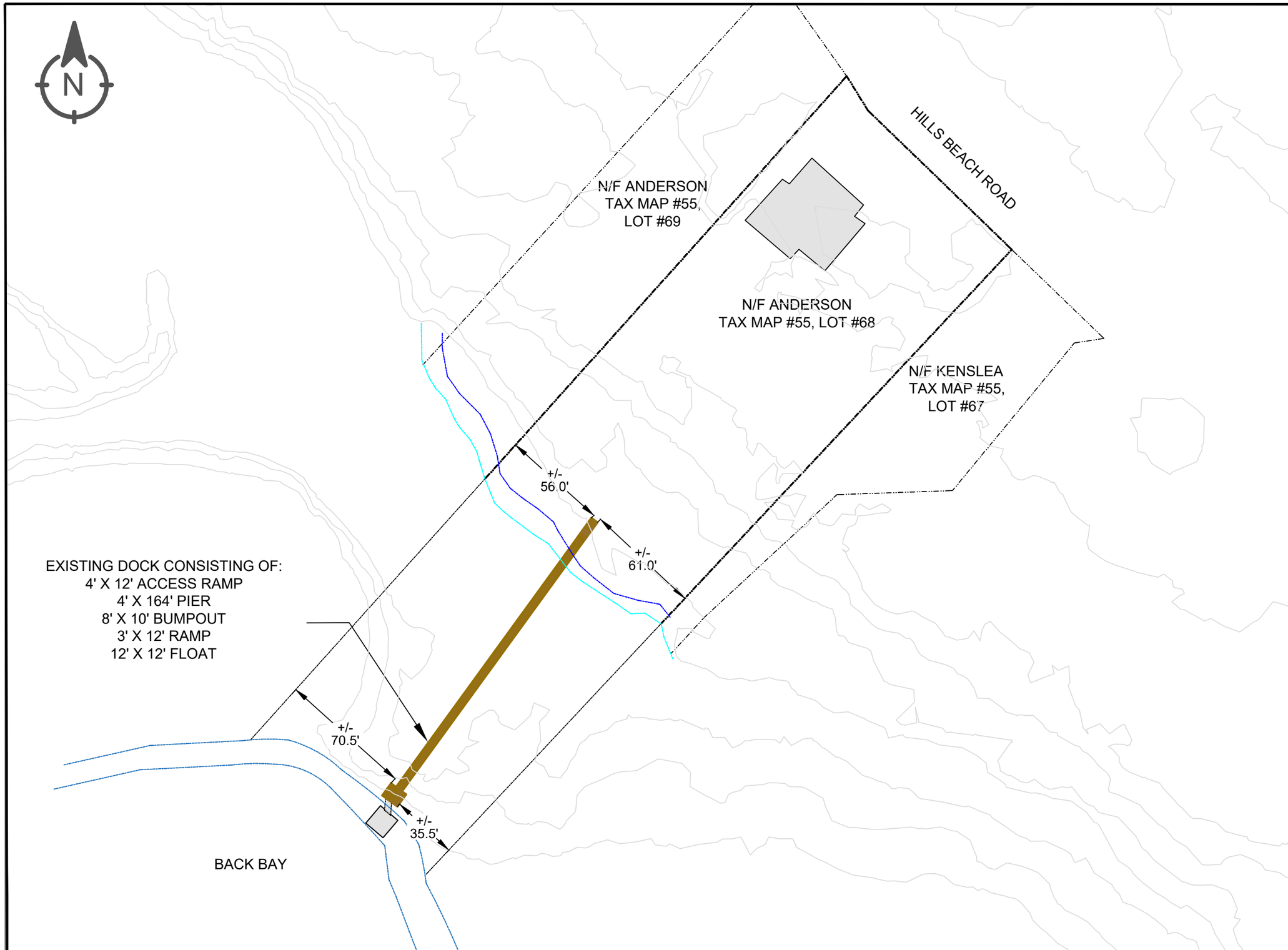
PROJECT:
PROPOSED PIER REPLACEMENT FOR MELINDA ANDERSON, 148 HILLS BEACH ROAD, BIDDEFORD, MAINE.

TITLE:
OVERVIEW OF EXISTING AND PROPOSED CONDITIONS

DRAWN BY: LCV	SHEET: 1 OF 4
CHECKED BY: TAF	
DATE: 6/21/2023	REV DATE:

Flycatcher
LAND • SCIENCE • PEOPLE

Lower Falls Landing
106 Lafayette Street,
Suite 2A
Yarmouth, ME 04096



LEGEND

- PROPERTY LINE
- RIPARIAN LINE
- HIGHEST ANNUAL TIDE (HAT)
- MEAN HIGH WATER (MHW)
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3) PLAN IS FOR PERMITTING PURPOSES.

SCALE IN FEET
0 50 100
1 INCH = 50 FEET

PROJECT:
PROPOSED PIER REPLACEMENT FOR MELINDA ANDERSON, 148 HILLS BEACH ROAD, BIDDEFORD, MAINE.

TITLE:
OVERVIEW OF EXISTING AND PROPOSED CONDITIONS

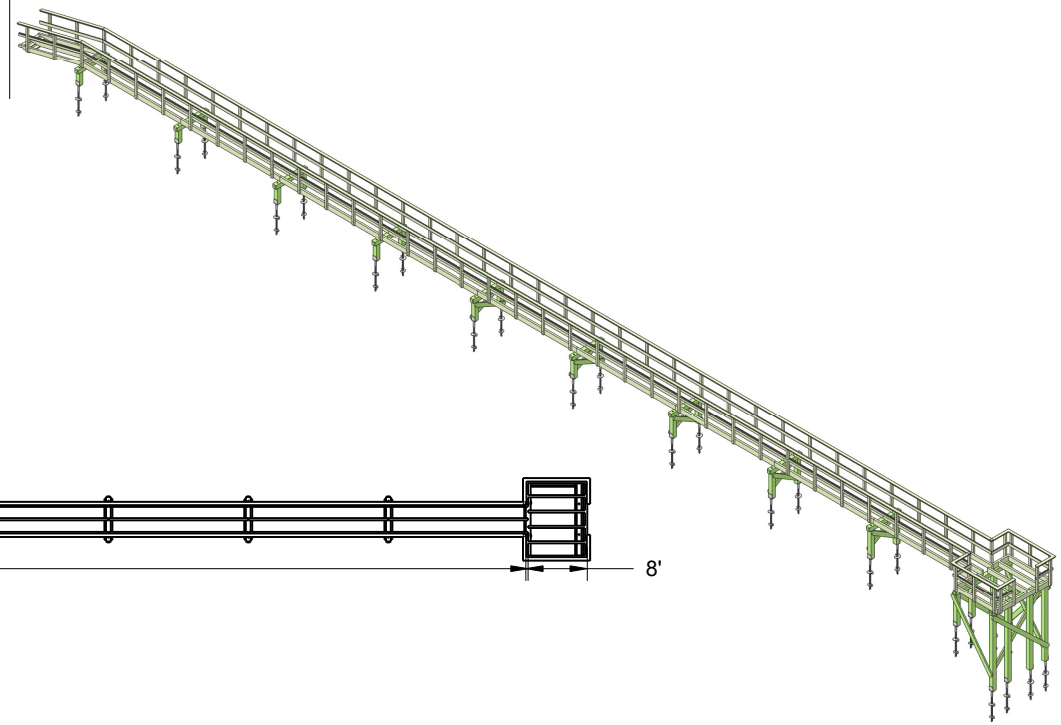
DRAWN BY: LCV	SHEET: 1 OF 4
CHECKED BY: TAF	
DATE: 6/21/2023	REV DATE:

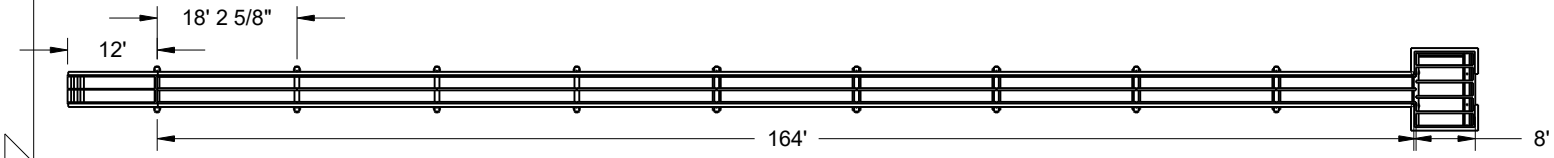
Flycatcher
LAND • SCIENCE • PEOPLE

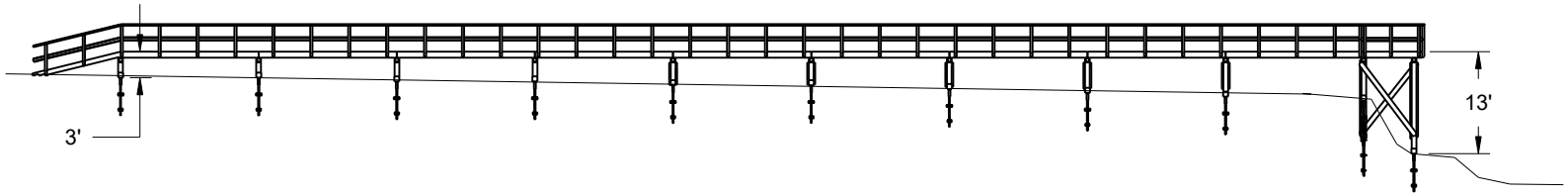
Lower Falls Landing
106 Lafayette Street,
Suite 2A
Yarmouth, ME 04096

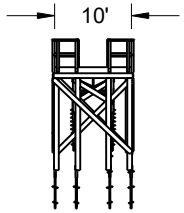
Notes:
Pile Anchors: 8-10 x 5 Helix Anchors
Pier Supports & Sleepers: 8" x 8" UC5A PTSYP
Pile Bent Bracing: 3" x 8" UC5A PTSYP
Stringers: 4" x 10" UC4B PTSYP
Decking: 2" x 6" UC4B PTSYP (not shown)
Uprights: 4" x 4" UC4B PTSYP on 5' centers
Rail Backers: 2" x 4" UC4B PTSYP
Hand & Mid Rails: 5/4" x 6" UC4B PTSYP

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED



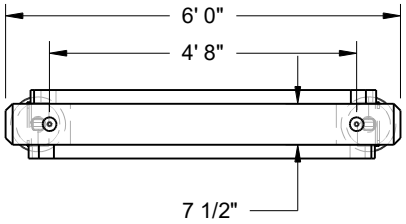


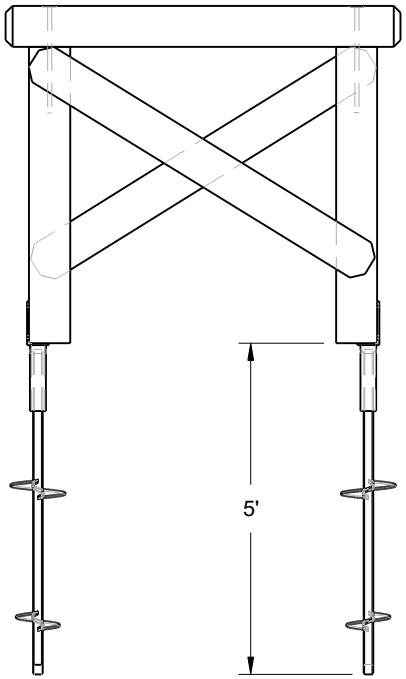


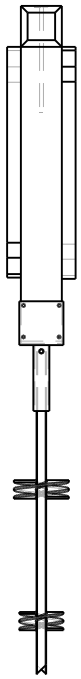


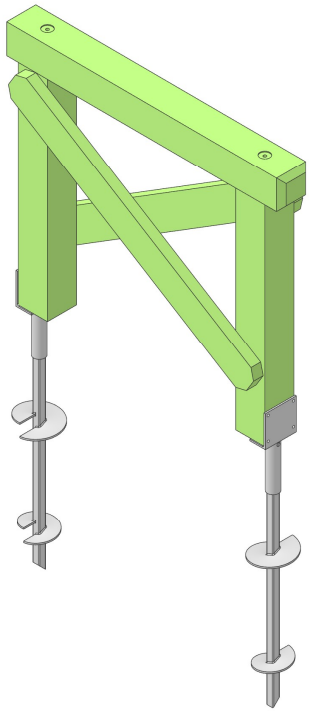
Custom Float Services 11 Wallace Ave. South Portland ME 04106	DRAWN Henri Gignoux	DATE 4/19/2023	David & Melinda Anderson 148 Hills Beach Rd. Biddeford ME 04005
	CHECKED		4' x 176' Pier with 10' x 8' Seating Area Overview
	QA		
	MFG		SIZE A / FSCM NO. / DWG NO. / REV
	APPROVED		SCALE 1:1 / SHEET 1 OF 2

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED









Custom Float Services 11 Wallace Ave. South Portland ME 04106	DRAWN Henri Gignoux	DATE 4/19/2023	David & Melinda Anderson 148 Hills Beach Rd. Biddeford ME 04005			
	CHECKED		Typical Pile Bent			
	QA					
	MFG		SIZE A	FSCM NO.	DWG NO.	REV
	APPROVED		SCALE 1:1		SHEET 2 OF 2	

Erosion and Sediment Control Plan

The site will be accessed via Hills Beach Road and all materials and equipment for replacement of the pier will be delivered from the upland. Any CCA-treated lumber used for the construction of the dock will be cured on dry land for 21 days prior to the start of construction. The project does not require the use of heavy equipment and all helix anchors will be installed hydraulically with hand tools. The anchors are held in place and a power head winds the helix into the ground, resulting in minimal soil disturbance. The ramp and float are constructed off-site and will be set in place once the landings, stairs, and pier are constructed. The construction of the dock should take approximately two (2) to three (3) weeks and all work will be conducted in the dry.

It is not anticipated that measurable soil disturbance will occur as a result of the construction of the dock given the construction methods as the dock involves minimal excavation and/or earthmoving. Given that minimal sedimentation if any, will occur and no heavy equipment will operate in the coastal wetland for the pier replacement, no formal measures are proposed to control erosion or sedimentation. However, if there are any areas of soil disturbance at the completion of construction, the area will be stabilized with vegetation and mulch in accordance with the Department's permanent soil stabilization BMPs published in the most recent version of the Maine Erosion and Sediment Control BMPs manual.

Copy of Deed

BK 12863 PG 157

032774

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That **MELINDA M. ANDERSON, TRUSTEE OF THE MARSHMAN FAMILY TRUST U/I/T,** dated June 15, 1992 a copy of which is recorded in the York County Registry of Deeds in Book 6144, Page 161, of Bedford, Massachusetts, for consideration paid, grants to **MELINDA M. ANDERSON**, having a mailing address of 19 Glenridge Drive, Bedford, MA 01730, with ***WARRANTY COVENANTS***, the land in Biddeford in the County of York and State of Maine, described as follows:

Three certain lots or parcels of real estate together with the buildings thereon, located in Biddeford, County of York and State of Maine, at Hills Beach, bounded and described as follows:

Parcel One:

BEGINNING at an iron bolt on the easterly corner of land now of formerly of E. J. Sullivan;

THENCE running southwesterly by said land of E. J. Sullivan a distance of 263 feet and 6 inches, more or less, to an iron bolt;

THENCE running southeasterly a distance of 66 feet, to an iron bolt;

THENCE running northeasterly a distance of 263 feet and 6 inches to an iron bolt on said public road; and

THENCE running northwesterly by the public road a distance of 66 feet to the point of beginning.

Meaning and intending to convey and hereby conveying the premises conveyed by Laura A. Goldthwait to Charles S. Adams by her deed dated October 28, 1911 and recorded in the York County Registry of Deeds in Book 602, Page 375.

Parcel Two:

BEGINNING at an iron pipe near high water mark at the southeasterly corner of the lot of Charles S. Adams and running

THENCE 66 feet to an iron pipe at the westerly corner of land formerly of Edward J. Sullivan;

THENCE running southwesterly by said Sullivan land to low water mark; and

THENCE running southeasterly 66 feet; and

THENCE northeasterly to the point of beginning.

Meaning and intending to convey and hereby conveying the marsh in the rear of the lot of Charles S. Adams conveyed to him by Laura A. Goldthwait by her deed dated October 28, 1911 and meaning and intending to convey the same premises conveyed by Clarence Goldthwait to Charles S. Adams by his deed dated August 25, 1923 recorded in said Registry, Book 723, Page 169.

Parcel Three:

BEGINNING on the highway at the southeasterly corner of a lot of Charles S. Adams and running

NO R.E. TRANSFER TAX PAID

THENCE southwesterly 263 feet 6 inches, more or less, to an iron pipe near high water mark;
THENCE running southeasterly 66 feet, more or less, to an iron pipe;

THENCE running northeasterly 254 feet, more or less, to an iron pipe at the highway;

THENCE running 66 feet, more or less, along said highway to said southeasterly corner of the lot of Charles S. Adams and the point of beginning.

Meaning and intending to convey and hereby conveying the premises conveyed by Clarence Goldthwait to Etta A. Adams by his deed dated August 25, 1923 and recorded in said Registry, Book 723, Page 168.

Being the same premises conveyed to Melinda M. Anderson, Trustee of the Marshman Family Trust, U/I/T by deed of Barbara A. Marshman dated June 15, 1992 and recorded in the York County Registry of Deeds in Book 6144, Page 171.

This deed is given in distribution of the Trust principal in accordance with the trust terms, the said Stanley C. Marshman and Barbara A. Marshman both being deceased.

IN WITNESS WHEREOF, the said Marshman Family Trust, has caused this instrument to be signed in its name and behalf by Melinda M. Anderson, its Trustee, thereunto duly authorized this 4th day of November, 2002.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

The Marshman Family Trust

By: Melinda M. Anderson
Melinda M. Anderson, Trustee

STATE OF MAINE
YORK, ss.

November 4, 2002

Personally appeared the above named Melinda M. Anderson, Trustee of The Marshman Family Trust and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Trust.

Before me,

~~Notary Public~~/Attorney-At-Law
Print Name:
Richard A. Hull III

After recording return to:
Melinda M. Anderson
19 Glenridge Drive
Bedford, MA 01730

z~drive/1910-003/deed/sbr

RECEIVED YORK S S.
2003 MAY 12 AM 9:18

Copy of Army Corps of Engineers (ACOE) Approval

DEPARTMENT OF THE ARMY
NEW ENGLAND DISTRICT, CORPS OF ENGINEERS
696 VIRGINIA ROAD
CONCORD, MASSACHUSETTS 01742-2751

REPLY TO
ATTENTION OF

Regulatory Division
CENAE-RDC

April 14, 2022

David Anderson
148 Hills Beach Road
Biddeford, Maine 04005

Dear Mr. Anderson:

We recently reviewed your proposal to perform in-kind repairs to a pre-existing pier, ramp, and float structure located off 148 Hills Beach Road at Biddeford (Biddeford Pool), Maine (Lat/Lon 43.451837°N; -70.371577°W). You indicated that this structure was constructed before December 18, 1968 and as such was permitted by U.S. Army Corps of Engineers nationwide permits issued on July 19, 1977.

On October 14, 2020, we issued General Permits that, subject to our discretion, eliminates the need for individual Department of the Army permits for certain work that is regulated in the State of Maine. Your project as proposed and as shown on the attachments qualifies for self-verification under Maine General Permit 1, Repair, Replacement, and Maintenance of Authorized Structures and Fills. No further action is necessary from the Corps on this project.

Please note that all work is subject to the terms and conditions contained in the general permit. No work may be started unless and until all other required local, State and Federal licenses and permits have been obtained. If any change in the plans or construction methods is found necessary, please contact us immediately to discuss modification of your permit. Any change must be approved before it is undertaken.

Please refer to identification number NAE-2022-00891 in any correspondence concerning this project. If you have any questions on this matter, please contact Colin Greenan of my staff at 978-318-8676 or colin.m.greenan@usace.army.mil at our Augusta, Maine Project Office.

Good luck with your project.

Sincerely,

For Frank J. Del Giudice
Chief, Permits & Enforcement Branch
Regulatory Division

Whitten, Nan

From: Kenslea, Tom <tkenslea@ptc.com>
Sent: Thursday, August 31, 2023 12:00 PM
To: Whitten, Nan
Subject: Neighbor comments on Pier rebuild 148 Hills Beach Road 2023 38 shoreland Zoning application

EXTERNAL: This email originated from outside of the City of Biddeford email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Whitten,

We are the immediate abutters at 150 Hills Beach Road and we strongly support this project. The pier has been a fixture over the many decades we have been coming to Hills Beach. We feel it adds to the seaside enjoyment of Back Bay and Biddeford Pool. We will not be able to attend the meeting September 6th to speak in favor of it but please consider us in favor. We hope the committee will see many reasons to approve the rebuilding. If you have any questions please feel free to call or email us.

Thanks

Tom and Jane Kenslea
617-448-5951

Whitten, Nan

From: Marty Cohen <marty.cohen88@gmail.com>
Sent: Tuesday, September 5, 2023 12:06 AM
To: Whitten, Nan
Subject: rebuilding the dock/pier at 148 Hills Beach Rd.

EXTERNAL: This email originated from outside of the City of Biddeford email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Board,

We totally support Melinda Anderson rebuilding her dock/pier at 140 Hills Beach Rd.
The structure has been there unobtrusively since her father built it in1968. Knowing the Andersons as we do, we can vouch that they are respectful stewards of the environment and the community of Hills Beach.

Sincerely
Diane and Martin Cohen
139 Hills Beach Rd
Biddeford, ME 04005

CITY OF BIDDEFORD

Planning and Development Department

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

PLANNING BOARD STAFF REPORT

TO: Chair Patoine and Members of the Biddeford Planning Board

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

DATE: August 23, 2023

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

MEETING DATE: September 6, 2023 at 6:00 PM

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1. INTRODUCTION

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

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

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

Case 2023.16: 25 Alfred Street, Site Plan Review & Subdivision (Tax Map 38, Lots 402) in the MSRD-1 zone.
Planning Board Hearing date: September 6, 2023.

25 Alfred Street – Proposed exterior elevations post rehabilitation.

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

2. PROJECT DATA/INFORMATION

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

		565 Congress Street, Suite 201 Portland, ME 04102
5.	Project Location:	25 Alfred Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 402
7.	Lot Size:	4,950 SF
8.	Base Zoning:	MSRD-1
9.	Overlay Zoning:	n/a
10.	Existing Use:	Vacant Building
11.	Proposed Use:	Boutique Hotel
12.	Approvals Required:	Major Subdivision, Major Site Plan
13.	Uses in the Vicinity:	City of Biddeford Downtown and Mill District, Mixed-Use
14.	Waivers Needed:	a. Commercial Space Parking Requirements
18.	Waivers Granted:	a. None
22.	Other Non-City Permits Required:	
23.	LDR Attachment A: Fees Paid:	Yes
25.	Planning Board Review History: First appearance.	

3. <u>REVIEW PROCESS</u>

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

4. **<u>WAIVERS:</u>** The applicant has requested a waiver of the off-street parking requirements as detailed by the Applicant below:

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

Article VI, Section 49 Off-Street Parking and Loading

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

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

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

5. STAFF RECOMMENDATION:

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

6. SAMPLE MOTIONS

A. *Motion to Approve: I motion to APPROVE the preliminary Site Plan approval of Case #* 2023.16 Site Plan (SP) Preliminary Plan Review for the Sullivan Group for a Change of Use to construct a 30 room boutique hotel to be located at 25 Alfred Street (Tax Map 38, Lots 402).

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

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

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

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

WOODHULL

Major Site Plan Review - Cover Letter

Project Address: 25 Alfred Street, Biddeford, ME 04104
Submission Date: 08/03/2023
Owner:
Sullivan Capital
% Tyler Cao
(t) 508-649-3880 (e) tyler@sullivan.capital
Architect:
Woodhull
110 Exchange Street, Portland ME 04101
(t) 207-283-8777 (e) jason.jirele@woodhullmaine.com
Civil Engineer:
Terradyn Consultants, LLC
565 Congress Street, Suite 201 Portland, Maine 04101
(t) 207-632-9010 (e) mtw@terradynconsultants.com

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

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

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

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

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

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

Major Site Plan Review - Narrative

Project Address: 25 Alfred Street, Biddeford, ME 04104
Submission Date: 08/03/2023

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

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

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

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

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

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

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

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

Structural Layout and Design

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

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

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

<u>General Application Documents:</u>

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

City of Biddeford – Planning Department
Planning Board Application
P.O. Box 586, 205 Main Street Biddeford, Maine 04005
207-284-9115

Type of Application:

__ Shoreland Zoning Permit _x_ Site Plan Review __ Extraction
__ Conditional Use Permit __ Subdivision __ Private Way
__ Other: _____

Applicant Information:

Name: Jason Jirele of Woodhull
Mailing Address: 110 Exchange St. 2nd Floor, Portland, ME 04101
Telephone: 207-956-5169
Email: jason.jirele@woodhullmaine.com
What is your legal interest in the property? NA
__ Owner __ Potential Buyer with Contract __ Lease/Rental Agreement

Owner's Information:

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

Agent's Information:

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

Engineer/Surveyor's Information:

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

Project Location and Lot Information:

Street Address: 25 Alfred Street Drainage Watershed: NA
Tax Map: 38 Lot: 402
Current Zoning: MSRD-1 Shoreland Zoning: NA
Size of Lot: 4,950sf ( )acres (x)s.f. Lot Frontage: 147'
Existing Use of Property: The building is currently vacant but was most recently occupied by a small restaurant and retail store on the ground floor. Floors 2-4 contain prior meeting rooms, banquet room, and Grand Hall for the Laconia Lodge.

