

City of Biddeford

Staff Review Committee

April 26, 2023 1:00 PM City Hall, Second Floor Conference Room & Zoom

<https://biddeford.zoom.us/j/94957563145?pwd=T3lub2tYTjY0Rm9ScHk1dzBRZzVzZz09>

Webinar ID #949 5756 3145 Passcode #611495

- 1. Status: Staff Review Committee, Wednesday, April 26, 2023, 1:00 PM Second Floor Conference Room & Zoom**
- 2. New Business**
 - 2.1. 2023.19 Staff Review Committee Meeting to take comments regarding a Conditional Use Permit Application for Keith Dussault to create a duplex out of their single-family home located at 214 Guinea Road (Tax Map 26, Lot 1) in the SR-1 zone.

[Application Package.pdf](#)



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

Revised: May 17, 2022

2023:19

Type of Application:

☐ Shoreland Zoning Permit

☐ Site Plan Review

☐ Extraction

☒ Conditional Use Permit

☐ Subdivision

☐ Private Way

☐ Other: _____

Applicant Information:

Name: Keith Dussault

Mailing Address: 214 Guinea Road Biddeford, ME 04005

Telephone: (207) 282-9393 Home (207) 468-0683 Cell

Email: keith.dussault@yahoo.com

What is your legal interest in the property?

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

Owner's Information:

Name: Keith Dussault & Noah Dussault

Mailing Address: 214 Guinea Road Biddeford, ME 04005

Telephone: (207) 282-9393

Email: keith.dussault@yahoo.com

Agent's Information:

Name: _____

Mailing Address: _____

Telephone: _____

Email: _____

Engineer/Surveyor's Information:

Name: _____

Mailing Address: _____

Telephone: _____

Email: _____

Project Location and Lot Information:

Street Address: 214 Guinea Road Biddeford, ME 04005 Drainage Watershed: _____

Tax Map: 26

Lot: 1

Current Zoning: SR1

Shoreland Zoning: _____

Size of Lot: 1.2 (x)acres ()s.f. Lot Frontage: 336.48 FT

Existing Use of Property: Family Home

Property currently serviced by:

☒ City Road ☐ Public Sewer ☒ Public Water ☒ Public Trash

☐ Private Road ☒ Septic System ☐ Private Well ☐ Private Hauler

Slope Conditions in Area of Construction (if applicable):

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

Are there any wetlands or waterbodies on the site? ☐ (Yes) ☒ (No) if yes attach information

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

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

Description of proposed use of property:

Project/Proposed Use:

Duplex

Property to be Serviced by:

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

Limits of Disturbance: 416 () acres (X)s.f.

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

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

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

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

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

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

If in a Shoreland Zone:

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

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

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

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

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

Total new square feet footprint of structure: _____

Total new square feet paving/parking: _____

Waiver Requests (attach details):

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

Required Submittal Attachments:

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

Fees (Due at time of Submission):

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

Required Signatures:

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

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

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

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

Signature of Applicant: Kristin Dumont

Date 2-28-23

Signature of Property Owner: Kristin Dumont
Noah Dumont

Date 2-28-23
2-28-23

DIGITAL SUBMITTAL REQUIREMENTS FOR ALL SUBMITTALS:

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

HARD-COPY SUBMITTAL REQUIREMENTS FOR PLANNING BOARD APPLICATIONS:

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

DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

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

HARD-COPY SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

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

PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION

February 17, 2023

Keith Dussault
Noah Dussault
214 Guinea Road
Biddeford, ME 04005

To Whom It May Concern;

My son, Noah and I purchased my parents family home of 60+ years on May 18, 2021. We bought the home with the intent to make it a duplex that we can both occupy. I was raised in this house, raised my family in this house. I hope that my son will be able to do the same with his family.

We would like to remodel the section between the barn and the main house. Adding a 26' X 16' addition to the back of the existing structure. With cathedral ceilings throughout. Turning this into the second unit.

We have included a copy of the Drafted plans & New Septic System design.



