

City of Biddeford
Staff Review Committee
June 17, 2022 2:00 PM Zoom:
Jun 17, 2022 02:00 PM Eastern Time (US and Canada)
Topic: Staff Review Committee Meeting

Please click the link below to join the webinar:
<https://biddeford.zoom.us/j/93209980356?pwd=cmYxVHBZYnVMQVAYWmZjZHNuMkZQUT09>

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

Webinar ID: 932 0998 0356

International numbers available: <https://biddeford.zoom.us/j/93209980356>

1. New Business

- 1.1. 2022.21 Site Plan Review for Fiber Materials, Inc. located at 5 Morin Street (Tax Map 12, Lot 21) in the I-1 Zone. The current use is manufacturing, the purpose of the application request is for renovations to accommodate new equipment on the campus. The purpose of the new equipment is to increase production capacity.

Applicant: Fiber Materials, Inc.

Agent: Tom Saucier-Site Design Associates

Tax Map/Lot: 12/21

Zone: I1

Overlay: N/A

Defined Land Use: Factory

Application: Site Plan Review

Application Status: Requesting Final Approval

Public Comments will be accepted during this item

[2022.21 FMI 5 Morin St SR.pdf](#)

[2022.21 FMI 5 Morin St draft FOF.pdf](#)

[FMI compiled application 05-02-22_.pdf](#)

[FMI Building 6 Erosion and Sedimentation Control Details C-300.pdf](#)

[FMI Building 6 Rendering X101.pdf](#)

[FMI Building 6 Rendering X102.pdf](#)

[FMI Building 6 Rendering X103.pdf](#)

[FMI Building 6 Site Plan C-101.pdf](#)

- 1.2. 2022.22 Conditional Use Permit request for Biddeford Housing Authority at 200-208

Graham Street (Tax Map 28, Lots 58 & 59) in the R2 zone. This space is currently office space which will be converted into offices for the Biddeford Housing Authority, York County Government, School Department and a temporarily a teen center.

Applicant: Biddeford Housing Authority

Agent: Guy M. Gagnon

Tax Map/Lot: 28/58 & 59

Zone: Residential 2

Overlay: N/A

Defined Land Use: Office Building & Parking Lot

Application: Conditional Use Permit

Application Status: Requesting Final Approval

Public Comments will be accepted for this item.

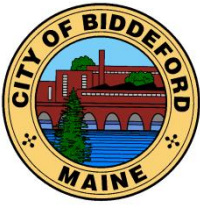
[2022.22 Biddeford Housing CUP SR.pdf](#)

[2022.22 Biddeford Housing CUP draft FOF.pdf](#)

[DOC.pdf](#)

[Plans.pdf](#)

[Locus Deeds.pdf](#)



CITY OF BIDDEFORD

Planning and Development Department

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

STAFF REVIEW COMMITTEE REPORT

TO: Biddeford Staff Review Committee

FROM: Hannah Bonine, Assistant City Planner

DATE: June 1, 2022

RE: **2022.21 Site Plan review for Fiber Materials Inc. to make minor site improvements to accommodate new equipment at 5 Morin Street (Tax Map 12, Lot 21) in the I-1 Zone.**

MEETING DATE: Friday, June 17 2022 at 2:00 pm

1. INTRODUCTION

Fiber Materials Inc (FMI) requests site plan review and approval for minor building and site modifications. In order to accommodate new manufacturing equipment, the height of the existing building 6 must be raised approximately 21.25 feet. Additionally, a 200 square foot concrete pad is proposed for a new cooling tower on the site.

2. PROJECT INFORMATION

	<u>SUBJECT</u>	<u>INFORMATION</u>
1.	Applicant	Fiber Materials, Inc. 5 Morin Street Biddeford, ME 04005
2.	Property Owner	Fiber Materials, Inc. 5 Morin Street Biddeford, ME 04005
3.	Agent	Tom Saucier – Site Design Associates 23 Whitney Way Topsham, ME 04086
4.	Engineer/Surveyor	Same as Agent
5.	Project Location	5 Morin Street
6.	Map/Lot	Map 12, Lot 21
7.	City Approvals Required	Minor Site Plan
8.	Existing Zoning	I-1

9.	Overlay Zoning	None
10.	Existing Use	Industrial
11.	Proposed Use	Industrial
12.	Uses in the Vicinity	Industrial
13.	Parcel Size	15.38/ acres
14.	Water Supply	Public
15.	Sewerage Disposal	Public
16.	Solid Waste Disposal	Private Hauler
17.	Fire Protection	City of Biddeford
18.	Parking Spaces Required	N/A
19.	Parking Spaces Provided	N/A
20.	Ownership of Road	Public
21.	Waivers Needed/Requested	Article XI, Section 5.B.1.b
22.	Waivers Granted	Article XI, Section 5.B.1.b
23.	Additional Approvals/Permits Needed	None
24.	Fees Paid (LDR Attachment A)	Yes
25.	Review History	Staff Review Committee: 6/16/22

3. COMPLIANCE WITH CITY ORDINANCES

Article XI, Chapter II, Section 4.B.I *Development Review classification and thresholds*

The proposed project, located in an industrial zone, contains less than a cumulative total of 14,999 square feet of floor area and impervious surface. Therefore, the application is classified as a minor site plan, and can be reviewed by the Staff Review Committee.

Article XI, Chapter I, Section 5.B *Site design criteria*

The application includes a full report addressing each of the site design criteria. All conditions are satisfied by the application.

4. WAIVER REQUESTS

Article XI, Section 5.B.1.b

A written engineering report describing the impacted watershed area, projected runoff, and any projected downstream impact shall be required.

Recommendation: Grant waiver due to minimal land disturbance

5. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL

Thatcher Brook Impact Fee

Engineering comments:

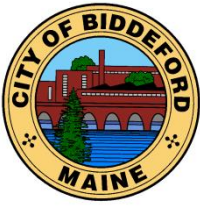
- Site Plan should show extent/outline of building alterations (i.e. raised roof area)
- Plan set includes E&S details but their locations are not specified on the Site Plan

6. STAFF RECOMMENDATIONS

Staff recommends that the proposed site plan be approved by the Staff Review Committee. The proposal includes minimal modifications to the existing structure and the site that will not cause any negative impacts.

7. ATTACHMENTS

1. FMI Complied application
2. FMI Building 6 renderings X101, X102, X103
3. FMI Building 6 Site Plan C-101
4. FMI Building 6 Erosion and Sedimentation Control



CITY OF BIDDEFORD

Planning and Development Department

Hannah Bonine
Assistant City Planner
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115
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FINDINGS OF FACT AND CONCLUSIONS OF LAW

Pursuant to the provisions of the City of Biddeford Code of Ordinances Article XI *Site Plan Review* and Article VI *Performance Standards*, the Biddeford Planning Board has considered the application of **Fiber Materials Inc. (FMI)**, including supportive data, public hearing testimony and related materials contained in the record. Based on Public Comment and Staff's review and recommendation, the Planning Board makes the following Findings of Fact and Conclusions of Law:

1. FINDINGS OF FACT

	<u>SUBJECT</u>	<u>INFORMATION</u>
1.	Applicant	Fiber Materials, Inc. 5 Morin Street Biddeford, ME 04005
2.	Property Owner	Fiber Materials, Inc. 5 Morin Street Biddeford, ME 04005
3.	Agent	Tom Saucier – Site Design Associates 23 Whitney Way Topsham, ME 04086
4.	Engineer/Surveyor	Same as Agent
5.	Project Location	5 Morin Street
6.	Map/Lot	Map 12, Lot 21
7.	City Approvals Required	Minor Site Plan
8.	Existing Zoning	I-1
9.	Overlay Zoning	None
10.	Existing Use	Industrial
11.	Proposed Use	Industrial
12.	Uses in the Vicinity	Industrial
13.	Parcel Size	15.38/ acres
14.	Water Supply	Public
15.	Sewerage Disposal	Public
16.	Solid Waste Disposal	Private Hauler
17.	Fire Protection	City of Biddeford
18.	Parking Spaces Required	N/A
19.	Parking Spaces Provided	N/A

20.	Ownership of Road	Public
21.	Waivers Needed/Requested	Article XI, Section 5.B.1.b
22.	Waivers Granted	Article XI, Section 5.B.1.b
23.	Additional Approvals/Permits Needed	None
24.	Fees Paid (LDR Attachment A)	Yes
25.	Review History	Staff Review Committee: 6/16/22

2. CONCLUSIONS OF LAW

1. The proposed use meets specific requirements set forth in this ordinance and would be in compliance with applicable state or federal laws;
2. The proposed use would not create fire safety hazards by providing adequate access to the site, or to the buildings on the site, for emergency vehicles and would not create hazards through the storage of chemicals and wastes;
3. The proposed exterior lighting, where allowed, would not create hazards to motorists traveling on adjacent public streets or is adequate for the safety of occupants or users of the site or would not damage the value and diminish the usability of adjacent properties;
4. The provisions for buffers and on-site landscaping provide adequate protection to neighboring properties from detrimental or unsightly features of the development;
5. The proposed use would not have a significant, detrimental effect on the use and peaceful enjoyment of abutting property as the result of noise, vibrations, fumes, odor, dust, glare, hours of operation, or other causes;
6. The provisions for vehicular loading and unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets would not create hazards to public safety or traffic congestion;
7. The proposed use would generate a volume of traffic that can reasonably be accommodated by the existing road network, or would not create unreasonable traffic hazards or would not exacerbate an existing traffic hazard, or would not create unreasonable traffic congestion;
8. The proposed use would not have a significant, detrimental effect on the value of adjacent properties, which could be avoided by reasonable modification of the proposal;
9. The proposed use would not have an adverse impact on the privacy of the residents of the immediate area (within 500 feet) which could be avoided by reasonable modification of the proposal.
10. The proposed use would be in compliance with Biddeford's comprehensive plan;
11. The proposed use would not have an adverse impact on the immediate neighborhood or the community relative to architectural design, scale, bulk and building height, identity and historical character, or visual integrity, which could be avoided by reasonable modification of the proposal;
12. The design of the site would not result in significant flood hazards or flood damage or would be in conformance with applicable flood hazard protection requirements;

13. Adequate provision has been made for disposal of wastewater or solid waste or for the prevention of ground or surface water contamination;
14. Adequate provision has been made to control erosion or sedimentation;
15. Adequate provision has been made to handle stormwater runoff or other drainage problems on the site; and the proposed development will not unduly burden off-site surface water systems;
16. The proposed water supply would meet the demands of the proposed project (and for fire protection purposes, if applicable.)
17. Adequate provision has been made for the transportation, storage, and disposal of hazardous substances and materials as defined by state law;
18. The proposed use would not have an adverse impact on scenic vistas, historic sites, archeological resources, or on significant wildlife habitat or wetland areas and water bodies, which could be avoided by reasonable modification of the proposal;
19. When located in the Shoreland Zone, the proposed use would meet the purposes of Shoreland Zoning as identified in Article XIV, Section 1 (Purposes) of this ordinance.

Approval Granted:

Based on the evidence available and the conclusions above, the Biddeford Staff Review Committee approves the Conditional Use Permit for the proposed project summarized above, located at 5 Morin Street (Tax Map 12, Lot 21) in accordance with the submitted application, supporting data, representations made, other related materials on file, and the following Conditions of Approval:

- 1. 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, unless authority issuing said permit allows for such actions.**
- 2. Thatcher Brook Impact Fee in the amount determined by the Engineering Department shall be paid to the City.**
- 3. Standard Conditions of Approval apply.**

Staff Review Committee Chairperson

Date

Site Design Associates

Consulting Engineering and Land Planning

May 2, 2022

Hannah Bonine
City of Biddeford Planning Department
P.O. Box 586
205 Main Street
Biddeford, ME 04005

**RE: Building 6 High Bay Renovations
Fiber Materials, Inc.
Minor Site Plan Review
Tax Map-Lot 12-21**

Dear Hannah:

On behalf of Fiber Materials, Inc (FMI), a Spirit AeroSystems Company, Site Design Associates (SDA) is pleased to submit the enclosed plans and documentation in support of a minor site plan application for renovations to accommodate new equipment on the campus. FMI is adding manufacturing equipment to the Morin Street campus to increase production capacity. To facilitate the installation of new tools, there will be minor modifications to the building height in some locations and the addition of various support equipment around the facility.

FMI will need to raise the roof of the existing building 6 in the area shown on the attached plans by approximately 21.25 ft. The building height would still be well within the 60 ft height limit in the I-1 zone.

Additionally, a new cooling unit was approved by the city on November 6, 2020. At the time the exact size was unknown and the plans reflected one transformer pad being removed and the cooling unit sited in its place. More details are now available. The cooling units will require a new approximately 12 ft x 24 ft concrete pad. Two existing pads and the remaining transformer will be removed to make room for this. A plan of the cooling tower is attached, along with proposed building elevations and a rendering.

No additional floor area is being created and approximately 200 sf of new impervious area will be created. The current plan includes stairs off the south side of the building for egress. The existing fence and screening materials would remain in place.

Greg indicated before he left that we should prepare and submit an amended site plan application and the plans and a decision as to what level of review will be required would be made at that time. It seems that the project would qualify for a review at the staff level, based on the minimal increase in impervious area.

We have attached to this email copies of the following information in support of this application:

- Formal Site Plan Review Application
- Letter of Agent Authorization
- Drawings
 - C-101 Site Plan
 - C-300 Erosion and Sedimentation Control Notes and Details
 - X101 Existing and Proposed Renderings
 - X102 Building Plan
 - X103 Exterior Elevations
 - Cooling Unit Drawings

FMI will need to update their Maine DEP Air Emissions License. The following discussion addresses the ordinance Site Design Criteria.

I. Site Plan Approval/Site Design Criteria

1. Drainage

The improvements will result in approximately 200 sf of new impervious surface on the site. Stormwater runoff will sheet flow to the existing lawn areas westerly of the site. We anticipate there will be no impact on the peak rate of runoff from the site to the city system. Therefore, we request a waiver of Article XI., Section 5.B.1.b., submission of a written engineering report.

It is our understanding that the project is located within the Thatcher Brook watershed, which is classified as an Urban Impaired Stream. For this reason, the proposed walk and equipment pads westerly of building 6 will slope to the existing vegetated area to the west, which will provide some level of treatment. We also understand that there may be a fee associated with creating additional impervious area within the Thatcher Brook watershed. If so, please advise regarding the amount.

2. Utilities

No additional water consumption or sewer flows are anticipated due to the development. There will be some electrical upgrades required.

3. Parking

No new parking is proposed.

4. Structural Layout and Design

a) Design of Buildings

An elevation view of the building 6 modifications is included, along with renderings of the existing and future conditions.

b) Setbacks

The building addition and cooling units will comply with all setbacks. Note that the cooling units will be located within the building setbacks, but outside of the minimum 10 ft allowed by note S of the table of dimensional standards with the approval of the building inspector.

c) Fire Protection & Safety

Existing fire lanes will be maintained.

d) Landscaping

The property is located in an industrial zone in an industrial park. Landscaping was installed along the southerly drive to building 1 during the during the previous project. No existing vegetation, other than some small lawn areas, will be removed as a result of this project. The existing fence and fabric screening will remain between the cooling units and Morin St.

e) Service, Storage, and Utility Areas

No service paving, parking, or storage areas are proposed within the side or rear setbacks, nor within 25 ft. of the front property lines. A paved walkway for access to the units from the southerly drive is proposed.

f) Handicapped Accessibility

No alterations to pedestrian walkways are proposed.

g) Loading Facilities

No new loading facilities are proposed.

h) Parking, Loading, and Protective Buffers

All parking and loading is located on the same tract of the parcel as the primary use. The non-vegetated area is below 75% of the lot area (approximately 48%). A minimum of 25% of the site is vegetated. Less than 30% of the site area is occupied by parking and paving.

i) Open Space

Open space will remain as noted on the site plans.

j) External Lighting

External lighting will not be impacted by the proposed projects.

k) Signs

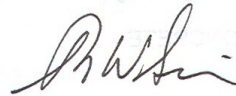
No new signs are proposed in conjunction with the project.

m) Historic and Archeological Resources.

No historic or archaeological areas would be impacted by construction on this site.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,
Site Design Associates

A handwritten signature in black ink, appearing to read 'Tom Saucier', with a stylized flourish at the end.

Tom Saucier, P.E.
President

cc: Matthew Haas, Facilities Manager

CITY OF BIDDEFORD, MAINE
PLANNING BOARD
P.O. Box 586, 205 Main Street Biddeford, Maine 04005
207-284-9115

APPLICATION FORM

Type of Application:

- | | | |
|--|--|--------------------------------------|
| ☐ Shoreland Zoning Permit | ☒ Site Plan Review | ☐ Extraction |
| ☐ Conditional Use Permit | ☐ Subdivision | ☐ Private Way |
| ☐ Other: _____ | | |

Applicant Information:

Applicant's Name: Fiber Materials, Inc

Applicant's Mailing Address: 5 Morin Street Biddeford, Maine 04005

Applicant's Telephone: 207-282-7529

What is Applicant's legal interest in the property?

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

Owner's Name: Same as applicant.

Owner's Address: _____

Owner's Telephone: _____

Agent's Name: Tom Saucier - Site Design Associates

Agent's Address: 23 Whitney Way Topsham, Maine 04086

Telephone: 207-449-4275

Engineer/Surveyor: Agent

Engineer/Surveyor's Address: _____

Telephone: _____

Project Location and Lot Information:

Street Address: 5 Morin Street

Tax Map: 12 Lot: 21

Current Zoning: I-1, General Industrial Shoreland Zoning: _____

Size of lot: 15.38 acres ☐ acres ☐ s.f. Lot Frontage: 1034.98 ft.

Existing Use of Property: Manufacturing

Property currently serviced by:

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

Slope Conditions in Area of Construction (if applicable):

☐ Flat (0-3 % slope) ☒ Rolling (3-8% slope) ☐ Hilly (8-15% slope) ☐ Steep (15% + slope)

Are there any wetlands or waterbodies on the site? ☐ Yes ☒ No If yes, attach information

Do you plan to bring fill onto the lot? ☐ Yes ☒ No If yes, attach information

Description of proposed use of property:

Project/Proposed Use Description: Building renovations and installation of cooling units

Property to be serviced by:

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

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

☐ If in a Shoreland Zone:

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

Percent of structure expansion (Max. 30%): _____

☐ If Subdivision Review, number of lots proposed: _____

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

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

Total new square feet footprint of structures: 200 +/-s.f. on existing impervious area

Total new square feet paving/parking: 300 +/-s.f.

Waiver Requests (attach details):

1. Article XI. Section 5.B.1.b.
2. _____
3. _____
4. _____
5. _____

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 Dept (Sewer) - 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. Engineered Plans, as required.

Fees (due at time of 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 it's 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 review for special studies, legal review costs, and/or engineering review.
- I understand that by submitting this 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.

☐ Project proposed to have 1 acre or more of site disturbance:

-Project may need to apply for a Maine Construction General Permit and shall comply with the requirements of DEP Chapter 500 Stormwater Regulations, as they apply.

Signature of applicant:



Date: 5-2-22

Signature of owner of property:



Date: 5-2-22

**IF PLAN APPROVAL IS ANTICIPATED, PROVIDE 2 FULL SIZE MYLARS & 2 FULL SIZE PAPER COPIES FOR BOARD SIGNATURE (AS APPLICABLE).
CHECK WITH PLANNING STAFF FOR CLARIFICATION.**

CHECKLIST FOR *SITE PLAN* REQUIREMENTS

YES NO

- | | | |
|-------------------------------------|--------------------------|--|
| ☒ | ☐ | Be on sheet size of 24 by 36 inches. |
| ☒ | ☐ | The scale of said plan shall be not less than one inch equals 50 feet and shall be indicated on the plat by use of a bar scale. |
| ☒ | ☐ | The plan shall bear the date, title, north point. |
| ☒ | ☐ | The plan shall contain a location or vicinity sketch (suggested scale one inch equals 800 feet). |
| ☒ | ☐ | The plan shall contain the name and address of the developer and applicant. |
| ☒ | ☐ | All appropriate dimensional requirements. |
| ☒ | ☐ | Existing and proposed easements. |
| ☐ | ☐ | Plan of the site showing existing watercourses and water bodies, seasonal wet areas. |
| ☐ | ☐ | Plan of the site showing soil type and location of test borings. |
| ☒ | ☐ | Location of all existing and proposed utilities. |
| ☒ | ☐ | Topographic contours (every five percent for zero to three percent slope; or every two feet for steeper areas). |
| ☐ | ☐ | Plan should include preservation and supplementation of existing dominant vegetation. |
| ☒ | ☐ | Plan shall indicate which features are to be retained and which are to be removed or altered. |
| ☐ | ☐ | Location of stonewalls, graveyards, fences, stands of trees, and other important unique natural areas and site features, including but not limited to floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archaeological resources, together with description of such features. |
| ☐ | ☐ | Plan view of all buildings with their use, size, location, and first-floor elevation in respect to grade. |
| ☐ | ☐ | Standard elevation view of existing and proposed buildings or structures on-site. |

YES **NO**

- | | | |
|-------------------------------------|--------------------------|---|
| ☐ | ☐ | Outline of any buildings located within 200 feet of such existing or proposed buildings or structures indicating their shape, size, location, heights and volume. |
| ☐ | ☐ | Existing use of abutting properties shall be identified with approximate location of any structures thereon including access roads. |
| ☒ | ☐ | Location, width, curbing, and paving of access ways, egress ways, and streets within the site for both pedestrian and vehicular use. |
| ☒ | ☐ | The location of off-street parking and loading spaces with a layout of the parking indicated. |
| ☐ | ☐ | The size and proposed location of water mains and sanitary sewerage facilities will all necessary engineering data. |
| ☒ | ☐ | The size and location of all other existing and proposed public service connections including, without limitation, gas lines, power lines, telephone lines, and fire alarm connections and locations, indicating whether above or below ground. |
| ☐ | ☐ | The type, nature, and composition of all solid, liquid, and gaseous waste, industrial or otherwise, and the location, type, and design criteria of the storage and disposal facilities dealing with such waste. |
| ☐ | ☐ | A landscape plan and open space areas indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening; plus size, location, purpose and type of vegetation. |
| ☐ | ☐ | A drainage plan including location, elevation, layout of catch basins and other surface and subsurface drainage features. |
| ☐ | ☐ | Location, size and design of proposed signs and other advertising or instructional devices. |
| ☐ | ☐ | Existing and proposed contours and finished grade elevations as well as the type, extent, and location of existing and proposed landscaping and open space areas which will be retained. |
| ☐ | ☐ | Location and type of lighting for outdoor facilities. |
| ☒ | ☐ | Lines of existing and proposed abutting streets showing width. |
| ☒ | ☐ | Surveyed property lines showing their bearing and distances and monument locations. |
| ☐ | ☐ | If subdivision is involved, the lines and names of all proposed streets, lanes, ways, or easements intended to be dedicated for public or private use. |