Property currently serviced by:

_x_ City Road _x_ Public Sewer _x_ Public Water __ Public Trash
__ Private Road __ Septic System __ Private Well _x_ Private Hauler

Slope Conditions in Area of Construction (if applicable): NA
__Flat (0-3% slope) __Rolling (3-8% slope) __Hilly (8-15% slope) __Steep (15%+ Slope)

Are there any wetlands or waterbodies on the site? __ (Yes) _x_ (No) if yes attach information
Is the project within the 100-year floodplain? __ (Yes) _x_ (No) if yes attach information
Do you plan to bring fill onto the lot? __(Yes) _x_ (No) If yes attach information

Description of proposed use of property:

Project/Proposed Use:

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

Property to be Serviced by:

_x_ City Road _x_ Public Sewer _x_ Public Water __ Public Trash
__ Private Road __ Septic System __ Private Well _x_ Private Hauler

Limits of Disturbance: NA ( )acres ( )s.f.
Net change in impervious cover: NA ( )acres ( )s.f.
Is this project part of a larger project? __(Yes) _x_(No)
Is the project proposing a new Private or Public Road? __(Yes, Private) __(Yes, Public) _x_(No)
Is this project within the Urbanized Area/MS4 (*see City Drainage Map*) _x_(Yes) __(No)
Is the project proposing any Stormwater facilities/BMPs? __(Yes) _x_(No)
Will a Traffic Movement Permit (TMP) be required?: __(Yes) _x_(No)

__ **If in a Shoreland Zone:**
Percent of residential lot coverage (Max 20%): _____
Percent of structure expansion (Max 30%): _____
__ **If Subdivision Review, number of lots proposed:** _____
__ **If a Private Way is proposed, number of lots served:** _____

If Site Plan Review, you must provide the following information:

Total new square feet footprint of structure: **NA, no additions proposed**
Total new square feet paving/parking: **NA**

Waiver Requests (attach details):

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

Required Submittal Attachments:

A. Letters of Approval
   _x_ Fire Department – Contact Chief or Deputy Chief – 282-9986
   _x_ Ability to Serve for Water Service – Maine Water – 282-1543
   _x_ Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118
   NA __ Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127
B. Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.
C. Photographs of Site.
D. Architectural renderings/drawings of proposed buildings, as required.
E. Engineering Plans, as required.
F. Stormwater Management Report, as required.

Fees (Due at time of Submission):

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

dotloop signature verification: dtlp.us/Zae0-umzh-QUKT

Required Signatures:

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

- I certify that I have read and completely understand the application;
- I certify that the information contained in this application and its attachments are true and correct;
- I understand that all information provided on this form and all other documents submitted as part of my proposal is a matter of public record;
- I understand that copies of this information may be supplied upon request to an interested party.
- I understand that additional funds may be required through the course of the review for special studies, legal review costs, and/or engineering review.
- I understand that by submitting an application I am not guaranteed a place on any particular agenda. I further understand that the City Planner will place me on an agenda for review when the application is deemed substantially complete.

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

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

Signature of Applicant: _____ **Date** **07-27-2023**

Signature of Property Owner: _____ dotloop verified 07/31/23 9:49 AM EDT EPD2-AWWD-EZ8X-BVYN **Date** 07/30/2023

DIGITAL SUBMITTAL REQUIREMENTS FOR ALL SUBMITTALS:

A) PDF OF SIGNED APPLICATION

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

HARD-COPY SUBMITTAL REQUIREMENTS FOR PLANNING BOARD APPLICATIONS:

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

DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

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

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

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

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

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

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

HARD-COPY SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

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

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

PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION

WOODHULL

Major Site Plan Review - Cover Letter

Project Address: 25 Alfred Street, Biddeford, ME 04104
Submission Date: 08/03/2023

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

Article VI, Section 49 Off-Street Parking and Loading

> **A.11 Main Street Revitalization Districts and W-2 Zone Parking Requirements** - *General. [None of A1-A10 of this section applies to MSRD Zones or the W-2 Zone, and any requirement under Article VI (Performance Standards), Section 49 (Offstreet parking and loading) may be waived by the Planning Board upon request of an applicant. The applicant must demonstrate that the waiver request is necessary due to existing conditions, would serve a useful purpose, and satisfies the criteria in Subsection C.3(k) of this section.]*
>
> **C.3(k)(2)** *The Planning Board may reduce (waive) the off-street requirements of proposals for new or expanded residential uses in the MSRD Zones and the W-2 Zone provided that any such reductions or waivers are then approved by the City Council.*

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

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

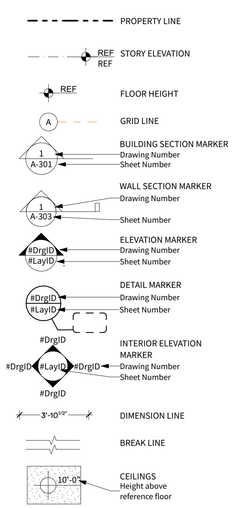
GENERAL NOTES:

1. Contractor will review all drawings and specifications and confirm any unclear Information with the Architect before proceeding. Sheets are not to be separated when distributed to subcontractors in order to maintain contextual information.

2. Contractor is responsible for the construction of a complete weather tight building within the scope of the construction documents. If contractor feels conformance with the construction documents is in conflict with this goal he shall discuss conflicts with Architect.

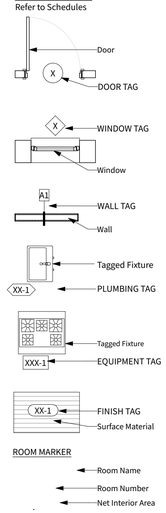
3. Contractor is responsible for coordinating and supervising all sub-contractors. Workmanship standards shall be those generally accepted for high-end construction. Contractor warranties all work for a minimum of one year from final completion of job. Other explicit warranties may be in addition to above.

SYMBOL LEGEND



PROJECT TAGS

Refer to Schedules



COMMON ABBREVIATIONS

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

MATERIAL LEGEND

- Brick - Elevation
- Brick - Section
- Concrete - Block
- Concrete - CIP
- Earth
- Gravel
- Gypsum
- Insulation - Batt
- Insulation - Rigid
- Metal - Aluminum
- Metal - Steel
- Not in Contract
- Plywood
- Vegetation
- Wood - End Grain

25 ALFRED ST HOTEL

25 ALFRED STREET
BIDDEFORD, MAINE 04005

SITE PLAN REVIEW
08/03/2023

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

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

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

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

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

CONTRACTOR:
TBD

EXISTING VIEW FROM ALFRED AND BACON STREET

EXISTING VIEW FROM BACON STREET

VIEW AFTER PROPOSED RENOVATIONS

PROJECT NARRATIVE

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

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

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

QUICK PROJECT STATS

Construction Type:	V-B (IBC) /V-000 (NFPA)
Occupancy Type:	Basement (Existing to Remain): Storage (S-1) Accessory to Assembly / Utility (U) 1st Floor: Assembly Use (A-2) / New Assembly, 2nd Floor: Residential (R-1) / New Hotel, 14 units 3rd Floor: Residential (R-1) / New Hotel, 10 units (5 Two-Story Lofts) 4th Floor: Residential (R-1) / New Hotel, 6 units Roof: Small Accessory Assembly for Residential (R-1) Use / New Hotel 30 New Residential Units
Building Height:	45'-6" +/- to top of existing roof
Sprinkler System:	Yes, NFPA 13
Mixed-Use:	Yes, Separated
Fire Alarm:	Yes, NFPA 72
Existing Building:	Area of Work: Entirety of 1st through 4th Floors plus 30% of Roof Level 3 Alterations
Floor Area:	Basement: 4,880sf Existing/Proposed 1st Floor: 4,880sf Existing/Proposed 2nd Floor: 4,880sf Existing/Proposed 3rd Floor: 4,880sf Existing/Proposed 4th Floor: 1,760sf Existing / 3,560sf Proposed Roof: 1,780sf Proposed
Gross Building Area:	24,340sf total gross area
Total Calc Occupants:	Basement: 8 Occupants 1st Floor: 172 Occupants 2nd Floor: 23 Occupants 3rd Floor: 23 Occupants 4th Floor: 18 Occupants Roof Deck: 49 Occupants **293 Total Occupants**

SHEET INDEX

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

LOCATION MAP

WOODHULL
PORTLAND, ME 04101
woodhullmaine.com
110 EXCHANGE ST
207 283 8777

PRELIMINARY
NOT FOR CONSTRUCTION

CHANGES THIS ISSUE:

ID	DESCRIPTION

ISSUE NUMBER	CHANGE NUMBER	DESCRIPTION
01		SITE PLAN REVIEW

SUBMISSIONS:

ISSUE	DATE
01	8/3/23

CONSULTANT:

WOODHULL PROJECT LEAD:
JASON JIRELE
DATE OF ISSUE:
8/3/23
PROJECT STATUS:
SITE PLAN REVIEW

25 ALFRED ST HOTEL
25 Alfred Street Biddeford ME 04005

Sullivan Capital

COVER SHEET

G-000

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

07/28/2023
25 Alfred St, Biddeford, ME 04104
Regulatory Review prepared by Woodhull

APPLICABLE CODES:

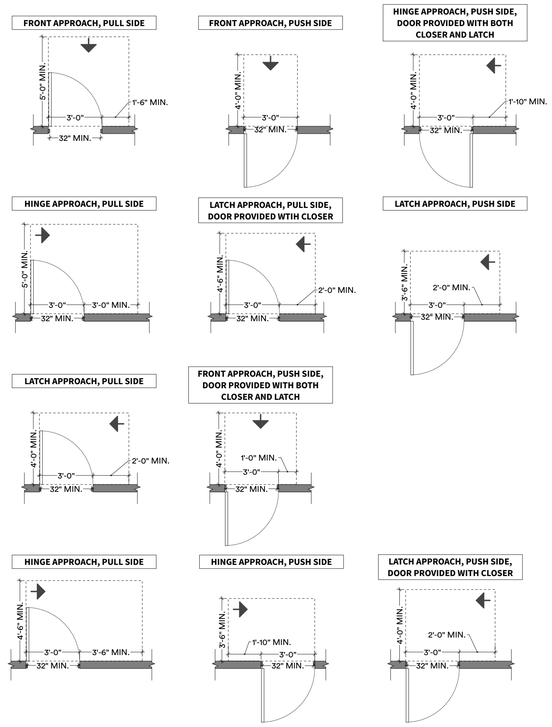
City of Biddeford, Maine Code of Ordinances	Maine Uniform Building and Energy Code (MUBEC)
2020 NFPA 70 - National Electrical Code	2015 International Residential Code (IRC)
2018 NFPA 101 - Life Safety Code	2015 International Building Code (IBC), incl Chapter 11 for Accessibility
The Maine Subsurface Wastewater Disposal Rule	2015 International Existing Building Code (IEBC)
The Maine State Plumbing Code (UPC 2021)	2015 International Energy Conservation Code (IECC)
2018 NFPA 1 Fire Code	2021 Uniform Plumbing Code (UPC)
	2007 ASHRAE 62.1 - Ventilation for Acceptable Indoor Air Quality
	2007 ASHRAE 90.1 - Energy Standard for Buildings except Low Rise Residential Buildings w/out addenda

CODE REVIEW SUMMARY

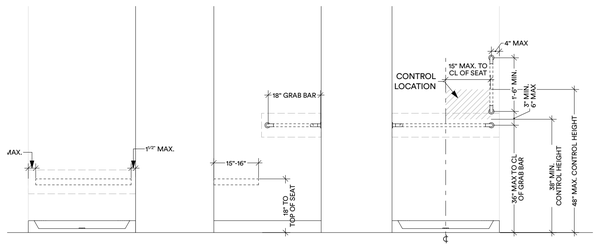
ITEM #	ITEM	SECTION	REQUIREMENT/DESCRIPTION	PROPOSED COMPLIANCE / COMMENTARY
0	**LOCAL ZONING**	Part III: Land Development Regulations		
	Parcel ID	44-06		
	Zoning Map	City of Biddeford Zoning Map	MSRD-1: The commercial core district where the intent is to preserve the historic character of Biddeford while promoting the growth of businesses and residences in the district.	
	Existing Zoning Use	Article V, Table A	Existing building is vacant, Previous uses included Restaurant and Retail Store on ground floor	
	Proposed Zoning Use	Article V, Table A	Floor 1: Restaurant (Proposed) Floor 1-4: Hotel (Proposed)	
	Historic Preservation Ordinance	Article XV		**Project in process of receiving a Certificate of Appropriateness from City of Biddeford. See Exterior Elevations for Scope of Work**
	Parking	Article VI, Section 49		**In accordance with Section 49.A.11, the project will request a waiver from the Planning Board to not require parking on site. This waiver has been provided under separate cover with the site plan application**
0.1	**DIMENSIONAL STANDARDS**			
	Maximum building height	Article V, Table B	MSRD-1: Maximum of 60'	**Existing roof is approximately 45'-6" above grade. New elevator penthouse to extend additional 14-6" to maximum height of 60' but will be set back from edge of the roof.**

LIFE SAFETY CODE REVIEW BY SECTION: IBC and NFPA 101

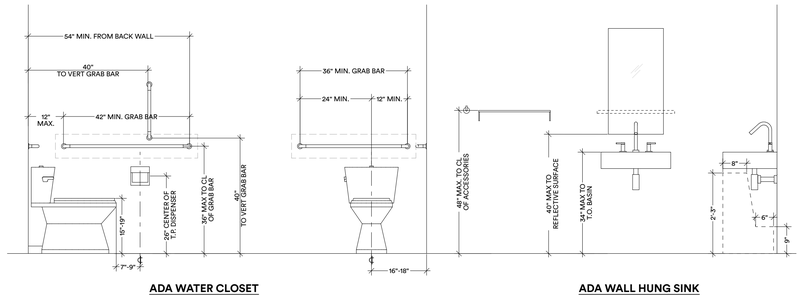
ITEM #	ITEM	MUBEC / 2015 IBC SECTION	REQUIREMENT/CONDITION	2018 NFPA 101 - Life Safety Code SECTION	REQUIREMENT/CONDITION	PROPOSED COMPLIANCE/COMMENTARY
1	**SCOPE AND ADMINISTRATION**					
	New Construction					
	Existing Building Alterations: Level 3	2015 IEBC Chapter 9 IEBC	2015 International Existing Building Code The reconfiguration of space at more that 50% of the floor area	43 43.6	Building Rehabilitation Reconstruction	
	Change of Use	Chapter 10 IEBC	Yes, Building will undergo a change of use	43.7	Change of Use	
	Historic Buildings	Chapter 12 IEBC	The building is a contributing building to a locally recognized historic district	43.10	Historic Building Requirements	**The only proposed exception is from IBC Table 504.4 regarding the story limit of the building's construction type. Refer to the narrative on sheet G-001 for additional information.**
2	**DEFINITIONS**					
	N/A this project					
3	**USE AND OCCUPANCY CLASSIFICATION**					
	Uses	303.3 (A-2) 310.3 (R-1) 311.2 (S-2) 312.1	A-2 Assembly R-1 Residential S-2 Low Hazard Storage U Utility Misc Support	Ch 12 Ch 28	New Assembly Occupancies New Hotels and Dormitories	
	Small Assembly Spaces	303.1.2	Room or space used for assembly purposes with an occupant load of less than 50 persons and accessory to another occupancy shall be classified as part of that occupancy			**Proposed roof deck occupancy is below 50 for space to be considered as R-1 use.**
				6.1.14.4.4	Separated Occupancies	
				Hazard Class 6.2.2.2	Ordinary Hazard	
4	**SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY**					
	Dwelling Unit Separation	420.2 / 420.3 / 711.2.4.3	With NFPA13 Sprinkler System: Separation Walls: no less than .5hr Horizontally: no less than .5hr			**Provided**
	Mechanical Rooms		N/A	7.13.1	Common Path of travel for mechanical equipment rooms may not exceed 100' in sprinklered buildings	**Provided. Refer to Life Safety Plans**
	Storage Rooms with Hazardous Material		N/A	12.3.2.1.2.1	1 Hour or Automatic Extinguishing System and smoke partition	**Provided**
	Electrical Closets w/ transformers < 112.5 KVA		N/A	NFPA 70, 450.21	0 Hour	**No new transformers**
	Electrical Switchgear Rooms		N/A	NFPA 70, 450	2 Hour, or 1 Hour with Automatic Extinguishing System	**No new switchgear to be installed**
5	**GENERAL BUILDING HEIGHT AND AREA LIMITATIONS**					
	Height Limitation (V-B, Sprinklered)	Table 504.3	A & R uses: 60 Feet	NFPA 5000 Table not adopted by Maine State Fire Marshal Office	NFPA 5000 Table not adopted by Maine State Fire Marshal Office	**Building Height is less than limitation of construction type and use**
	Story Limitation (V-B, Sprinklered)	Table 504.4	A- 2: 2 Stories R-1: 3 Stories	NFPA 5000 Table not adopted by Maine State Fire Marshal Office	NFPA 5000 Table not adopted by Maine State Fire Marshal Office	**Building Stories is less than limitation of construction type and use**
	Area Limitation (V-B, Sprinklered) 2 Stories or Greater	Table 506.2	A-2: 19,000sf per Story R-1: 21,000sf per Story	NFPA 5000 Table not adopted by Maine State Fire Marshal Office	NFPA 5000 Table not adopted by Maine State Fire Marshal Office	**Floor plate areas are less than limitation**
	Accessory Use Separation	508.2.4	No separation is required between accessory uses and the main occupancy			**Provided**
	Separation of Occupancies	Table 508.4	1 Hr Required between A and R uses when Sprinklered	Table 6.1.14.4.1a	1 Hr Required between Hotels & Dormitories and Assembly when sprinklered	**Provided**
6	**TYPES OF CONSTRUCTION**					
	Fire Resistance Rating Requirements	Table 601, V-B	Primary Structural Frame = 0 Hr Exterior Bearing Wall = 0 Hr Interior Bearing Wall = 0 Hr Non Bearing Exterior Wall = See Table 602 Non Bearing Interior Wall = 0 hr Floor Construction = 0 hr Roof Construction = 0 hr	Table A. 8.2.1.2	NFPA 5000 Table not adopted by Maine State Fire Marshal Office	**The building is primarily constructed of load bearing masonry (type III-B) with the exception of the exterior wall along Bacon Street that is wood post and timber framed, downgrading the building to Type V-B. Refer to the narrative on sheet G-001 for additional information.**
	Construction Type	Table 602	Type V-B	Table A. 8.2.1.2	Type V-000	
	Exterior Walls: Load Bearing & Non-load Bearing	Table 602 Type V-B (A, B,EF-2,I-R,S-2,U)	A: Distance X < 5ft = 1 Hour A: Distance 5 ≤ X < 10ft = 1 Hour A: Distance 10 ≤ X < 30 ft = 0 Hour A: Distance X ≥ 30 ft = 0 Hour	NFPA 220, Table 4.1.1	NFPA 220 Table not adopted by Maine State Fire Marshal Office	
7	**FIRE AND SMOKE PROTECTION FEATURES**					
	Exterior Openings (Sprinklered, Unprotected)	Table 705.8	Distance 0 to less than 3 = NP Distance 3 to less than 5 = 15% Distance 5 to less than 10 = 25% Distance 10 to less than 15 = 45% Distance 15 to less than 20 = 25% Distance 20 to less than 25 = 75% Distance 25 to less than 30 = No Limit Distance 30 or greater = No Limit			
	Fire Barrier Continuity	707.5	Fire barriers shall extend from the top of the floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above.			
	Fire Partitions	708.1	Separation Walls as required by Section 420.2 for Groups R-1, R-2 and R-3			
	Through Penetration Firestopping	714.3.1.1	Through penetrations shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL1479			
	Opening Fire Protection Assemblies	716.5	Fire Doors: 2hr Fire Barriers: 90m 1hr Fire Barriers: 60m 1hr Fire Partition Corridor Walls: 20m 2hr Exterior Walls: 90m	8.3.3.2.2	Fire Doors: 2hr Fire Barriers: 90m 1hr Fire Barriers: 45m 1hr Exit Access Corridors: 20m	
	Fireblocking in concealed spaces	718.1	Required with R use			
8	**INTERIOR FINISHES**					
	Interior Wall and Ceiling Finish Requirements by Occupancy	Table 803.11	Sprinklered Building (R-1) Interior exits: Class B Corridors: Class C Rooms: Class C Sprinklered Building (A-2): Interior exits: Class B Corridors: Class B Rooms: Class C	28.3.3 12.3.3	Sprinklered Building (New Hotels) Interior exits: Class A Corridors/Lobbies: Class B Rooms: Class C Sprinklered Building (New Assembly): Interior exits: Class A Corridors/Lobbies: Class B Rooms: Class C	
9	**FIRE PROTECTION SYSTEMS**					
	Automatic Sprinkler Systems	Figure 903.2	Required with R Use	28.3.5	All buildings shall be protected by an approved sprinkler system	**New NFPA13 sprinkler system throughout building to be provided.**
	NFPA 13 Sprinkler Systems	903.3.1.1	NFPA 13 Sprinkler systems shall be designed and installed in accordance with NFPA 13			
	Quick response and residential sprinklers	903.3.2	Quick response or residential automatic sprinklers shall be installed in dwelling units.			
	Standpipe	905.3.1	Not required when floor level of heighest story is less than 30' above local fire department vehicle acess			**IEBC 2015 Section 804.3 - not required if work area is less than 50' above FD access.**
	Manual Fire Alarm System	907.2.8	Required with R-1 use	28.3.4.1	Required	**New NFPA72 alarm system to be provided**
	Automatic Smoke Detection System	907.2.8.2	Required and shall be installed throughout all interior corridors serving sleeping units	28.3.4.2	Required	**Provided**
	Smoke Alarms	907.2.8.3	Single and multiple interconnected stations shall be installed on the ceiling or wall outside each separate sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes and in each story of a dwelling unit including basements. Also, per 907.2.11.4 Smoke Alarms shall be installed not less than 3' away from the door or opening of a bathroom that contains a bathtub or shower	28.3.4.6	Required in accordance with 9.6.2.10	**Provided**
	Fire Department Connections	912.2	Locations as approved by fire chief so vehicles and hose lines will not interfere with building access (visible location on street side of building).			
	Carbon Monoxide Detectors	915.2.1/915.2.2	CO detection shall be installed in sleeping units	28.3.4.7		**Provided**
10	**MEANS OF EGRESS**					
	Occupant Load	Table 1004.1.2	**5sf/person net - Assembly Standing** 15sf/person net - Assembly Unconcentrated 200sf/person gross - Residential 200sf/person gross - Kitchens **300sf/person gross - Accessory Storage Uses**	7.3.1.2	7sf/person net - Assembly Concentrated 15sf/person net - Assembly Less concentrated **100sf/person gross - Kitchens** 200sf/person gross - Residential 500sf/person gross - Storage	**For the purposes of establishing an occupancy count, the more strict between NFPA and IBC has been applied**
	Egress Width per Occupant	1005.3.1 / 1005.3.2	.3" per person Stairways .2" per Person Horizontal	7.3.3.1	.3" per person Stairways .2" per Person Horizontal	**Minimum widths provided throughout**
	Spaces with One Exit or Exit Access Doorway / Common Path	Table 1006.2.1	A & R-1: 75 Feet with sprinkler S: 100 Feet with sprinkler	Table A. 7.6	New Assembly: 75 Feet with sprinkler New Hotels: 50 Feet with sprinkler (travel within guest room shall not be included)	**Provided. Refer to Life Safety Plan.**
	Exit Separation (Sprinklered)	1007.1.1 excp. 2	1/3 the diagonal of room served	7.5.1.3.3	1/3 the diagonal of room served	**Provided**
	Means of Egress Illumination	1008.1	Required in all spaces outside of dwelling units	28.2.8	Means of Egress shall be illuminated.	**Provided**
	Emergency Lighting			28.2.9	Emergency lighting to be provided in accordance with Section 7.9	**Provided**
	Accessible Means of Egress Elevator Required	1009.2.1	In buildings where a required accessible floor is four or more stories above a level of exit discharge, at least one accessible means of egress shall be an elevator. (Backup Generator Req'd).			
	Accessible Stairways	1009.3	Not required in buildings with automatic sprinkler system. Exception no. 2 & 5			
	Minimum Door Widths	1010.1.1	32" Minimum Clear Width for Means of Egress Doors	7.2.1.2.3	32" Minimum Clear Width	**Minimum widths provided throughout**
	Sensor Release of electronically locked egress doors	1010.1.9.8	Group R-1 occupancies means of egress doors are permitted to be equipped with access control system	28.2.2.2.2.3	Sensor-release of electrical lockings systems shall be permitted	
	Corridor/Stair Width	1011.2/ Table 1020.2	44" min when occupancy > 50 36" min when occupancy < 50	12.2.3.8	44" min when occupancy > 50 36" min when occupancy < 50	**Minimum widths provided throughout**
	Stair Dimensions	1011.5.2	Risers shall be 7" max (4" min) and treads shall be 11" min	Table 7.2.2.21.1a	Max height of risers = 7" Min height of risers = 4" Min tread depth = 11" Min headroom = 6'-8" Max height between landings = 12'	**Provided**
	Headroom	1011.3	Not Less than 80" (6'-8")	Table 7.2.2.21.1a	Min headroom = 6'-8"	**Provided**
	Handrails	1011.11	Handrails shall be on boths sides of stairs and shall comply with section 1014	7.2.2.4.1.1	Handrails required on both sides	**Provided**
	Ladders	1011.16	Permanent ladders shall be permitted to provide access to spaces frequented only by personnel for maintenance, repair or monitoring of equipment.	7.2.9.1(4)	Fire escape ladders shall be permitted as secondary means of egress from boiler rooms or similar spaces subject to occupancy not to exceed three persons who are all capable of using the ladder	**Existing stair to unoccupied basement is to remain but is accessed through the commercial tenant space on the 1st floor. A new ladder to access the basement from the residential entry area is proposed and to be constructed in accordance with section 306.5 of the International Mechanical Code per section 101.1.16(6) of the IBC.**
	Exit Signs	1013.1	Exit signs provided	7.10.1.2.1	Exits...shall be marked by an approved sign	**Provided**
	Handrail Height	1014	34" min and 38" max above stair tread nosing	7.2.2.4.4.1	34" min and 38" max above stair tread nosing	**Provided**
	Handrail Graspability	1014.3	Must comply with Type I or Type II			**Provided**
	Handrail Extensions	1014.6	must extend 12" beyond top riser and depth of 1 tread beyond bottom riser and also return to wall	7.2.2.4.4.10	must extend 12" beyond top riser and depth of 1 tread beyond bottom riser	**Provided**
	Guard Rails	1015.1	Required on landings > 30" high, guard height required to be min 42" high in all common areas; 36" within dwelling units of R-2 Occupancies			**Provided**
	Travel Distance	Table 1017.2	Section 1017 of IBC is not adopted by the State of Maine per MUBEC amendment	Table A. 7.6	New Assembly: 250 Feet with sprinkler New Hotels: 325 Feet with sprinkler	**Provided. Refer to Life Safety Plan for compliance.**
	Corridor Construction	1020.1	0.5 hr in sprinklered R-use buildings where occupant load is greater than 10 occupants			**Provided**
	Dead End Corridors (Sprinklered)	1020.4	R-1: 50 Feet max (per exception 2) A: 20 Feet max (per exception 2)	Table A. 7.6	New Assembly: 20 Feet with sprinkler New Hotels: 50 Feet with sprinkler	**Provided. Refer to Life Safety Plan.**
	Exit Enclosure	1023.2	1 Hour connecting 3 stories or less 2 Hours connecting 4 stories or more	7.1.3.2.1	1 Hour connecting 3 stories or less 2 Hours connecting 4 stories or more	**Provided**
	Exit Discharge	1028.1	Exits shall discharge directly to the exterior with no more than 50% permitted to egress through areas on the level of discharge provided all of exception 1.	7.7.2	No more than 50% of exits shall be permitted to discharge through interior building areas provided all of items 1-6 are met	**Provided**
11	**ACCESSIBILITY CODE REVIEW SECTION: 2015 IBC Chapter 11 / 2017 ANSI A117.1 / 2010 ADA Standards of Accessible Design**					
	Accessibility Compliance Summary	1101.1 / Title III	Maine Accessibility guidelines per the Maine Human Rights Act, which is based on 2010 ADA Standards of Accessible Design published by the Department of Justice			
	Accessible Route	206.1	At least one accessible route to connect all common spaces and accessible units			**Provided**
	Transient Lodging Guest Rooms	224 Table 224.2 Table 224.4	In transient lodging facilities with 26 to 50 guest rooms, (2) rooms are required to provide mobility features and (2) rooms are required to provide communication features, with no more than (1) room providing both mobility and communication features. Rooms providing mobility and communication features are to comply with section 806. Examples of requirements: Maneuvering clearances at entry doors Turning space within the guest room Toilet and Bathing facilities providing clear floor space and fixture clearances			**Provided. Refer to Floor Plans for location of units providing mobility features**
	Guest Room Doors and Doorways	224.1.2	All entry doors to have a min clear width of 32"			**Provided**
12	**INTERIOR ENVIRONMENT REQUIREMENTS**					
	Ventilation	1203.1	Required to follow International Mechanical Code also Refer to ASHRAE 62.1 2015			
	Sound Transmission	1207.2/1207.3	Minimum STC separating dwelling units: 50 Minimum IIC separating dwelling units: 50			**Provided**
	Interior Space Dimensions	1208.1	Habitable spaces, other than kitchen, shall not be less than 7 feet in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet between counter fronts and appliances or counter fronts and walls			**Provided**
	Minimum Ceiling Heights	1208.2	Not Less than 7'-6" in occupiable spaces, 7'-0" in bathrooms, kitchens, storage rooms			**Provided**
13	**INTERNATIONAL ENERGY CONSERVATION CODE (2021 IEEC Code Standard Adopted by Portland Maine)**					
	Climate Zone	C301.1 IECC	6A			
	Thermal Envelope Requirements	C402.1.3 IECC 2015	6A Roofs: Insulation entirely above roof deck: R-30ci Attic and other: R-49 Walls, above grade: Wood framed and other: R-13 + R-7.5ci or R-20 + R-3.8ci Walls, below grade: Below-grade wall: R-7.5ci Floors: Joist/framing: R-30 Slab-on-grade floors: Unheated Slabs: R-10 for 24" below, R-15 for 24" below (Residential) Heated Slabs: R-15 for 36" below, R-20 for 48" below + R-5 full slab (Residential)			**Thermal envelope requirements have been provided for any new elements**
	Categorical exemptions with existing buildings	C501. IECC	No provisions of this code relating to the construction, repair, alteration, restoration and movement of structures, and change of occupancy shall be mandatory for historic buildings provided a report has been submitted to the code official and signed by a registered design professional, or a representative of the State Historic Preservation Office or the historic preservation authority having jurisdiction, demonstrating that compliance with that provision would threaten, degrade or destroy the historic form, fabric or function of the building			**No historic exemptions are persued, only exemptions as afforded by the existing building chapters of the IECC**
	Existing Commercial Building Compliance	C503.1 IECC	Alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure is no less conforming to the provisions of this code than the existing building or structure was prior to the alteration. Alterations to an existing building building system or portion thereof shall conform to the provisions of this code as those provisions relate to new construction without requiring the unaltered portions of the existing building or building system to comply with this code. Categorical:			**New building envelope assemblies that are part of the alteration shall comply with insulation requirements. All existing building envelope assemblies to remain**
	Categorical exemptions with existing buildings	C503.1 (4) IECC	The following alterations need not comply with the requirements for new construction, provided the energy use of the building is not increased: (3) Existing ceiling, wall or floor cavities exposed during construction, provided that these cavities are filled with insulation. (4) Construction where the existing roof, wall or floor cavity is not exposed.			
14	**EXTERIOR WALLS**					
	N/A this project					**No new existing walls proposed**
15	**ROOF ASSEMBLIES AND ROOFTOP STRUCTURES**					
	Roof Covering Classification	Table 1505.1	Type III-B + Class C			
16	**STRUCTURAL DESIGN**					
	N/A					
28	**MECHANICAL SYSTEMS (2015 IMC Code Standard and Adopted by the State of Maine)**					
	Mechanical system is design-build by the Contractor and is required to follow 2015 IMC					
29	**PLUMBING SYSTEMS (Maine State Plumbing Code based off the 2021 Uniform Plumbing Code)**					
	Minimum Plumbing Facilities	2021 UPC Table 422.1	A-2 Occupancy 108 persons (54 male, 54 female): WC: 2 per 51-150 M, 3 per 51-100 F Lavatories: 1 per 1-200 M, 1-150 F 1 service sink			**Minimums per code have been met.**
	Separate Facilities	422.2 (3)	Separate toilet facilities shall be provided for each sex			**Public toilet facilities are all-gender with minimums facilities per code exceeded**



