

City of Biddeford
Planning Board
April 03, 2019 6:00 PM City Hall
Council Chambers,

- 1. PLEDGE OF ALLEGIANCE**
- 2. DECLARATION OF QUORUM/VOTING MEMBERS**
- 3. ADJUSTMENTS TO THE AGENDA**
- 4. PLANNER'S BUSINESS**
- 5. CONSENT AGENDA**

5.A. A. Consideration of Minutes: March 6, 2019
[March 6, 2019.doc](#)

- 6. UNFINISHED BUSINESS**
- 7. NEW BUSINESS**

7.A. A. Remove from Table: 2019.04 Proposed amendment to the Official Zoning Map to rezone 226 Guinea Road (Tax Map 78, Lot 1) from a split between R-F and SR-1 to entirely SR-1 (at the request of the property owner).
[2019.04 Van Hertl Memo to PB 040319.docx](#)

7.B. B. 2019.17 Conceptual Subdivision Review for Pine Point Heights, LLC to convert a house lot into three house lots located at 23 Raymond Street (Tax Map 29, Lot 98) in the R-2 zone.
[2019.17 Pine Point 3 Lots Packet to PB 040319.pdf](#)

- 8. OTHER BUSINESS**
- 9. ADJOURN**

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



CITY OF BIDDEFORD

PLANNING DEPARTMENT

Greg D. Tansley, A.I.C.P.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

Greg.Tansley@Biddefordmaine.org

Planning Board Minutes

Date: Wednesday, March 6, 2019
Time: 6:00 PM
Location: Council Chambers, City Hall

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
 - A. Quorum Present: Chair William Southwick, Roch Angers, Sean Tarpey, Bruce Benway, Spiros Droggitis (alt voting member), Alexa Plotkin (alt non-voting member).
3. Adjustments to the Agenda
4. Planner's Business

Greg Tansley, City Planner: Reminder of the Comp Plan meeting on March 20, 2019 at 6PM in the Second Floor Conference Room.
5. Consent Agenda
 - A. Consideration of Minutes: February 6, 2019

MOTION:
Benway- Motion: to approve Consent Agenda.
Angers- Second.
Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.
6. Unfinished Business
7. New Business
 - A. 2019.04 Public Hearing, take comments, and make recommendations to the City Council regarding a proposed amendment to the Official Zoning Map to rezone 226 Guinea Road (Tax Map 78, Lot 1) from a split between R-F and SR-1 to entirely SR-1 (at the request of the property owner).

Bill Thompson, BH2M Engineers: Gave a presentation.
Dennis Letellier, 264 Guinea Road: Has an issue with water.

Carol Brown, 239 Guinea Road: Asking to proceed with caution when opening that area up.

Richard Rhames, West Street: Mentioned he handed out a letter handed out from Saco Valley Land Trust. He is against the proposal for numerous reasons.

Discussion between Board and Staff.

MOTION:

Benway- Motion: to table for purposes of receiving a report from the Conservation Commission regarding this request, including being provided with any easement information that may be available to the Conversation Commission that might impact our decision.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

- B. 2019.14 Public Hearing, take comments, and make recommendations to the City Council regarding a proposed amendment to the Official Zoning Map to rezone the area depicted on the attached map from R-2 to MSRD-2 (at the request of the City Council).

Discussion between Board and Staff.

MOTION:

Benway- Motion: to move the proposed amendment with language in the HPO be amended as follows. Propose Additional Amendment, Article XV (Historic Preservation Ordinance), Section 5: Historic districts and historic landmarks designated. The Following described lands. Buildings, structures, or areas or the City of Biddeford are designated as historic districts or historic landmarks. Districts: 1. Downtown Historic District, as defined by the MSRD-1 Zone. 2. Mill Area Historic District, as defined by the MSRD-3 Zone, except for those lands located northwest of Elm Street. 3. Mixed Residential Historic District, as defined by the MSRD-2 Zone as depicted on the Official Zoning Map in effect on June 9, 2011.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

MOTION:

Benway- Motion: to move this amendment with the already passed partial amendment be recommended to the City Council with the approval of the amendment to the Historic Zone earlier adopted by the Board.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

- C. 2019.15 Public Hearing, take comments, and make recommendations to the City Council regarding a proposed amendment to the Official Zoning Map to rezone the area depicted on the attached map from R-2 to B-1 (at the request of the City Council).

Greg Tansley, City Planner: Spoke briefly.

Kim Cochran, new owner of 48 Elm Street: Owner of Biddeford Painting who is looking to move the business to the former Godbout building. Here to ask for the Board's support.

Richard Rhames, West Street: Is against the proposal.

Kim Cochran, new owner of 48 Elm Street: Wants to know if the Board can consider just her property.

Greg Tansley, City Planner: The Board can certainly propose it in many ways.