YES **NO**

- | | | |
|-------------------------------------|--------------------------|---|
| ☐ | ☐ | Provide copies of any covenants or restrictions that are intended to cover all or part of the land area to be developed. |
| ☐ | ☐ | Indicate limits of the wetland areas on the property. |
| ☒ | ☐ | Delineate existing zoning boundaries within 1,000 feet of the site. |
| ☒ | ☐ | Stamp and signature of either a Maine licensed land surveyor, professional engineer, or architect responsible for said plan. |
| ☐ | ☐ | Any other exhibits or data deemed necessary by the Planning Board to evaluate the proposed development for site plan review purposes. |



Fiber Materials Inc.
5 Morin Street
Biddeford, ME 04005
Tel: 207.282.5911 · Fax: 207.282.7529

September 3, 2020

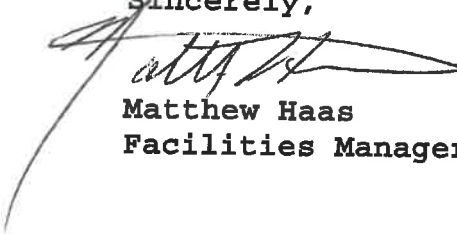
Mr. Tom Saucier
Site Design Associates
23 Whitney Way
Topsham, Maine 04086

Re: Fiber Materials Inc.
5 Morin Street
Biddeford, Maine

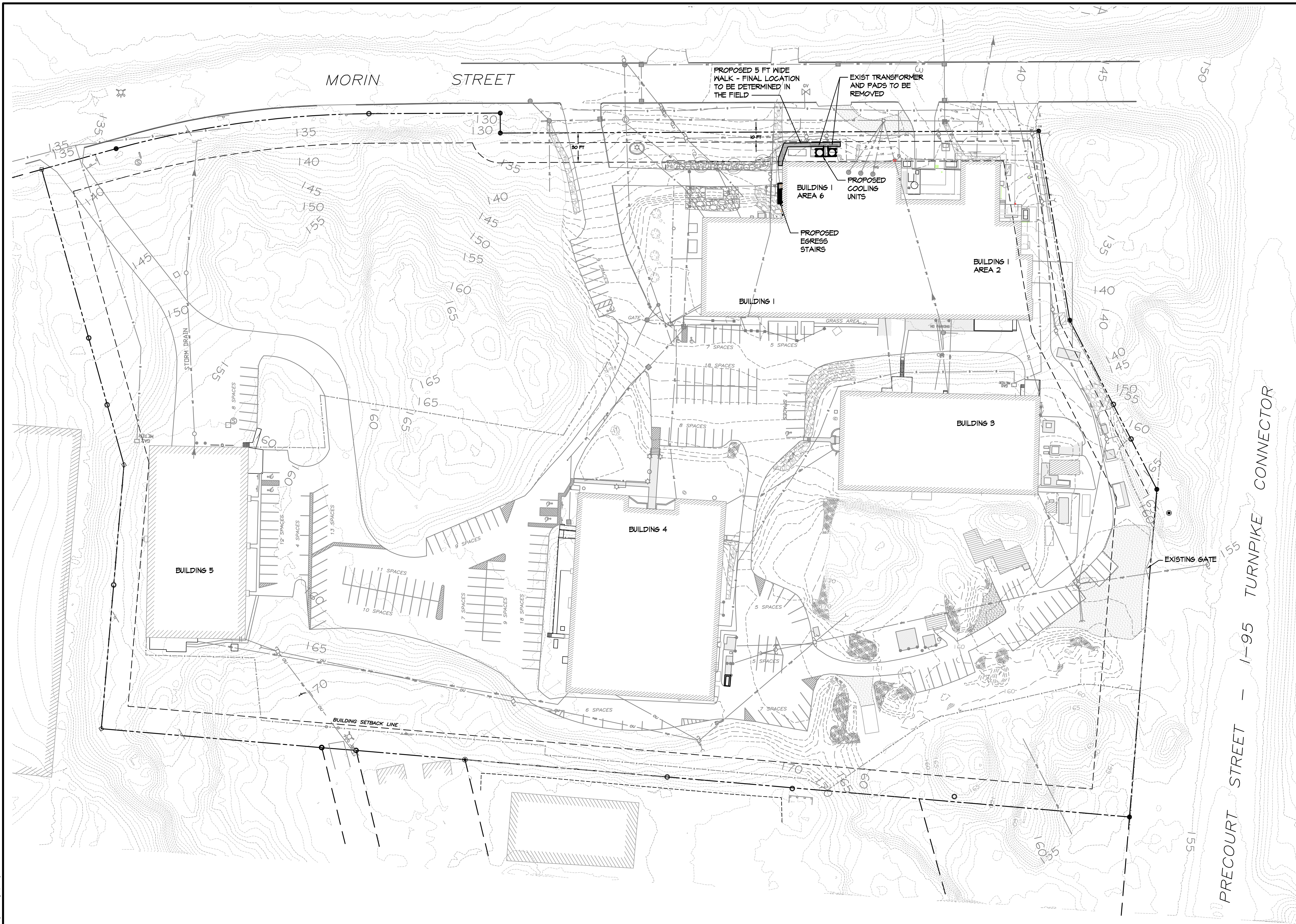
TO WHOM IT MAY CONCERN:

This letter authorizes Tom Saucier of Site Design Associates to serve as an agent for Fiber Materials Inc. for the purpose of permitting various site improvements at our 5 Morin Street facility in Biddeford, Maine.

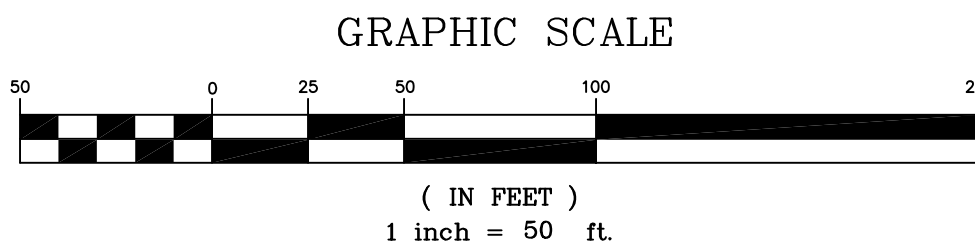
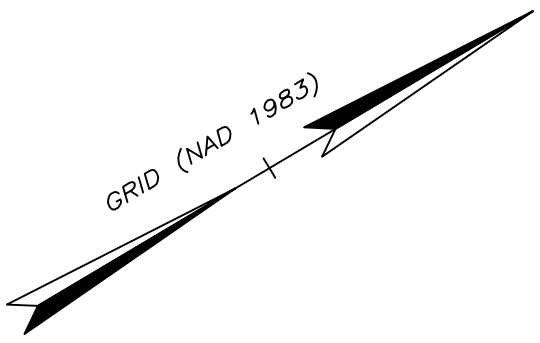
Sincerely,



Matthew Haas
Facilities Manager



ZONING SUMMARY:		
I-1 GENERAL INDUSTRIAL – MANUFACTURING IS A PERMITTED USE		
<u>DIMENSIONAL REQUIREMENTS</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
LOT SIZE	NONE	15.38 ACRES
MINIMUM FRONT SETBACK	40 FT FROM MAJOR 30 FT. FROM OTHER	32.11 FT. 28.5 FT.
MINIMUM SIDE SETBACK	25 FT.	76.2 FT.
MINIMUM REAR SETBACK	25 FT.	25 FT.
MINIMUM STREET FRONTAGE	50 FT.	1034.98 FT. (MORIN STREET).

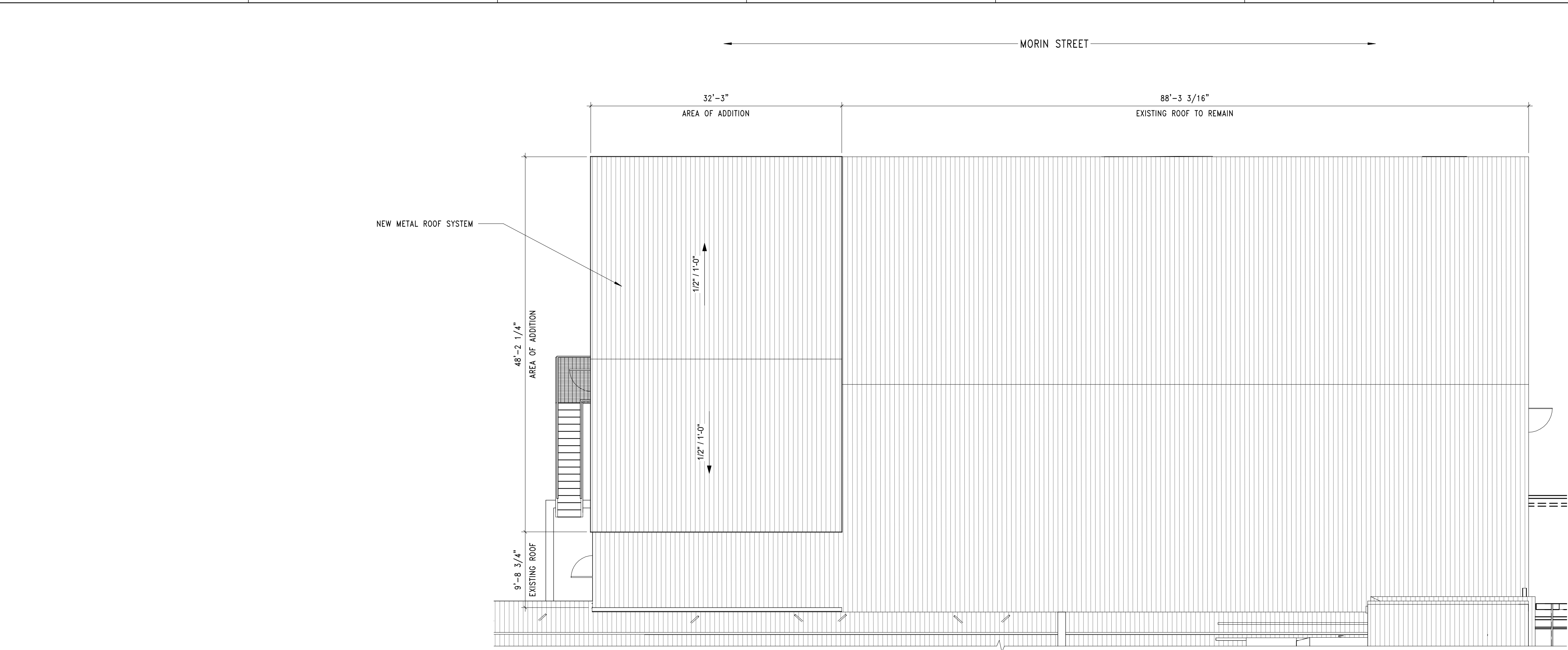


THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES

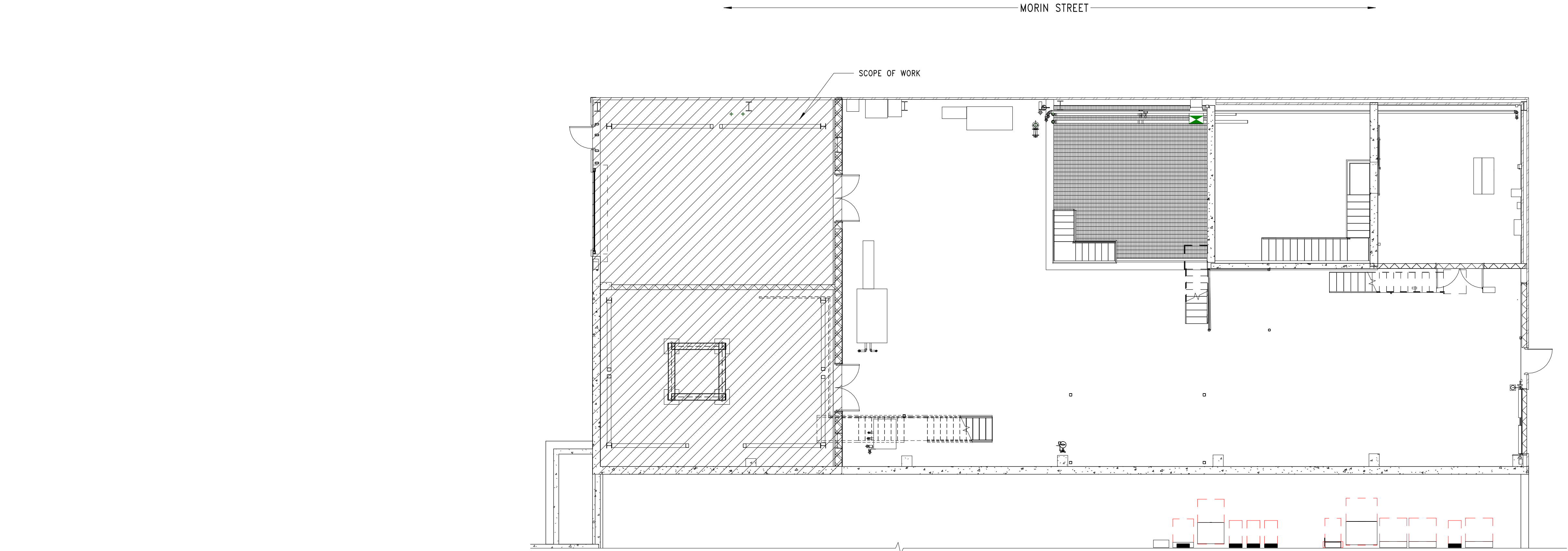
[illegible]



CWS ARCHITECTURE + INTERIOR DESIGN					
PLANNING + DESIGN CONSTRUCTION SERVICES					
REVISIONS		DRAWING	PROJECT	OWNER	DESIGNER
		RENDERING BEFORE AND AFTER CWS PROJECT NUMBER: 2044	FMI BUILDING 6 5 MORIN STREET BIDDEFORD, ME 04005	FIBER MATERIALS INC. 5 MORIN STREET BIDDEFORD, ME 04005	CWS ARCHITECTURE + INTERIOR DESIGN 264 US ROUTE ONE, SUITE 100-2A SCARBOROUGH, ME 04074 207 774 4441 CWSARCH.COM
DRAWING NUMBER					
X101					
SCALE:					
DATE:		ISSUE DATE			



A3 ROOF PLAN ADDITION
REFERENCED FROM: A3.01 SCALE: 1/8" = 1'-0"



A5 FIRST FLOOR PLAN ADDITION
REFERENCED FROM: A3.01 SCALE: 1/8" = 1'-0"

C:\Users\Keeegan Carmichael\Documents\FMI Building 6_R21_CENTRAL_KCarmichael\PEY2.rvt

DESIGNER

CWS ARCHITECTURE + INTERIOR DESIGN
264 US ROUTE ONE, SUITE 100-2A
SCARBOROUGH, ME 04074
207.774.4441
CWSARCH.COM

OWNER

FIBER MATERIALS INC.

5 MORIN STREET
BIDDEFORD, ME 04005

PROJECT

FMI BUILDING 6

5 MORIN STREET
BIDDEFORD, ME 04005

DRAWING

PLANS

CWS PROJECT NUMBER: 20044

REVISIONS

DRAWING NUMBER

X102

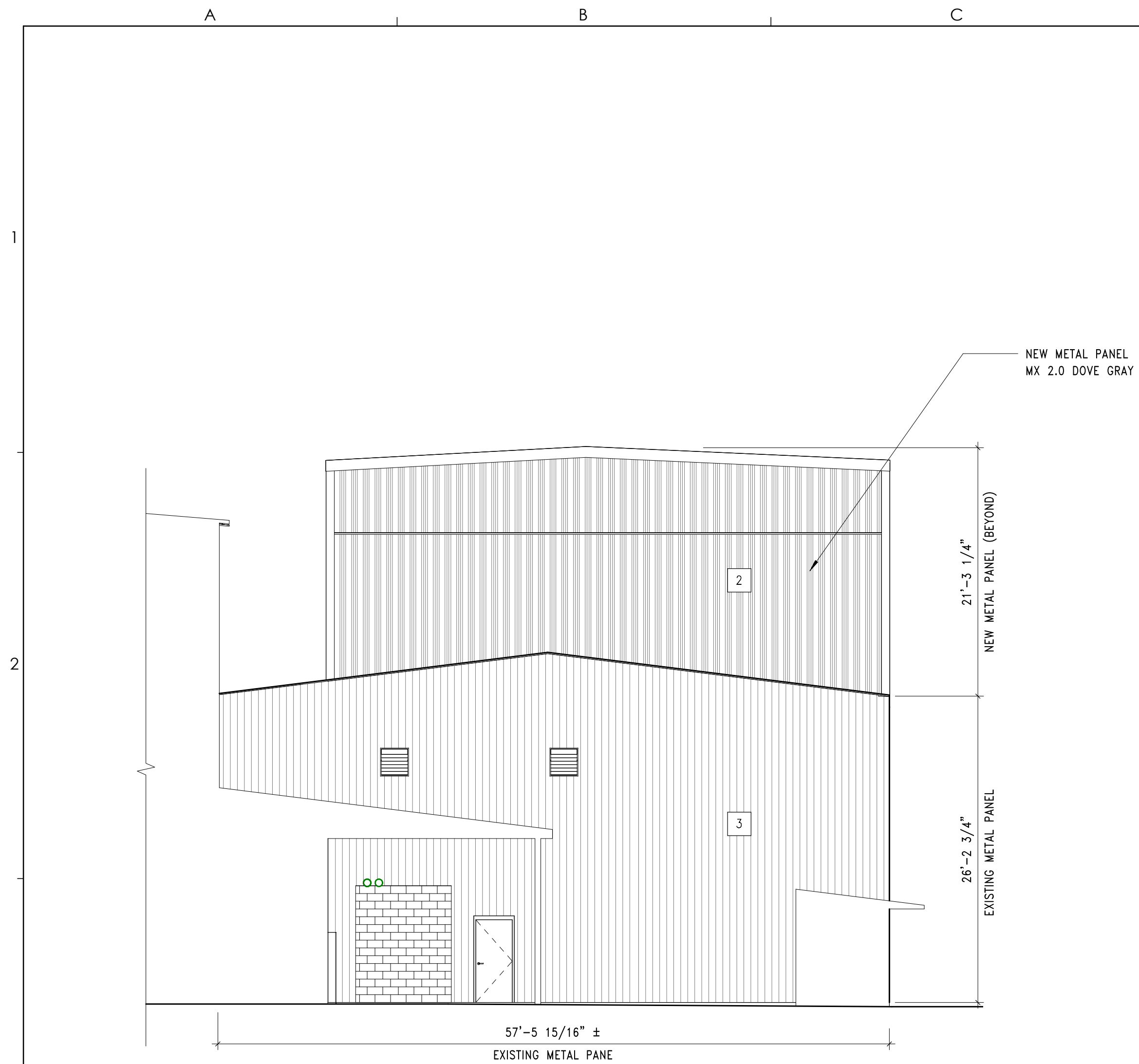
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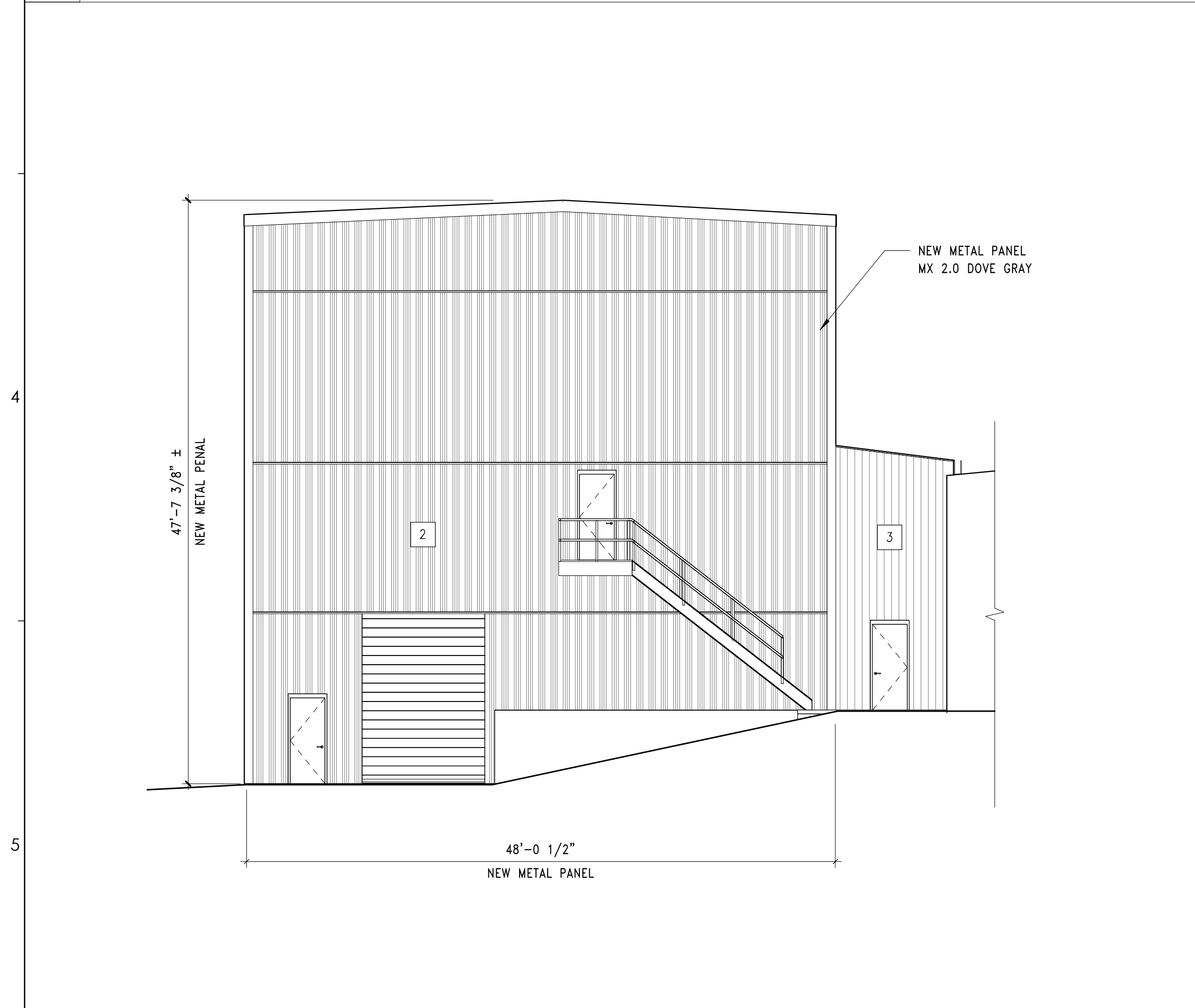
DATE:

ISSUE DATE

PROJECT STATUS

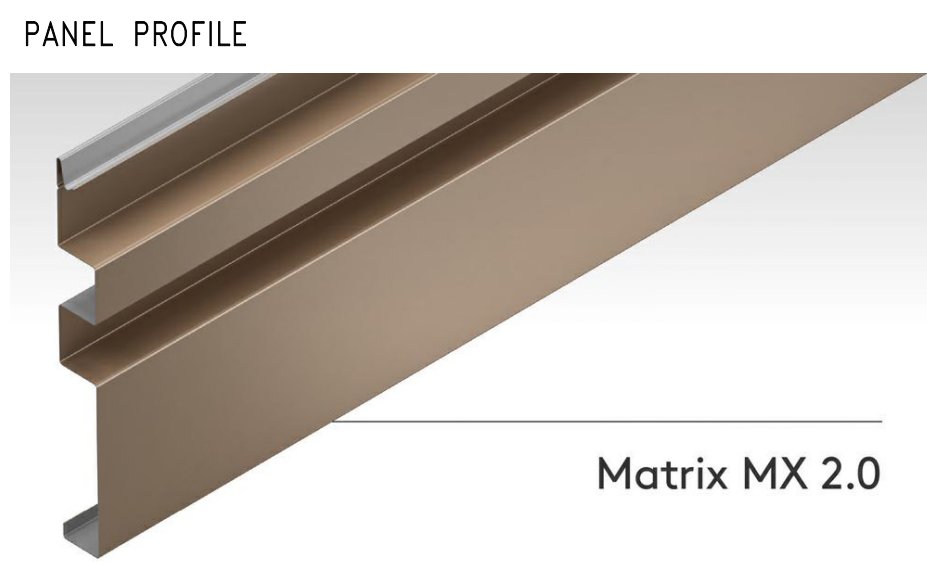


A3	EXTERIOR ELEVATION 4 - ADDITION	
	REFERENCED FROM: A1.10	SCALE: 1/8" = 1'-0"



A5	EXTERIOR ELEVATION 2 - ADDITION	
	REFERENCED FROM: A1.10	SCALE: 1/8" = 1'-0"

EXTERIOR METAL PANEL
MFG: KING SPAN/MORIN PANEL
SERIES: MATRIX MX 2.0
COLOR: DOVE GRAY

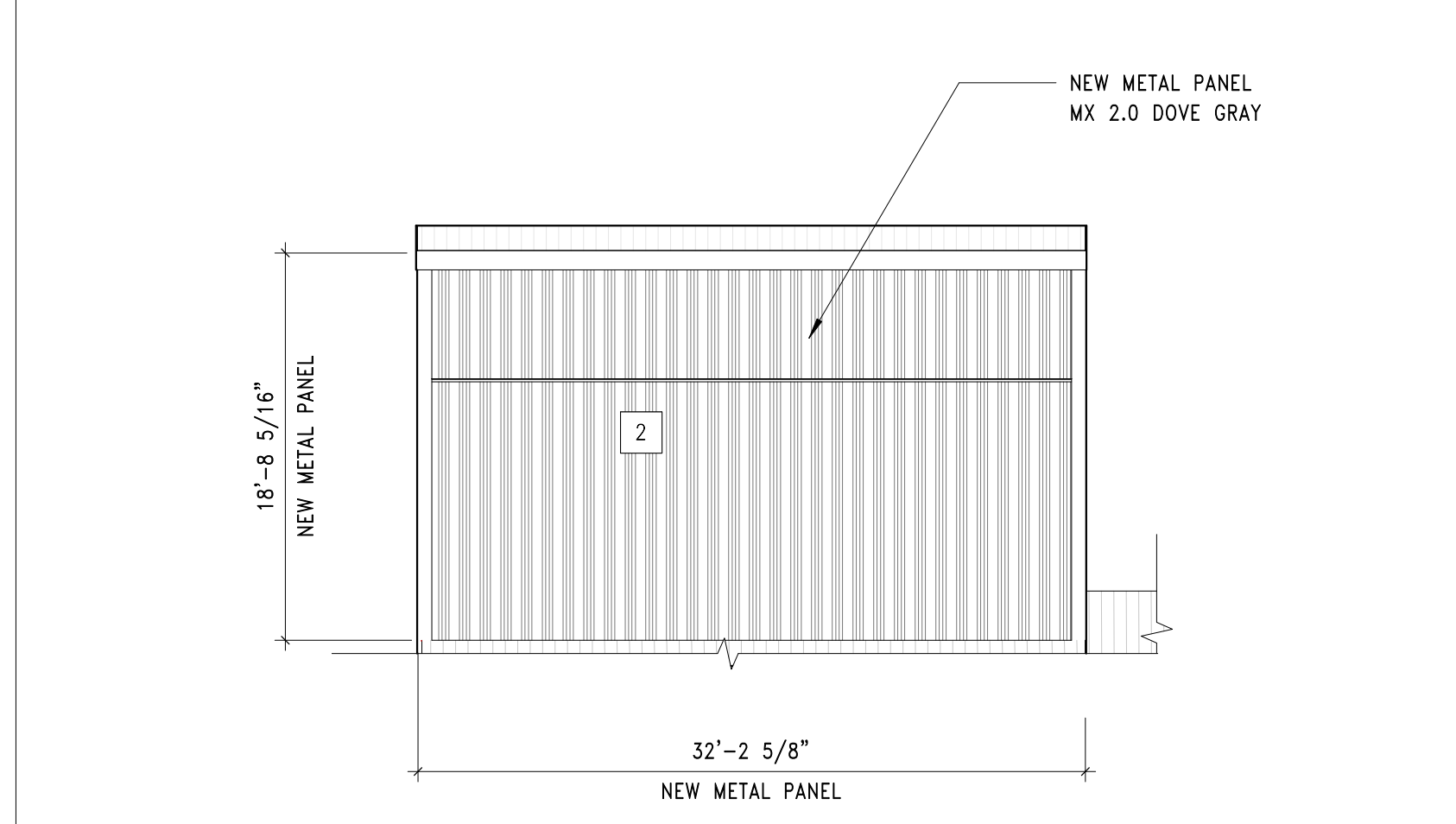


PANEL COLOR

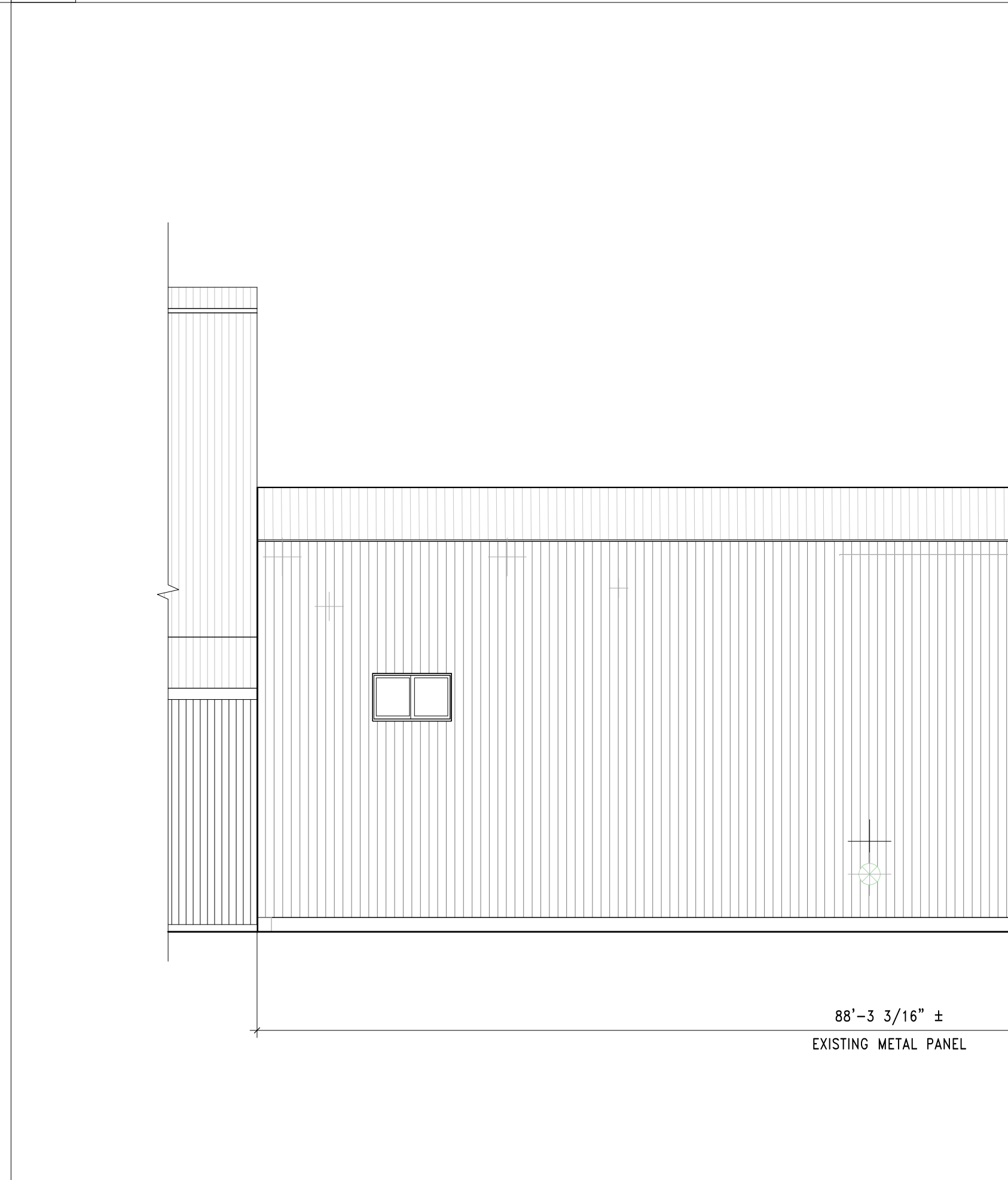


DOVE GRAY
SR:0.47 E:0.86 SRI:53
RGB: 143,145,144

D2	EXTERIOR METAL PANEL	
	REFERENCED FROM:	SCALE: 3/4" = 1'-0"



D3	PARTIAL EXTERIOR ELEVATION 3 - ADDITION	
	REFERENCED FROM: A4.60	SCALE: 1/8" = 1'-0"



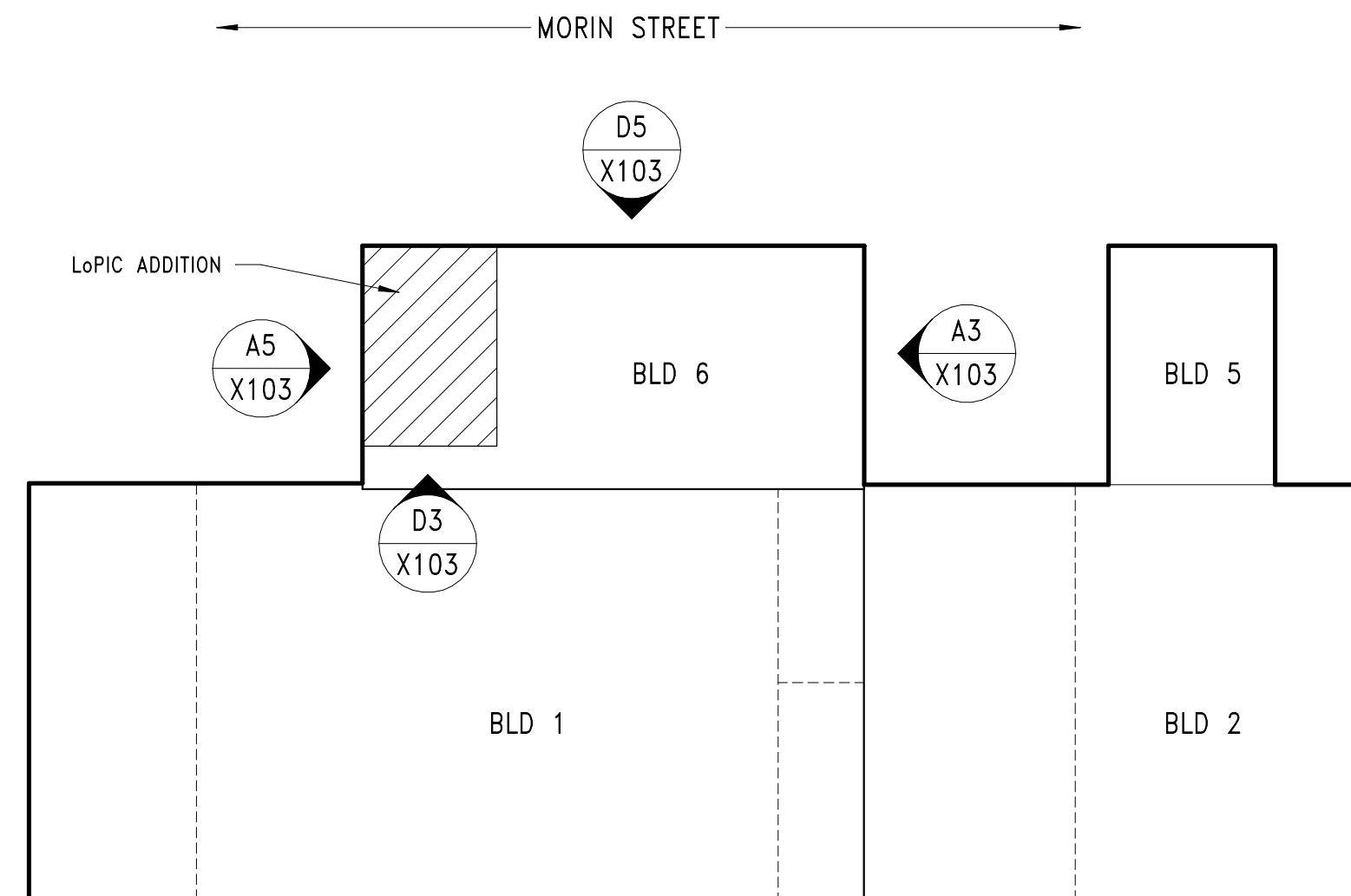
D5	EXTERIOR ELEVATION 1 - ADDITION	
	REFERENCED FROM:	SCALE: 1/8" = 1'-0"

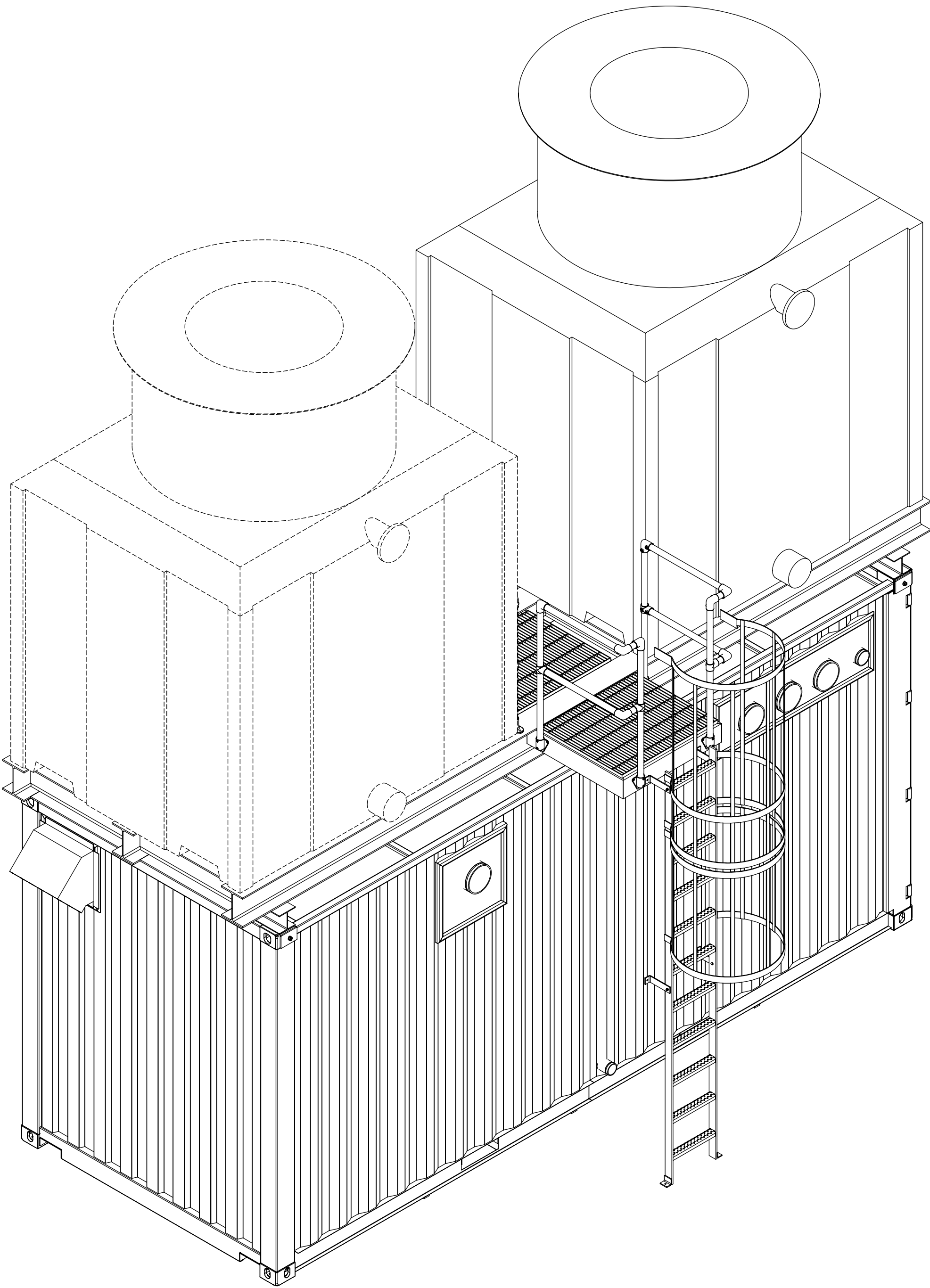
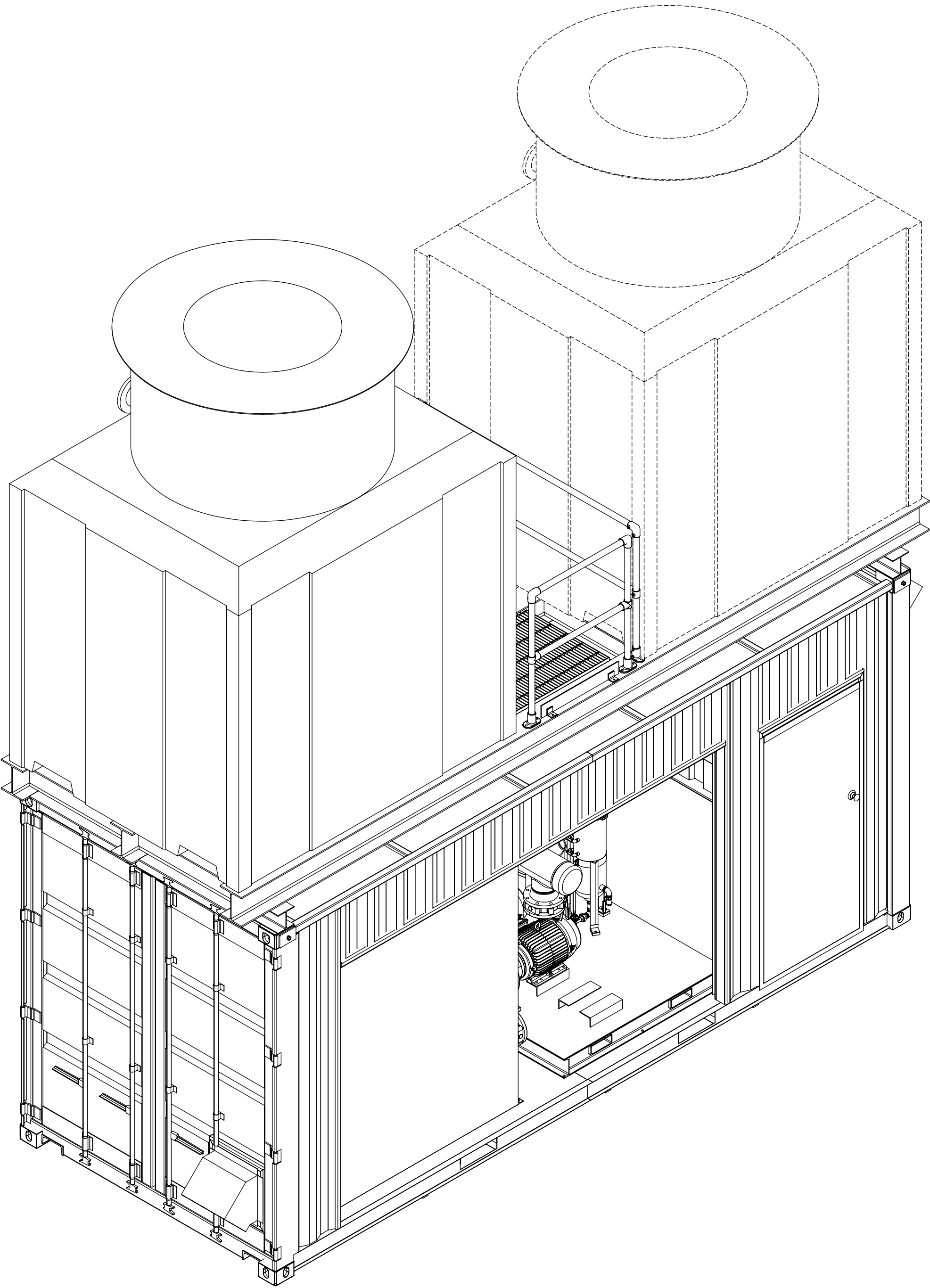
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NOTE: EXISTING METAL PANEL TO BE PAINTED