2 **DOOR MANUEVERING CLEARANCES**
SCALE: 1/4" = 1'-0"



ADA TRANSFER SHOWER STALL



ADA WATER CLOSET **ADA WALL HUNG SINK**

1 **ADA MOUNTING HEIGHTS**
SCALE: 1/2" = 1'-0"

QUICK PROJECT STATS

Construction Type:	V-B (IBC) /V-000 (NFPA)
Occupancy Type:	Basement (Existing to Remain): Storage (S-1) Accessory to Assembly / Utility (U) 1st Floor: Assembly Use (A-2) / New Assembly, 2nd Floor: Residential (R-1) / New Hotel, 14 units 3rd Floor: Residential (R-1) / New Hotel, 10 units (5 Two-Story Lofts) 4th Floor: Residential (R-1) / New Hotel, 6 units Roof: Small Accessory Assembly for Residential (R-1) Use / New Hotel 30 New Residential Units
Building Height:	45'-6" +/- to top of existing roof
Sprinkler System:	Yes, NFPA 13
Mixed-Use:	Yes, Separated
Fire Alarm:	Yes, NFPA 72
Existing Building:	Area of Work: Entirety of 1st through 4th Floors plus 30% of Roof Level 3 Alterations
Floor Area:	Basement: 4,880sf Existing/Proposed 1st Floor: 4,880sf Existing/Proposed 2nd Floor: 4,880sf Existing/Proposed 3rd Floor: 4,880sf Existing/Proposed 4th Floor: 1,760sf Existing / 3,560sf Proposed Roof: 1,780sf Proposed
Gross Building Area:	24,340sf total gross area
Total Calc Occupants:	Basement: 8 Occupants 1st Floor: 172 Occupants 2nd Floor: 23 Occupants 3rd Floor: 23 Occupants 4th Floor: 18 Occupants Roof Deck: 49 Occupants **293 Total Occupants**

CODE COMPLIANCE NARRATIVE
(2015 IEBC 1201.2 Report)

To the local authorities having jurisdiction:

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

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

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

Thank you for your assistance,
The team at Woodhull

WOODHULL
PORTLAND, ME 04101
woodhullmaine.com
110 EXCHANGE ST
207 283 8777

PRELIMINARY
NOT FOR CONSTRUCTION

CHANGES THIS ISSUE:

ID	DESCRIPTION

ISSUE NUMBER	CHANGE NUMBER	DESCRIPTION	DATE

SUBMISSIONS:

ISSUE	DATE
01	8/3/23

CONSULTANT:

WOODHULL PROJECT LEAD: MADISON WELLE
DATE OF ISSUE: 8/3/23
PROJECT STATUS: SITE PLAN REVIEW

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

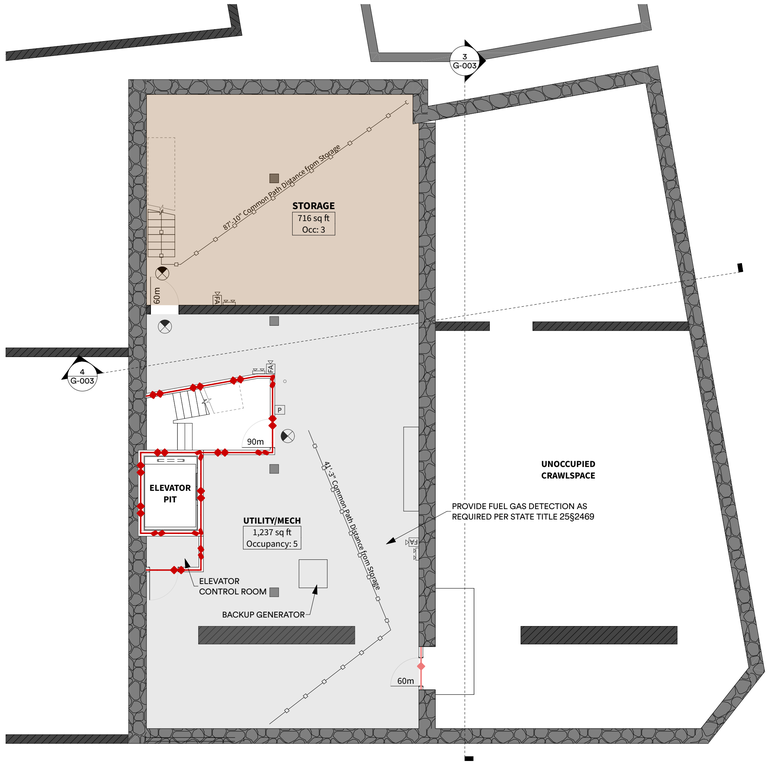
CODE & LIFE SAFETY ANALYSIS

G-001

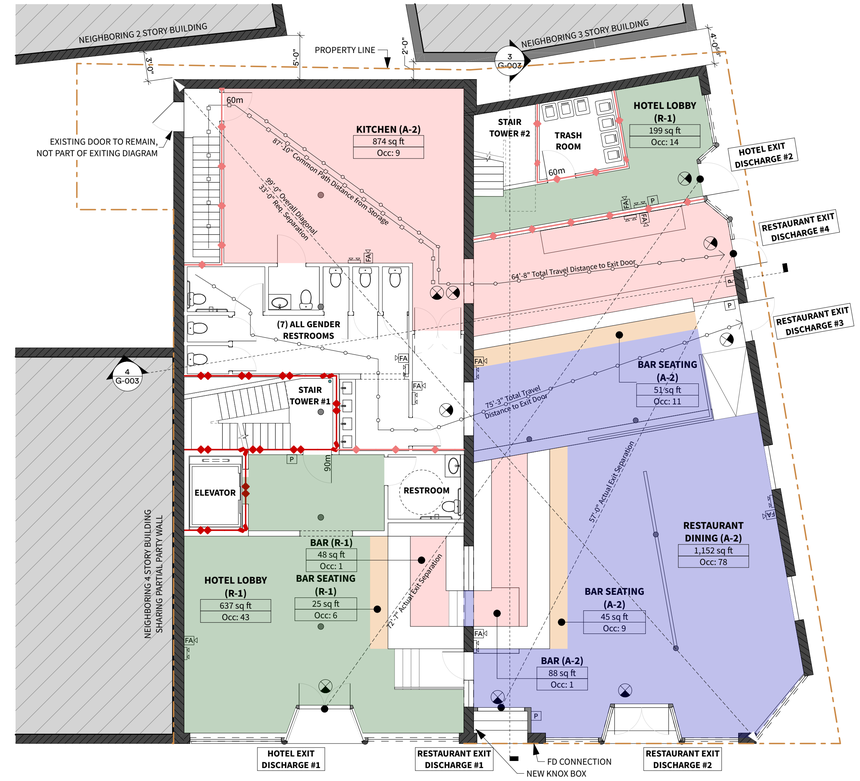
BIMcloud: bimserver2.local - BIMcloud Basic for Archicad 26/Commercial/23-C-017_Laconia Lodge Hotel

OCCUPANCY TABLE

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



0 **LIFE SAFETY PLAN - BASEMENT**
SCALE: 1/8" = 1'-0"



1 **LIFE SAFETY PLAN - 1ST FLOOR**
SCALE: 1/8" = 1'-0"

LIFE SAFETY GENERAL NOTES:

1. Drawings herein show general intent for placement of life safety devices. Contractor is responsible for quantities and locations as required by adopted building code and the local jurisdiction.

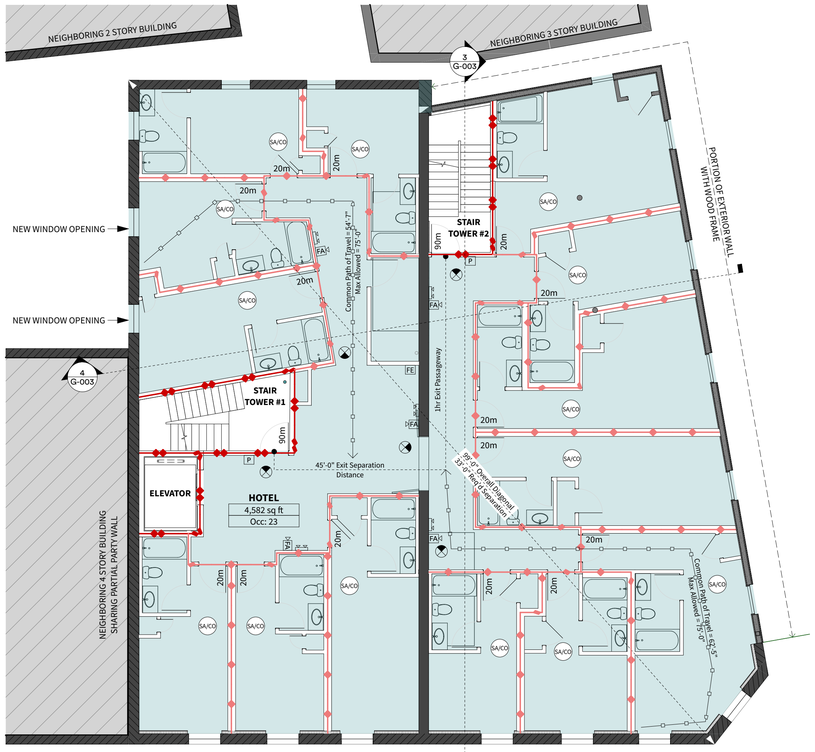
2. New NFPA13 Sprinkler System and NFPA72 Alarm System to be installed throughout building.

EGRESS LEGEND

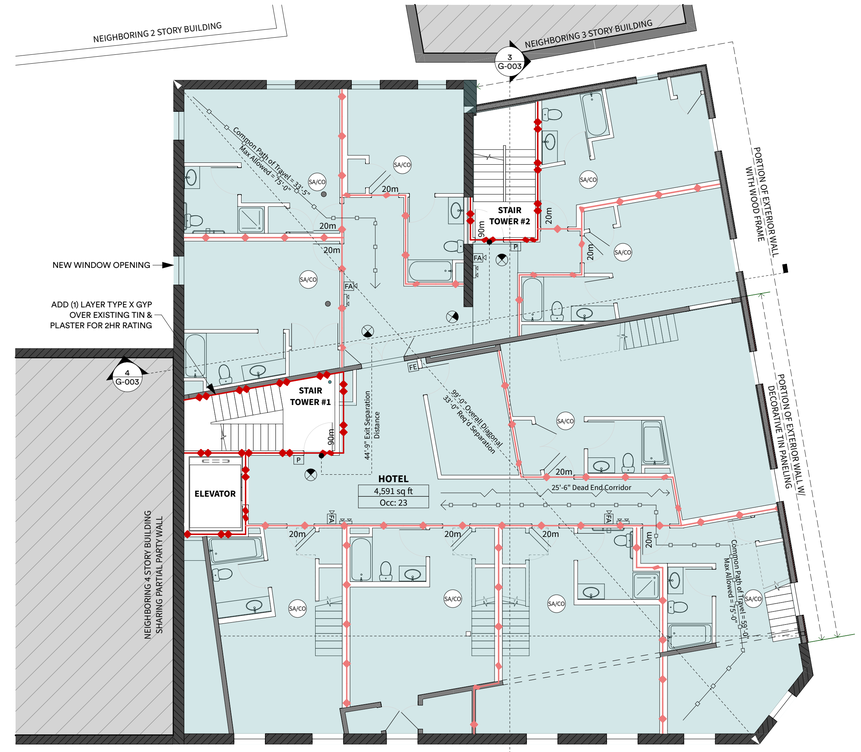
- See Notes — Exit Access Travel Distance Allowed Max = See Table
- Common Path of Travel Allowed Max = See Table Above
- Dead End Limit
- Exit Separation: Calculated Min / Actual

LIFE SAFETY LEGEND
See Wall Types on Sheet A-601 for more information

- New Framed Wall
- New 2-hr Fire-Rated Wall
- New 1-hr Fire-Rated Wall
- Existing Wood Framed, Plaster and Lath Wall/Ceiling (1-hr Fire-Rated)
- Existing Brick Wall
- Exit Sign
- Emergency Lighting
- FE Fire Extinguisher
- FA Fire Alarm Audio/ Visual Device Wall Mounted
- P Pull Station
- SA/CO Combo Smoke/Carbon Monoxide Detector



2 **LIFE SAFETY PLAN - 2ND FLOOR**
SCALE: 1/8" = 1'-0"



3 **LIFE SAFETY PLAN - 3RD FLOOR**
SCALE: 1/8" = 1'-0"

WOODHULL
PORTLAND, ME 04101
woodhullmaine.com
110 EXCHANGE ST
207 283 8777

PRELIMINARY
NOT FOR CONSTRUCTION

CHANGES THIS ISSUE:

ID	DESCRIPTION

ISSUE NUMBER	CHANGE NUMBER
01	01

SUBMISSIONS:

ISSUE	DATE	DESCRIPTION
01	8/3/23	SITE PLAN REVIEW

CONSULTANT:

WOODHULL PROJECT LEAD: DAVID WHEELE
DATE OF ISSUE: 8/3/23
PROJECT STATUS: SITE PLAN REVIEW

25 ALFRED ST HOTEL
25 Alfred Street Biddeford ME 04005

Sullivan Capital

CODE & LIFE SAFETY ANLYSIS

G-002

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

OCCUPANCY TABLE					
Key	Description	Use Type	Area (sf)	Area Factor	Occupancy
Basement					
	STORAGE	Storage	716	300sf gross	3
	UTILITY/MECH	Utility/Miscellaneous	1,237	300sf gross	5
					8
1st Floor					
	BAR (A-2)	Kitchen	88	100sf gross	1
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	HOTEL LOBBY (R-1)	Unconcentrated Assembly	637	15sf net	43
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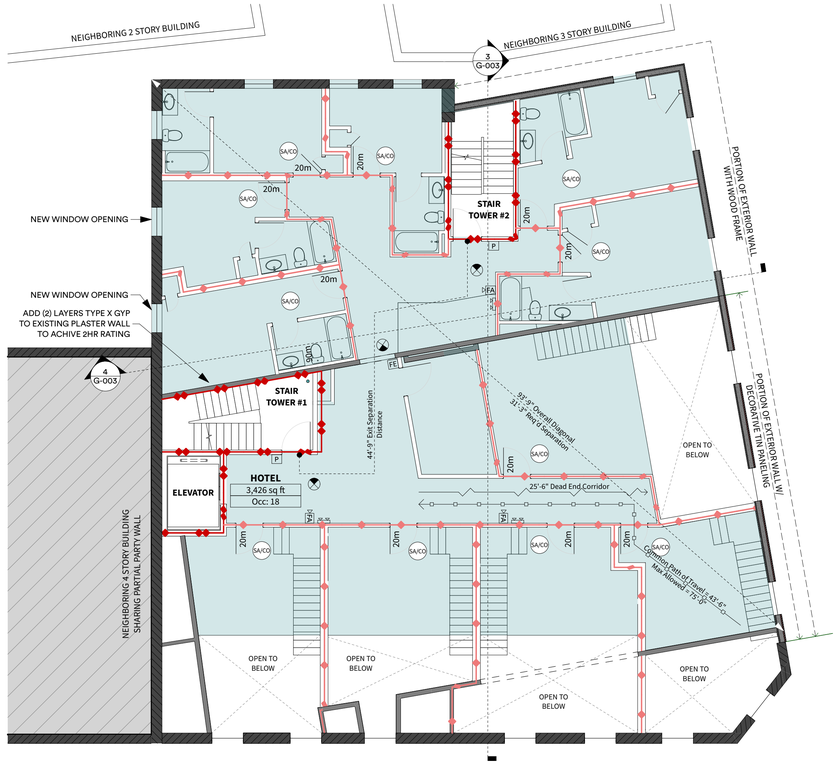
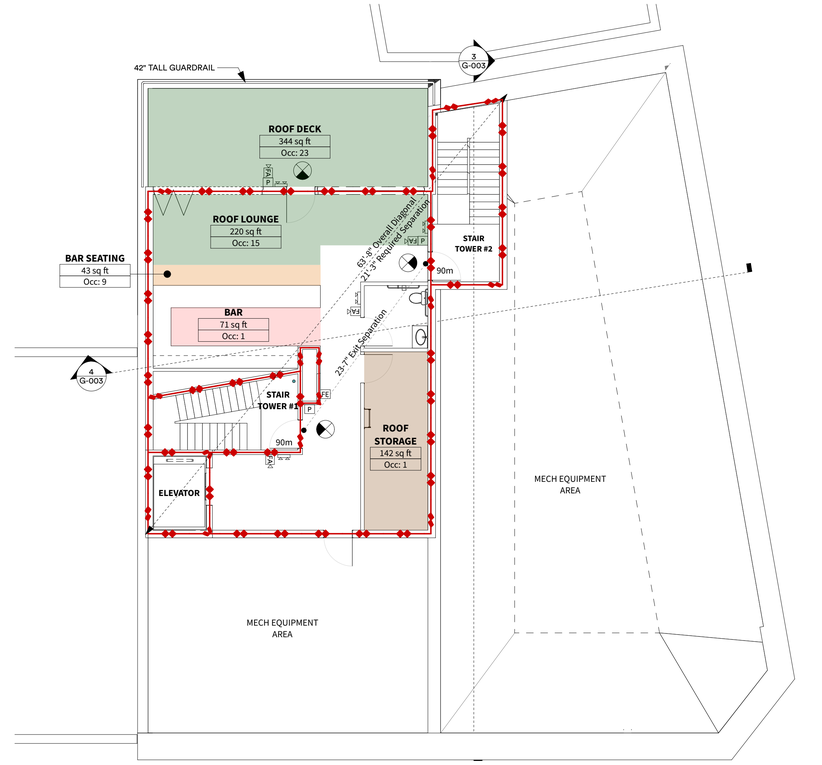
4th Floor					
	HOTEL	Residential	3,426	200sf gross	18
Lower Roof					
	BAR	Kitchen	71	100sf gross	1
	BAR SEATING	Standing Assembly	43	5sf net	9
	ROOF DECK	Unconcentrated Assembly	344	15sf net	23
	ROOF LOUNGE	Unconcentrated Assembly	220	15sf net	15
	ROOF STORAGE	Storage	142	300sf gross	1
					49
					TOTAL BUILDING OCCUPANTS = 293



1 **LIFE SAFETY PLAN - 4TH FLOOR**
SCALE: 1/8" = 1'-0"



2 **LIFE SAFETY PLAN - ROOF**
SCALE: 1/8" = 1'-0"

LIFE SAFETY GENERAL NOTES:

1. Drawings herein show general intent for placement of life safety devices. Contractor is responsible for quantities and locations as required by adopted building code and the local jurisdiction.