Jake Pierson, 24 Buzzell Road: Is in favor of the proposal.

Discussion between Board and Staff.

Roch Angers: Question for the owner of the building. Can you still operate your business if the zone does not change?

Kim Cochran, new owner of 48 Elm Street: Yes because my business is non-conforming. I do not need the whole space and I would love to help out another business and at the same time get help with the mortgage.

Discussion between Board and Staff.

MOTION:

Benway- Motion: to recommend the Zone Change pass at the City Council.

Droggitis- Second.

Chair Southwick- Call for Vote- 3-2 vote passed.

- D. 2019.08 Preliminary/Final Subdivision/Site Plan Review for Biddeford Housing Authority to construct a three story, five unit residential building on a vacant lot located on 25 Green Street (Tax Map 38, Lot 263) in the MSRD-2 zone.

Greg Tansley, City Planner: Brief report.

Guy Gagnon, Biddeford Housing Authority: Spoke briefly.

Discussion between the Board and Applicant.

MOTION:

Benway- Motion: to approve the waiver for a reduction in the requirement of off-street parking from 10 spaces to 5 spaces based on the proposed use of the project and available on-street public parking in the vicinity of the project of the Biddeford Housing Authority project.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

MOTION:

Benway- Motion: to approve the Preliminary and Final Site Plan and Subdivision and approve the Findings of Fact for the Biddeford Housing Authority based on the conditions recommended by Staff in its report dated February 28, 2019.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

- E. 2019.10 Shoreland Zone/ Determination of Greatest Practical Extent: for Dan Lynnworth to demo his existing cottage and reconstruct a new year round home at 46 Fortunes Rock Road (Tax Map 63, Lot 28) in the CR zone.

Greg Tansley, City Planner: Brief report.
Mike Richmond, Custom Concepts, Inc.: Gave a presentation.
Discussion between Board, Staff and Applicant.

MOTION:

Benway- Motion: to approve the Determination of Greatest Practical Extent for Dan and Roberta Lynnworth based on the approved plans for 46 Fortunes Rocks Road (Tax Map 63, Lot 28), approve the findings of fact, and sign the plans based on the conditions recommended by Staff in its report dated February 28, 2019.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

- F. 2019.11 Shoreland Zone/Determination of Greatest Practical Extent: for Stephane Zalatan and Gerald Smith to demo the existing home and reconstruct a new one at 9 Thorndike Avenue (Tax Map 64, Lot 20) in the CR zone.

Greg Tansley, City Planner: Brief report.
Gerry Smith, Owner: Here to answer any questions.
Discussion between Board, Staff and Applicant.

MOTION:

Benway- Motion: to approve the Determination of Greatest Practical Extent for Stephane Zalatan based on the approved plans for 9 Thorndike Avenue (Tax Map 64, Lot 20), approve the findings of fact, and sign the plans based on the conditions recommended by Staff in its report dated February 28, 2019.

Angers- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

- G. 2019.12 Conceptual Subdivision/Site Plan Review: for Jason Labonte of Home Innovation for a 7-lot Subdivision located at 30 Buzzell Road (Tax Map 6, Lot 43) in the RF zone.

Greg Tansley, City Planner: Brief report
Bill Thompson, BH2M Engineers: Gave a presentation.
Jake Pierson, 24 Buzzell Road: Has issues with soils, wetlands, drainage and the condition with Buzzell Road itself.
Fred Tardif, River Road: Wants to know if the Board follows up on projects after the fact and wants to know about the open space.
Discussion between Board, Staff and Applicant

MOTION:

Angers- Motion: to determine the proposed subdivision is a major subdivision.

Benway- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

9. Adjourn

MOTION:

Angers- Motion: to Adjourn.

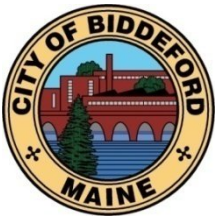
Benway- Second.

Chair Southwick- Call for Vote- Unanimous Approval (4-0) all in favor.

o Planning Board Chair Date

o

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



CITY OF BIDDEFORD PLANNING DEPARTMENT

2019.04

Greg D. Tansley, A.I.C.P.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

Greg.Tansley@Biddefordmaine.org

PLANNING BOARD REPORT

TO: William Southwick, Chair & Members of the Biddeford Planning Board

FROM: Greg Tansley, AICP, City Planner

A handwritten signature in black ink, appearing to read "Greg Tansley", is written over the "FROM:" line.

DATE: March 28, 2019

RE: NEW BUSINESS ITEM #A - Remove from Table: 2019.04 Proposed amendment to the Official Zoning Map to rezone 226 Guinea Road (Tax Map 78, Lot 1) from a split between R-F and SR-1 to entirely SR-1 (at the request of the property owner).