KEY PLAN





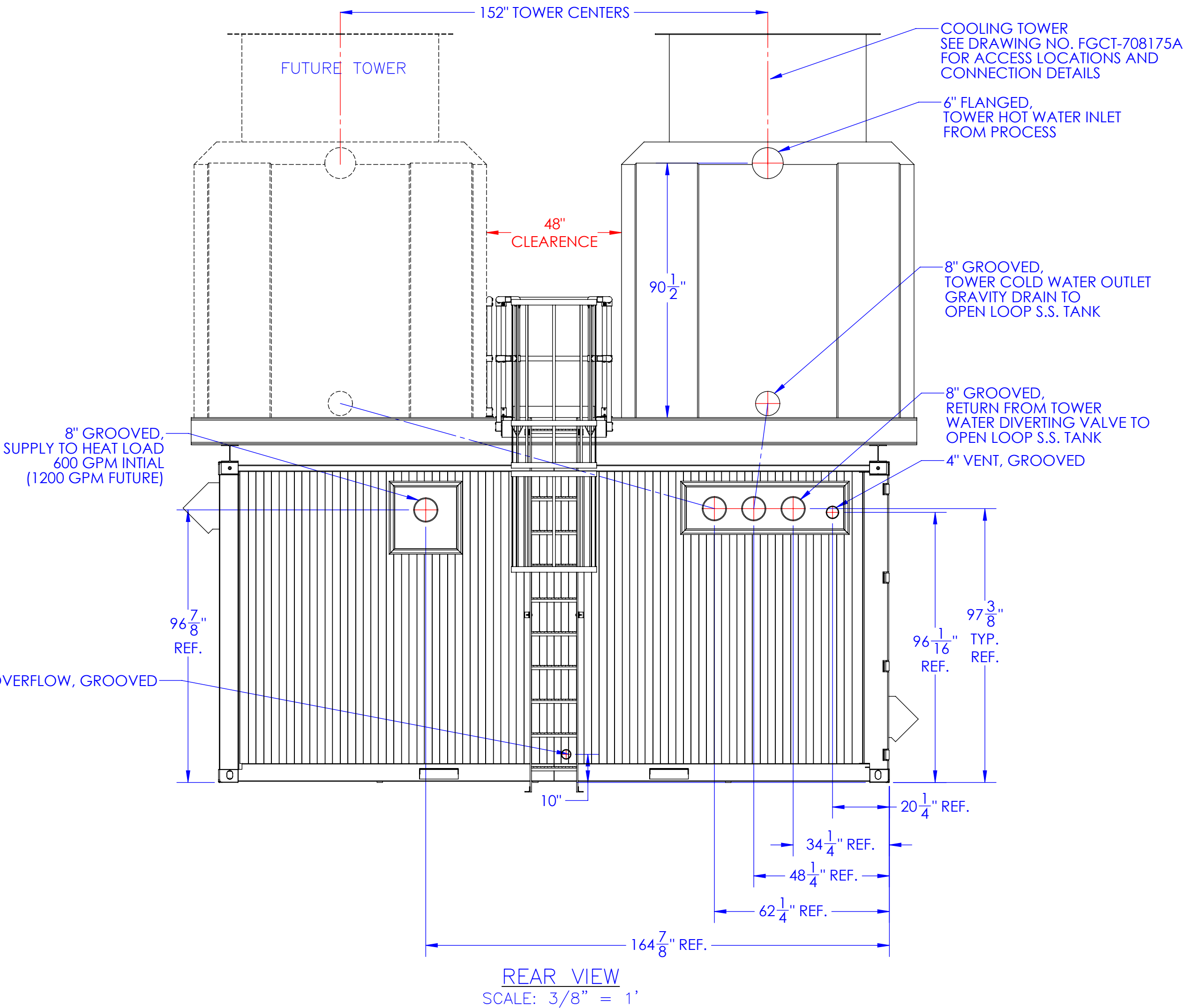
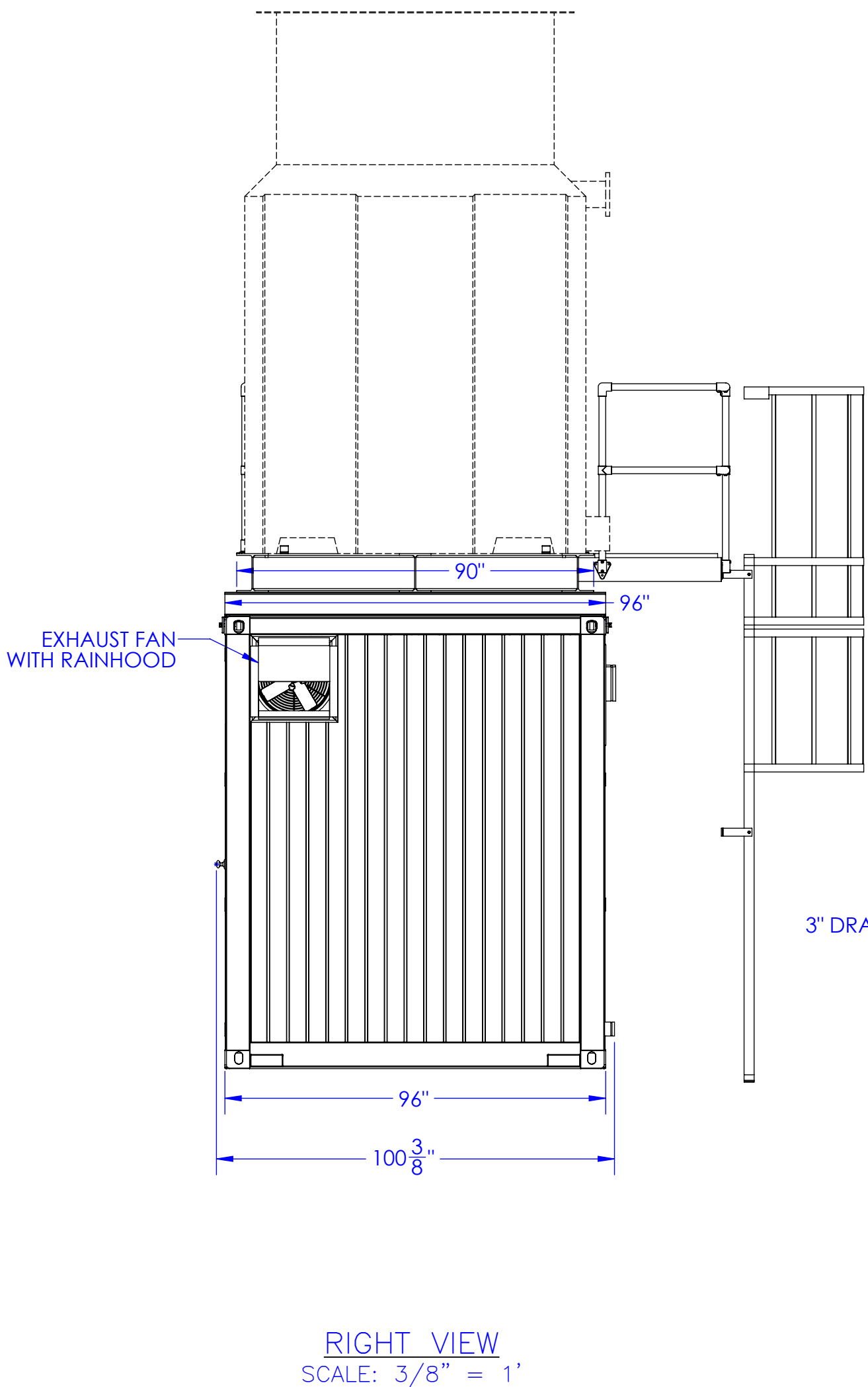
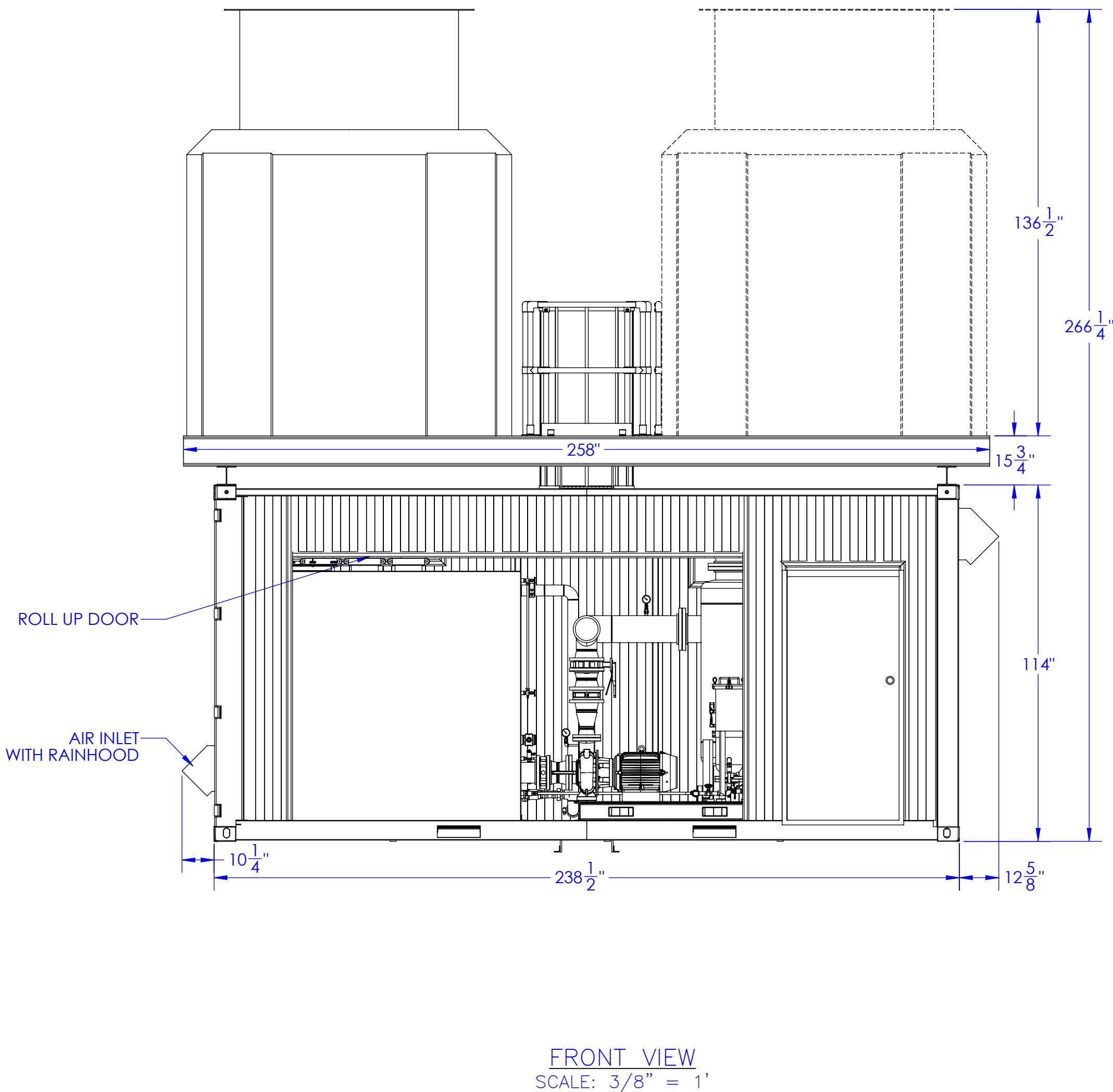
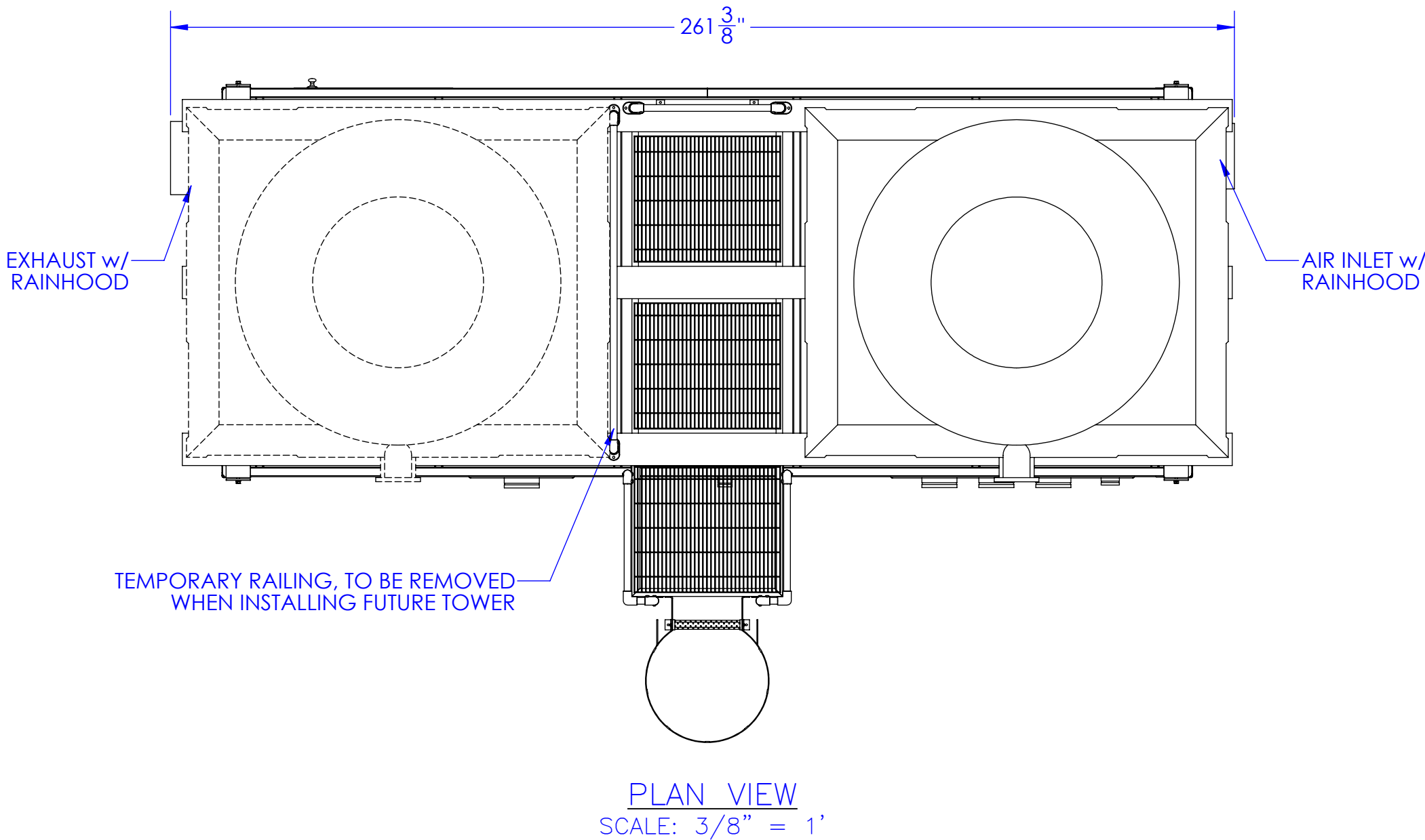
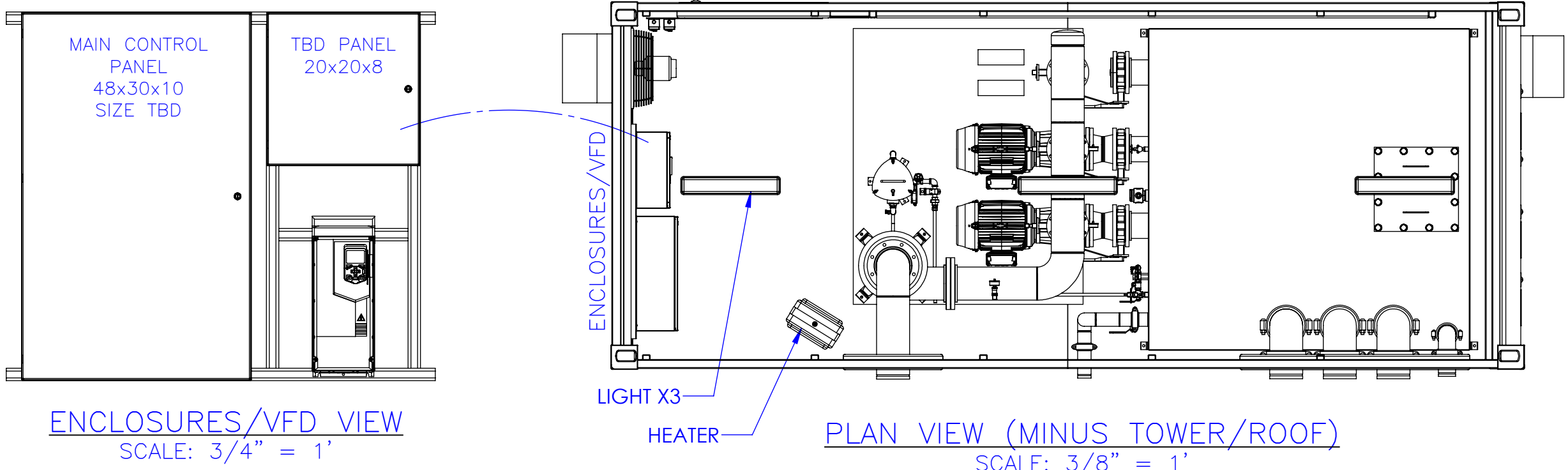
JOB NO.	J-7817
CUSTOMER	Fiber Materials, Inc.
DWG TYPE	APPROVAL
SYSTEM TYPE	ExoShed
EQUIPMENT	EXO-DO-600-2400SS-CY-BF-VFD

APPROVAL DRAWING INDEX		
DWG NO.	DRAWING TITLE	REV
J-7817-GL-01	COVER / INDEX	0
J-7817-GL-02	GENERAL LAYOUT	0
J-7817-GL-03	PUMP STATION LAYOUTS	0

This is the property of DRY COOLERS INC. The information contained herein is confidential and proprietary information of DRY COOLERS, and is not transferable. This print is furnished with the clear understanding that it is to be used only for repair and maintenance of equipment furnished by DRY COOLERS, and to assist in obtaining spare parts. It shall not be loaned, copied, or otherwise used in manufacture without the express written permission of DRY COOLERS.

INSTALLATION NOTES:
1) Carefully read the installation and operating manual that comes with this system prior to installation.
2) Dimensions may vary due to manufacturing tolerances. Do not complete field piping until system is properly installed.
3) Do not rig from system piping.
4) Level and shim base before anchoring.
5)Do not bind system connections.
6) Field piping must be supported independent of system piping.
7)Manual valves should be installed in all high points of the system to assist in venting air during fill.

show future VFD



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REV	DATE	BY	DESCRIPTION
0	12/14/2021	JDD	Original (PIDr0)

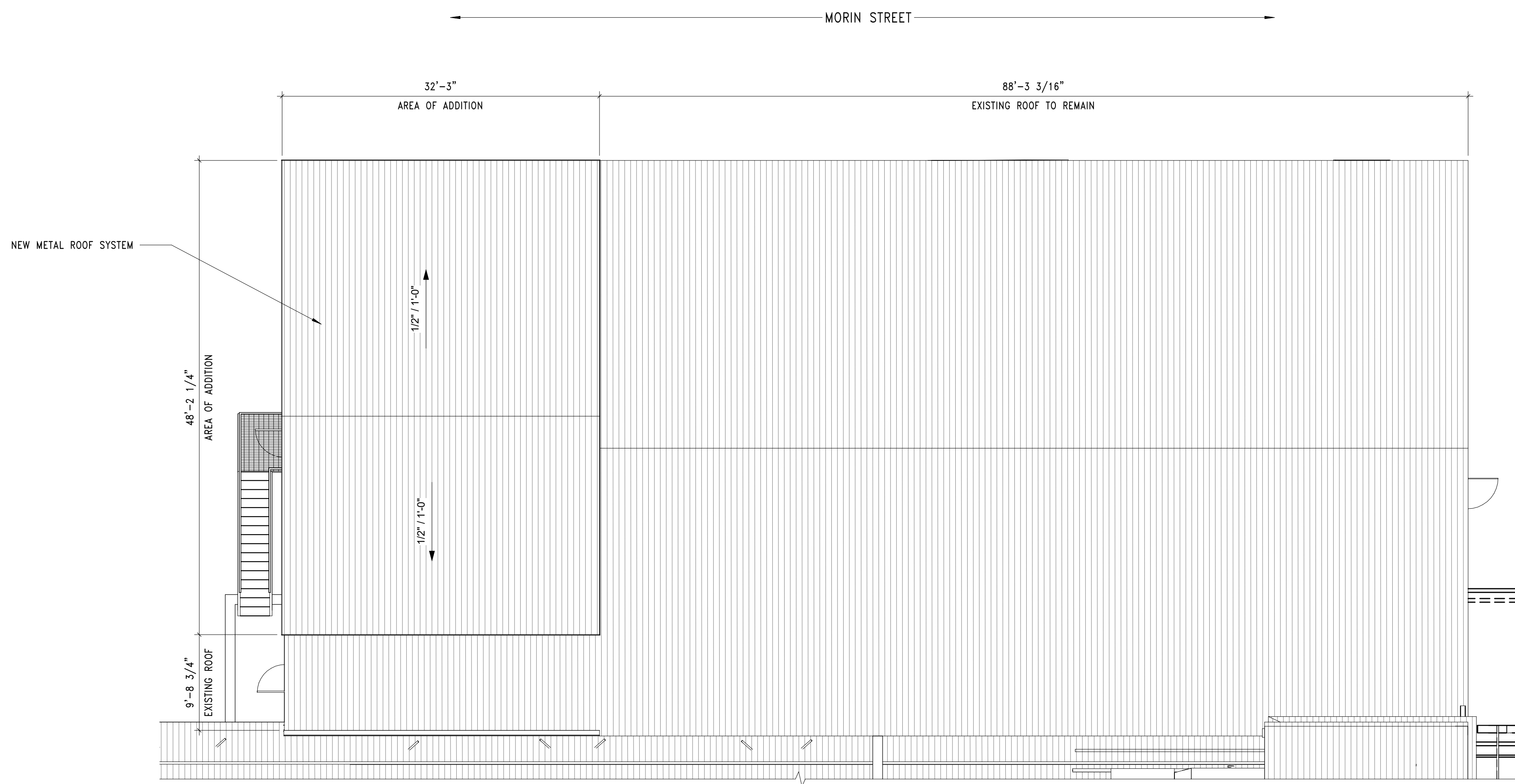


575 S. GLASPIE ST.
Oxford, MI 48371 USA
248.969.3400
www.drycoolers.com

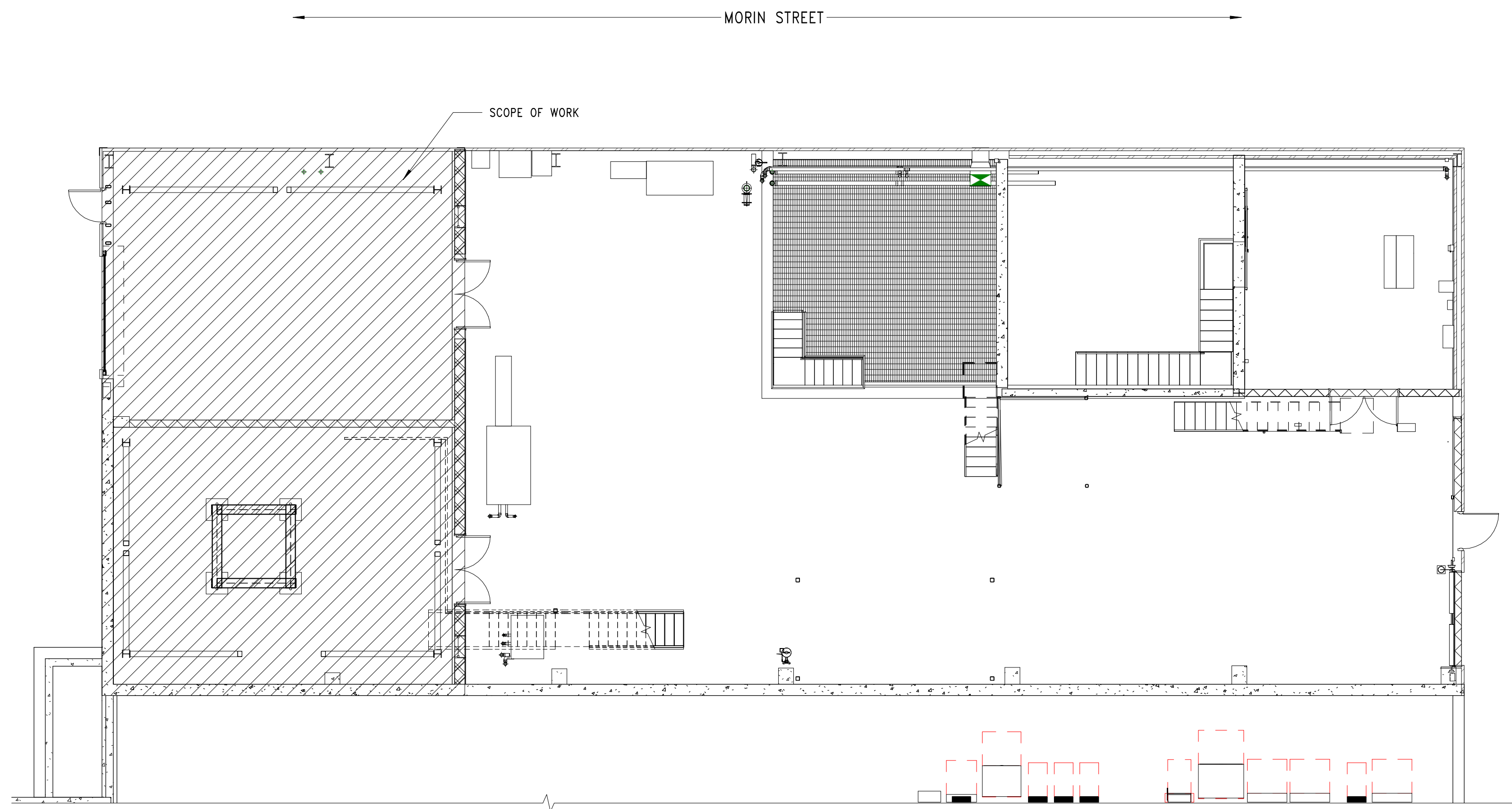
DRAWING TITLE ExoShed		GENERAL LAYOUT	
EQUIPMENT EXO-DO-600-2400SS-CY-BF-VFD		SHEET NO. 2 OF 3	REV. 0
CUSTOMER Fiber Materials, Inc.		DRAWING NO. J-7817-GL-02	



CWS ARCHITECTURE + INTERIOR DESIGN											
PLANNING + DESIGN CONSTRUCTION SERVICES											
REVISIONS			DRAWING		PROJECT		OWNER		DESIGNER		
			RENDERING BEFORE AND AFTER		FMI BUILDING 6		FIBER MATERIALS INC.		CWS ARCHITECTURE + INTERIOR DESIGN 264 US ROUTE ONE SUITE 100-2A SCARBOROUGH, ME 04074 207 774 4441 CWSARCH.COM		
DRAWING NUMBER		X101									
SCALE:											
DATE:					ISSUE DATE:						

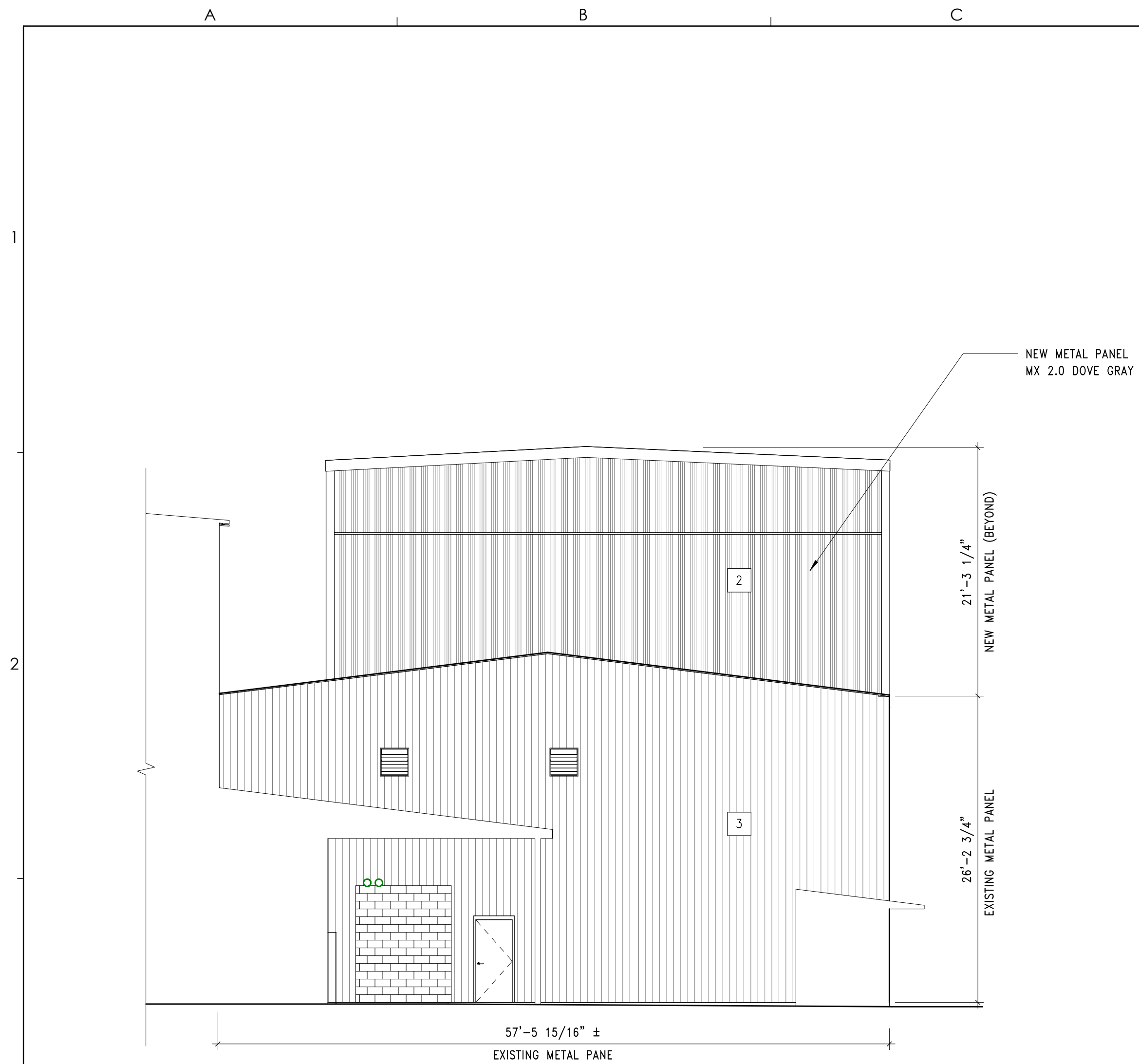


A3	ROOF PLAN ADDITION	
	REFERENCED FROM: A3.01	SCALE: 1/8" = 1'-0"

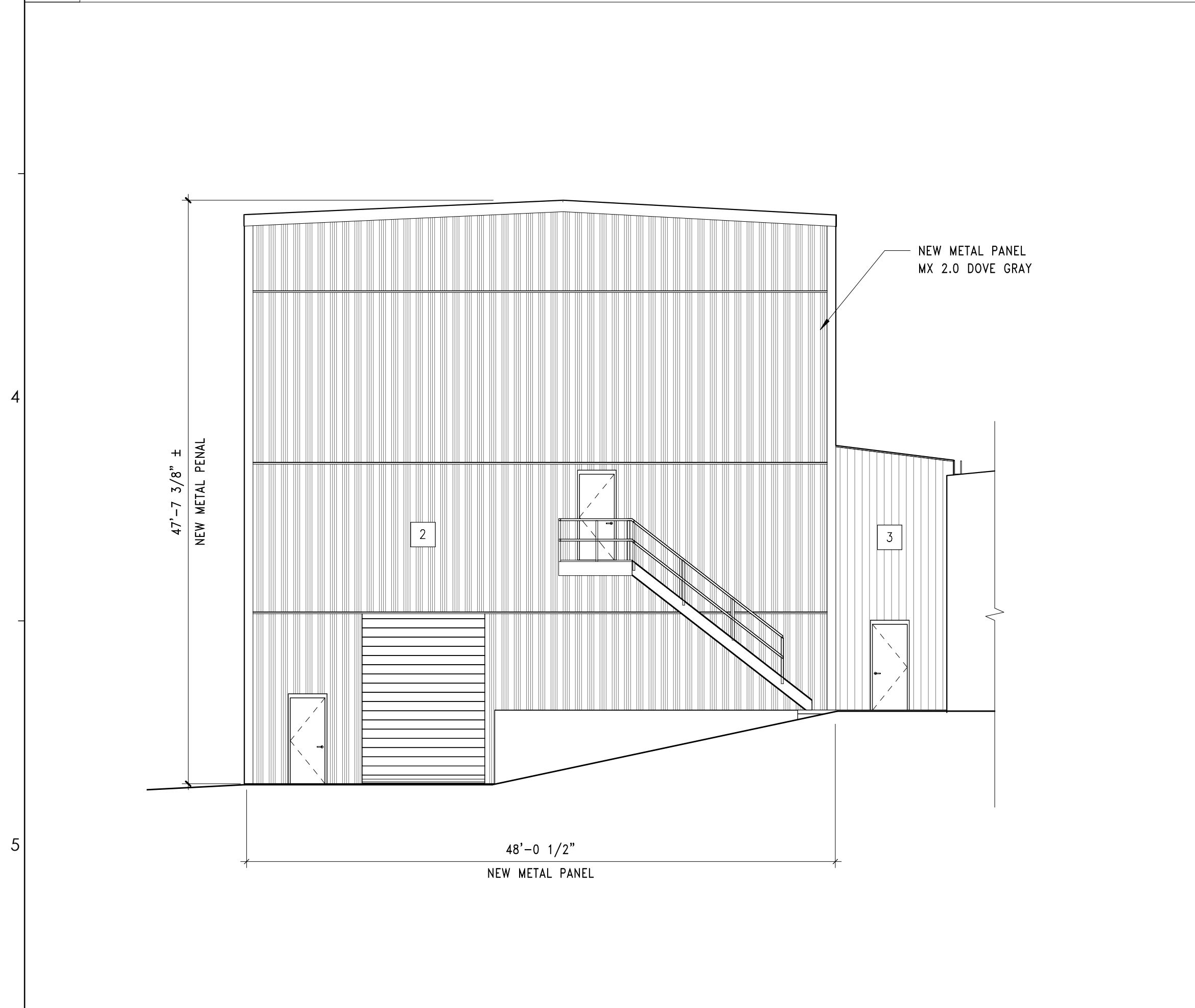


A5	FIRST FLOOR PLAN ADDITION	
	REFERENCED FROM: A3.01	SCALE: 1/8" = 1'-0"

	
PLANNING + DESIGN CONSTRUCTION SERVICES	
DESIGNER	 264 US ROUTE ONE, SUITE 100-2A SCARBOROUGH, ME 04074 207 774 4441 CWSARCH.COM
OWNER	FIBER MATERIALS INC. 5 MORIN STREET BIDDEFORD, ME 04005
PROJECT	FMI BUILDING 6 5 MORIN STREET BIDDEFORD, ME 04005
DRAWING	PLANS CWS PROJECT NUMBER: 20044
REVISIONS	
DRAWING NUMBER	
X102	
SCALE:	1/8" = 1'-0"
DATE:	ISSUE DATE

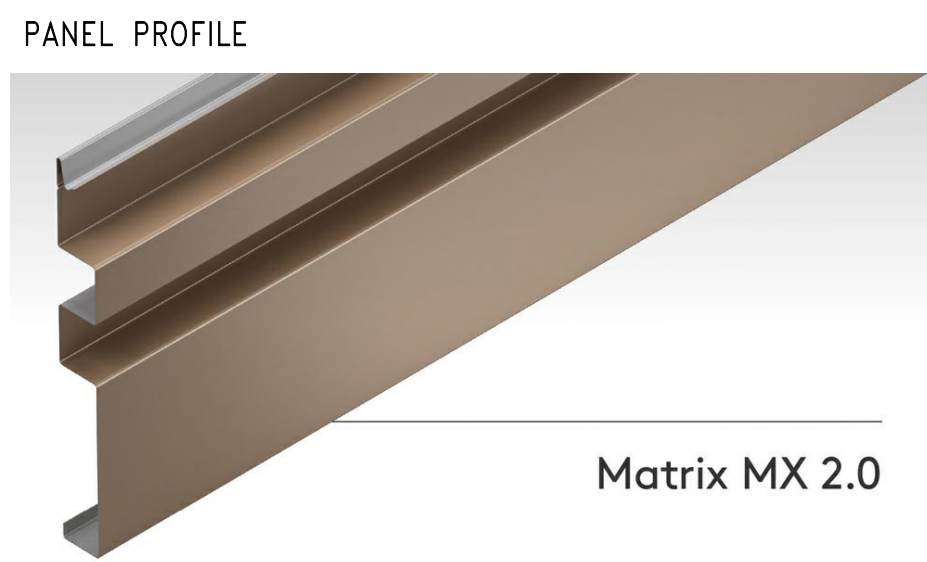


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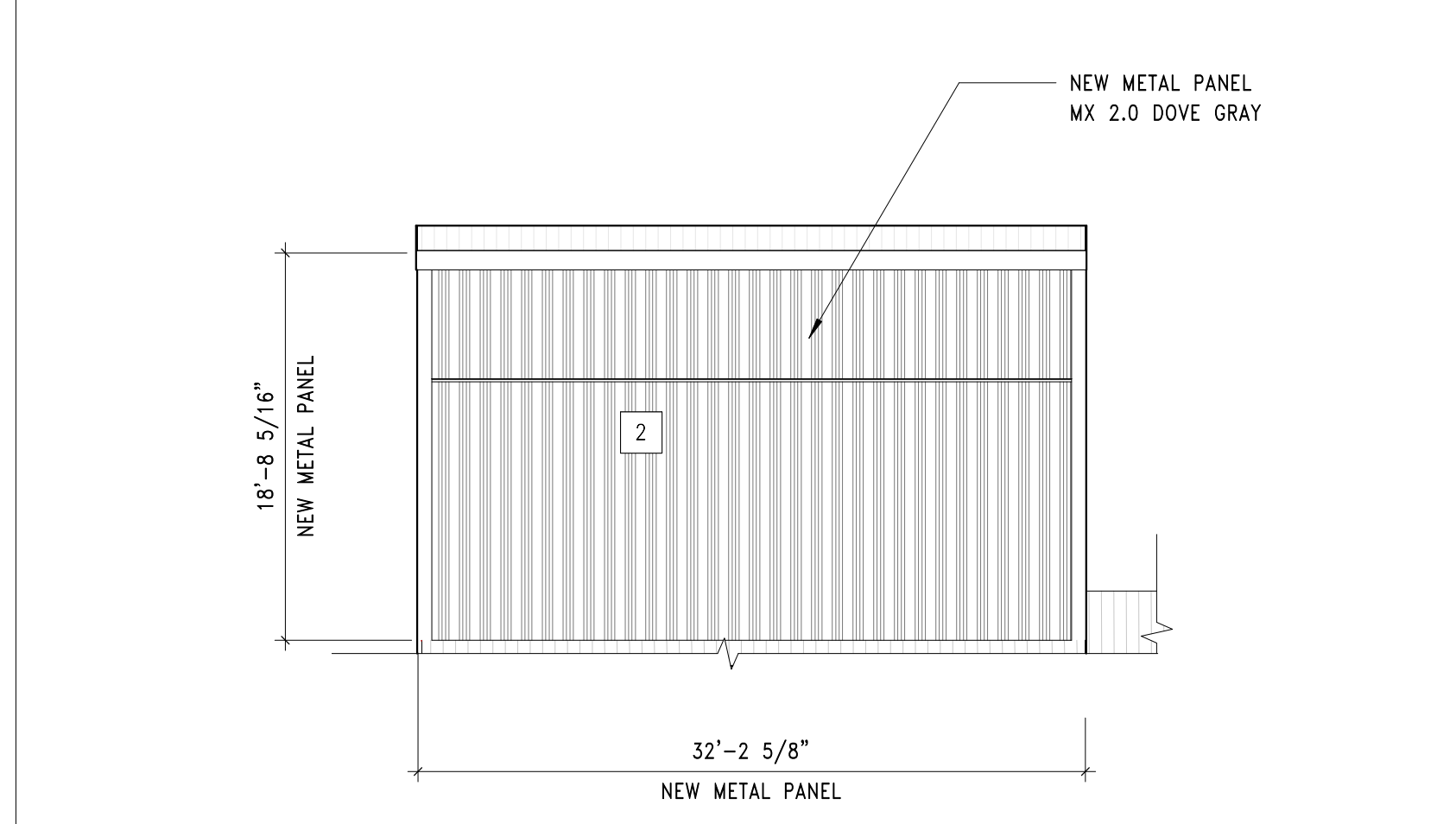


PANEL COLOR

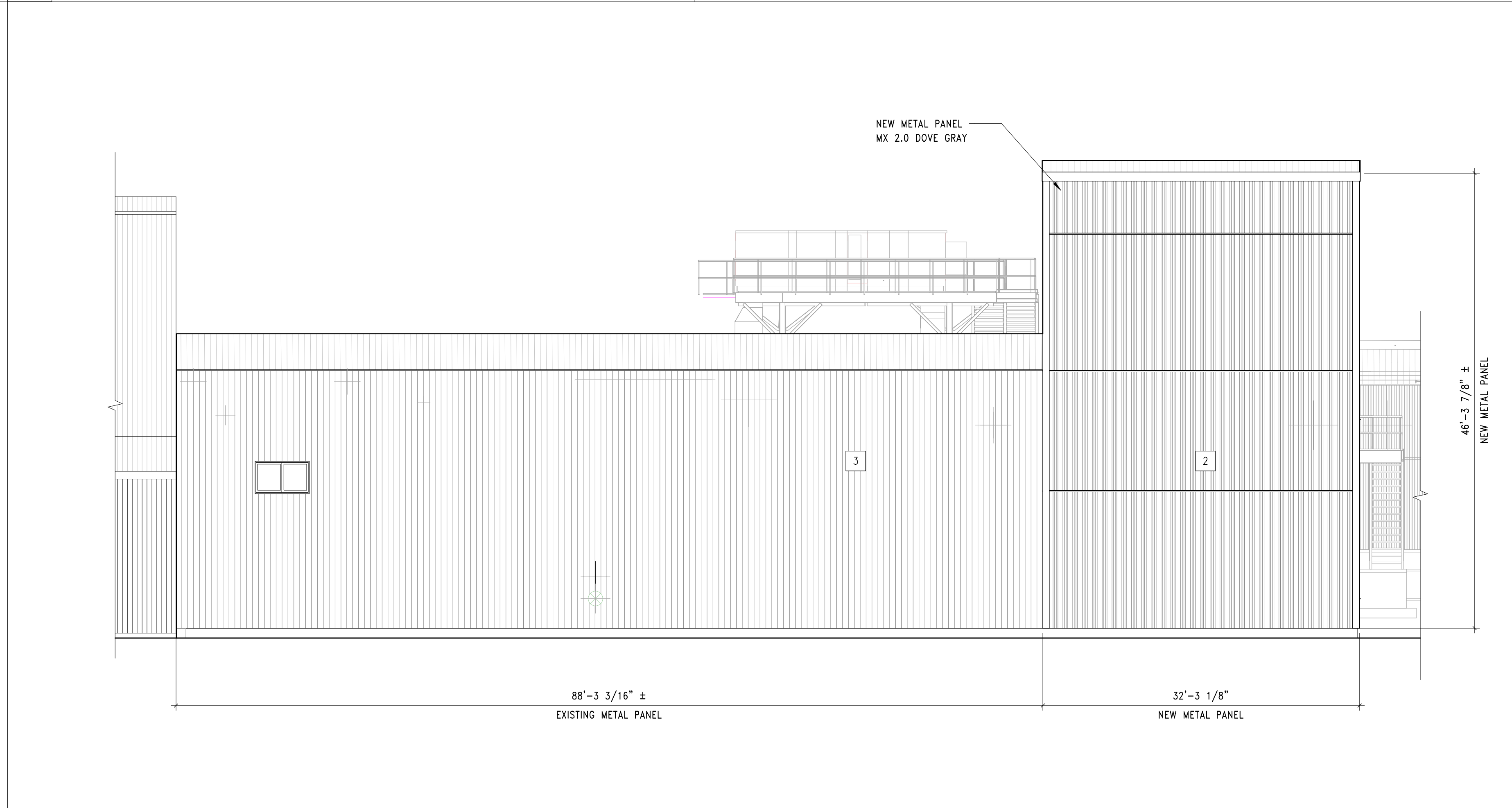


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RGB: 143,145,144

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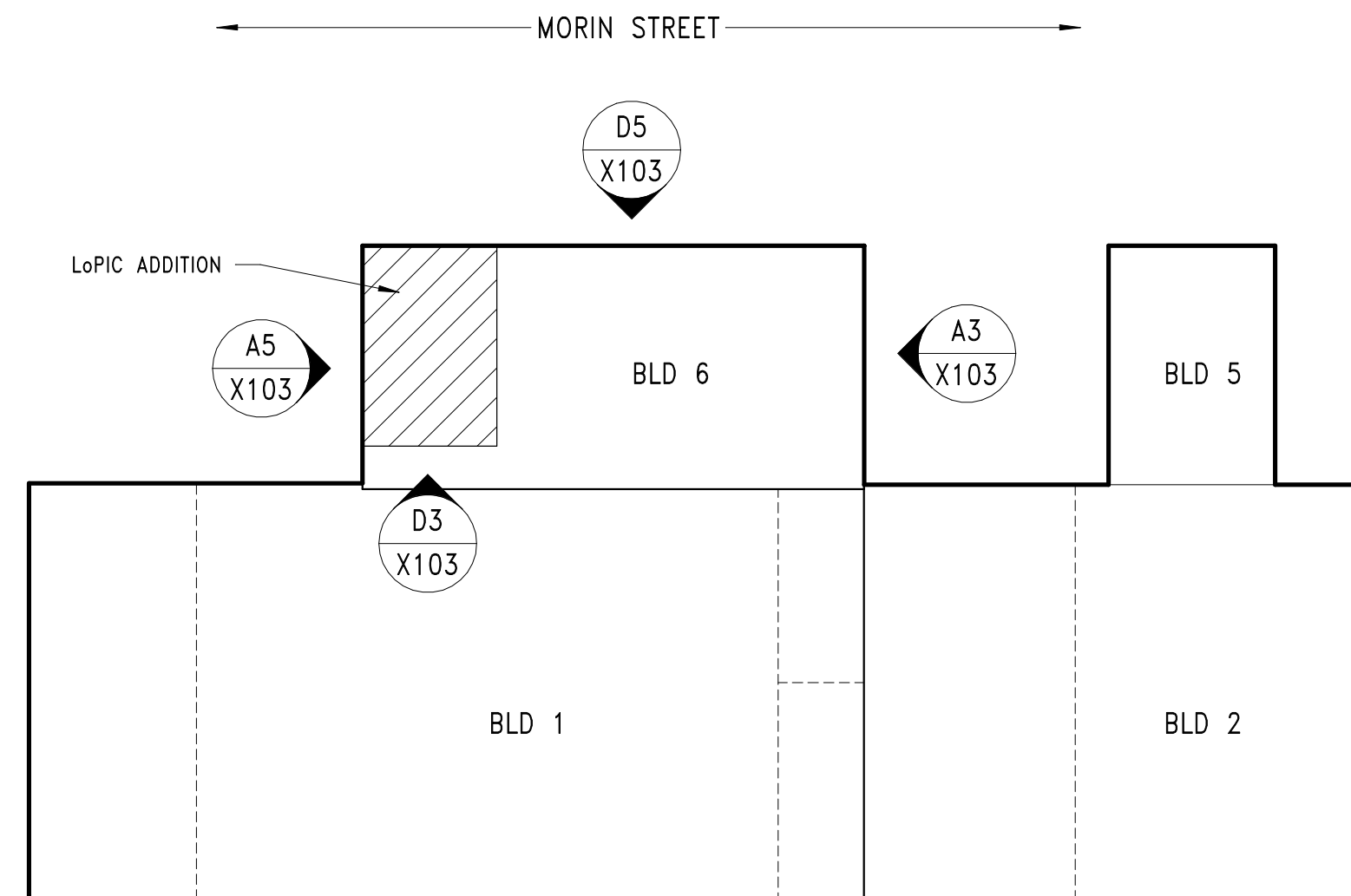
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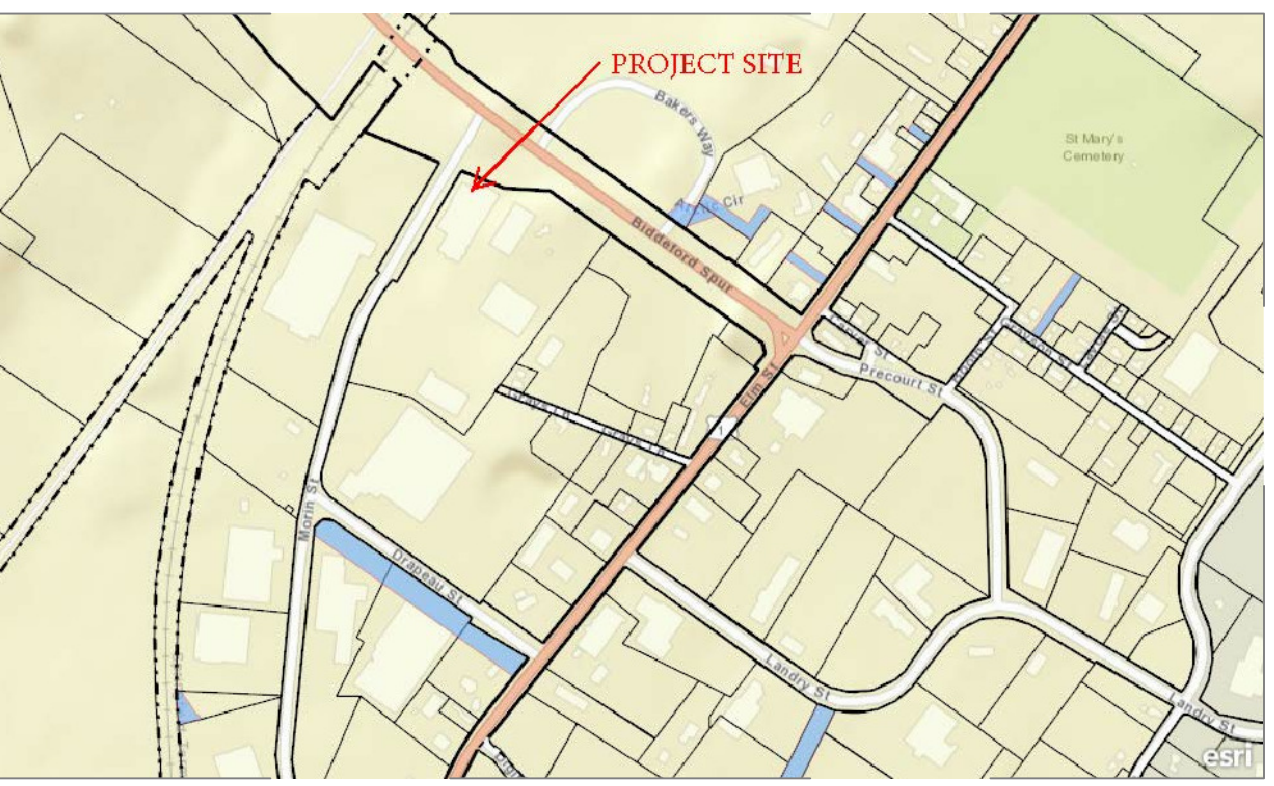
EXTERIOR FINISH MATERIAL LEGEND

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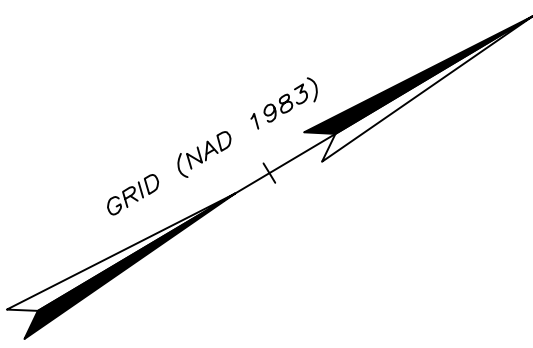
KEY PLAN



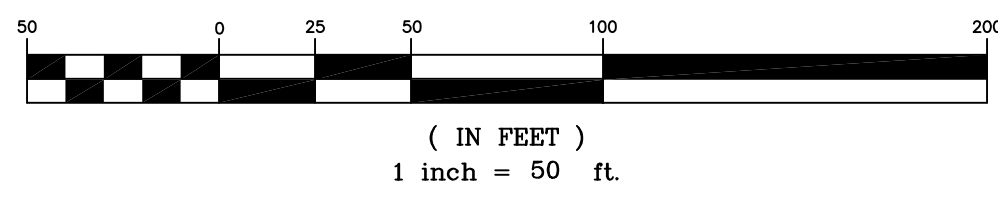


LOCATION MAP
1" = 800 FT. +/-

ZONING SUMMARY:		
I-1 GENERAL INDUSTRIAL – MANUFACTURING IS A PERMITTED USE		
<u>DIMENSIONAL REQUIREMENTS</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
LOT SIZE	NONE	15.38 ACRES
MINIMUM FRONT SETBACK	40 FT FROM MAJOR 30 FT. FROM OTHER	32.11 FT. 28.5 FT.
MINIMUM SIDE SETBACK	25 FT.	76.2 FT.
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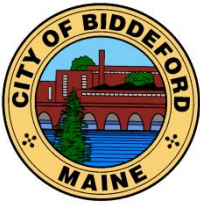


GRAPHIC SCALE



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[illegible]



CITY OF BIDDEFORD

Planning and Development Department

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

STAFF REVIEW COMMITTEE REPORT

TO: Biddeford Staff Review Committee

FROM: Hannah Bonine, Assistant City Planner

DATE: June 1, 2022

RE: 2022.22 Conditional Use Permit request by Biddeford Housing Authority for a mixture of government, municipal, school, and community center uses at 200-208 Graham Street (Tax Map 28, Lots 58 and 59) in the R-2 Zone.

MEETING DATE: Friday, June 17, 2022 at 2:00 pm

1. INTRODUCTION

Biddeford Housing Authority is requesting a Conditional Use Permit to locate office spaces for York County Government, and the Biddeford School Department, and temporarily locate the teen center at 200-208 Graham Street. Approximately 8500 square feet of the existing building would be used by the School Department, 6000 square feet for the teen center, and 7000 square feet for the York County government offices. No changes will be made to the exterior of the building.

2. PROJECT INFORMATION

	<u>SUBJECT</u>	<u>INFORMATION</u>
1.	Applicant	Biddeford Housing Authority 22 South Street Biddeford, ME 04005
2.	Property Owner	Biddeford Housing Authority 22 South Street Biddeford, ME 04005
3.	Agent	Guy M. Gagnon 22 South Street Biddeford, ME 04005
4.	Engineer/Surveyor	N/A
5.	Project Location	200-208 Graham Street
6.	Map/Lot	Map 28, Lots 58 and 59
7.	City Approvals Required	Conditional Use Permit
8.	Existing Zoning	R-2

9.	Overlay Zoning	None
10.	Existing Use	Office space
11.	Proposed Use	Government/school offices and community space
12.	Uses in the Vicinity	Commercial, residential
13.	Parcel Size	1.63 acres
14.	Water Supply	Public
15.	Sewerage Disposal	Public
16.	Solid Waste Disposal	Public
17.	Fire Protection	City of Biddeford
18.	Parking Spaces Required	96
19.	Parking Spaces Provided	95
20.	Ownership of Road	Public
21.	Estimated Site Development Costs	N/A
22.	Financial Capacity Letter	N/A
23.	Waivers Needed/Requested	Full Site Plan Review
24.	Waivers Granted	Full Site Plan Review
25.	Additional Approvals/Permits Needed	None
26.	Fees Paid (LDR Attachment A)	Yes
27.	Review History	Staff Review Committee 6/17/22

3. COMPLIANCE WITH CITY ORDINANCES

The proposed uses are classified in the ordinance as *community center/club, municipal, and government*. Community centers and municipal uses are a conditional use in the R-2 zone. As such, the applicant must demonstrate compliance with the following: LDR Article VI *Performance Standards*, Section 47.1 *Municipal Uses*; LDR Article VII *Conditional Uses*.

The existing building was approved by the Planning Board in 1998 to be constructed and used by the Maine Department of Human Services. This was then classified as a governmental office, which at the time was a permitted use. This use is no longer identified in the *Code of Ordinances, Article V Attachment I, Table of Land Uses*, although the proposed uses are very similar to those that were approved previously.

Performance Standards, Section 47.1 Municipal Uses

A. All proposed municipal uses shall comply with dimensional requirements of the underlying zone. **Existing structure, Satisfied**

B. All proposed municipal uses shall be subject to review under Article VII, *Conditional Uses*, Article XI, *Site Review*, and all other sections of this Zoning Ordinance as applicable. **Satisfied**

Conditional Use Standards

1. *The proposed use meets specific requirements set forth in this ordinance and would be in compliance with applicable state or federal laws; Satisfied*

2. *The proposed use would not create fire safety hazards by providing adequate access to the site, or to the buildings on the site, for emergency vehicles and would not create hazards through the storage of chemicals and wastes; **Satisfied***
3. *The proposed exterior lighting, where allowed, would not create hazards to motorists traveling on adjacent public streets or is adequate for the safety of occupants or users of the site or would not damage the value and diminish the usability of adjacent properties; **Satisfied***
4. *The provisions for buffers and on-site landscaping provide adequate protection to neighboring properties from detrimental or unsightly features of the development; **Satisfied***
5. *The proposed use would not have a significant, detrimental effect on the use and peaceful enjoyment of abutting property as the result of noise, vibrations, fumes, odor, dust, glare, hours of operation, or other causes; **Satisfied***
6. *The provisions for vehicular loading and unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets would not create hazards to public safety or traffic congestion; **Satisfied***
7. *The proposed use would generate a volume of traffic that can reasonably be accommodated by the existing road network, or would not create unreasonable traffic hazards or would not exacerbate an existing traffic hazard, or would not create unreasonable traffic congestion; **Satisfied***
8. *The proposed use would not have a significant, detrimental effect on the value of adjacent properties which could be avoided by reasonable modification of the proposal; **Satisfied***
9. *The proposed use would not have an adverse impact on the privacy of the residents of the immediate area (within 500 feet) which could be avoided by reasonable modification of the proposal; **Satisfied***
10. *The proposed use would be in compliance with Biddeford's Comprehensive Plan; **Satisfied***
11. *The proposed use would not have an adverse impact on the immediate neighborhood or the community relative to architectural design, scale, bulk and building height, identity and historical character, or visual integrity, which could be avoided by reasonable modification of the proposal; **Satisfied***
12. *The design of the site would not result in significant flood hazards or flood damage or would be in conformance with applicable flood hazard protection requirements; **Satisfied***
13. *Adequate provision has been made for disposal of wastewater or solid waste or for the prevention of ground or surface water contamination; **Satisfied***
14. *Adequate provision has been made to control erosion or sedimentation; **Satisfied***
15. *Adequate provision has been made to handle stormwater runoff or other drainage problems on the site; and the proposed development will not unduly burden off-site surface water systems; **Satisfied***
16. *The proposed water supply would meet the demands of the proposed use for fire protection purposes; **Satisfied***
17. *Adequate provision has been made for the transportation, storage, and disposal of hazardous substances and materials as defined by state law; **Satisfied***
18. *The proposed use would not have an adverse impact on scenic vistas or on significant wildlife habitat or wetland areas and water bodies which could be avoided by reasonable modification of the proposal; **Satisfied***

19. When located in the Shoreland Zone, the proposed use would meet the purposes of Shoreland Zoning as identified in Article XIV, Section 1 (Purposes) of this ordinance.
[Amended 2-2-2010 by Ord. No. 2009.98] Satisfied

If applicable, all standards have been satisfied.

4. WAIVER REQUESTS

Full Site Plan Review – existing structure and parking lot with no exterior improvements proposed.

5. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL

None

6. STAFF RECOMMENDATIONS

Staff recommend that the above Conditional Use Permit be granted. The proposed use will satisfy the office needs of multiple local municipal and governmental entities and provide a temporary space for the teen center before it can move into its permanent location. With the previous approvals for DHS, I believe the proposed uses are suited for the site and will not negatively impact the surrounding neighborhood and commercial uses.

7. ATTACHMENTS

1. Application
2. Plans



CITY OF BIDDEFORD

Planning and Development Department

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Pursuant to the provisions of the City of Biddeford Code of Ordinances Article XI *Site Plan Review*, Article VII *Conditional Uses*, and Article VI *Performance Standards*, the Biddeford Planning Board has considered the application of **Biddeford Housing Authority**, including supportive data, public hearing testimony and related materials contained in the record. Based on Public Comment and Staff's review and recommendation, the Planning Board makes the following Findings of Fact and Conclusions of Law:

1. FINDINGS OF FACT

	<u>SUBJECT</u>	<u>INFORMATION</u>
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2.	Property Owner	Biddeford Housing Authority 22 South Street Biddeford, ME 04005
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24.	Waivers Granted	Full Site Plan Review
25.	Additional Approvals/Permits Needed	None
26.	Fees Paid (LDR Attachment A)	Yes
27.	Review History	Staff Review Committee 6/17/22

2. CONCLUSIONS OF LAW

1. The proposed use meets specific requirements set forth in this ordinance and would be in compliance with applicable state or federal laws;
2. The proposed use would not create fire safety hazards by providing adequate access to the site, or to the buildings on the site, for emergency vehicles and would not create hazards through the storage of chemicals and wastes;
3. The proposed exterior lighting, where allowed, would not create hazards to motorists traveling on adjacent public streets or is adequate for the safety of occupants or users of the site or would not damage the value and diminish the usability of adjacent properties;
4. The provisions for buffers and on-site landscaping provide adequate protection to neighboring properties from detrimental or unsightly features of the development;
5. The proposed use would not have a significant, detrimental effect on the use and peaceful enjoyment of abutting property as the result of noise, vibrations, fumes, odor, dust, glare, hours of operation, or other causes;
6. The provisions for vehicular loading and unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets would not create hazards to public safety or traffic congestion;
7. The proposed use would generate a volume of traffic that can reasonably be accommodated by the existing road network, or would not create unreasonable traffic hazards or would not exacerbate an existing traffic hazard, or would not create unreasonable traffic congestion;
8. The proposed use would not have a significant, detrimental effect on the value of adjacent properties, which could be avoided by reasonable modification of the proposal;
9. The proposed use would not have an adverse impact on the privacy of the residents of the immediate area (within 500 feet) which could be avoided by reasonable modification of the proposal.
10. The proposed use would be in compliance with Biddeford's comprehensive plan;
11. The proposed use would not have an adverse impact on the immediate neighborhood or the community relative to architectural design, scale, bulk and building height, identity and historical character, or visual integrity, which could be avoided by reasonable modification of the proposal;
12. The design of the site would not result in significant flood hazards or flood damage or would be in conformance with applicable flood hazard protection requirements;

13. Adequate provision has been made for disposal of wastewater or solid waste or for the prevention of ground or surface water contamination;
14. Adequate provision has been made to control erosion or sedimentation;
15. Adequate provision has been made to handle stormwater runoff or other drainage problems on the site; and the proposed development will not unduly burden off-site surface water systems;
16. The proposed water supply would meet the demands of the proposed project (and for fire protection purposes, if applicable.)
17. Adequate provision has been made for the transportation, storage, and disposal of hazardous substances and materials as defined by state law;
18. The proposed use would not have an adverse impact on scenic vistas, historic sites, archeological resources, or on significant wildlife habitat or wetland areas and water bodies, which could be avoided by reasonable modification of the proposal;
19. When located in the Shoreland Zone, the proposed use would meet the purposes of Shoreland Zoning as identified in Article XIV, Section 1 (Purposes) of this ordinance.

Approval Granted:

Based on the evidence available and the conclusions above, the Biddeford Staff Review Committee approves the Conditional Use Permit for the proposed project summarized above, located at 200-208 Graham Street (Tax Map 28, Lots 58 & 59) in accordance with the submitted application, supporting data, representations made, other related materials on file, and the following Conditions of Approval:

- 1. 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, unless authority issuing said permit allows for such actions.**
- 2. Standard Conditions of Approval apply.**

Staff Review Committee Chairperson

Date

BIDDEFORD HOUSING AUTHORITY

P.O. Box 2287, 22 South St., Biddeford, Maine 04005 Tel. (207) 282-6537 Fax. (207) 286-0580

City Planner
City of Biddeford
205 Main St., P.O. Box 586
Biddeford, Me. 04005

May 10, 2022

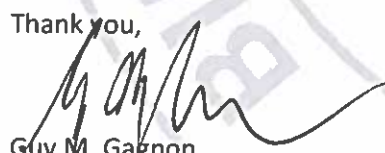
Re: Conditional use, 200-208 Graham Street, former DHHS building

Dear Planner:

Attached is a formal request for review of 200-208 Graham Street for Conditional-Use of governmental/municipal/school/community center mixed use. The building would include approximately 8500 square feet of space for public school related office space, approximately 6000 square feet for the temporary use as a teen center and 7000 square feet for use by York County government. All these uses are permitted conditional uses per the ordinance and are also consistent with the use of the property over the past 20 years.

No site work nor alterations to the exterior are anticipated as part of this project. All requirements, per local and state codes, will be met and approved by the Biddeford Codes Department, prior to occupancy. Attached is the complete application

Thank you,


Guy M. Gagnon
Executive Director

BIDDEFORD HOUSING AUTHORITY

P.O. Box 2287, 22 South St., Biddeford, Maine 04005 Tel. (207) 282-6537 Fax. (207) 286-0580

City Planner

May 10, 2022

City of Biddeford

205 Main St., P.O. Box 586

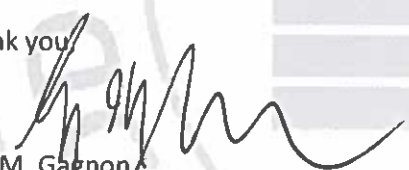
Biddeford, Me. 04005

Re: Full Site Plan Review Waiver for 200-208 Graham Street

- A. Full Site Plan Review Waiver:** We are formally requesting a waiver of the full site plan review process for the former DHHS building at 200-208 Graham Street. You will notice that all of the necessary site improvements related to this property were actually completed in past years during the time DHHS occupied the property. As a result, no new site work is anticipated. I believe the plans presented clearly demonstrate that our waiver request is justified, and we are hopeful that the planning board agrees.

Please include this letter and attachment in the Planning Board packet for final approval to be heard at the next scheduled meeting.

Thank you,


Guy M. Gagnon
Executive Director

BIDDEFORD HOUSING AUTHORITY

P.O. Box 2287, 22 South St., Biddeford, Maine 04005 Tel. (207) 282-6537 Fax. (207) 286-0580

City Planner
City of Biddeford
205 Main St., P.O. Box 586
Biddeford, Me. 04005

May 10, 2022

Re: Parking for former DHHS building, 200-208 Graham Street

Parking: If the Planning board is not in agreement with the calculations presented below then we would be formally requesting a waiver of parking requirements for the proposed re-use of the former DHHS building at 200-208 Graham. A copy a survey and site plan, showing 96 spaces on site, is provided in the packet. We are proposing a blended rate based on the two primary uses, teen center and office space. For office space, the ordinance prescribes 1 space per 200 sq. ft.. Because teen center is not specifically listed as a use in the parking standards, the "secondary school" standard of 1 space for each 4 students is used, understanding that over 75% of the teens using the center would not be driving.

Below is the calculation provided followed by our reasoning for the waiver request.

Office use requires 1 space per 200 sq. ft. of floor space

Space: 15500 sq. ft
TOTAL Required: 77.5 spaces

School use is 1 space per 4 students

Students max: 70
TOTAL required: 17.5 spaces

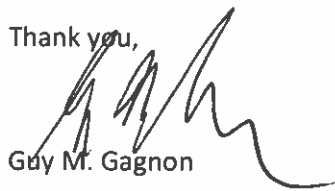
TOTAL 95 spaces required

TOTAL Provide: 96 spaces

Waiver Request: none

It is anticipated that many users of the property will be within walking distance, thus minimizing the need for on-site parking. Also, the projected users of the teen center portion will include a high percentage of children between ages of 10 and 18, many of whom will not be driving or will be dropped off by adults or bus. A minimum of 3 multi-space bike racks are also proposed for around the building.