2. New NFPA13 Sprinkler System and NFPA72 Alarm System to be installed throughout building.

EGRESS LEGEND

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

LIFE SAFETY LEGEND
See Wall Types on Sheet A-601 for more information

- New Framed Wall
- New 2-hr Fire-Rated Wall
- New 1-hr Fire-Rated Wall
- Existing Wood Framed, Plaster and Lath Wall/Ceiling (1-hr Fire-Rated)
- Existing Brick Wall
- Exit Sign
- Emergency Lighting
- FE Fire Extinguisher
- FA Fire Alarm Audio/ Visual Device Wall Mounted
- P Pull Station
- SA/CO Combo Smoke/Carbon Monoxide Detector

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PORTLAND, ME 04101
woodhullmaine.com
110 EXCHANGE ST
207 283 8777

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CHANGES THIS ISSUE:
ID | DESCRIPTION

ISSUE NUMBER | CHANGE NUMBER
01 | CHAX | DESCRIPTION: SITE PLAN REVIEW

SUBMISSIONS:
ISSUE | DATE
01 | 8/3/23

CONSULTANT:

WOODHULL PROJECT LEAD:
JACOB JURELLE
DATE OF ISSUE:
8/3/23
PROJECT STATUS:
SITE PLAN REVIEW

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

CODE & LIFE SAFETY ANALYSIS
G-003

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

2ND FLOOR

2ND FLOOR

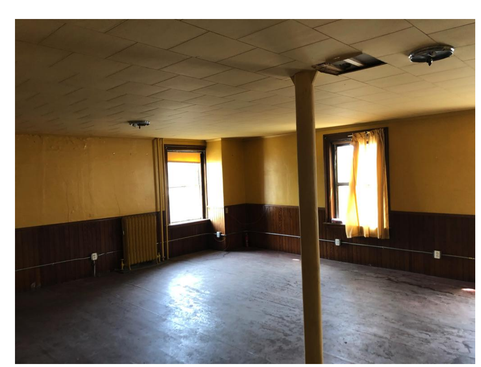
EXISTING ALFRED ST FACADE

BACON ST. HOTEL ENTRY

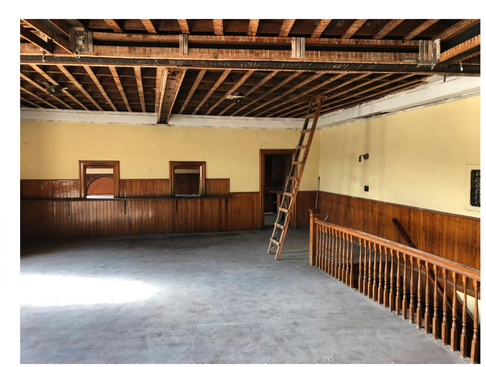
3RD FLOOR - FORMER GRAND HALL

2ND FLOOR - EXISTING STAIR UP TO 3RD FLOOR

3RD FLOOR



3RD FLOOR



4TH FLOOR

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CHANGES THIS ISSUE:

ID	DESCRIPTION

ISSUE NUMBER	CHANGE NUMBER
01	01

SUBMISSIONS:

ISSUE	DATE	DESCRIPTION
01	8/3/23	SITE PLAN REVIEW

CONSULTANT:

WOODHULL PROJECT LEAD:
JACKSON WELLE
DATE OF ISSUE:
8/3/23
PROJECT STATUS:
SITE PLAN REVIEW

25 ALFRED ST HOTEL
25 Alfred Street Biddeford ME 04005

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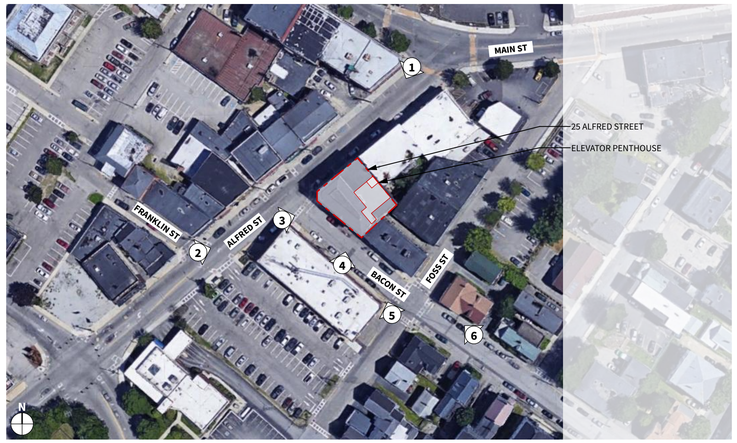
EXISTING CONDITIONS PHOTOS

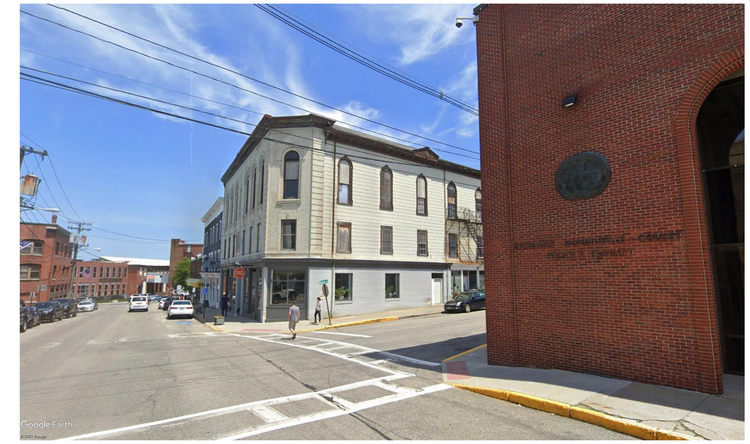
G-004

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



SITE AND VIEW KEY

GOOGLE STREET VIEW - CORNER OF ALFRED AND FRANKLIN



GOOGLE STREET VIEW - CORNER OF ALFRED AND BACON

1 - CORNER OF MAIN AND ALFRED

2 - CORNER OF ALFRED AND FRANKLIN

3 - CORNER OF ALFRED AND BACON

4 - ACROSS BACON STREET

5 - CORNER OF BACON AND FOSS

6 - FURTHER SOUTHEAST ON BACON

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

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ISSUE	DATE	DESCRIPTION
01	8/3/23	SITE PLAN REVIEW

ISSUE NUMBER
CHANGE NUMBER
01
CHAX

CONSULTANTS:

WOODHULL PROJECT LEAD:
JASON LIPKE
DATE OF ISSUE:
8/3/23
PROJECT STATUS:
SITE PLAN REVIEW

25 ALFRED ST HOTEL
25 Alfred Street Biddeford ME 04005

Sullivan Capital

ELEVATOR POP UP MASSING STUDY

G-005

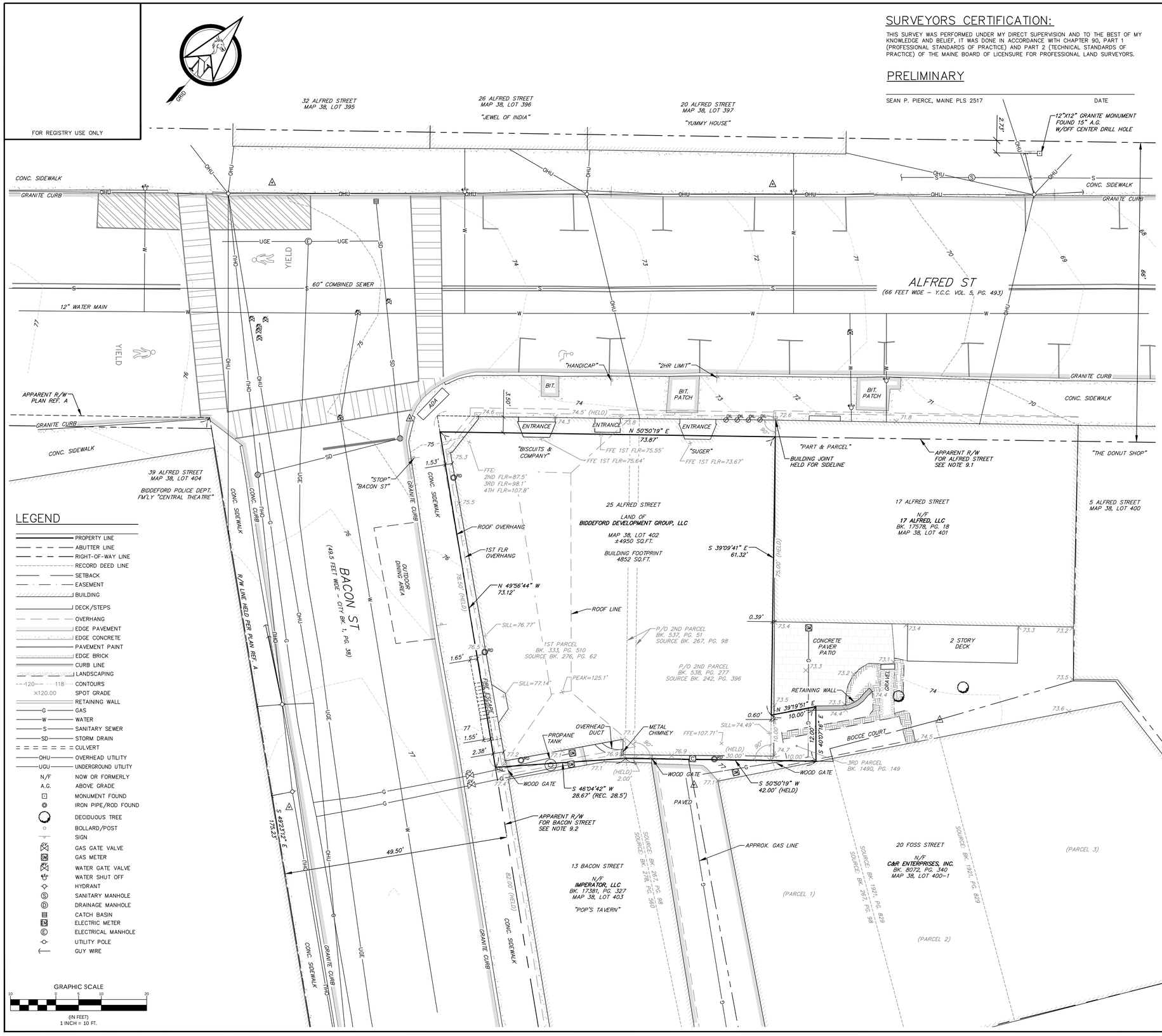
FOR REGISTRY USE ONLY

SURVEYORS CERTIFICATION:

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

PRELIMINARY

SEAN P. PIERCE, MAINE PLS 2517 DATE



LEGEND

- PROPERTY LINE
- ABUTTER LINE
- RIGHT-OF-WAY LINE
- RECORD DEED LINE
- SETBACK
- EASEMENT
- BUILDING
- DECK/STEPS
- OVERHANG
- EDGE PAVEMENT
- EDGE CONCRETE
- PAVEMENT PAINT
- EDGE BRICK
- CURB LINE
- LANDSCAPING
- 120 118 CONTOURS
- ×120.00 SPOT GRADE
- RETAINING WALL
- G GAS
- W WATER
- S SANITARY SEWER
- SD STORM DRAIN
- CULVERT
- OHU OVERHEAD UTILITY
- UGU UNDERGROUND UTILITY
- N/F NOW OR FORMERLY
- A.G. ABOVE GRADE
- MONUMENT FOUND
- IRON PIPE/ROD FOUND
- DECIDUOUS TREE
- BOLLARD/POST
- SIGN
- GAS GATE VALVE
- GAS METER
- WATER GATE VALVE
- WATER SHUT OFF
- HYDRANT
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- CATCH BASIN
- ELECTRIC METER
- ELECTRICAL MANHOLE
- UTILITY POLE
- GUY WIRE

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 INCH = 10 FT.

LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS BIDDEFORD DEVELOPMENT CORPORATION, LLC BY DEED DATED JANUARY 21, 2021 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 18537, PAGE 141, AND IS SHOWN AS LOT 402 ON THE CITY OF BIDDEFORD TAX MAP 38.
2. THE PROPERTY IS LOCATED IN THE MAIN STREET REVITALIZATION DISTRICT 1 (MSRD1).

   LAND USE REGULATIONS ARE AS FOLLOWS:

MINIMUM SETBACKS (ALL SIDES):	NONE
BUILDING HEIGHT REGULATIONS:	MIN. 26 FT/MAX. 60 FT
MAXIMUM BUILDING COVERAGE:	NONE

   * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
3. TOTAL AREA OF PARCEL IS APPROXIMATELY 4950 SQUARE FEET.
4. BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON-THE-GROUND FIELD SURVEY COMPLETED BY NORTHERN SURVEY ENGINEERING, LLC IN SEPTEMBER, 2021.
5. BOOK AND PAGE REFERENCES SHOWN HEREON ARE IN REFERENCE TO THE YORK COUNTY REGISTRY OF DEEDS (Y.C.R.D.).
6. PLAN REFERENCES:
   A. "BOUNDARY PLAN, PLAN SHOWING LOT TO BE CONVEYED AND REMAINING LAND OF THE CITY OF BIDDEFORD ON POOL AND AFRED STREETS" BY OFFICE OF THE CITY ENGINEER, BIDDEFORD, MAINE, DATED APRIL 13, 1983, RECORDED IN PLAN BOOK 124, PAGE 35.
   B. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 2, D.O.T. FILE NO. 16-265, SHEET 1 OF 1, DATED DECEMBER 1980.
7. BEARINGS SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED GPS OBSERVATIONS.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL SURFACE EVIDENCE LOCATED IN THE FIELD IN CONJUNCTION WITH ANY RECORD INFORMATION AVAILABLE AT THE TIME OF THIS SURVEY (SUE LEVEL C), AND MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. BOUNDARY NOTES:

   9.1. ALFRED STREET IS 4 RODS (66 FEET) WIDE AS DEFINED IN APRIL, 1827, RECORDED IN YORK COUNTY COMMISSIONERS VOLUME 5, PAGE 493. THE PORTION OF THE RIGHT OF WAY ABUTTING THE SUBJECT PARCEL IS DESCRIBED AS A STRAIGHT LINE "N 60° E, 97 RODS 23 LINKS TO THE CENTER OF THE OLD ROAD". NO ORIGINAL MONUMENTS ARE DESCRIBED IN THE VICINITY.

   9.1.1. THE DISTANCE BETWEEN BUILDING FACES ON OPPOSITE SIDES OF THE ROAD AT THE SUBJECT PARCEL WAS FOUND TO BE 59'. THE SUBJECT BUILDING, KNOWN AS THE "ODD FELLOWS BLOCK", WAS BUILT IN 1873 AFTER THE DEFINITION OF THE RIGHT OF WAY. THE SUBJECT AND ABUTTING PARCELS APPEAR TO BE DESCRIBED WITH DIMENSIONS TO THE FACE OF THE BUILDING.

   9.1.2. PLAN REF A, PREPARED BY THE CITY OF BIDDEFORD IN 1983, APPEARS TO ESTABLISH A RIGHT OF WAY LINE FOR ALFRED STREET, BUT DOES NOT QUANTIFY HOW THAT LINE IS ESTABLISHED.

   9.1.3. PLAN REF B, PREPARED BY MAINE D.O.T. IN 1980 FOR THE INTERSECTION OF POOL STREET AND ALFRED STREET DEPICTS "NEW RIGHT OF WAY LINES WITHIN EXISTING RIGHT OF WAY" FOLLOWING THE FACES OF BUILDINGS WHERE THEY EXTEND WITHIN THE 66 FOOT WIDE RIGHT OF WAY SOUTHWEST OF THE SUBJECT AREA. NO CONVEYANCES ARE FOUND FOR THE PORTIONS OF THE BUILDING WITHIN THE RIGHT OF WAY AT THE SUBJECT PARCEL.

   9.1.4. THE RIGHT OF WAY LIMITS ARE SHOWN BASED ON A BEST-FIT SOLUTION OF THE BUILDING FACES ON EITHER SIDE OF THE RIGHT OF WAY.

   9.1.5. PRESCRIPTIVE RIGHTS WITHIN THE RIGHT OF WAY MAY EXIST.

   9.2. BACON STREET IS 3 RODS (49.5 FEET) WIDE AS ACCEPTED ON JULY 9, 1859, RECORDED IN CITY BOOK 1, PAGE 38. THE LIMITS OF BACON STREET ARE SHOWN BASED ON A GRANITE MONUMENT FOUND AT THE INTERSECTION OF FOSS STREET AND POOL STREET, AS SHOWN ON PLAN REF. A.

   9.3. THE SUBJECT PARCEL AND SURROUNDING LOTS ARE COMPRISED OF CONVEYANCES FROM THE SACO WATER POWER COMPANY; SOURCE DEEDS ARE SHOWN HEREON. ORIGINAL DESCRIPTIONS CONTAINED IN SAID DEEDS ARE COMPRISED OF GENERAL DIRECTIONS AND DISTANCES TO THE NEAREST FOOT, WITH NO CALLS FOR MONUMENTS. THE SUBJECT PARCEL IS SENIOR IN TITLE TO ALL ABUTTERS EXCEPT FOR MAP 38, LOT 401, FORMERLY "ANTHOINE" LAND. THE SUBJECT PARCEL IS DEFINED BY:

   9.3.1. BOOK 242, PAGE 396, SACO WATER POWER CO. TO TIMOTHY HAM, DATED SEPTEMBER 3, 1855 DESCRIBES A RECTANGULAR LOT WITH PERPENDICULAR SIDES MEASURING 30 FEET ALONG ALFRED STREET, AND 75 FEET ALONG ANTHOINE' LAND.

   9.3.2. THE ADJACENT 2-FOOT STRIP WAS CONVEYED TO JOHN HAM BY THE SACO WATER POWER CO., BOOK 267, PAGE 98, DATED APRIL 27, 1960.

   9.3.3. NATHAN O. KENDALL LATER CONVEYED A PORTION OF HIS LAND TO JUSTIN LORD, BOOK 276, PAGE 62, DESCRIBED AS BOUNDING NORTHWESTERLY 42.5 FEET ON ALFRED STREET, AND SOUTHWESTERLY 78.5 FEET ON BACON STREET.

   9.3.4. SUSAN PIPER, ET. AL. HEIRS OF HAM, CONVEYED WHAT APPEARS TO BE A REMAINDER OF HAM LAND BY BOOK 1490, PAGE 149. THIS AREA IS ALSO INDICATED BY THE SKETCH IN BOOK 267, PAGE 98.

SEAN P. PIERCE, PLS 2517

REV:	BY:	DATE:	STATUS:
			THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION. ANY ALTERATIONS, ADDENDUMS OR DITTENINGS, SHALL BE AT THE USER'S SOLE RISK.

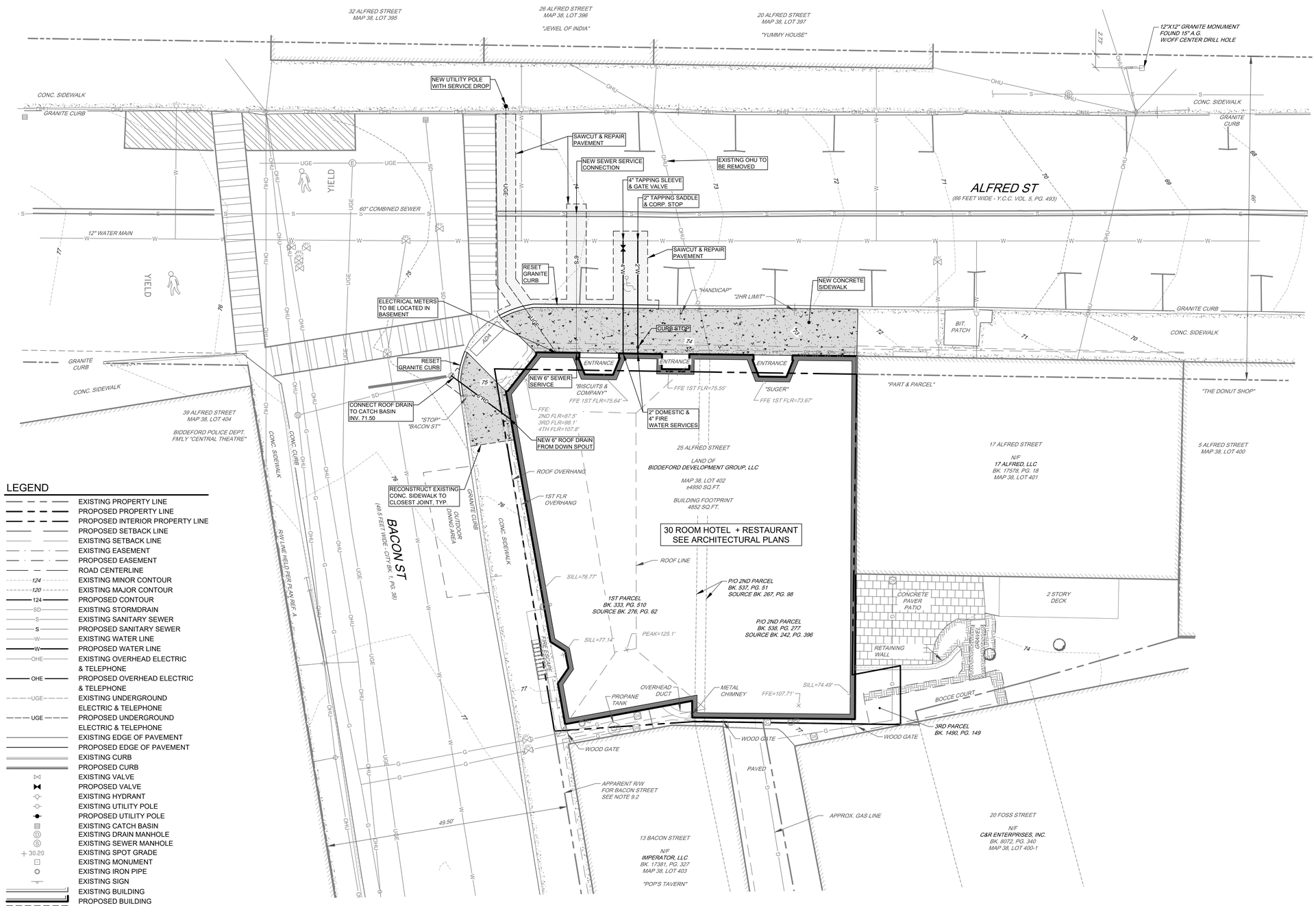
NORSE
NORTHERN SURVEY ENGINEERING
41 CHURCH ROAD, BRUNSWICK, MAINE 04011
207.440.3487
www.northernsurveyengineering.com

BOUNDARY & EXISTING CONDITIONS SURVEY
OF:
ODD FELLOWS BUILDING
25 ALFRED STREET
BIDDEFORD, MAINE 04005
FOR:
CALEB JOHNSON STUDIO
110 EXCHANGE STREET
PORTLAND, MAINE 04101

RECORD OWNER:
BIDDEFORD DEVELOPMENT GROUP, LLC
BOOK 18537, PAGE 141

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

SHEET 1 OF 1



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED INTERIOR PROPERTY LINE
- PROPOSED SETBACK LINE
- EXISTING SETBACK LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ROAD CENTERLINE
- 124 EXISTING MINOR CONTOUR
- 120 EXISTING MAJOR CONTOUR
- 124 PROPOSED CONTOUR
- SD EXISTING STORMDRAIN
- S EXISTING SANITARY SEWER
- S PROPOSED SANITARY SEWER
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- OHE EXISTING OVERHEAD ELECTRIC & TELEPHONE
- OHE PROPOSED OVERHEAD ELECTRIC & TELEPHONE
- UGE EXISTING UNDERGROUND ELECTRIC & TELEPHONE
- UGE PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING CURB
- PROPOSED CURB
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING HYDRANT
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- EXISTING CATCH BASIN
- EXISTING DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- 30.20 EXISTING SPOT GRADE
- EXISTING MONUMENT
- EXISTING IRON PIPE
- EXISTING SIGN
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED PAVEMENT REPAIR
- PROPOSED CONCRETE

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 INCH = 10 FT.

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13431
LICENSED
PROFESSIONAL ENGINEER

DATE: 8/3/2023

NO.	DATE	REVISIONS

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE:
(207) 926-5111
WEB SITE:
www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

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

SHEET TITLE:
SITE PLAN

CLIENT:
SULLIVAN CAPITAL
212 ELM STREET
EASTON, MA 02356

DATE:	8/3/2023
SCALE:	1"=10'
JOB NO:	21-74
SHEET:	C-100

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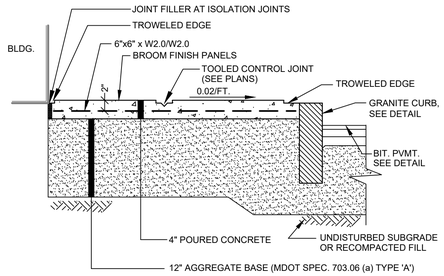
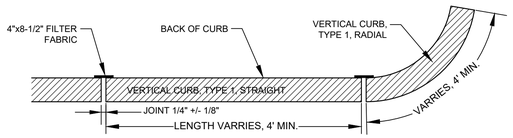


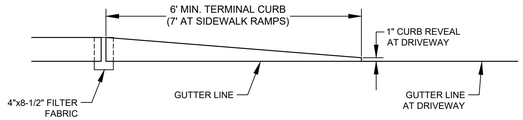
NOTE:
INSTALL 4.5' DEEP SELECT FILL BELOW ENTRANCE SIDEWALKS AT BUILDING. EXTEND SELECT FILL TO A POINT 5 FEET DISTANT FROM BUILDING FOUNDATION WALL.

REINFORCED CONCRETE SIDEWALK

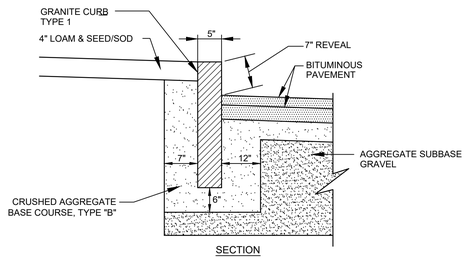
NOT TO SCALE



PLAN VIEW



TERMINAL CURB PROFILE

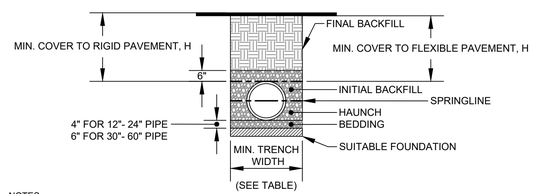


SECTION

NOTES:
1. MIN. LENGTH OF STRAIGHT CURB STONES: 4', MAX. LENGTH: 8'
2. CIRCULAR CURB REQ. FOR RADIUS LESS THAN 50'
3. BASE GRAVEL SHALL BE COMPACTED TO A FIRM EVEN SURFACE PRIOR TO SETTING OF CURB.

VERTICAL GRANITE CURB

NOT TO SCALE



NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

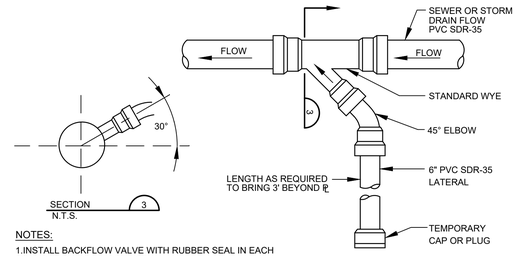
MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

	SURFACE LIVE LOADING CONDITION	
PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
54" - 60"	24"	60"

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

TYPICAL TRENCH DETAIL

NOT TO SCALE



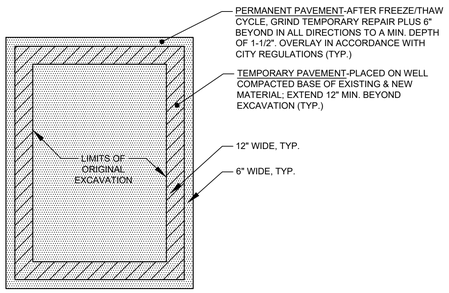
NOTES:

1.INSTALL BACKFLOW VALVE WITH RUBBER SEAL IN EACH FOUNDATION DRAIN SERVICE.