MEETING DATE: April 3, 2019 @ 6:00 PM

The owner of the property at 226 Guinea Road has requested that the parcel be rezoned so that it is entirely Suburban Residential-1 (SR-1) rather than split between Rural Farm (RF) and SR-1. According to the applicant/owner's cover letter, the purpose of the rezoning would be to connect it with the rest of the SR-1 Zone in its entirety and eliminate the requirement that all lots be off of a new "internal" road. What is not noted is that in the R-F Zone Cluster Subdivisions are required. In the SR-1 Zone, Cluster Subdivisions are not required.

THIS ITEM WAS TABLED AT THE MARCH 6 PLANNING BOARD MEETING FOR MORE INFORMATION. SEE ATTACHED SUPPLEMENTAL INFORMATION PROVIDED BY BOTH THE APPLICANT AND THE CONSERVATION COMMISSION.

SAMPLE MOTIONS:

Motion to recommend/not recommend the Zoning Change pass at the City Council.

ATTACHMENTS

1. February 26, 2019 Staff Memorandum to the Planning Board.
2. Table A and Table B of the Zoning Ordinance.
3. Supplemental Information from the Applicant and the Conservation Commission.



CITY OF BIDDEFORD PLANNING DEPARTMENT

2019.17

Greg D. Tansley, A.I.C.P.
205 Main Street
PO Box 586
Biddeford, ME 04005
(207) 284-9115

Greg.Tansley@Biddefordmaine.org

PLANNING BOARD REPORT

TO: William Southwick, Chair & Members of the Biddeford Planning Board

FROM: Greg Tansley, A.I.C.P., City Planner

DATE: March 27, 2019

RE: **NEW BUSINESS ITEM #B – 2019.17 Conceptual Subdivision Review for Pine Point Heights, LLC to convert a house lot into three house lots located at 23 Raymond Street (Tax Map 29, Lot 98) in the R-2 zone.**

MEETING DATE: April 3, 2019 @ 6:00 PM

1. INTRODUCTION:

The Applicant has provided a Tax Map sketch in their application of a concept to divide this in-town lot into three separate residential house lots, with the existing house to remain on a 9,000 SF (+/-) lot.

2. PROJECT DATA/INFORMATION:

Note: **HIGHLIGHTED** information is pending.

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Pine Point Heights, LLC C/o Matthew Chamberlain 762 Main Street South Portland, ME
2.	Owner of Property:	Pine Point Heights, LLC

		C/o Matthew Chamberlain 762 Main Street South Portland, ME
3.	Agent:	N/A
4.	Surveyor:	Brad Lodge Middle Branch Surveyors 1A Depot Street, PO Box 618 Alfred, ME
5.	Project Location:	23 Raymond Street
6.	Project Tax Map #/Lot #:	Tax Map 29, Lot 98
7.	Existing Zoning:	R-2
8.	Overlay Zoning:	None
9.	Existing Use:	Single-family House
10.	Proposed Use:	Divide 1 Lot into 3 Lots - Residential
11.	City Approvals Required:	Subdivision
12.	Uses in the Vicinity:	Residential
13.	Parcel Size:	.42 Acres (18,295 SF)
14.	Number of Lots/Units in Subdivision:	3
15.	Minimum Lot Size Required: Provided:	4,500 SF Per Unit TBD
16.	Frontage Required:	45 feet
17.	Front Setback Required:	25 feet
18.	Side Setbacks Required:	5 feet
19.	Rear Setback Requires:	5 feet
20.	Height Requirements:	Maximum 35 feet
21.	Water Supply:	Maine Water Company
22.	Sewerage Disposal:	City of Biddeford
23.	Solid Waste Disposal:	City of Biddeford
24.	Fire Protection:	City of Biddeford
25.	Floodplain Status:	None
26.	Wetland/Surface Water Impacts:	None
27.	Soil Study Provided:	N/A
28.	Ownership of Road:	Raymond Street is a City Street
29.	Parking:	N/A
30.	Estimated Site Development Costs:	N/A

32.	Waivers Needed:	None
33.	Waivers Granted:	The full subdivision process and allow a subsequent joint Preliminary and Final review given that public convenience, safety, health and welfare will not be affected adversely.
34.	Variances Needed for Approval:	None
35.	Other Permits Obtained:	None
36.	Other Non-City Permits Required:	None
37.	Covenants, By-laws, Restrictions Required by the Planning Board:	None
39.	LDR Attachment A: Fess Paid:	Concept Application Fees Paid. Final fees TBD.
40.	Planning Board Review History: Concept Review – Minor Subdivision:	April 3, 2019 Meeting Date. Posted in City Hall March 22, 2019; Journal Tribune posting March 26, 2019; Mail Notices to all abutters within 250' sent March 22, 2019 - 23 notices sent.

3. EXISTING CONDITIONS:

The property in question is highlighted below. There is an existing house on the lot. The vacant area to the south of the lot would be split into two new, vacant, house lots.