REScheck Software Version 4.7.2 Compliance Certificate

Project Dussault

Energy Code: **2015 IECC**
Location: **Biddeford, Maine**
Construction Type: **Single-family**
Project Type: **Addition**
Climate Zone: **6 (6543 HDD)**
Permit Date:
Permit Number:

Construction Site:
214 Guinea Rd
Biddeford, ME 04005

Owner/Agent:
Keith Dussault
214 Guinea Rd
Biddeford, ME 04005
207-282-9393
chickenella2000@yahoo.com

Designer/Contractor:
John Perron
Drafting Plus LLC
14 Cathedral Oaks Drive
Biddeford, ME 04005
207-229-4587
draftingplus@maine.rr.com

Compliance: Passes using UA trade-off

Compliance: **0.0% Better Than Code** Maximum UA: **47** Your UA: **47**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

NOTE: Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Floor 1: All-Wood Joist/Truss:Over Unconditioned Space	385	31.0	0.0	0.032	0.033	12	13
Ceiling 1: Flat Ceiling or Scissor Truss	385	60.0	0.0	0.024	0.026	9	10
Wall 1: Wood Frame, 16" o.c.	332	21.0	0.0	0.057	0.045	17	13
DH38x60: Vinyl/Fiberglass Frame:Double Pane with Low-E	16			0.270	0.320	4	5
DH32x48: Vinyl/Fiberglass Frame:Double Pane with Low-E	11			0.270	0.320	3	4
Awn48x20: Vinyl/Fiberglass Frame:Double Pane with Low-E	7			0.270	0.320	2	2

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2015 IECC requirements in REScheck Version 4.7.2 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title

Signature

Date

Project Title: Dussault

Data filename: C:\Users\draft\OneDrive\Documents\REScheck\Dussault.rck

Report date: 12/01/22

Page 1 of 1

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div. Environmental Health, 11SHS
(207) 287-2070 Fax: (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation **BIDDEFORD**
Street or Road **214 GUNEA ROAD**
Subdivision, Lot #

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City _____ Permit # _____
Date Permit Issued ____/____/____ Fee: \$ _____ Double Fee Charged []

OWNER/APPLICANT INFORMATION

Name (last, first, MI) **DUSSAULT KEITH & KRISTINA** ☒ Owner ☐ Applicant
Mailing Address of **1 LEMIEUX ST.**
Owner/Applicant **BIDDEFORD, ME 04005**
Daytime Tel. # **283-8569**

Local Plumbing Inspector Signature _____ L.P.I. # _____
Fee: \$ _____ state min fee \$ _____ Locally adopted fee
Copy: [] Owner [] Town [] State

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # **24** Lot # **26-1**

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

Signature of Owner or Applicant _____ Date _____

Local Plumbing Inspector Signature _____ (1st) date approved _____
(2nd) date approved _____

PERMIT INFORMATION

TYPE OF APPLICATION

1. First Time System
2. Replacement System
- Type replaced: _____
- Year installed: _____
- ☒ 3. Expanded System
 - a. < 25% Expansion
 - b. > 25% Expansion
4. Experimental System
5. Seasonal Conversion

THIS APPLICATION REQUIRES

- ☒ 1. No Rule Variance
2. First Time System Variance
 - a. Local Plumbing Inspector Approval
 - b. State & Local Plumbing Inspector Approval
3. Replacement System Variance
 - a. Local Plumbing Inspector Approval
 - b. State & Local Plumbing Inspector Approval
4. Minimum Lot Size Variance
5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS

- ☒ 1. Complete Non-engineered System
2. Primitive System (graywater & alt. toilet)
3. Alternative Toilet, specify: _____
4. Non-engineered Treatment Tank (only)
5. Holding Tank, _____ gallons
6. Non-engineered Disposal Field (only)
7. Separated Laundry System
8. Complete Engineered System (2000 gpd or more)
9. Engineered Treatment Tank (only)
10. Engineered Disposal Field (only)
11. Pre-treatment, specify: _____
12. Miscellaneous Components