2. IF SUMP PUMP IS UTILIZED INSTALL CHECK VALVE AT SUMP PUMP.

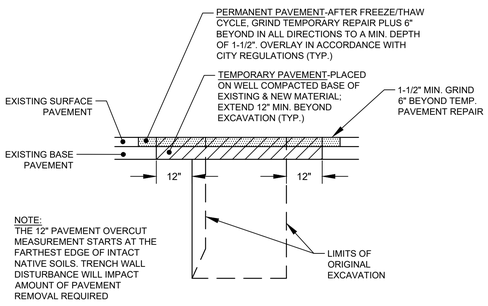
SEWER / FOUNDATION DRAIN SERVICE CONNECTION

NOT TO SCALE



PLAN VIEW OF MINOR EXCAVATION PAVEMENT REPAIR

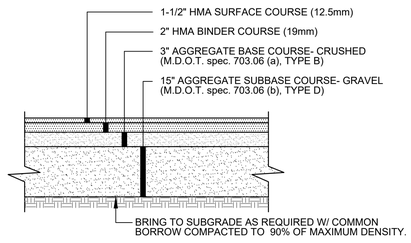
NOT TO SCALE



NOTE:
THE 12" PAVEMENT OVERCUT MEASUREMENT STARTS AT THE FARTHEST EDGE OF INTACT NATIVE SOILS. TRENCH WALL DISTURBANCE WILL IMPACT AMOUNT OF PAVEMENT REMOVAL REQUIRED

TYP. EXCAVATION IN CITY RIGHT OF WAY

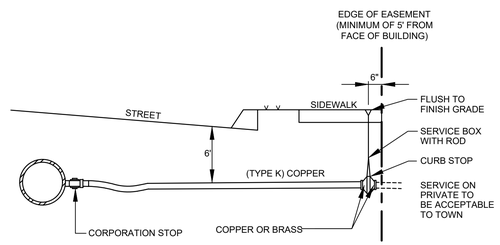
NOT TO SCALE



NOTES:
1. FOR USE ON LOCAL STREETS WITHIN THE CITY OF PORTLAND

TYP. SECTION - PAVEMENT REPAIR IN CITY RIGHT OF WAY

NOT TO SCALE



TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13255
LICENSED PROFESSIONAL ENGINEER

DATE: 8/3/2023

NO.	DATE	REVISIONS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

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

SHEET TITLE: SITE DETAILS

CLIENT: SULLIVAN CAPITAL
212 ELM STREET
EASTON, MA 02356

DATE: 8/3/2023
SCALE: N/A
JOB NO: 21-74
SHEET: C-200

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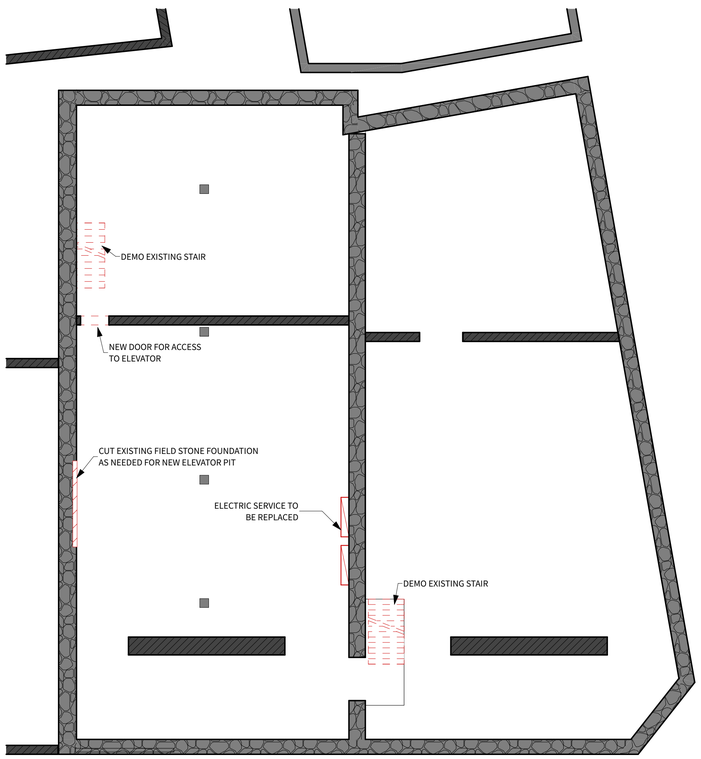
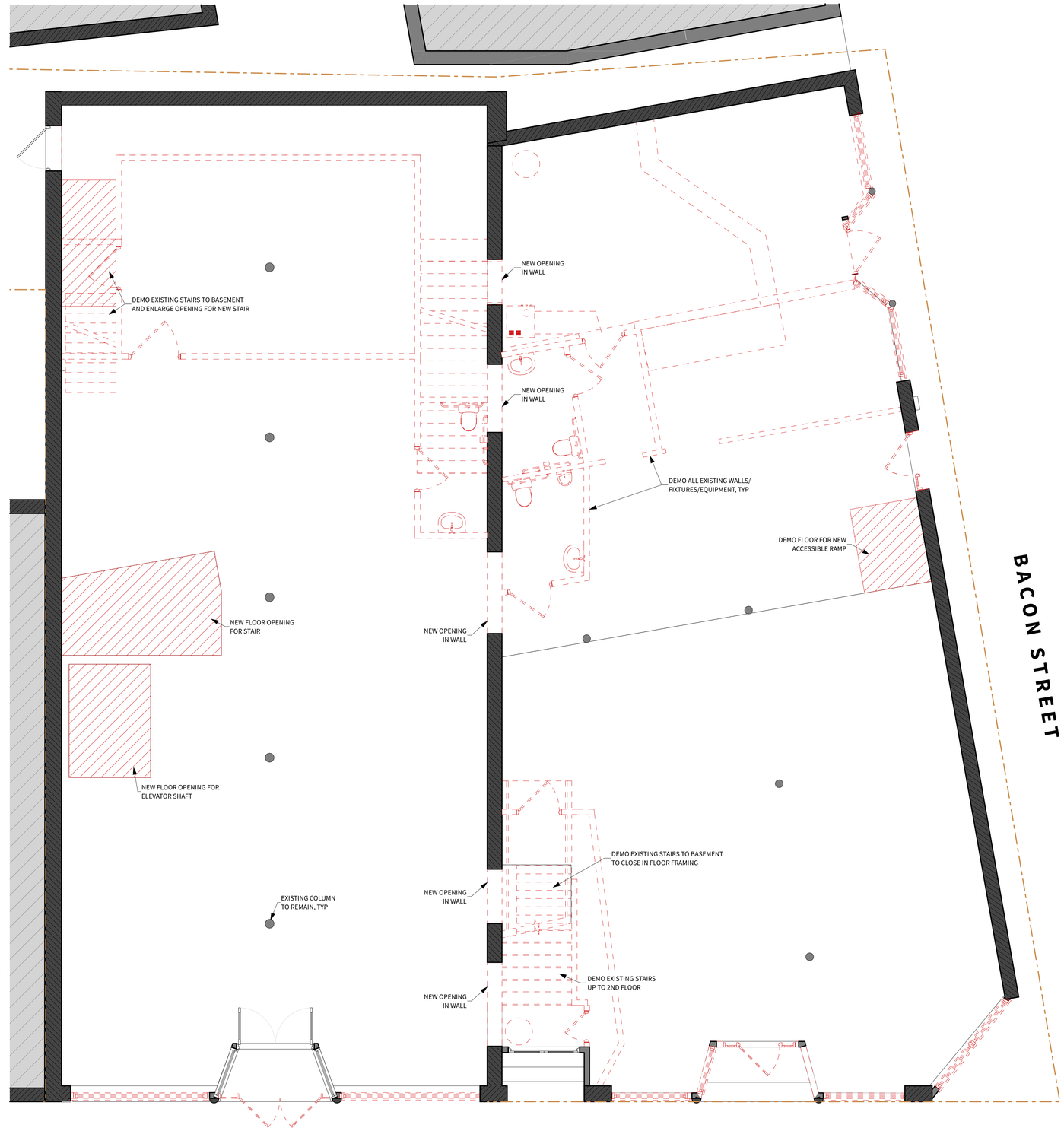


0 BASEMENT DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



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

DEMOLITION PLAN GENERAL NOTES

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

DEMOLITION PLAN LEGEND

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

WOODHULL
110 EXCHANGE ST
207 283 8777
PORTLAND, ME 04101
woodhullmaine.com

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CHANGES THIS ISSUE:

ID	DESCRIPTION

ISSUE NUMBER	CHANGE NUMBER
01	01 / CHAX

SUBMISSION(S):

ISSUE	DATE	DESCRIPTION
01	8/9/23	SITE PLAN REVIEW

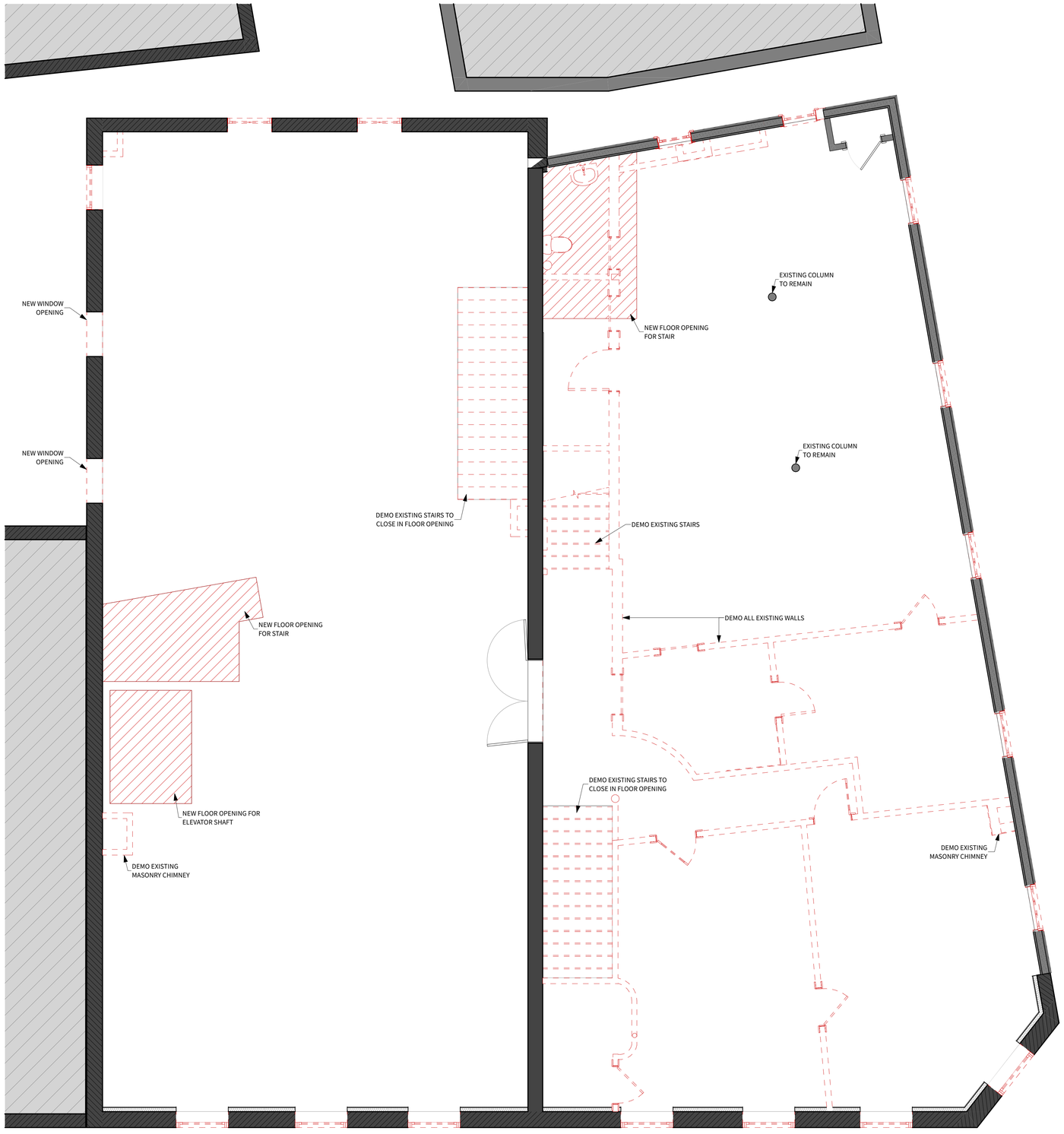
CONSULTANT:

WOODHULL PROJECT LEAD: JACOB JURELL
DATE OF ISSUE: 8/3/23
PROJECT STATUS: SITE PLAN REVIEW

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

1ST FLOOR & BASEMENT DEMOLITION PLAN
AD-101

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



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

DEMOLITION PLAN GENERAL NOTES

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

DEMOLITION PLAN LEGEND

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

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ID	DESCRIPTION

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01	CHA1X

SUBMISSIONS:

ISSUE	DATE	DESCRIPTION
01	8/3/23	SITE PLAN REVIEW

CONSULTANT:

WOODHULL PROJECT LEAD:
JACKSON WELLE
DATE OF ISSUE:
8/3/23
PROJECT STATUS:
SITE PLAN REVIEW

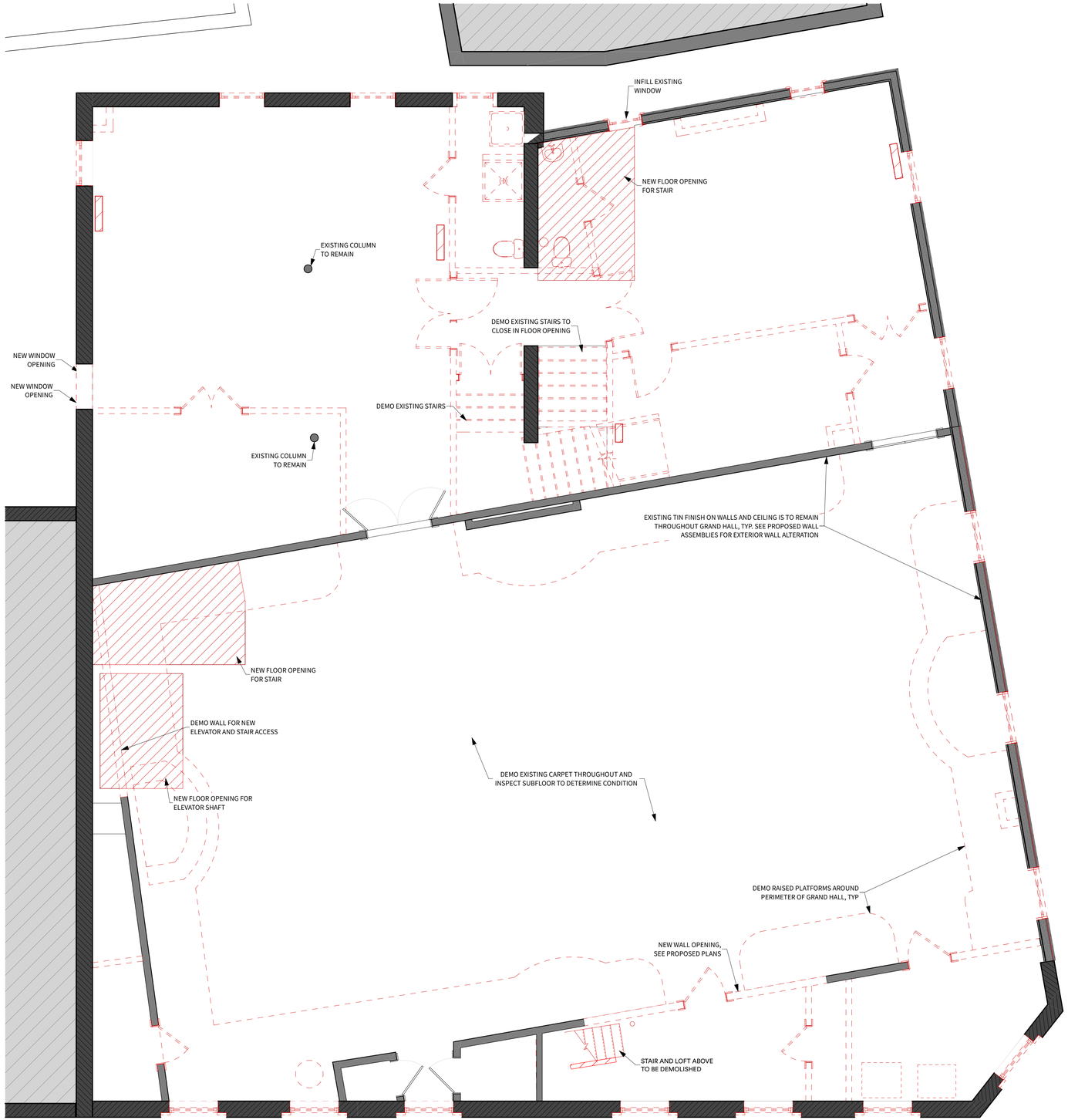
25 ALFRED ST HOTEL
25 Alfred Street Biddeford ME 04005

Sullivan Capital

2ND FLOOR DEMOLITION PLAN

AD-102

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



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

DEMOLITION PLAN GENERAL NOTES

1. Contractor to coordinate site walk with Architect and/or Owner to review any existing items to be salvaged or retained before starting demolition.
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4. Demo all existing ceilings with the exception of the Grand Hall to inspect existing floor framing.
5. Remove all existing electrical work, abandoned piping, plumbing fixtures, etc. unless noted otherwise.

DEMOLITION PLAN LEGEND

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

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ID	DESCRIPTION

ISSUE NUMBER	CHANGE NUMBER	DESCRIPTION
01	01 / CHAX	SITE PLAN REVIEW

SUBMISSIONS:

ISSUE	DATE
01	8/3/23

CONSULTANT:

WOODHULL PROJECT LEAD:
ASSOCIATE:
DATE OF ISSUE:
8/3/23
PROJECT STATUS:
SITE PLAN REVIEW

25 ALFRED ST HOTEL
25 Alfred Street Biddeford ME 04005
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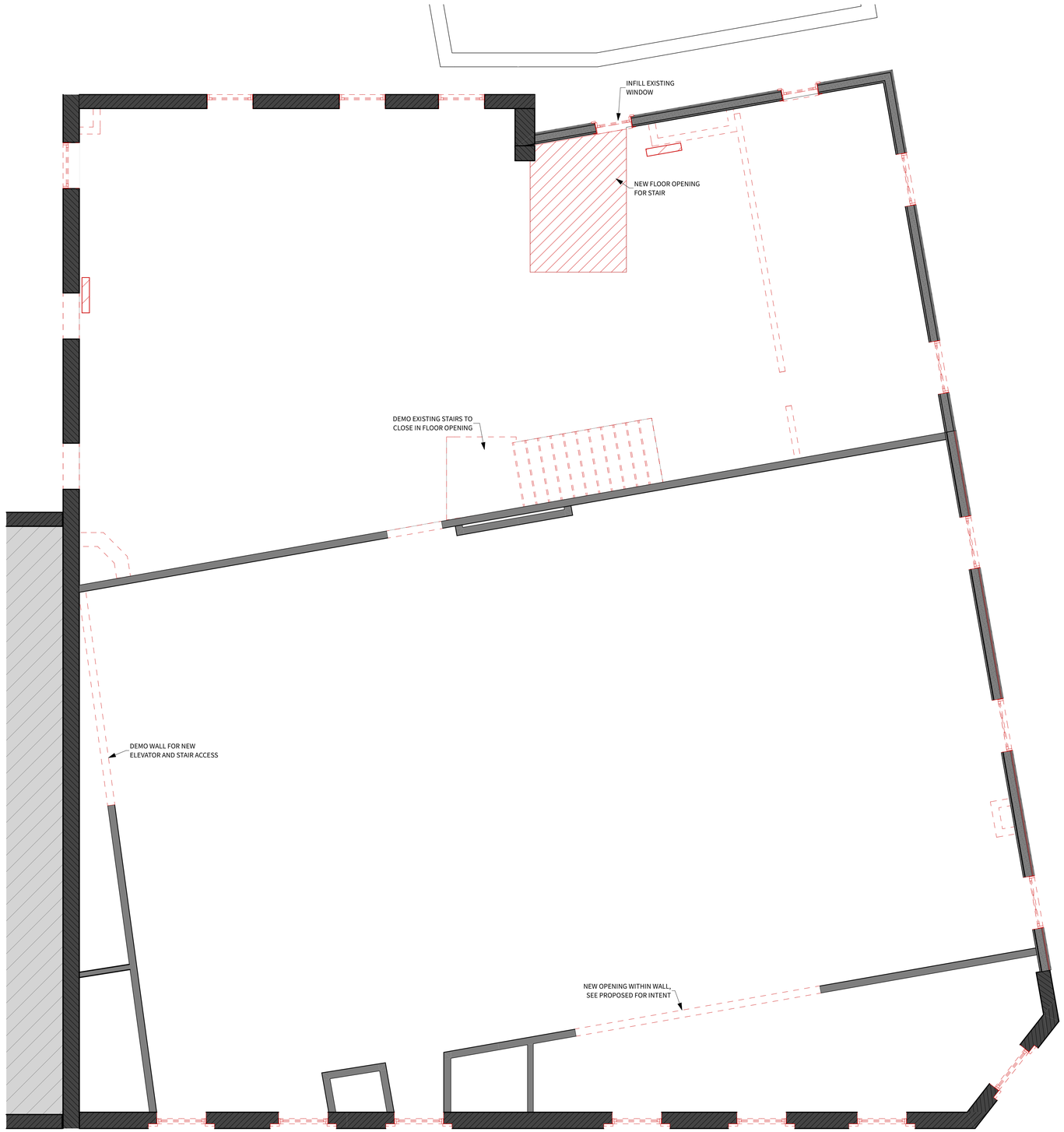
3RD FLOOR DEMOLITION PLAN
AD-103

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



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

DEMOLITION PLAN GENERAL NOTES

1. Contractor to coordinate site walk with Architect and/or Owner to review any existing items to be salvaged or retained before starting demolition.
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5. Remove all existing electrical work, abandoned piping, plumbing fixtures, etc. unless noted otherwise.

DEMOLITION PLAN LEGEND

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

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01	8/3/23	SITE PLAN REVIEW

CONSULTANT:

WOODHULL PROJECT LEAD:
JACQUELINE
DATE OF ISSUE:
8/3/23
PROJECT STATUS:
SITE PLAN REVIEW

25 ALFRED ST HOTEL
25 Alfred Street Biddeford ME 04005

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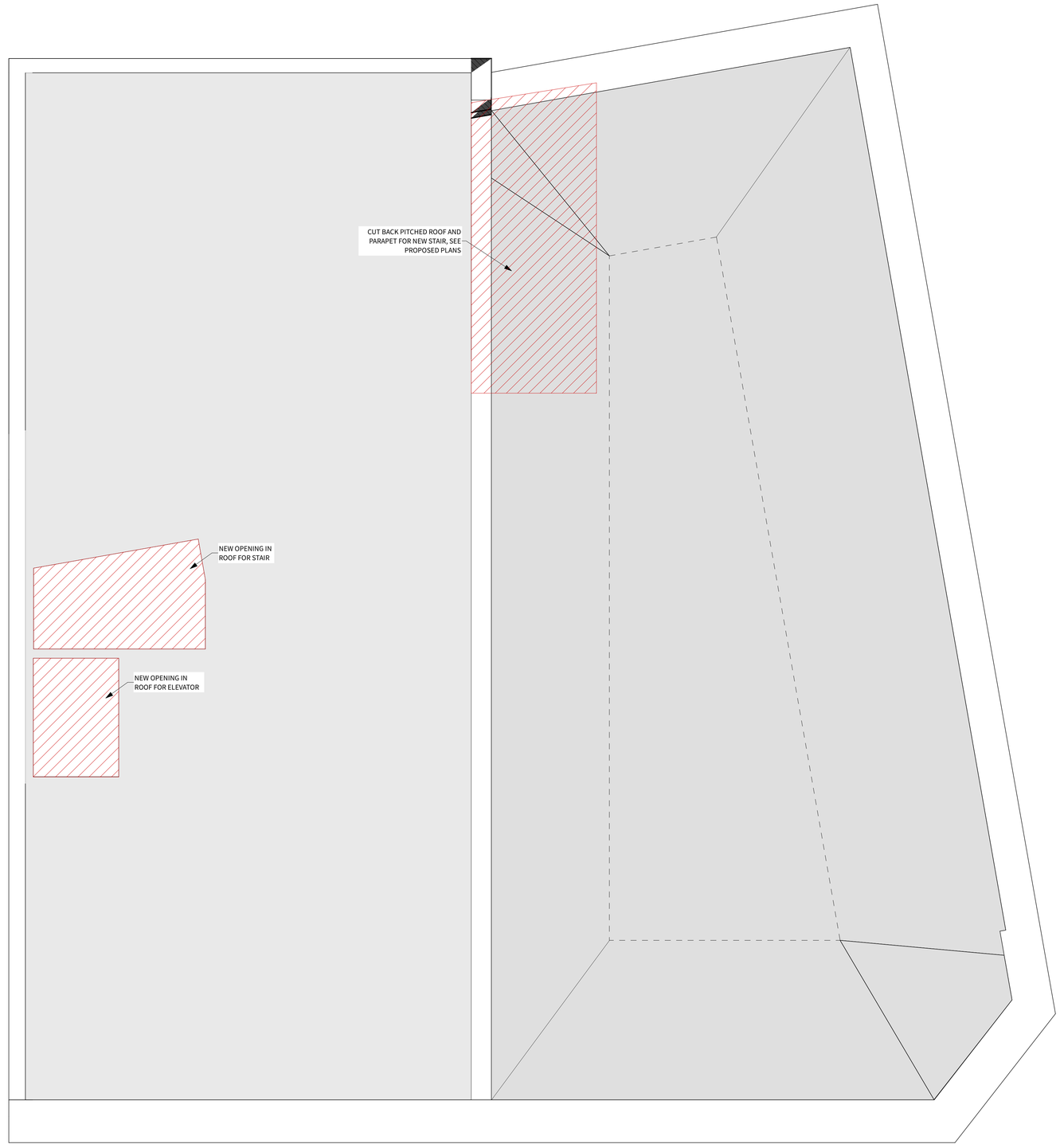
4TH FLOOR DEMOLITION PLAN

AD-104

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



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

DEMOLITION PLAN GENERAL NOTES

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

DEMOLITION PLAN LEGEND

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

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01	01

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ISSUE	DATE	DESCRIPTION
01	8/3/23	SITE PLAN REVIEW

CONSULTANT:

WOODHULL PROJECT LEAD:
JASON JARELL
DATE OF ISSUE:
8/3/23
PROJECT STATUS:
SITE PLAN REVIEW

25 ALFRED ST HOTEL
25 Alfred Street Biddeford ME 04005

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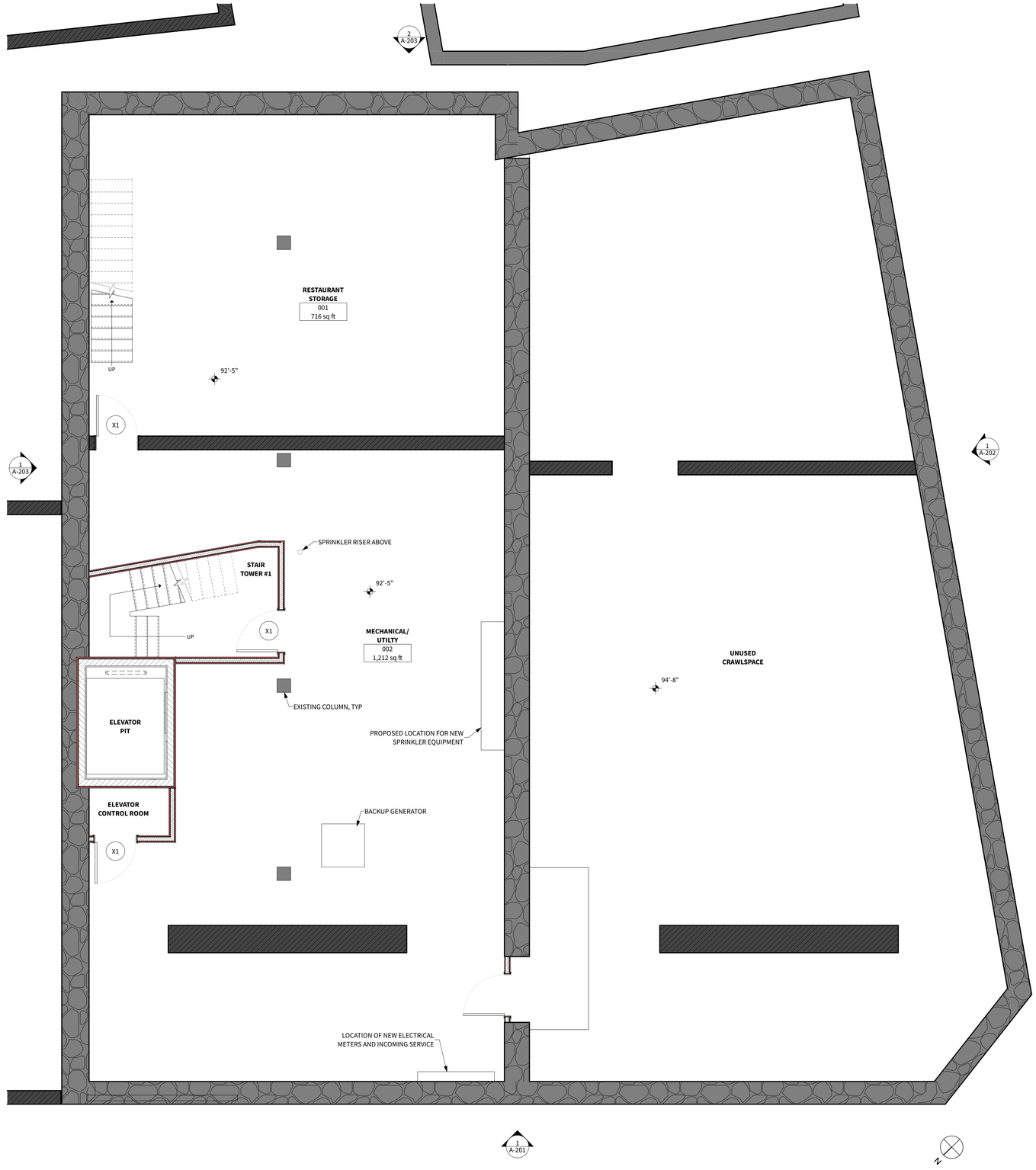
ROOF DEMOLITION PLAN

AD-105

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



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

ESTIMATING SET GENERAL NOTES

1. These Drawings constitute a schematic design set. Additional information, dimensions and specifications will be provided by the Architect and/or Owner as requested. Field verify all dimensions taken from existing building elements. All dimensions to new walls are from stud-to-stud.