Source: "23 Raymond Street".

<http://gis.vgsi.com/BiddefordMEMap/index.html?pid=2702>. Accessed Date: 03/28/2019.

Although the picture below from *Google Earth* does not entirely capture the grade of the road, there is a significant elevation difference between the existing house and the top of the hill.



Source: "23 Raymond Street, Biddeford, Maine." 43°28'45.29" N 70°27'32.30" W. **Google Earth Street View**. Imagery Date: 8/2011. Accessed Date: 03/28/2019.

4. PROJECT PROPOSAL:

Divide the lot into 3 lots.

5. PUBLIC COMMENT:

Concept Review:

April 3, 2019 Meeting Date. Posted in City Hall March 22, 2019; Journal Tribune posting March 26, 2019; Mail Notices to all abutters within 250' sent March 22, 2019 - 23 notices sent.

At the time of this report no public comment had been received.

6. STAFF REVIEW:

a. ZONING: N/A

b. REVIEW STANDARDS: Dimensional Requirements.

c. WAIVERS:

- 1) Per Chapter 66, Section 66-9 and 66-33(c) - Full Subdivision Review process to allow for joint Preliminary and Final Subdivision approval at the same meeting (in the future).

This is a minor subdivision and involves no road or infrastructure improvements other than to bring in water service from existing stubs.

Waiver Note - The following is the standard by which such a waiver may be granted:

(a) A waiver or variation in the strict application of this chapter may be permitted when, in the opinion of the Board, any consideration warrants such variation, provided that public convenience, safety, health and welfare will not be affected adversely; and the Board shall record the reasons for such variation in the minutes of the meeting, and the applicant shall be notified in writing of the Board's decision.

d. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APRIL 3:

1. None.

e. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:

1. Provide Ability to Serve Letters from MaineWater (Water) and the City of Biddeford (Sewer).
2. Provide E-911 addressing verification from JoAnne Fiske at the Biddeford Police Department.
3. Provide evidence that driveway entrances will be approved by the City of Biddeford Public Works Department (Contact Jeff Demers, Director of DPW).

4. Submit a complete Subdivision Plan along with all outstanding supplemental materials (ability to serve letters, fees, waiver requests, etc.).
5. Explain development approach for the two new lots, especially in respect to topography (grade), access, utilities, and drainage.
6. Submit a complete plan and application package.

7. STAFF RECOMMENDATION

- Consider granting the waiver to the full subdivision review process.
- Determine that this represents a “minor” subdivision.
- Listen to public comment and provide feedback to the Applicant.

8. NEXT STEPS/SUGGESTED ACTIONS

- Listen to public comment and provide feedback to the Applicant.
- Determine that this represents a “minor” subdivision.

9. SAMPLE MOTIONS

- A. *Motion to determine this application represents a minor subdivision.*
- B. *Motion to waive the full subdivision process and allow a subsequent joint Preliminary and Final review given that public convenience, safety, health and welfare will not be affected adversely.*

ATTACHMENTS:

1. Application Package

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: Pine Point Heights LLC
Applicant's Mailing Address: 762 Main St So Portland
Applicant's Telephone: 207 450 7653

What is Applicant's legal interest in the property?

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

Owner's Name: Simonne Raychard, Deceased.
Owner's Address: 23 Raymond St Bid
Owner's Telephone: N/A

Agent's Name: Same as Applicant
Agent's Address: _____
Telephone: _____

Engineer/Surveyor: Brad Lodge Middle Branch Surveyors.
Engineer/Surveyor's Address: 1A Depot St PO Box 618 Alfred Me
Telephone: 324-8712

Project Location and Lot Information:

Street Address: 23 Raymond St
Tax Map: 29 Lot: 98
Current Zoning: R-2 Shoreland Zoning: N/A

Size of lot: 0.42 ☒ acres ☐ s.f. Lot Frontage: 200

Existing Use of Property: Single family Residential

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: Residential lot split. To be split into
3 total lots with one having a house and two vacant lots.

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: 3

☐ 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: _____

Total new square feet paving/parking: _____

Waiver Requests (attach details):

1. Traffic
2. Wetlands
3. Site Plan
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:

Matthew Chamberlain

Date: 3/7/19

Signature of owner of property:

Deceased

Date: _____

**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.**

23 Raymond Street Lot Split

03/07/2019

Map 29 Lot 98

We are requesting a three lot subdivision on Raymond Street which was part of 23 Raymond Street map 29 lot 98. The two of the three lots will be approximately 4500 sf each and have at least 50 feet of frontage on Raymond Street and the third which currently has a house on it will be approximately 9000 sf. No infrastructure is needed to create these lots but water and sewer stubs will need to be cut into the road and brought onto the property. The lots will then be serviced by public water and sewer.

*Waivers for traffic study and wetland are being requested.