TYPE OF WATER SUPPLY

1. Drilled Well
2. Dug Well
3. Private
- ☒ 4. Public
5. Other

SIZE OF PROPERTY

52,453 SQ. FT. ACRES

SHORELAND ZONING

Yes ☒ No

DISPOSAL SYSTEM TO SERVE

1. Single Family Dwelling Unit, No. of Bedrooms: _____
- ☒ 2. Multiple Family Dwelling, No. of Units: **2**
3. Other: _____

(specify)
Current Use ☒ Seasonal ☒ Year Round Undeveloped

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

- ☒ 1. Concrete **TWO**
- ☒ a. Regular
- b. Low Profile
2. Plastic
3. Other: _____
- CAPACITY: **1000 GAL**
- 2000 TOTAL**

DISPOSAL FIELD TYPE & SIZE

- ☒ 1. Stone Bed
2. Stone Trench
3. Proprietary Device
 - a. cluster array
 - c. Linear
 - b. regular load
 - d. H-20 load
4. Other: _____

GARBAGE DISPOSAL UNIT

1. No
2. Yes ☒ 3. Maybe
- If Yes or Maybe, specify one below:
 - a. multi-compartment tank
 - b. **2** tanks in series
 - c. increase in tank capacity
 - d. Filter on Tank Outlet

DESIGN FLOW

450 gallons per day
BASED ON:

1. Table 4A (dwelling unit(s))
2. Table 4C (other facilities)
- SHOW CALCULATIONS for other facilities
- 3 BEDROOM HOUSE 270**
- 1 or 2 BEDROOM APT 180**
3. Section 4G (meter readings)
- ATTACH WATER METER DATA **450**

DISPOSAL FIELD SIZING

- ☒ 1. Medium—2.6 sq. ft. / gpd
2. Medium—Large 3.3 sq. ft. / gpd
3. Large—4.1 sq. ft. / gpd
4. Extra Large—5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP

1. Not Required
2. May Be Required
- ☒ 3. Required
- Specify only for engineered systems:
DOSE: **40** gallons

LATITUDE AND LONGITUDE

at center of disposal area
Lat. **43** d **27** m **17.2** s
Lon. **70** d **25** m **51.1** s
If g.p.s., state margin of error: **±12**

SITE EVALUATOR STATEMENT

I certify that on **B-10-20** (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature **Mark A. Truman**

121
SE #

8-12-20
Date

Site Evaluator Name Printed **MARK A. TRUMAN**

229-7482
Telephone Number

MARK A. TRUMAN @
E-mail Address **MAINE SITE EVALUATIONS.COM**

Changes to or deviations from the design should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