Thank you,


Guy M. Gagnon
Executive Director

- (e) Lighting of parking areas may be required at the discretion of the governing body. All artificial lighting used to illuminate any parking space or spaces shall be so arranged that no direct rays from such lighting shall fall upon any neighboring property or streets.
- (f) Parking stalls and aisle layout shall conform to the following standards:

Table 6-49A
Parking Stall Size

Parking Angle (degrees)	Stall Width	Skew Width	Stall Depth	Aisle Width
90	9 feet 0 inches	N/A	18 feet 0 inches	24 feet 0 inches
60	8 feet 6 inches	10 feet 5 inches	18 feet 5 inches	16 feet 0 inches one-way
45	8 feet 6 inches	12 feet 9 inches	17 feet 0 inches	12 feet 0 inches one-way
30	8 feet 6 inches	17 feet 0 inches	16 feet 5 inches	12 feet 0 inches

- (g) Painted stripes shall be used to delineate parking stalls. Stripes shall be a minimum of four inches in width. Where double lines are used, they shall be separated a minimum of one foot on center.
- (h) In aisles utilizing diagonal parking, arrows shall be painted on the pavement to indicate proper traffic flow.
- (i) Bumpers and/or wheel stops shall be provided where overhang of parked cars might restrict traffic flow on adjacent through roads, restrict pedestrian movement on adjacent walkways, or damage landscape materials.
- (j) Handicapped parking spaces shall be provided for places of public accommodation, as defined in 5 M.R.S.A. § 4553, in accordance with the requirements of 5 M.R.S.A. § 4594 (one clearly marked space for every 25 spaces), or comply with the ADA Standards for Accessible Design (28 CFR Part 36) ADA Design Guide 1 — Restriping Parking Lots "Minimum Number of Accessible Parking Spaces" Table.
- (k) Parking spaces shall be provided to conform to the number required in the following schedule. Where a proposed use does not fall clearly into one of the listed activities, the Board shall determine the activity, which most closely resembles the proposed use, and the proposed use shall comply with the parking standards of that category.
[Amended 9-3-2019 by Ord. No. 2019.97]

- (1) The Planning Board may reduce (waive) the off-street requirements of proposals for nonresidential uses in the MSRD Zones and the W-2 Zone:
- Where legal on-street parking is located within 1,000 feet of a nonresidential use and the Board determines that this parking will be available to meet some or all of the parking demand.
 - Where publicly supplied off-street parking is located within 500 feet of a nonresidential use and the Board determines that this parking will be safe, convenient, and available to meet some or all of the parking demand.
 - Where it is clearly demonstrated that the parking demand will be lower than that established by this section and that the reduction will not detract from neighborhood property values, inconvenience the public, or increase congestion on adjacent streets.
 - For the reuse or redevelopment of a parcel if the Planning Board determines that the new use will not significantly increase the demand for parking compared to the former use.
 - If the Planning Board determines that the demand for parking will be less than the standard because some customers/users will walk or take alternative transportation to the site.

In these cases, the owner of the property seeking the reduction or his/her representative shall be responsible for providing documentation to the Planning Board substantiating the reduced parking demand or alternative supply.

- (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.
- (3) In applying or modifying the parking standards for any proposed use, the Planning Board shall consider:
- No portion of any lot which is used to satisfy the front yard requirements of this ordinance shall be used for parking for any commercial or industrial use.
 - Parking spaces shall be sufficient to accommodate the nonresidential use during a typical week.
 - The likelihood of people walking or bicycling to the proposed use and the number of bicycle racks proposed. The Board shall consider any plan by the applicant to make the site more appealing for pedestrians and bicyclists.
 - The size of the structure and the site.
 - The environmental, scenic, or historic sensitivity of the site (including applicable limitations on impermeable surfaces). In cases where sufficient area for parking cannot be created on the site without disturbance to these resource values, the board may require a reduction in the size of the structure so that the available parking will be sufficient.
 - The availability of on-street parking.
 - Availability of off-site off-street parking that is open to the public, owner or controlled by the applicant, or available on a shared unit basis. Availability of accessible satellite parking shall also be considered.
 - Accessibility to public transit facilities such as public bus stations or routes, or scheduled bus services to the site.
 - Other standards used in generally accepted traffic engineering and planning manuals.
- (4) Parking requirements for residential and related uses. These requirements may be waived for applications that involve dwelling units with less than 1,000 square feet of floor area, senior citizen housing, single bedroom dwelling units, efficiency dwelling units and studio apartments. These requirements may also be waived if the applicant can demonstrate that all required parking can be accommodated through mixed use development, shared parking or other situations deemed acceptable. Any such waivers must also satisfy the criteria in Subsection C-(k)(2) of this section.
- (5) All new buildings or redevelopment of existing buildings in the MSRD districts shall include a parking plan with a bicycle and pedestrian circulation plan component. The plan shall show the locations where bicycles and pedestrians are likely to travel both into the site and within it. The parking plan shall be designed to provide safe pedestrian and bicycle access, and shall proposed improvements necessary to link pedestrian and bicyclists from identified points outside of the development.
- The parking plan shall delineate bicycle-parking facilities. Such facilities shall be located as close as possible to the principal building. The provision of bicycle parking may be used to offset the number of automobile spaces required.
 - Pedestrian pathways shall be provided within and between parking areas and between buildings, and other parking areas.
 - All applications with parking plans containing 10 or more new parking spaces shall provide sidewalks on portions of their frontage that abut a public road.
- (l) Off-street parking stalls provided in excess of the minimum requirements as set forth in Table 6-49B, Parking Space Requirements, may be designated for compact car use. These designated spaces shall be clearly identified with signage for "Compact Cars Only", shall be 90° angles only, and shall not be less than eight feet by 16 feet.

Table 6-49B
Parking Space Requirements
[Amended 4-16-2013 by Ord. No. 2013.24]

Activity	Minimum Required Parking
Amusement centers	1 space for every two amusement devices
Art studio	2 spaces/1,000 square feet of floor area
Automobile repair garages and body shops and gasoline filling stations	5 spaces for each bay or area used for repair work
Bank, credit unions	1 space/150 square feet of floor area
Barber/beauty shop	4 spaces/chair/work station/employee area
Building material storage and sales	1 space for each 500 square feet of floor area
Bed-and-breakfast, motel, hotel, inn, rental cabin(s), housekeeping cottage(s), or rental cottage(s)	1 space for each sleeping room or dwelling unit and for every 2 employees on the largest shift
Church, synagogue	1 space for every 3 seats in the largest assembly room. When individual seats are not provided, each 20 inches of benches or similar seating shall be considered as 1 seat for the purpose of this section
Child-care facility	1 space for every 4 children facility is licensed to care for
Distribution center	1 space/2,000 square feet of floor area plus 1 space per employee on the maximum working shift
Flea market	3 spaces/table
Funeral homes	1 space for every 100 square feet of floor space
Home occupations	Same as for "mixed use"
Hospitals, nursing homes, congregate care facilities	1 space for every 3 beds and 1 for every 2 employees on the maximum working shift
Industrial businesses	1 space/employee on the maximum working shift
Library, museum, art gallery	1 space for each 500 square feet of floor space
Marina	1 space for each ship or mooring
Medical offices (MDs, ODs, dentists)	5 spaces for each doctor, dentist, or other medical practitioner
Mixed use	Total of individual uses
Office buildings, business services	1 space for every 200 square feet of floor area
Private clubs or lodges	1 space per every 75 square feet of floor space
Recreational assembly places, e.g., dance halls, nonprivate entertainment facilities	1 space for each 75 square feet of floor space
Commercial recreation facility, fitness spa	1 space for each 100 square feet of floor area
Residential	2 spaces per dwelling unit (1 if designed exclusively for, and occupancy is restricted to)
Restaurant	1 space/3 seats
Retail businesses, and personal services businesses	1 space for every 300 square feet of floor space
Schools:	
Primary	1.5 space per classroom
Secondary	1/4 space per student
Postsecondary	1/4 space for each student and 1 space for each faculty and staff member

**CITY OF BIDDEFORD, MAINE
PLANNING BOARD
P.O. Box 586, 205 Main Street Biddeford, Maine 04005
207-284-9115**

APPLICATION FORM

Type of Application:

- ☐ Shoreland Zoning Permit ☐ Site Plan Review ☐ Extraction
☒ Conditional Use Permit ☐ Subdivision ☐ Private Way
☐ Other: _____

Applicant Information:

Applicant's Name: Biddeford Housing
 Applicant's Mailing Address: 22 South St., Biddeford, Me. 04005
 Applicant's Telephone: 207-415-2939

What is Applicant's legal interest in the property?

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

Owner's Name: same as applicant
 Owner's Address: _____
 Owner's Telephone: _____

Agent's Name: Guy M. Gagnon
 Agent's Address: 22 South St., Biddeford, Me. 04005
 Telephone: 207-415-2939

Engineer/Surveyor: n/a
 Engineer/Surveyor's Address: _____
 Telephone: _____

Project Location and Lot Information:

Street Address: 200-208 Graham St.
 Tax Map: 28 Lot: 58 & 59
 Current Zoning: Residential-2 Shoreland Zoning: _____

Size of lot: 1.63 ☒ acres ☐ s.f. Lot Frontage: 285.76-West St; 251.77 Graham
150 Sunset View

Existing Use of Property: Office Space

Property currently serviced by:

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

Slope Conditions in Area of Construction (if applicable):

☒ Flat (0-3 % slope) ☐ Rolling (3-8% slope) ☐ Hilly (8-15% slope) ☐ Steep (15% + slope)

Are there any wetlands or waterbodies on the site? ☐ Yes ☒ No If yes, attach information

Do you plan to bring fill onto the lot? ☐ Yes ☒ No If yes, attach information

Description of proposed use of property:

Project/Proposed Use Description: Use for Biddeford Housing Authority, York County Government, local School Department and temporary 18+/- month location for teen center

Per Biddeford Table of Land Uses : Governmental-Municipal Uses ; Community Center-club

Property to be serviced by:

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

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

☐ If in a Shoreland Zone: **N/A**

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

Percent of structure expansion (Max. 30%): _____

☐ 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: **N/A**

Total new square feet footprint of structures: _____

Total new square feet paving/parking: _____

Waiver Requests (attach details):

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

Attachments: **No changes from past use of existing building**

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 Dept (Sewer) - 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. Engineered Plans, as required.

Fees (due at time of 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:

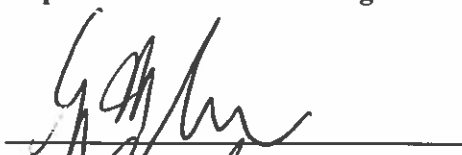
By signing this application, as the foresaid applicant or authorized agent:

- I certify that I have read and completely understand the application;
- I certify that the information contained in this application and it's 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 review for special studies, legal review costs, and/or engineering review.
- I understand that by submitting this 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.

☐ Project proposed to have 1 acre or more of site disturbance:

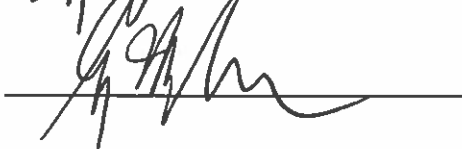
-Project may need to apply for a Maine Construction General Permit and shall comply with the requirements of DEP Chapter 500 Stormwater Regulations, as they apply.

Signature of applicant:



Date: 5/9/2022

Signature of owner of property:



Date: 5/9/2022

**IF PLAN APPROVAL IS ANTICIPATED, PROVIDE 2 FULL SIZE MYLARS & 2 FULL SIZE PAPER COPIES FOR BOARD SIGNATURE (AS APPLICABLE).
CHECK WITH PLANNING STAFF FOR CLARIFICATION.**

CHECKLIST FOR SITE PLAN REQUIREMENTS

YES **NO**

Current site plan attached. No changes proposed

N/A

- | | | |
|--------------------------|--------------------------|--|
| ☐ | ☐ | Be on sheet size of 24 by 36 inches. |
| ☐ | ☐ | The scale of said plan shall be not less than one inch equals 50 feet and shall be indicated on the plat by use of a bar scale. |
| ☐ | ☐ | The plan shall bear the date, title, north point. |
| ☐ | ☐ | The plan shall contain a location or vicinity sketch (suggested scale one inch equals 800 feet). |
| ☐ | ☐ | The plan shall contain the name and address of the developer and applicant. |
| ☐ | ☐ | All appropriate dimensional requirements. |
| ☐ | ☐ | Existing and proposed easements. |
| ☐ | ☐ | Plan of the site showing existing watercourses and water bodies, seasonal wet areas. |
| ☐ | ☐ | Plan of the site showing soil type and location of test borings. |
| ☐ | ☐ | Location of all existing and proposed utilities. |
| ☐ | ☐ | Topographic contours (every five percent for zero to three percent slope; or every two feet for steeper areas). |
| ☐ | ☐ | Plan should include preservation and supplementation of existing dominant vegetation. |
| ☐ | ☐ | Plan shall indicate which features are to be retained and which are to be removed or altered. |
| ☐ | ☐ | Location of stonewalls, graveyards, fences, stands of trees, and other important unique natural areas and site features, including but not limited to floodplains, deer wintering areas, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archaeological resources, together with description of such features. |
| ☐ | ☐ | Plan view of all buildings with their use, size, location, and first-floor elevation in respect to grade. |
| ☐ | ☐ | Standard elevation view of existing and proposed buildings or structures on-site. |

YES NO

- | | | |
|--------------------------|--------------------------|---|
| ☐ | ☐ | Outline of any buildings located within 200 feet of such existing or proposed buildings or structures indicating their shape, size, location, heights and volume. |
| ☐ | ☐ | Existing use of abutting properties shall be identified with approximate location of any structures thereon including access roads. |
| ☐ | ☐ | Location, width, curbing, and paving of access ways, egress ways, and streets within the site for both pedestrian and vehicular use. |
| ☐ | ☐ | The location of off-street parking and loading spaces with a layout of the parking indicated. |
| ☐ | ☐ | The size and proposed location of water mains and sanitary sewerage facilities will all necessary engineering data. |
| ☐ | ☐ | The size and location of all other existing and proposed public service connections including, without limitation, gas lines, power lines, telephone lines, and fire alarm connections and locations, indicating whether above or below ground. |
| ☐ | ☐ | The type, nature, and composition of all solid, liquid, and gaseous waste, industrial or otherwise, and the location, type, and design criteria of the storage and disposal facilities dealing with such waste. |
| ☐ | ☐ | A landscape plan and open space areas indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening; plus size, location, purpose and type of vegetation. |
| ☐ | ☐ | A drainage plan including location, elevation, layout of catch basins and other surface and subsurface drainage features. |
| ☐ | ☐ | Location, size and design of proposed signs and other advertising or instructional devices. |
| ☐ | ☐ | Existing and proposed contours and finished grade elevations as well as the type, extent, and location of existing and proposed landscaping and open space areas which will be retained. |
| ☐ | ☐ | Location and type of lighting for outdoor facilities. |
| ☐ | ☐ | Lines of existing and proposed abutting streets showing width. |
| ☐ | ☐ | Surveyed property lines showing their bearing and distances and monument locations. |
| ☐ | ☐ | If subdivision is involved, the lines and names of all proposed streets, lanes, ways, or easements intended to be dedicated for public or private use. |

YES **NO**

- | | | |
|--------------------------|--------------------------|---|
| ☐ | ☐ | Provide copies of any covenants or restrictions that are intended to cover all or part of the land area to be developed. |
| ☐ | ☐ | Indicate limits of the wetland areas on the property. |
| ☐ | ☐ | Delineate existing zoning boundaries within 1,000 feet of the site. |
| ☐ | ☐ | Stamp and signature of either a Maine licensed land surveyor, professional engineer, or architect responsible for said plan. |
| ☐ | ☐ | Any other exhibits or data deemed necessary by the Planning Board to evaluate the proposed development for site plan review purposes. |

ESTABLISHMENT OF ZONES

V Attachment I

City of Biddeford

Table A

Table of Land Uses

[Amended 2-2-2010 by Ord. No. 2009.98; 8-3-2010 by Ord. No. 2010.70; 9-21-2010 by Ord. No. 2010.93; 6-21-2011 by Ord. No. 2011.36; 6-21-2011 by Ord. No. 2011.37; 4-3-2012 by Ord. No. 2012.24; 4-16-2013 by Ord. No. 2013.24; 3-18-2014 by Ord. No. 2014.16; 9-6-2016 by Ord. No. 2016.74; 1-17-2017 by Ord. No. 2016.87; 6-20-2017 by Ord. No. 2017.57; 1-16-2018 by Ord. No. 2018.3; 1-16-2018 by Ord. No. 2018.5; 6-5-2018 by Ord. No. 2018.44; 10-2-2018 by Ord. No. 2018.110; 3-5-2019 by Ord. No. 2019.15; 1-19-2021 by Ord. No. 2021.1; 6-1-2021 by Ord. No. 2021.43]

KEY:
 * Subject to Article VI, Performance Standards, of this ordinance.
 P Permitted use.
 C Conditional use. See Article VII for specific standards.
 A Accessory use.

	Article VI Section ¹	SR-1	CR	R-1-A	R-1-B	R-2	R-3	B-1	B-2	I-1	I-2	I-3	W-1	W-2	W-3	R-F	LR-F	M	IN ^{1A}	OR	MSRD-1 ^{1A}	MSRD-2	MSRD-3
Residential uses:																							
Accessory dwelling units* 27	78	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory structure*	2	P3	P3	P3	P3	P3	P3	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Boarding, rooming house*	10					C	C																
Bed-and-breakfast*	9		C			C							C			C				C	P	C	C
Cluster development*	18	C	C	C	C	C	C									C17					C		P
Congregate housing*	19					C	C									C				C	P	C	P
Duplex/2-family	24	C		P	P	P	P						P			C			P		P		
Home occupation*	38	C	C	C	C	C	C	C					C	C	C	C			C	C	C	C	C
Manufactured housing*																							
Mobile home park*																							
See Article VI, Section 45.																							
Multifamily dwelling*	47					P	P	P					P							C	P	P	P
Planned unit development*	73					C	C													C	C	C	C
Single-family dwelling 11	2	P	P	P	P	P	P						P			P				P		P	
Commercial uses:																							
Adult business	3								C17														
Amusement center*	5							C	C											C			C
Art gallery			C					P							C	C				C	P	C	P
Art studio			C					P							C	C				C	P	P	P
Auto body shops										C													
Automobile graveyard, automobile recycling business, junkyard*	7									C							C						
Automobile repair, sales									P	P													C
Boat building, repair, marine services, sales, boat livery, marina, yacht club								P	P			C	P	P	P						C		
Building materials retail sales								P	P	P		P				C					C		P

ESTABLISHMENT OF ZONES

Article VI Section*	SR-1	CR	R-1-A	R-1-B	R-2	R-3	B-1	B-2	I-1	I-2	I-3	W-1	W-2	W-3	R-F	LR-F	M	IN ⁴⁰	OR	MSRD-1 ¹⁰	MSRD-2	MSRD-3
Air transportation related use										C												
Air transportation dependent use*									C	C												
Airport	4								C	C												
Bulk oil terminal*	41								C	C												
Contractor's storage yard									C	C					C	C						
Demolition disposal*	23								C	C						C						
Experimental research and testing laboratory	29							C	C	C	C						C	C19			C	
Light manufacturing*	41							C	P	P	P										P	
Light trucking dependent industry*	41							C	P	P	C										P	
Manufacturing*	41								C	C	C										P	
Planned unit developments*	73								C	C	C										C	
Resource recovery facility																						
Recycling facilities	76								C	C												
Redemption centers								C	P							P						
Storage of bulk gaseous fuels*	41								P	P	P										C	
Transportation facilities									P		C14	P									P	
Trucking, distribution terminal*								C	P	P	C											
Warehousing and storage*	60								P	P	P	A									C	
Self-storage facilities*	60						C16	C75, 26	P	P	C									C	C	
Educational, institutional public uses:																						
Addiction treatment facility																		C				
Church, synagogue*	C	C	C	C	C	C		C							C		C			C	C	
Civic, convention centers						C	C	C			C									C	C	
Community centers, clubs					C	C	C	C			C									C	C	
Day-care center, adult	22	C	C	C	C	C	C	P	P	P	P				C		C		C	C	C	
Day-care home, adult	22	C	C	C	C	C		C					C	C	C	C	C		C	C	C	
Day-care home, children's	22	C	C	C	C	C		C							C	C	C		C	C	C	
Day-care center, children's	22	C	C	C	C	C	C	C	C	C	C				C	C	C		C	C	C	
Essential services	27	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Fire, police station						C	C	P	P		P				C			C19		P	C	
Group homes, hospice	19	C	C	C	C	P	P	P							C					C	P	
Hospital*	39																P				P	
Municipal use	47.1	C	C	C	C	C	P	P	P	P	P	P	P	P	C	C	P	C		C	P	
Museum, library		C					P	P		C					C		P	C19		P	C	
Nursing home*	39	C				P	P	P							C		C			C	C	

FILE NUMBER: 42309

ATTORNEY: BERNSTEIN, SHUR SAWYER & NELSON

TITLE COMPANY: CHICAGO TITLE INSURANCE COMPANY

LENDER:

OWNER: DELTA REALTY LLC

APPLICANT: HOPE I, LLC

DATE: 10/29/2020

SCALE: 1" = 60'

FLOOD HAZARD INFORMATION

FLOOD MAP COMMUNITY NO.: 230145 ZONE: C

PANEL: 0003 B & 0004 B DATED: 5/15/1984

TITLE REFERENCE

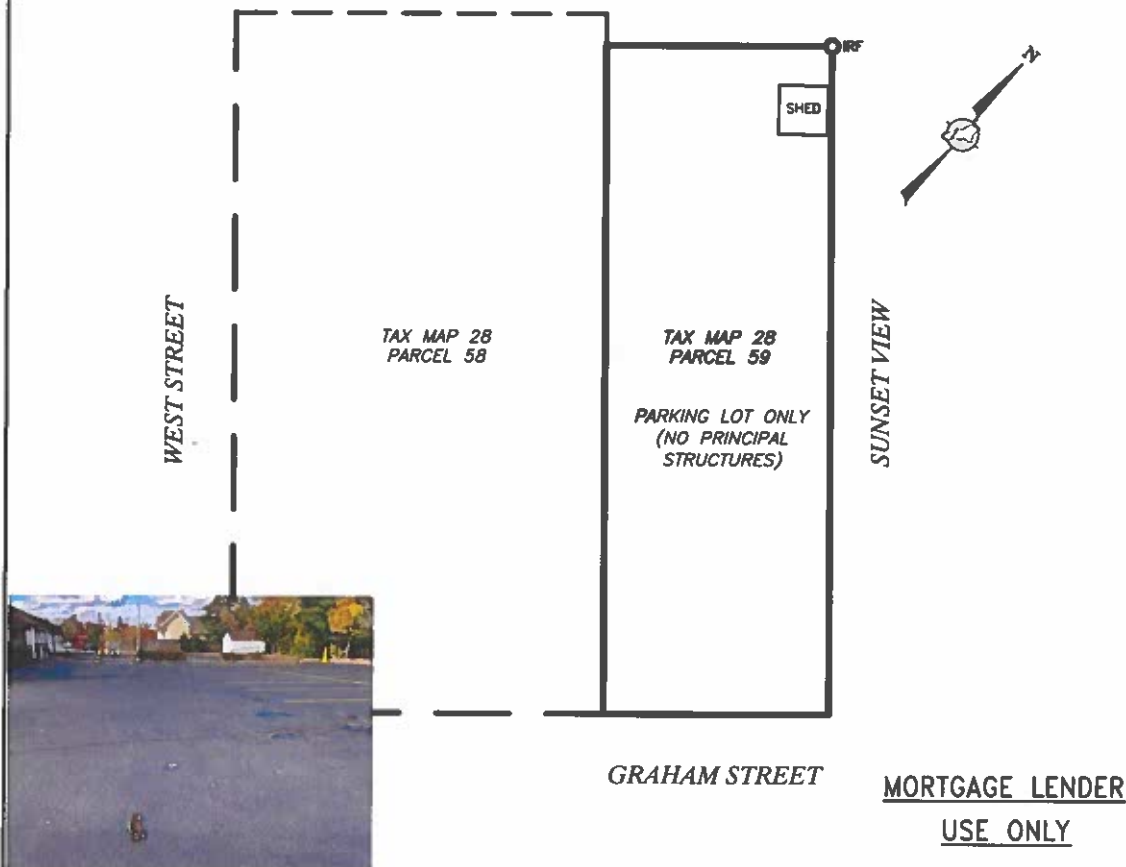
DEED BOOK: 18156 PAGE: 155

DEED/PLAN N/A PAGE: N/A LOT(S): N/A

PLAN NUMBER: N/A OF N/A

ASSESSORS MAP

MAP: 28 BLOCK: N/A PARCEL: 59

MORTGAGE INSPECTION PLAN
200 GRAHAM STREET, BIDDEFORD, MAINE**THIS IS NOT A BOUNDARY SURVEY.**

THIS IS THE RESULT OF TAPE MEASUREMENT, NOT THE RESULT OF AN INSTRUMENT SURVEY AND IS CERTIFIED TO THE TITLE INSURANCE COMPANY AND ABOVE LISTED ATTORNEY AND LENDER.