Attached is the current deed of ownership and the survey showing the parcel and lot line to be created. Also attached is an old survey recorded in the York County Registry of deeds showing that back in the early 1930's the lots being split previously and currently the lots being requested IS meeting today's requirements for lot size and frontage.

Sincerely,

Matthew Chamberlain

March 6th, 2019

Matthew Chamberlain

RE: Ability to Serve: 23 Raymond St. Biddeford ME 04005

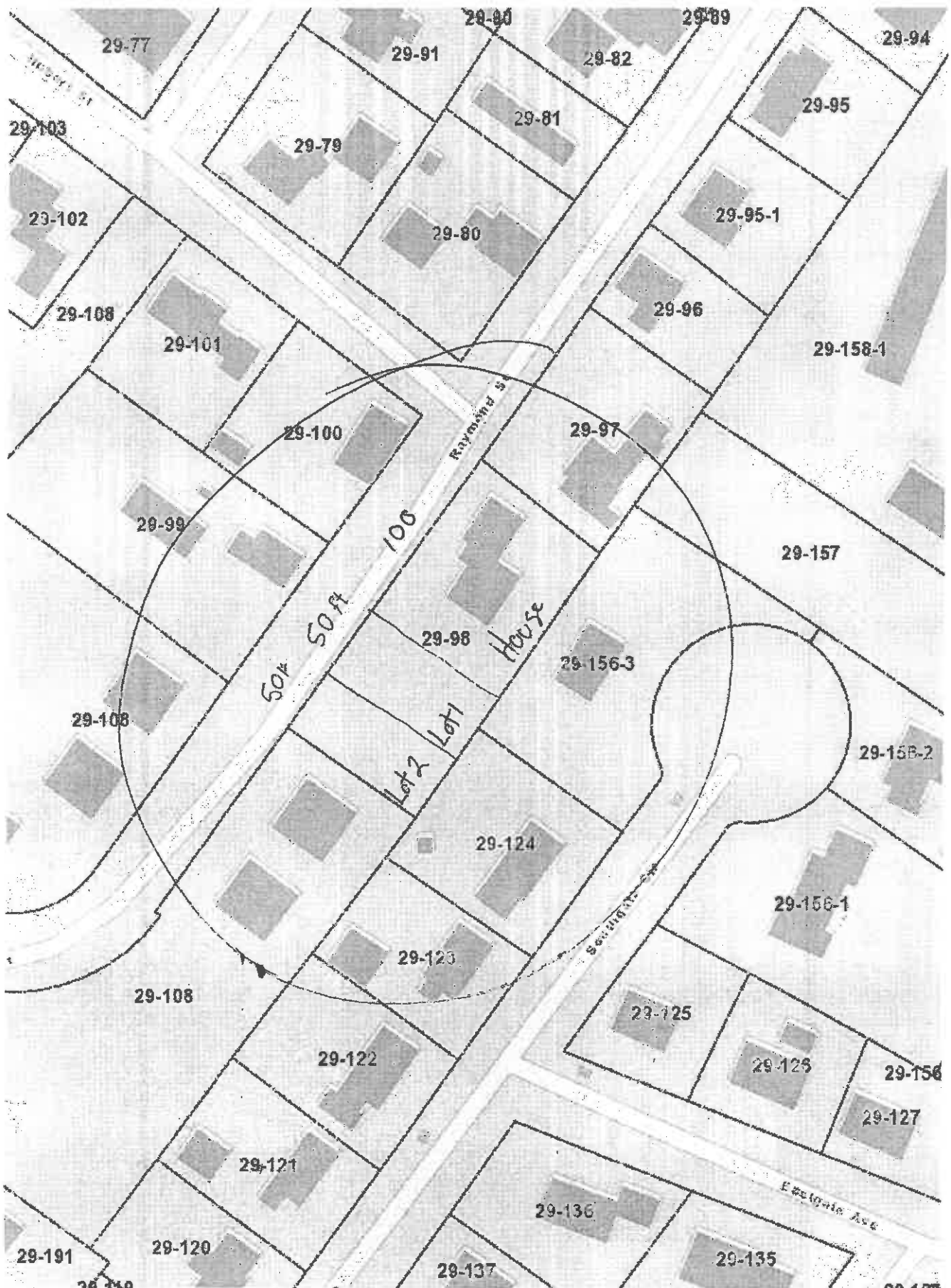
Dear Mr. Chamberlain:

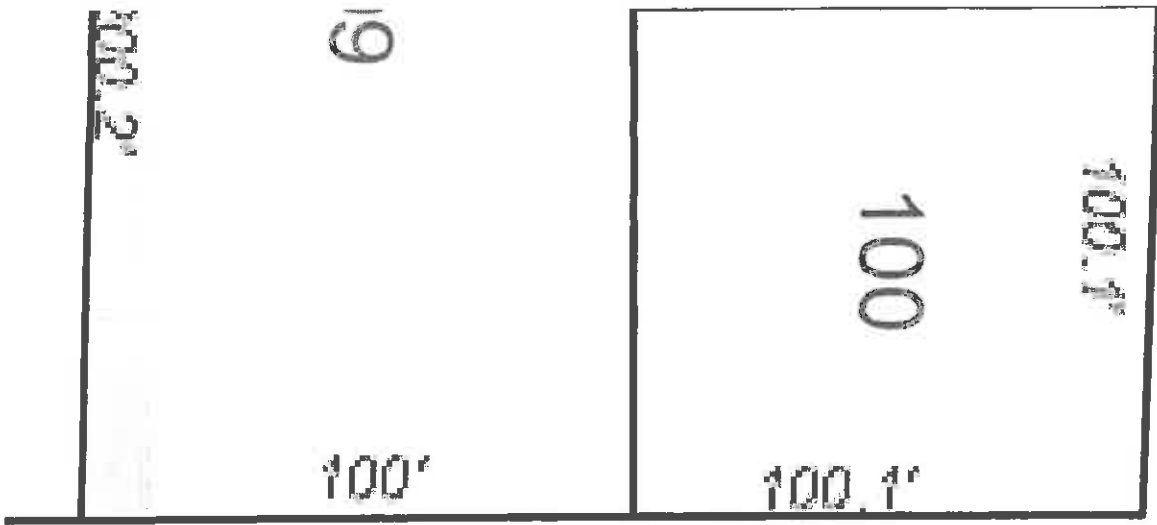
For Planning Board purposes, this letter is to confirm the availability of public water service to the property located at 23 Raymond St in Biddeford. Maine Water Company is notifying that we have sufficient flows in the area to support this project.

As this project progresses, it will be necessary to review your plans in more detail, gain approval, create the necessary paperwork to be executed, and provide inspections. If you have questions or need additional information please feel free to contact me at 1-800-287-1643.