BIDDEFORD

Street, Road, Subdivision

214 GUINEA RD.

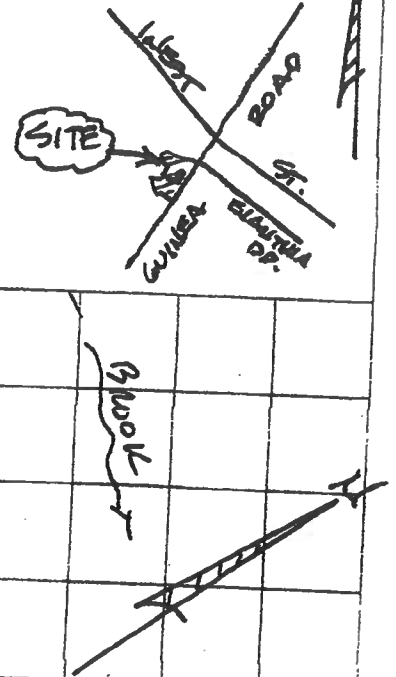
Owner's Name

KEITH & KRISTINA DUSSAULT

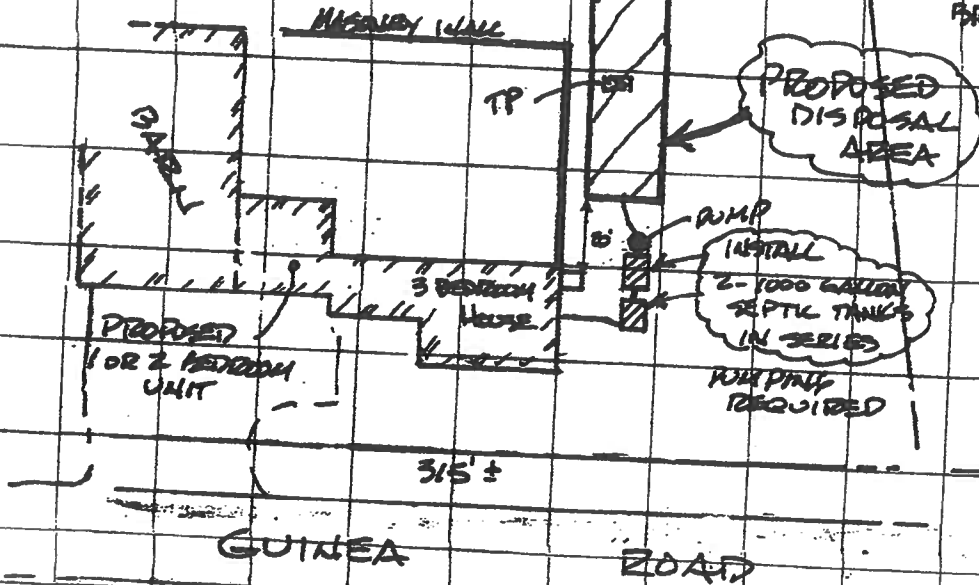
SITE PLAN

Scale 1" = **50** ft. or as shown

SITE LOCATION PLAN
(map from Maine Atlas recommended)



52,453 SQ. FT



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole **TP** ■ Test Pit □ Boring
"Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0 FINE			
10 SANDY LOAM		DARK BROWN	
20 FINE LOAMY SAND	FRAGILE	YELLOW BROWN	
30 FINE TO MEDIUM SAND	VERY FRAGILE	LIGHT OLIVE BROWN	FEW

Soil Classification SC Profile Condition	Slope 2 %	Limiting Factor 35"	☒ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth
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Observation Hole _____ □ Test Pit □ Boring
"Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0			
10			
20			
30			
40			
50			

Soil Classification Profile Condition	Slope %	Limiting Factor "	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth
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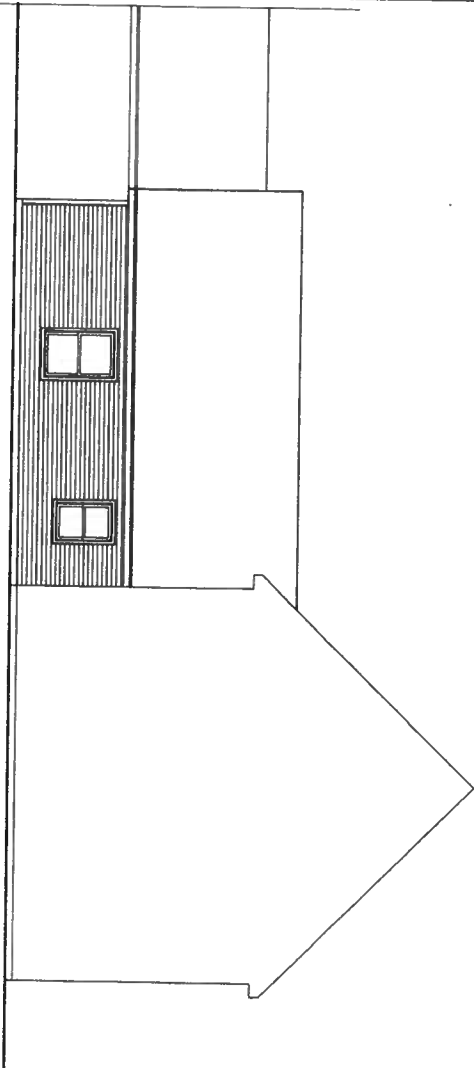
Mark A. Tidman
Site Evaluator Signature