2. Dimensions: Contractor to verify all dimensions from existing building elements. All dimensions to new walls are from stud-to-stud. Dimensions from existing building elements are from finished face.

3. MEP: Mechanical, Electrical and Plumbing work is to be design build by the Contractor. The Architect has made basic assumptions for size and space requirements and locations for incoming service. Contractor is to review and bring to the Architect's attention if additional information is required.
   Basis of Design for Mechanical systems are:
   AC & Heat: Centralized VRF system with interior units located in soffits within rooms.
   Ventilation: Central ventilation system with ERVs

4. Elevator: Elevator is to be design build by elevator subcontractor. Basis of Design is a 5-stop MRL Traction Elevator with a capacity of 2500 lbs. and control room located in the basement.

5. Automatic Sprinkler System: New sprinkler system is to be design build by the sprinkler subcontractor. Fire department connection proposed along Alfred St side of building and the sprinkler riser in Stair Tower #1.

6. Fire alarms systems, emergency lighting, smoke detection, etc are to be provided by the Contractor and/or fire alarm subcontractor, refer to Life Safety sheets, locations TBD, quantities by FA subcontractor.

7. Where existing plaster walls are to remain, surfaces are to be repaired as necessary to leave paintable surface.

WALL TYPE LEGEND
See Wall Types on Sheet A-601 For More Information

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

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207 283 8777

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CHANGES THIS ISSUE:

ID	DESCRIPTION

ISSUE NUMBER	CHANGE NUMBER
01	CHAX

SUBMISSIONS:

ISSUE	DATE	DESCRIPTION
01	8/3/23	SITE PLAN REVIEW

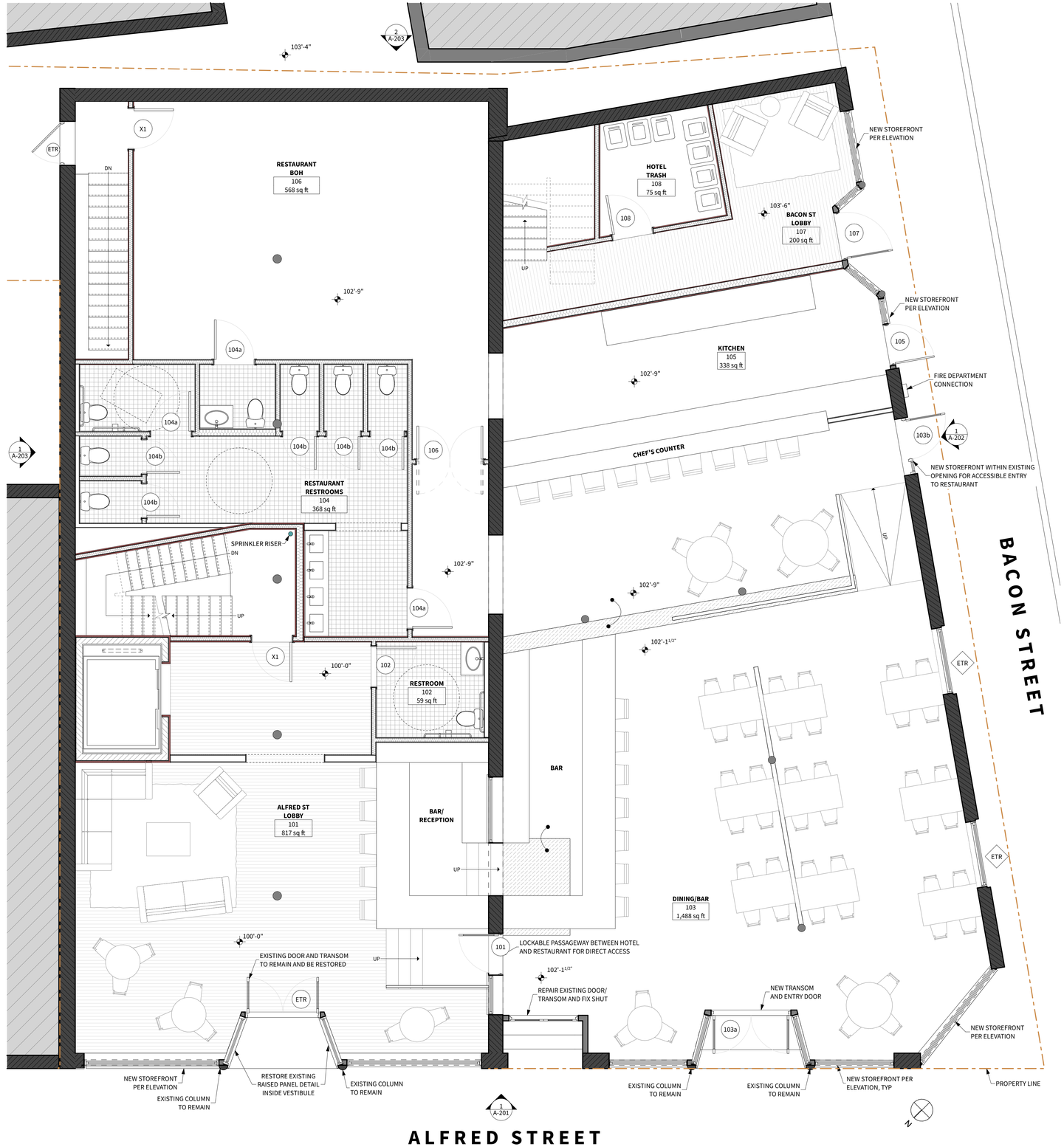
CONSULTANT:

WOODHULL PROJECT LEAD:
JASON WHITE
DATE OF ISSUE:
8/3/23
PROJECT STATUS:
SITE PLAN REVIEW

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

BASEMENT FLOOR PLAN
A-100

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



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

ESTIMATING SET GENERAL NOTES

1. These Drawings constitute a schematic design set. Additional information, dimensions and specifications will be provided by the Architect and/or Owner as requested. Field verify all dimensions taken from existing building elements. All dimensions to new walls are from stud-to-stud.

2. Dimensions: Contractor to verify all dimensions from existing building elements. All dimensions to new walls are from stud-to-stud. Dimensions from existing building elements are from finished face.

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   Basis of Design for Mechanical systems are:
   AC & Heat: Centralized VRF system with interior units located in soffits within rooms.
   Ventilation: Central ventilation system with ERVs

4. Elevator: Elevator is to be design build by elevator subcontractor. Basis of Design is a 5-stop MRL Traction Elevator with a capacity of 2500 lbs. and control room located in the basement.

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6. Fire alarms systems, emergency lighting, smoke detection, etc are to be provided by the Contractor and/or fire alarm subcontractor, refer to Life Safety sheets, locations TBD, quantities by FA subcontractor.

7. Where existing plaster walls are to remain, surfaces are to be repaired as necessary to leave paintable surface.

WALL TYPE LEGEND
See Wall Types on Sheet A-601 For More Information

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

WOODHULL
PORTLAND, ME 04101
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110 EXCHANGE ST
207 253 8777

PRELIMINARY
NOT FOR CONSTRUCTION

CHANGES THIS ISSUE:

ID	DESCRIPTION

ISSUE NUMBER	CHANGE NUMBER
01	CHAX

SUBMISSIONS:

ISSUE	DATE	DESCRIPTION
01	8/3/23	SITE PLAN REVIEW

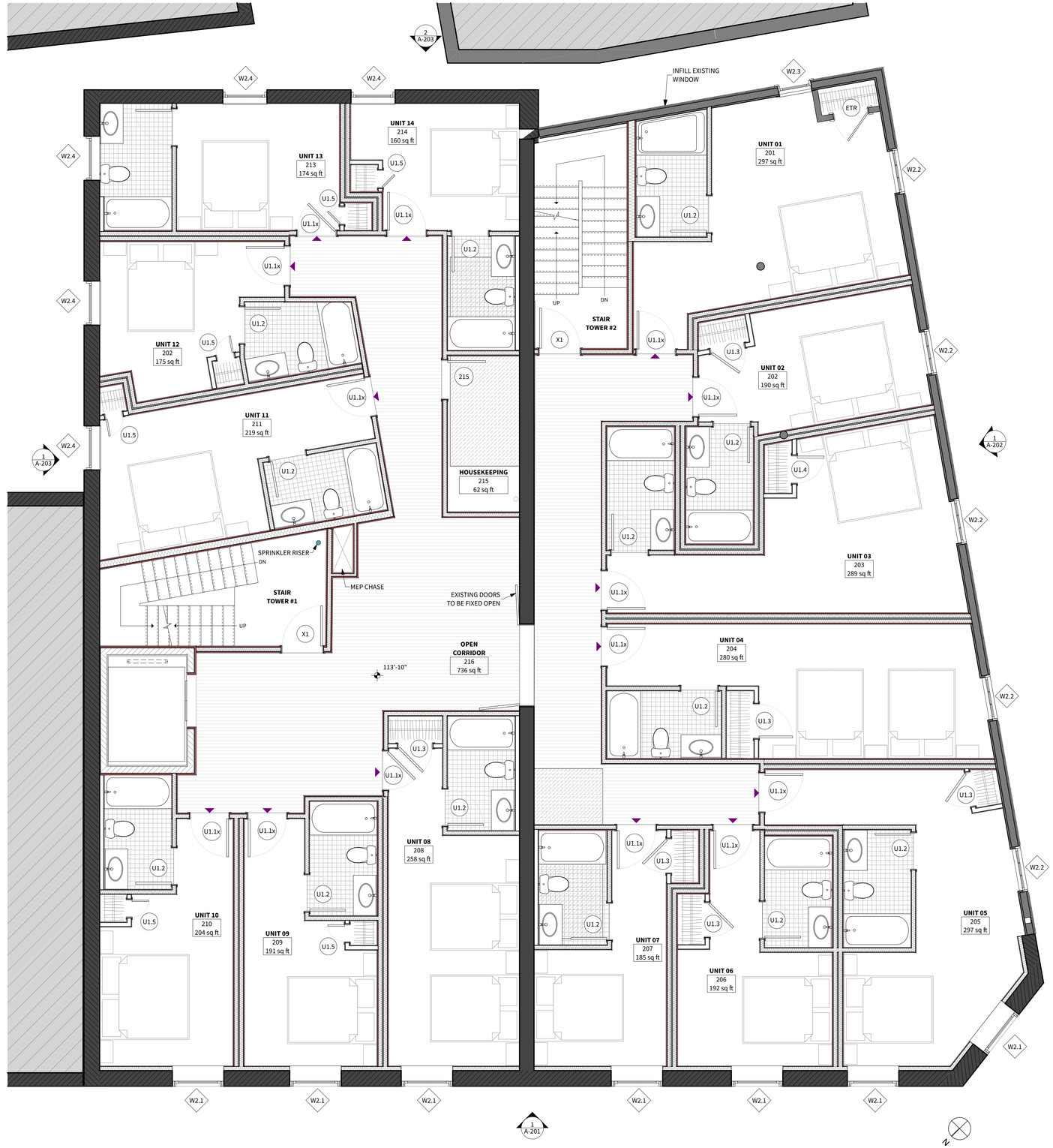
CONSULTANT:

WOODHULL PROJECT LEAD: JASON JIRES
DATE OF ISSUE: 8/3/23
PROJECT STATUS: SITE PLAN REVIEW

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

1ST FLOOR PLAN
A-101

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



1 2ND FLOOR PLAN

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

ESTIMATING SET GENERAL NOTES

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

WALL TYPE LEGEND

See Wall Types on Sheet A-601 For More Information

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

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CHANGES THIS ISSUE:

ID	DESCRIPTION

ISSUE NUMBER	CHANGE NUMBER
01	CHA1X

ISSUE	DATE	DESCRIPTION
01	8/3/23	SITE PLAN REVIEW

SUBMISSIONS:

CONSULTANT:

WOODHULL PROJECT LEAD: JASON WIELE
DATE OF ISSUE: 8/3/23
PROJECT STATUS: SITE PLAN REVIEW

25 ALFRED ST HOTEL

25 Alfred Street Biddeford ME 04005

Sullivan Capital

2ND FLOOR PLAN

A-102

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

1 3RD FLOOR PLAN

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

ESTIMATING SET GENERAL NOTES

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   Ventilation: Central ventilation system with ERVs

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WALL TYPE LEGEND

See Wall Types on Sheet A-601 For More Information

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

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CHANGES THIS ISSUE:

ID	DESCRIPTION

ISSUE NUMBER / CHANGE NUMBER: 01 / CHA X

SUBMISSIONS:

ISSUE	DATE	DESCRIPTION
01	8/9/23	SITE PLAN REVIEW

CONSULTANT:

WOODHULL PROJECT LEAD: JACOB JURELL
DATE OF ISSUE: 8/2/23
PROJECT STATUS: SITE PLAN REVIEW

25 ALFRED ST HOTEL

25 Alfred Street Biddeford ME 04005

Sullivan Capital

3RD FLOOR PLAN

A-103

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

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

ESTIMATING SET GENERAL NOTES

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WALL TYPE LEGEND
See Wall Types on Sheet A-601 For More Information

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

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CHANGES THIS ISSUE:

ID	DESCRIPTION

ISSUE NUMBER	CHANGE NUMBER
01	CHA1X

DESCRIPTION
SITE PLAN REVIEW

SUBMISSIONS:

ISSUE	DATE
01	8/3/23

CONSULTANT:

WOODHULL PROJECT LEAD: JAYSON LEE
DATE OF ISSUE: 8/3/23
PROJECT STATUS: SITE PLAN REVIEW

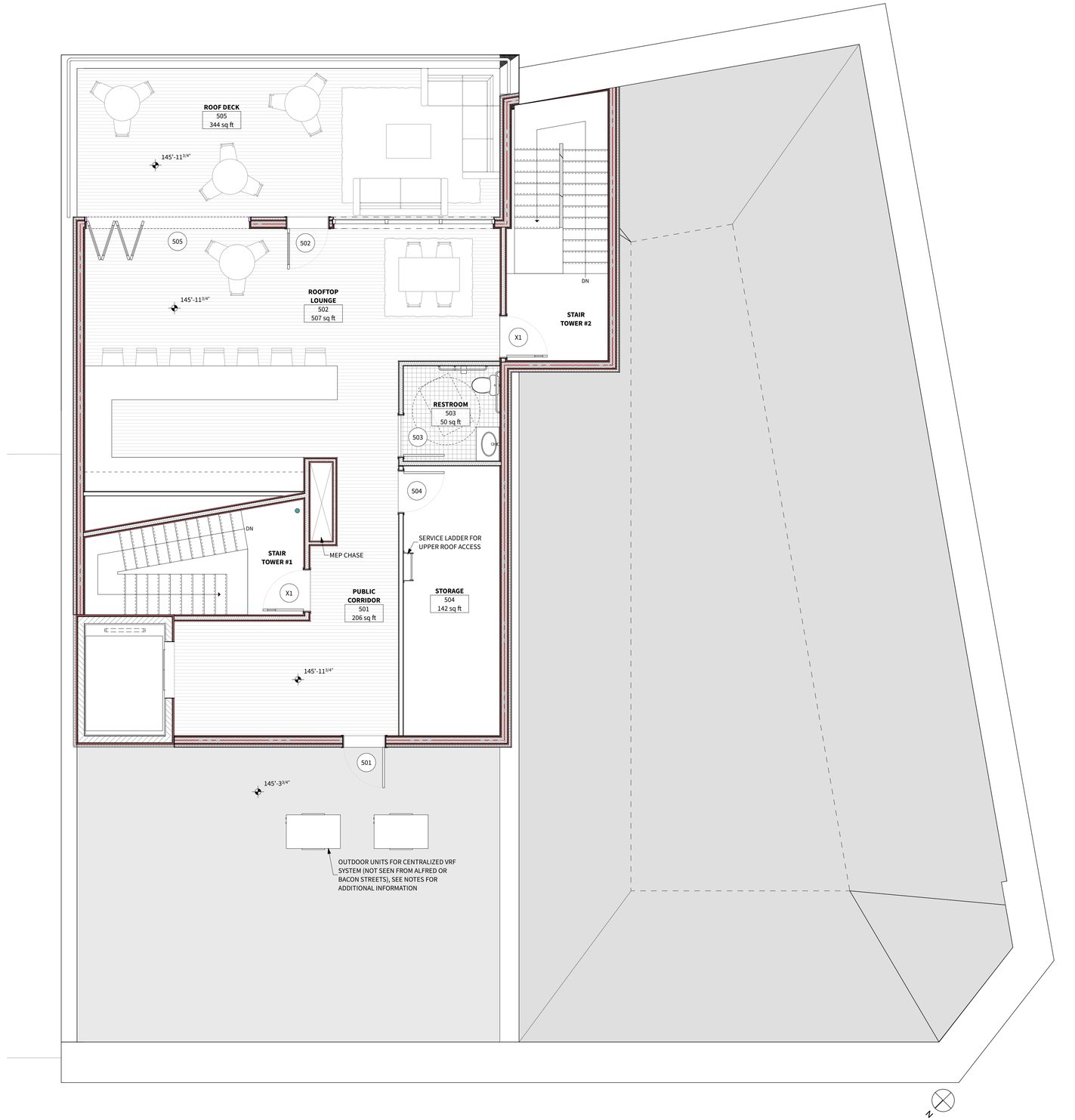
25 ALFRED ST HOTEL
25 Alfred Street Biddeford ME 04005

Sullivan Capital

4TH FLOOR PLAN

A-104

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



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

ESTIMATING SET GENERAL NOTES

1. These Drawings constitute a schematic design set. Additional information, dimensions and specifications will be provided by the Architect and/or Owner as requested. Field verify all dimensions taken from existing building elements. All dimensions to new walls are from stud-to-stud.

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WALL TYPE LEGEND
See Wall Types on Sheet A-601 For More Information

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

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CHANGES THIS ISSUE:

ID	DESCRIPTION

ISSUE NUMBER / CHANGE NUMBER

ID	DESCRIPTION
01	SITE PLAN REVIEW

SUBMISSIONS:

ISSUE	DATE
01	8/3/23

CONSULTANT:

WOODHULL PROJECT LEAD:
JASON WHITE
DATE OF ISSUE:
8/3/23
PROJECT STATUS:
SITE PLAN REVIEW

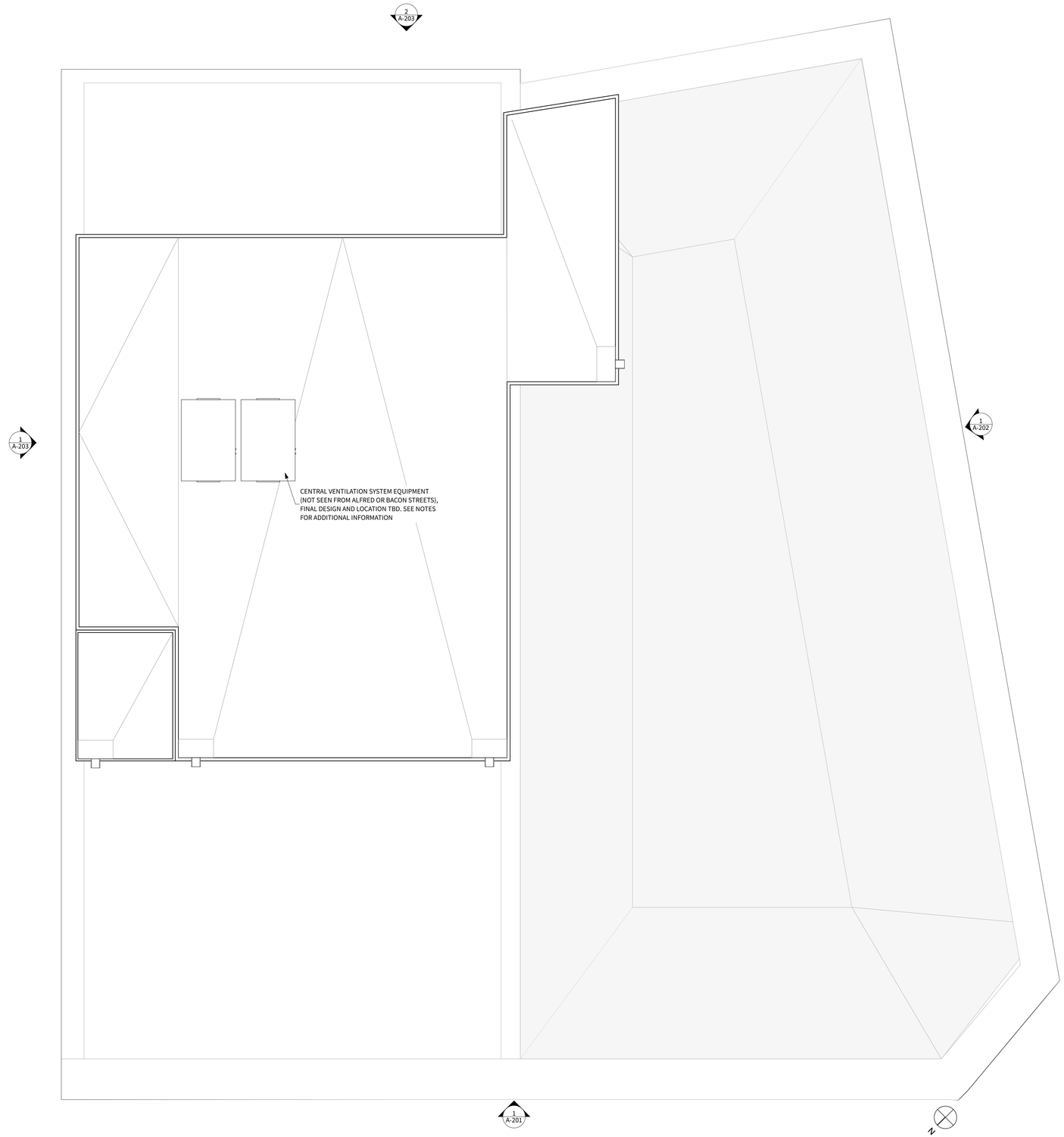
25 ALFRED ST HOTEL
25 Alfred Street Biddeford ME 04005

Sullivan Capital

LOWER ROOF PLAN

A-105

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



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

ESTIMATING SET GENERAL NOTES

1. These Drawings constitute a schematic design set. Additional information, dimensions and specifications will be provided by the Architect and/or Owner as requested. Field verify all dimensions taken from existing building elements. All dimensions to new walls are from stud-to-stud.

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   Basis of Design for Mechanical systems are:
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WALL TYPE LEGEND
See Wall Types on Sheet A-601 For More Information

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

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CHANGES THIS ISSUE:

ID	DESCRIPTION

ISSUE NUMBER	CHANGE NUMBER
01	01

SUBMISSIONS:

ISSUE	DATE	DESCRIPTION
01	8/3/23	SITE PLAN REVIEW

CONSULTANT:

WOODHULL PROJECT LEAD:
JASON WHITE
DATE OF ISSUE:
8/3/23
PROJECT STATUS:
SITE PLAN REVIEW

25 ALFRED ST HOTEL
25 Alfred Street Biddeford ME 04005

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UPPER ROOF PLAN

A-106

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

EXTERIOR NOTES:

1. Project is to receive a Certificate of Appropriateness from the Historic Preservation Commission of Biddeford.

2. Contractor and subcontractors bidding exterior work are to visit the site before providing bid.

3. All windows are to be replaced as shown with new aluminum-clad wood windows.

4. Storefronts on Alfred and Bacon Streets are to be rebuilt with new wood raised panel detailing and be site-built wood systems as shown.