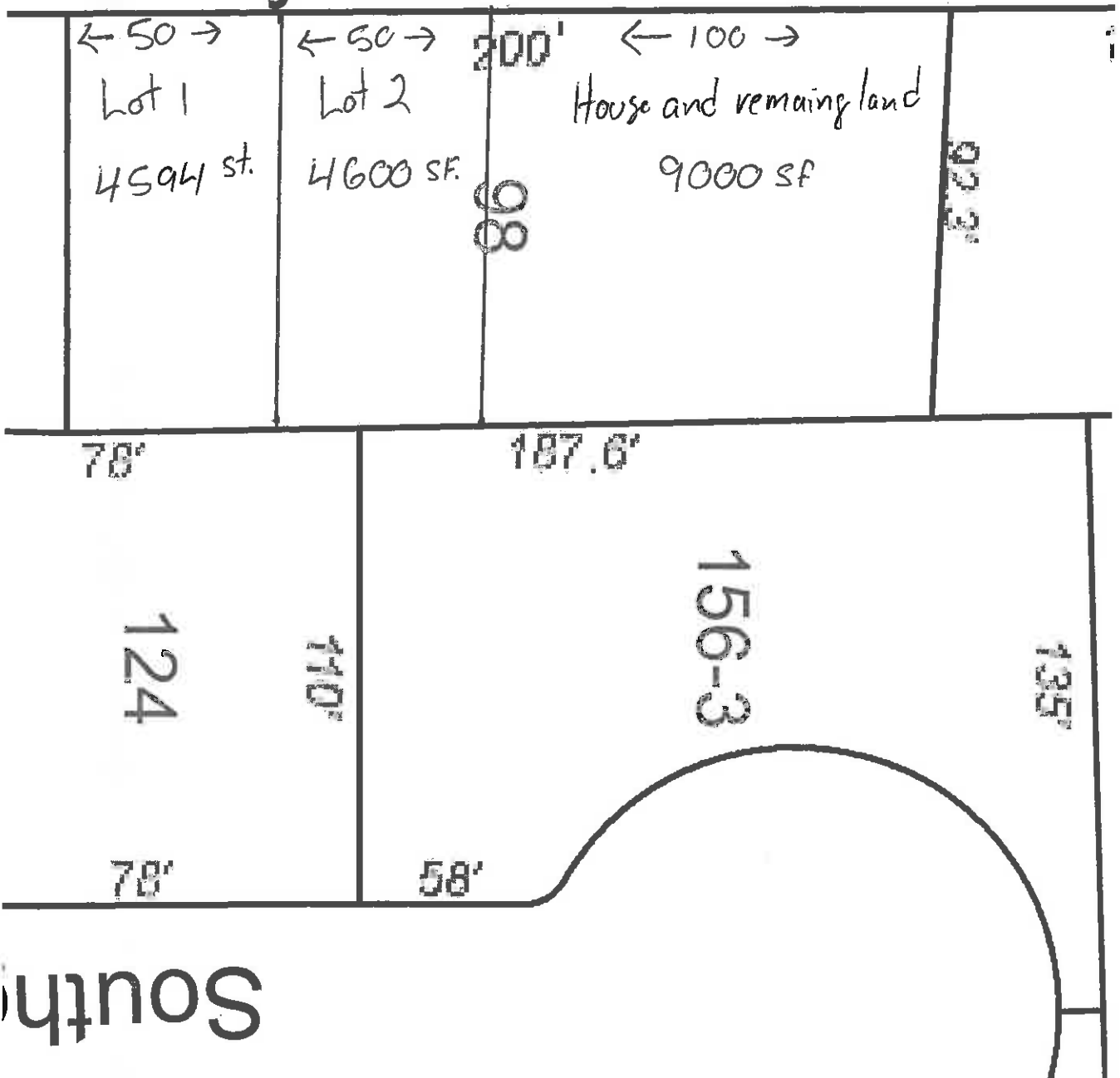
Sincerely,

Brandon Schneckloth
Customer Service Supervisor





Raymond St





29
Tax Map

This Map is Prepared By:
The City of Biddeford, Maine
Technology Department
GIS Division
303 Allen Street, P.O. Box 286 Biddeford, Maine 04005
207-571-0000 gis@biddefordmaine.org

The City of Biddeford, Maine
OFFICIAL TAX MAP
Office of The Tax Assessor
Nicholas Desjardins, CMA
Assessor

100 0 100 200 300 Feet
1 inch = 100 feet
UPDATED THROUGH APRIL 1, 2018
FOR ASSESSMENT PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCES

North Arrow
Maine State
Coordinate System
NAD 83
North Arrow is 30°

BK5255 PG299

47648

QUITCLAIM DEED
With Covenant

Know all Men by these Presents,

That I, Simone A. Collins Raychard of Biddeford, in the County of York,
and State of Maine,

in consideration of One Dollar and other valuable considerations,

paid by Simone A. Raychard of Biddeford, in the County of York, and the State
of Maine,

whose mailing address is 23 Raymond Street, Biddeford, Maine 04005

the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain,
sell and convey, and forever quitclaim unto the said Simone A. Raychard, her

heirs and assigns forever,
certain lots or parcels of land with the buildings thereon situated on Raymond
Street, in the City of Biddeford, County of York, and State of Maine, and being
lots numbered twenty-five (25) and twenty-six (26) on a Plan of Lots of Sunset
Heights drawn by Libby & Dow, C. E., August 1935, and recorded in York County
Registry of Deeds.

Being part of the premises conveyed to Willie DeGrammont, et. al. by
Warranty Deed of Oscar E. Gauthier, et. al. dated September 7th, 1939, and
recorded in the York County Registry of Deeds in Book 932, Page 34.

Also, being the part of the premises conveyed to Joseph S. Collins and
Simone A. Collins by deed of Willie DeGrammont dated June 9th, 1972, and
recorded in the York County Registry of Deeds Book 1951, Page 57.

The said Joseph S. Collins conveyed his interest in the premises to Simone
A. Collins by his deed dated October 5th, 1989, and recorded in the York County
Registry of Deeds.

NO RE-TRANSFER TAX PAID

63

BK5255 PG300

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said Simonne A. Raychard, her

heirs and assigns forever.

And I do covenant with the said Grantee, her heirs and assigns, that I shall and will warrant and defend the premises to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me.

In Witness Whereof, I, the said Simonne A. Collins Raychard

and Frank J. Raychard

husband/inter of the said Simonne A. Collins Raychard

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand and seal this eighteenth day of the month of November, A.D. 19 89.

Signed, Sealed and Delivered

in presence of

Roger C. Nadeau Simonne A. Collins Raychard
Notary Public Frank J. Raychard
.....
.....
.....
.....

State of Maine, County of York ss. November 18th, 19 89.

Then personally appeared the above named Simonne A. Collins Raychard

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Roger C. Nadeau
Notary Public
Attorney at Law

RECEIVED YORK S.S.

89 NOV 27 PM 4:10

ATTEST: Gen M Ponzetti
REGISTER OF DEEDS

Printed Name Roger C. Nadeau

47649

BK 5255 PG 301

QUITCLAIM DEED
With Covenant

Know all Men by these Presents,

That I, Simone A. Collins Raychard of Biddeford, in the County of York, and State of Maine,

in consideration of One Dollar and other valuable considerations,

paid by Simone A. Raychard of Biddeford, in the County of York, and the State of Maine,

whose mailing address is 23 Raymond Street, Biddeford, Maine 04005

the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Simone A. Raychard, her

heirs and assigns forever,

a certain lot or parcel of land situated on Raymond Street, in Biddeford, in the County of York, and State of Maine, and being lot numbered twenty-four (24) on a Plan of Lots of Sunset Heights drawn by Libby & Dow, C.E., August 1935, and duly recorded in York County Registry of Deeds. Being part of the same premises conveyed to Willie DeGrammont, et. al. by Warranty Deed of Oscar E. Gauthier, et. al. dated September 7th, 1939, and recorded in the York County Registry of Deeds Book 932, Page 34.