121

SE #

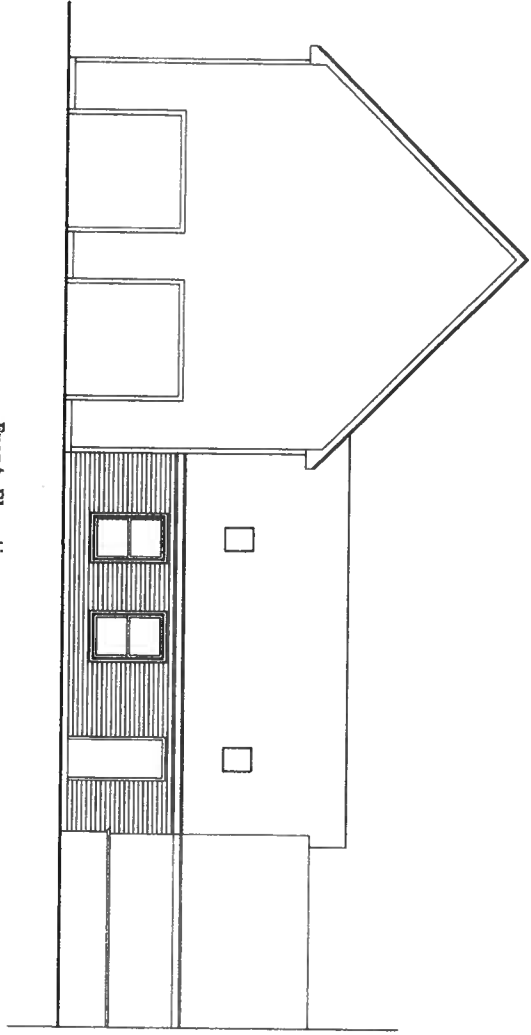
8-12-20

Date



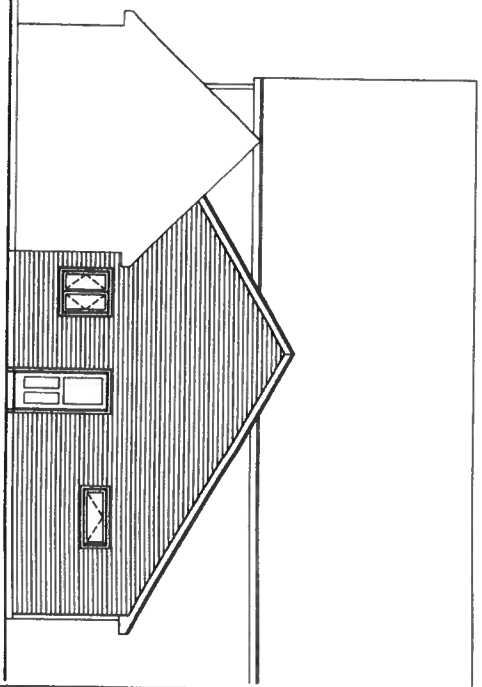
Rear Elevation

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



Front Elevation

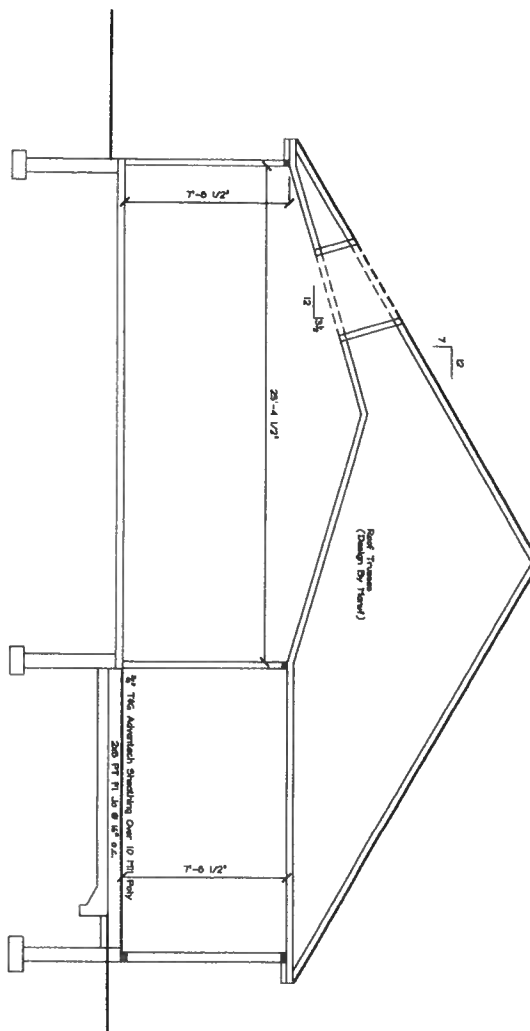
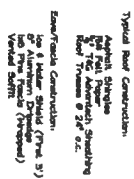
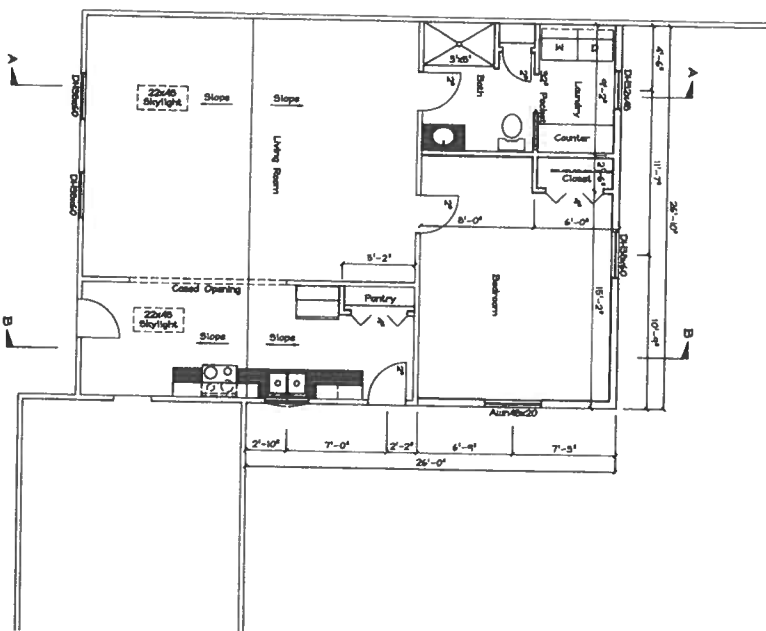
Scale: 1/8" = 1'-0"



Right Elevation

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

DRAFTING PLUS LLC ARCHITECTURAL DESIGN & DRAFTING BIDDEFORD, ME. 207-229-4587 SPEAKING IN YOUR DREAM LANGUAGE	1 3	10/18/20 10/18/20	Assemble	Prepared For: Keith Dussault	Drafting Plus is not an engineering firm. It is the responsibility of the general contractor to size structural beams and to ensure that this house is built according to all state & local codes in effect at the time of construction.
	214 Guinea Rd	Biddeford	Maine		


$$\text{Beide } \mathcal{M}^2 = 1 - 0$$
Scale: $2\frac{1}{2}'' = 1'-0''$

DRAFTING PLUS LLC  ARCHITECTURAL DESIGN & DRAFTING BEDFORD, NC 207-223-1557 SPECIALIZING IN YOUR DREAM HOME	Address 	Prepared For: Keith Dussault	Drafting Plus is not an engineering firm. It is the responsibility of the general contractor to also structural beams and to ensure that this home is built according to all state & local codes in effect at the time of construction.
		214 Guinea Rd Biddeford Maine	