5. Exterior wood trim along Alfred and Bacon Street is to be retained for potential reuse. Elements that are damaged, rotted, or missing to be replaced and prepped for paint.

6. Existing metal trim and details along roof line to be restored and painted as necessary.

7. Masonry along Alfred St is to be cleaned, inspected, and repaired as needed. Some of the repair will include replacing deteriorated (spalled) bricks and partial repointing. The existing masonry appears to be a grey cementitious brick and will be left exposed if new bricks can be matched.

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

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

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

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

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

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

1 **WEST ELEVATION (ALFRED STREET)**
SCALE: 1/4" = 1'-0"

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CHANGES THIS ISSUE:

ID	DESCRIPTION

ISSUE NUMBER	CHANGE NUMBER
01	CHA X

SUBMISSIONS:

ISSUE	DATE	DESCRIPTION
01	8/23/23	SITE PLAN REVIEW

CONSULTANT:

WOODHULL PROJECT LEAD:
JACOB LUNDELL
DATE OF ISSUE:
8/31/23
PROJECT STATUS:
SITE PLAN REVIEW

25 ALFRED ST HOTEL
25 Alfred Street Biddeford ME 04005

Sullivan Capital

ELEVATIONS
A-201

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

EXTERIOR NOTES:

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2. Contractor and subcontractors bidding exterior work are to visit the site before providing bid.

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

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

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CHANGES THIS ISSUE:
ID | DESCRIPTION

ISSUE NUMBER
CHANGE NUMBER
CHANGE

SUBMISSIONS:
ISSUE | DESCRIPTION | DATE
01 | SITE PLAN REVIEW | 8/3/23

CONSULTANT:

WOODHULL PROJECT LEAD: JACQUELINE PRELE
DATE OF ISSUE: 8/3/23
PROJECT STATUS: SITE PLAN REVIEW

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

ELEVATIONS
A-202

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

EXTERIOR NOTES:

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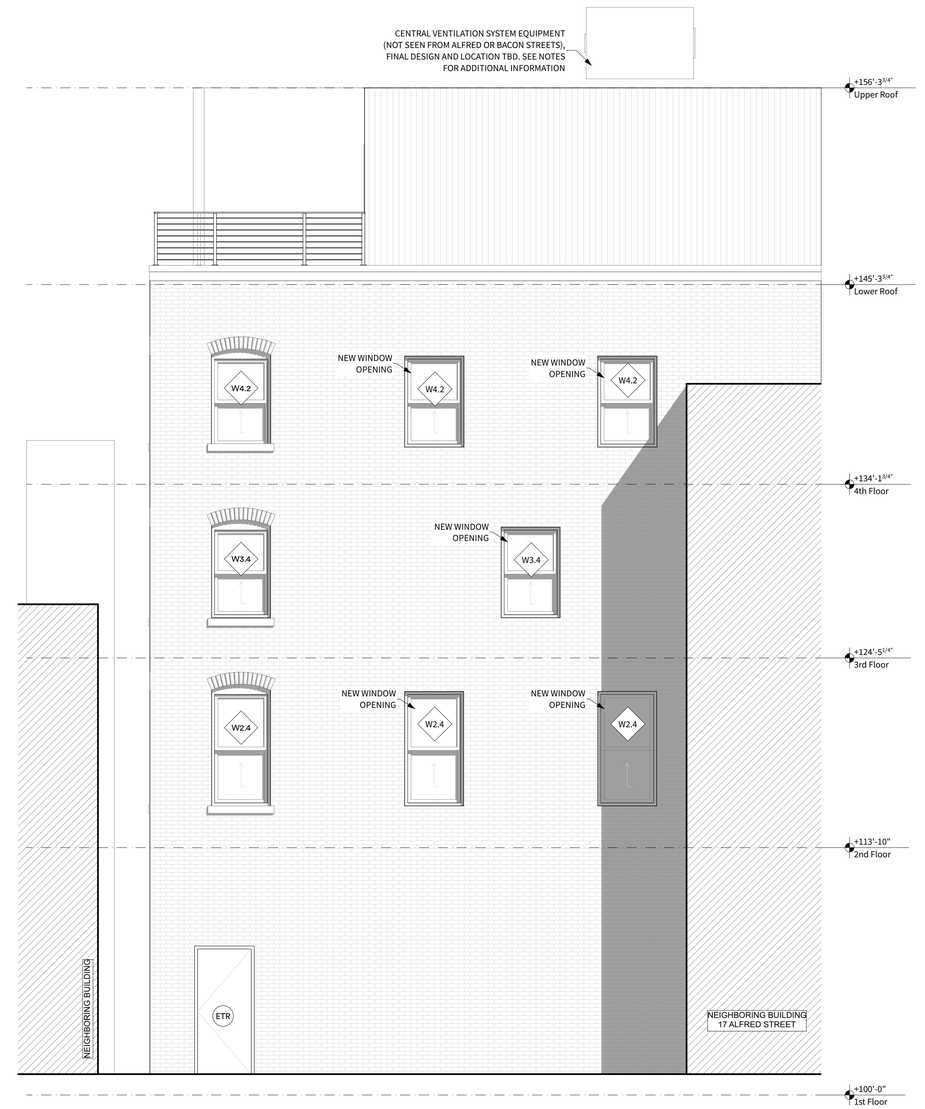
2 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"



1 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

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CHANGES THIS ISSUE:

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01	01

SUBMISSIONS:

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01	8/3/23	SITE PLAN REVIEW

CONSULTANT:

WOODHULL PROJECT LEAD:
JACOB JURELL
DATE OF ISSUE:
8/3/23
PROJECT STATUS:
SITE PLAN REVIEW

25 ALFRED ST HOTEL
25 Alfred Street Biddeford ME 04005

Sullivan Capital

ELEVATIONS
A-203

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

City of Biddeford, Maine

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

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

Jason Jirele
Architect
Woodhull
110 Exchange Street
Portland, Maine 04101

August 3, 2023

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

Determination

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

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

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

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

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

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

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

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

CITY OF BIDDEFORD
FIRE DEPARTMENT

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

Assistant Chief Edward B. Dexter

Deputy Chief Kenneth Thorpe

July 19, 2023

Woodhull
Jason Jirele
110 Exchange St.
Portland, ME 04101

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

Dear Jason,

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

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

Sincerely,

Edward Dexter

Asst. Chief Edward Dexter
Biddeford Fire Department

August 3rd, 2023

Woodhull
Jason Jirele
110 Exchange Street
Portland, Maine 04101

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

Greetings,

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

Conditions of Service

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

Should a Customer Agreement for service not be executed within one year of the date of this letter, MWC reserves the right to reevaluate its ability to serve this project.

All work must be completed in accordance with MWC Terms and Conditions as well as material specifications. All appropriate paperwork must be completed and deposit paid prior to the start of construction. Please forward all design plan revisions as the project develops to prevent construction delays. Water service will be provided in accordance with Maine Public Utility Commission rules. If you have any additional questions, please do not hesitate to contact our office at 1-800-287-1643 or by email at Marcus.Knipp@mainewater.com. We look forward to working with you throughout design and construction.

Sincerely,
The Maine Water Company

Marcus Knipp, E.I.T.
Engineer

The Maine Water Company
93 Industrial Park Road
Saco, ME 04072
T: 207.282.1543
www.mainewater.com

CITY OF BIDDEFORD

Planning and Development Department

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

PLANNING BOARD MEMO

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

FROM: Eric Freeman, Assistant City Planner

DATE: August 29th, 2023

RE: 2023.35 Final Site Plan Application for Freddy LLC to construct a food truck pavilion with public amenities at 64 Alfred St. (Tax Map 38, Lot 361) in the MSRD-1 Zone

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I. BACKGROUND:

Freddy LLC is proposing to construct a food truck pavilion at 64 Alfred Street on the corner of Alfred and Jefferson Streets within the MSRD-1 downtown zone. The lot is currently undeveloped and is covered by loose gravel and weeds . The developer plans to create two pads with electrical hook-up points for food trucks. This plan also includes an area of permeable pavers, public seating areas and decorative planters. As part of the development of the "Institutional Zone Master Plan" the University of New England conducted assessments of wetlands, vernal pools, wildlife, archaeological resources, and shore land impacts.

II. PREVIOUS PLANNING BOARD REVIEW

The preliminary site plan application was reviewed by the Planning Board on July 26th, 2023. Planning Board members raised concerns regarding aesthetic design, trash and public access. The planning board approved the Preliminary site plan application with conditions.

III. FINDINGS OF FACT

	SUBJECT	INFORMATION
1.	Applicant	Steve Liautaud - Freddy LLC PO Box 1127 Kennebunk, ME 04043 207-604-0655
2.	Owner	Same as Applicant
3.	Project Location	64 Alfred St.
4.	Map/Lot	Map 38, Lot 361
5.	Size of Lot	6,119 Sq. Ft.
6.	City Approvals Required	Final Site Plan Approval
7.	Existing Zoning	MSRD-1
8.	Overlay Zoning	N/A
9.	Existing Use	Vacant

10.	Limits of Disturbance	1,547 Sq. Ft.
11.	New private or public road?	No
12.	Proposed Use	Food Truck Pavilion / Seating
13.	Uses in the Vicinity	Downtown Commercial
14.	Water Supply	N/A
15.	Sewerage Disposal	N/A
16.	Solid Waste Disposal	Private Hauler
17.	Fire Protection / Public Safety	City of Biddeford
18.	Ownership of Road	Public road
19.	Waivers Needed/Requested	None
20.	Waivers Granted	None
21.	Fees Paid (LDR Attachment A)	All fees paid
22.	Traffic Movement Permit Required	No
23.	Lot Frontage	140 ft.

IV. CONDITIONS OF APPROVAL

Standard conditions of approval apply to this project. Additionally, any conditions made by the Planning Board will be addressed prior to the commencement of any site work.

1. The material provided for the proposed project has been reviewed only for general conformance to the City technical requirements. The applicant(s) and/or their technical consultant shall be responsible for the actual design details and completeness of their work. It is incumbent upon the applicant(s) to ensure that the project is in conformance and complies with all City Codes, ordinances and regulations as well as with all state regulations, including, but not limited to, space and bulk standards, performance standards, use standards and other zoning type requirements.
2. All work shall be in conformance with the approved plans and submission documents. No deviations from the approved plans are permitted without prior approval from the Planning Board for major changes, and from the City Planner and City Engineer for minor changes. The City Planner shall make the determination of major or minor.
3. A Letter of Credit or other surety acceptable to the City of Biddeford shall be submitted prior to the issuance of permits or site work being initiated. The financial guarantee shall be established for 150% of the cost of the following improvements:
   a. Landscaping
   b. Paving
   c. Work within ROW (existing or proposed),
   d. Drainage
   e. Loam & seed
   f. Sediment & erosion control
   g. As-Builts
   h. Monuments
4. Prior to any ground disturbance, the applicant shall establish a construction inspection account equal to: $2,500.00.
5. Prior to any ground disturbance, a pre-construction meeting with the owner/applicant, contractor, and City is required. Contact the Engineering Department to schedule this meeting.
6. Contact the Department of Public Works for driveway location permits, curb cut permits and/or street opening permits prior to the start of construction.

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

CITY OF BIDDEFORD

Planning and Development Department

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

PLANNING BOARD STAFF REPORT

TO: Chair Patoine and Members of the Biddeford Planning Board

FROM: Eric Freeman, Assistant City Planner

DATE: August 29th, 2023

RE: 2023.35 Final Site Plan Application for Freddy LLC to construct a food truck pavilion with public amenities at 64 Alfred St. (Tax Map 38, Lot 361) in the MSRD-1 Zone

MEETING DATE: September 6th, 2023 at 6:00 PM

1. INTRODUCTION

Freddy LLC is proposing to construct a food truck pavilion at 64 Alfred Street on the corner of Alfred and Jefferson Streets within the MSRD-1 downtown zone. The lot is currently undeveloped and is covered by loose gravel and weeds. The developer plans to create two pads with electrical hook-up points for food trucks. This plan also includes an area of permeable pavers, public seating areas and decorative planters. The site will not include any kind of public water connections. In total, this project would result in approximately 1,537 Sq. Ft of impervious surface.

The developer plans to utilize the space for community events and intents to partner with Heart of Biddeford (HoB) to form a community cooperative. HoB would work with community groups and partners to schedule and manage events taking place on the site.

Planning Board members as well as Planning staff raised a number of concerns during the applicant's Preliminary Site Plan review on July 26th, 2023. The applicant has made a number of changes to the layout and design of the site in response to the comments received by the Board and staff. Notable changes include:

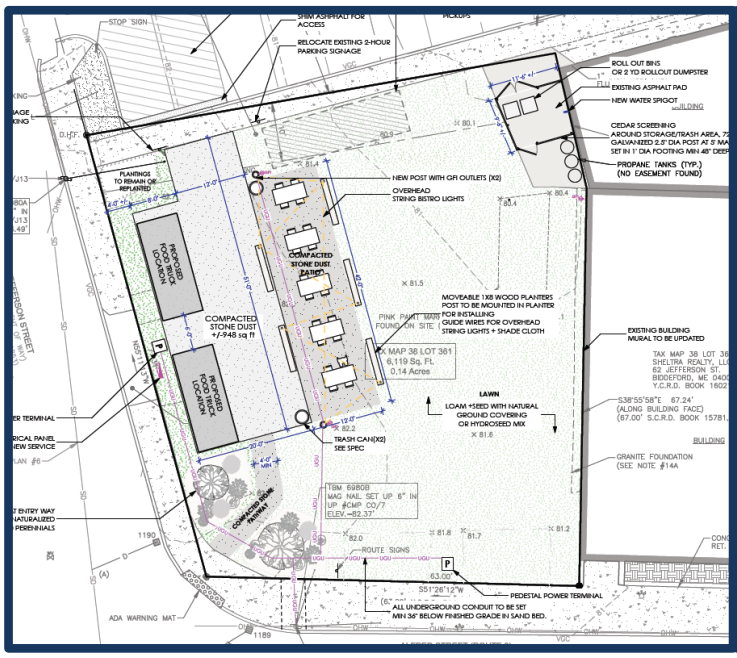
- A reduction in overall impervious surface area from 2,358 Sq. Ft to 1,537 Sq. Ft.
- Removal of the decorative waddle fence around the perimeter of the site
- Removal of portable lavatories from the site.
- The addition of a screened storage area in lieu of a storage shed
- Moving the seating area to be closer to the food truck pads.
- Changes to decorative landscaping and planting
- Changes to the trash receptacle area

Further site details are outlined in the attached narrative provided by the applicant.

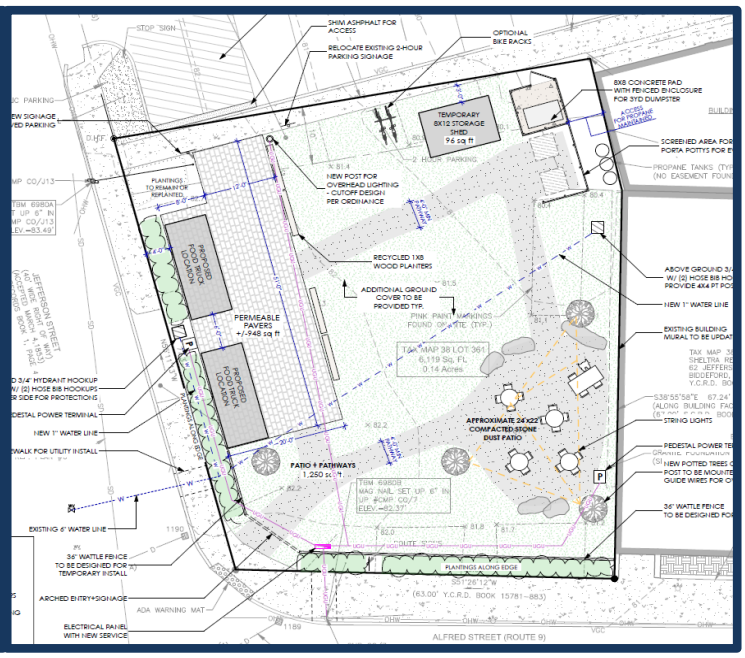
Additional staff comments are outlined in detail below.

2023.35 Site Plan Application for Freddy LLC to construct a food truck pavilion with public amenities at 64 Alfred St. (Tax Map 38, Lot 361) in the MSRD-1 Zone

The site of the proposed food truck pavilion at 64 Alfred St.



Final



Preliminary

Design and layout differences between the Final and Preliminary submittal.

2. PROJECT DATA/INFORMATION

1.	Applicant:	Steve Liautaud - Freddy LLC PO Box 1127 Kennebunk, ME 04043 207-604-0655
2.	Owner of Property:	Same as Applicant
3.	Agent:	Leah Schaffer 207-604-5324
4.	Surveyor:	Doucet Surveys 102 Kent Pl, Newmarket, NH 03857 603-659-6560
5.	Project Location:	64 Alfred St.
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 361
7.	Lot Size:	6,119 Sq. Ft.
8.	Base Zoning:	MSRD-1
9.	Overlay Zoning:	N/A
10.	Existing Use:	Vacant
11.	Proposed Use:	Food Truck pads, public space
12.	Approvals Required:	Site Plan
13.	Uses in the Vicinity:	Downtown commercial, residential, municipal
14.	Waivers Needed:	a. None
18.	Waivers Granted:	a. None
22.	Other Non-City Permits Required:	
23.	LDR Attachment A: Fees Paid:	Application Fees Paid, not escrows
25.	Planning Board Review History: N/A	

3. REVIEW PROCESS

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

4. Departmental Review Comments:

A. Planning:

1) The applicant has stated that portable lavatories will be provided on an as-needed basis, who will be responsible for delivering and removing the portable lavatories?
2) Applicant should clarify whether bike racks will be included or not. Bike racks are shown as “optional”
3) The applicant has not included an Ability to Serve letter from CMP.
4) Is there potential to paint or decorate the fencing around the trash / storage area?
5) Will maintenance / landscaping work be done after hours?
6) Will the food pantry leave any furniture or materials on site?

B. Code Enforcement:

1. No Comments

C. Public Works:

1. No Comments

D. Engineering:

1. No Comments

E. Police:

1. No Comments

F. Fire:

1. No Comments

G. Traffic Peer Review:

1. No Comments

H. Engineering Peer Review:

1) What is the area clouded in red on the attached drawing? There is a leader leading to it, that seems to be masked by the PROPOSED FOOD TRUCK LOCATION to the north. It looks like an area of really broken up concrete sidewalk.

2) The application indicates that 2358 sf of new impervious area will be created. The site plans show 1547 sf of new impervious area. Will they need to request a waiver from the stormwater management requirements of the code? I don't think that should be an issue unless the city is aware of any drainage concerns in this area.

3) They may want to consider protecting the power pedestals and electrical panel with bollards.

4) The narrative refers to a "temporary" storage shed that will remain on site year round.

1. STAFF REVIEW

- **APPLICATION COMPLETENESS:** The applicant has submitted a complete application, featuring all required elements as specified under Section 66-35 (Required Information for Final Plan Submissions). As part of the staff's review comments, we have identified aspects of the plan submission to be revised or clarified, which we suggest being made a condition of approval.

- **ZONING:** The proposed uses are permitted uses within the MSRD-1 zone, Similarly, with respect to applicable dimensional requirements, the project would comply with all applicable requirements, including building height, building setback, frontage, and lot coverage requirements.

- **REVIEW STANDARDS:**

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

constructed on the face of the earth. However, City Staff and the City's third party civil engineer identified several technical plan elements, which need to be addressed by the Applicant prior to final site plan approval.

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

WAIVERS: No waivers requested as part of this project.

2. STAFF RECOMMENDATION

Staff recommends that the applicant address concerns brought up by staff and the engineering peer-review comments as a condition of the Board's Final Approval of the project, with the understanding that the remaining engineering issues will be resolved, to the satisfaction of the Public Works Director and Engineering Director, prior to a Preconstruction Meeting being scheduled. Staff recommends the Planning Board approve the project plans as presented with the adoption of the included Findings of Fact (FOF) and Conditions of Approval (COA).

3. SAMPLE MOTIONS

A. *Motion to Approve: I motion to APPROVE the Final Site Plan application for the proposal located at 64 Alfred Street (Tax Map 38, Lot 361), within the MSRD-1 zoning district, as presented with the adoption of the Conditions of Approval (COA)*

B. *Motion to Deny I motion to DENY Final Subdivision and Site Plan approval for the proposal located at 64 Alfred Street (Tax Map 38, Lot 361), within the MSRD-1 zoning district, for the following reasons:*

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

A. *Motion to Table: I motion to TABLE the Final Subdivision and Site Plan approval for the proposal to be located at 64 Alfred Street (Tax Map 38, Lot 361), within the MSRD-1 zoning district, for the following reasons:*

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

City of Biddeford – Planning Department
Planning Board Application
P.O. Box 586, 205 Main Street Biddeford, Maine 04005
207-284-9115

Type of Application:
__ Shoreland Zoning Permit X Site Plan Review __ Extraction
__ Conditional Use Permit __ Subdivision __ Private Way
__ Other: _____

Applicant Information:
Name: Steve Liautaud, Freddy LLC
Mailing Address: PO Box 1127, Kennebunk, ME 04043
Telephone: 207-604-0655
Email: sliautaud58@gmail.com
What is your legal interest in the property?
X Owner __ Potential Buyer with Contract __ Lease/Rental Agreement

Owner's Information:
Name: Steve Liautaud, Freddy LLC
Mailing Address: PO Box 1127, Kennebunk, ME 04043
Telephone: 207-604-0655
Email: sliautaud58@gmail.com

Agent's Information:
Name: Leah Schaffer
Mailing Address: _____
Telephone: 757-927-5324
Email: leah.r.schaffer@gmail.com

Engineer/Surveyor's Information:
Name: Doucet Surveys
Mailing Address: 102 Kent Pl, Newmarket NH 03857
Telephone: 603-659-6560
Email: _____

Project Location and Lot Information:
Street Address: 64 Alfred Street Drainage Watershed: None
Tax Map: 38 Lot: 361
Current Zoning: MSRD1 Shoreland Zoning: NA
Size of Lot: 6,119 ( )acres (X)s.f. Lot Frontage: 140.31 ft
Existing Use of Property: Vacant Lot

Property currently serviced by:
X City Road X Public Sewer X Public Water __ Public Trash
__ Private Road __ Septic System __ Private Well __ Private Hauler

Slope Conditions in Area of Construction (if applicable):
X Flat (0-3% slope) __Rolling (3-8% slope) __Hilly (8-15% slope) __Steep (15%+ Slope)

Are there any wetlands or waterbodies on the site? __ (Yes) X (No) if yes attach information
Is the project within the 100-year floodplain? __ (Yes) X (No) if yes attach information
Do you plan to bring fill onto the lot? __(Yes) X (No) If yes attach information

Description of proposed use of property:

Project/Proposed Use:

Lot will be used for 2-food trucks and order seating. There will be 1-2 community events held each month

Property to be Serviced by:

X City Road X Public Sewer X Public Water __ Public Trash

__ Private Road __ Septic System __ Private Well X Private Hauler

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

Net change in impervious cover: 1, 547 ( )acres (X)s.f.

Is this project part of a larger project? __(Yes) X(No)

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

Is this project within the Urbanized Area/MS4 (*see City Drainage Map*) X(Yes) __(No)

Is the project proposing any Stormwater facilities/BMPs? __(Yes) X(No)

Will a Traffic Movement Permit (TMP) be required?: __(Yes) X(No)

__ **If in a Shoreland Zone:**

Percent of residential lot coverage (Max 20%): _____

Percent of structure expansion (Max 30%): _____

__ **If Subdivision Review, number of lots proposed:** _____

__ **If a Private Way is proposed, number of lots served:** _____

If Site Plan Review, you must provide the following information:

Total new square feet footprint of structure: No structures are proposed. Only permanent item is existing asphalt pad

Total new square feet paving/parking: Gravel only, 1,547

Waiver Requests (attach details):

1. _____
2. _____
3. _____
4. _____
5. _____

Required Submittal Attachments:

A. Letters of Approval
   - __ Fire Department – Contact Chief or Deputy Chief – 282-9986
   - __ Ability to Serve for Water Service – Maine Water – 282-1543
   - __ Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118
   - __ Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127

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

C. Photographs of Site.

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

E. Engineering Plans, as required.

F. Stormwater Management Report, as required.

Fees (Due at time of Submission):

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

Required Signatures:

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

- I certify that I have read and completely understand the application;
- I certify that the information contained in this application and its attachments are true and correct;
- I understand that all information provided on this form and all other documents submitted as part of my proposal is a matter of public record;
- I understand that copies of this information may be supplied upon request to an interested party.
- I understand that additional funds may be required through the course of the review for special studies, legal review costs, and/or engineering review.
- I understand that by submitting an application I am not guaranteed a place on any particular agenda. I further understand that the City Planner will place me on an agenda for review when the application is deemed substantially complete.

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

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

Signature of Applicant: _____ **Date** 8/29/23

Signature of Property Owner: DocuSigned by: 8B1DBAE10B7747B... **Date** 8/29/2023

DIGITAL SUBMITTAL REQUIREMENTS FOR ALL SUBMITTALS:

A) PDF OF SIGNED APPLICATION

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

HARD-COPY SUBMITTAL REQUIREMENTS FOR PLANNING BOARD APPLICATIONS:

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

DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

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

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

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

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

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

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

HARD-COPY SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

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

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

PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION

Proposed Community/Food Truck Lot
64 Alfred Street
August 14, 2023

The lot is located at the corner of Alfred and Jefferson streets and is owned by Steve Liautaud through Freddy, a Maine LLC owned by Steve.

The plan for the lot is to accommodate two food trucks. Steve intends to use the lot as a venue for non-profit activities that benefit the community. The food trucks will add a functional and festive vibe to the corner. The initial phase of the project involves making minimal improvements to the lot and opening it to community groups. The concept will develop organically based on the interest and needs of the community. As the project progresses, further improvements will be made to accommodate community events.

Food Truck Operations: Steve will manage the two food truck pads and offer them to food truck operators for a small fee. Food trucks will be permitted to operate between 6 am and 10 pm, seven days a week. All trucks must be licensed by the City of Biddeford and operate in a self-sufficient manner. They should leave no trace after their operations. The goal is to encourage a wide variety of food truck concepts to showcase their trucks on the lot and share the stage with as many different trucks as possible.