Also, another certain lot or parcel of land situated in the City of Biddeford, and bounded and described as follows: Beginning at an iron pipe driven into the ground on the southeasterly side of Raymond Street at the westerly corner of lot #24 as shown on "Plan of Sunset Heights" drawn by Libby and Dow, C.E., dated August 28, 1935; thence southwesterly by said Raymond Street 50 feet to an iron pipe driven into the ground and other land of Oscar E. Gauthier and Clara Gauthier; thence southeasterly by land of Oscar E. Gauthier and Clara Gauthier and at right angles with said Street 89.75 feet to an iron pipe driven into the ground and land of Florence A. Goodwin; thence northeasterly by land of said Goodwin and making an included angle of 90° 42' with the last described line 50 feet to an iron pipe driven into the ground at the southerly corner of said lot #24; thence northwesterly by said lot #24, 90.37 feet to the point of beginning.

Being the same premises conveyed to William DeGrammont, et. al. by Warranty Deed of Oscar E. Gauthier, et. al. dated December 4th, 1948, and recorded in the York County Registry of Deeds Book 1131, Page 364.

Also, being part of the premises conveyed to Joseph S. Collins and Simone A. Collins by deed of Willie DeGrammont dated June 9th, 1972, and recorded in the York County Registry of Deeds Book 1951, Page 57.

The said Joseph S. Collins conveyed his interest in the premises to Simone A. Collins by his deed dated October 5th, 1989, and recorded in the York County Registry of Deeds.

NO R.E. TRANSFER TAX PAID

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said **Simonne A. Raychard**, her

heirs and assigns forever.

And I do covenant with the said Grantee, her heirs and assigns, that shall and will warrant and defend the premises to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me.

In Witness Whereof, I, the said **Simonne A. Collins Raychard**

and **Frank J. Nadeau** Raychard

husband/wife of the said **Simonne A. Collins Raychard**

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seal at this 18th day of the month of November, A.D. 19 89.

Signed, Sealed and Delivered
in presence of

Robert D. Nadeau *Simonne A. Collins Raychard*
Frank J. Nadeau

State of Maine, County of York ss. November 18th, 19 89

Then personally appeared the above named **Simonne A. Collins Raychard**

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Robert D. Nadeau
 Notary Public
 Attorney at Law

RECEIVED YORK S.S.
 89 NOV 27 PH 4:10

ATTEST: *Qua M. Bonzetti*
 REGISTER OF DEEDS

Printed Name **Roger C. Nadeau**

HTS
 LAYNA
 3300 Me.
 935

17	100.08'	50.04'	50.04'
18	50.04'	50.04'	50.04'
19	50.04'	50.04'	50.04'
20	50.04'	50.04'	50.04'
21	50.04'	50.04'	50.04'
22	50.04'	50.04'	50.04'
23	50.04'	50.04'	50.04'
24	50.04'	50.04'	50.04'

HUBERT

RAYMOND

STREBEL

24	50.1'	50.1'	50.1'
25	50.1'	50.1'	50.1'
26	50.1'	50.1'	50.1'
27	50.1'	50.1'	50.1'
28	50.1'	50.1'	50.1'
29	50.1'	50.1'	50.1'
30	50.1'	50.1'	50.1'
31	50.1'	50.1'	50.1'
32	50.1'	50.1'	50.1'
33	50.1'	50.1'	50.1'
34	50.1'	50.1'	50.1'
35	50.1'	50.1'	50.1'
36	50.1'	50.1'	50.1'
37	50.1'	50.1'	50.1'
38	50.1'	50.1'	50.1'
39	50.1'	50.1'	50.1'
40	50.1'	50.1'	50.1'
41	50.1'	50.1'	50.1'
42	50.1'	50.1'	50.1'
43	50.1'	50.1'	50.1'
44	50.1'	50.1'	50.1'
45	50.1'	50.1'	50.1'
46	50.1'	50.1'	50.1'
47	50.1'	50.1'	50.1'
48	50.1'	50.1'	50.1'
49	50.1'	50.1'	50.1'
50	50.1'	50.1'	50.1'

PLAN OF
SUNSET HEIGHTS
PROPERTY OF ARTHUR J. HANNA
BIDDEFORD - MAINE

Surveyed by Libby & Dow, Engrs, Saco, Me.
Scale 1 in = 40 ft Aug. 28, 1935