THE LOCATION OF THE PRINCIPAL STRUCTURE SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

THE LOCATION OF THE PRINCIPAL STRUCTURE AS SHOWN HEREON WAS IN COMPLIANCE WITH THE LOCAL ZONING BY-LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY). APPURTENANT STRUCTURES WERE NOT VERIFIED.

PARCEL NUMBER FROM ASSESSOR'S MAP.

SURVEYING • ENGINEERING • LAND PLANNING

Northeast Civil Solutions

INCORPORATED

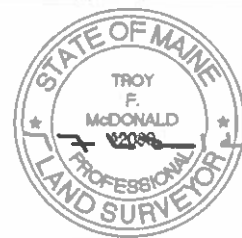
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074

60' 0 60' 120'

tel: (207) 883-1000

fax: (207) 883-1001

e-mail: info@northeastcivilsolutions.com

**GENERAL NOTES:**

- (1) Declarations are made to the above named client only as of this date.
- (2) This plan was not made for recording purposes, for use in preparing deed descriptions or for construction purposes.
- (3) Verifications of property line dimensions, building offsets, fences, or lot configuration may be accomplished only by an accurate instrument survey.



CITY OF BIDDEFORD, MAINE
PLANNING BOARD
PLANNING OFFICE

P. O. BOX 586
 BIDDEFORD, ME 04005

(207) 284-9115
 Fax (207) 286-9388

NOTICE OF DECISION

June 8, 1998

S & S Realty Group Ltd.
 25 Littlejohn Road
 Cape Elizabeth, Maine 04107

Subj: Site Plan Review: a proposal to expand the existing 16,275 s.f. building by 5,120 s.f. for use by the Department of Human Services, a governmental use, at 208 Graham Street, (Tax map 28, Lot 58). *

1. At its regular meeting of June 3, 1998, the Biddeford Planning Board reviewed your request for expansion of an existing building at 208 Graham Street. You presented information including a site plan, cover letter, building elevations, and memos from the City fire and engineering departments.
2. Based on your presentation, and materials submitted in support of your application, the Planning Board voted to approve the final plan, with the following conditions:
 - a. That a copy of the easement agreement with the abutting Burger King property be submitted to the Planning Office.
 - b. The applicant and his assigns shall follow the Site Plan entitled "DHS Building, West Street, Biddeford, Maine," dated 5/15/98 and signed by the Planning Board 6/3/98 and other materials approved as presented to the Planning Board.
 - c. The applicant shall obtain all other pertinent local, state, and federal permits such as building, electrical, plumbing, health, professional operator's certification, etc., as needed prior to commencing construction. Any expansion or change in use on this site shall require further Planning Board review and approval.
 - d. The applicant shall pay sewer impact fees as determined by the City Engineer prior to commencing construction.
3. The Planning Board found that with the above listed conditions you have adequately addressed the requirements of Article XI, Site Plan Review of the Biddeford Zoning Ordinance.

S&S Realty NOD
6/3/98

4. This approval is based on the information presented to the Board. Any changes to this information without prior Planning Board approval shall void this approval.

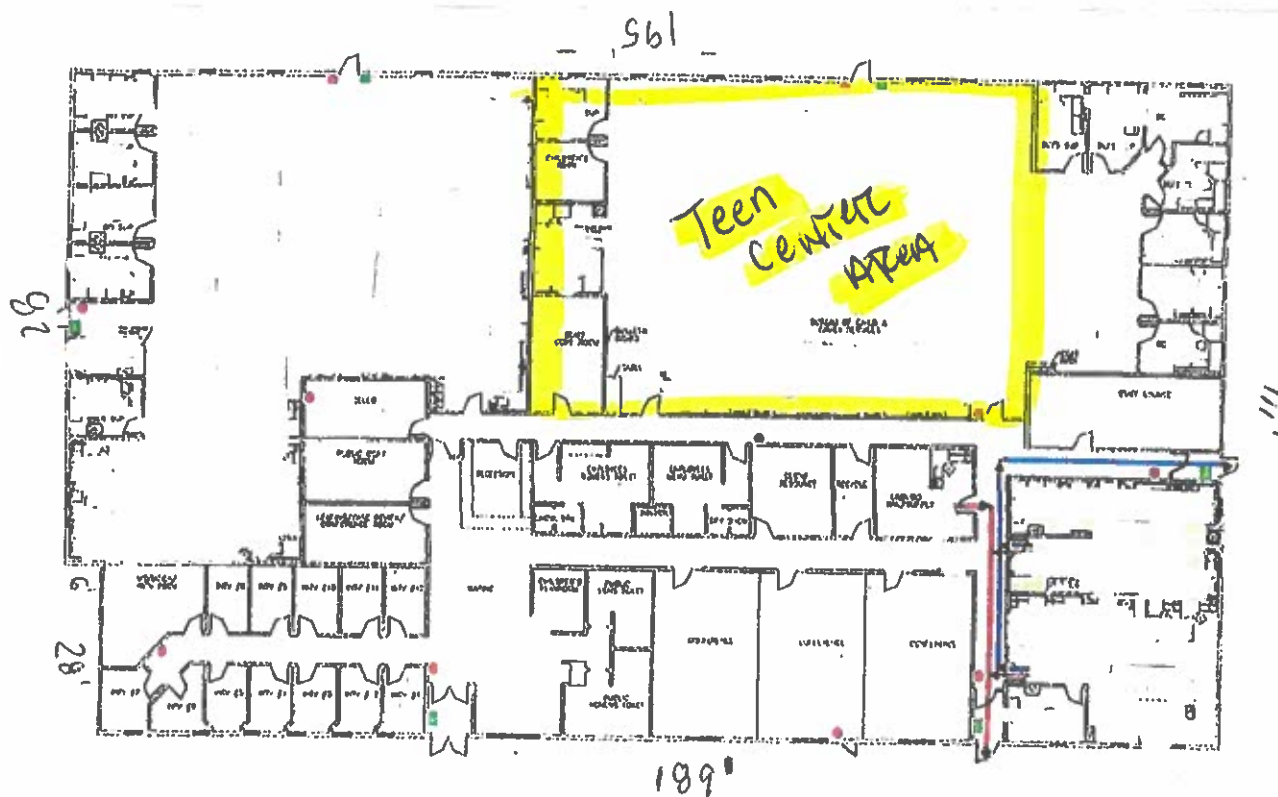
FOR THE BIDDEFORD PLANNING BOARD:



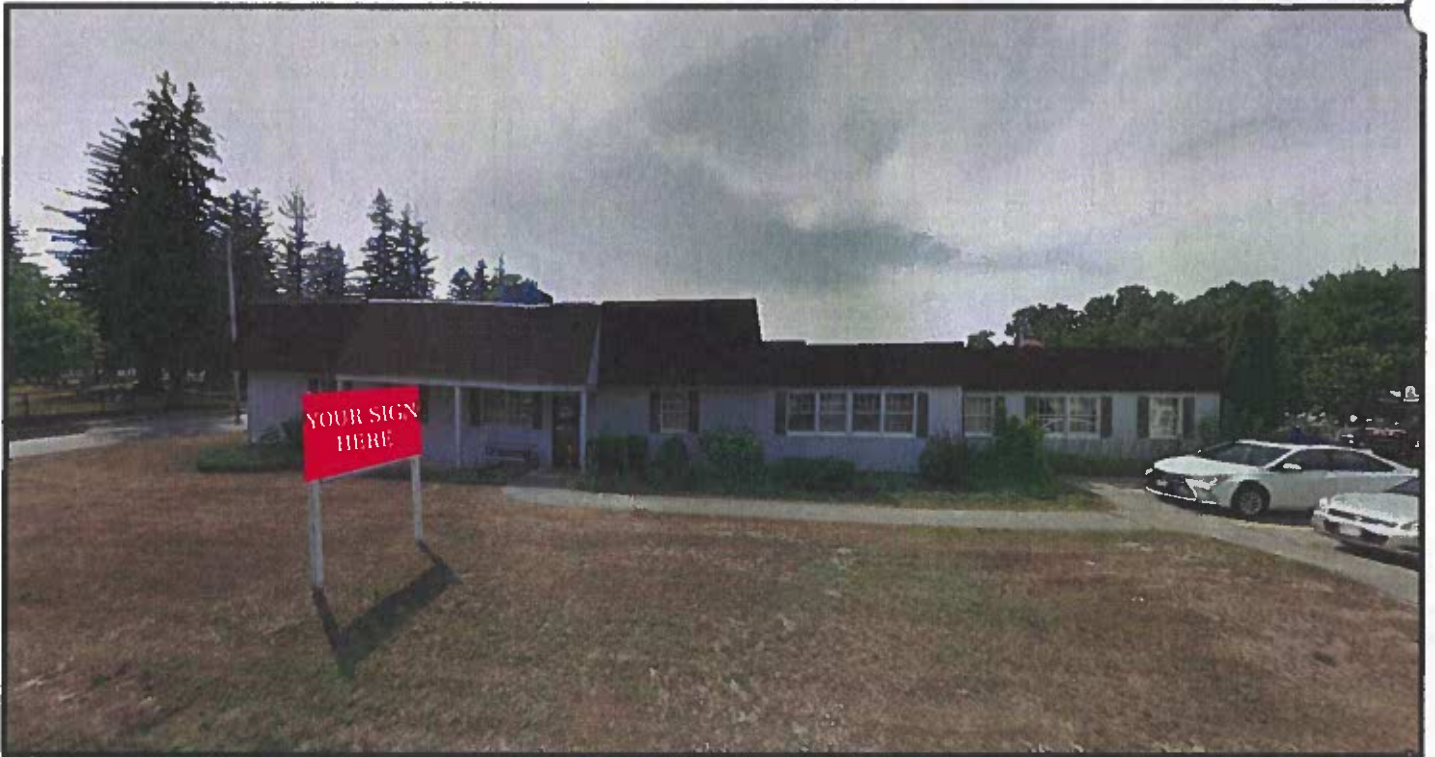
Robert H. Hamblen
City Planner

cc:
Mayor Dion
Code Enforcement
Planner file
File

FLOOR PLAN



TRANZON AUCTION PROPERTIES DISCLAIMER: This information was derived from sources believed correct, but is not guaranteed. Interested parties shall rely entirely on their own information and judgment. Property is being sold on an "AS IS, WHERE IS" basis.





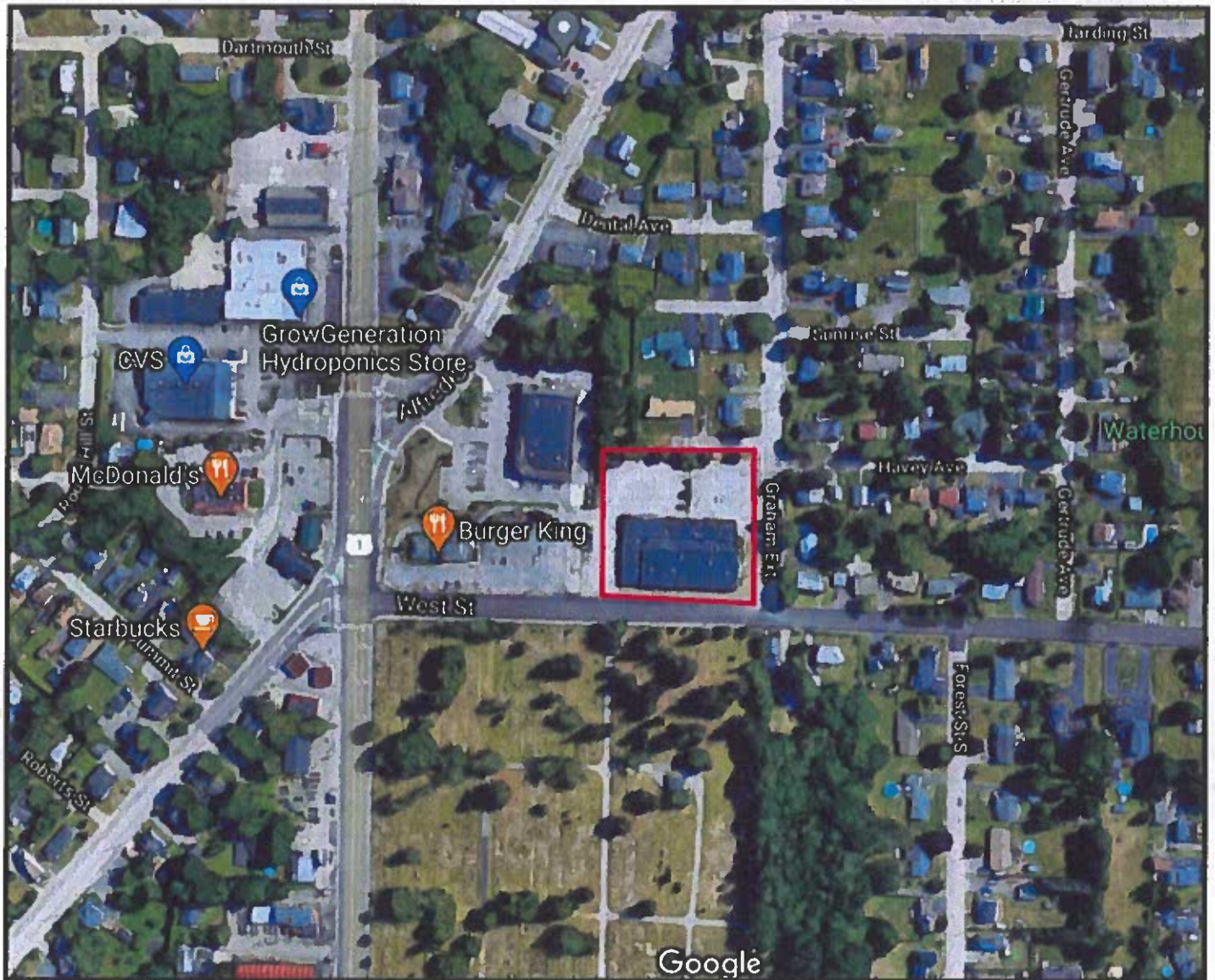
Listing



John Doyon
License: ME 212294
Phone Number: Sign Up or Log In to see phone number

Learn more





Area Businesses

Burger King
Walgreens
CVS
McDonald's
Starbucks
Prompto
People's Choice Credit Union

Nearby Entertainment

5 Points Shopping Center
Main Street, Biddeford
Downtown Saco/Mills District

Building Attributes

Field	Description
STYLE	Office Bldg
MODEL	Commercial
Grade	Good
Stories:	1
Occupancy	1.00
Exterior Wall 1	Pre-Fab Wood
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	OFFICE BLD MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	2
Usrfd 218	
Usrfd 219	
1st Floor Use:	3400
Heat/AC	NONE
Frame Type	NONE
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Conn Wall	0.00



(<http://images.vgsi.com/photos/BiddefordMEPhotos/100100119181.jpg>)

Building Layout



(ParcelSketch.ashx?pkd=2371&bid=2434)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	21,666	21,666
FOP	Porch, Open, Finished	270	0
		21,936	21,666

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that, **H.H.H. LLC**, a Maine limited liability company with a principal place of business and mailing address c/o Tom Hanson, Bernstein Shur, 100 Middle Street, Portland, Maine 04101, for consideration paid, grants to **Biddeford Housing Authority**, a Maine body corporate and politic with a mailing address of 22 South Street, Biddeford, Maine 04005, with QUITCLAIM COVENANT, the land and improvements in the City of Biddeford, County of York and State of Maine, bounded and described as follows:

A certain lot or parcel of land, together with the buildings thereon, situated in the City of Biddeford, County of York and State of Maine, at the intersection of West and Graham Streets, and being more particularly bounded and described as follows: Commencing at the intersection of said West and Graham Streets at a point marked by a spike set in the tar; thence running northwesterly by said West Street three hundred forty-six and forty-five hundredths (346.45) feet to an iron set in the ground and the southerly corner of land now or formerly of Harry B. Center, formerly of one Irving; thence northeasterly by said other land of said Center one hundred fifty-one and seventy-seven hundredths (151.77) feet to an iron set in the ground; thence southeasterly by land now or formerly of one George seventy and eighty-five hundredths (70.85) feet to an iron set in a boulder; thence southeasterly by other land now or formerly of said Center to a point located on the northwesterly side of said Graham Street and distant northeasterly one hundred fifty-one and seventy-seven hundredths (151.77) feet from the point of beginning; thence southwesterly by said Graham Street one hundred fifty-one and seventy-seven hundredths (151.77) feet to the point of beginning.

Also, five certain lots or parcels of land situated in the City of Biddeford, County of York and State of Maine, being Lots No. 20, 21, 22, 23 and 24, according to Plan Showing Land of Harry B. Center & Joseph Havey recorded in the York County Registry of Deeds in Plan Book 14, Page 25, reference to which is hereby made for a more particular description of the property herein conveyed.

Also another certain lot or parcel of land, with the buildings thereon, situated at Five Points, so-called, in the City of Biddeford, County of York and State of Maine, being more particularly bounded and described as follows: Beginning at the easterly corner of the intersection of West and Elm Streets; thence northeasterly by Elm Street sixty-two and eighty-seven hundredths (62.87) feet; thence easterly by Alfred Street sixty-eight and thirty-eight hundredths (68.38) feet to land now or formerly of one Whalen; thence southeasterly by said Whalen land by two courses one hundred thirty-two and five tenths (132.5) feet; thence easterly by said Whalen land forty (40) feet to land formerly of one Grenier; thence southeasterly by said Grenier land one hundred five and five tenths (105.5) feet to other land now or formerly of Harry B. Center; thence southwesterly by said land of said Center one hundred fifty-six and sixty-three hundredths (156.63)

feet to said West Street; thence northwesterly by said West Street three hundred four and seventy-seven hundredths (304.77) feet to the point of beginning.

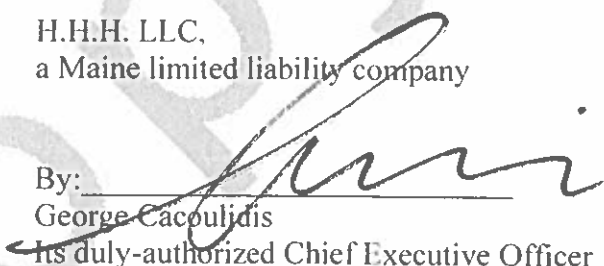
Excepting from the above-described premises so much as was taken by the State of Maine by Notice of Layout and Taking, recorded in the York County Registry of Deeds in Book 1677, Page 225.

Excepting from the above-described premises so much as was conveyed by Harlow G. Sternberg to Biddeford Limited Partnership by deed dated July 14, 1986 and recorded in the York County Registry of Deeds in Book 3921, Page 265.

For source of title, see Quitclaim Deed with Covenant from Delta Realty LLC dated December 29, 2020 and recorded in the York County Registry of Deeds in Book 18507, Page 525.

IN WITNESS WHEREOF, H.H.H. LLC has caused this instrument to be signed and sealed in its company name by George Cacoulidis, its Chief Executive Officer thereunto duly authorized this 2nd day of May, 2022.

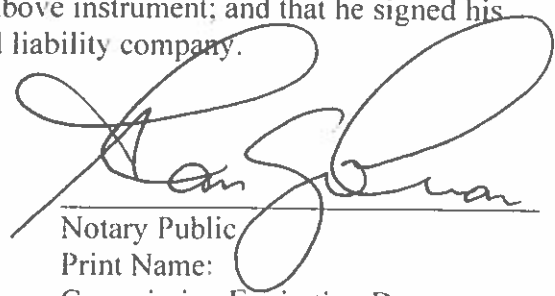
H.H.H. LLC,
a Maine limited liability company

By: 
George Cacoulidis
its duly-authorized Chief Executive Officer

Witness

STATE OF NEW YORK
COUNTY OF New York

On the 2 day of May, 2022, before me personally came George Cacoulidis, to me known, who, being by me duly sworn, did depose and say that he resides in New York, New York; that he is the Chief Executive Officer of H.H.H. LLC, the limited liability company described in and which executed the above instrument; and that he signed his name thereto by proper authority of said limited liability company.


Notary Public
Print Name:
Commission Expiration Date:

ALAN L. SOLMAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SO6385139
Qualified in New York County
My Commission Expires 12-24-2022

DLN: 1002240192879

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Maine R.E. Transfer Tax Paid

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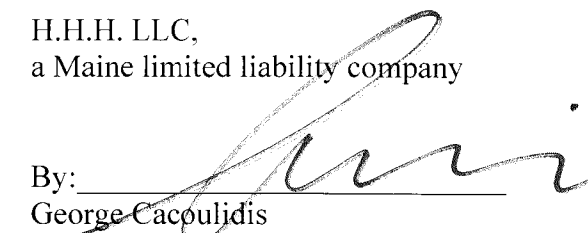
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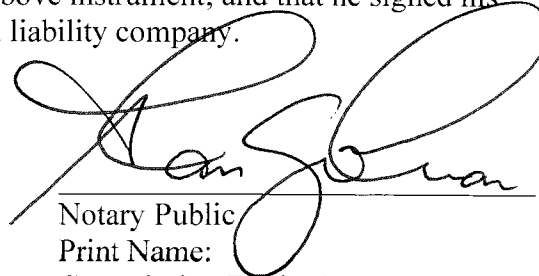
H.H.H. LLC,
a Maine limited liability company

By: 
George Cacoulidis
Its duly-authorized Chief Executive Officer

Witness

STATE OF NEW YORK
COUNTY OF New York

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Notary Public

Print Name:

Commission Expiration Date:

ALAN L. SOLMAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01SO6385139
Qualified in New York County
My Commission Expires 12-24-2022