Security: Currently, the lot is vacant and does not have a reputation for vagrancy or bad elements. As the lot becomes more active, it is expected to become even less of a concern. Steve will make any necessary changes to ensure a clean and safe space if the situation changes.

Trash: Two decorative cans will be placed on the site for guest usage. Two roll out bins will be on site to collect trash from the guest cans and stored in an enclosed cedar fenced in area in the rear of the lot. A 1.5-yard dumpster will be placed next to dumpsters maintained by Ore Nells BBQ behind 69 Jefferson.

Power/Lighting: A licensed electrician will bring power into the site. Two 50-amp pedestal terminals will be installed, one at the food truck pads and another on the Alfred side of the lot for general use during events. The lot will be lit by overhead Bistro string lights mounted to poles from the planter boxes. These are meant to serve as general overhead lighting for eating. See drawing provided on site plan for details.

Water: The site will be dry, meaning no water will be available on-site. We are in discussions with Ore Nells to tap into their water supply to be used for irrigation and cleaning. The food trucks will be self-contained and have their own water supply.

Maintenance: The lot is currently maintained by Mark St. Onge, who will continue to mow the grass, empty trash cans, and perform weeding and trimming as needed. The plan is to leave the tables and chairs out overnight during the Food Truck season. If any issues of vagrancy or vandalism begin to occur Steve will manage having the table put away within the screened storage area overnight.

Landscaping: Two planting beds will be created at the entrance of The Lot. It will be planted with native perennials and (2) trees with up lighting. Planter boxes will boarder the dining area of the court and a grassy or clover area will be crated between the dining area and the Mural building.

Community Cooperative: Steve has entered discussions with The Heart of Biddeford (HOB) and the Community Gardens to form a community cooperative. The cooperative aims to explore different uses of the lot that are inclusive, family-oriented, and build a sense of community. Various ideas have been discussed, including food distribution by Youth Full Maine, plant sales, and outreach programs. The cooperative will work directly with community groups to schedule and manage events on the lot, ensuring compliance with ordinances and alignment with the city's master plan. It is difficult to predict the type and number of events. Youth Full Maine has expressed an interest in doing food drops twice per week. Other events will be small neighborhood type events and will pull permits as needed. Outside of the food pantry drops we would expect the lot to only be used for 1-2 other events per month. All of this is separate from the daily running of the Food Trucks and patio area.

While Port-a-Potties were discussed at the last meeting, there are no requirements to bring in restrooms to the site as alcohol will not be served. If an event such as a craft fair or Music in the Parks is scheduled where the organizer feels restrooms will be required a Port-a-Potty will be brought in temporarily and picked up after the event. This will be managed no differently than temporary facilities provided in Shevenell and Mechanics Parks for Fringe Fest and River Jam.

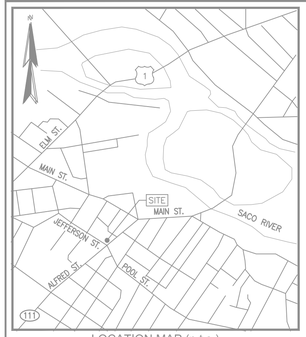
GENERAL PLAN NOTES:

1. THIS SITE PLAN REPRESENTS A LAYOUT PLAN OF PROPOSED IMPROVEMENTS TO 64 ALFRED STREET. ALL ITEMS ARE DESIGNED TO BE TEMPORARY IN NATURE. THE PROPOSED DESIGN HAS BEEN OVERLAID OVER AN EXISTING CONDITIONS PLAN COMPLETED BY DOUCET SURVEY LLC ON 7.19.23 AND IS NOT INTENDED TO BE RECORDED IN THE REGISTRY OF DEEDS.

2. ALL DIMENSIONS TO BE VERIFIED IN FIELD.

3. CONTRACTOR TO VERIFY AND REVIEW ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CALL DIG SAFE PRIOR TO ANY EXCAVATION WORK.

PERMIT SET



LOCATION MAP (n.t.s.)

REFERENCE PLANS:

1. "PLAN OF PROPERTY IN BIDDEFORD, ME, MADE FOR EDGAR R. & AURORE E. MORIN", BY TITCOMB ASSOCIATES, DATED NOVEMBER, 19, 1984, (ONLY A COPY PROVIDED BY THE CLIENT WITHOUT TITLE BLOCK).
2. "PLAN SHOWING LAND ACQUIRED BY CITY OF BIDDEFORD FOR MUNICIPAL PARKING", BY JOHN D. ROBERTS, DATED NOVEMBER 3, 1981, ON FILE AT THE CITY OF BIDDEFORD ENGINEERING OFFICE.
3. SURVEY FIELD NOTES FOR REFERENCE PLAN #2 ON FILE AT THE CITY OF BIDDEFORD ENGINEERING OFFICE.
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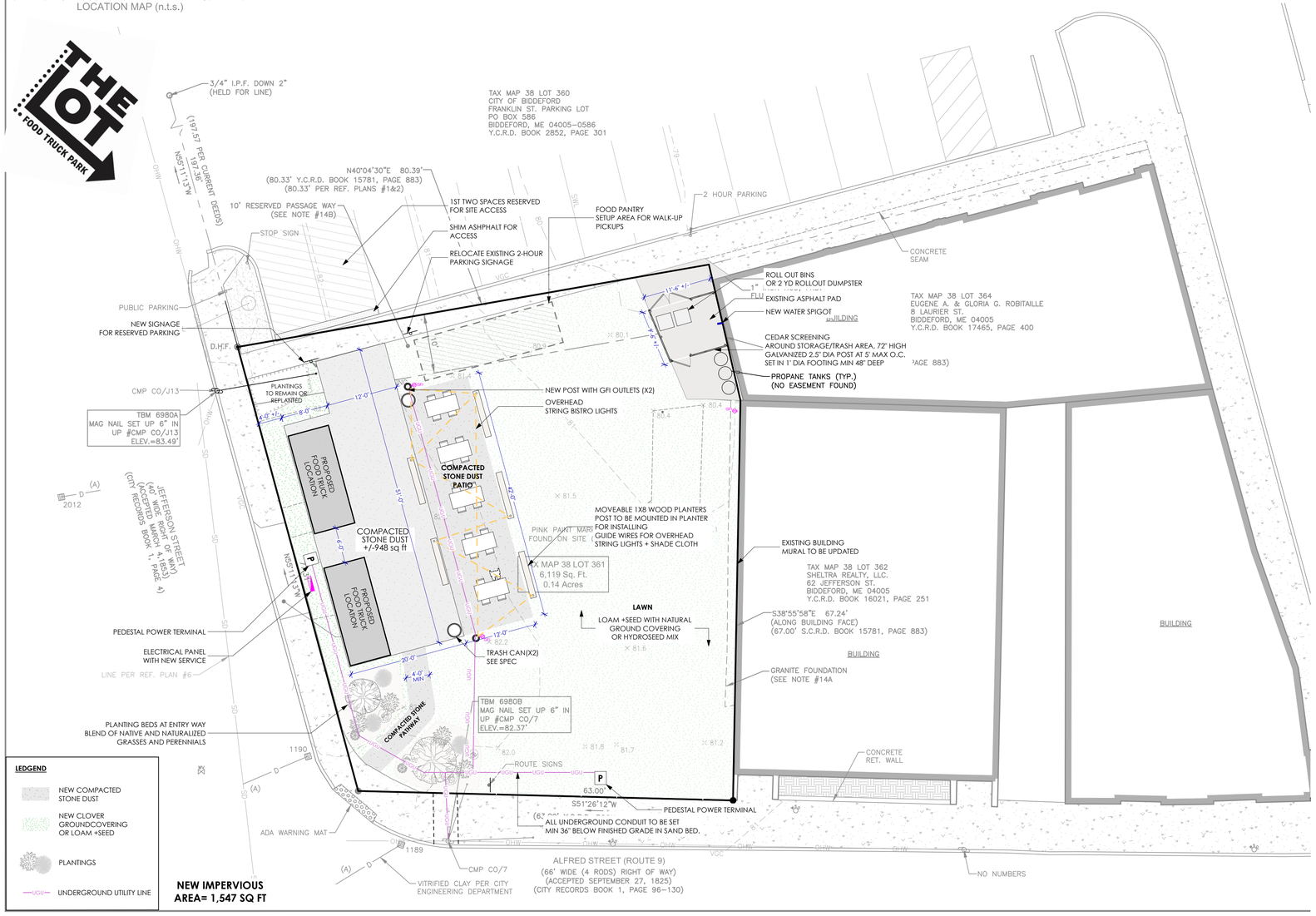
6. "ALFRED STREET SEWER SEPARATION PROJECT, MAIN STREET TO POOL STREET", BY BH2M, DATED MAY 2020, NOT RECORDED.

DOUCET SURVEY
ME WEST (NAD83 / 2011)

LEGEND

	EXISTING LOT LINE
	BUILDING SETBACK LINE
	APPROXIMATE ABUTTERS LOT LINE
	EXISTING EASEMENT LINE
100	MAJOR CONTOUR LINE
98	MINOR CONTOUR LINE
OHW	OVERHEAD WIRE
D	DRAIN LINE
	SHRUB LINE
	CONCRETE
×100.0	SPOT GRADE
	DRILL HOLE FOUND (D.H.F.)
	PIPE/ROD FOUND
	DRILL HOLE TO BE SET
	UTILITY POLE & GUY WIRE
	CATCH BASIN
	SIGN
	DECIDUOUS TREE
TYP.	TYPICAL
D.H.	DRILL HOLE
VGC	VERTICAL GRANITE CURB
SWL	SINGLE WHITE LINE
	WATER GATE VALVE
	WATER SHUTOFF VALVE

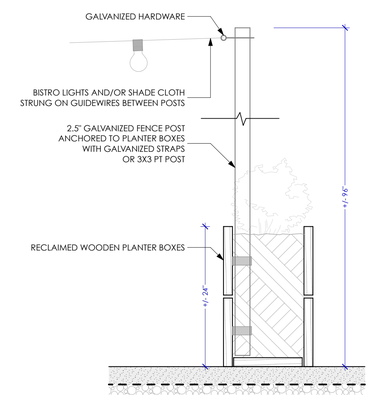


1 ARCHITECTURAL SITE PLAN- THE LOT
SCALE: 1" = 10'

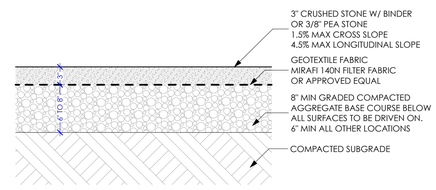
2 TRASH CAN SPEC (X2)
NOT TO SCALE

3 SIM. DUMPSTER ENCLOSURE STYLE
NOT TO SCALE

4 SIMILAR STRING LIGHT AND SHADE CLOTH
NOT TO SCALE



5 PLANTER WITH POST DETAIL
NOT TO SCALE



6 TYP. STONE DUST CROSS SECTION
NOT TO SCALE

CHANGES THIS ISSUE:

ID	DESCRIPTION

SUBMISSIONS:

ISSUE	DATE	DESCRIPTION
03	8/13/23	PLANNING BOARD FINAL REVIEW

THE LOT
64 ALFRED STREET BIDDEFORD ME 04005

DATE OF ISSUE: 8/13/23

PROJECT STATUS:
CD

PROJECT MANAGER:
Leah Schaffer
leah.r.schaffer@gmail.com
757-927-5324

CONSULTANTS:

SURVEYOR:
DOUCET SURVEYOR LLC

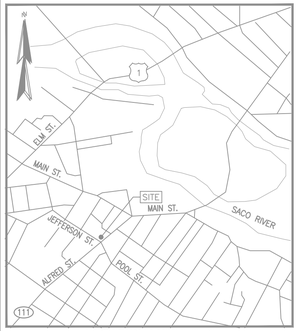
CONTRACTOR:
TBD

EVENT SET UPS

A-1.1

GENERAL PLAN NOTES:
1. THIS SITE PLAN REPRESENTS A LAYOUT PLAN OF PROPOSED IMPROVEMENTS TO 64 ALFRED STREET. ALL ITEMS ARE DESIGNED TO BE TEMPORARY IN NATURE. THE PROPOSED DESIGN HAS BEEN OVERLAID OVER AN EXISTING CONDITIONS PLAN COMPLETED BY DOUCET SURVEY LLC ON 7.19.23 AND IS NOT INTENDED TO BE RECORDED IN THE REGISTRY OF DEEDS.

PERMIT SET



LOCATION MAP (n.t.s.)

DOUCET SURVEY
ME WEST (NAD83 / 2011)

REFERENCE PLANS:

1. "PLAN OF PROPERTY IN BIDDEFORD, ME, MADE FOR EDGAR R. & AURORE E. MORIN", BY TITCOMB ASSOCIATES, DATED NOVEMBER, 19, 1984, (ONLY A COPY PROVIDED BY THE CLIENT WITHOUT TITLE BLOCK).
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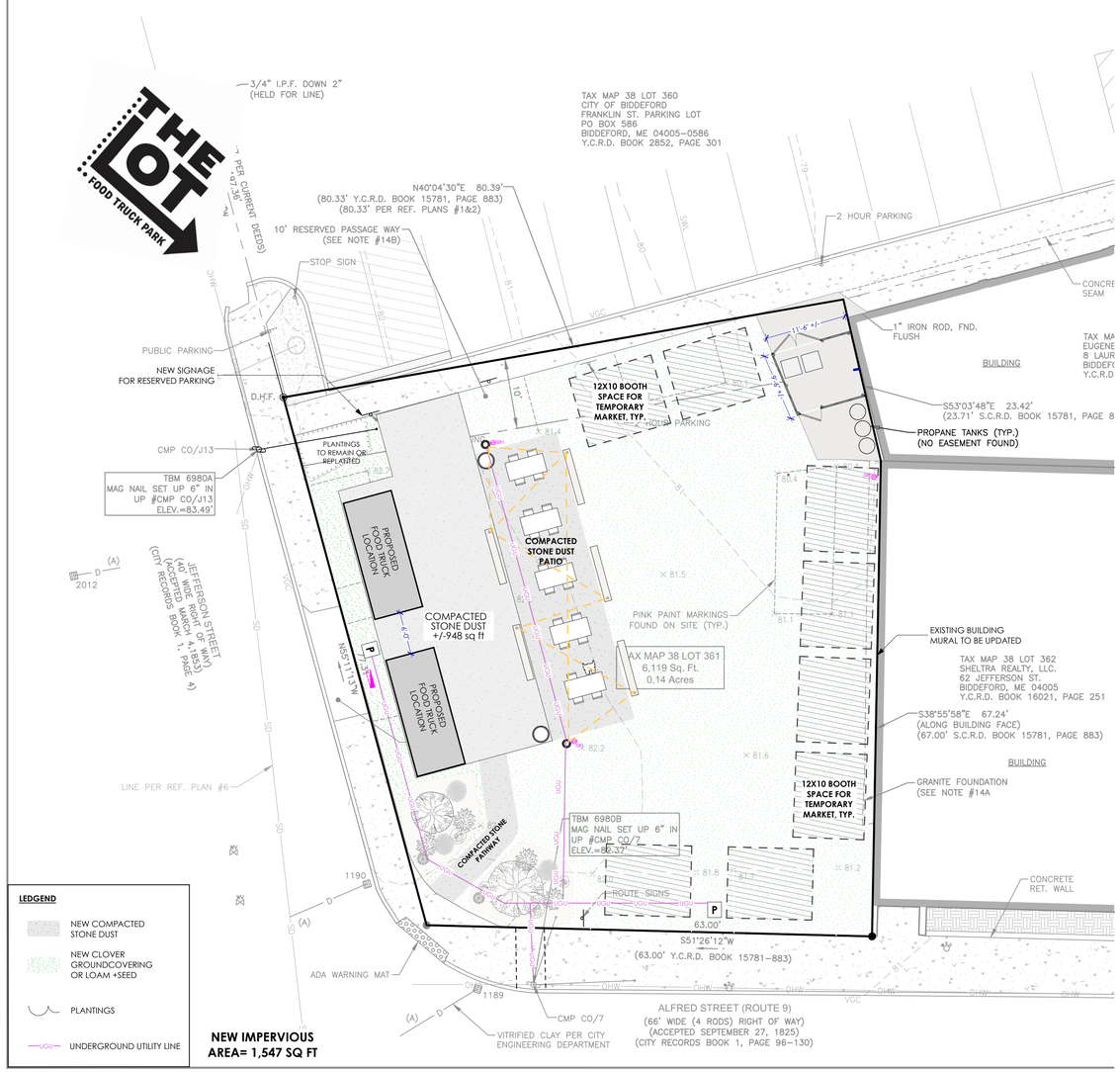
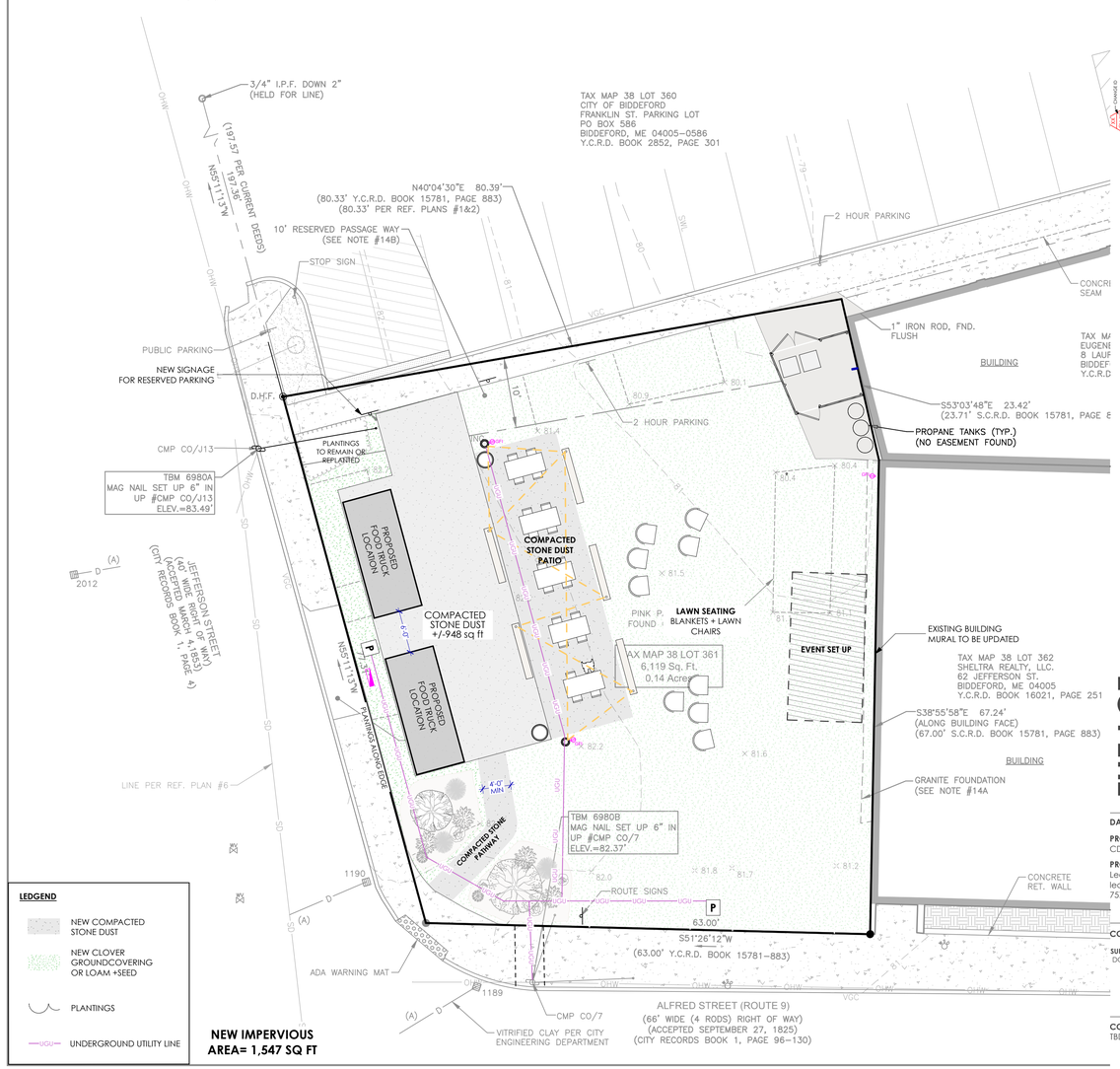


1 ARCHITECTURAL SITE PLAN- THE LOT, MARKET SETUP
SCALE: 1" = 10'



3 ARCHITECTURAL SITE PLAN- THE LOT, EVENT/SMALL CONCERT
SCALE: 1" = 10'

1. "PLAN OF PROPERTY IN BIDDEFORD, ME, MADE FOR EDGAR R. & AURORE E. MORIN", BY TITCOMB ASSOCIATES, DATED NOVEMBER, 19, 1984, (ONLY A COPY PROVIDED BY THE CLIENT WITHOUT TITLE BLOCK).
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6. "ALFRED STREET SEWER SEPARATION PROJECT, MAIN STREET TO POOL STREET", BY BH2M, DATED MAY 2020, N RECORDED.

CHANGES THIS ISSUE:

ID	DESCRIPTION

SUBMISSIONS:

ISSUE	DATE	DESCRIPTION
01	5/30/23	PLANNING BOARD SKETCH REVIEW
02	6/23/23	PLANNING BOARD SKETCH REVIEW, REVISED
03	8/13/23	PLANNING BOARD FINAL REVIEW

THE LOT
64 ALFRED STREET BIDDEFORD ME 04005

DATE OF ISSUE: 8/13/23

PROJECT STATUS:
CD

PROJECT MANAGER:
Leah Schaffer
leah.r.schaffer@gmail.com
757-927-5324

CONSULTANTS:

SURVEYOR:
DOUCET SURVEYOR LLC

CONTRACTOR:
TBD

PROPOSED SITE PLAN

A-1.0

City of Biddeford – Planning Department
Planning Board Application
P.O. Box 586, 205 Main Street Biddeford, Maine 04005
207-284-9115

Type of Application:
__ Shoreland Zoning Permit X Site Plan Review __ Extraction
__ Conditional Use Permit __ Subdivision __ Private Way
__ Other: _____

Applicant Information:
Name: Steve Liautaud, Freddy LLC
Mailing Address: PO Box 1127, Kennebunk, ME 04043
Telephone: 207-604-0655
Email: sliautaud58@gmail.com
What is your legal interest in the property?
X Owner __ Potential Buyer with Contract __ Lease/Rental Agreement

Owner's Information:
Name: Steve Liautaud, Freddy LLC
Mailing Address: PO Box 1127, Kennebunk, ME 04043
Telephone: 207-604-0655
Email: sliautaud58@gmail.com

Agent's Information:
Name: Leah Schaffer
Mailing Address: _____
Telephone: 757-927-5324
Email: leah.r.schaffer@gmail.com

Engineer/Surveyor's Information:
Name: Doucet Surveys
Mailing Address: 102 Kent Pl, Newmarket NH 03857
Telephone: 603-659-6560
Email: _____

Project Location and Lot Information:
Street Address: 64 Alfred Street Drainage Watershed: None
Tax Map: 38 Lot: 361
Current Zoning: MSRD1 Shoreland Zoning: NA
Size of Lot: 6,119 ( )acres (X)s.f. Lot Frontage: 140.31 ft
Existing Use of Property: Vacant Lot

Property currently serviced by:
X City Road X Public Sewer X Public Water __ Public Trash
__ Private Road __ Septic System __ Private Well __ Private Hauler

Slope Conditions in Area of Construction (if applicable):
X Flat (0-3% slope) __Rolling (3-8% slope) __Hilly (8-15% slope) __Steep (15%+ Slope)

Are there any wetlands or waterbodies on the site? __ (Yes) X (No) if yes attach information
Is the project within the 100-year floodplain? __ (Yes) X (No) if yes attach information
Do you plan to bring fill onto the lot? __(Yes) X (No) If yes attach information

Description of proposed use of property:

Project/Proposed Use:

Lot will be used for 2-food trucks and order seating. There will be 1-2 community events held each month

Property to be Serviced by:

X City Road X Public Sewer X Public Water __ Public Trash

__ Private Road __ Septic System __ Private Well X Private Hauler

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

Net change in impervious cover: 1, 547 ( )acres (X)s.f.

Is this project part of a larger project? __(Yes) X(No)

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

Is this project within the Urbanized Area/MS4 (*see City Drainage Map*) X(Yes) __(No)

Is the project proposing any Stormwater facilities/BMPs? __(Yes) X(No)

Will a Traffic Movement Permit (TMP) be required?: __(Yes) X(No)

__ **If in a Shoreland Zone:**

Percent of residential lot coverage (Max 20%): _____

Percent of structure expansion (Max 30%): _____

__ **If Subdivision Review, number of lots proposed:** _____

__ **If a Private Way is proposed, number of lots served:** _____

If Site Plan Review, you must provide the following information:

Total new square feet footprint of structure: No structures are proposed. Only permanent item is existing asphalt pad

Total new square feet paving/parking: Gravel only, 1,547

Waiver Requests (attach details):

1. _____
2. _____
3. _____
4. _____
5. _____

Required Submittal Attachments:

A. Letters of Approval
   - __ Fire Department – Contact Chief or Deputy Chief – 282-9986
   - __ Ability to Serve for Water Service – Maine Water – 282-1543
   - __ Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118
   - __ Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127

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

C. Photographs of Site.

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

E. Engineering Plans, as required.

F. Stormwater Management Report, as required.

Fees (Due at time of Submission):

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

Required Signatures:

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

- I certify that I have read and completely understand the application;
- I certify that the information contained in this application and its attachments are true and correct;
- I understand that all information provided on this form and all other documents submitted as part of my proposal is a matter of public record;
- I understand that copies of this information may be supplied upon request to an interested party.
- I understand that additional funds may be required through the course of the review for special studies, legal review costs, and/or engineering review.
- I understand that by submitting an application I am not guaranteed a place on any particular agenda. I further understand that the City Planner will place me on an agenda for review when the application is deemed substantially complete.

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

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

Signature of Applicant: _____ **Date** 8/29/23

Signature of Property Owner: DocuSigned by: 8B1DBAE10B7747B... **Date** 8/29/2023

DIGITAL SUBMITTAL REQUIREMENTS FOR ALL SUBMITTALS:

A) PDF OF SIGNED APPLICATION

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

HARD-COPY SUBMITTAL REQUIREMENTS FOR PLANNING BOARD APPLICATIONS:

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

DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

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

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

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

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

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

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

HARD-COPY SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

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

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

PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION