

City of Biddeford
Planning Board
March 06, 2024 6:00 PM City Hall
Council Chambers, & Zoom
<https://biddeford.zoom.us/j/91621088534?pwd=Tk5yRGtlblZ0eHEzTElSdGhKb3VuQT09>

Webinar ID 916 2108 8534; Passcode 276637

STATUS: Planning Board Meeting, Wednesday, March 6, 2024, 6:00 PM, City Council Chambers & Zoom

- 1. PLEDGE OF ALLEGIANCE**
- 2. DECLARATION OF QUORUM/VOTING MEMBERS**
- 3. ADJUSTMENTS TO THE AGENDA**
- 4. PLANNER'S BUSINESS**
- 5. CONSENT AGENDA**
 - 5.A. Approve Meeting Minutes from 2-21-24
[2-21-24-Meeting Minutes-DRAFT.pdf](#)
- 6. UNFINISHED BUSINESS**
- 7. NEW BUSINESS**
 - 7.A. 2024.09 The Biddeford Planning Board will hold a public meeting to review and discuss of a Conditional Use Permit request for Glenn Peterson of Wellrick, Inc. dba Canuvo to open an adult-use cannabis retail store at 4 Wellspring Road (Map 2, Lot 47-2) in the I-3 zone.

[2024.08 Canuvo Cannabis adult use FOF - COA.pdf](#)
[2024.09 Canuvo Staff Report.pdf](#)
[Application Package.pdf](#)
[2-27-24 Conditional License Adult Use Cannabis.pdf](#)
 - 7.B. 2024.02 The Biddeford Planning Board will hold a public meeting to review and discuss a Preliminary Site Plan Application submitted by Bryan Holden to reconfigure the structure on 129 Main Street, (the Marble Block) creating a bowling alley, restaurant & bar on the ground floor, apartments on the second and third floors (Tax Map 38, Lot 386) in the MSRD1 Zone.

[2024.02 Marble Block Redevelopment sketch plan 3-6-24.pdf](#)
[129 Main St_Marble Block_Planning Department.pdf](#)
[129 Main St_Planning Board.pdf](#)
[Marble Block - Gutter Floor Plan.pdf](#)
[Marble Block - New Facade Design - 3D \(5\).pdf](#)
[Marble Block - NPS Pt. 2 Amendment - 2023-10-31 \(3\) \(1\).pdf](#)
[Marble Block FIRE ALARM BASEMENT.pdf](#)
[Marble Block FIRE ALARM.pdf](#)

[Marble Block photos.pdf](#)

- 7.C. 2023.36 The Biddeford Planning Board will hold a public meeting regarding a Final Site Plan Review Application submitted by Riverbend Reserve, LLC for Homestead by the River. The request is to erect a 6,000 square foot pole barn, 1,950 square foot lean, and a 2,504 square foot 16-foot-wide gravel drive at Homestead by the River Campground located at 608-610 New County Road further described as Tax Map 6, Lot 35-2 in the Rural Farm District (RF) and Shoreland Overlay.

[2023.36 608-610 New County Road STORAGE BARN 3-6-24 Final.pdf](#)

[2023.36 Riverbend Reserve-FOF.pdf](#)

[1206 Site Plan 2-27-24.pdf](#)

8. OTHER BUSINESS

9. ADJOURN

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



CITY OF BIDDEFORD

Planning and Development Department

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

Planning Board Meeting Meeting Minutes

DRAFT

Date: February 21, 2024
Time: 6:00 PM
Location: Council Chambers & Zoom

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
Quorum Present: Larry Patoine (Chair), Susan Deschambault, Roch Angers, Alexa Plotkin, Stephen Beaudette & Dylan Doughty (Alternate Member)
Staff Present: David Galbraith & Nan Whitten
Chair Patoine opened the meeting at 6:00 PM
3. Adjustments to the Agenda-none
4. Planner's Business-none
5. Consent Agenda
5. A. Approval of Meeting Minutes from 2-7-23
Motion-Deschambault -Motion to approve minutes as presented
Second-Angers Motion passed unanimously
Motion passed unanimously
6. New Business
6. A. 2021.17 The Biddeford Planning Board will hold a Public Meeting to discuss and ask questions regarding a request for Site Plan & Subdivision Preliminary & Final Approval for Southern Maine Affordable Housing for 39 residential units at 69 Adam's Street (Tax Map 38, Lot 296).
 - Galbraith gave a brief overview of the project and approval/extension history
 - No changes to request from previous case
 - No comments from the public
 - Patoine, this is a technicality
 - Applicant would like preliminary and final approval tonightMOTIONS: 6:04 PM
Motion-Angers - To Reapprove Case # 2021.04 A Final Subdivision and Site Plan Re-approval request for Adams Point Housing – Southern Maine Affordable Housing / 69 Adam's Street (Tax Map 38, Lot 296) for 39 residential units, with the provided Conditions of Approval as written.
Second- Deschambault Motion passed unanimously
6. B. 2023.36 The Biddeford Planning Board will hold a public meeting regarding a Preliminary Review Application submitted by Riverbend Reserve, LLC for Homestead by

the River. The request is to erect a 6,000 square foot pole barn, 1,950 square foot lean, and a 2,504 square foot 16-foot-wide gravel drive at Homestead by the River Campground located at 608-610 New County Road further described as Tax Map 6, Lot 35-2 in the Rural Farm District (RF) and Shoreland Overlay.

- Galbraith introduced the project and history of attempted projects for these applicants.
- Applicants would like Sketch Plan and Preliminary Approval tonight
- Peter Valcourt represented the application
- No public comments
- Patoine asked about the stop work permit, "only moved dirt around."
- Patoine asked about need of stormwater report needed-no
- Galbraith stated solar panels ok on roof, no ground mounted allowed
- Angers will that policy be reviewed, down the road
- Angers do we need two different motions-no mentioned in motion as sketch and preliminary

MOTIONS: 6:16 PM

Motion- Deschambault- Motion to waive Article XI, Full Site Plan Review. I motion to waive Article XI, full site plan review, as no site improvements are being made.

Second-Angers

Motion passed unanimously

Motion-Deschambault - Motion to approve, the sketch & preliminary site plan approval for the construction of a 6,000 square foot storage building for the storage of RV's used at the facility at 608-610 New County Road (Property ID# Map 6, Lot 35, Sub-lot 2).

Second- Angers

Motion approved unanimously

7. Open Public Hearing

9. A. 2024.05 Ordinance Amendment-SECOND READING Update Staff Review Committee Membership Composite

- Galbraith re-introduced amendment, notated changed requested
- Angers happy with what he has seen
- Patoine clarified wording in the order
- Deschambault concerned about quick turn around with notifications-10 days for notification in posting and abutters within 250'

MOTIONS: 6:21 PM

Motion-Angers -Motion to approve a positive recommendation to the City Council to adopt the proposed amendment to update the staff review committee membership composite as presented

Second-Deschambault

Motion passed unanimously

9. B. 2024.07 SECOND READING to amend V Attachment 2 Table B Dimensional Requirements to change the side setbacks in the MSRD-2 zone from 10' to 0'

- Galbraith described proposed changes and discussion previously held
- Codes has stated there may be some fire prevention involved with setbacks of 0'
- Galbraith read an email from CEO Fecteau regarding fire separations with setbacks down to 0'

- Patoine wants footnote added to chart explaining fire separations needed with the reduced setback
- Plotkin wondered about the necessity of the footnote, suggested date of change
- Beaudette effect of pre-existing structure-not with ordinances, how do egress windows get affected, Codes will tell them what can and cannot be done

MOTIONS: 6:32 PM

Motion-Deschambault- Motion to approve a positive recommendation to the City Council to adopt the proposed Amendments to Code of Ordinances, Part III: Land Development Regulations, Article V – Establishment of Zones, Amendment to Table B “Dimensional Requirements” to reduce the side and rear yard setback requirements in the City’s MSRD-2 zoning district from ten (10) feet to zero (0) feet. Additional footnote

Second- Angers Motion passed unanimously

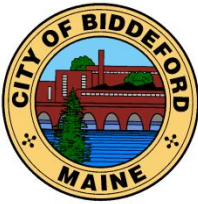
- Galbraith gave update on open position
- Deschambault visit some of the marijuana operations
- Patoine asked for update on Riverwalk Wall we have no updates
- Plotkin restaurant Magnus on the Water, traffic rerouted now has grassy area out front with sign of “Welcome to Biddeford” can someone check on this, she thinks it is supposed to be landscaped by applicant
- Deschambault used to be a road and it belongs to the city
- Beaudette landscaping being discussed by DDC
- Angers 5 Points Shopping Center in Courier, anything going on? Galbraith has contacted them and told them they have to go to Planning Board. Applicant is aware of it and preparing for submittal
- Diamond National still working on it
- Galbraith updated Board on upcoming projects

Meeting adjourned at 6:42 PM

Planning Board Chair/Vice Chair

Date

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



CITY OF BIDDEFORD

Planning and Development Department

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Conditional Use Permit

Adult-use Retail Marijuana Store

Canuvo 4 Wellspring Road, Biddeford, ME

Case # 2024.09

Pursuant to the provisions of the City of Biddeford Land Development Regulations, Article VI (Performance Standards), Section 77 – Marijuana Establishments, the Biddeford Planning Board has considered the application of Glenn Peterson of Wellrick, Inc. dba Canuvo to convert their existing “marijuana caregiver retail store” into an “adult use marijuana retail store”, 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. Project Data:

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Glenn Peterson PO Box 38 Poland, ME 04274
2.	Owner of Property:	4 Shore Drive, LLC PO Box 38 Poland, ME 04274
3.	Surveyor/Engineer:	N/A
4.	Project Location:	4 Wellspring Road
5.	Project Tax Map #/Lot #:	2/47-2
6.	Existing Zoning:	I-3 – Adult-Use Retail Marijuana Facility is a Conditional Use
7.	Overlay Zoning:	None
8.	Existing Use:	Adult Medical Marijuana Manufacturing Facility
9.	Proposed Use:	Establishment of a new Aduse-Use Retail Marijuana Facility
10.	Approvals Required:	Conditional Use
11.	Uses in the Vicinity:	Commercial/Industrial
12.	Number of Lots/Units in Subdivision:	N/A
13.	Minimum Lot Size Required: Provided:	None 1.6 acres
14.	Frontage Required: Provided:	50’ 308’ +/-
15.	Front Setback Required: Provided:	40’ >40’
16.	Side Setbacks Required: Provided:	25’ >25’
17.	Rear Setback Requires: Provided:	25’ >25’
18.	Height Requirements: Provided:	60 feet or 6 stories. < 60 feet

FINDINGS OF FACT AND CONCLUSIONS OF LAW**Conditional Use Permit****Adult-use Retail Marijuana Store****Canuvo 4 Wellspring Road, Biddeford, ME****Case # 2024.09**

19.	Water Supply:	Maine Water Company
20.	Sewerage Disposal:	City of Biddeford
21.	Solid Waste Disposal:	Private Hauler
22.	Fire Protection:	City of Biddeford
23.	Floodplain Status:	Property is not within a NFIP Zone A or V floodzone
24.	Wetland/Surface Water Impacts:	None
25.	Soil Study Provided:	N/A
26.	Parking Spaces Required:	
27.	Parking Spaces Provided (total): # Handicapped Spaces:	
28.	Ownership of Road:	Wellspring Road is a Public Road
29.	Impervious Surface Area:	0 SF Change
30.	Total Disturbed Area:	0 SF of previously undisturbed area.
31.	Estimated Site Development Costs:	N/A
35.	Financial Capacity Letter:	N/A – Internal Construction Only
36.	Waivers Requested/Needed:	a. Article XI, Full Site Plan Review as per Article XI, Section 9.B.2.
37.	Waivers Granted:	
38.	Variances Needed for Approval:	None.
39.	Other Permits Obtained:	N/A
40.	Other Non-City Permits Required:	None.
41.	Covenants, By-laws, Restrictions Required:	None
42.	LDR Attachment A: Fees Paid:	Yes
42.		
43.	Planning Board Review History: Conditional Use Permit	March 6, 2024

2. **Performance Standards:** The Board made the following conclusions in their review standards of Article VI (Performance Standards), Section 77 (Marijuana Establishments) states as follows:

- A. *Before submission of a conditional use application, the applicant must demonstrate his or her authorization to cultivate, process and store medical marijuana pursuant to the Maine Use of Medical Marijuana Program.*

FINDING: The Applicant has provided evidence that Glenn Peterson is certified by the State of Maine for adult use sales.

- B. *As an accessory use, medical marijuana home production shall be allowed in any qualifying patient's residence or any medical marijuana caregiver's primary year-round*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Conditional Use Permit

Adult-use Retail Marijuana Store

Canuvo 4 Wellspring Road, Biddeford, ME

Case # 2024.09

residence in every base zone and overlay zone, without any requirement for land use permitting.

FINDING: N/A

- C. *No medical marijuana dispensary or medical marijuana growing facility shall be closer than 250 linear feet, measured in a straight line from the dispensary or facility building entrance, to the nearest point on the boundary of any property which is occupied by a licensed day-care facility, school, Town park, Town playground or church.*

FINDING: N/A - The proposal is not within 250 feet of any of the buffered land uses.

- D. *Before granting an approval, the Planning Board shall ensure the applicant has reviewed his or her property and building security plans with the Biddeford Police Department and the Police Department finds the security measures are consistent with state requirements.*

FINDING:

- E. *No signs containing the word "marijuana," or a graphic/image of any portion of a marijuana plant or otherwise identifying medical marijuana shall be erected, posted or in any way displayed on the outside of a medical marijuana dispensary or a medical marijuana growing facility. Interior advertisements, displays of merchandise or signs depicting the activities of a medical marijuana dispensary or a medical marijuana growing facility shall be screened to prevent public viewing from outside such facility.*

FINDING: The application indicates that no signage will be presented which is not in compliance with this standard.

- F. *No use shall emit offensive, harmful, or noxious odors beyond the property line.*

FINDING: See the recommended Conditions of Approval for Staff's recommended means of ensuring compliance with this standard.

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

FINDING: Condition of Approval #2 (if approved) requires the applicant to obtain all applicable state and federal permits.

- ii. *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;*

FINDING: The site is an existing developed site and adequate emergency access is provided. The Fire Department will also be involved in the Code Enforcement Department's consideration of building and occupancy permits.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Conditional Use Permit

Adult-use Retail Marijuana Store

Canuvo 4 Wellspring Road, Biddeford, ME

Case # 2024.09

- iii. *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;*

FINDING: No new exterior lighting is being proposed.

- iv. *The provisions for buffers and on-site landscaping provide adequate protection to neighboring properties from detrimental or unsightly features of the development;*

FINDING: There is no development proposed by this project and the site is located in a business/industrial area.

- v. *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;*

FINDING: All activities are proposed within the existing building. Conditions of Approval include those for adequate odor control reinforcing the performance standards in the Ordinance.

- vi. *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;*

FINDING: Ample parking is provided on-site to meet the expected need.

- vii. *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;*

FINDING: Staff anticipates no issues with hazards to public safety or traffic congestion in this area. The building site was previously used for medical marijuana retail sales and the proposed adult use retail store is anticipated to have similar amount of traffic.

- viii. *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;*

FINDING: Adjacent parcels are industrial/commercial. The operation should not change in any way that may impact this standard negatively given the recommended Conditions of Approval and existing Performance Standards.

- ix. *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;*

FINDING: All activities will be conducted inside the building.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Conditional Use Permit

Adult-use Retail Marijuana Store

Canuvo 4 Wellspring Road, Biddeford, ME

Case # 2024.09

- x. *The proposed use would be in compliance with Biddeford's Comprehensive Plan;*

FINDING: Although the Comprehensive Plan does not specifically address Medical Marijuana Growing Facilities, this type of use is specialized light industrial use which is permitted in the I-3 zone as per the Future Land Use Plan of the Comprehensive Plan.

- xi. *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;*

FINDING: There are no modifications to the site or the building's exterior proposed.

- xii. *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;*

FINDING: The property is not located in a flood zone.

- xiii. *Adequate provision has been made for disposal of wastewater or solid waste or for the prevention of ground or surface water contamination;*

FINDING: The property was previously a medical marijuana retail store and the water demands are not expected to change.

- xiv. *Adequate provision has been made to control erosion or sedimentation;*

FINDING: There are no site improvements/disturbances proposed.

- xv. *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;*

FINDING: There are no site improvements/disturbances proposed that would affect existing stormwater.

- xvi. *The proposed water supply would meet the demands of the proposed use for fire protection purposes;*

FINDING: Maine Water Company serves this site and has provided an Ability to Serve letter.

- xvii. *Adequate provision has been made for the transportation, storage, and disposal of hazardous substances and materials as defined by state law;*

FINDING: The applicant has not indicated there will be a presence of hazardous substances, and if there were, State Law must be adhered (Condition of Approval #2).

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Conditional Use Permit

Adult-use Retail Marijuana Store

Canuvo 4 Wellspring Road, Biddeford, ME

Case # 2024.09

xviii. *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;*

FINDING: No site alterations are proposed for the site.

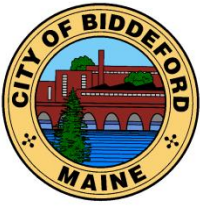
xix. *When located in the Shoreland Zone, the proposed use would meet the purposes of Shoreland Zoning as identified in Article XIV, Section 1 (Purposes) of this ordinance.*

FINDING: The parcel is not located in a Shoreland Zone.

APPROVAL GRANTED: Based on the evidence available and the conclusions above, the Biddeford Planning Board approves the Conditional Use Permit for the proposed project summarized above, located at 4 Wellspring Road in accordance with the submitted application, supporting data, representations made, other related materials on file, and the following Conditions of Approval:

1. Standard Conditions of Approval apply.
2. All conditions previously approved by the Planning Board are hereby reaffirmed.

Mr. Larry Patoine, Planning Board Chair Date: _____



CITY OF BIDDEFORD

Planning and Development Department

David CM Galbraith
City Planner/Deputy Director
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115
david.galbraith@biddefordmaine.or

PLANNING BOARD REPORT

TO: Larry Patoine, Chair & the Biddeford Planning Board

FROM: David CM Galbraith, City Planner / Deputy Director of Planning

DATE: February 28, 2024

RE: **2024.09 Conditional Use Permit for a Adult-Use Retail Marijuana Facility for Glenn Peterson, of Wellrick, Inc. dba Canuvo at 4 Wellspring Road (Tax Map 2, Lot 47-2) in the I-3 Zone.**

MEETING DATE: March 6, 2024 @ 6:00 PM

1. INTRODUCTION



The Applicant, Glenn Peterson, of Wellrick, Inc. dba Canuvo, is seeking Planning Board approval for a adult use marijuana retail sales facility at 4 Wellspring Road (Property ID # Map 2, Lot 47-2). The subject property is 1.6 acres, is zoned I-3 and is accessed off Wellspring Road via Alfred Street. Canuvo has operated in Biddeford since 2010 as one of Maine's first medical marijuana dispensary licences issued. They have operated, in compliance with State and City regulations at 4 Wellspring Road since March 2015.

Canuvo - 4 Wellspring Road

2024.09 Conditional Use Permit for a Adult-Use Retail Marijuana Facility for Glenn Peterson of Wellrick, Inc. dba Canuvo at 4 Wellspring Road (Tax Map 2, Lot 47-2) in the I-3 Zone.

Planning Board Hearing Date: March 6, 2024

Adult-Use Retail Marijuana Facilities are a Conditional Use in the Industrial-1 (I-3) Zone. Canuvo has been operating a Medical Marijuana Manufacturing Facility since 2021.

As the Board is aware, at the December 19, 2023 meeting the City Council adopted new regulations that allow adult-use recreational marijuana retail stores within the City's I-1, I-3 & I-3 zoning districts as a "conditional use". This is the third application for a an adult use recreational marijuana retail store being requested. The retail facility will be located within the existing building, and the applicant will no longer be operating a Medical Marijuana retail facility. Staff believes the existing site parking is adequate to support the proposed retail use. The City's Land Use Ordinance defines adult use marijuana stores as:

MARIJUANA STORE, ADULT USE

A facility licensed by the State of Maine to purchase adult use marijuana, immature marijuana plants and seedlings from a cultivation facility, to purchase adult use marijuana and adult use marijuana products from a products manufacturing facility, to collect and transport samples of marijuana, marijuana concentrate and marijuana products in a marijuana store's possession for mandatory testing, and to sell adult use marijuana, adult use marijuana products, immature marijuana plants and seedlings to consumers.

[Added 1-19-2021 by Ord. No. 2021.1]

The Applicant has been operating, as a medical marijuana retail sales facility in full compliance from this location for since 2015 and Staff does not foresee any issues with this operation at this established location.

2. PROJECT DATA

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Glenn Peterson PO Box 38 Poland, ME 04274
2.	Owner of Property:	41 Shore Drive, LLC PO Box 38 Poland, ME 04274
3.	Surveyor/Engineer:	N/A
4.	Project Location:	4 Wellspring Road
5.	Project Tax Map #/Lot #:	2/47-2
6.	Existing Zoning:	I-3 – Adult-Use Retail Marijuana Facility is a Conditional Use
7.	Overlay Zoning:	None
8.	Existing Use:	Adult Medical Marijuana Manufacturing Facility
9.	Proposed Use:	Establishment of a new Aduse-Use Retail Marijuana Facility
10.	Approvals Required:	Conditional Use
11.	Uses in the Vicinity:	Commercial/Industrial
12.	Number of Lots/Units in Subdivision:	N/A
13.	Minimum Lot Size Required: Provided:	None 1.6 acres

2024.09 Conditional Use Permit for a Adult-Use Retail Marijuana Facility for Glenn Peterson of Wellrick, Inc. dba Canuvo at 4 Wellspring Road (Tax Map 2, Lot 47-2) in the I-3 Zone.

Planning Board Hearing Date: March 6, 2024

14.	Frontage Required: Provided:	50' 305' +/-
15.	Front Setback Required: Provided:	40' >40'
16.	Side Setbacks Required: Provided:	25' >25'
17.	Rear Setback Requires: Provided:	25' >25'
18.	Height Requirements: Provided:	60 feet or 6 stories. < 60 feet
19.	Water Supply:	Maine Water Company
20.	Sewerage Disposal:	City of Biddeford
21.	Solid Waste Disposal:	Private Hauler
22.	Fire Protection:	City of Biddeford
23.	Floodplain Status:	Property is not within a NFIP Zone A or V floodzone
24.	Wetland/Surface Water Impacts:	None
25.	Soil Study Provided:	N/A
26.	Parking Spaces Required:	
27.	Parking Spaces Provided (total): # Handicapped Spaces:	
28.	Ownership of Road:	Wellspring Road is a Public Road
29.	Impervious Surface Area:	0 SF Change
30.	Total Disturbed Area:	0 SF of previously undisturbed area.
31.	Estimated Site Development Costs:	N/A
35.	Financial Capacity Letter:	N/A – Internal Construction Only
36.	Waivers Requested/Needed:	a. Article XI, Full Site Plan Review as per Article XI, Section 9.B.2.
37.	Waivers Granted:	
38.	Variances Needed for Approval:	None.
39.	Other Permits Obtained:	Conditional Adult Use Cannabis Permit
40.	Other Non-City Permits Required:	None.
41.	Covenants, By-laws, Restrictions Required:	None
42.	LDR Attachment A: Fees Paid:	Yes
42.		
43.	Planning Board Review History: Conditional Use Permit	March 6, 2024

3. EXISTING CONDITIONS

4 Wellspring Road existing Medical Marijuana Manufacturing Facility commercial/industrial. The existing property is 1.6 acres in size and was developed with a 1.5 story building approximately 5,012 square feet in area. The Applicant is not proposing any exterior modifications to the building or changes to the existing site plan.

2024.09 Conditional Use Permit for a Adult-Use Retail Marijuana Facility for Glenn Peterson of Wellrick, Inc. dba Canuvo at 4 Wellspring Road (Tax Map 2, Lot 47-2) in the I-3 Zone.

Planning Board Hearing Date: March 6, 2024

4. PROJECT PROPOSAL

Adult-Use Retail Marijuana Facility.

5. OUTSTANDING ISSUES TO BE ADDRESSED PRIOR TO APPROVAL:

6. STAFF REVIEW

a. ZONING: Adult-Use Retail Marijuana Facility, is a Conditional Use in the I-3 Zone. There is no minimum lot size.

b. REVIEW STANDARDS:

Article VI (Performance Standards), Section 77 (Marijuana Establishments) states as follows:

Section 77

Marijuana Establishments

[Added 1-17-2017 by Ord. No. 2016.88]

A. *Before submission of a conditional use application, the applicant must demonstrate his or her authorization to cultivate, process and store medical marijuana pursuant to the Maine Use of Medical Marijuana Program.*

The Applicant has provided evidence that Glenn Peterson (dba Canuvo) is certified by the State of Maine for adult use marijuana sales.

B. *As an accessory use, medical marijuana home production shall be allowed in any qualifying patient's residence or any medical marijuana caregiver's primary year-round residence in every base zone and overlay zone, without any requirement for land use permitting.*

N/A

C. *No medical marijuana dispensary or medical marijuana growing facility shall be closer than 250 linear feet, measured in a straight line from the dispensary or facility building entrance, to the nearest point on the boundary of any property which is occupied by a licensed day-care facility, school, Town park, Town playground or church.*

The proposal is not within 250 feet of any of the required buffered land uses.

D. *Before granting an approval, the Planning Board shall ensure the applicant has reviewed his or her property and building security plans with the Biddeford Police Department and the Police Department finds the security measures are consistent with state requirements.*

2024.09 Conditional Use Permit for a Adult-Use Retail Marijuana Facility for Glenn Peterson of Wellrick, Inc. dba Canuvo at 4 Wellspring Road (Tax Map 2, Lot 47-2) in the I-3 Zone.

Planning Board Hearing Date: March 6, 2024

The applicant has indicated that they have met with, and received approval from, the Biddeford Police Department regarding their security plan. The City Planner has asked the applicant to provide verification of this in writing from the Police Department.

- E. *No signs containing the word "marijuana," or a graphic/image of any portion of a marijuana plant or otherwise identifying medical marijuana shall be erected, posted or in any way displayed on the outside of a medical marijuana dispensary or a medical marijuana growing facility. Interior advertisements, displays of merchandise or signs depicting the activities of a medical marijuana dispensary or a medical marijuana growing facility shall be screened to prevent public viewing from outside such facility.*

The application indicates that no signage will be presented which is not in compliance with this standard.

- F. *No use shall emit offensive, harmful, or noxious odors beyond the property line.*

See the recommended Conditions of Approval for Staff's recommended means of ensuring compliance with this standard.

- c. **WAIVERS REQUESTED / REQUIRED:** Article XI, Full Site Plan Review.

Staff Recommendation: Given there are no building expansions proposed and not increase in impervious surface proposed Staff recommend the Board grant this waiver which says that sufficient information has been provided to consider this application for review.

- d. **CONDITIONAL USE STANDARDS:** The following are the standards for review under a Conditional Use Permit (standards in *italic*, Staff Comments in regular font):

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

Condition of Approval #2 (if approved) requires the applicant to obtain all applicable state and federal permits.

- ii. *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;*

The site is an existing developed site was previously reviewed by representatives of the Staff Review Committee (SRC) and was reviewed and approved by the Planning Board.

2024.09 Conditional Use Permit for a Adult-Use Retail Marijuana Facility for Glenn Peterson of Wellrick, Inc. dba Canuvo at 4 Wellspring Road (Tax Map 2, Lot 47-2) in the I-3 Zone.

Planning Board Hearing Date: March 6, 2024

The Fire Department will also be involved in the Code Enforcement Department's consideration of building and occupancy permits.

- iii. *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;*

The applicant does not intend to install any additional exterior lighting and the location is in a discreet location with no known existing lighting issues.

- iv. *The provisions for buffers and on-site landscaping provide adequate protection to neighboring properties from detrimental or unsightly features of the development;*

There is no development proposed by this project and the site is located in a business/industrial area.

- v. *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;*

All activities are proposed within the existing building. Conditions of Approval include those for adequate odor control reinforcing the performance standards in the Ordinance.

- vi. *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;*

Ample parking is provided on-site to meet the expected need.

- vii. *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;*

Staff anticipates no issues with hazards to public safety or traffic congestion in this area. The building site was previously used for medical marijuana retail sales and the proposed use is anticipated to generate the same amount of traffic.

- viii. *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;*

Adjacent parcels are industrial/commercial. The operation should not change in any way that may impact this standard negatively given the recommended Conditions of Approval and existing Performance Standards.

2024.09 Conditional Use Permit for a Adult-Use Retail Marijuana Facility for Glenn Peterson of Wellrick, Inc. dba Canuvo at 4 Wellspring Road (Tax Map 2, Lot 47-2) in the I-3 Zone.
Planning Board Hearing Date: March 6, 2024

- ix. *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;*

The proposed adult use marijuana sales is similar to the medical marijuana retail operation that has been operating at this location since 2015 and the proposed change from medical retail sales to adult use retail sales will not create any adverse impacts to neighboring properties.

- x. *The proposed use would be in compliance with Biddeford's Comprehensive Plan;*

Although the Comprehensive Plan does not specifically address Medical Marijuana Growing Facilities, this type of use is specialized light industrial use which is permitted in the I-3 zone as per the Future Land Use Plan of the Comprehensive Plan.

- xi. *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;*

There are no modifications to the Site or the building's exterior proposed.

- xii. *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;*

The property is not located in a flood zone.

- xiii. *Adequate provision has been made for disposal of wastewater or solid waste or for the prevention of ground or surface water contamination;*

Maine Water Company serves this site and has provided an Ability to Serve letter.

- xiv. *Adequate provision has been made to control erosion or sedimentation;*

N/A

- xv. *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;*

There are no site improvements/disturbances proposed that would affect existing stormwater.

- xvi. *The proposed water supply would meet the demands of the proposed use for fire protection purposes;*

2024.09 Conditional Use Permit for a Adult-Use Retail Marijuana Facility for Glenn Peterson of Wellrick, Inc. dba Canuvo at 4 Wellspring Road (Tax Map 2, Lot 47-2) in the I-3 Zone.

Planning Board Hearing Date: March 6, 2024

Maine Water Company serves this site and has provided an Ability to Serve letter.

- xvii. *Adequate provision has been made for the transportation, storage, and disposal of hazardous substances and materials as defined by state law;*

The applicant has not indicated there will be a presence of hazardous substances, and if there were, State Law must be adhered (Condition of Approval #2).

- xviii. *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;*

No site alterations are proposed for the site.

- xix. *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.*

The parcel is not located in a Shoreland Zone.

7. NEXT STEPS/SUGGESTED ACTIONS

Recommend the Planning Board grant the waiver request for a full site plan review submittal given no site alterations are proposed.

Recommend that if the Planning Board approves the Conditional Use Permit it be approved with the following minimum conditions of approval:

1. Standard Conditions of Approval apply.
2. The applicant shall obtain all other pertinent local, state and federal permits/licenses/insurance such as building, electrical, plumbing, etc., prior to commencing business.
3. No cannabis odors may be detectable from any place outside the structure(s) in which the use occurs. The applicant must submit to the Code Enforcement Department for review and approval an Odor Abatement Plan. The Odor Abatement Plan must be reviewed and approved by the City prior to permit issuance. The Odor Abatement Plan must be implemented prior to the issuance of an occupancy permit. The Odor Abatement Plan must include the following:
 - a. A floor plan, specifying locations of odor-emitting activity(ies) and emissions.
 - b. A description of the specific odor-emitting activity(ies) that will occur.
 - c. A description of all equipment and methods to be used for reducing odors and ensuring that odors do not migrate outside of the structure(s). Odor control equipment should consist of a building, or if applicable, room ventilation system that collects the air from all potential odor generating activities and direct to a control device such as an activated carbon system. A Professional Engineer and a Certified Industrial Hygienist must review and certify that the equipment and methods to be used for reducing odors and ensuring adequate indoor air

2024.09 Conditional Use Permit for a Adult-Use Retail Marijuana Facility for Glenn Peterson of Wellrick, Inc. dba Canuvo at 4 Wellspring Road (Tax Map 2, Lot 47-2) in the I-3 Zone.
Planning Board Hearing Date: March 6, 2024

quality consistent with accepted and available industry-specific best control technologies and methods designed to ensure that odors from the use do not migrate outside of the structure(s) and that air quality inside the structure(s) meet acceptable industry standards.

8. SAMPLE MOTIONS:

- I. Motion to waive Article XI, Full Site Plan Review. I motion to waive Article XI, full site plan review, as no site improvements are being made.*
- II. Motion to approve the Conditional Use Permit and the Findings of Fact and Conclusions of Law for Glenn Peterson of Wellrick, Inc. dba Canuvo for an adult-use recreational marijuana retail facility at 4 Wellspring Road (Tax Map 2, Lot 47-2).*
- III. Motion to Table the Conditional Use Permit and the Findings of Fact and Conclusions of Law for Glenn Peterson of Wellrick, Inc. dba Canuvo for an adult-use recreational marijuana retail facility at 4 Wellspring Road (Tax Map 2, Lot 47-2), based upon the following reasons:*
 - a) _____*
 - b) _____*
 - c) _____*
- IV. Motion to deny the Conditional Use Permit and the Findings of Fact and Conclusions of Law for Glenn Peterson of Wellrick, Inc. dba Canuvo for an adult-use recreational marijuana retail facility at 4 Wellspring Road (Tax Map 2, Lot 47-2), based upon the following reasons:*
 - a) _____*
 - b) _____*
 - c) _____*

ATTACHMENTS

1. Conditional Use Permit Application Package
2. Draft Findings of Fact and Conclusions of Law

2024.09

February 14, 2024

Dear City of Biddeford Planning Board,

Enclosed please find an application for a conditional use permit for an Adult Use Marijuana Retail Store located at 4 Wellspring Rd.

Canuvo was awarded a conditional use permit to operate a Medical Marijuana Dispensary at this location in March of 2015 and has been operating in compliance with all municipal and state regulations since then. Canuvo originally came to Biddeford in 2010 as one of the first Medical Dispensary licenses awarded by the Maine Medical Marijuana Program.

Canuvo proposes converting the existing and operating Medical Marijuana Dispensary into an Adult Use Marijuana Retail Store. If this conditional use is approved, the Medical Marijuana Dispensary would cease operations at this location and the building would be solely used for the Adult Use Marijuana license.

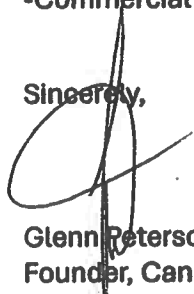
The proposed conditional use does not require any changes to construction, landscaping or renovation. The only change will be an addition of several new security cameras in order to meet Adult Use Marijuana Program security regulations. Plans for these security additions have been submitted to the Biddeford Police Department for review. There will be no other physical changes to the building or the property as part of this proposal.

Due to the currently operating business at 4 Wellspring Rd being of very similar use to the proposed conditional use and due to the lack of any exterior or interior changes to the property, I respectfully request a waiver for Full Site Plan Review under Article XI, Section 9.B.2. Specifically, I request a waiver for: A) Letters of Approval B) Engineering plans C) Stormwater Management Report

Included in this application packet:

- Signed Application Document
- Proof of compliance with Performance Standards
- Floor plan with visual representation of cannabis odor mitigation areas
- Aerial photograph of parking, ingress and egress
- Google map photo with 500 foot buffer circle centered on 4 Wellspring Rd
- Site photos
- Commercial lease

Sincerely,



Glenn Peterson
Founder, Canuvo Inc



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

Type of Application:

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

Applicant Information:

Name: Glenn Peterson
Mailing Address: PO Box 38, Poland ME 04274
Telephone: (207) 740-1112
Email: glenn@canvoo.org
What is your legal interest in the property?
☐ Owner ☐ Potential Buyer with Contract ☒ Lease/Rental Agreement

Owner's Information:

Name: 41 Shore Drive, LLC
Mailing Address: PO Box 38, Poland ME 04274
Telephone: (207) 740-1112
Email: Supplytrader@yahoo.com

Agent's Information:

Name: Joshua Quint
Mailing Address: 2 Chase St, Bridgton ME 04009
Telephone: (207) 577-6073
Email: jquint25@gmail.com

Engineer/Surveyor's Information:

Name: _____
Mailing Address: _____
Telephone: _____
Email: _____

Project Location and Lot Information:

Street Address: 4 Wellspring Rd Drainage Watershed: _____
Tax Map: 2 Lot: 47-2
Current Zoning: I-3 Shoreland Zoning: _____
Size of Lot: 1.6 (x) acres () s.f. Lot Frontage: _____
Existing Use of Property: Medical Marijuana Dispensary

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:

Converting existing and operating Medical Marijuana Dispensary
to an Adult Use Marijuana Retail Store

Property to be Serviced by:

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

Limits of Disturbance: none () acres () s.f.

Net change in impervious cover: none () 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%): _____

Percent of structure expansion (Max 30%): _____

If Subdivision Review, number of lots proposed: _____

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

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

Total new square feet footprint of structure: No construction or renovation

Total new square feet paving/parking: No new paving/parking

Waiver Requests (attach details):

1. Article XI, Full Site Plan Review - Article XI, Section 9.B.2, see attached letter
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. Waiver requested

F. Stormwater Management Report, as required. Waiver requested

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:

Date 2-14-24

Signature of Property Owner:

Date 2/14/24

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

Performance Standards for Marijuana Establishments

A. All marijuana establishments shall be located indoors. Any common areas, including, but not limited to, storage areas and building facilities, shared with another marijuana establishment shall be clearly identified as such on the site plan or conditional use application.

The proposed Adult Use Marijuana Establishment shall only be located and operated from within the building at 4 Wellspring Rd.

B. Odor management. For all marijuana establishments, the odor of marijuana shall not be detectable off-premises, meaning not detectable on any property that is not under the control of the establishment. To prevent and control marijuana odors, an odor control plan shall be submitted as part of the site plan application describing the odor(s) originating or anticipated to originate at the premises and the control technologies to be used to prevent such odor(s) from leaving the premises. The odor control plan shall, at a minimum, include the following:

1. A facility floor plan that identifies the locations of all odor-emitting activities and sources. The plan shall also identify the location of doors, windows, vents, HVAC systems, odor control systems and other relevant information.

See attached Floorplan for 4 Wellspring Rd, Biddeford.

2. A list of specific odor-emitting activities and sources, and a description of the processes that will take place at the facility, including, but not limited to, vegetative flowering, processing and storage.

The proposed Adult Use Marijuana Store will not be growing, drying, curing, extracting or consuming marijuana under its licensed operations. Storage of packaged marijuana and packaged marijuana product, in its final sale form, will constitute the odor-emitting source within the building at 4 Wellspring Rd. All marijuana will be kept in a sealed and locked room, labeled as Vault and indicated on the facility floor plan. All marijuana product will be kept in a sealed and locked room, labeled as Cannabis Product Storage and indicated on the facility floor plan.

3. For each odor-emitting activity or source, a description of the administrative procedures as well as the engineering processes, technologies, and equipment the facility will use.

a. Administrative controls shall include, at a minimum: management practices to isolate odor activities and sources, use of standard operating procedures, employee training, regular equipment inspections and maintenance of inspection logs.

The proposed Adult Use Marijuana Store will utilize isolation, standard operating procedures, employee training, equipment inspections and maintenance logs to ensure compliance with the odor control standards. The proposed use will isolate the packaged marijuana and

marijuana products to the two sealed rooms designated for this purpose, the Vault and Cannabis Products Storage rooms. These two rooms are set in the rear corner of the building and do not lead to any other areas. The only reason to enter these two rooms is to inventory or retrieve packaged marijuana or marijuana products. Standard operating procedures will reinforce this to limit unnecessary opening of the doors to these two rooms. Employee training will impress the need to make as few trips as possible into this space and to keep the doors shut at all times. Regular equipment inspections will be conducted by staff on a monthly basis and will inform the maintenance logs. Professional inspection and maintenance will be conducted twice a year at the minimum.

b. Engineering controls shall include, at a minimum, building design features; use of equipment and technology to address each specific odor-emitting activity or source; a systems and equipment maintenance and replacement schedule; and evidence that proposed equipment and technology are sufficiently capable and appropriately sized consistent with marijuana industry best practices for control technologies designed to effectively mitigate odors. Marijuana establishments shall implement appropriate ventilation and filtration systems to satisfy the odor standard contained herein. While the City does not mandate any particular equipment specifications with regard to filtration, all marijuana establishments are strongly encouraged to adopt best management practices with regard to implementing state-of-the-art technologies in mitigating marijuana odor, such as air scrubbers and charcoal filtration systems.

The proposed Adult Use Marijuana Store will utilize both carbon filtration and HEPA filtration to control odor and maintain compliance with Biddeford's Odor control regulations. Carbon filtration and HEPA filtration will be placed in the Vault and Cannabis Product Storage rooms to minimize any odor coming off of the stored and packaged products. Additionally, these rooms do not exhaust internal air to the outside of the building. Climate control in these rooms is maintained by ductless heat pumps which do not exchange air to the outside.

c. Noxious gases and fumes. Marijuana establishments shall have appropriate ventilation systems to mitigate noxious gases or other fumes used or created as part of the establishment. Gases or fumes shall not extend beyond the premises of any establishment, meaning not detectable on any property that is not under the control of the establishment.

The proposed Adult Use Marijuana Store will not be conducting any activity that would produce noxious gases or fumes.

d. Sufficient measures and means of preventing smoke, debris, dust, fluids and other substances from exiting a marijuana establishment shall be provided at all times.

The proposed Adult Use Marijuana Store will not allow consumption of marijuana on the premises. The proposed use will not be conducting any construction or renovation and there will be no disturbance to the property.

e. All marijuana and marijuana by-products intended for disposal shall be stored indoors in a self-contained room that is intended solely for this purpose and in accordance with all applicable federal, state and local laws and regulations. When moving material from the self-contained storage room for disposal, marijuana and marijuana by-products shall be moved only in receptacles with a cover or lid. Security cameras shall be installed to record activities in the area of

the storage room as well the areas between the storage room and where said material is loaded onto vehicle(s) for disposal.

The proposed Adult Use Marijuana Store will utilize a contracted waste removal service and a rented locking dumpster on the premises for the collection of marijuana waste and marijuana product waste. The primary disposal of any marijuana or marijuana products that are not sellable will be by returning them to the Adult Use Cultivation license or the Adult Use Products Manufacturing license, from which they were purchased. In the event that a product from the proposed Adult Use Marijuana Retail Store license needs to be destroyed and cannot be returned to the vendor, it will be noted in the track and trace system. The product will be checked and weighed by two employees, with the weight, nature of the waste, date and time of destruction and employees responsible for destruction noted on the Waste Log. The required information will be entered into the Track and Trace system. Once the destruction has been entered into the track and trace system, two employees will seal the product in a closed container, walk the product to be destroyed to the locked dumpster in the Waste Disposal Area as depicted in the diagram, and render it inert by applying bleach, before disposing of it.

C. Separation of marijuana establishments. No new marijuana establishment may be located within any building that is located within 500 feet of any other building containing a marijuana establishment.

The property at 4 Wellspring Rd in Biddeford is not within 500 ft of a previously existing marijuana establishment and has been operational in its current use, Medical Marijuana Dispensary, since 2015. See buffer map included in this submission packet.

Conditional Use Performance Standards

A. Applications for conditional use permits must meet the standards specified in Article VI of this ordinance as well as the standards of subdivision or site review. In addition, because of the unique nature and particular concern that the general public may have relating to a conditional use in a particular zone, the Planning Board shall consider each of the applications in light of the guidelines presented below.

B. The Planning Board shall approve, approve with conditions, or deny all applications for a conditional use permit. The applicant shall have the burden of proving that his or her application is in compliance with the requirements of this ordinance and that none of the conditions listed below would result from the approval of the conditional use permit. Failure of the applicant to submit required information shall constitute a basis for denial without a review of the remainder of the application. After the submission of a complete application and a review of the required submissions, the Planning Board shall approve the application or approve it with conditions if the application meets the following standards:

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

The proposed use meets the specific requirements set forth in this ordinance and will 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;

The proposed use will not create fire safety hazards and will always be adequately accessible by emergency vehicles. The proposed use does not affect vehicle access to the building. The proposed use does not include the storage or use of hazardous chemicals.

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;

The proposed use is well set back from the road and from adjacent streets and properties. Current exterior lighting is in place and does not reach the road or property boundary.

4. The provisions for buffers and on-site landscaping provide adequate protection to neighboring properties from detrimental or unsightly features of the development;

The proposed use does not include changes to landscaping and will not cause any disturbance to the interior or exterior of the property.

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;

Both the current and the proposed use of this property are exclusively indoor operations and are identical in scope. Both are indoor retail settings. The current use has been in place since 2015 with no detrimental impact on the neighboring properties. No new activity is proposed that would impact neighboring properties. Odor control will be maintained with a combination of Carbon filtration and HEPA filtration of the internal rooms which will hold marijuana and marijuana product. Hours of operation will be 10am to 7pm, Monday through Sunday.

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;

The site is set back from Wellspring Road and accessible by two parking lots, on the front and left side. Customers are directed to enter the front parking lot, with 16 parking spaces. Deliveries are directed, where possible, to use the left side parking lot in order to avoid customer traffic. The proposed use will not significantly change loading, unloading or parking. The proposed use will not create a hazard 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;

The proposed use does not anticipate a significant increase in traffic. There is existing retail traffic to this location that will continue with the proposed use, but does not create a traffic hazard. No existing traffic hazard exists at this location.

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;

The proposed use will not have any impact on the value of adjacent properties.

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;

City of Biddeford, ME

Downloaded from <https://ecode360.com/BI3074> on 2024-02-09

The proposed use does not include any internal or external construction, landscaping or renovation. The privacy of residents in the immediate area will not be adversely affected.

10. The proposed use would be in compliance with Biddeford's Comprehensive Plan;

Biddeford's City Council voted to approve the conditional use of Adult Use Marijuana Store to the I-3 Zone in December of 2023. This proposal for a conditional use permit for an Adult Use Marijuana Store in the I-3 Zone is consistent 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;

The proposed use will not be making any changes to the exterior of the property. There will be no construction, landscaping or structural renovation changes. The only changes will be to the inside of the structure and will consist of a security system upgrade to comply with Adult Use Marijuana Program rule and will not impact the community or neighborhood.

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;

The proposed use does not make any changes to the exterior of the building or to the land on the property. There will be no change and no resulting flood risks or hazards.

13. Adequate provision has been made for disposal of wastewater or solid waste or for the prevention of ground or surface water contamination;

The proposed use does not anticipate any change to disposal of wastewater or solid waste. The development on Wellspring Rd is connected to the city sewer system and the proposed use will not change the volume of water utilized. Solid waste is contracted to Casella Waste and is collected in two dumpsters on the property. Any marijuana waste will be tracked, treated and rendered inert before being disposed of, in accordance with state law.

14. Adequate provision has been made to control erosion or sedimentation;

The proposed use will not disturb the property or cause erosion or sedimentation, as the proposed use does not include any construction, landscaping or renovation.

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;

The proposed use will not affect storm water drainage as there is no change to the building or property.

16. The proposed water supply would meet the demands of the proposed use for fire protection purposes;

The proposed use will no change the fire protection systems, which are and have been adequately served by the Town water supply system.

17. Adequate provision has been made for the transportation, storage, and disposal of hazardous substances and materials as defined by state law;

The proposed use will have no hazardous substances on the property or in use as a part of its operation.

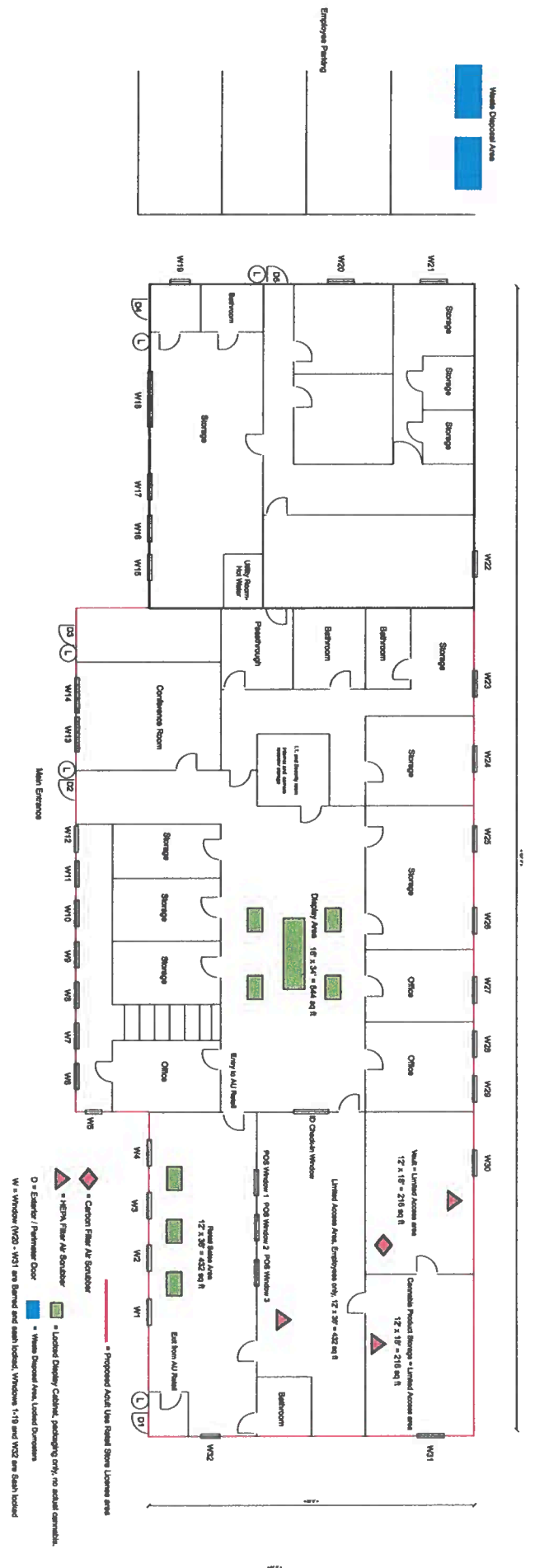
18. The proposed use would not have an adverse impact on scenic vistas or on significant

wildlife habitat or wetland areas and water bodies which could be avoided by reasonable modification of the proposal;

The proposed use will not have an adverse impact on vistas, wildlife habitat or wetlands as it does not propose to conduct any construction, landscaping or renovation.

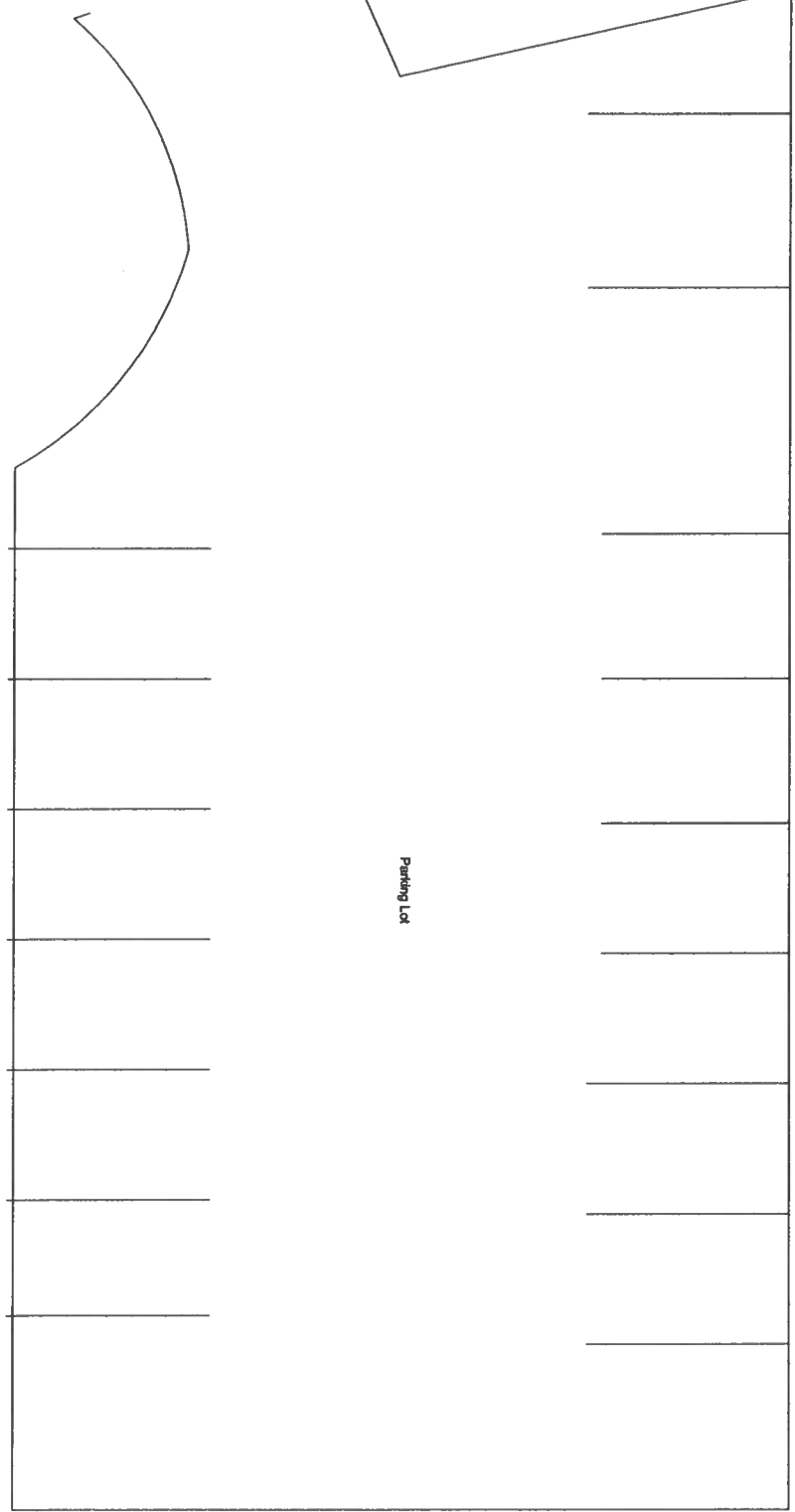
19. When located in the Shoreland Zone, the proposed use would meet the purposes of Shoreland Zoning as identified in Article XIV, Section 1 (Purposes) of this ordinance.

The proposed use and property are not in the Shoreland Zone.



Parking Lot

Access from Public Way



Southern Maine Dental

Press **F11** to exit full screen

Wellspring Rd

Wellspring Rd

Wellspring Rd

Wellspring Rd

Cantuvo Biddeford

Wellspring
Counseling Services

All Smiles Dental

VIP Tires & Service

VIP Tires & Service
Auto repair shop

Curro Anthony

Google

Imagery ©2024 Airbus, Maine GeoLibrary, Maxar Technologies, U.S. Geological Survey, Map data ©2024 Google

United States

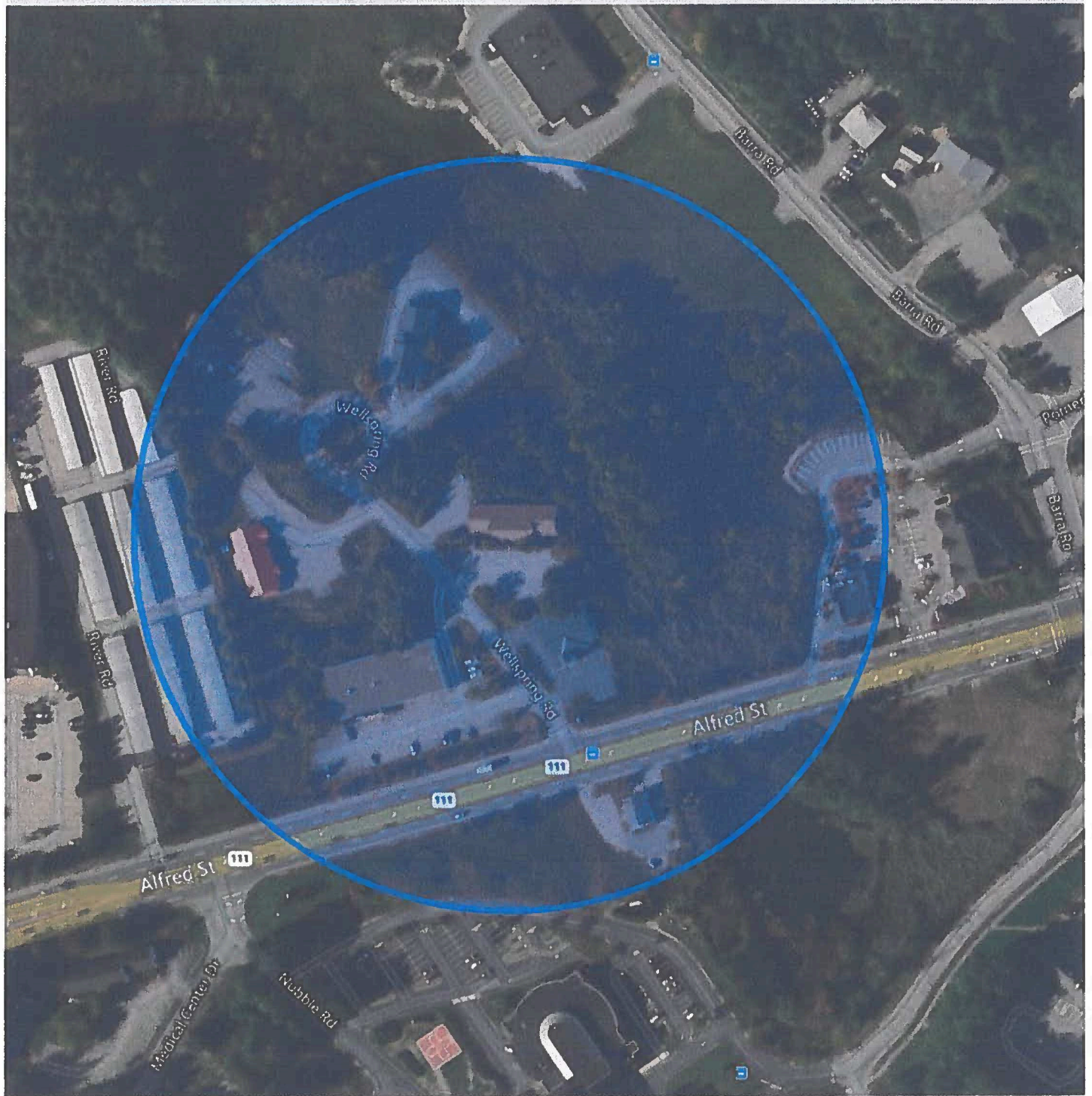
3D Earth view is not available

calcmaps.com

Radius: 152.35 m | 0.15 km | 0.09 mi | 500 ft | 166.6 yd | 0.08 nm

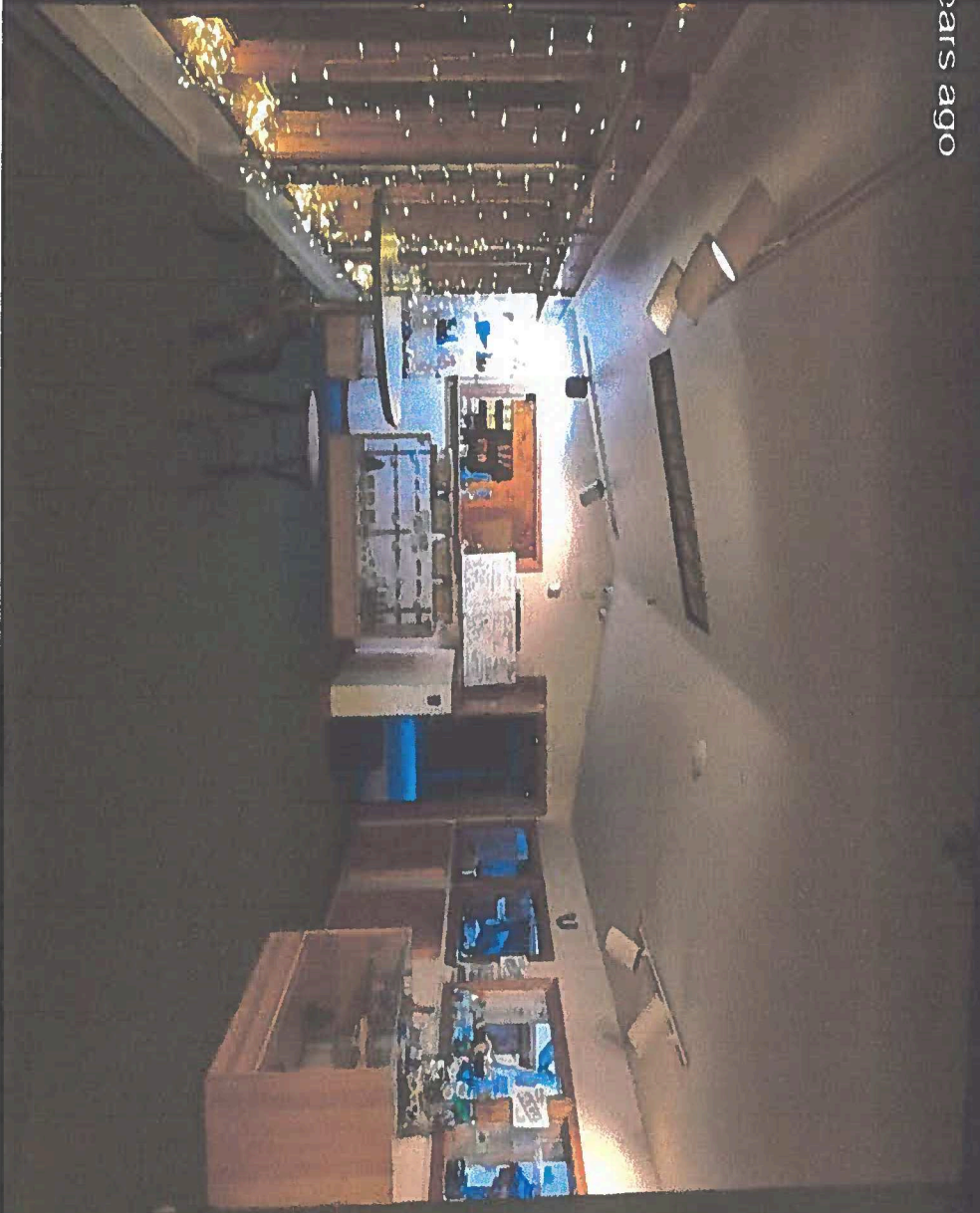
Circle Area: 72920.79 m² | 0.07 km² | 0.03 mi² | 784913 ft²

Lat,Lon: 43.47988,-70.49079





Canuvo · 3 years ago



COMMERCIAL LEASE AGREEMENT

THIS LEASE (this "Lease") dated this 22nd day of JANUARY, 2027

BETWEEN:

41 Shore Drive, LLC of PO Box 38 Poland, ME 04274

Telephone: (207) 740-0377

(the "Landlord")

OF THE FIRST PART

- AND -

Wellrick, Inc. DBA Canuvo of PO Box 128 Poland ME 04274

Telephone: (207) 740-1112

(the "Tenant")

OF THE SECOND PART

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant, the Tenant leasing those premises from the Landlord and the mutual benefits and obligations set forth in this Lease, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties to this Lease (the "Parties") agree as follows:

Definitions

1. When used in this Lease, the following expressions will have the meanings indicated:
 - a. "Additional Rent" means all amounts payable by the Tenant under this Lease except Base Rent, whether or not specifically designated as Additional Rent elsewhere in this Lease;
 - b. "Building" means all buildings, improvements, equipment, fixtures, property and facilities from time to time located at 4 Wellspring Rd, Biddeford, ME 04005, USA, as from time to time altered, expanded or reduced by the Landlord in its sole discretion;
 - c. "Common Areas and Facilities" mean:
 - i. those portions of the Building areas, buildings, improvements, facilities, utilities, equipment and installations in or forming part of the Building which from time to time are not designated or intended by the Landlord to be leased to tenants of the Building including, without limitation, exterior weather walls, roofs, entrances and exits,

parking areas, driveways, loading docks and area, storage, mechanical and electrical rooms, areas above and below leasable premises and not included within leasable premises, security and alarm equipment, grassed and landscaped areas, retaining walls and maintenance, cleaning and operating equipment serving the Building; and

- ii. those lands, areas, buildings, improvements, facilities, utilities, equipment and installations which serve or are for the useful benefit of the Building, the tenants of the Building or the Landlord and those having business with them, whether or not located within, adjacent to or near the Building and which are designated from time to time by the Landlord as part of the Common Areas and Facilities;
- d. "Leasable Area" means with respect to any rentable premises, the area expressed in square feet of all floor space including floor space of mezzanines, if any, determined, calculated and certified by the Landlord and measured from the exterior face of all exterior walls, doors and windows, including walls, doors and windows separating the rentable premises from enclosed Common Areas and Facilities, if any, and from the center line of all interior walls separating the rentable premises from adjoining rentable premises. There will be no deduction or exclusion for any space occupied by or used for columns, ducts or other structural elements;
- e. "Premises" means the retail store at 4 Wellspring Rd, Biddeford, ME 04005, USA.
- f. "Rent" means the total of Base Rent and Additional Rent.

Intent of Lease

- 2. It is the intent of this Lease and agreed to by the Parties to this Lease that rent for this Lease will be on a gross rent basis meaning the Tenant will pay the Base Rent and any Additional Rent and the Landlord will be responsible for all other service charges related to the Premises and the operation of the Building save as specifically provided in this Lease to the contrary.

Leased Premises

- 3. The Landlord agrees to rent to the Tenant the retail store municipally described as 4 Wellspring Rd, Biddeford, ME 04005, USA Suite A (the "Premises").
- 4. The Premises will be used for only the following permitted use: Cannabis Retail (the "Permitted Use").

5. While the Tenant, or an assignee or subtenant approved by the Landlord, is using and occupying the Premises for the Permitted Use and is not in default under the Lease, the Landlord agrees not to Lease space in the Building to any tenant who will be conducting in such premises as its principal business, the services of: Cannabis Retail.
6. No pets or animals are allowed to be kept in or about the Premises or in any common areas in the Building containing the Premises.
7. Subject to the provisions of this Lease, the Tenant is entitled to the use of parking (the "Parking") on or about the Premises. Only properly insured motor vehicles may be parked in the Tenant's Parking.

Term

8. The term of the Lease is a periodic tenancy commencing at 12:00 noon on February 1, 2024 and continuing on a year-to-year basis until the Landlord or the Tenant terminates the tenancy (the "Term").
9. Notwithstanding that the Term commences on January 22, 2024, the Tenant is entitled to possession of the Premises at 12:00 noon on January 22, 2024.
10. Upon 30 days notice, the Landlord may terminate the tenancy under this Lease if the Tenant has defaulted in the payment of any portion of the Rent when due.
11. Upon 60 days notice, the Landlord may terminate the tenancy under this Lease if the Tenant fails to observe, perform and keep each and every of the covenants, agreements, stipulations, obligations, conditions and other provisions of this Lease to be observed, performed and kept by the Tenant and the Tenant persists in such default beyond the said 60 days notice.

Rent

12. Subject to the provisions of this Lease, the Tenant will pay a base rent of \$4,000.00, payable per month, for the Premises (the "Base Rent"), without setoff, abatement or deduction. In addition to the Base Rent, the Tenant will pay for any fees or taxes arising from the Tenant's business.
13. The Tenant will pay the Base Rent on or before the first of each and every month of the Term to the Landlord.
14. No acceptance by the Landlord of any amount less than the full amount owed will be taken to operate as a waiver by the Landlord for the full amount or in any way to defeat or affect the rights and remedies of the Landlord to pursue the full amount.

Use and Occupation

15. The Tenant will carry on business under the name of Canuvo, and will not change such name without the prior written consent of the Landlord, such consent not to be unreasonably withheld. The Tenant will open the whole of the Premises for business to the public fully fixtured, stocked and staffed on the date of commencement of the Term and throughout the Term, and will continuously occupy and utilize the entire Premises in the active conduct of its business in a reputable manner on such days and during such hours of business as may be determined from time to time by the Landlord.
16. The Tenant covenants that the Tenant will carry on and conduct its business from time to time carried on upon the Premises in such manner as to comply with all statutes, bylaws, rules and regulations of any federal, state, municipal or other competent authority and will not do anything on or in the Premises in contravention of any of them.
17. The Tenant covenants that the Tenant will carry on and conduct its business from time to time carried on upon the Premises in such manner as to comply with any statute, including any subordinate legislation, which is in force now or in the future and taking into account any amendment or re-enactment, or any government department, local authority, other public or competent authority or court of competent jurisdiction and of the insurers in relation to the use, occupation and enjoyment of the Building (including in relation to health and safety compliance with the proper practice recommended by all appropriate authorities).

Quiet Enjoyment

18. The Landlord covenants that on paying the Rent and performing the covenants contained in this Lease, the Tenant will peacefully and quietly have, hold, and enjoy the Premises for the agreed term.

Distress

19. If and whenever the Tenant is in default in payment of any money, whether hereby expressly reserved or deemed as Rent, or any part of the Rent, the Landlord may, without notice or any form of legal process, enter upon the Premises and seize, remove and sell the Tenant's goods, chattels and equipment from the Premises or seize, remove and sell any goods, chattels and equipment at any place to which the Tenant or any other person may have removed them, in the same manner as if they had remained and been distrained upon the Premises, all notwithstanding any rule of law or equity to the contrary, and the Tenant hereby waives and renounces the benefit of any present or future statute or law limiting or eliminating the Landlord's right of distress.

Overholding

20. If the Tenant continues to occupy the Premises without the written consent of the Landlord at the expiration or other termination of the Term, then the Tenant will be a tenant at will and will pay to the Landlord, as liquidated damages and not as rent, an amount equal to twice the Base Rent plus any Additional Rent during the period of such occupancy, accruing from day to day and adjusted pro rata accordingly, and subject always to all the other provisions of this Lease insofar as they are applicable to a tenancy at will and a tenancy from month to month or from year to year will not be created by implication of law; provided that nothing in this clause contained will preclude the Landlord from taking action for recovery of possession of the Premises.

Inspections and Landlord's Right to Enter

21. During the Term and any renewal of this Lease, the Landlord and its agents may enter the Premises to make inspections or repairs. Except where the Landlord or its agents consider it an emergency, the Landlord will provide the Tenant with written notice 24 hours prior to entering.

Utilities and Other Costs

22. The Landlord is responsible for the payment of the following utilities and other charges in relation to the Premises: electricity, natural gas, water, sewer, telephone, internet and cable.

Insurance

23. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss. The Tenant is advised that, if insurance coverage is desired by the Tenant, the Tenant should inquire of Tenant's insurance agent regarding a Tenant's policy of insurance.

Abandonment

24. If at any time during the Term, the Tenant abandons the Premises or any part of the Premises, the Landlord may, at its option, enter the Premises by any means without being liable for any prosecution for such entering, and without becoming liable to the Tenant for damages or for any payment of any kind whatever, and may, at the Landlord's discretion, as agent for the Tenant, relet the Premises, or any part of the Premises, for the whole or any part of the then unexpired Term, and may receive and collect all rent payable by virtue of such reletting, and, at the Landlord's option, hold the Tenant liable for any difference between the Rent that would have been payable under this Lease during the balance of the unexpired Term, if this Lease had continued in force, and the net rent for such period realized by the Landlord by means of the reletting. If the Landlord's right of reentry is exercised following abandonment of the

premises by the Tenant, then the Landlord may consider any personal property belonging to the Tenant and left on the Premises to also have been abandoned, in which case the Landlord may dispose of all such personal property in any manner the Landlord will deem proper and is relieved of all liability for doing so.

Governing Law

25. It is the intention of the Parties to this Lease that the tenancy created by this Lease and the performance under this Lease, and all suits and special proceedings under this Lease, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the State of Maine, without regard to the jurisdiction in which any action or special proceeding may be instituted.

Severability

26. If there is a conflict between any provision of this Lease and the applicable legislation of the State of Maine (the 'Act'), the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.

Assignment and Subletting

27. The Tenant will not assign this Lease in whole or in part, nor sublet all or any part of the Premises, nor grant any license or part with possession of the Premises or transfer to any other person in whole or in part or any other right or interest under this Lease (except to a parent, subsidiary or affiliate of the Tenant), without the prior written consent of the Landlord in each instance, which consent will not be unreasonably withheld so long as the proposed assignment or sublease complies with the provisions of this Lease.
28. Notwithstanding any assignment or sublease, the Tenant will remain fully liable on this Lease and will not be released from performing any of the terms, covenants and conditions of this Lease.
29. If the Lease is assigned or if the Premises or any part of the Premises are sublet or occupied by anyone other than the Tenant, the Landlord may collect rent directly from the assignee, subtenant or occupant, and apply the net amount collected, or the necessary portion of that amount, to the rent owing under this Lease.
30. The prohibition against assigning or subletting without the consent required by this Lease will be constructed to include a prohibition against any assignment or sublease by operation of law.
31. The consent by the Landlord to any assignment or sublease will not constitute a waiver of the necessity of such consent to any subsequent assignment or sublease.

Bulk Sale

32. No bulk sale of goods and assets of the Tenant may take place without first obtaining the written consent of the Landlord, which consent will not be unreasonably withheld so long as the Tenant and the Purchaser are able to provide the Landlord with assurances, in a form satisfactory to the Landlord, that the Tenant's obligations in this Lease will continue to be performed and respected, in the manner satisfactory to the Landlord, after completion of the said bulk sale.

Care and Use of Premises

33. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Premises.
34. Vehicles which the Landlord reasonably considers unsightly, noisy, dangerous, improperly insured, inoperable or unlicensed are not permitted in the Tenant's parking stall(s), and such vehicles may be towed away at the Tenant's expense. Parking facilities are provided at the Tenant's own risk. The Tenant is required to park in only the space allotted to them.
35. The Tenant will not make (or allow to be made) any noise or nuisance which, in the reasonable opinion of the Landlord, disturbs the comfort or convenience of other tenants.
36. The Tenant will not engage in any illegal trade or activity on or about the Premises.
37. The Landlord and Tenant will comply with standards of health, sanitation, fire, housing and safety as required by law.

Surrender of Premises

38. At the expiration of the lease term, the Tenant will quit and surrender the Premises in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and damages by the elements excepted.

Hazardous Materials

39. The Tenant will not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the Premises or that might be considered hazardous by any responsible insurance company.

Rules and Regulations

40. The Tenant will obey all rules and regulations posted by the Landlord regarding the use and care of the Building, parking lot and other common facilities that are provided for the use of the Tenant in and around the Building on the Premises.

General Provisions

41. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or nonperformance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.
42. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each party to this Lease. All covenants are to be construed as conditions of this Lease.
43. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be Additional Rent and will be recoverable by the Landlord as rental arrears.
44. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.
45. Time is of the essence in this Lease.
46. This Lease will constitute the entire agreement between the Landlord and the Tenant. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either party to this Lease except to the extent incorporated in this Lease. In particular, no warranties of the Landlord not expressed in this Lease are to be implied.

IN WITNESS WHEREOF the Parties to this Lease have duly affixed their signatures under hand and seal, or by a duly authorized officer under seal, on this 22nd day of

January, 2024

(Witness)

(Witness)

41 Shore Drive, LLC (Landlord)

Per: Eugene Petrus

Wellrick, Inc. DBA Canuvo (Tenant)

Per: [Signature]

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
OFFICE OF CANNABIS POLICY
MAINE ADULT USE CANNABIS PROGRAM



This certifies that
WELLRICK, INC
License Number AMS1566
DBA: CANUVO
has been issued a **CONDITIONAL** license as an
ADULT USE CANNABIS STORE
under 28-B MRS. This does **NOT** permit the licensee to engage in any activity.

NOTE: THIS IS NOT AN ACTIVE LICENSE

Issued on:
February 23, 2024

Expires on:
February 22, 2025


Elisa C Ellis, Director of Licensing
OFFICE OF CANNABIS POLICY
MAINE ADULT USE CANNABIS
PROGRAM

To make a complaint about this licensed Adult Use Cannabis Establishment:
Email: Licensing.OCP@maine.gov

The Conditional License for AMS1566 has been issued based on the following organizational structure:

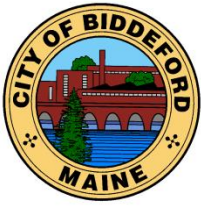
Principals:

S SAGE PETERSON, DIRECTOR
GLENN PALMER PETERSON, DIRECTOR

Owners:

100.00% - GLENN PETERSON

NOTICE: This conditional license was issued based upon the information indicated above and submitted on application forms provided by the conditional licensee. The conditional licensee acknowledged and affirmed that the foregoing information was truthful and complete in the presence of a notary. Any changes to the information indicated above must be timely reported to the Office of Cannabis Policy and may affect the conditional licensee's licensure status. A conditional licensee will be required, at a minimum, to obtain a new local authorization based upon any changes to the entity ownership structure listed above.



CITY OF BIDDEFORD

Planning and Development Department

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

PLANNING BOARD STAFF REPORT

TO: Chair Patoine and Members of the Biddeford Planning Board

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

DATE: February 29, 2024

RE: **2024.02 Site Plan Review for Holden Real Estate LLC to redevelop the "Marble Block" building into a bowling alley, restaurant/bar on the ground floor and a total of eight (8) residential apartments on the 2nd and 3rd floor, located at 129 Main Street (Tax Map 38, Lot 386) / Sketch Plan.**

MEETING DATE: March 6, 2024 at 6:00 PM

1. INTRODUCTION



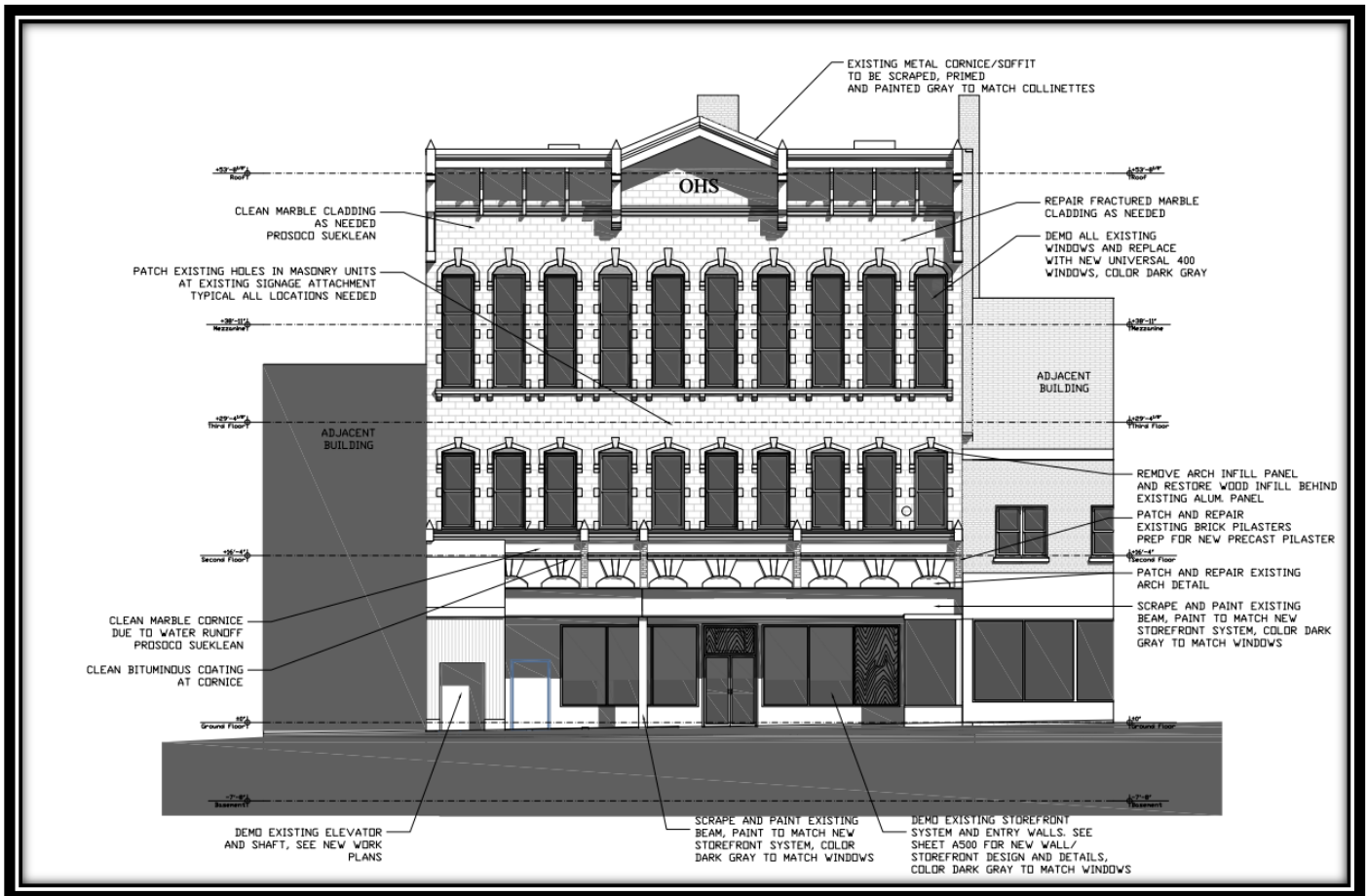
Brian Holden of Holden Real Estate LLC is seeking to redevelop the "Marble Block" building into a bowling alley with a restaurant/bar on the ground floor, and a total of eight (8) residential apartments on the 2nd and 3rd floor, located at 129 Main Street (Tax Map 38, Lot 386). The Marble Block building was constructed circa 1900. The subject property is located within the City's MSRD-1 zoning district and is approximately .25-acres in area. The entire lot is covered by the existing building.

As outlined in the submitted sketch plan narrative, the Applicant proposes to break the project into 2 phases. Phase #1 will focus on The first phase will be focused around renovation of the exterior of the building and constructing a bowling alley with a restaurant / bar on the first floor. The applicant would begin Phase #1 of the project upon receipt of Planning Board approval.

2024.02 Site Plan Review for Holden Real Estate LLC to redevelop the “Marble Block” building into a bowling alley, restaurant/bar on the ground floor and a total of eight (8) residential apartments on the 2nd and 3rd floor, located at 129 Main Street (Tax Map 38, Lot 386) / Sketch Plan.

Planning Board Meeting Date: March 6, 2024

The proposed façade improvements were reviewed and approved by the Biddeford Historic Preservation Commission in January of 2024. The exterior improvements include new windows and doors on all building facades, repointed exterior brick and marble and a new storefront in accordance with historical standards. An overview plan of the front/ Main Street building façade is provided below.



Marble Block – façade Improvements approved by HPC in January 2024

The second phase of the project proposes to construct a total of eight (8) apartments, four units each the 2nd and 3rd floors. It is anticipated that Phase # 2 will commence around mid-December 2024 with an estimated completion date around July 1, 2025.

2024.02 Site Plan Review for Holden Real Estate LLC to redevelop the “Marble Block” building into a bowling alley, restaurant/bar on the ground floor and a total of eight (8) residential apartments on the 2nd and 3rd floor, located at 129 Main Street (Tax Map 38, Lot 386) / Sketch Plan.

Planning Board Meeting Date: March 6, 2024



The “Marble Block” building is a 3+ story structure along Main Street but behind the structure, accessible from Franklin Street, the building changes into a one story structure which is where the proposed bowling alley with a restaurant / bar will be located.

PROJECT DATA/INFORMATION

1.	Applicant:	Brian Holden / Holden Real Estate 3 Decory Road Biddeford, ME 04005
2.	Owner of Property:	Same as applicant
3.	Agent:	Same as above
4.	Engineer:	Aaron Jones Structural Integrity Consulting 465 Forrest Avenue Portland, ME 04104
5.	Project Location:	129 Main Street
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 386
7.	Lot Size:	.25 Acres
8.	Base Zoning:	MSRD-1
9.	Overlay Zoning:	N/A
10.	Existing Use:	Vacant / Retail
11.	Proposed Use:	Bowling Alley, Restaurant/bar & 8 residential units.
12.	Approvals Required:	Preliminary Plan Review Final Plan Review
13.	Uses in the Vicinity:	Commercial
14.	Waivers Needed:	a. None
18.	Waivers Granted:	a. None

2024.02 Site Plan Review for Holden Real Estate LLC to redevelop the “Marble Block” building into a bowling alley, restaurant/bar on the ground floor and a total of eight (8) residential apartments on the 2nd and 3rd floor, located at 129 Main Street (Tax Map 38, Lot 386) / Sketch Plan.

Planning Board Meeting Date: March 6, 2024

22.	Other Non-City Permits Required:	
23.	Fees Paid:	Yes
25.	Planning Board Review History: Sketch 3-6-24	

2. **REVIEW PROCESS**

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

3. **Departmental Review Comments:**

A. Planning:

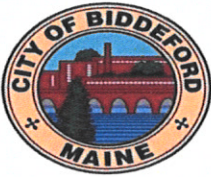
- 1. Formal submittal shall include detailed floor plans for each of the buildings floors.
- 2. The application shall provide information regarding the eight (8) proposed units (1 bedroom, 2 bedroom, etc.).
- 3. Parking Calculations (required and provided) shall be included with the formal application.
- 4. The project narrative shall be updated to include an overview of how / where parking for the proposed uses will be provided.

B. Public Works / Engineering:

- 1. Sewer and waterlines shall be separated

4. **STAFF RECOMMENDATION**

This application is a for a Sketch Plan review. The Planning Board should provide the applicant feedback on the project and note any items needed for their Preliminary Application.

**City of Biddeford – Planning Department****Planning Board Application**

P.O. Box 586, 205 Main Street Biddeford, Maine 04005
207-284-9115

Type of Application:

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

Applicant Information:

Name: Bryan Holden
 Mailing Address: 3 Decary Road, Biddeford, ME, 04005
 Telephone: (207) 650 3395
 Email: holden.p.bryan@gmail.com
 What is your legal interest in the property?
☒ Owner ☐ Potential Buyer with Contract ☐ Lease/Rental Agreement

Owner's Information:

Name: Holden Real Estate LLC
 Mailing Address: 3 decary rd, biddeford, Maine, 04005
 Telephone: (207) 650-3395
 Email: ho

Agent's Information:

Name: _____
 Mailing Address: _____
 Telephone: _____
 Email: _____

Engineer/Surveyor's Information:

Name: Aaron Jones / Structural Integrity Consulting
 Mailing Address: 46 Forest Avenue, Portland, ME, 04104
 Telephone: (207) 774-4614
 Email: aaron@structuralinteg.com

Project Location and Lot Information:

Street Address: 129 Main St Drainage Watershed: _____
 Tax Map: 38 Lot: 386
 Current Zoning: _____ Shoreland Zoning: ☒
 Size of Lot: .25 (X) acres () s.f. Lot Frontage: _____
 Existing Use of Property: Retail / Vacant

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:

Bowling alley / Bar / restaurant on ground floor.
 Apartments on floors 2 & 3.

Property to be Serviced by:

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

Limits of Disturbance: _____ () acres () 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%): _____

Percent of structure expansion (Max 30%): _____

If Subdivision Review, number of lots proposed: _____**If a Private Way is proposed, number of lots served:** _____**If Site Plan Review, you must provide the following information:**Total new square feet footprint of structure: ☒ _____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.

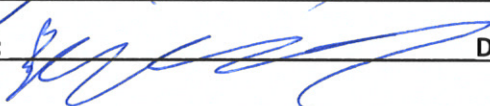
Will the proposed project cause 1 acre or more of site disturbance?: __ (Yes) ☒ (No)

- 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: 

Date

1/31/2024

Signature of Property Owner: 

Date

1/31/2024

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

129 Main St., Biddeford, Maine
Marble Block

We are seeking approval for a mixed-use building located at 129 Main St, Biddeford. We are going to break the project into 2 phases. The first phase will be focused around renovating the exterior of the building and getting a bowling alley open on the first floor. The second phase will be to create apartments on floors 2 and 3. 8 units in total. We are phasing the work due to wanting to get the bowling alley operational ASAP, as well as focusing funds in a difficult economic environment.

PHASE 1

Estimated Start: 4/1/2024

Estimated Completion: 12/1/2024

For the first phase of this project, we will renovate the entirety of the exterior of the building (in accordance with National Parks Service approval) and fit out the ground floor of the building (11,032 sq ft) for a bowling alley and restaurant.

Exterior

- New windows and doors on all facades
- Repointed exterior brick and marble
- New storefront in accordance with historical standard
- New roof tops

Interior

- Demo out existing elevator and non-compliant stair
- Build elevator shaft for new elevator location
- Build new compliant stair between floors 1 - 2 and 2 - 3.
- Leave floors 2 and 3 vacant.
- Ground floor fit out will include a bowling alley and restaurant

PHASE 2

Estimated Start: 12/15/2024

Estimated Completion: 7/1/2025

For the second phase of the project we have 8 rental apartments planned out. 4 of each floor. The estimated start is TBD as we need interest rates to drop so that we can afford this phase of the project.

Exterior

- All work completed during Phase 1 of project

Interior

- Fit out floors with apartments. 4 on each floor
- Install elevator.





MARBLE BLOCK

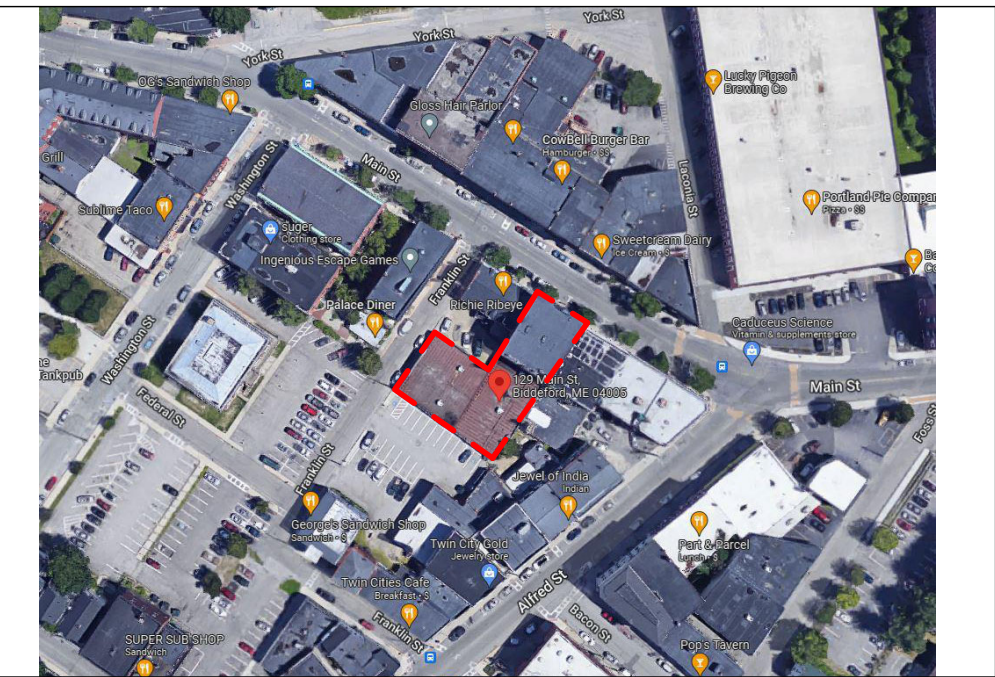
PHASE 1

129 MAIN STREET

BIDDEFORD ME, 04005

DATE OF ISSUE

NPS PART II SUBMISSION - 2023, OCTOBER 31



LOCATION MAP

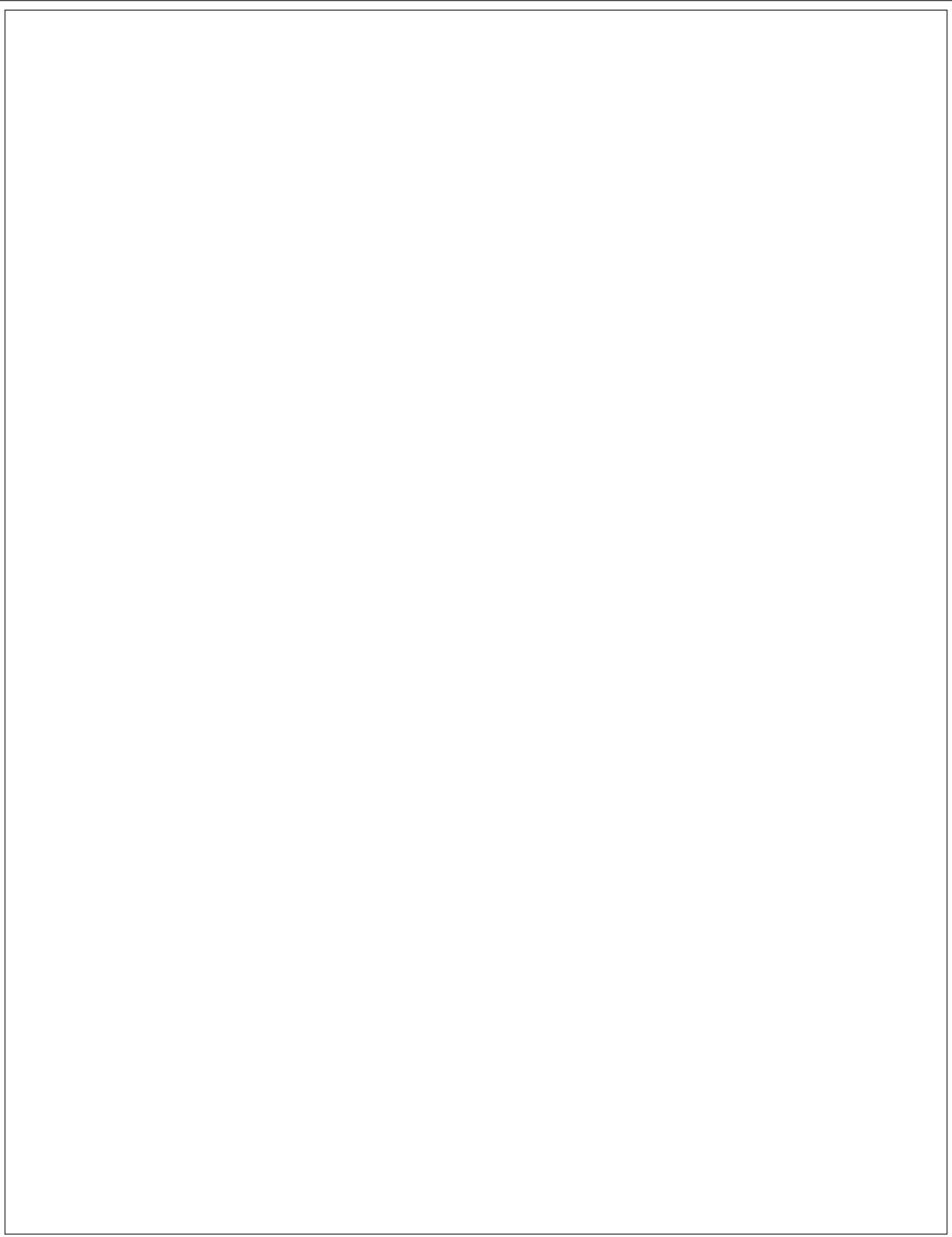
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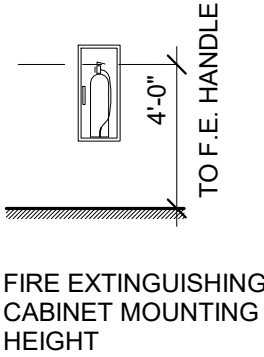
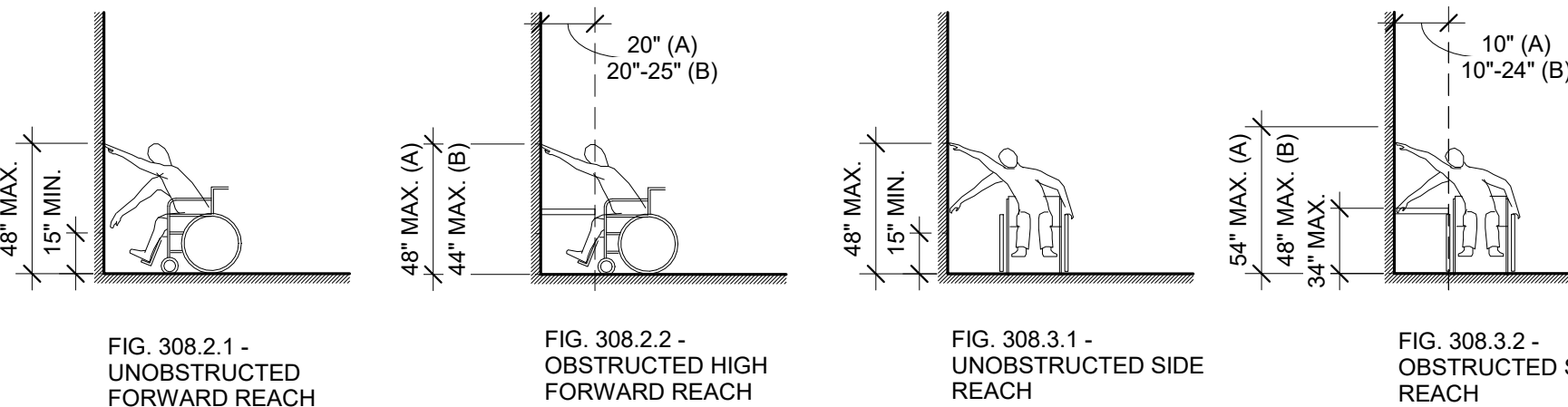
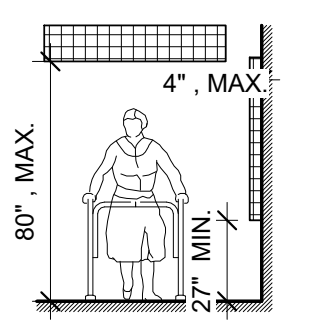
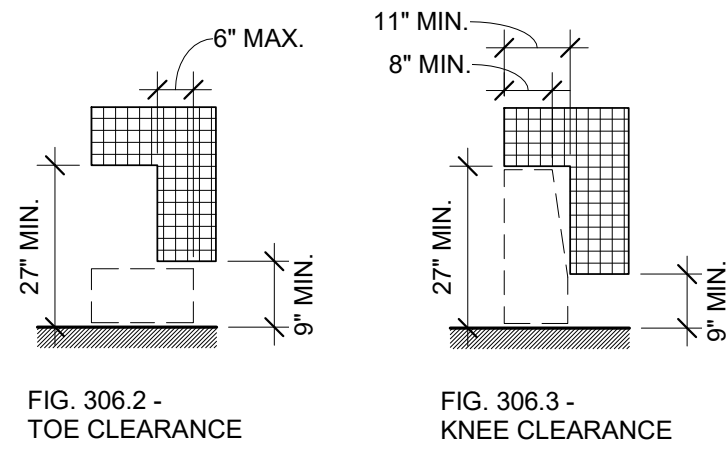
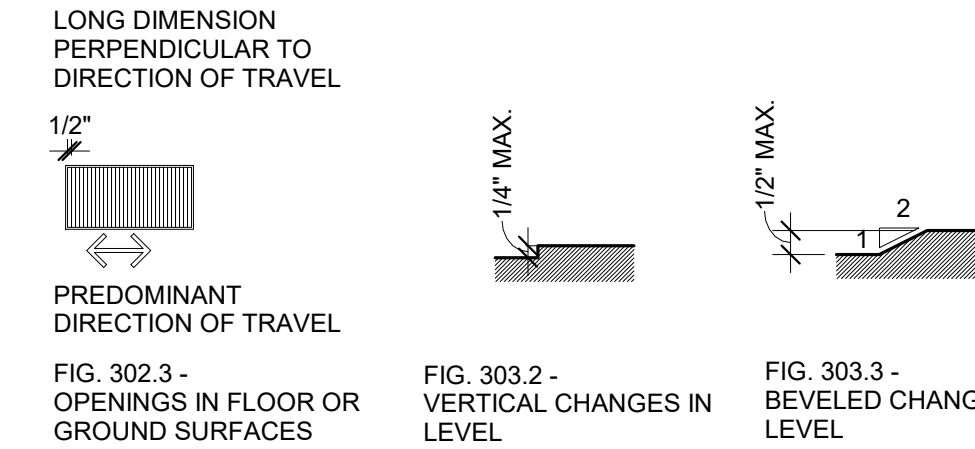
DRAWING LIST

GENERAL		A102	New Work Second Floor Plan
AS1.1	ACCESSIBILITY STANDARDS	A103	New Work Basement, 3rd Floor, Mezzanine and Roof Plan
ARCHITECTURAL DRAWINGS		A313	INTERIOR WOODEN STAIRS
A0.01	Existing and Demo First Floor	A601	Enlarged Unit Plans (201, 202)
A0.02	Existing and Demo Second Floor Plan	A602	Enlarged Unit Plans (203)
A0.03	Existing and Demo Third Floor, Roof and Basement Plans	A603	Enlarged Unit Plans (204)
A0.04	Existing and Demo North Elevation	A604	Enlarged Unit Plans (301)
A0.05	Existing and Demo East Elevation	A605	Enlarged Unit Plans (302)
A0.06	Existing and Demo South Elevation	A606	Enlarged Unit Plans (303)
A0.07	Existing and Demo West Elevation	A607	Enlarged Unit Plans (304)
A1.01	New Work First Floor Plan	A710	Finish Plans
A2.01	Building Elevations	A801	Door Schedule
A2.02	Building Elevations	A901	3D VIEW
A2.03	Building Elevations		
A2.04	Building Elevations		
A3.01	Building Sections		
A3.11	Elevator and Stair Sections and Plans		
A3.12	Elevator and Stair Details		
A4.01	Construction Types		
A4.02	Construction Types		
A5.00	Details		
A5.01	Details		
A5.02	Details		
A7.01	Reflected Ceiling Plans		
A7.02	Reflected Ceiling Plans		

<u>Client:</u>	<u>Architect:</u>	<u>Structural Engineer:</u>	<u>Electrical Engineer:</u>	<u>Mechanical Engineer:</u>	<u>Civil Engineer:</u>	<u>Surveyor:</u>	<u>Geotechnical Engineer:</u>	<u>Landscape Architect:</u>
-	Archetype Architects	-	-	-	-	-	-	-
-	48 Union Wharf	-	-	-	-	-	-	-
-	Portland, ME	-	-	-	-	-	-	-
-	04101	-	-	-	-	-	-	-
-	207.772.6022	-	-	-	-	-	-	-

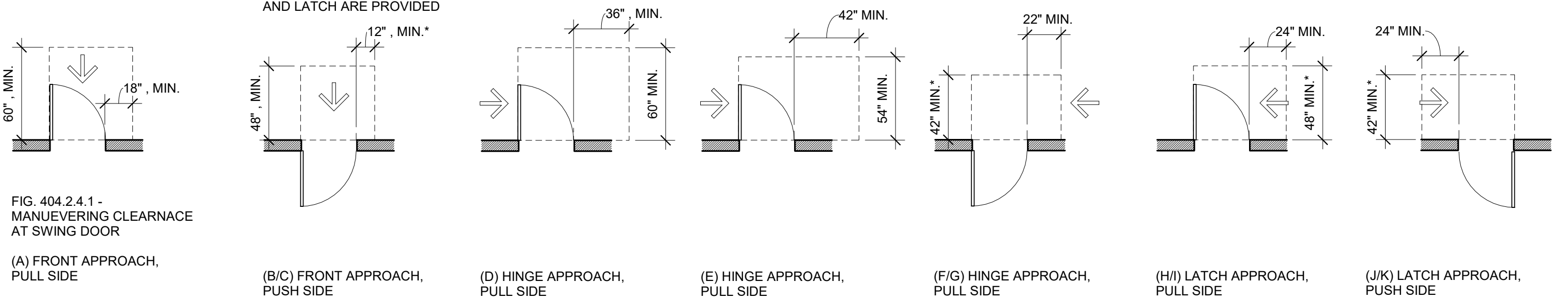


CHAPTER 3: BUILDING BLOCKS

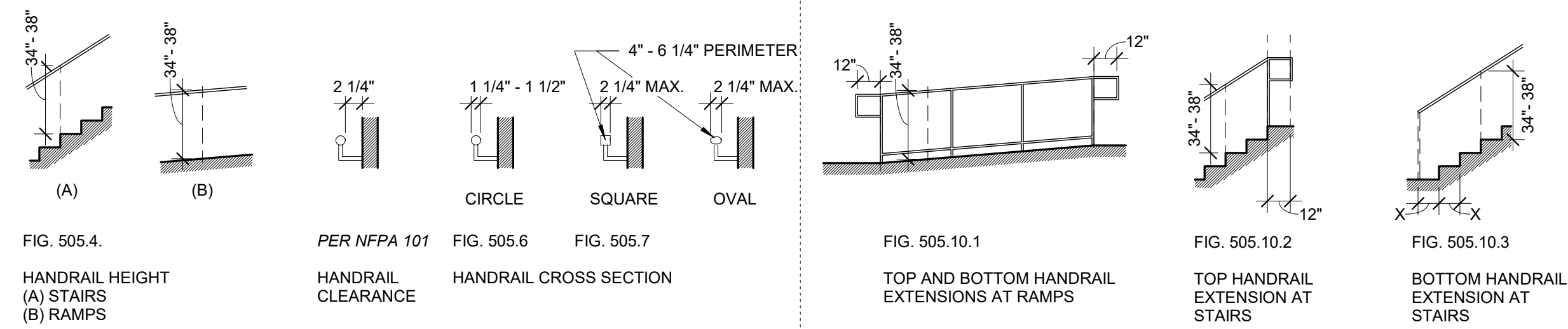


NOTE: ALL REFERENCES ARE TO THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN UNLESS NOTED OTHERWISE

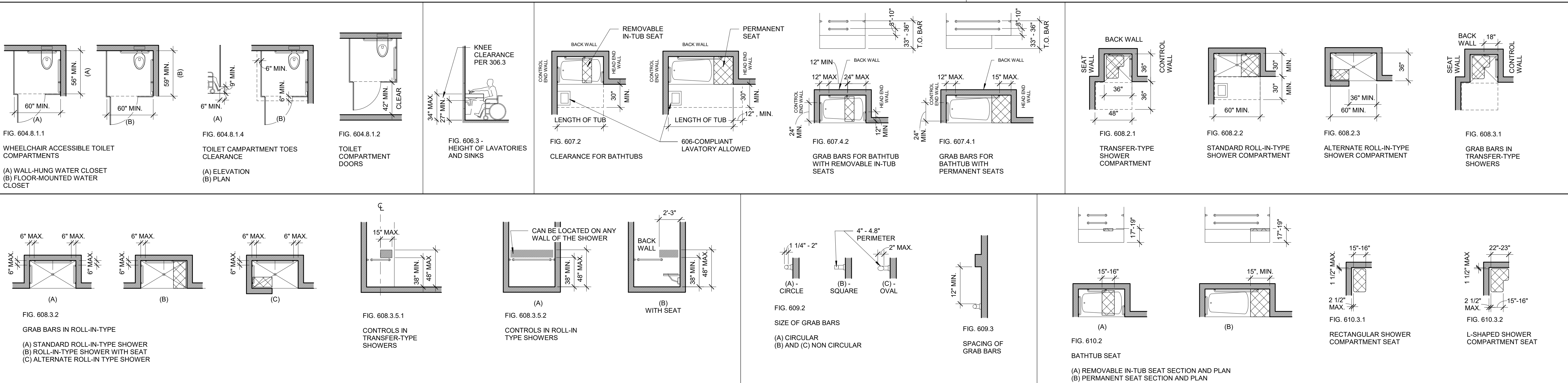
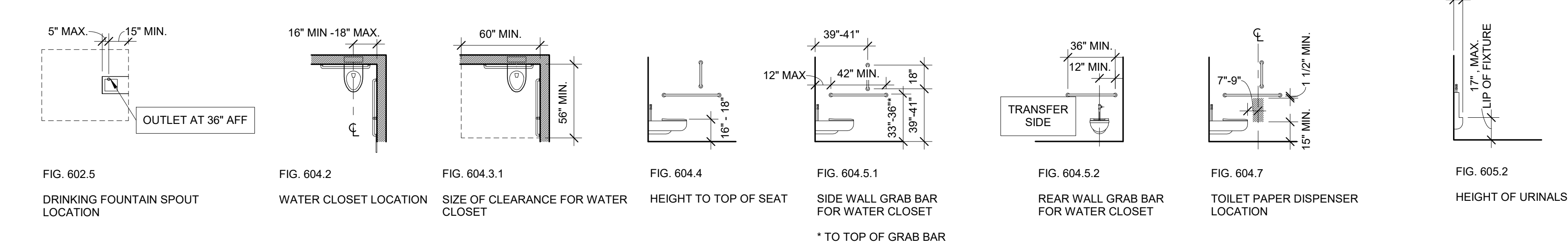
CHAPTER 4: ACCESSIBLE ROUTES



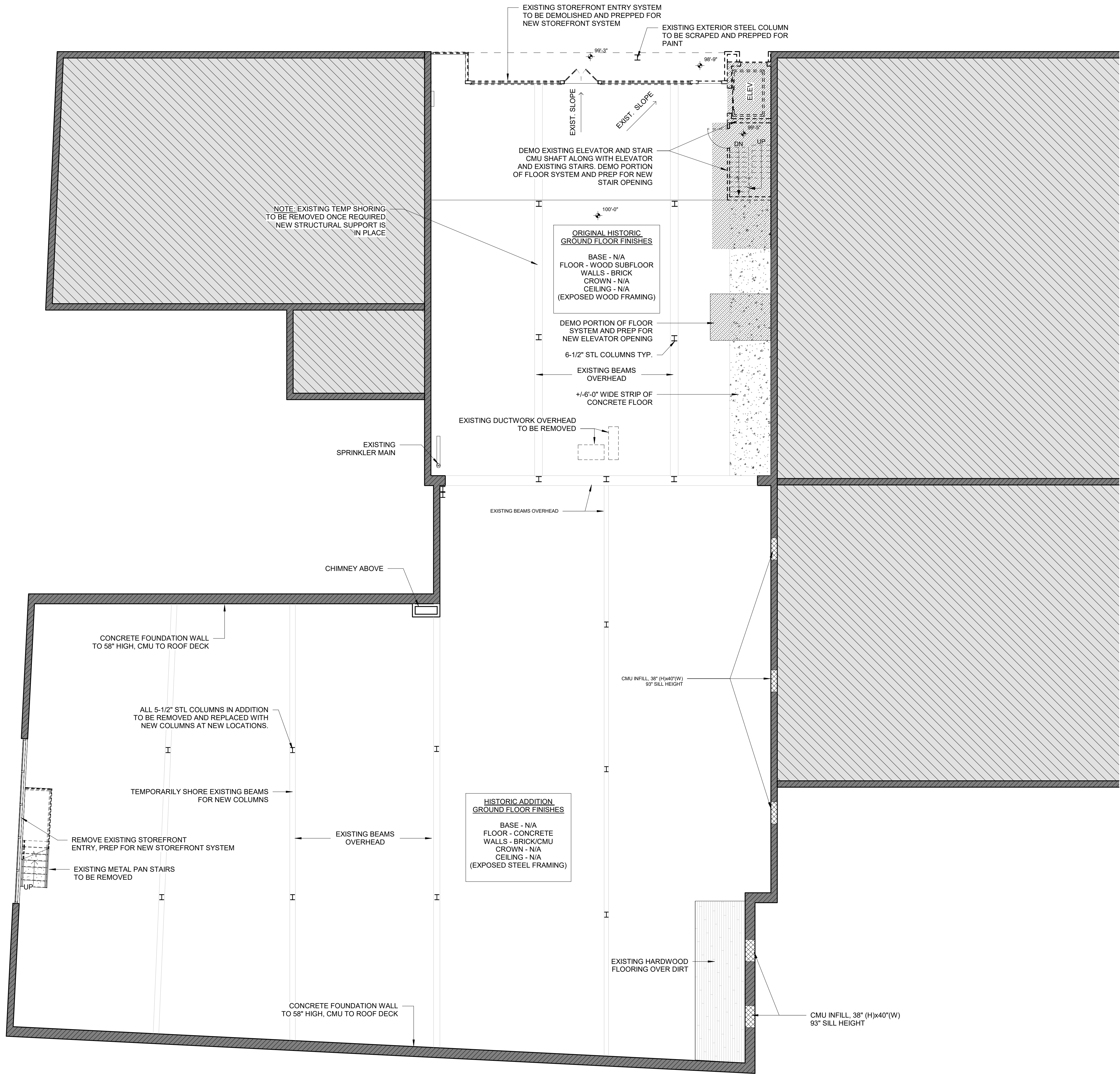
CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS



CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES



Prepared For:		Address City, State	
Consultant:		Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 207.772.6022 ARCHETYPE@ARCHETYPEPA.COM	
Project: MARBLE BLOCK		129 Main Street Biddeford, Maine	
Revisions:		Scale: As indicated	
Date: DEC 12 2022		ACCESSIBILITY STANDARDS	
AS11			



1 | GROUND FLOOR
1/8" = 1'-0"

DEMO PLAN LEGEND	
EXISTING CMU WALL	
EXISTING STUD WALL	
EXISTING MASONRY WALL	
DEMO AND REMOVE	
EXISTING DOOR	
DEMO EXISTING DOOR	
DEMO EXISTING FLOOR	
EXISTING PLUMBING FIXTURE	
EXISTING RADIATOR	
HISTORIC ELEMENTS	
BASE TRIM	
CROWN MOLDING	
HANDRAIL	
EXISTING CASEWORK	
EXISTING RADIATOR	

Architect:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
207.772.6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
MARBLE BLOCK
129 Main Street
Biddeford, Maine

Date:
SEPT. 18, 2023

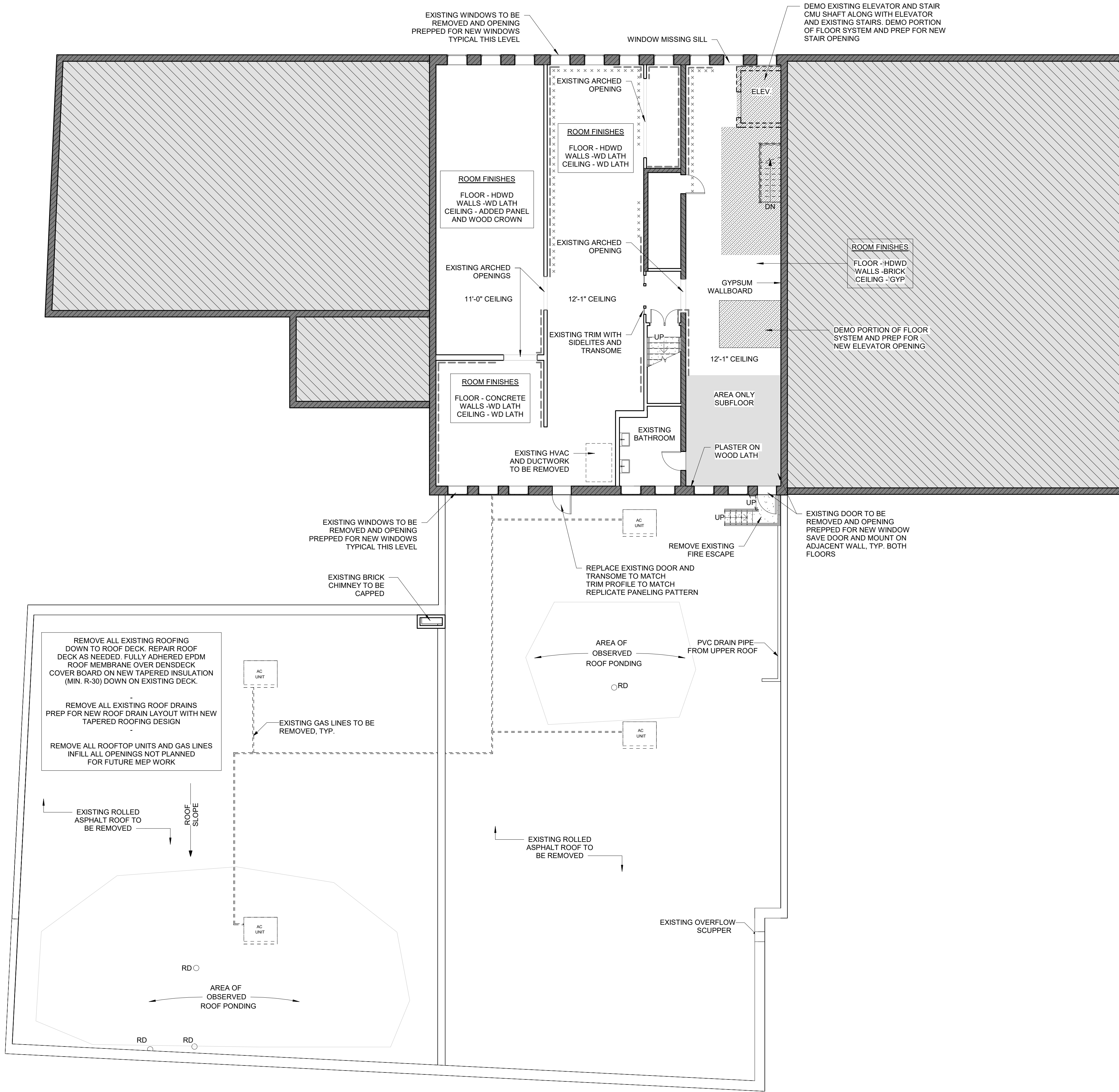
Scale:
As indicated

Revisions:

Prepared For:

Existing and Demo First Floor

A0.01



DEMO PLAN LEGEND	
EXISTING CMU WALL	
EXISTING STUD WALL	
EXISTING MASONRY WALL	
DEMO AND REMOVE	
EXISTING DOOR	
DEMO EXISTING DOOR	
DEMO EXISTING FLOOR	
EXISTING PLUMBING FIXTURE	
EXISTING RADIATOR	
HISTORIC ELEMENTS	
INTACT BASE TRIM	
INTACT CROWN MOLDING	
HANDRAIL	
EXISTING CASEWORK	
EXISTING RADIATOR	

Prepared For:

Consultant:

Architect:

Project:

Date: SEPT. 18, 2023

Scale: As indicated

Revisions:

Revisions:

Archetype ARCHITECTS
48 Union Wharf Portland, Maine 04101
207.772.6022 ARCHETYPE@ARCHETYPEPA.COM

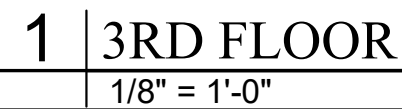
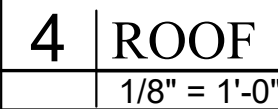
MARBLE BLOCK

Existing and Demo Second Floor Plan

Address
City, State

129 Main Street
Biddeford, Maine

A0.02

Prepared for:

Consultant:

Architect:

Project: MARBLE BLOCK

REVISIONS:

As indicated

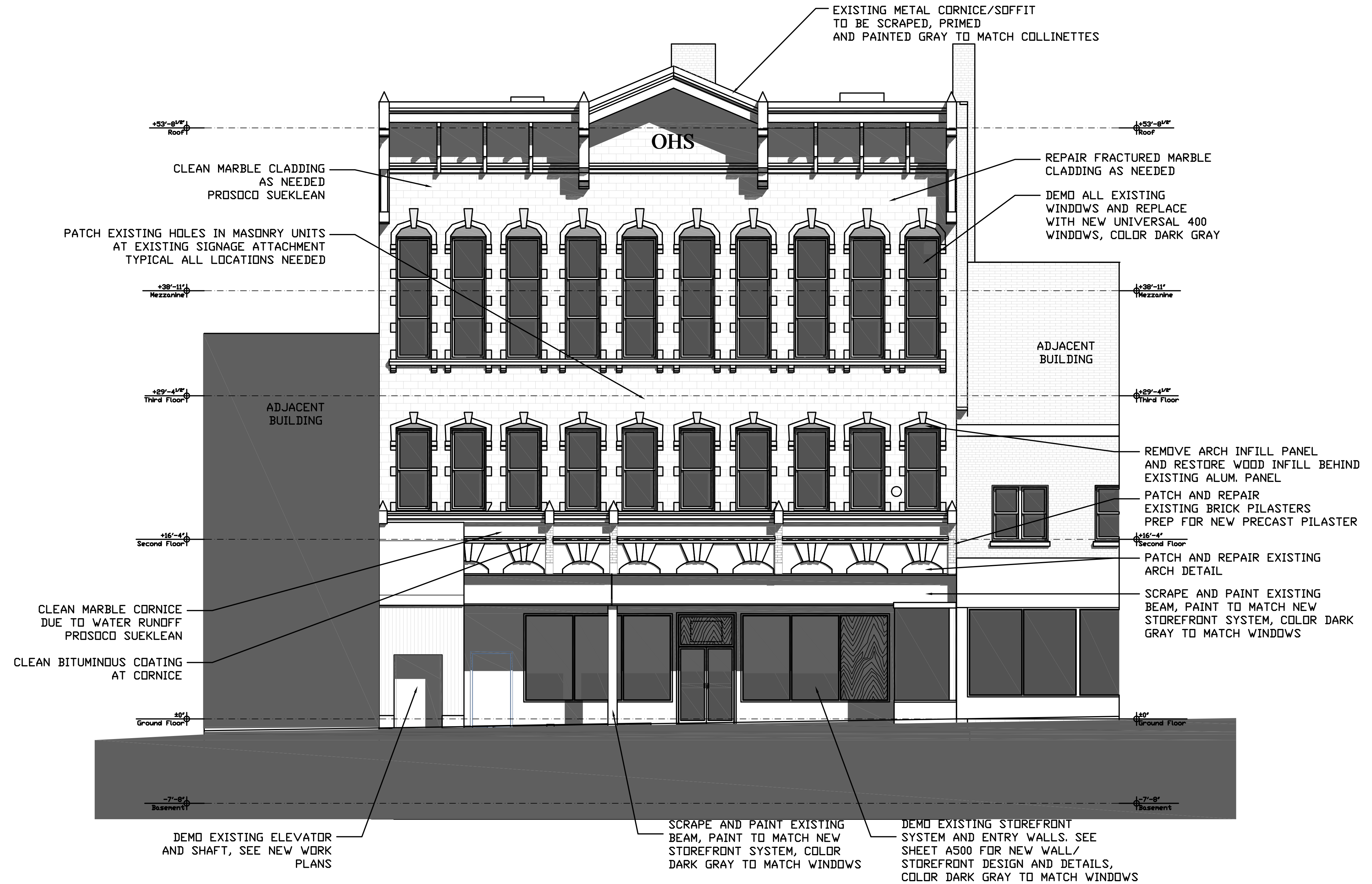
Date: SEPT. 18, 2023

A0.03

Address
City, State

ARCHITECT:
**ARCHETYPE
ARCHITECTS**
48 Union Wharf Portland, Maine 04101
207.772.6022 ARCHETYPE@ARCHETYPEPA.COM

129 Main Street
Biddeford, Maine



1 NORTH ELEVATION
SCALE: 3/16"=1'-0"

- GENERAL NOTES:
1. EXISTING MARBLE FACADE TO BE RESTORED, INCLUDING NEW ENTRANCE BRACKETS, CONSOLIDATION OF SPLIT MARBLE FACADE STONES, WALL TIES BACK TO BRICK STRUCTURE, FULL RAKE AND REPOINT OF EXISTING MORTAR JOINTS (FRONT SECTION TO BE TYPE D) AND INSTALLATION OF JOINT PROTECTORS AT SKYWARD FACING MORTAR JOINTS.
 2. ORIGINAL BRICK BACK-UP TO BE REPAIRED, CONSOLIDATED OR REPLACED AS NEEDED.
 3. NEW BRICK BACK-UP TO BE INSPECTED AND REPAIRED AS NEEDED

TEXT

Address
City, State

Consulting Engineer:

ARCHETYPE
architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Architect:

MARBLE BLOCK

129 MAIN STREET
BIDDEFORD, MAINE

Project:

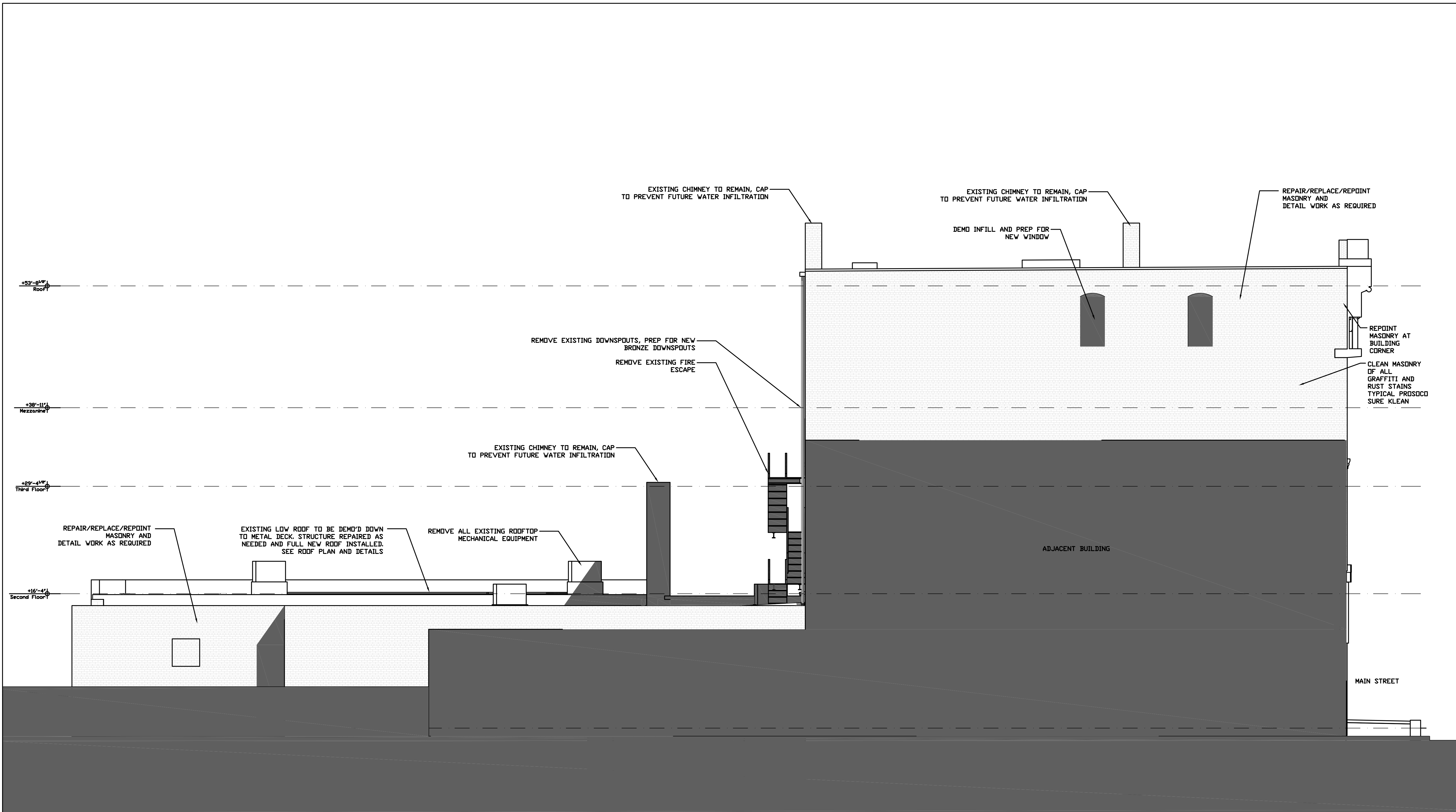
Revisions:

Date: SEPT. 18, 2023

Scale: 3/16" = 1'-0"

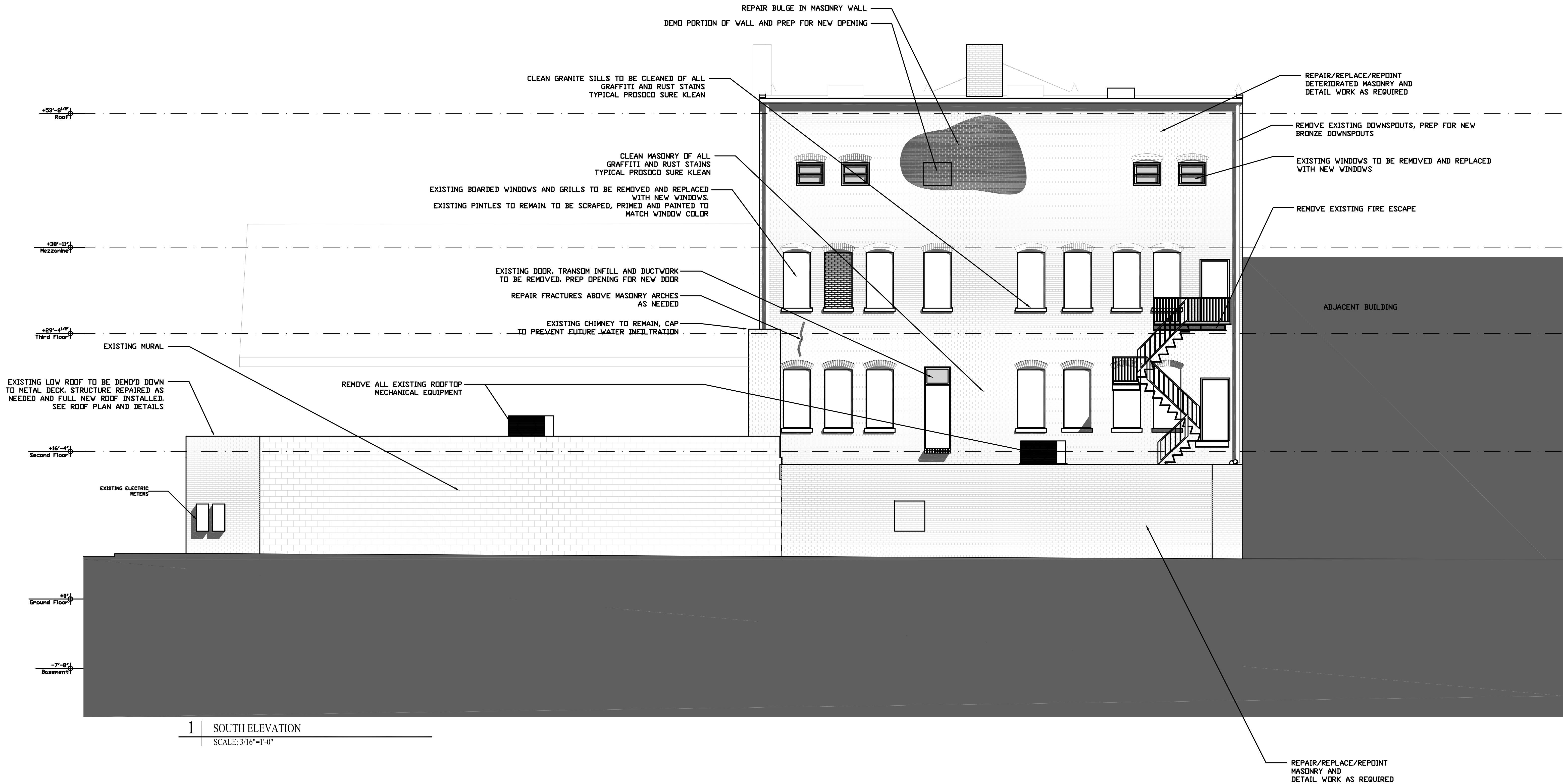
EXISTING
BUILDING ELEVATIONS

A004



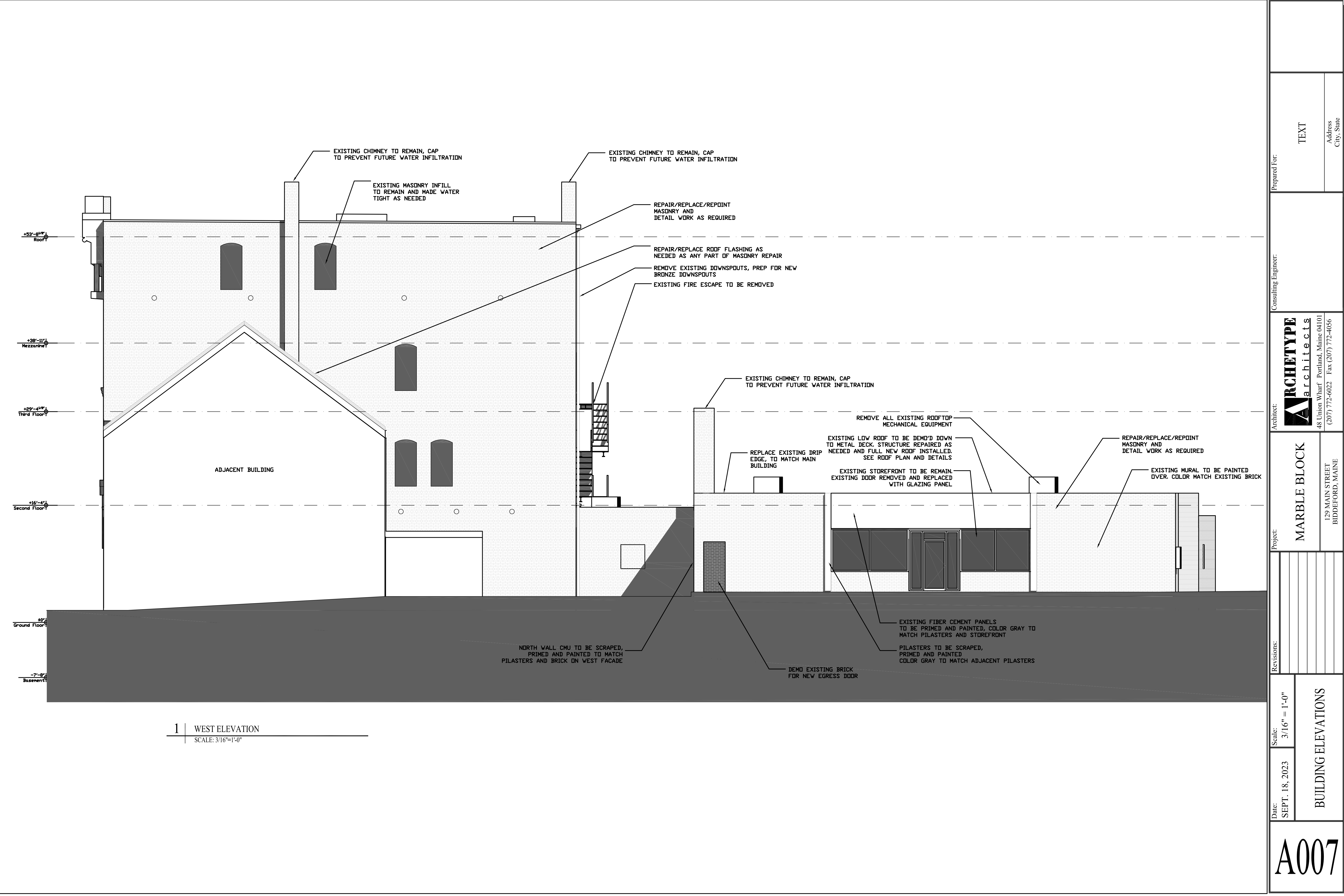
1 | EAST ELEVATION
SCALE: 3/16"=1'-0"

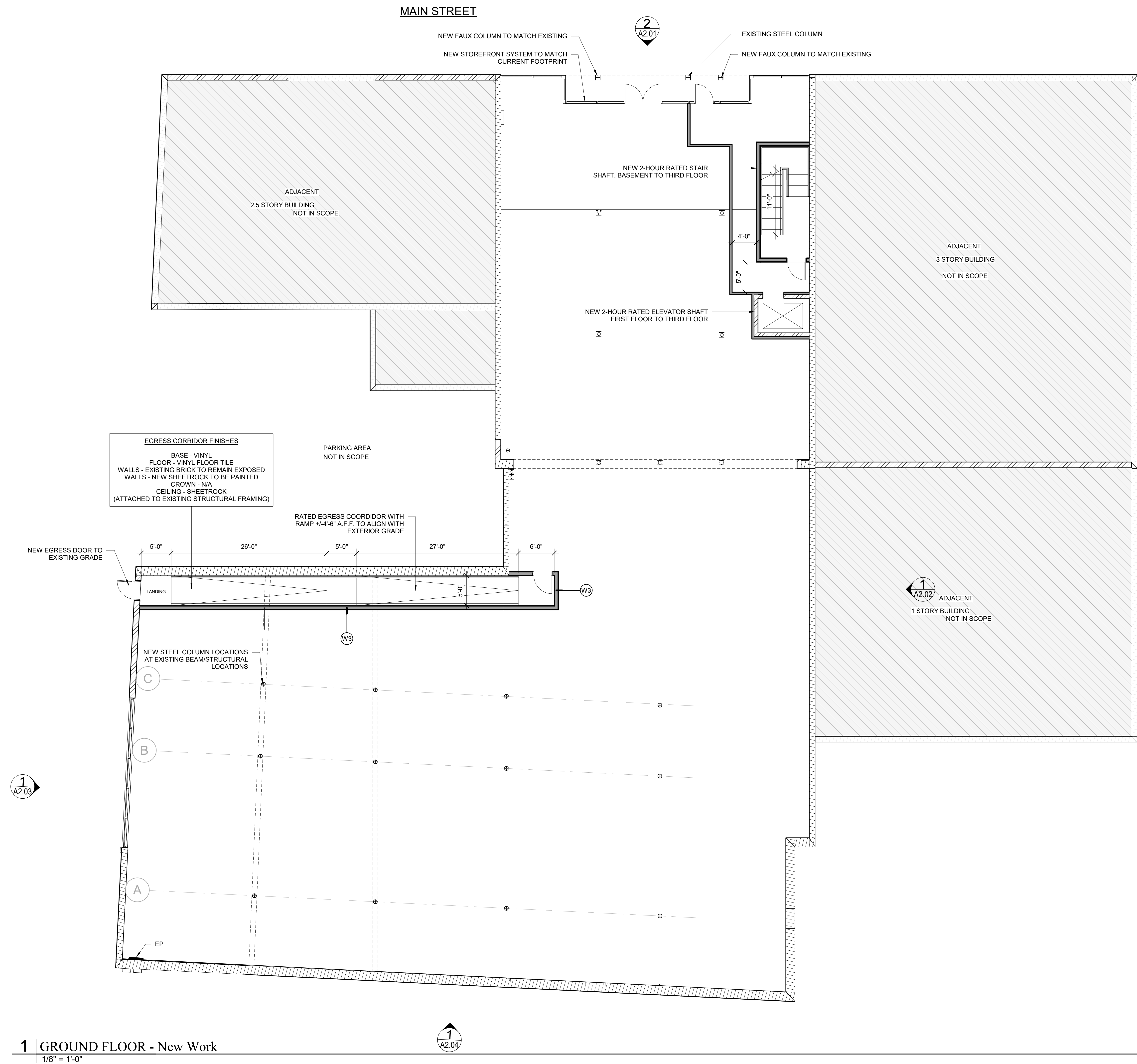
Prepared For:		TEXT		Address City, State	
Consulting Engineer:					
Architect: ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056					
Project: MARBLE BLOCK 129 MAIN STREET BIDDEFORD, MAINE					
Revisions:					
Date: SEPT. 18, 2023					
Scale: 3/16" = 1'-0"					
BUILDING ELEVATIONS					
A005					

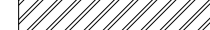
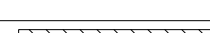
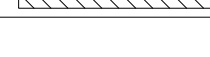
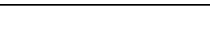


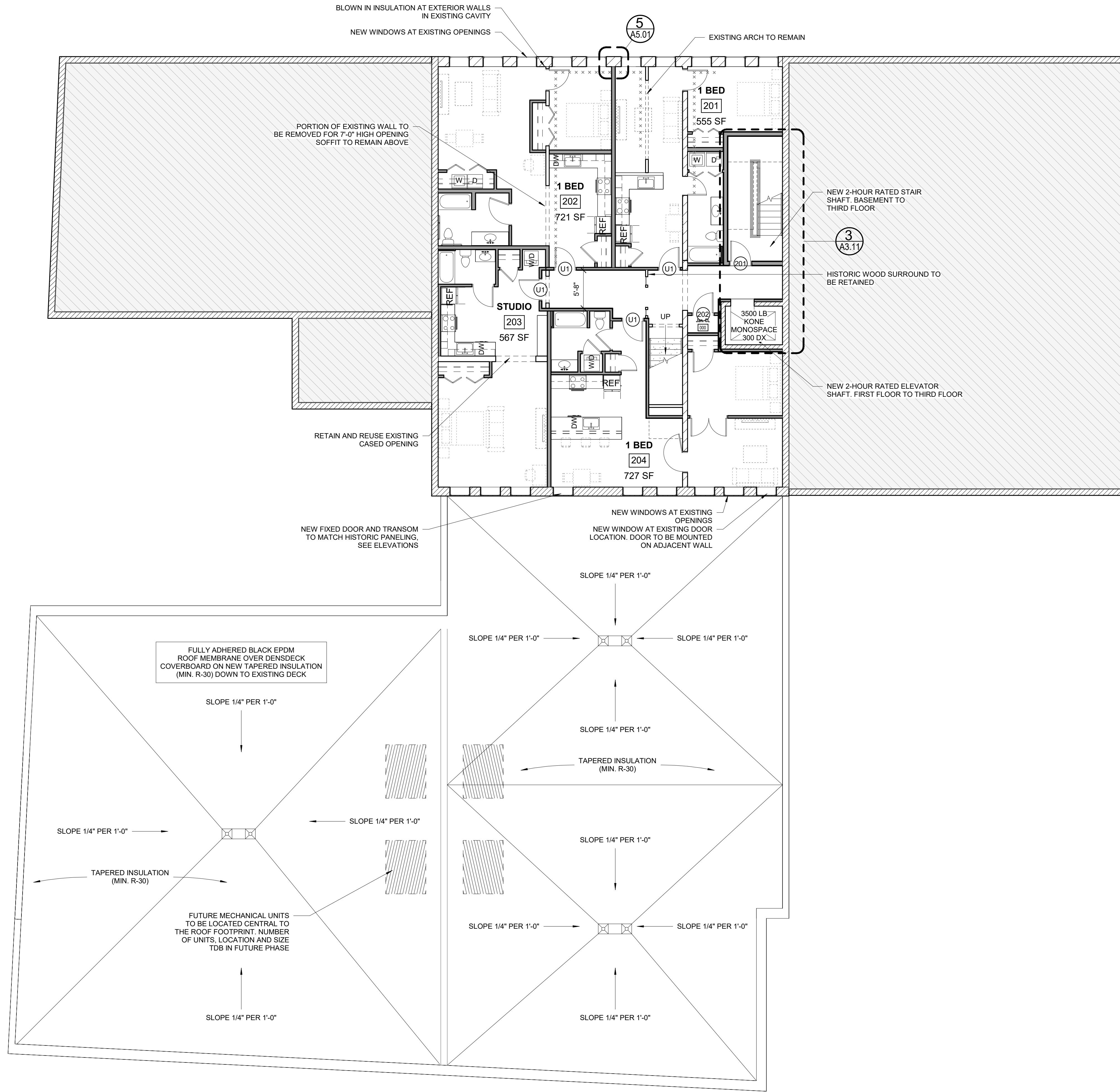
- GENERAL NOTES:
1. SOUTH ELEVATION BRICKWORK IS NOT WEATHER TIGHT. EXTENSIVE REPAIR TO BE DONE FOR DETERIORATED BRICK AND MORTAR JOINTS.
 2. ALL GRAFFITI TO BE CLEANED.

Prepared For:		TEXT		Address City, State	
Consulting Engineer:		ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056			
Architect:		MARBLE BLOCK		129 MAIN STREET BIDDEFORD, MAINE	
Project:					
Revisions:					
Date:	SEPT. 18, 2023	Scale:		3/16" = 1'-0"	
		EISTING		BUILDING ELEVATIONS	
		A006			



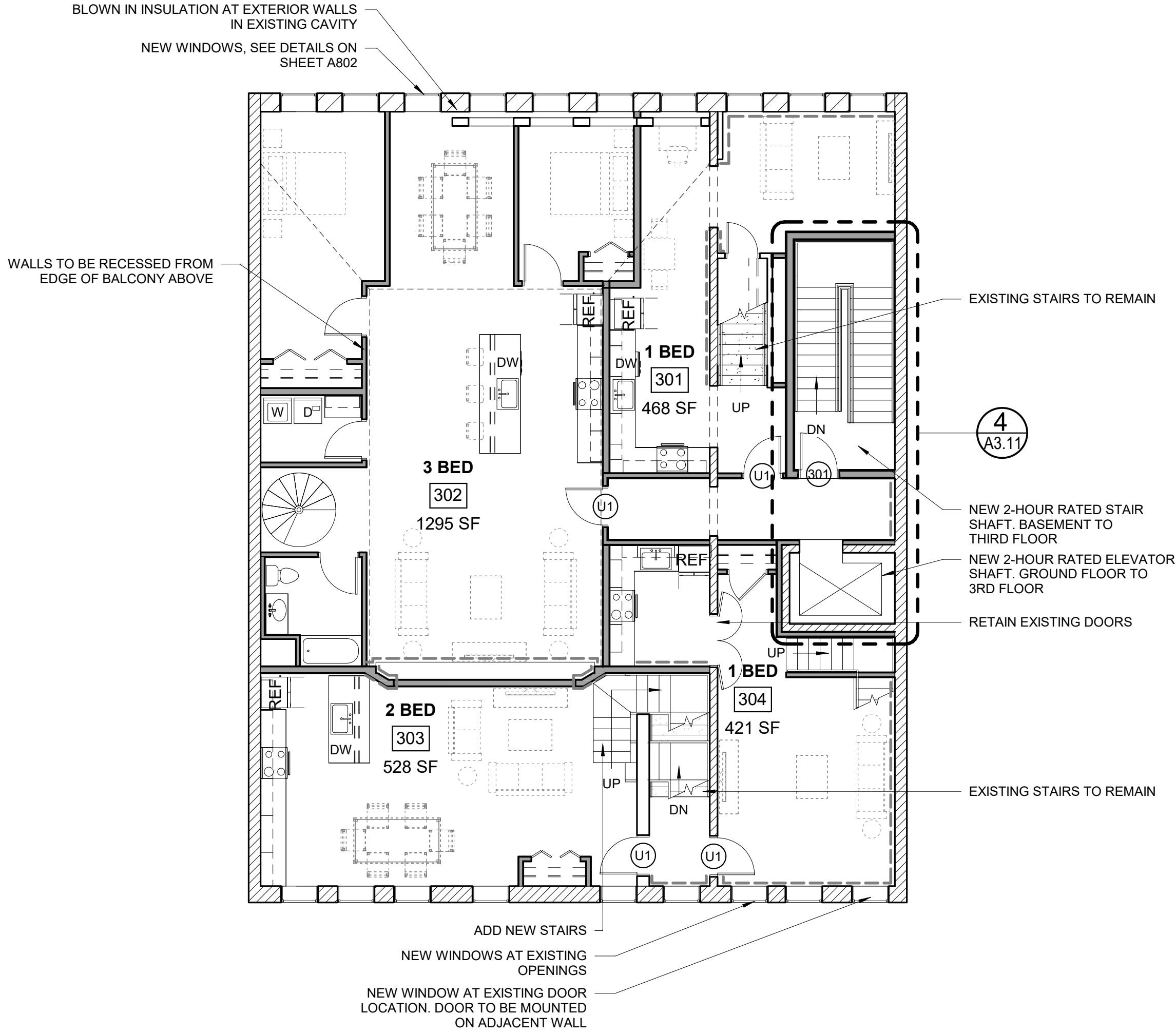
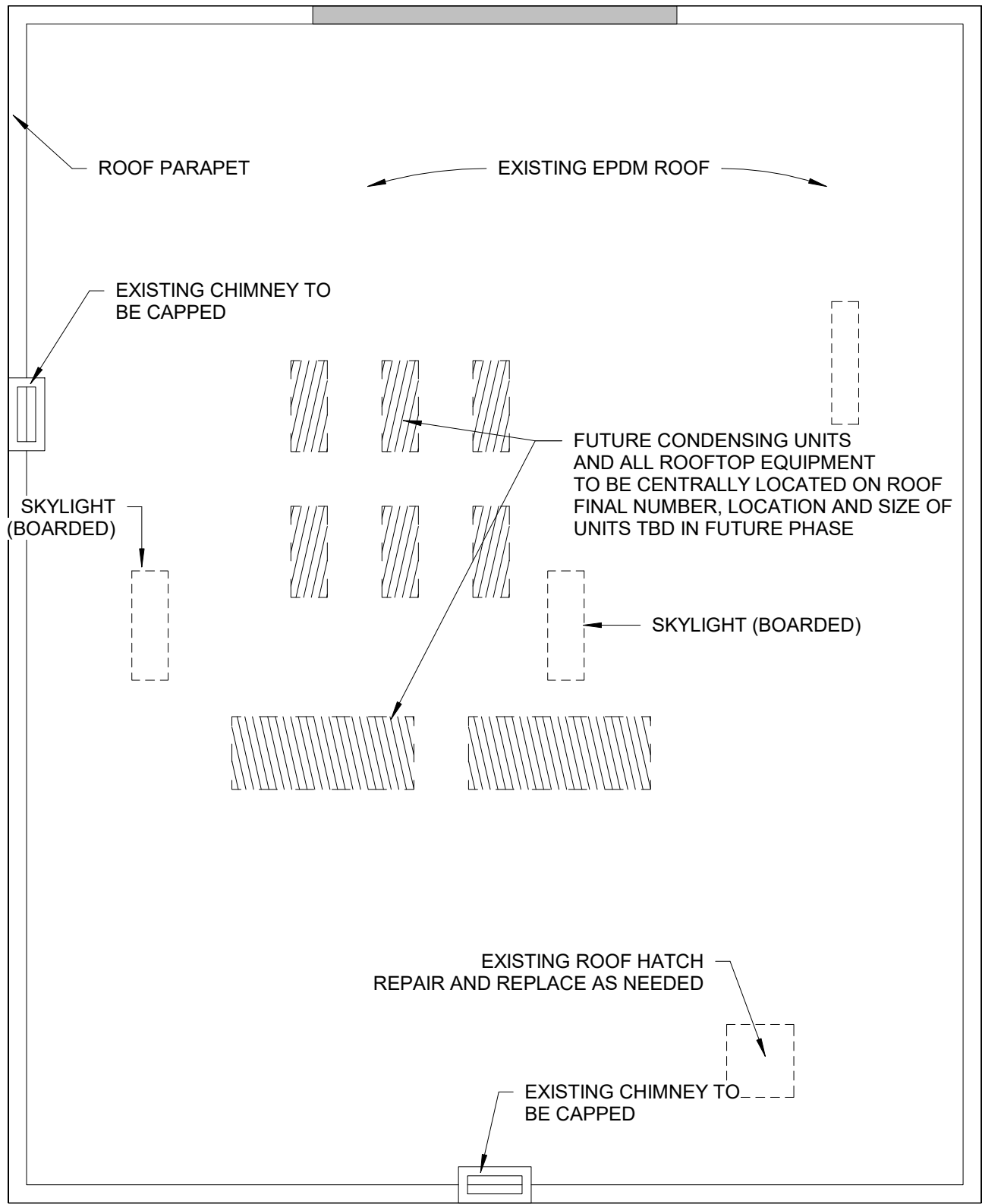


NEW WALL - STUD & GYP. BD.	
NEW CMU WALL	
NEW MASONRY INFILL	
EXISTING CMU WALL	
EXISTING STUD WALL	
EXISTING MASONRY WALL	
DEMO AND REMOVE	



NEW WALL - STUD & GYP. BD.	
NEW CMU WALL	
NEW MASONRY INFILL	
EXISTING CMU WALL	
EXISTING STUD WALL	
EXISTING MASONRY WALL	
DEMO AND REMOVE	

Prepared For:		Consultant:	
Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 207.772.6022 archetype@archetypepa.com		Project: MARBLE BLOCK 129 Main Street Biddeford, Maine	
Date: OCT. 09 2023		Scale: As indicated	
Revisions:		New Work Second Floor Plan	
A102			



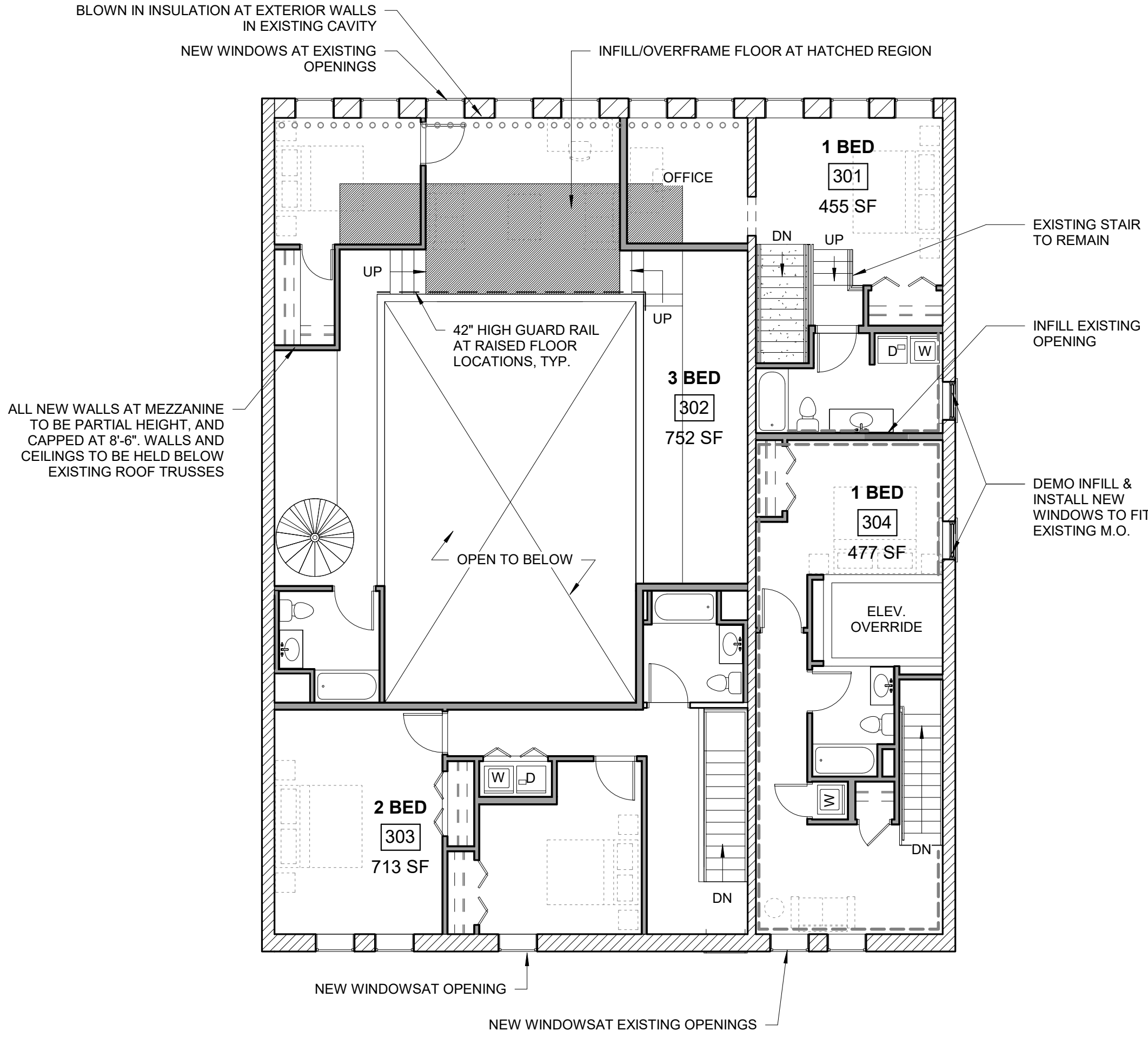
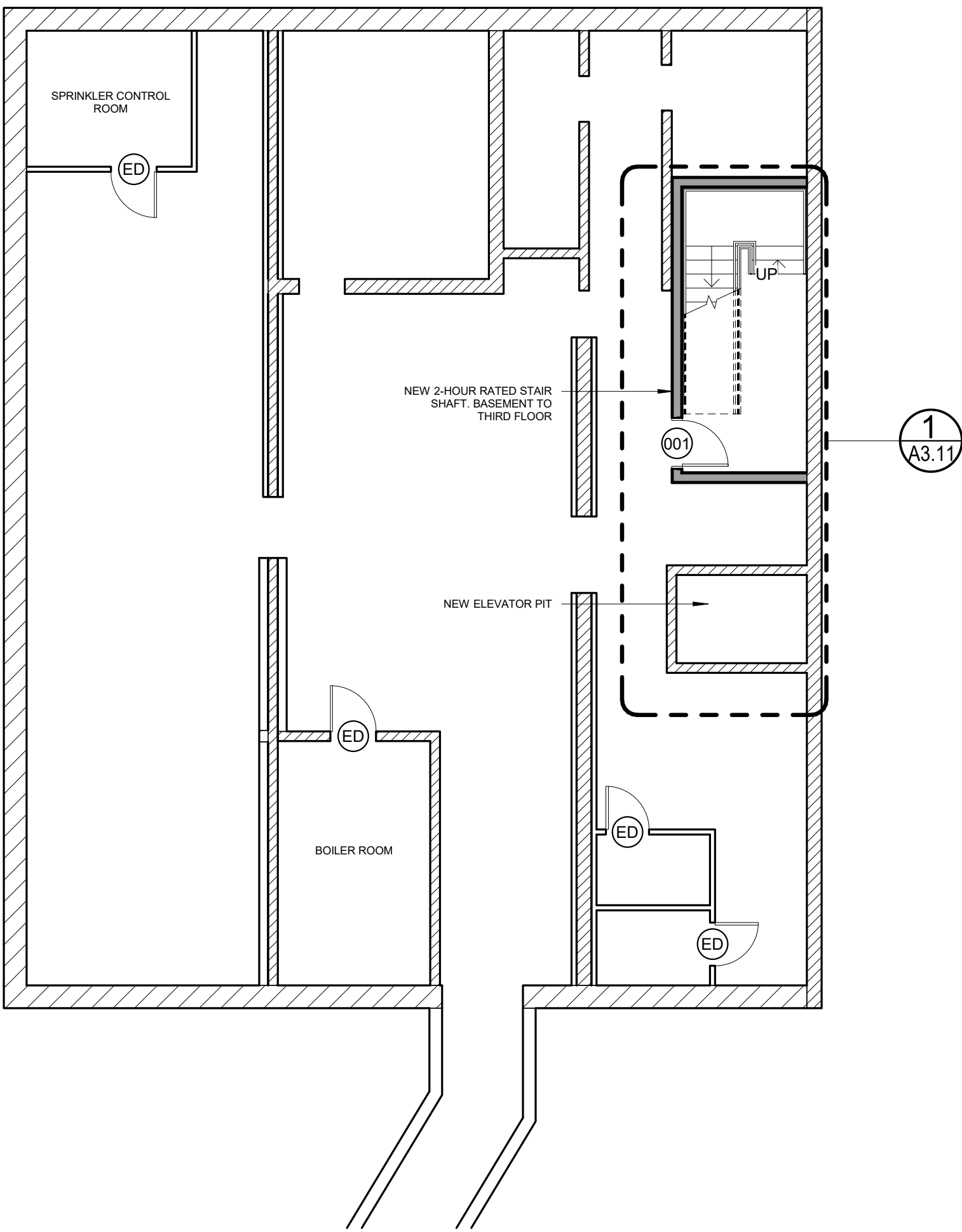
NEW WALL - STUD & GYP. BD.	
NEW CMU WALL	
NEW MASONRY INFILL	
EXISTING CMU WALL	
EXISTING STUD WALL	
EXISTING MASONRY WALL	
DEMO AND REMOVE	

3 ROOF - New Work

1/8" = 1'-0"

1 NEW 3RD FLOOR PLAN

1/8" = 1'-0"



4 BASEMENT - New Work

1/8" = 1'-0"

2 NEW 4TH FLOOR PLAN

1/8" = 1'-0"

Prepared For:

Consultant:

Architect:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
207.772.6022 archetype@archetypepa.com

Project:
MARBLE BLOCK

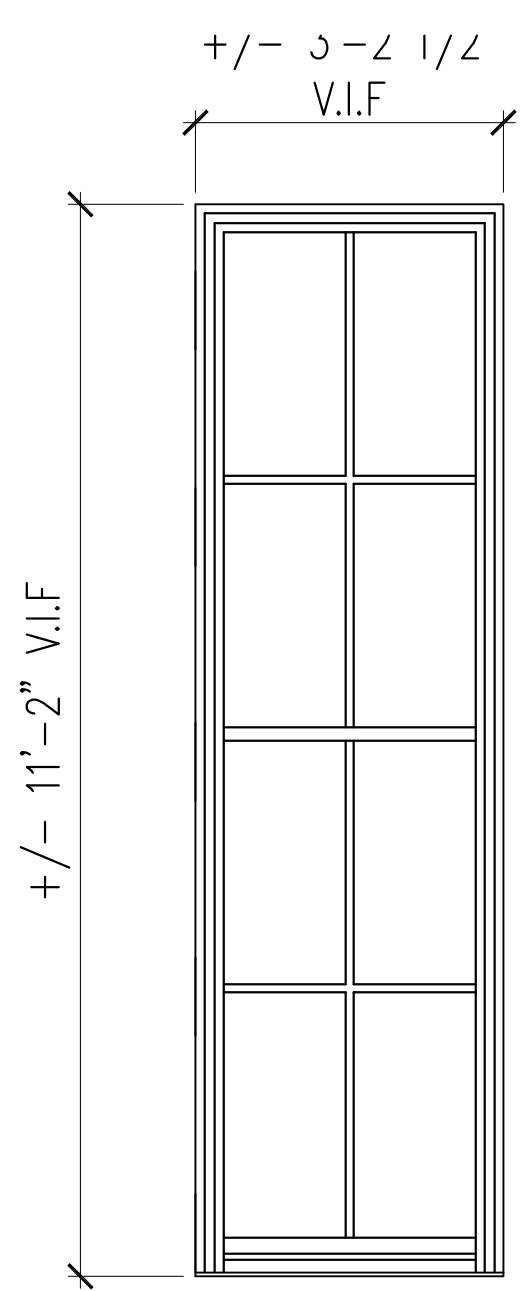
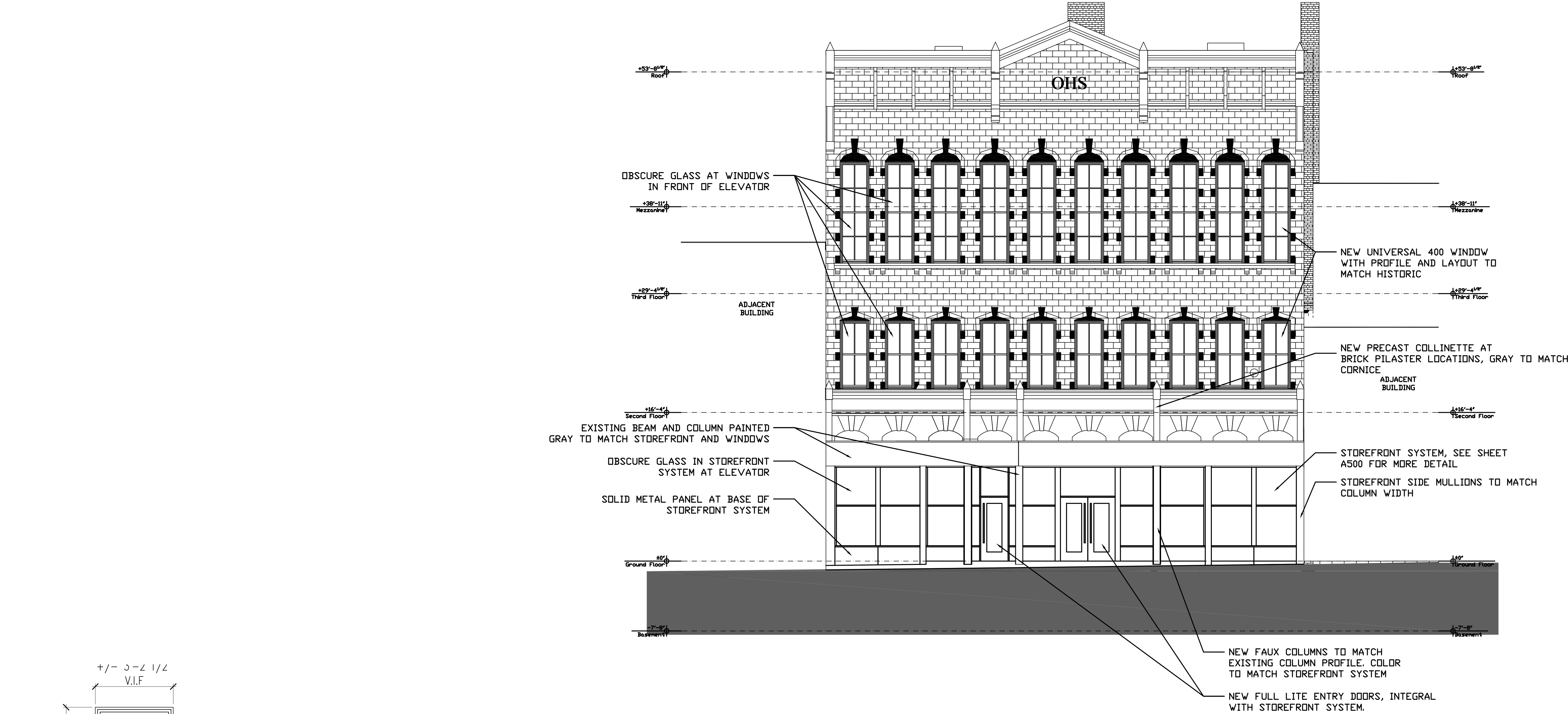
129 Main Street
Biddeford, Maine

Revisions:

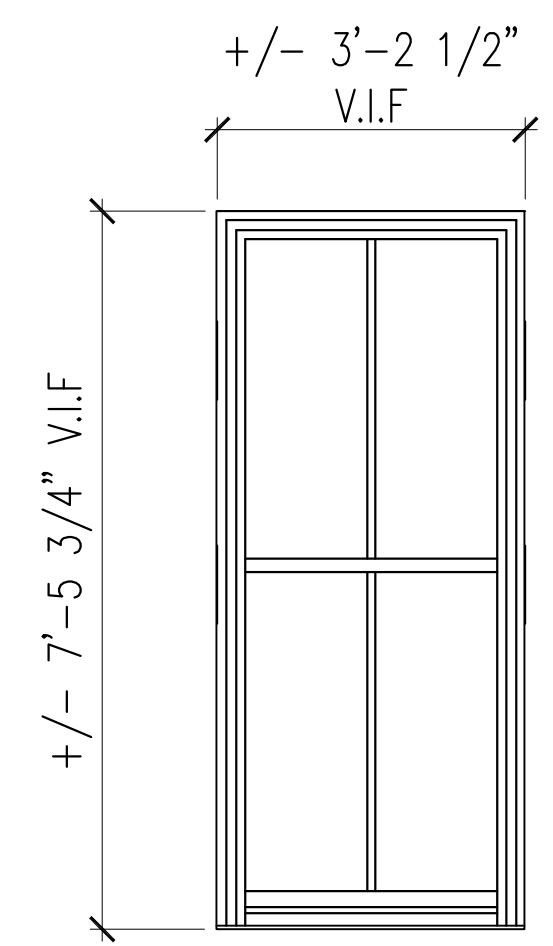
Date: OCT. 09 2023
Scale: As indicated

New Work Basement, 3rd Floor, Mezzanine and Roof Plan

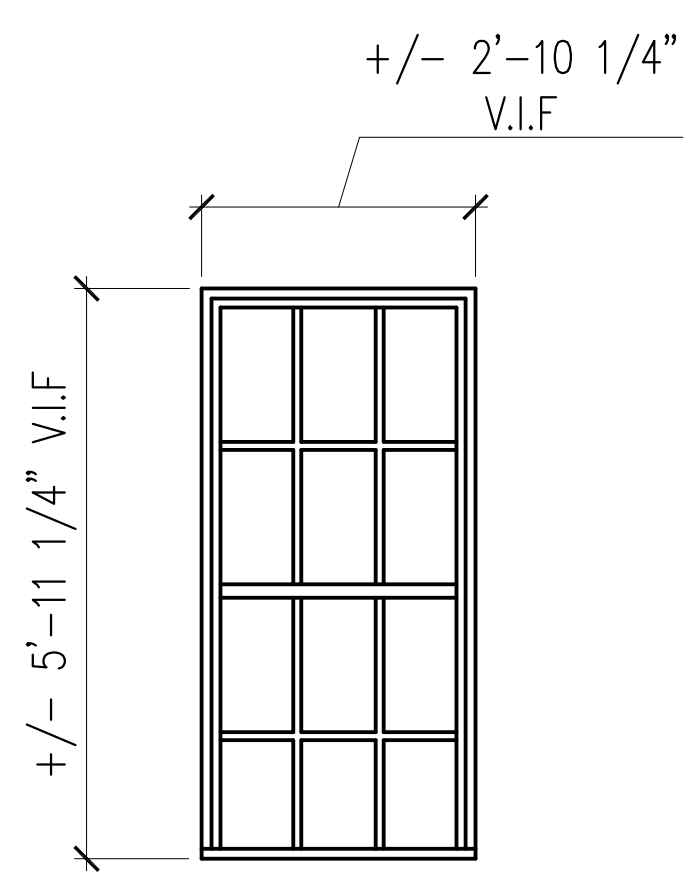
A103



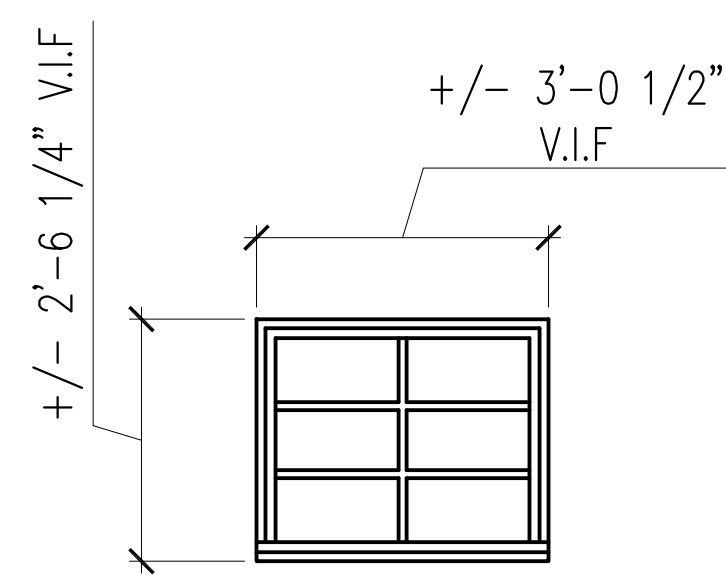
TYPE A
DOUBLE HUNG
4 OVER 4



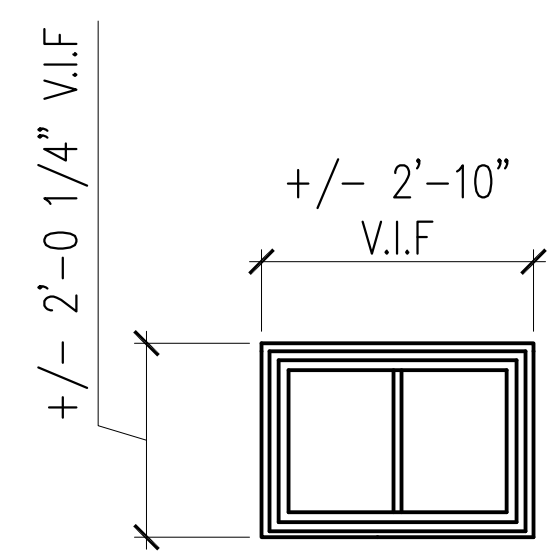
TYPE B
DOUBLE HUNG
2 OVER 2



TYPE C
DOUBLE HUNG
6 OVER 6



TYPE D
AWNING

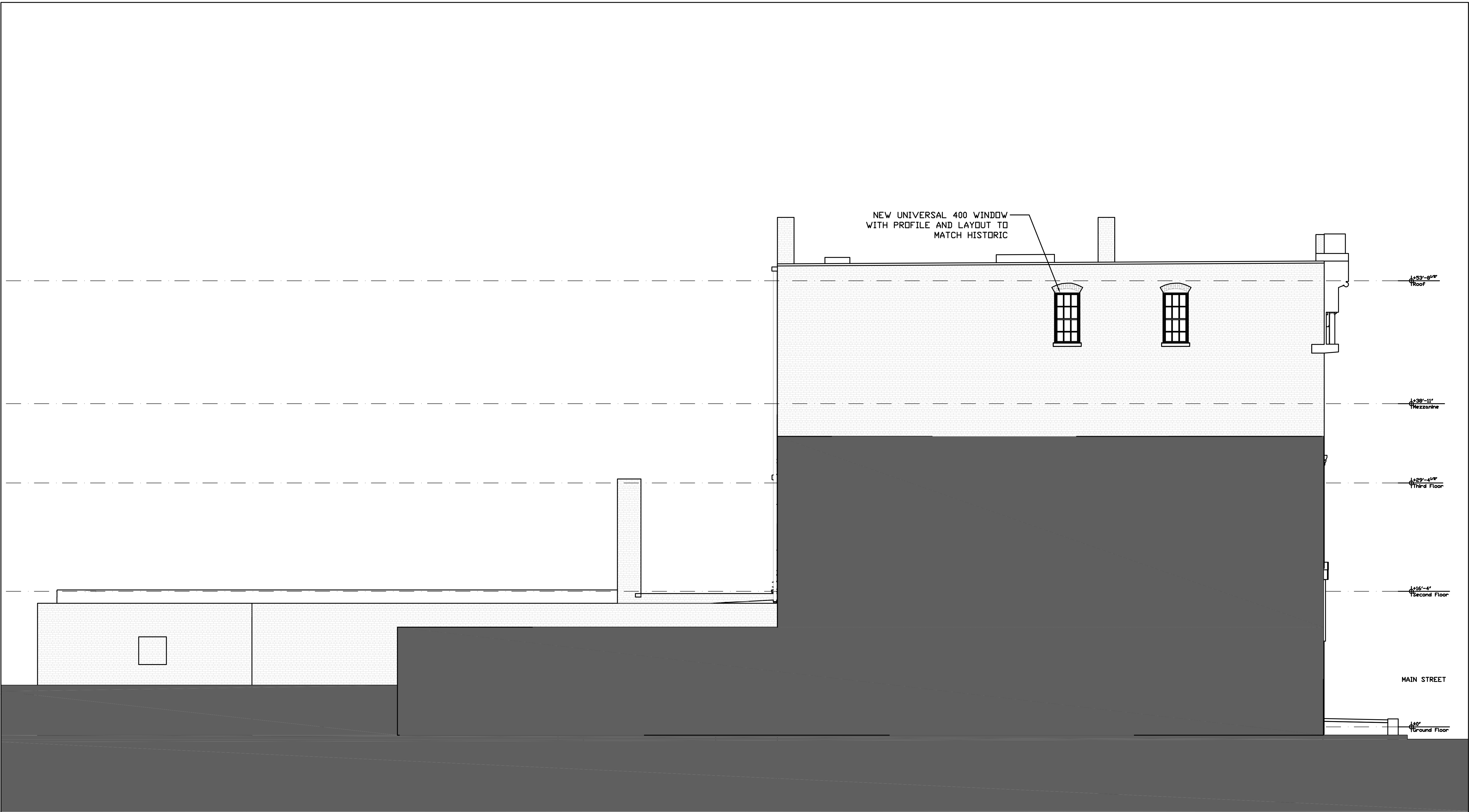


TYPE E
TRANSOM

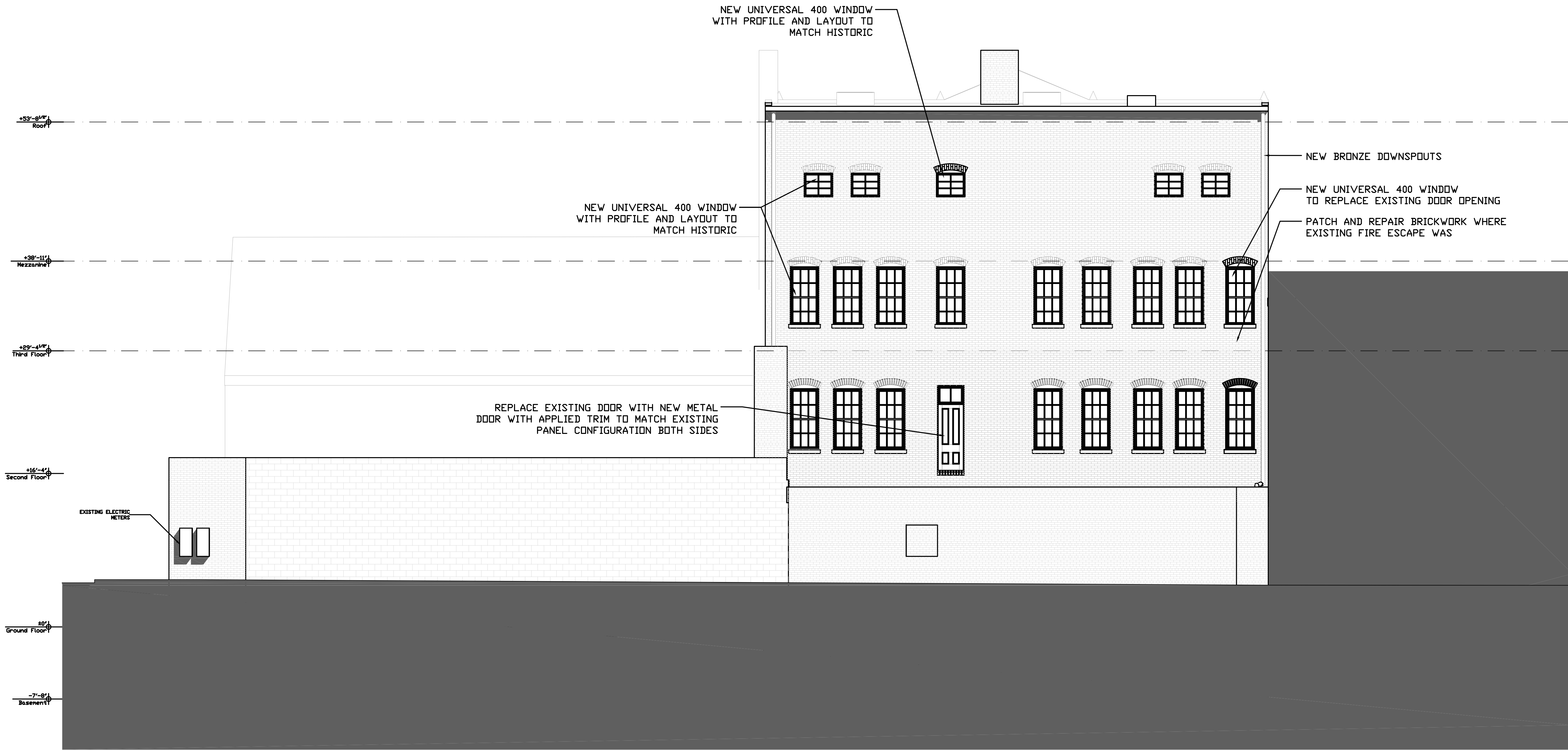
Prepared For:		TEXT		Address City, State	
Consulting Engineer:		ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056			
Architect:		MARBLE BLOCK		129 MAIN STREET BIDDEFORD, MAINE	
Project:					
Revisions:					
Date:	SEPT. 18, 2023	Scale:	3/16" = 1'-0"	NEW WORK BUILDING ELEVATIONS	
		A201			

1 | EAST ELEVATION

SCALE: 3/16"=1'-0"

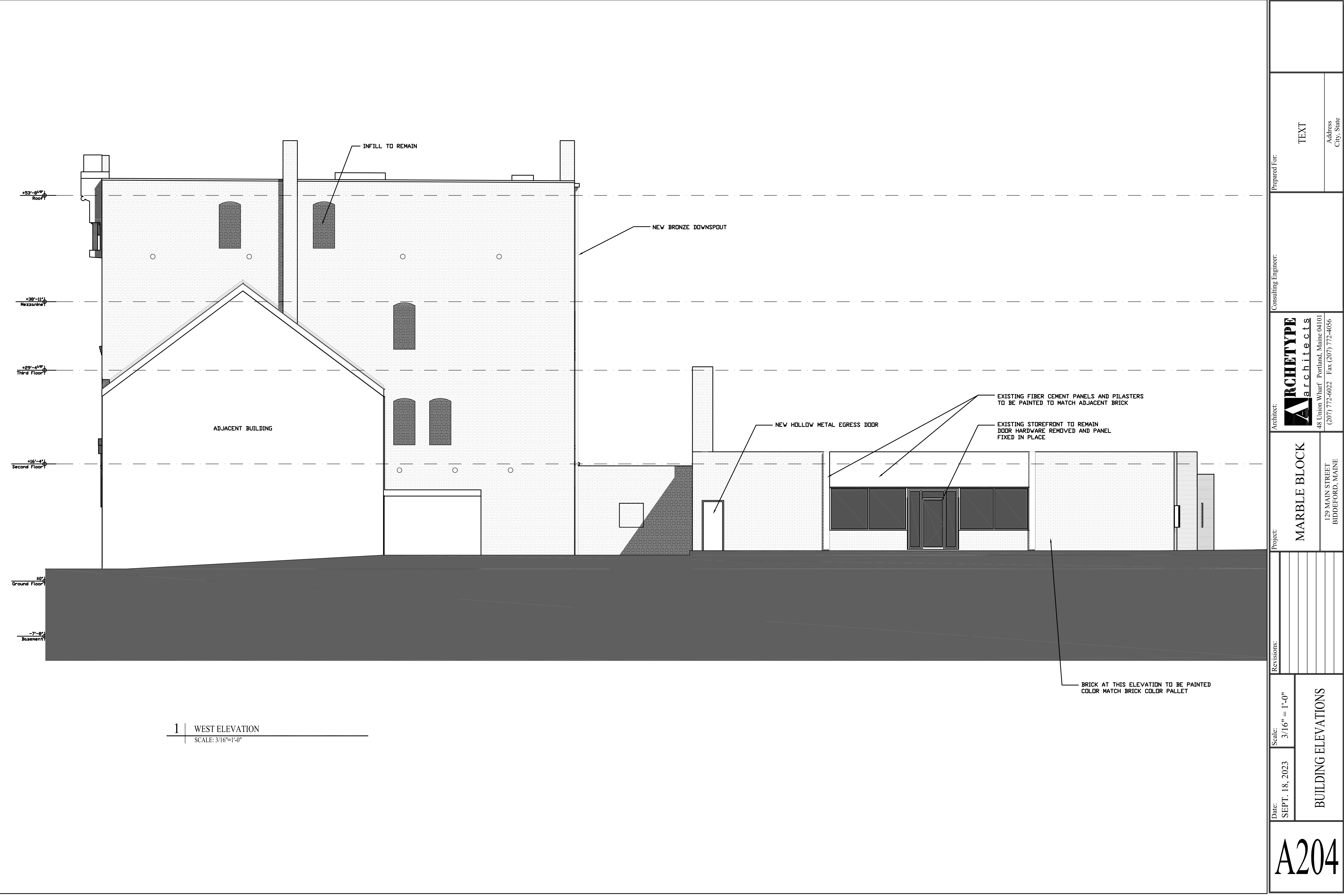


A202		BUILDING ELEVATIONS	Date: SEPT. 18, 2023	Scale: 3/16" = 1'-0"	Revisions: <table><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr></table>						Project: MARBLE BLOCK 129 MAIN STREET BIDDEFORD, MAINE	Architect: ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	Consulting Engineer:	Prepared For:	TEXT	Address City, State



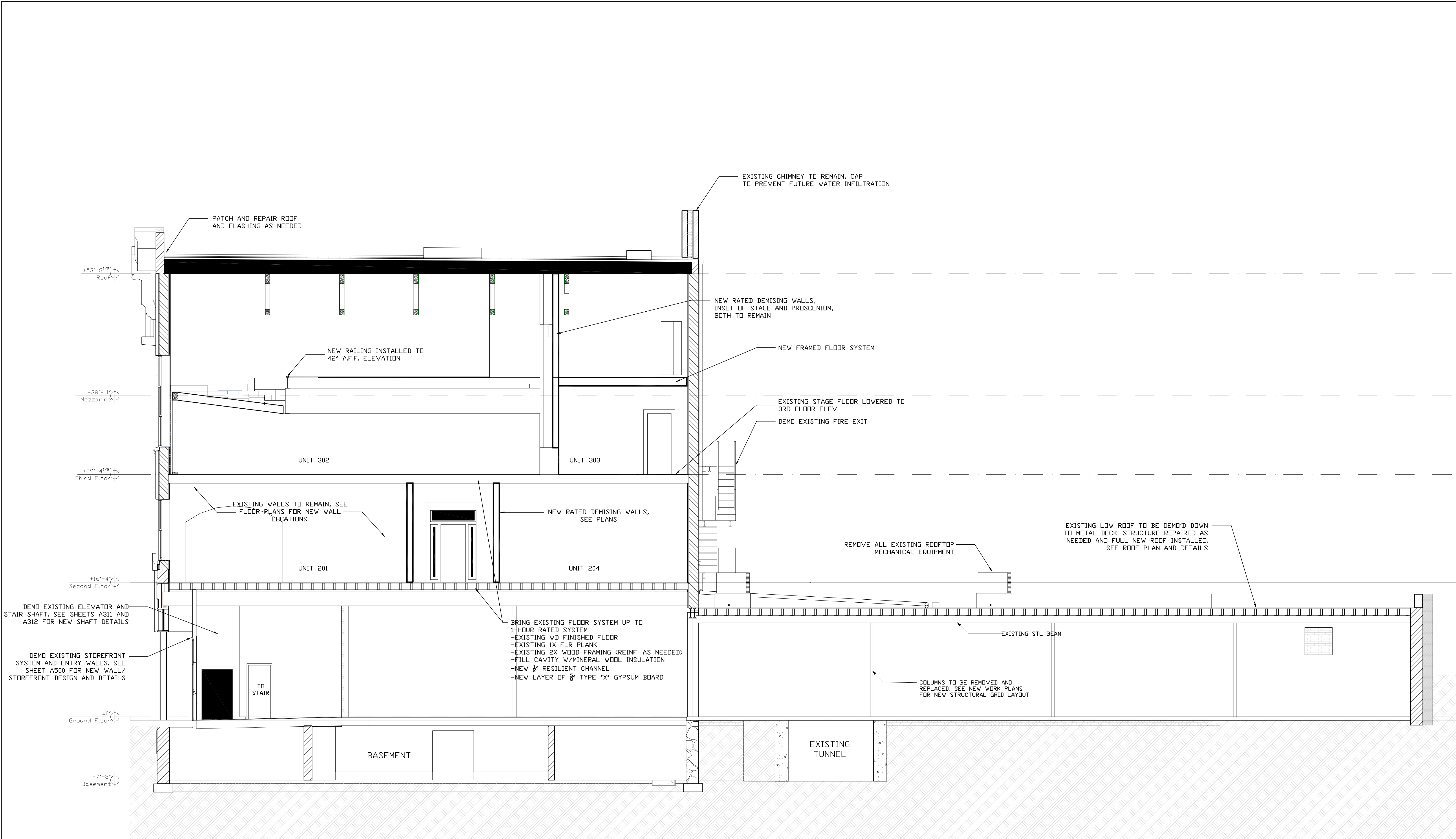
1 | SOUTH ELEVATION
SCALE: 3/16"=1'-0"

A203		EXISTING BUILDING ELEVATIONS		Date: SEPT. 18, 2023		Scale: 3/16" = 1'-0"		Revisions:		Project: MARBLE BLOCK		Architect: ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056		Consulting Engineer:		Prepared For: TEXT		Address City, State	
------	--	------------------------------	--	----------------------	--	----------------------	--	------------	--	-----------------------	--	--	--	----------------------	--	--------------------	--	---------------------	--



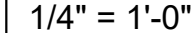
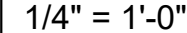
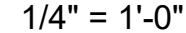
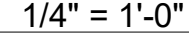
1 | WEST ELEVATION
SCALE: 3/16"=1'-0"

A204		Date: SEPT. 18, 2023		Scale: 3/16" = 1'-0"	BUILDING ELEVATIONS	
		Project: MARBLE BLOCK		129 MAIN STREET BIDDEFORD, MAINE		
		Revisions:				
		Architect: ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056		Consulting Engineer:		
				Prepared For: TEXT		
				Address City, State		

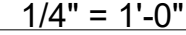


1 BUILDING SECTION
SCALE: 3/16"=1'-0"

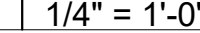
Prepared For:		TEXT		Address City, State	
Consulting Engineer:					
Architect:		ARCHETYPE architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056			
Project:		MARBLE BLOCK		129 MAIN STREET BIDDEFORD, MAINE	
Revisions:					
Date:	SEPT 18, 2023	Scale:	3/16" = 1'-0"	BUILDING SECTION	
A301					

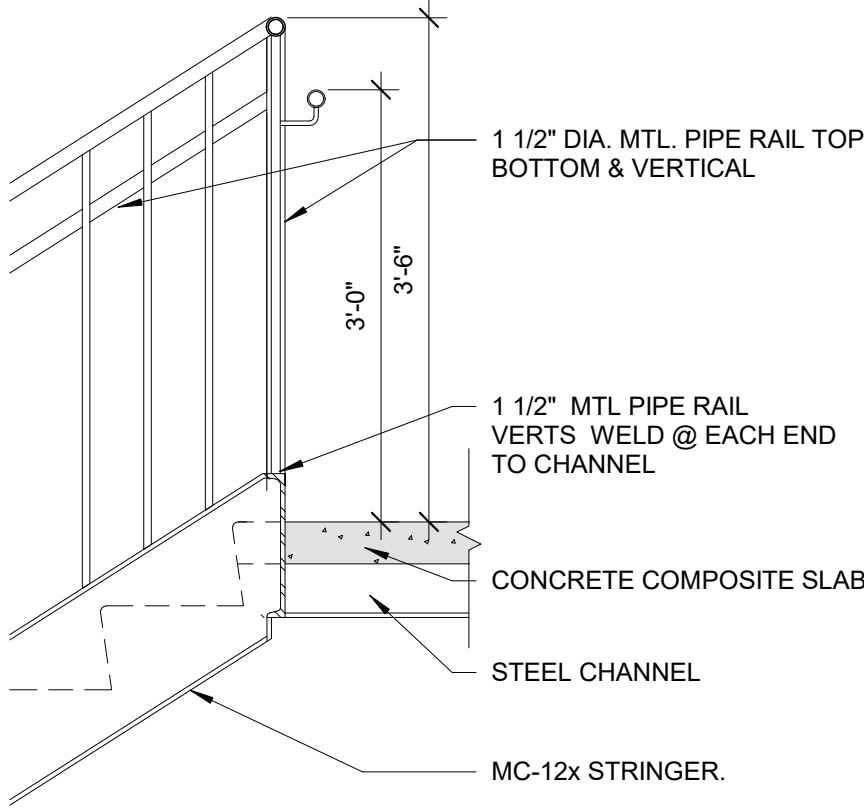
$$1/4'' = 1'-0''$$

$$1/4" = 1'-0"$$

$$1/4" = 1'-0"$$

$$1/4" = 1'-0"$$


$1/4'' = 1'-0''$



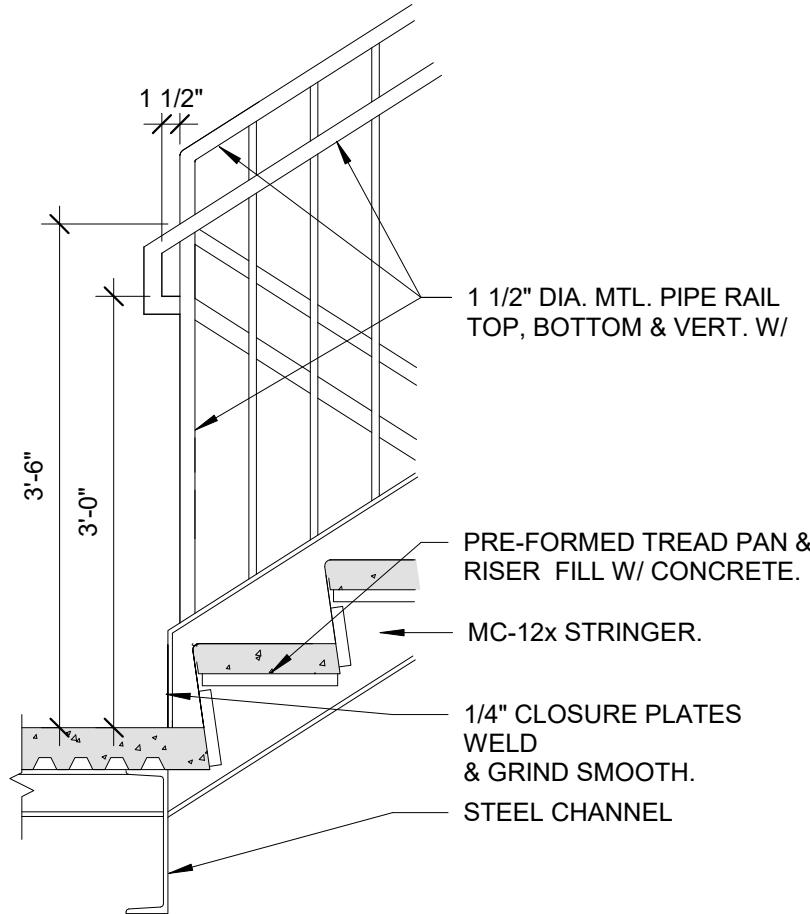
1/4" = 1'-0"





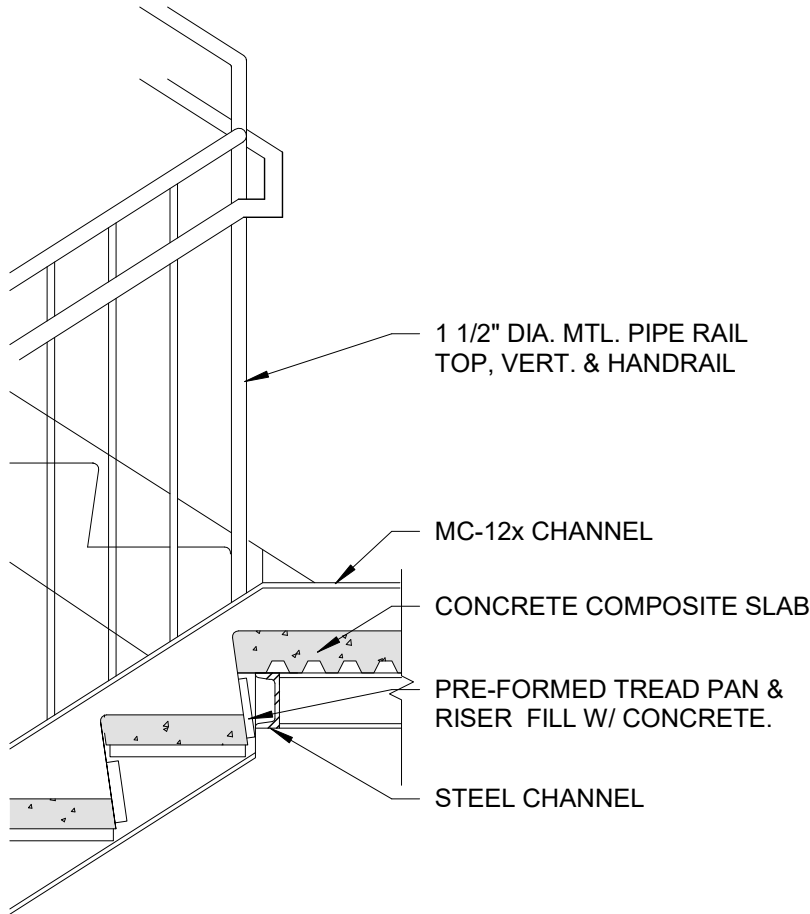
7 | STAIR DETAIL - T/O RUN TO DECK

3/4" = 1'-0"



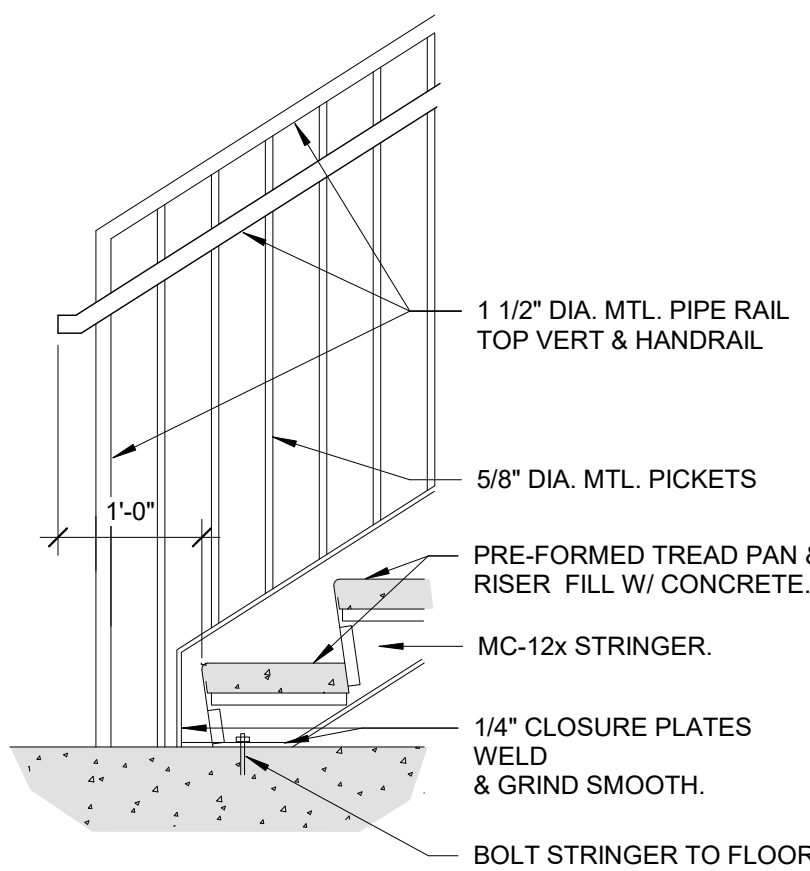
8 | STAIR DETAIL - B/O RUN TO LANDING

3/4" = 1'-0"



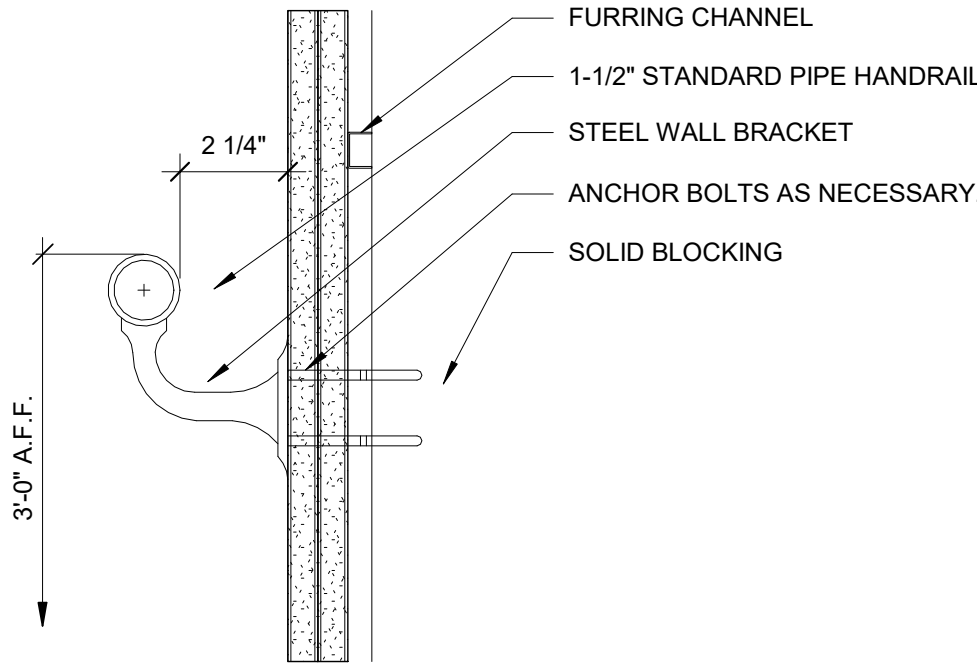
6 | STAIR DETAIL - T/O RUN TO LANDING

3/4" = 1'-0"



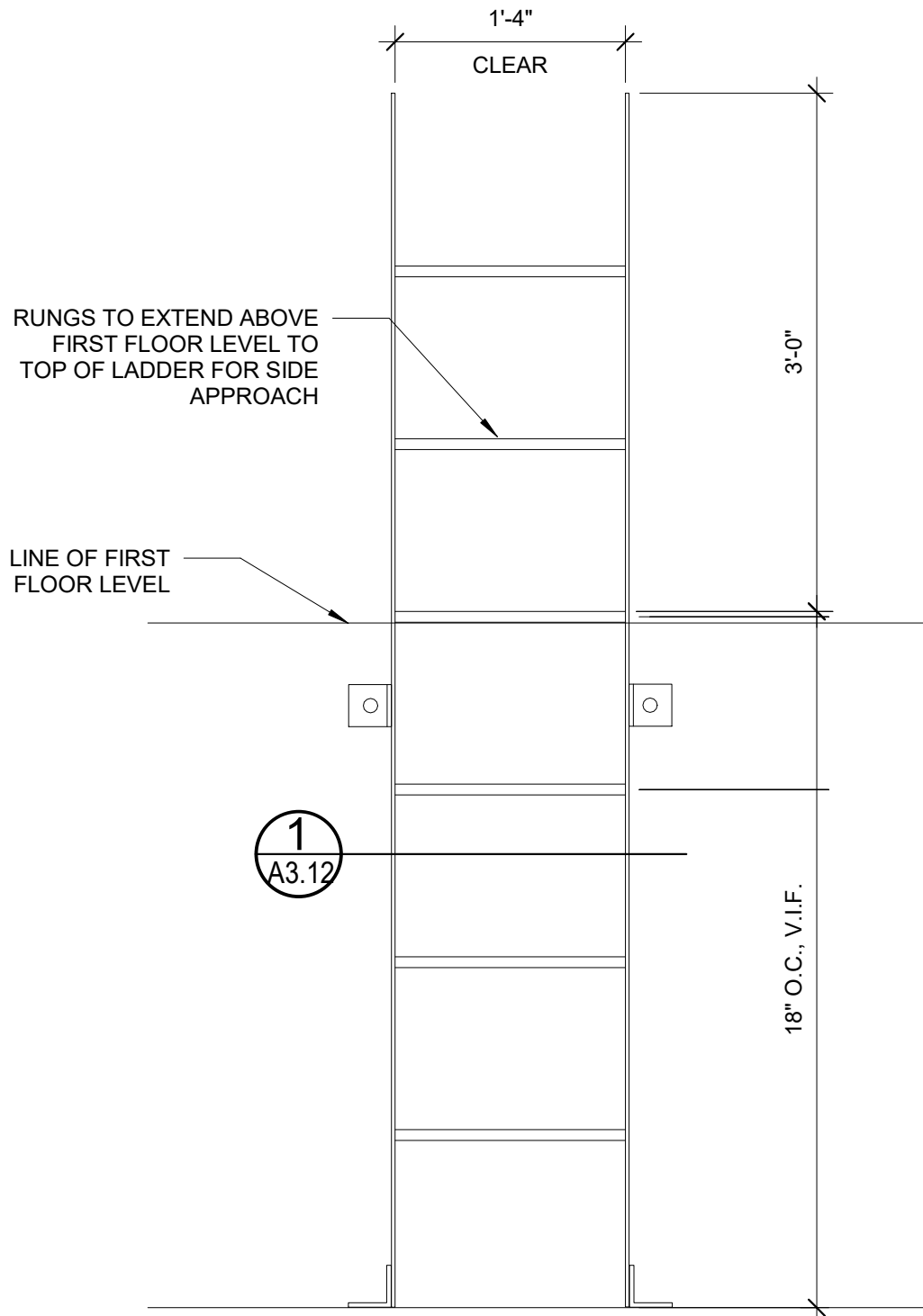
9 | STAIR DETAIL - B/O RUN TO DECK

3/4" = 1'-0"



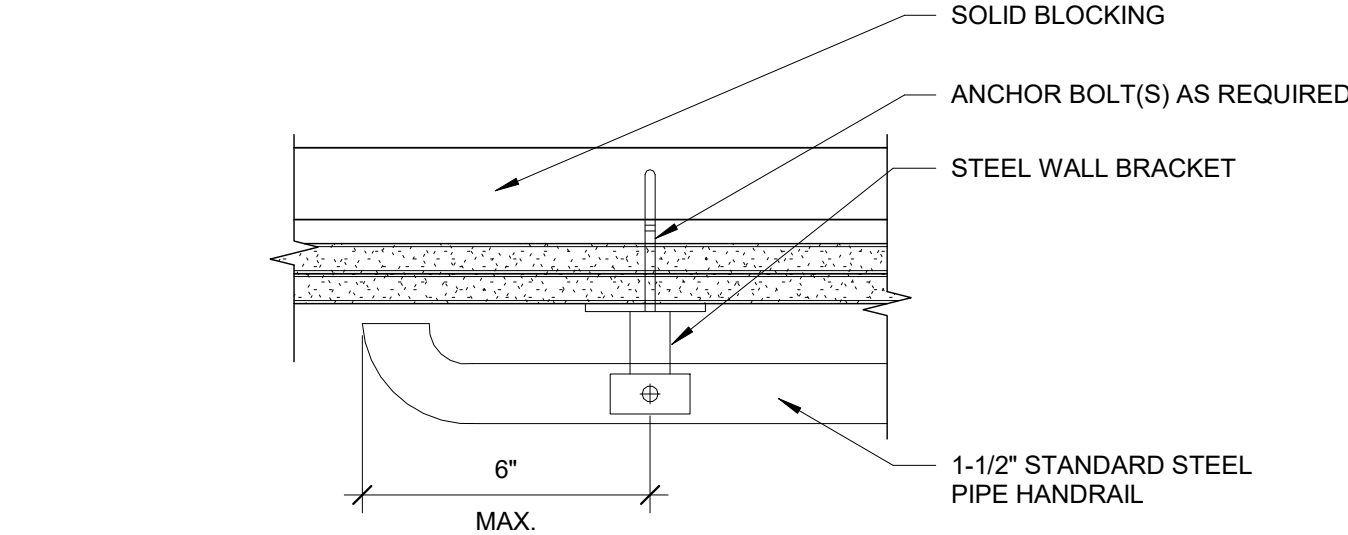
10 | STAIR - METAL HANDRAIL DETAIL - SECTION

3" = 1'-0"



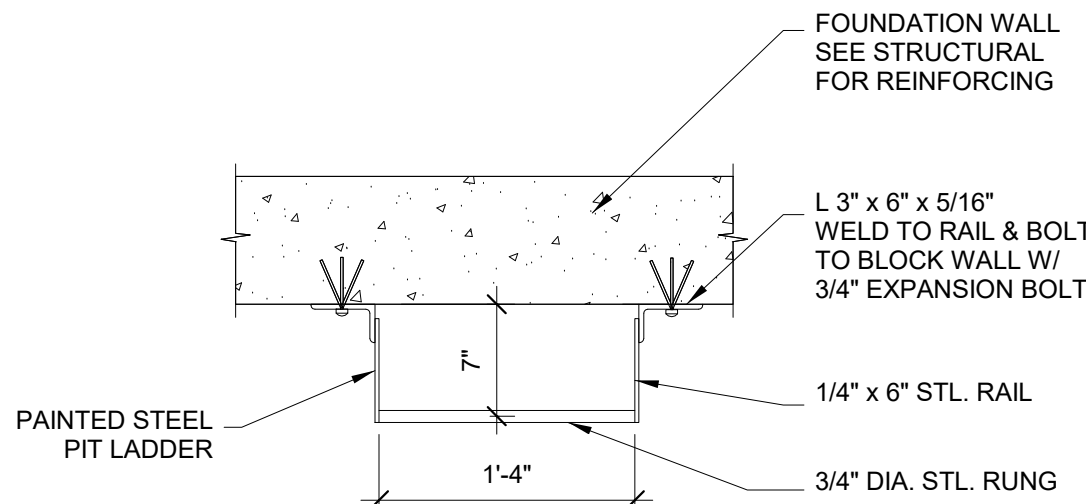
2 | ELEVATOR PIT LADDER ELEVATION

1" = 1'-0"



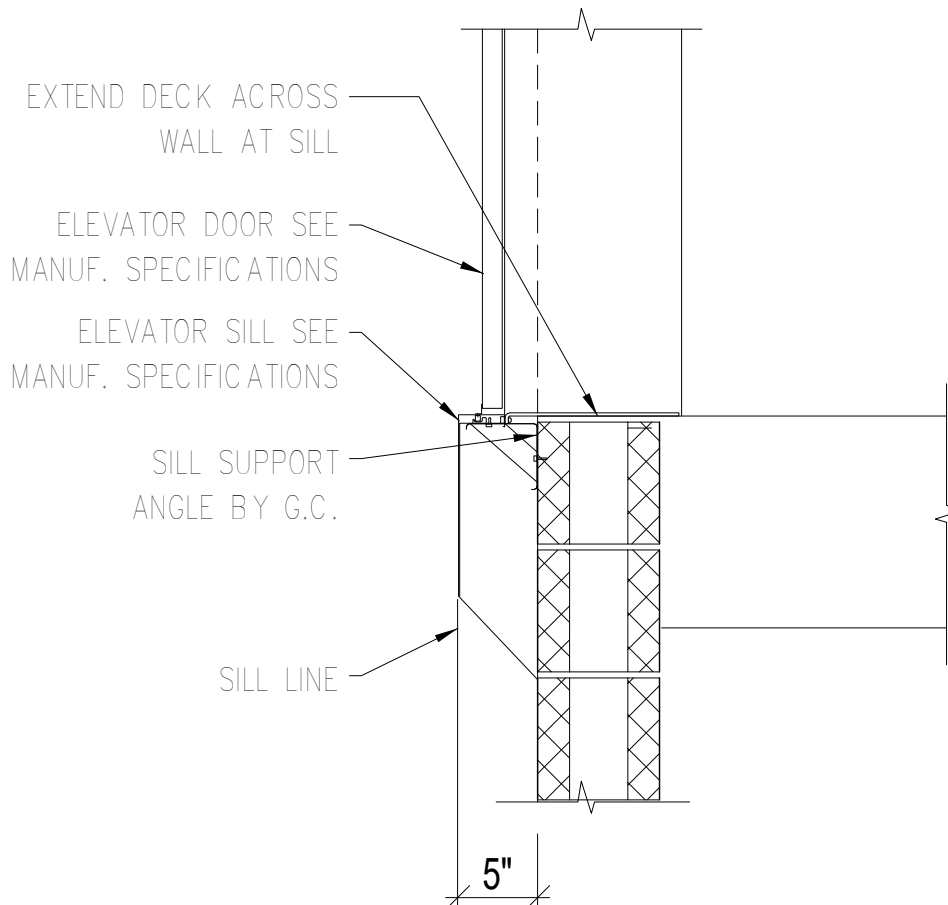
11 | STAIR - METAL HANDRAIL DETAIL - PLAN

3" = 1'-0"



1 | ELEVATOR PIT LADDER PLAN

1" = 1'-0"



3 | ELEVATOR DOOR THRESHOLD

1" = 1'-0"

Prepared For:

Consultant:

Architect:
**ARCHETYPE
ARCHITECTS**
48 Union Wharf Portland, Maine 04101
207.772.6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
MARBLE BLOCK

129 Main Street
Biddeford, Maine

Revisions:

Date:
SEPT 18, 2023

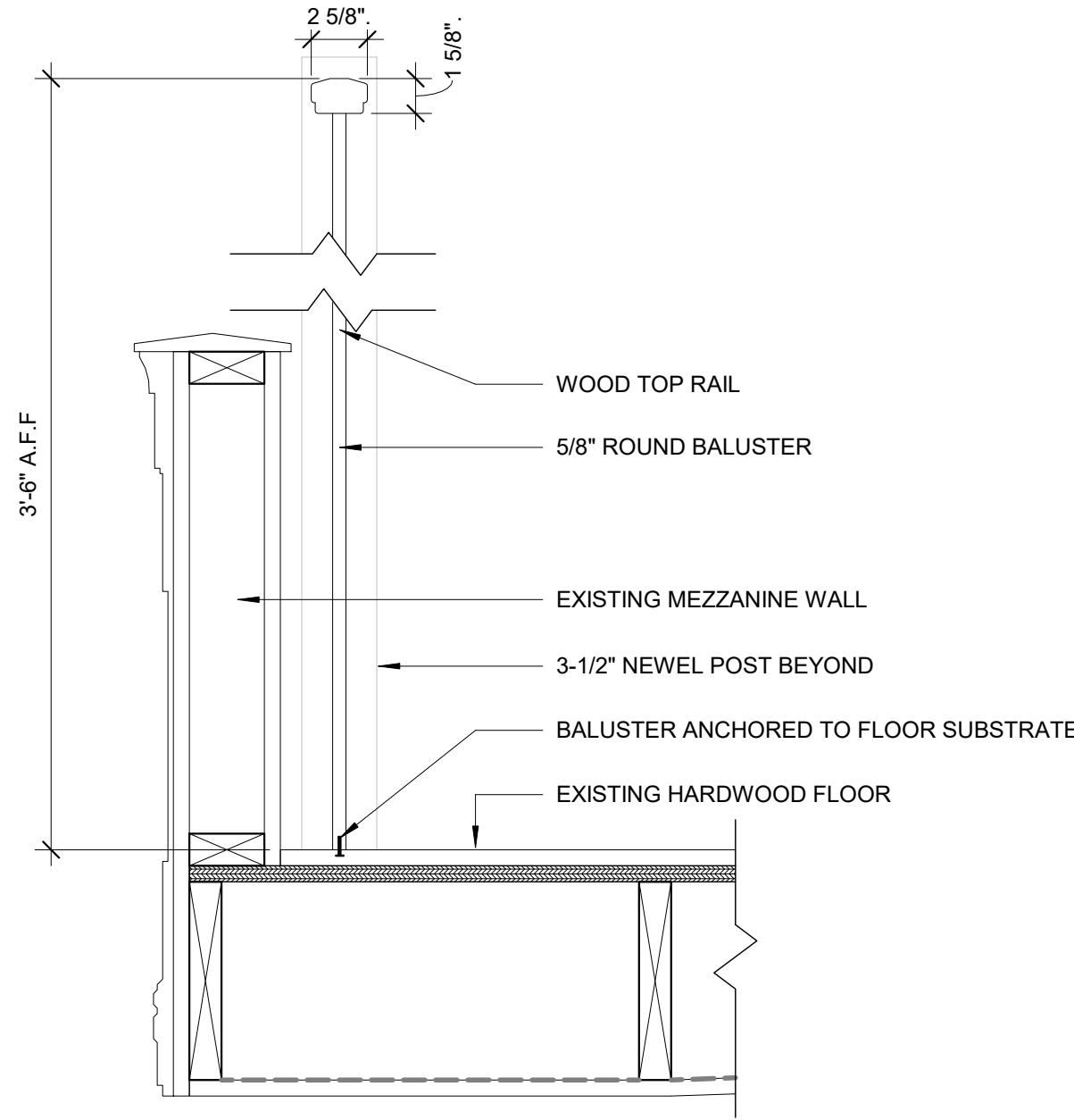
Scale:
As indicated

Elevator and Stair Details

A312

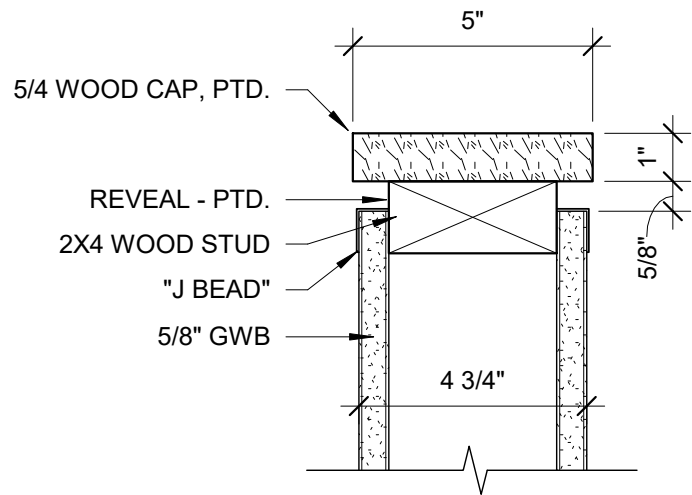
6 | NEW GUARDRAIL AT MEZZANINE

1 1/2" = 1'-0"



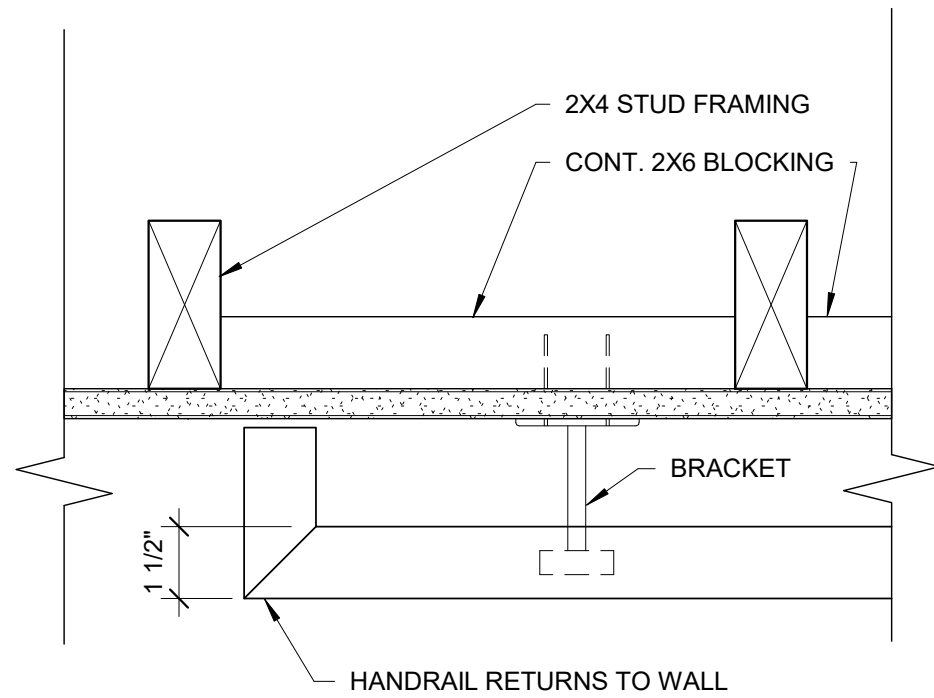
5 | TYPICAL HALF WALL DETAIL

3" = 1'-0"



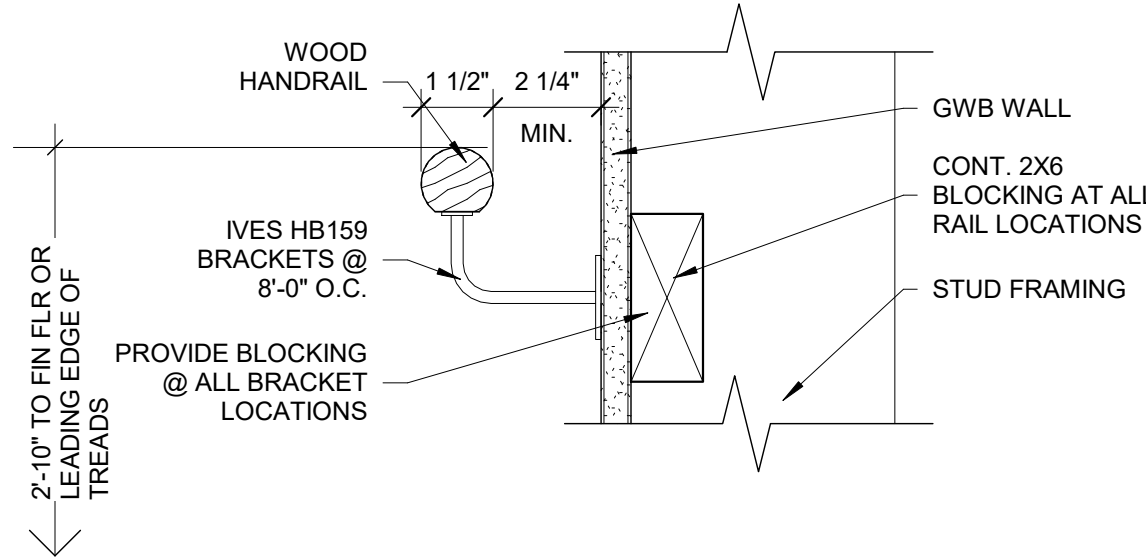
4 | HANDRAIL - WOOD - PLAN DETAIL

3" = 1'-0"



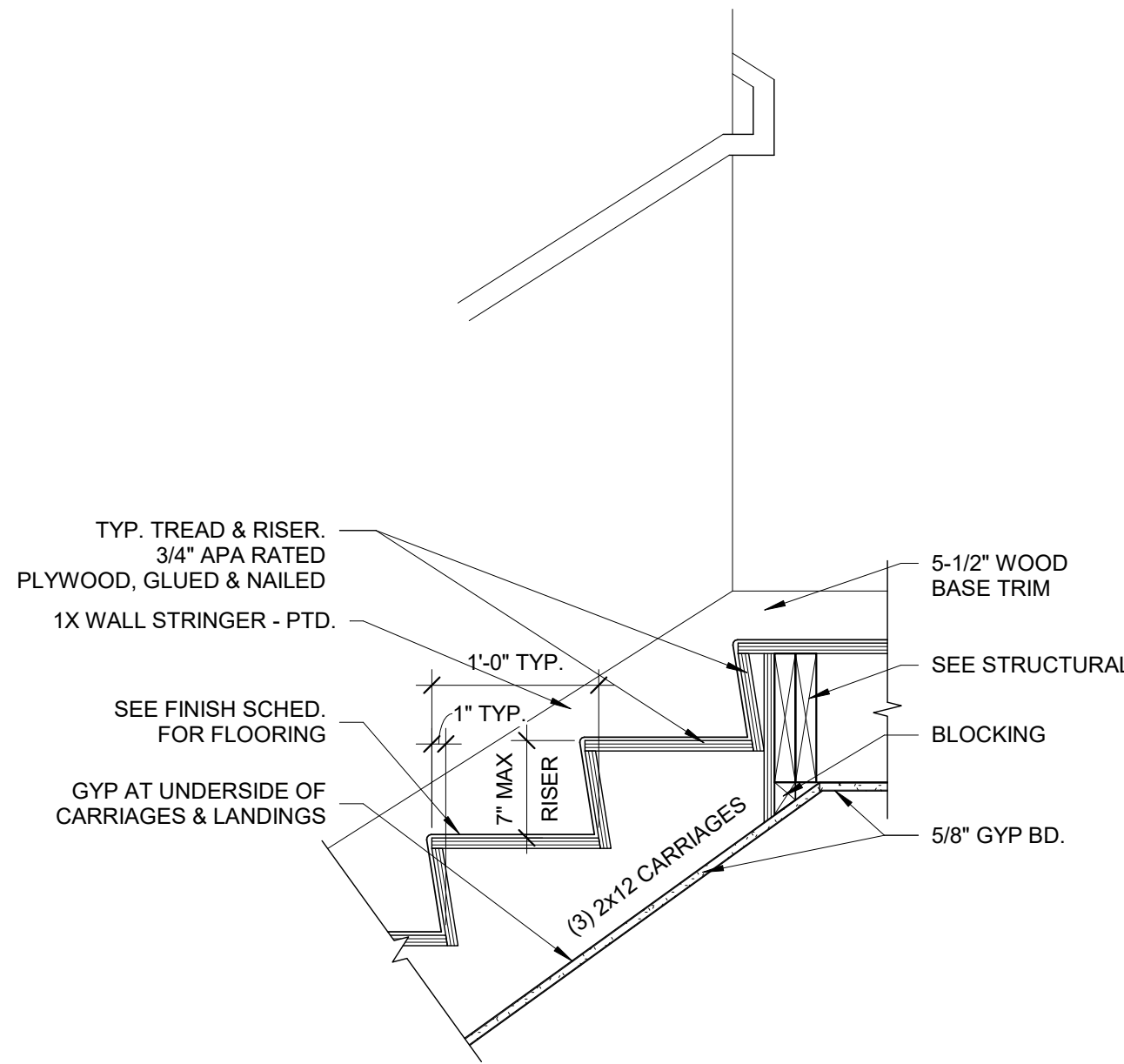
3 | STAIR - WOOD HANDRAIL DETAIL

3" = 1'-0"



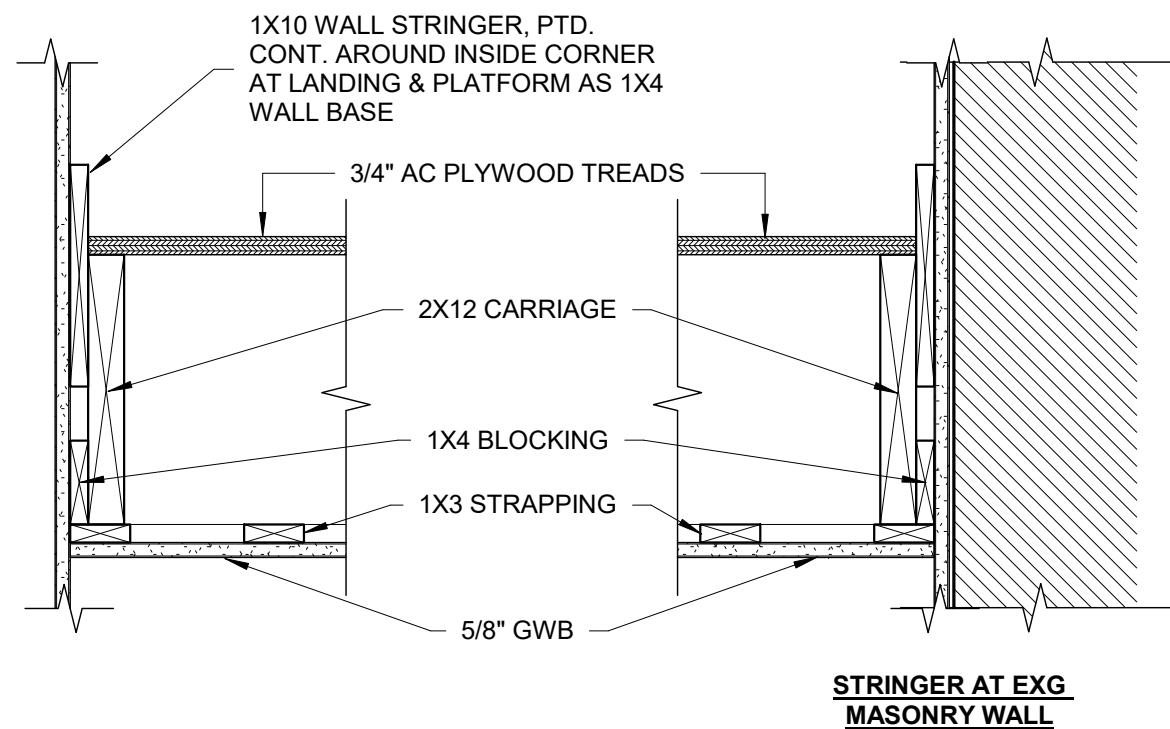
2 | STAIR LANDING DETAIL

1" = 1'-0"



1 | STRINGER DETAIL1

1 1/2" = 1'-0"



A313

Date: OCT. 09 2023
Scale: As indicated
INTERIOR WOODEN STAIRS

Revisions:

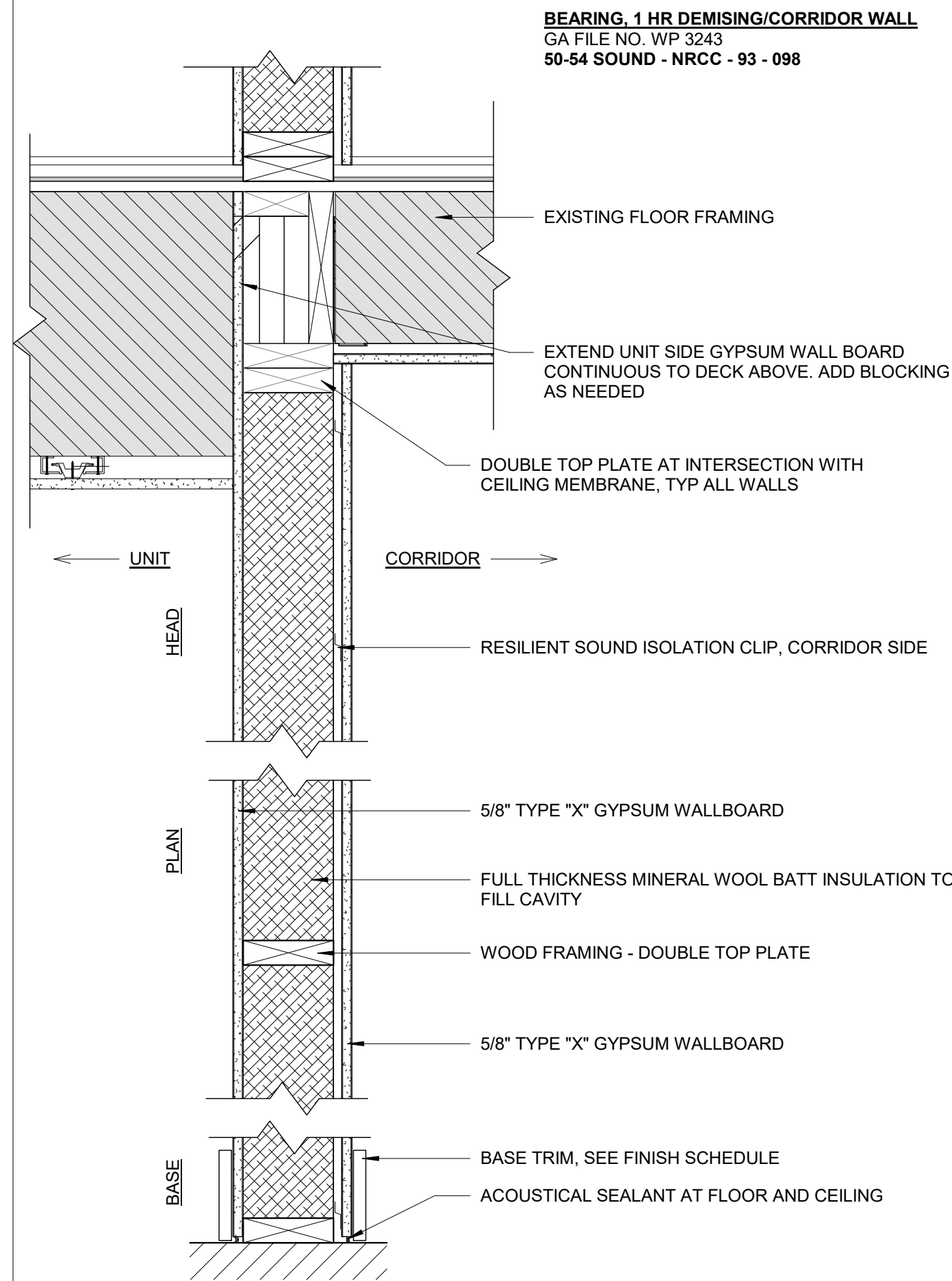
Project: MARBLE BLOCK

Architect: ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
207.772.6022 archetype@archetypepa.com

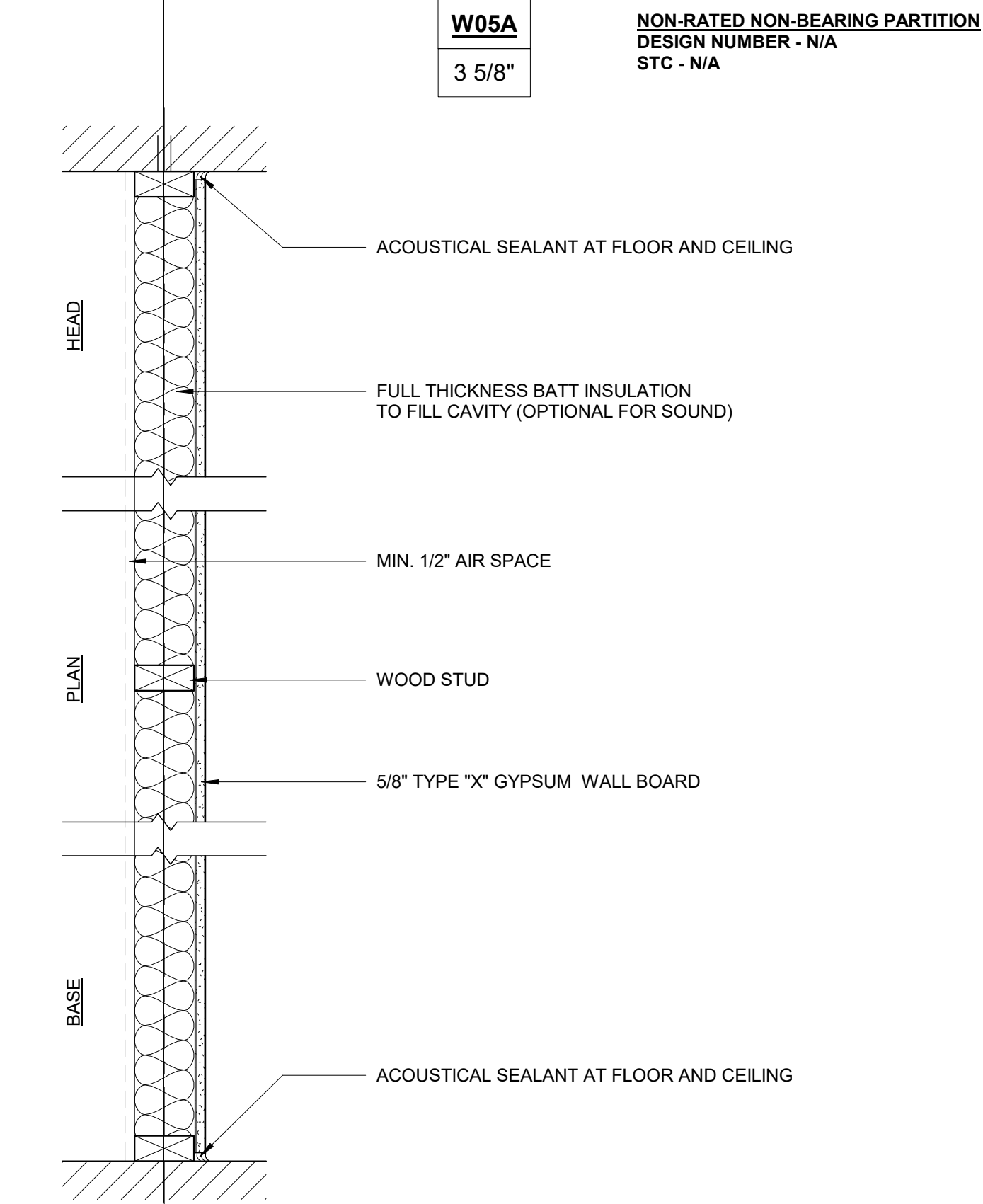
Consultant:

Prepared For:

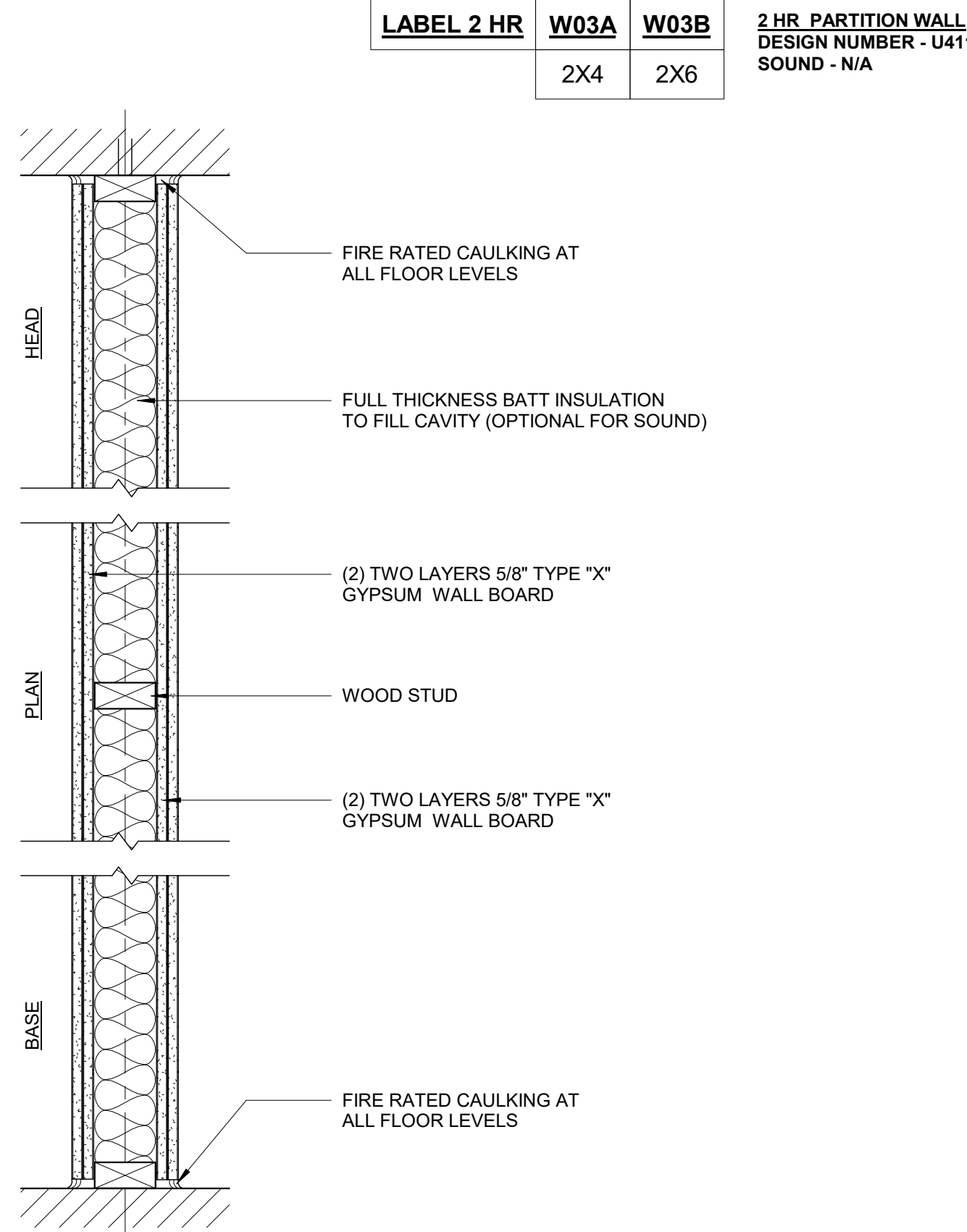
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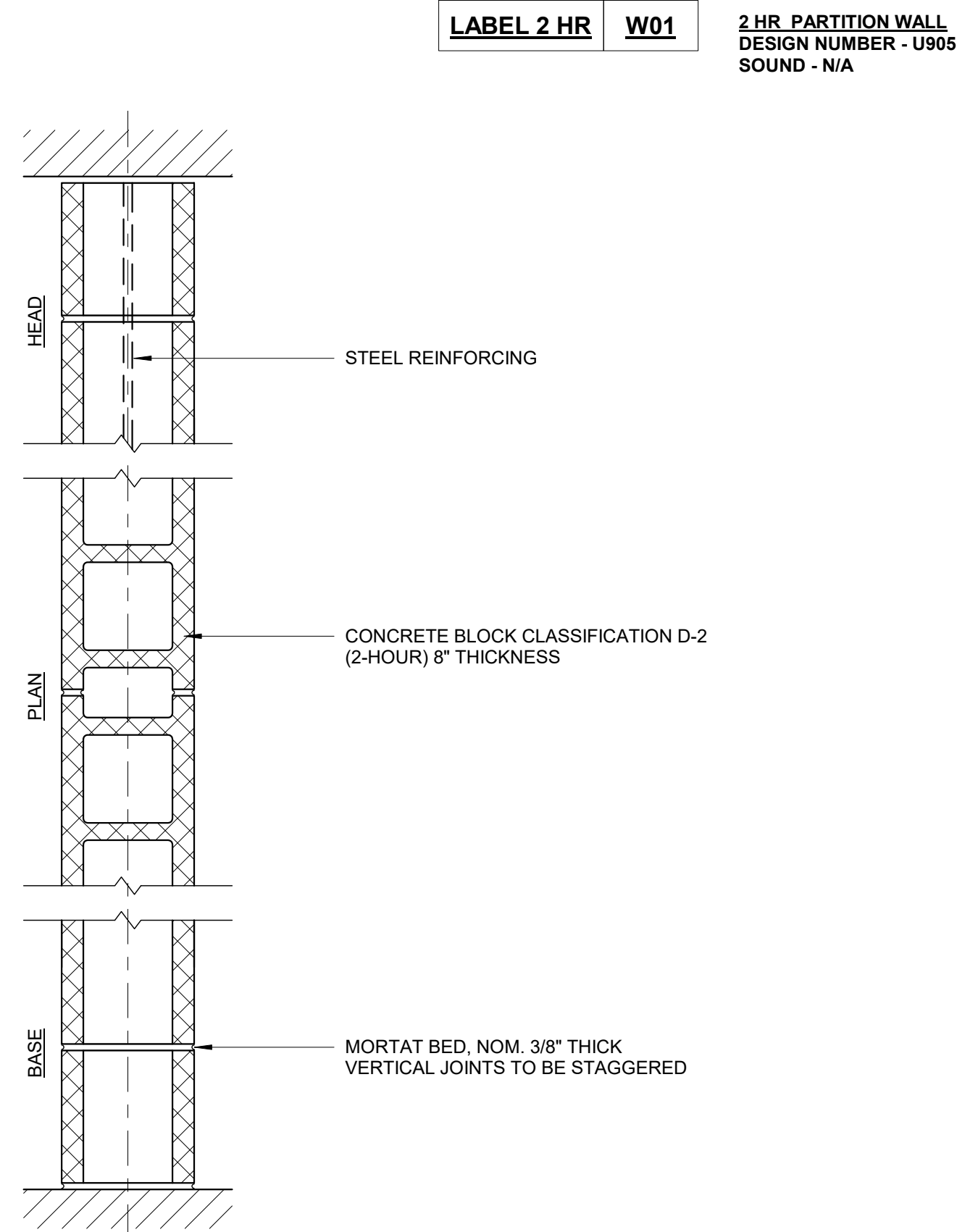
7 | WALL 07 - CORRIDOR WALL
1 1/2" = 1'-0"



5 | WALL 05 - ONE SIDED PARTITION
1 1/2" = 1'-0"

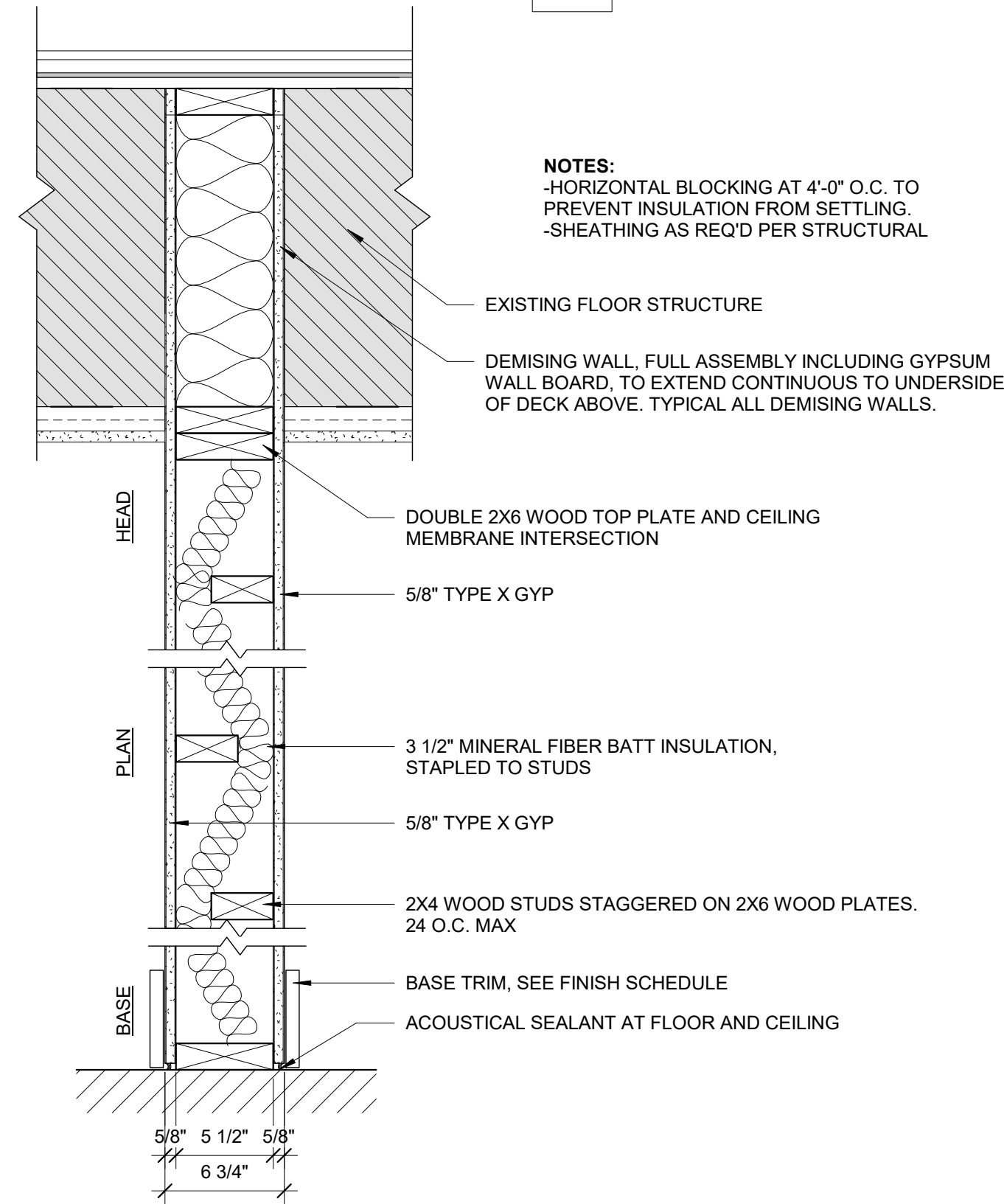


3 | WALL 03 - 2 HOUR RATED WALL
1 1/2" = 1'-0"

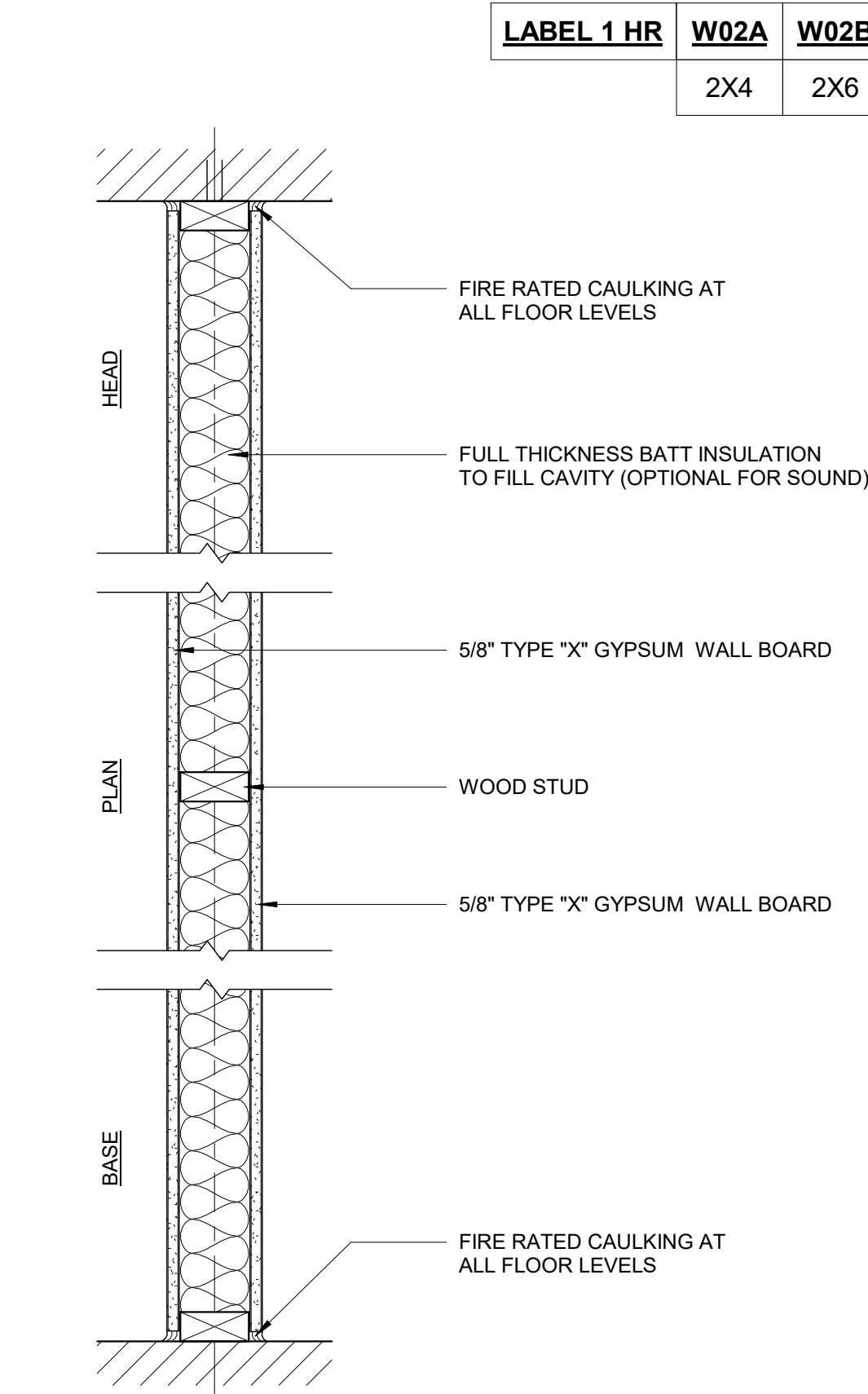
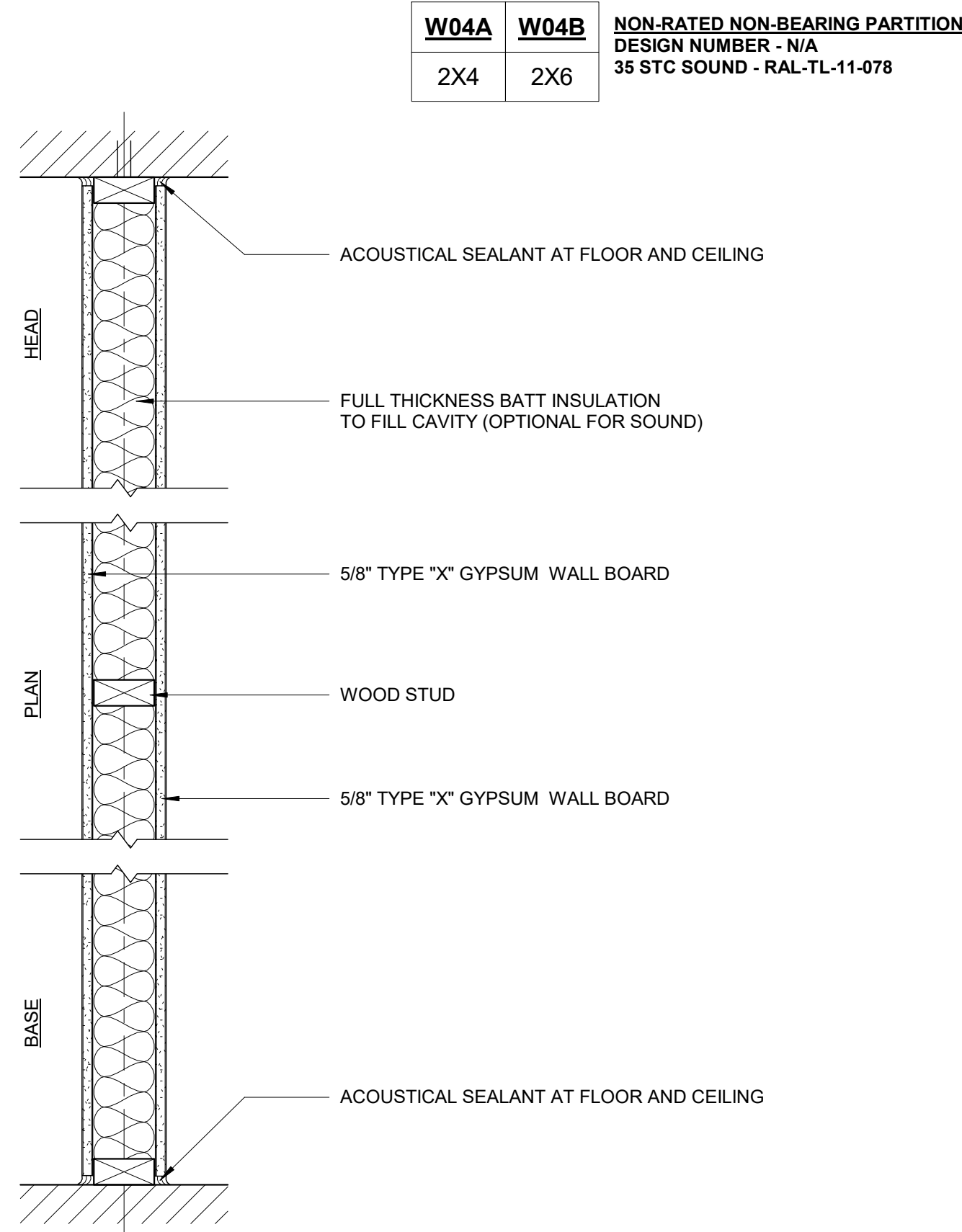


1 | WALL 01- CMU SHAFT WALL
1 1/2" = 1'-0"

6 | WALL 06 - DEMISING WALL
1 1/2" = 1'-0"



4 | WALL 04 - NON-RATED PARTITION
1 1/2" = 1'-0"



2 | WALL 02 - 1 HOUR RATED WALL
1 1/2" = 1'-0"

Prepared For:

Consultant:

Architect:

Project:

Revisions:

Scale:

Date:

OCT. 09 2023

1 1/2" = 1'-0"

Construction Types

A401

-

Address

City, State

ARCHETYPE ARCHITECTS

48 Union Wharf Portland, Maine 04101

207.772.6022 ARCHETYPE@ARCHETYPEPA.COM

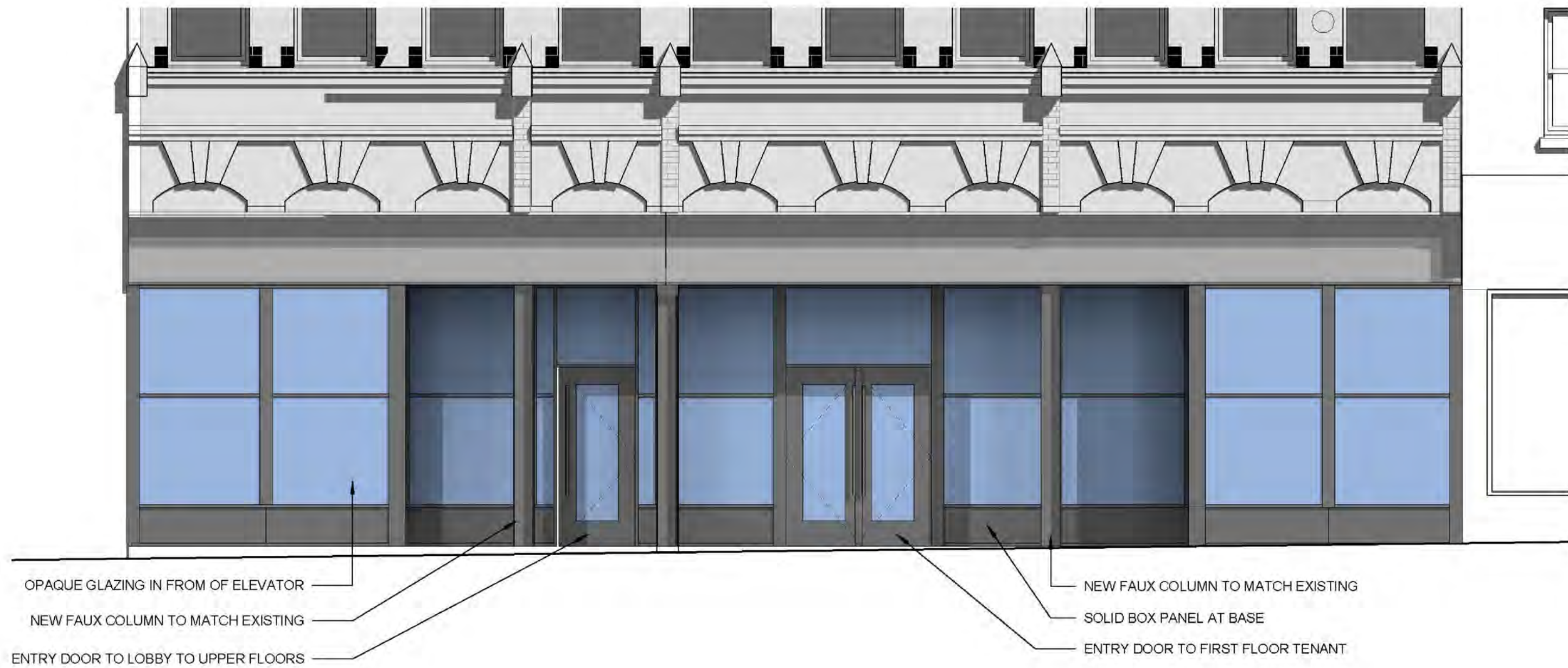
MARBLE BLOCK

129 Main Street

Biddeford, Maine

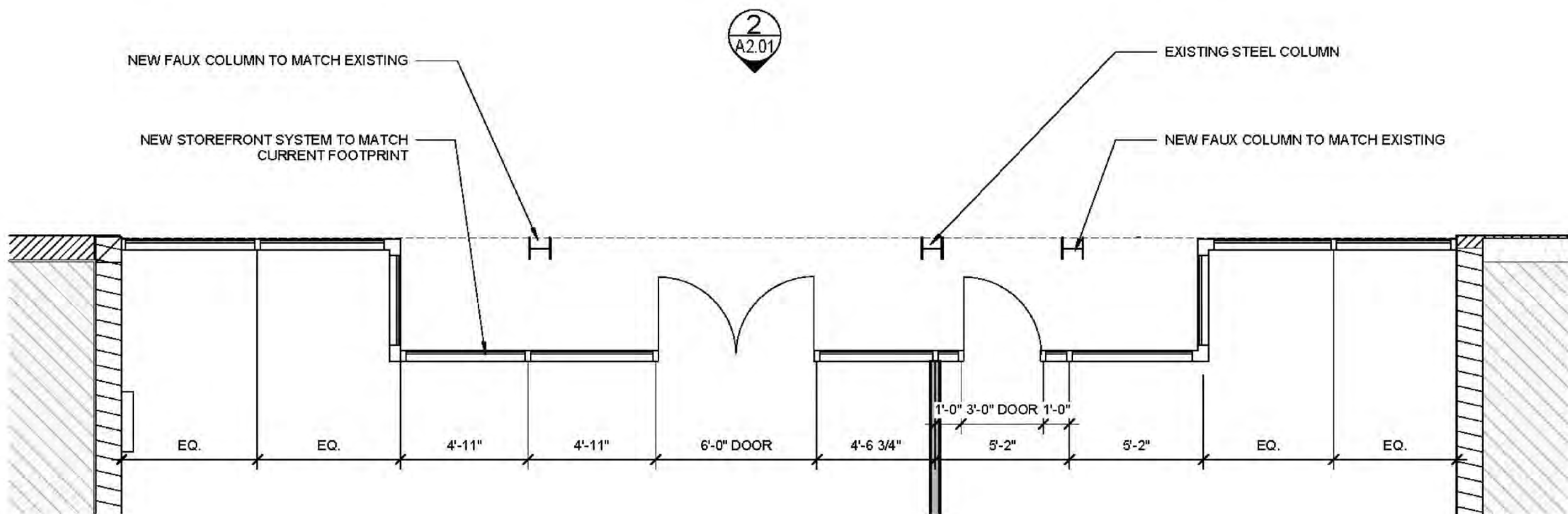


3 3D VIEW - NEW STOREFRONT



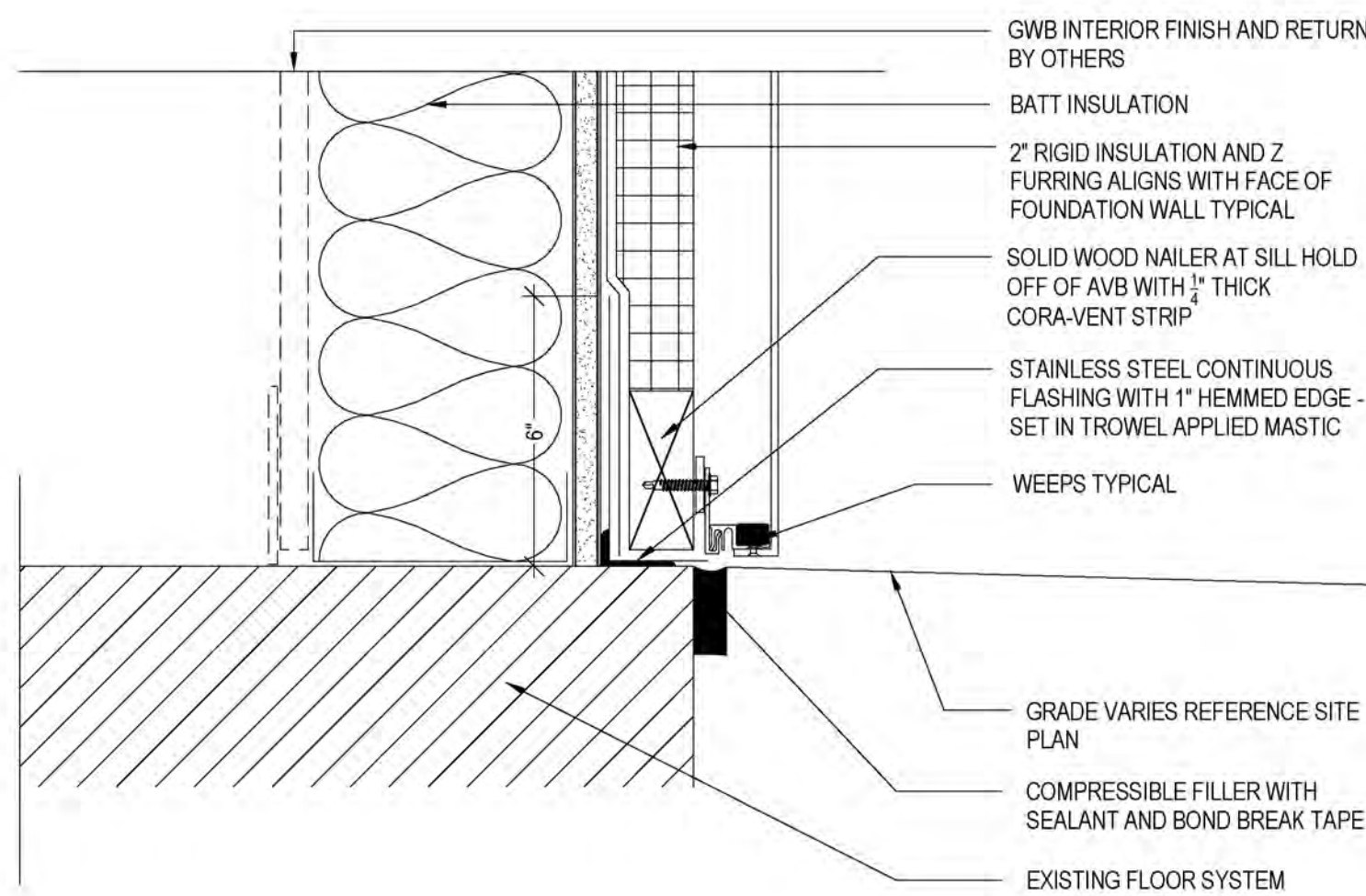
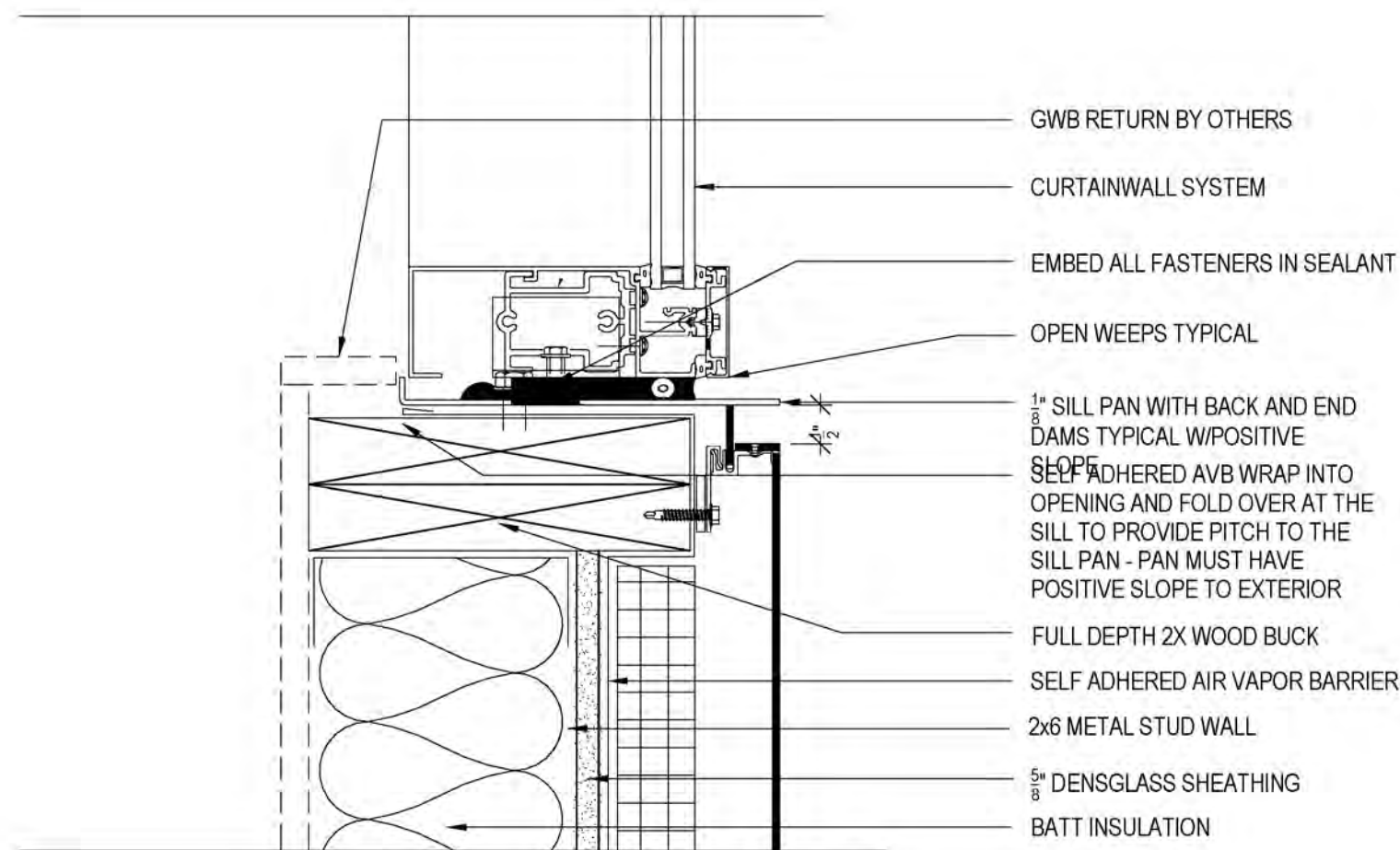
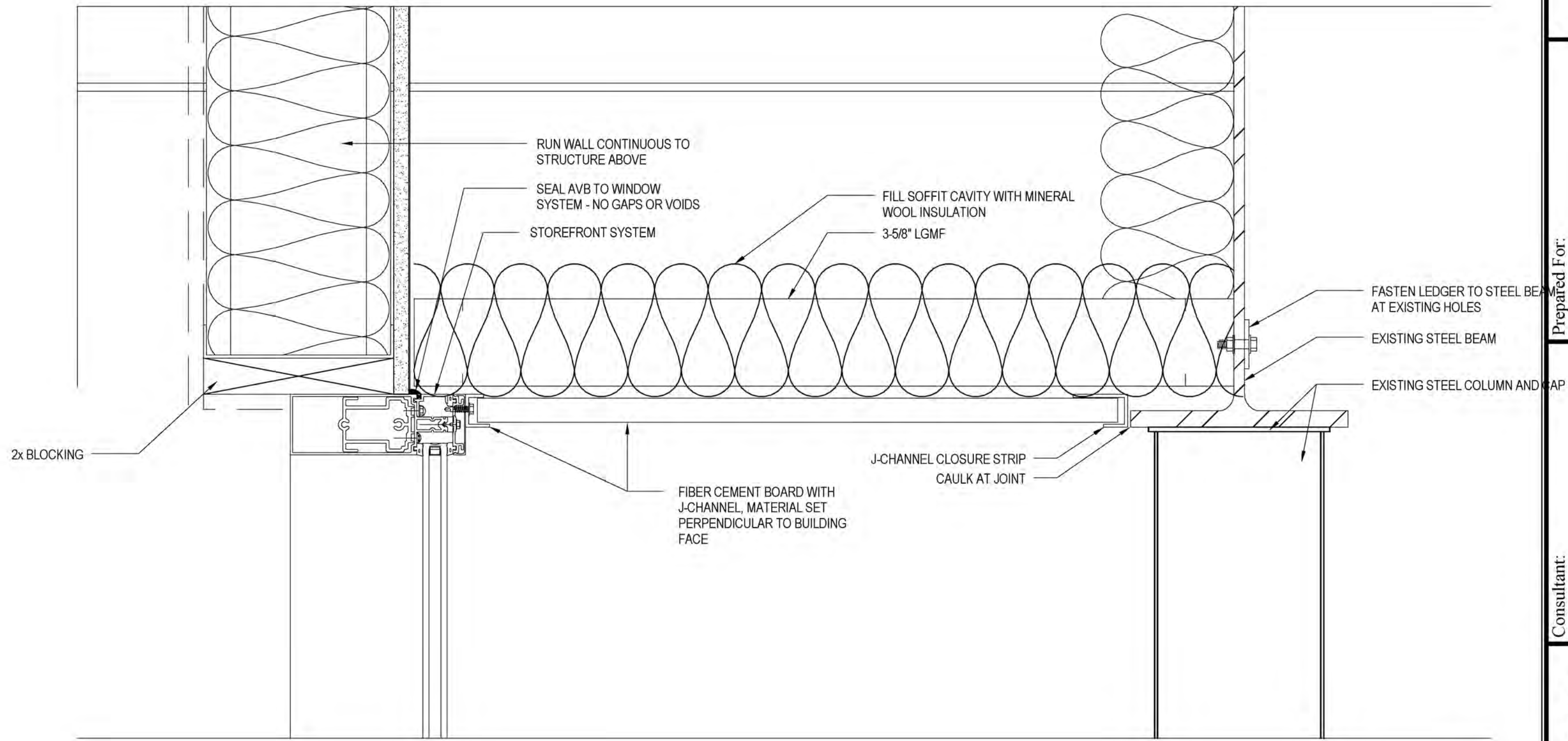
2 NORTH ELEVATION

1/4" = 1'-0"



1 NEW STOREFRONT LAYOUT

1/4" = 1'-0"



4 Section 1

3" = 1'-0"

Prepared For:

Consultant:

Architect:
**ARCHETYPE
ARCHITECTS**
48 Union Wharf Portland, Maine 04101
207.772.6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
MARBLE BLOCK
129 Main Street
Biddeford, Maine

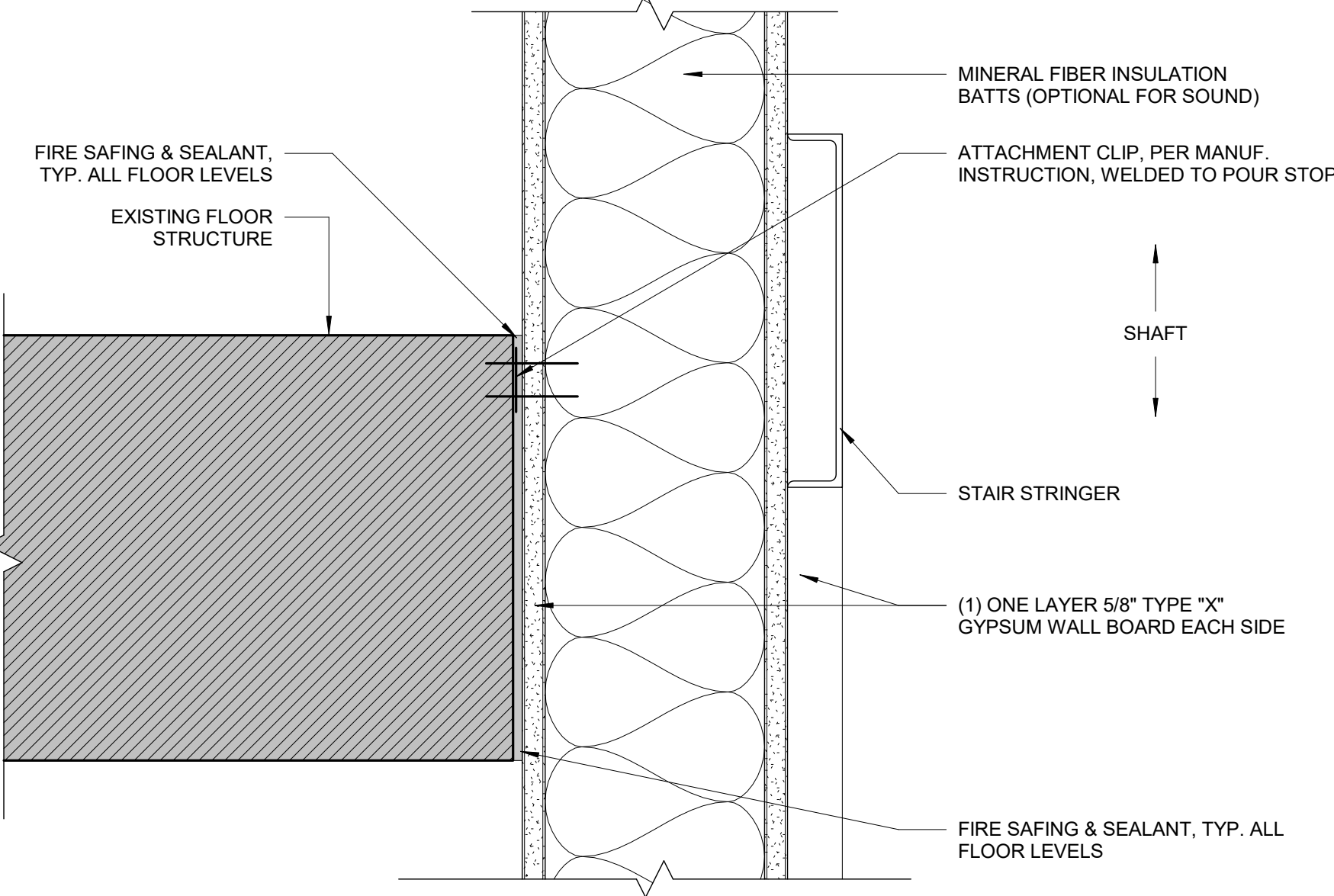
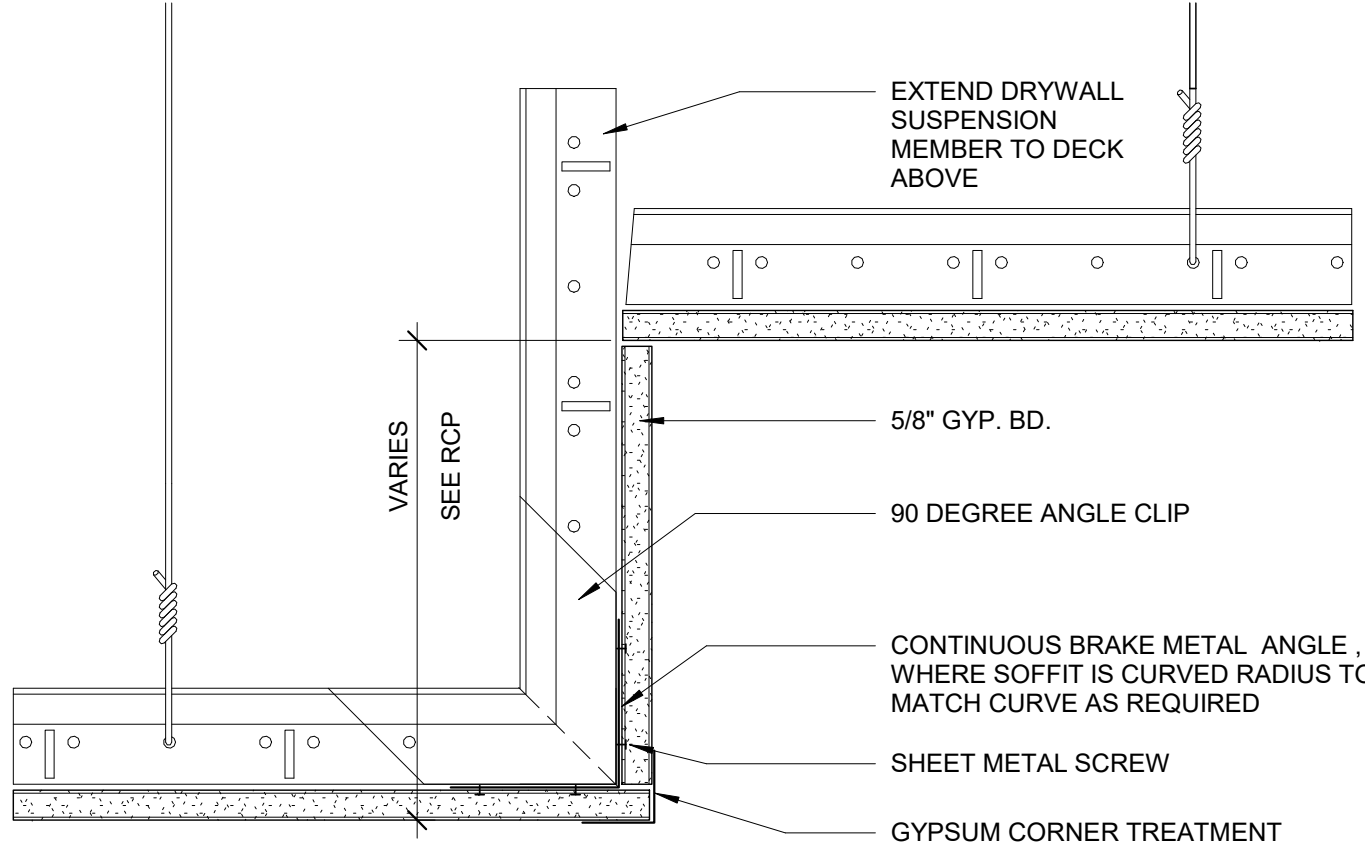
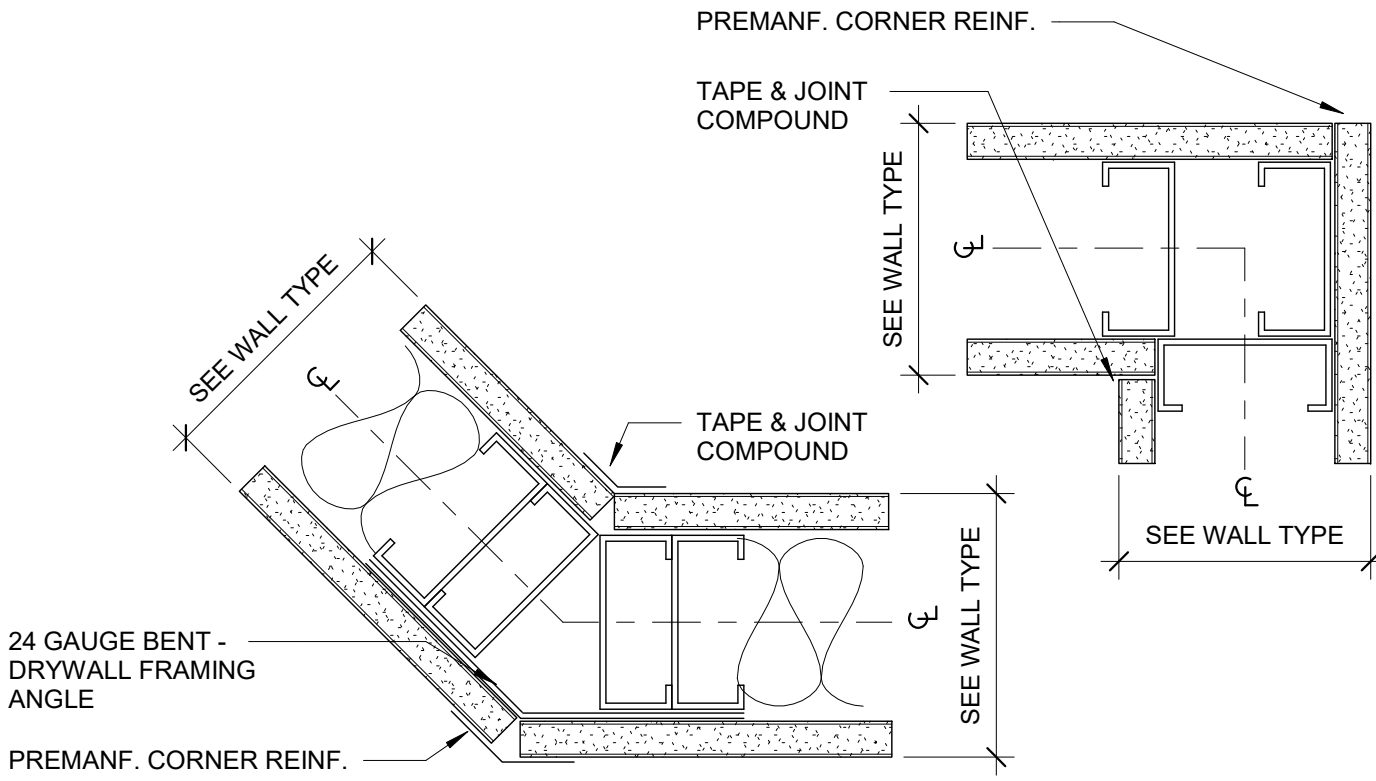
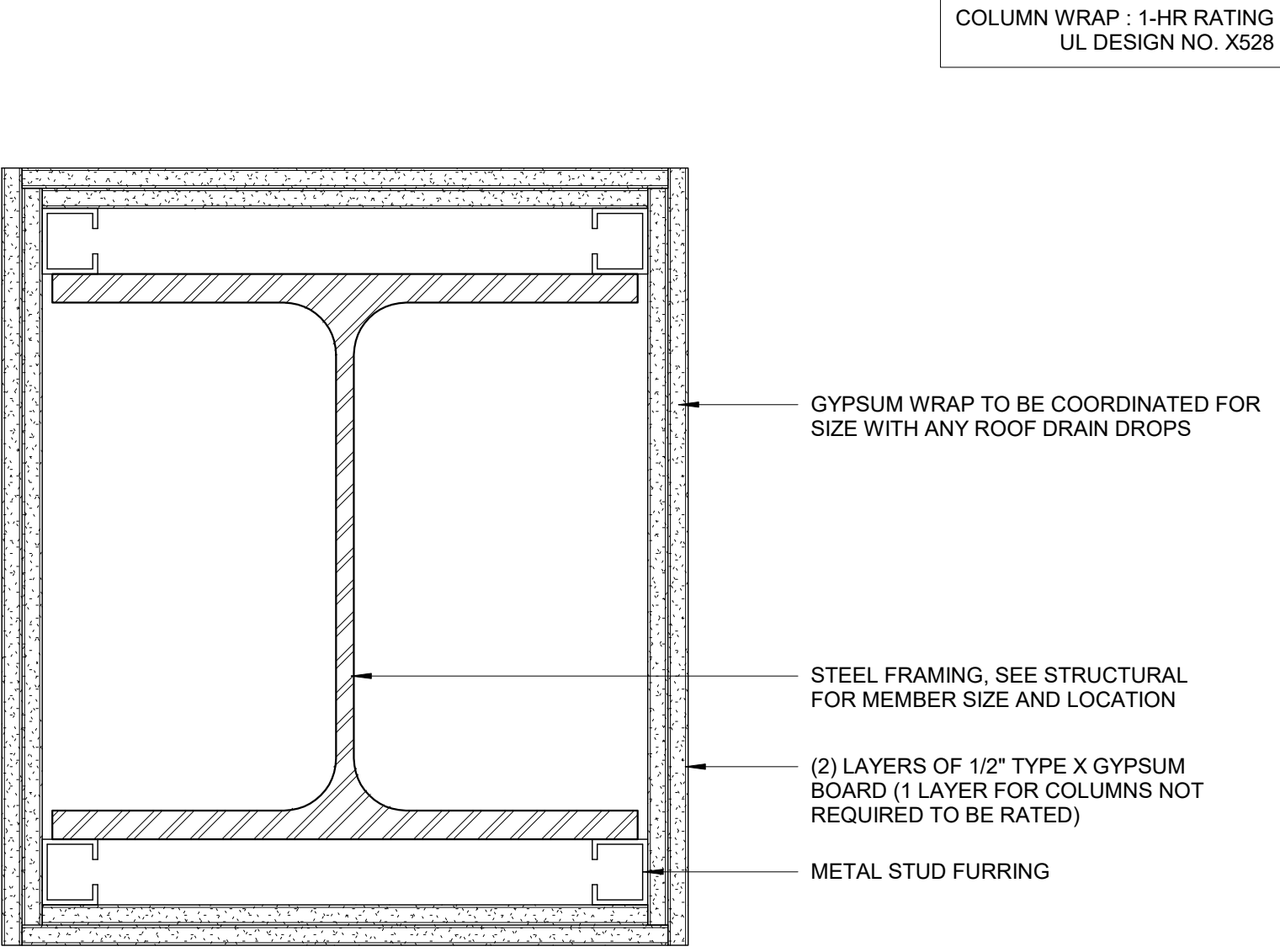
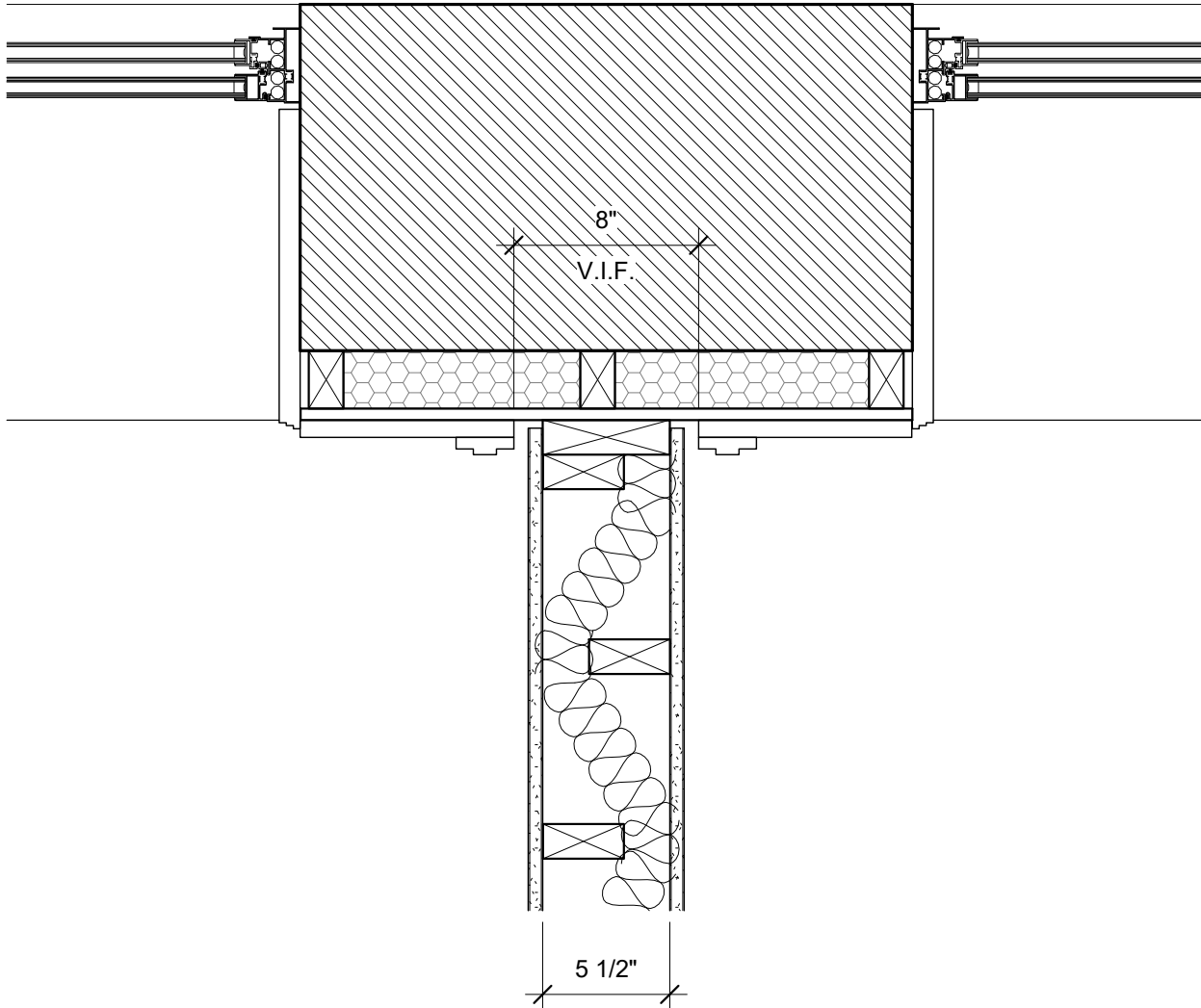
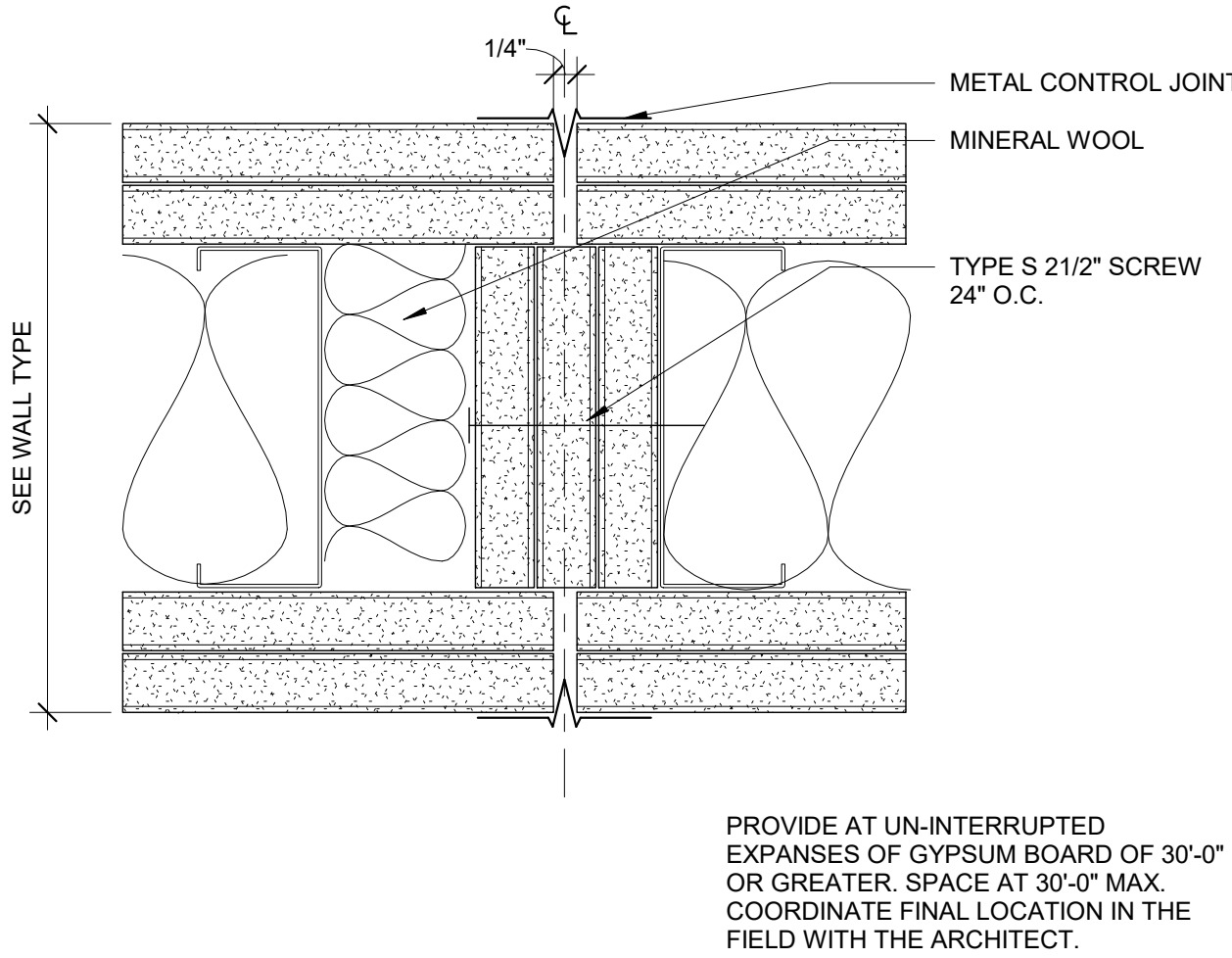
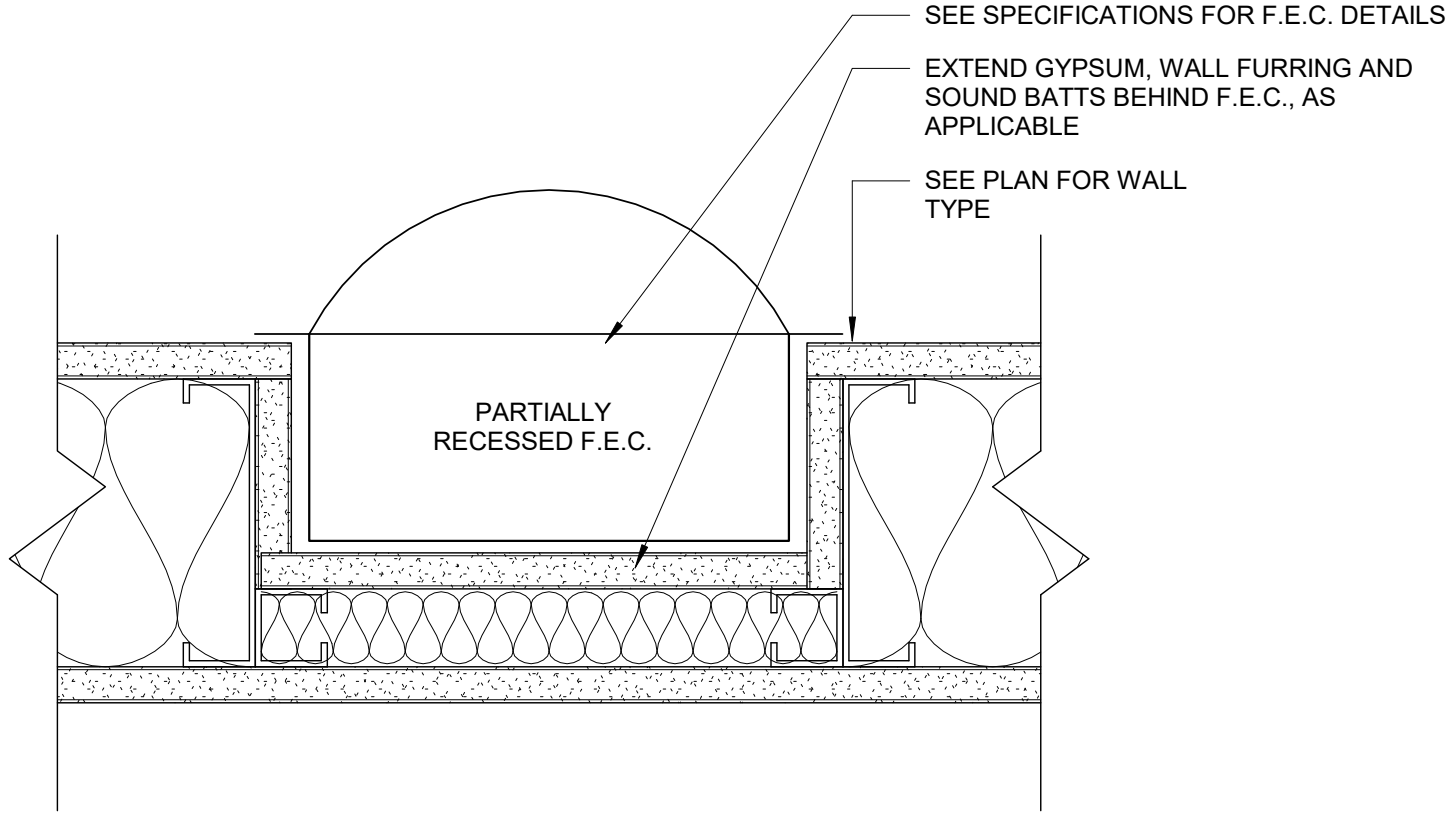
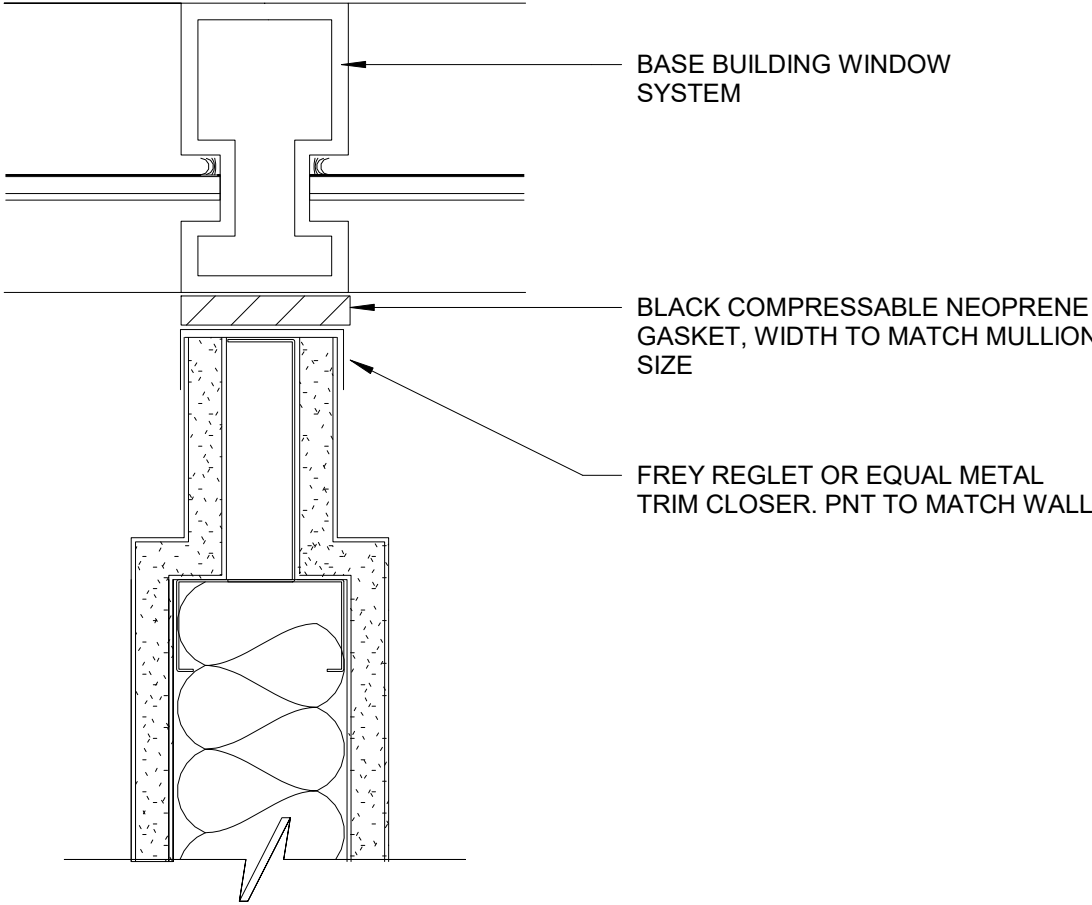
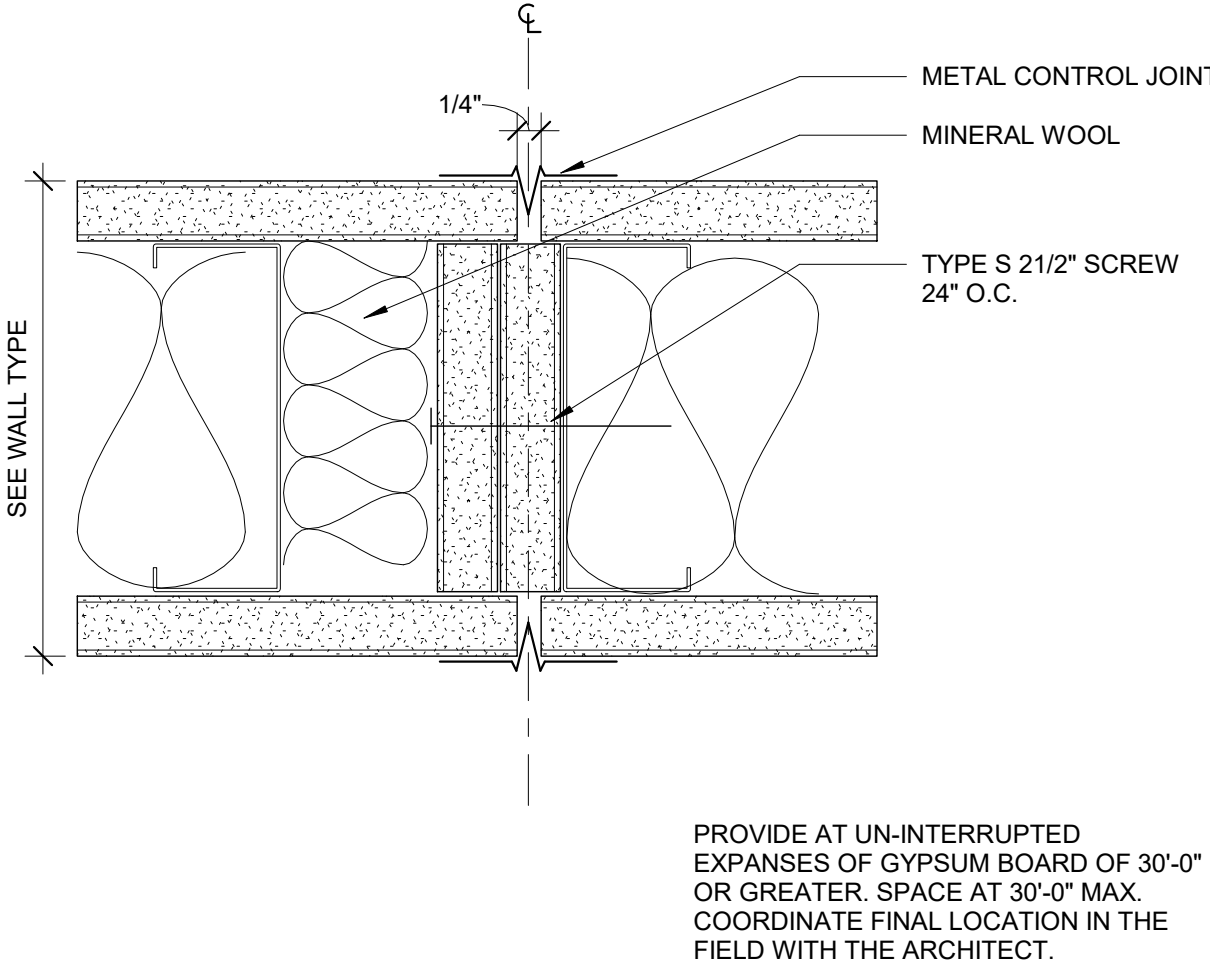
Revisions:

Scale: As indicated

Date: DEC 12 2022

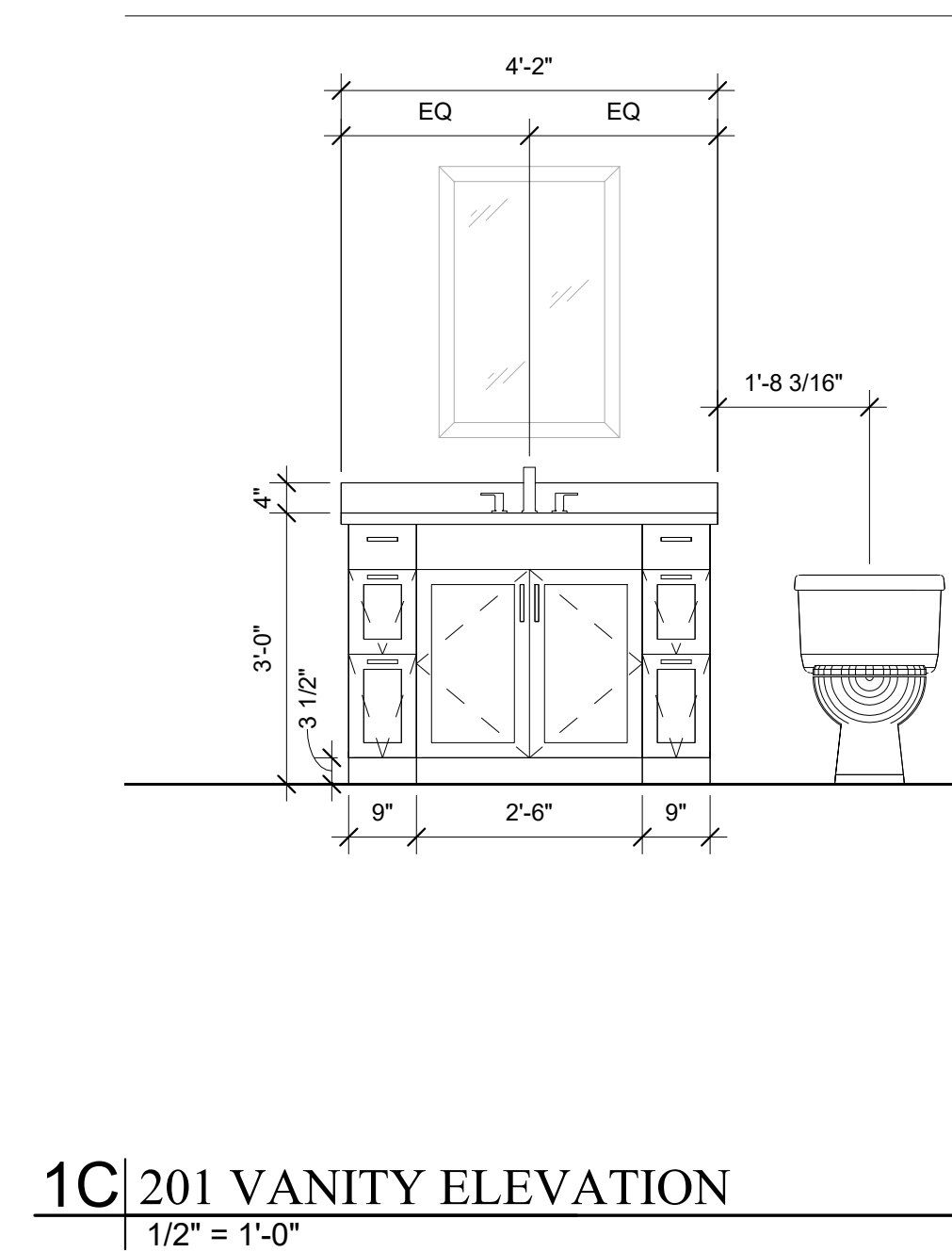
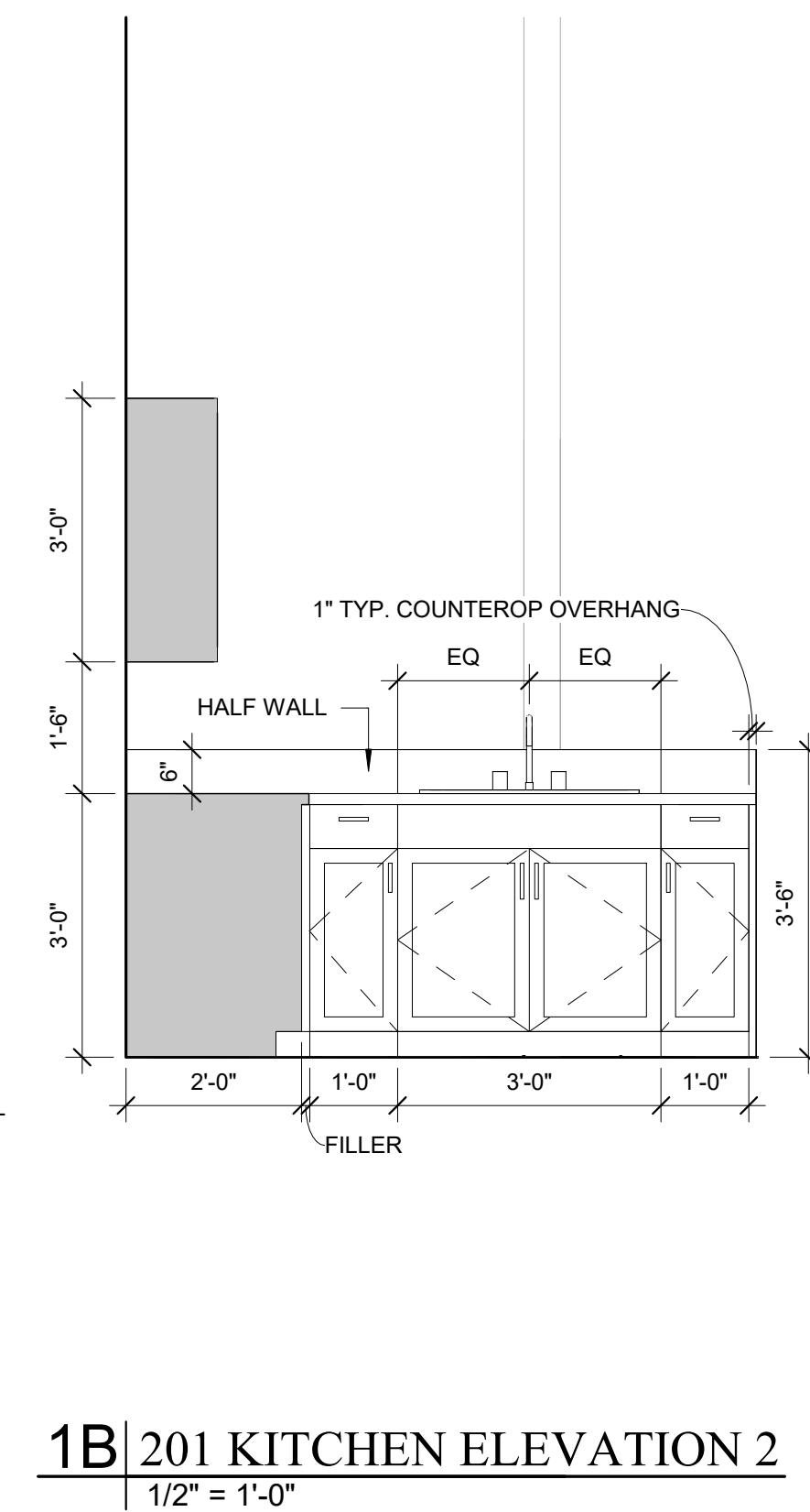
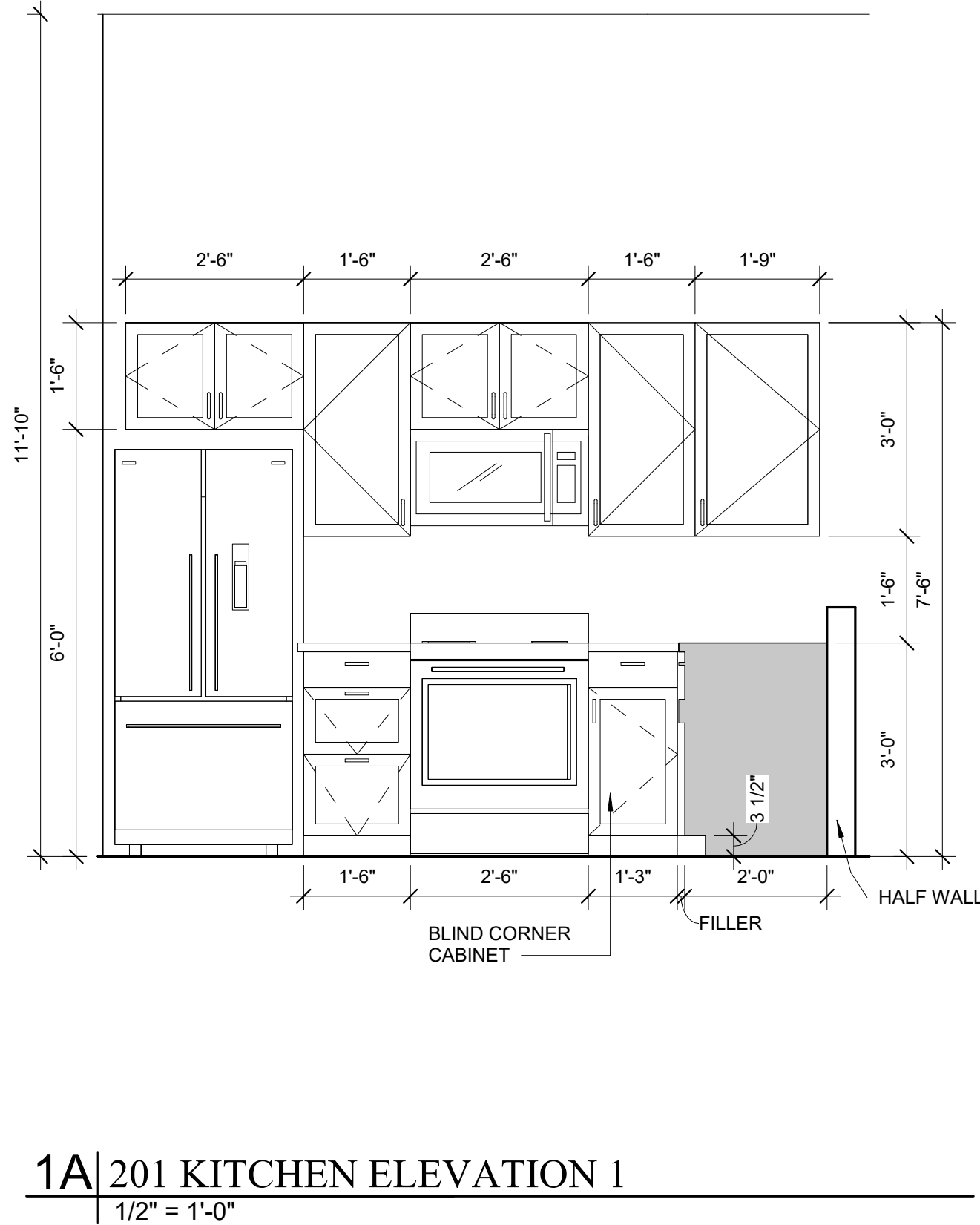
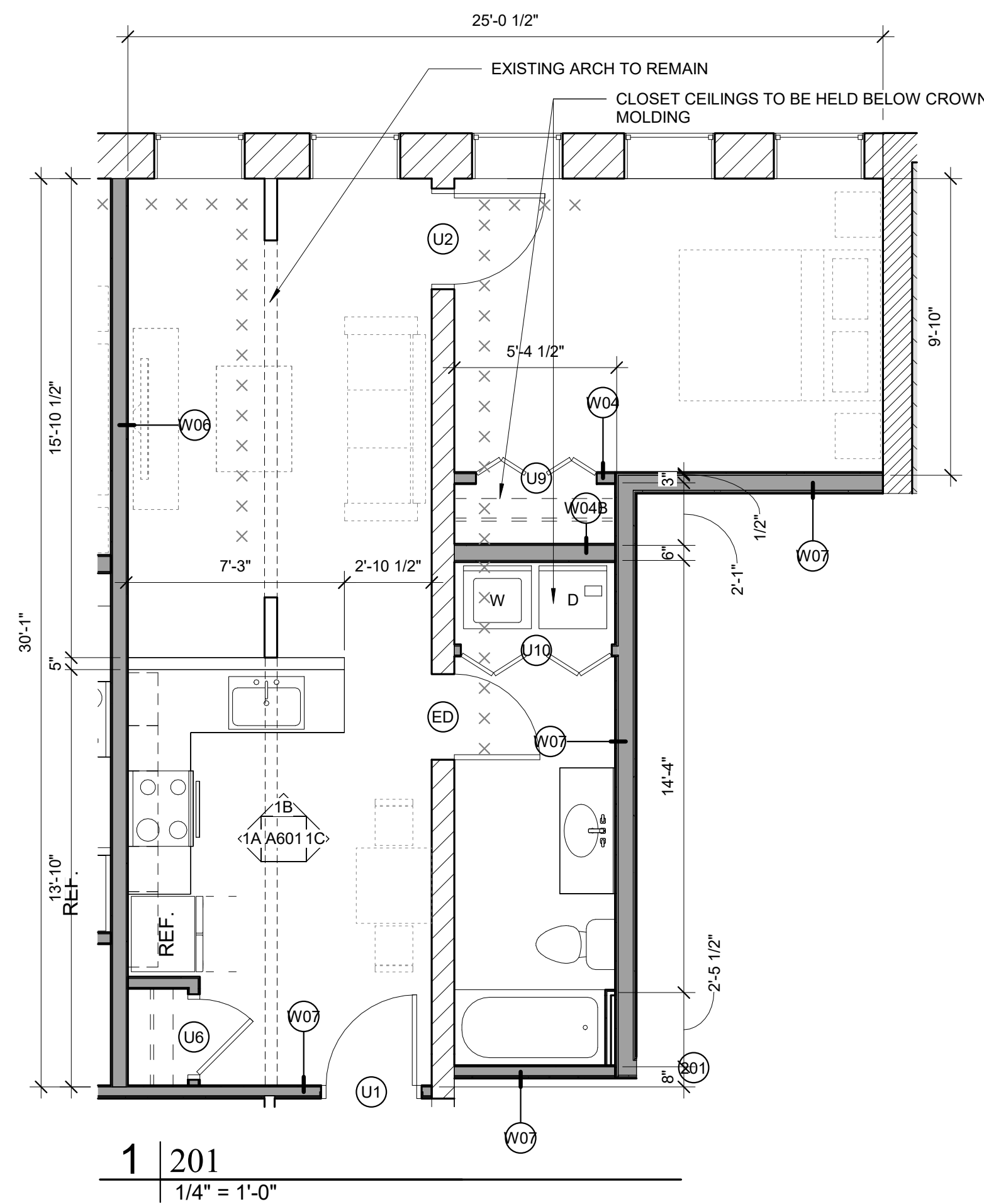
A500

Details

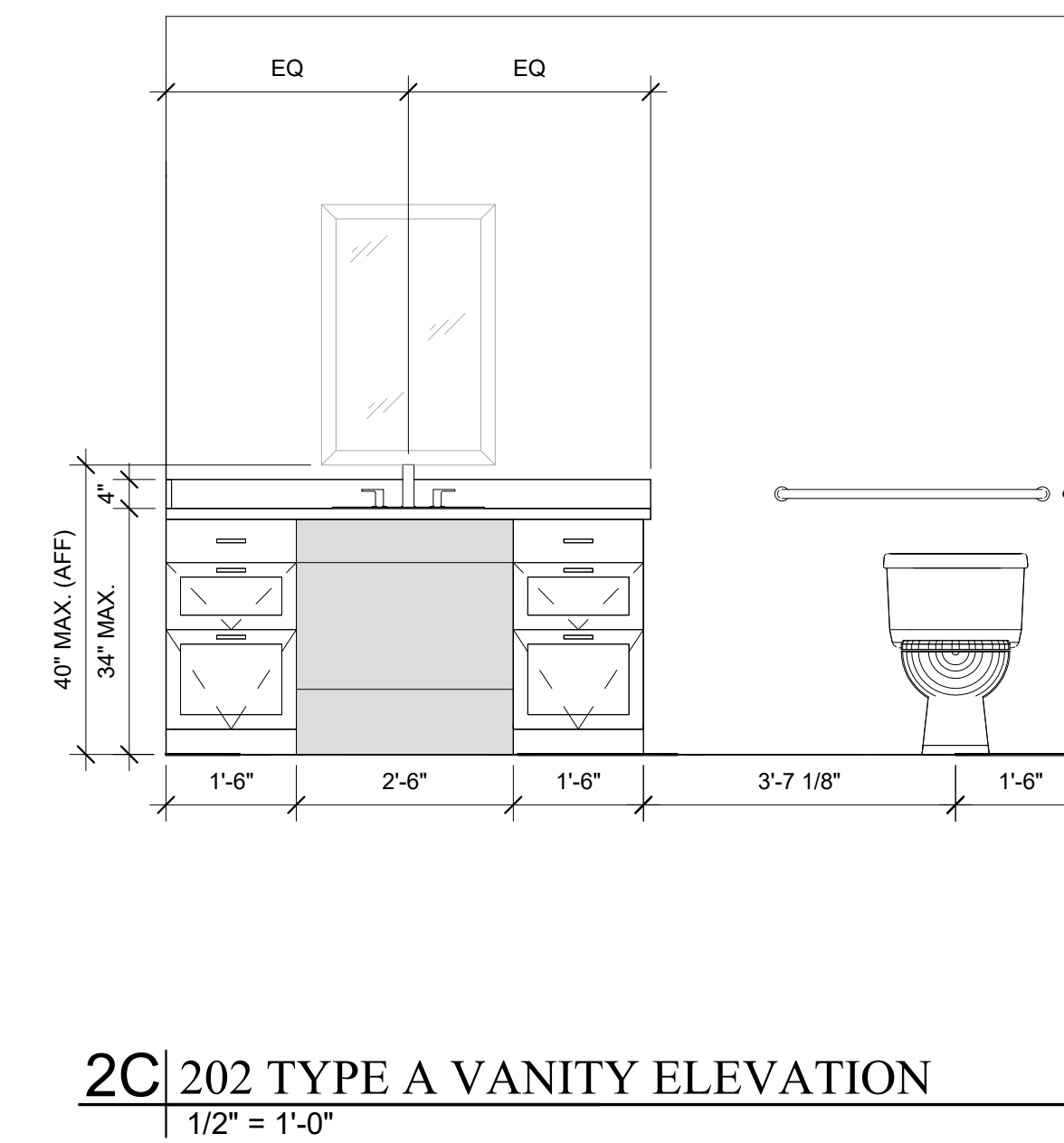
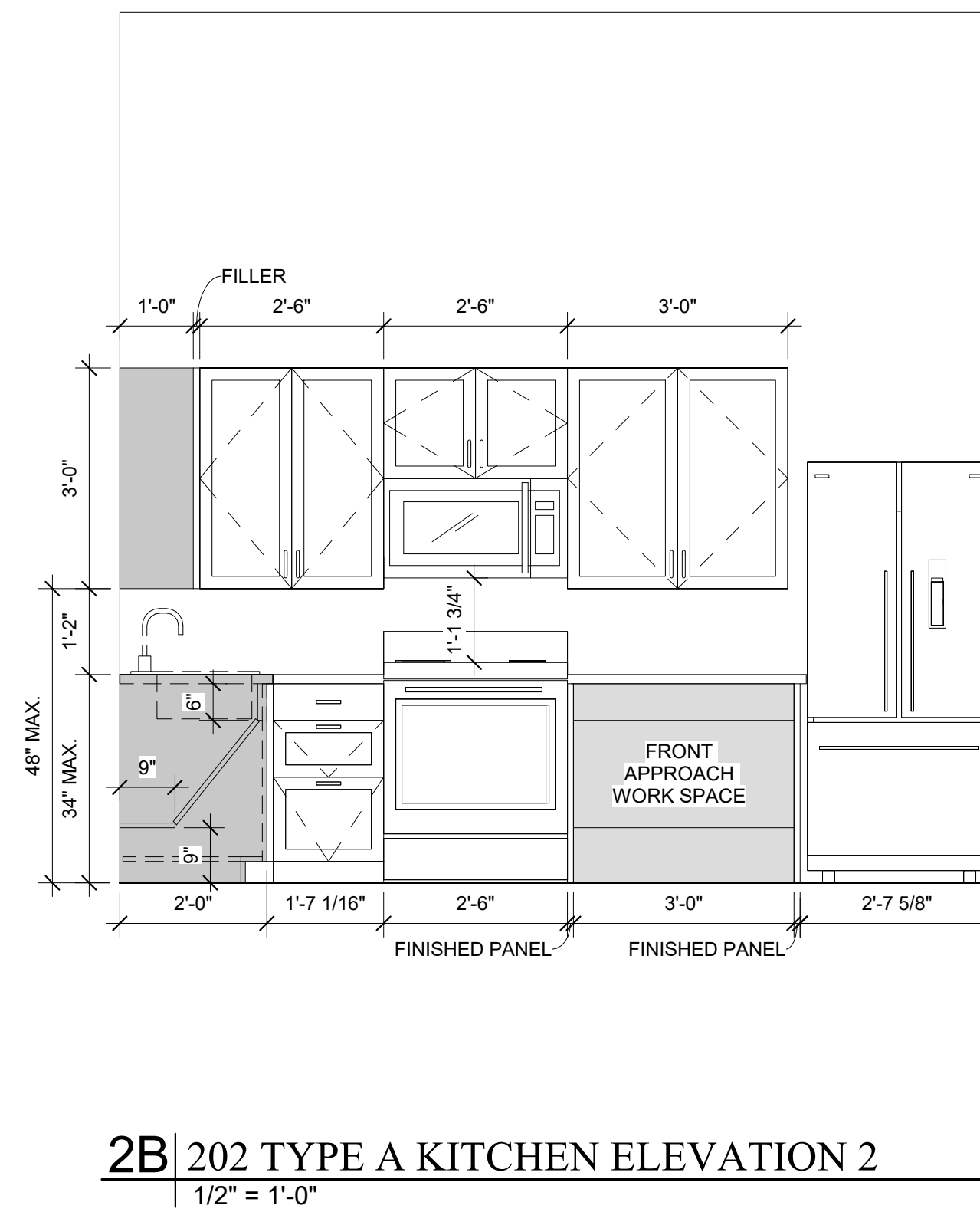
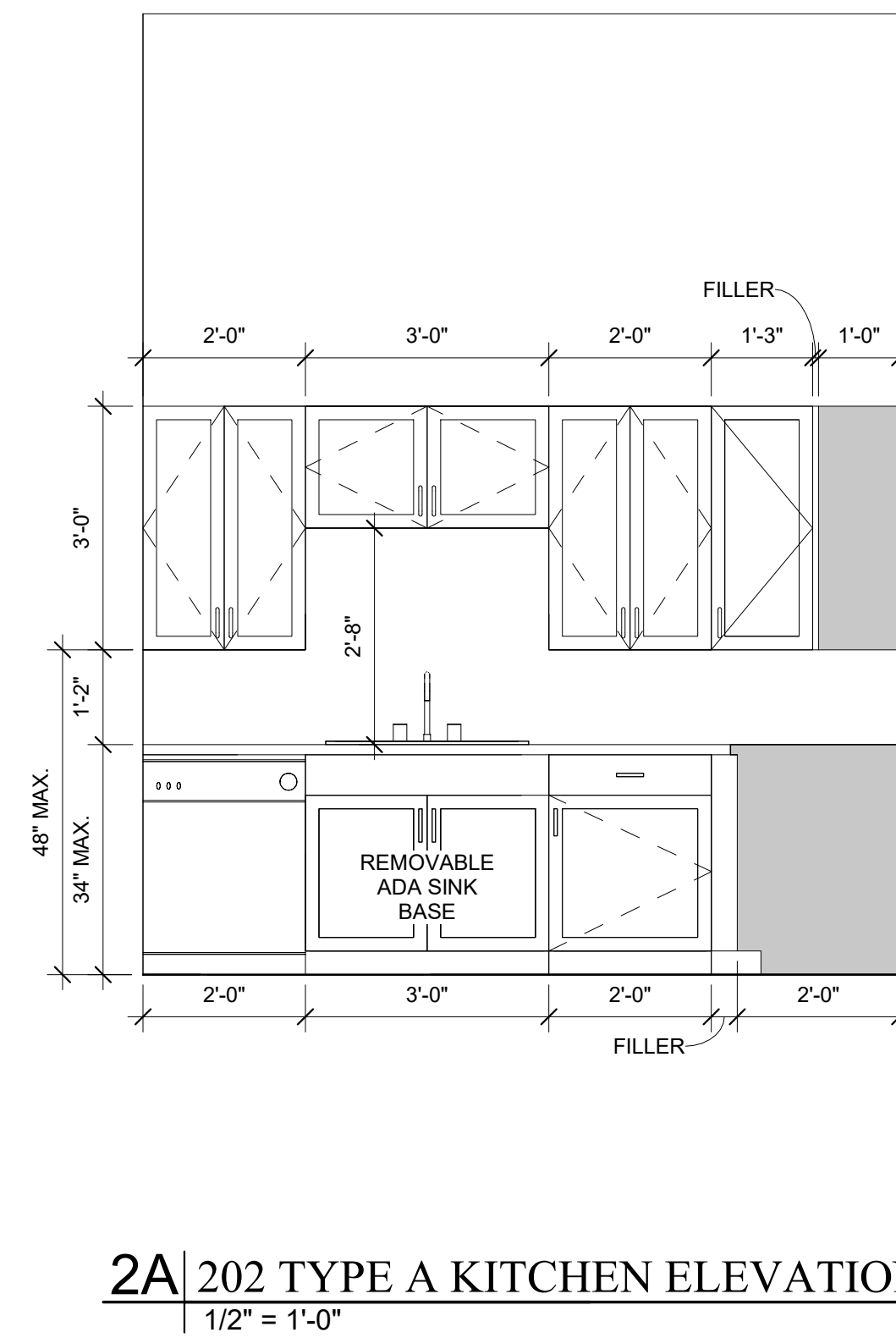
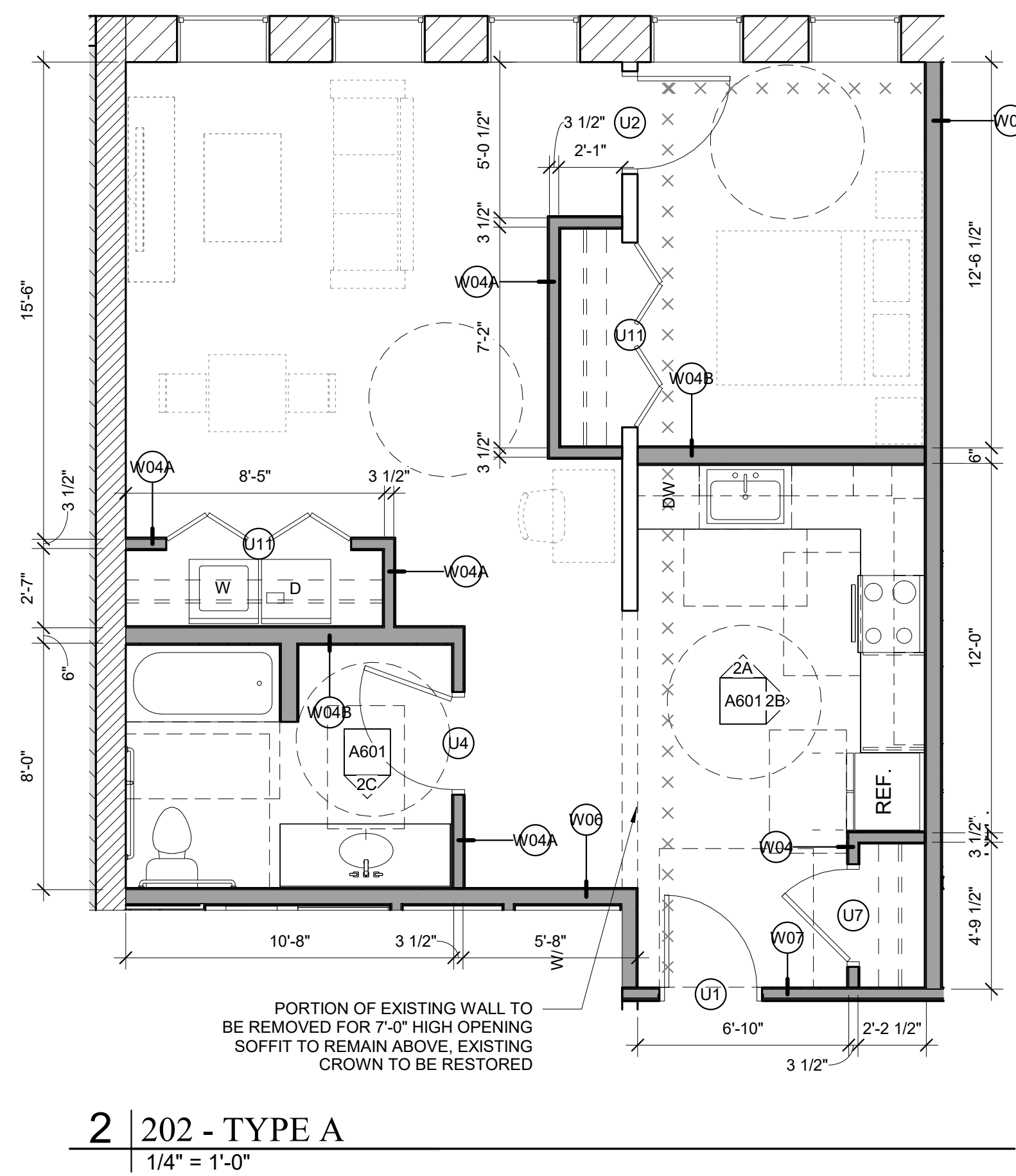
								
9 1-HR STAIR SHAFT - FLOOR INTERSECTION 3" = 1'-0"			4 BULKHEAD DETAIL 3" = 1'-0"			1 TYPICAL CORNER DETAIL 3" = 1'-0"		
								
8 COLUMN WRAP 3" = 1'-0"			5 DEMISING WALL AT WINDOWS 1 1/2" = 1'-0"			2 GYPSUM CONTROL JOINT - 2 HR WALL 6" = 1'-0"		
								
11 RECESSED F.E.C. CABINET DETAIL 3" = 1'-0"			10 PARTITION AT EXTERIOR WINDOW MULLION 3" = 1'-0"			3 GYPSUM CONTROL JOINT - 1 HR WALL 6" = 1'-0"		

Prepared For:		Architect:		Project:		Revisions:		Date:	
-		ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 207.772.6022 ARCHETYPE@ARCHETYPEPA.COM		MARBLE BLOCK				SEPT 18, 2023	
Address City, State				129 Main Street Bridford, Maine				As indicated	
								Details	
								A501	

</



<u>HISTORIC ELEMENTS</u>	
INTACT BASE TRIM	_____
INTACT CROWN MOLDING	× × × × × ×
INTACT HANDRAIL	○ ○ ○ ○ ○ ○



Prepared For:

Consultant:

Architect:

Project:

Revisions:

Date: _____

Date:	Scale:
OCT. 09 2023	As indicated

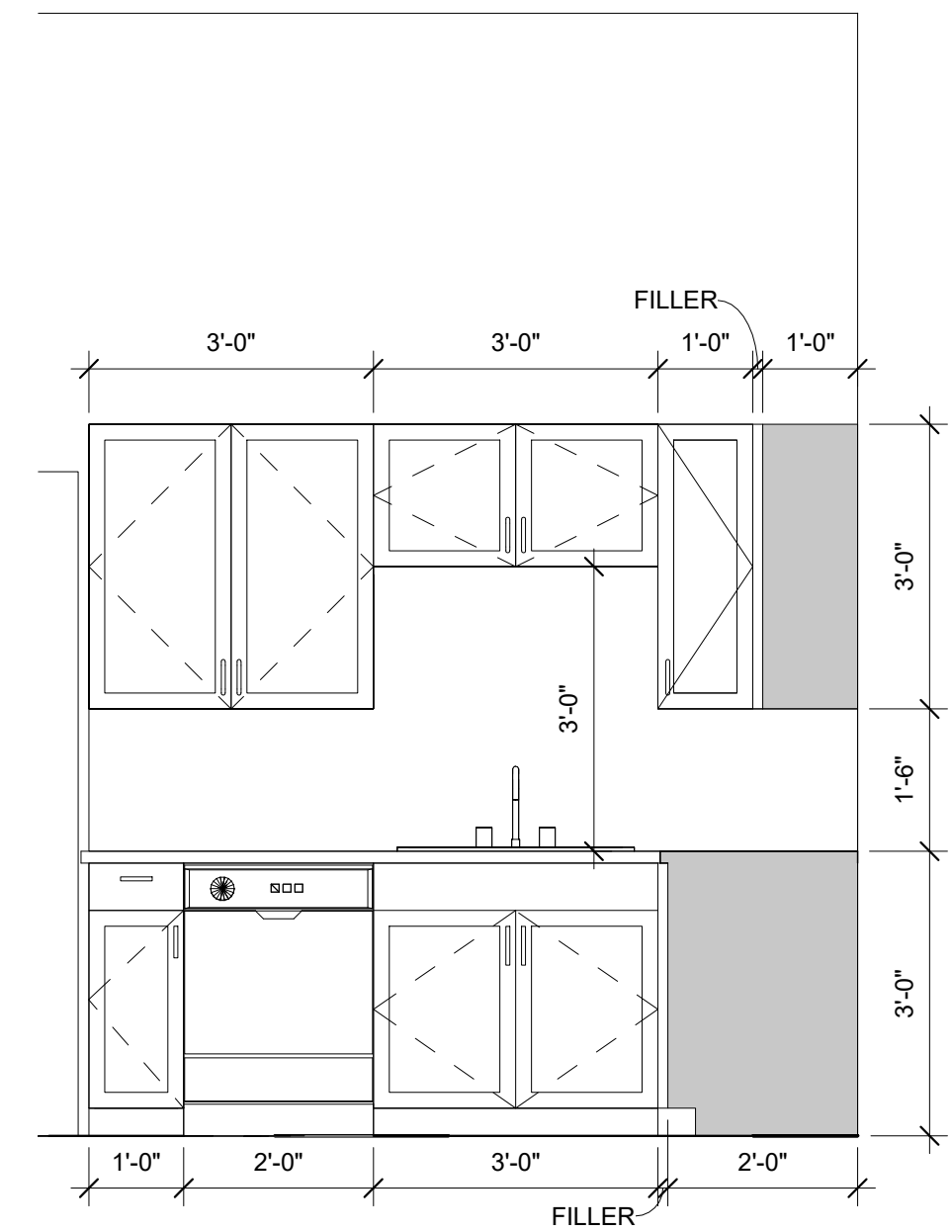
Enlarged Unit Plans (201,
202)

A601

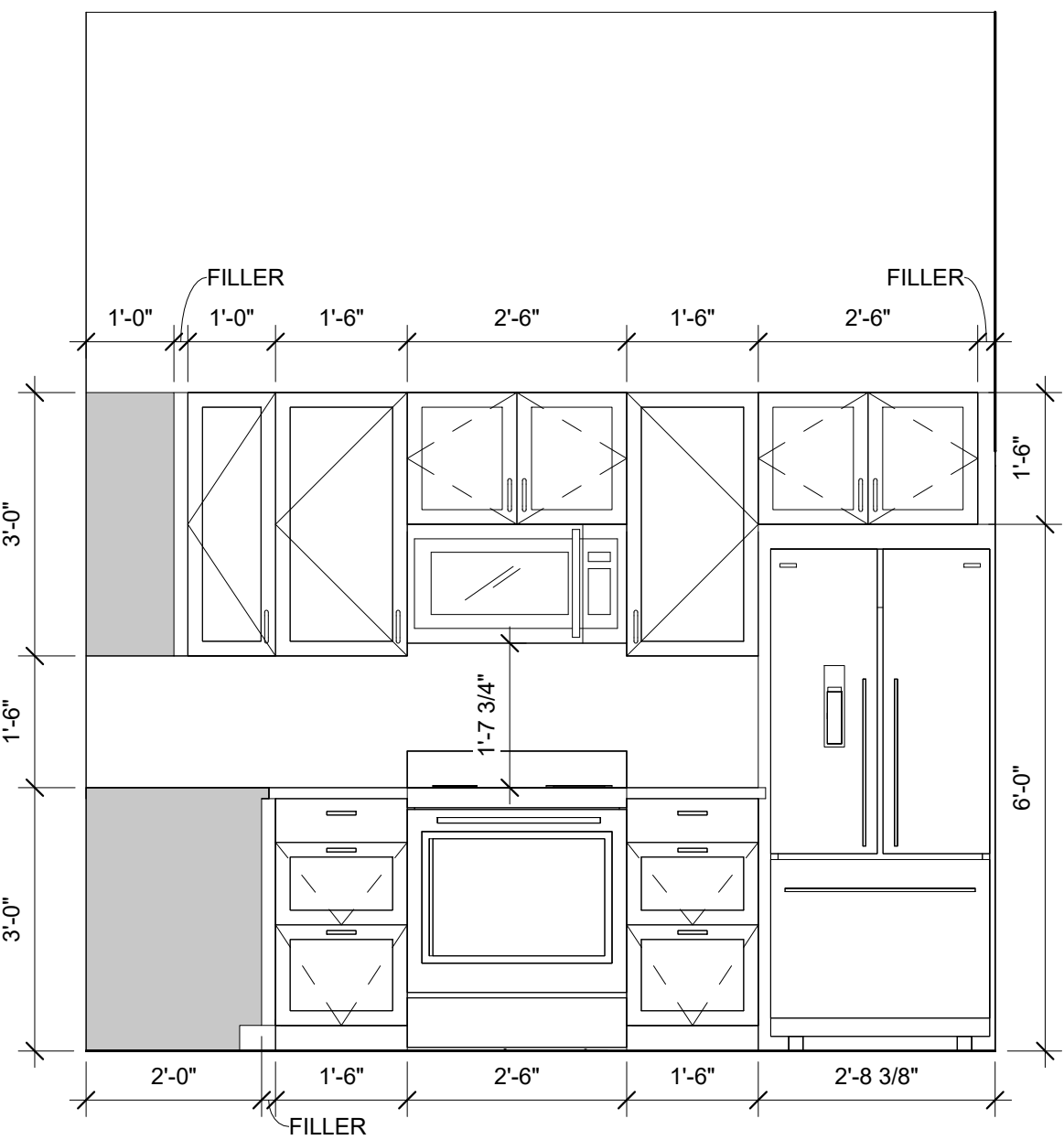
Architect: **ARCHETYPE
ARCHITECTS**
407.777.6022 Union Wharf Portland, Maine 04101
ARCHETYPE@ARCHYPEPA.COM

ect: MARBLE BLOCK
129 Main Street

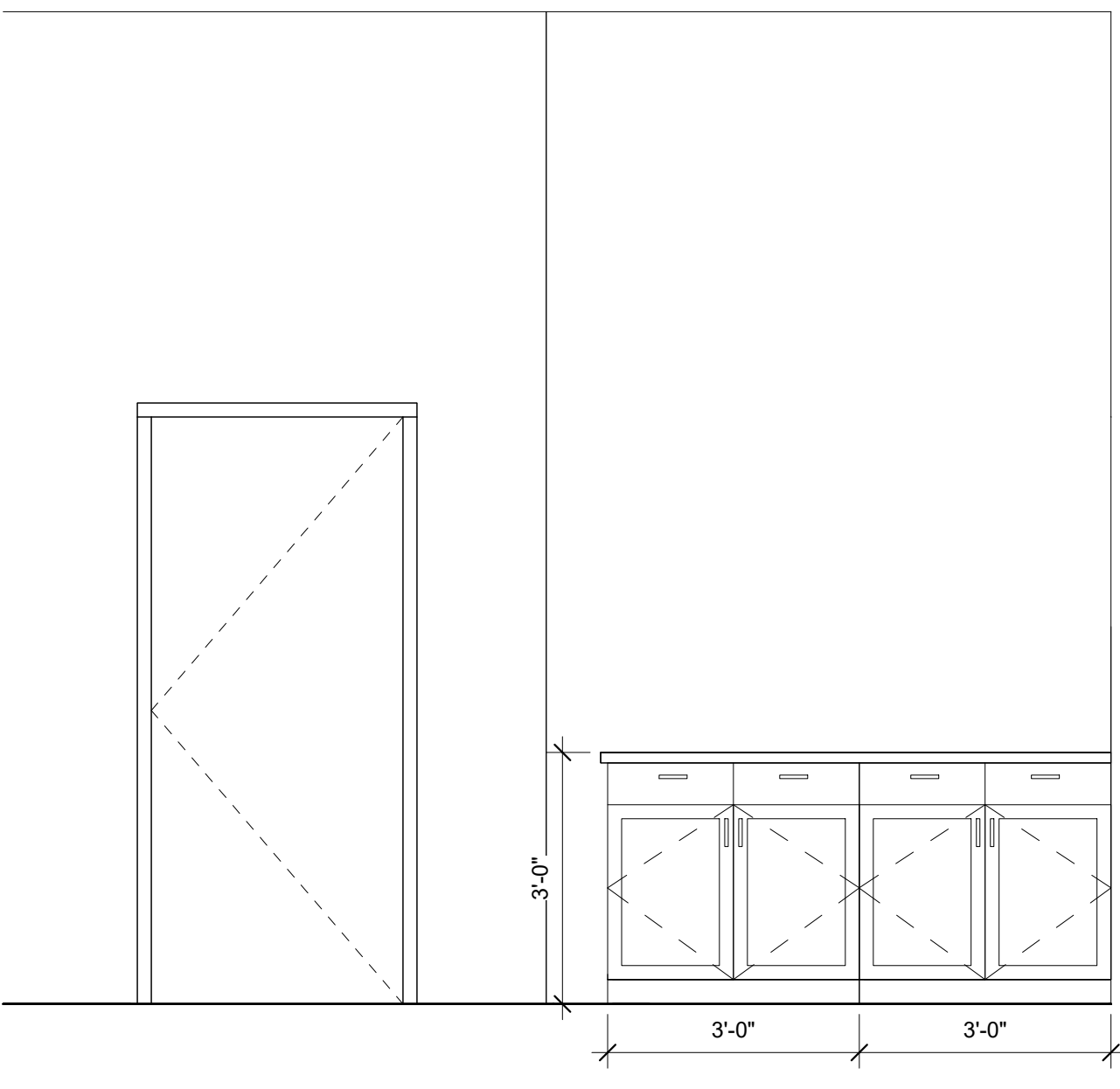
Address
City State



1A | 203 KITCHEN ELEVATION 1
1/2" = 1'-0"

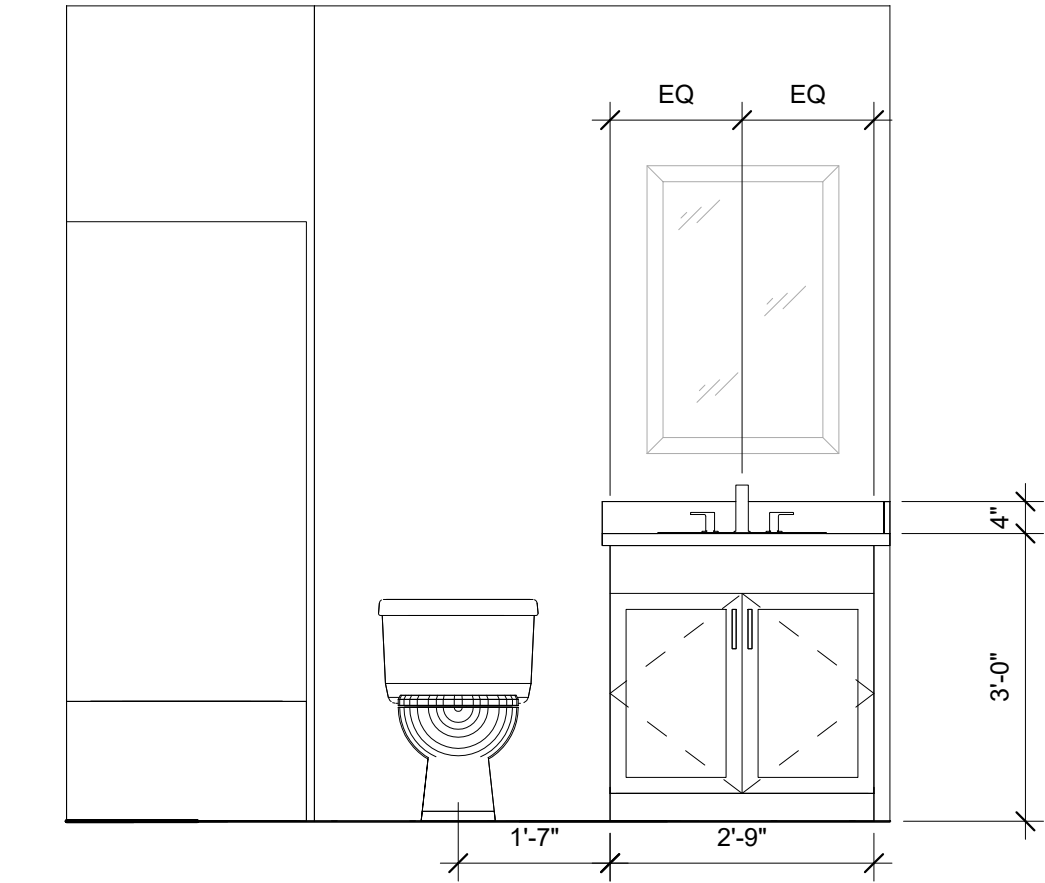
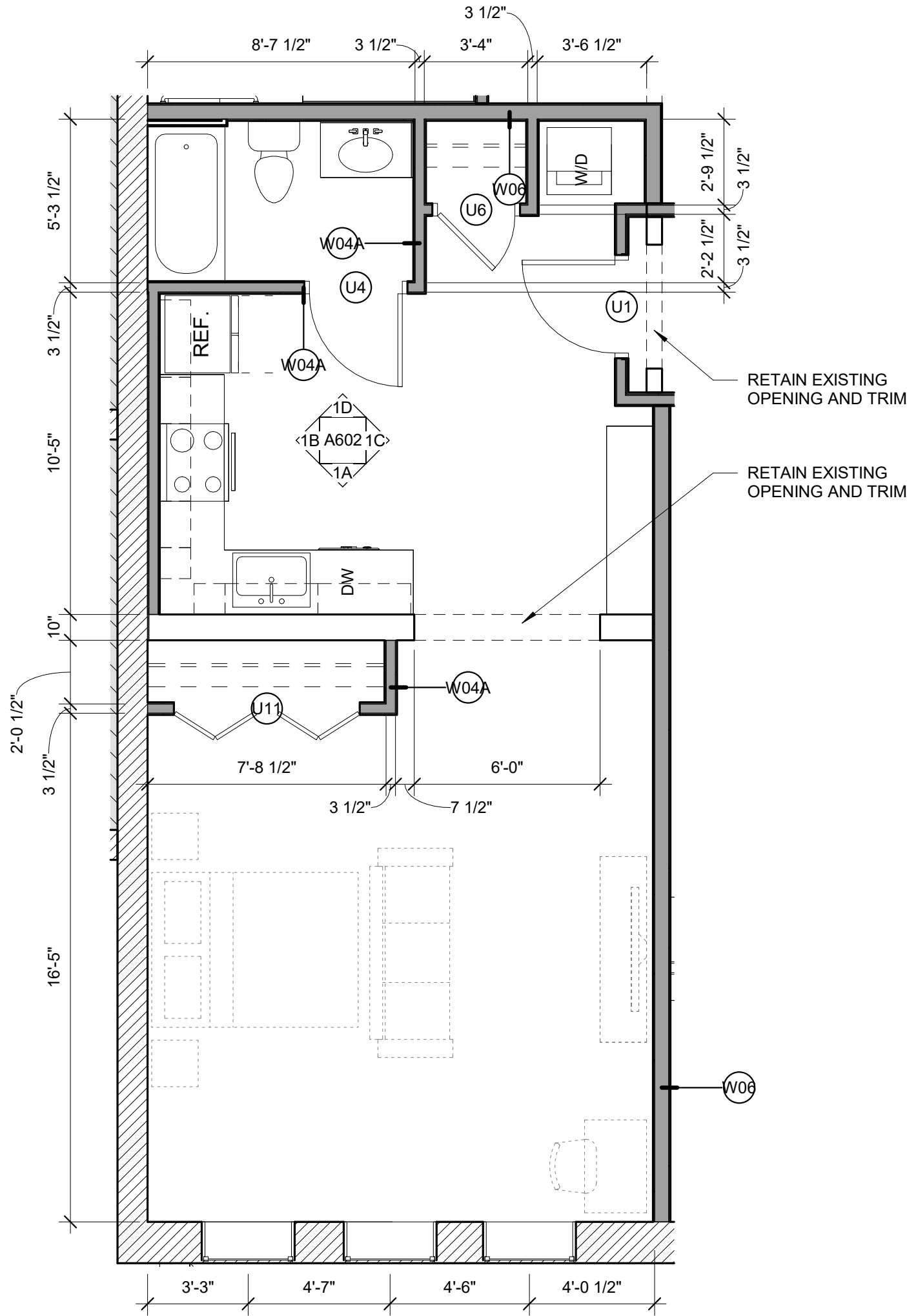


1B | 203 KITCHEN ELEVATION 2
1/2" = 1'-0"



1C | 203 KITCHEN ELEVATION 3
1/2" = 1'-0"

1 | 203
1/4" = 1'-0"



1D | 203 VANITY ELEVATION
1/2" = 1'-0"

HISTORIC ELEMENTS	
INTACT BASE TRIM	-----
INTACT CROWN MOLDING	× × × × × ×
INTACT HANDRAIL	○ ○ ○ ○ ○ ○

Prepared For:

Consultant:

Architect:

Archetype Architects
48 Union Wharf Portland, Maine 04101
207.772.6022 ARCHETYPE@ARCHETYPEPA.COM

Project:

MARBLE BLOCK
129 Main Street
Biddeford, Maine

Date:

OCT. 09 2023

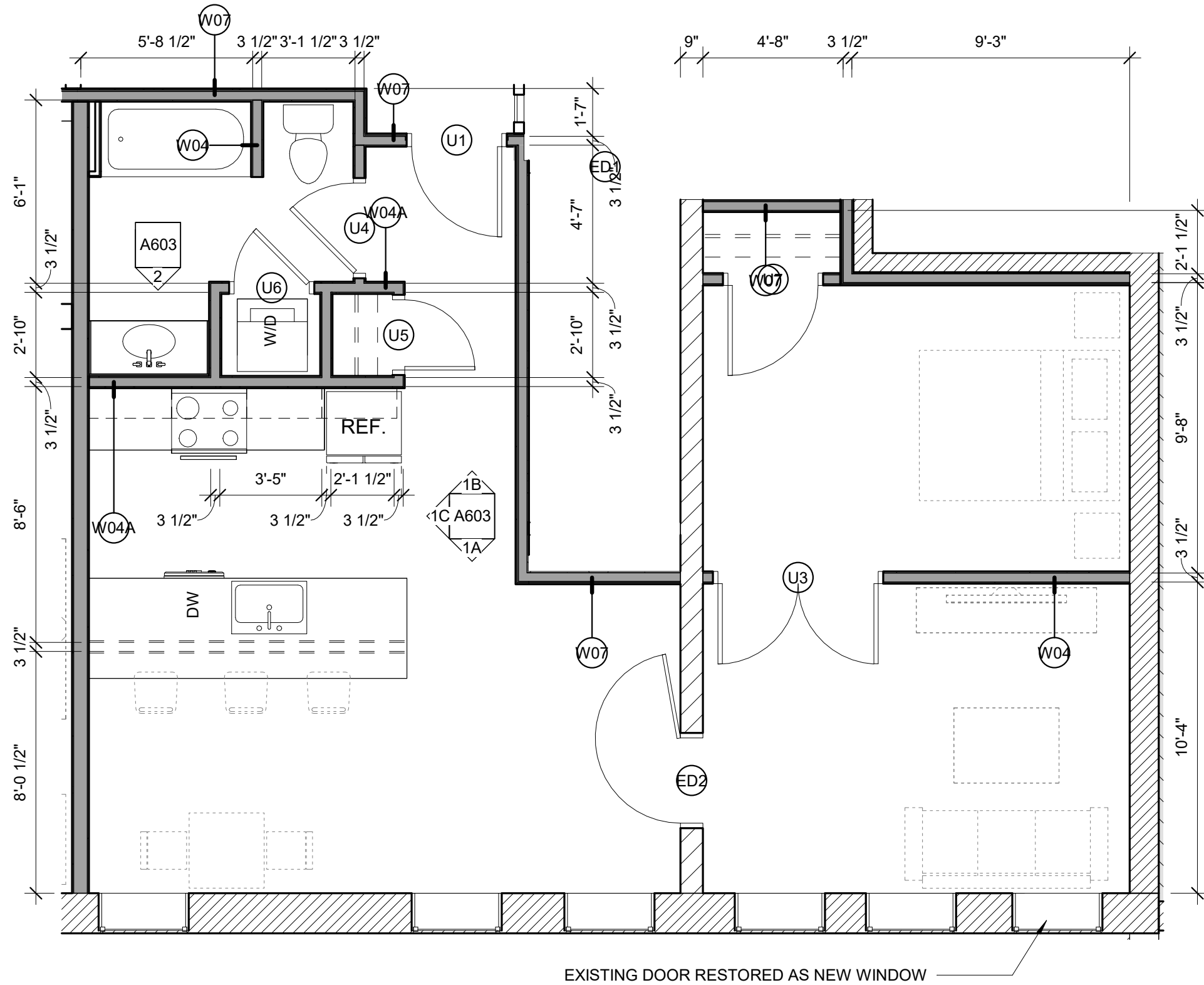
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As indicated

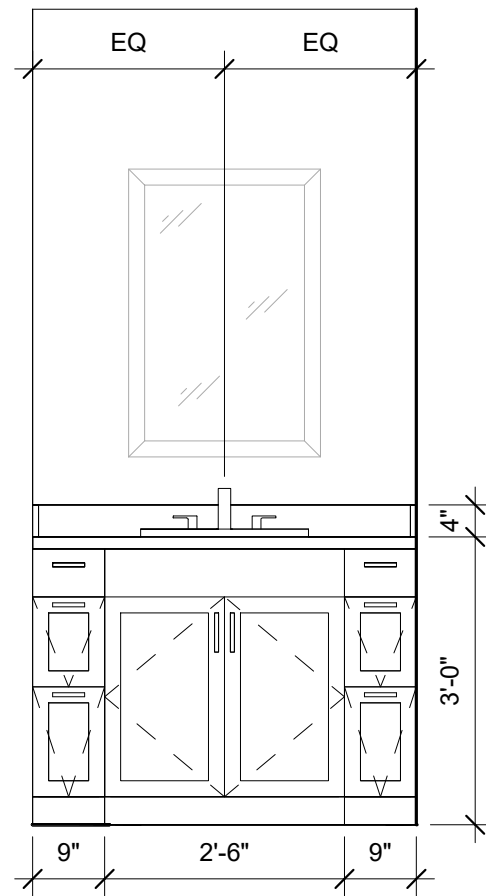
Revisions:

Enlarged Unit Plans (203)

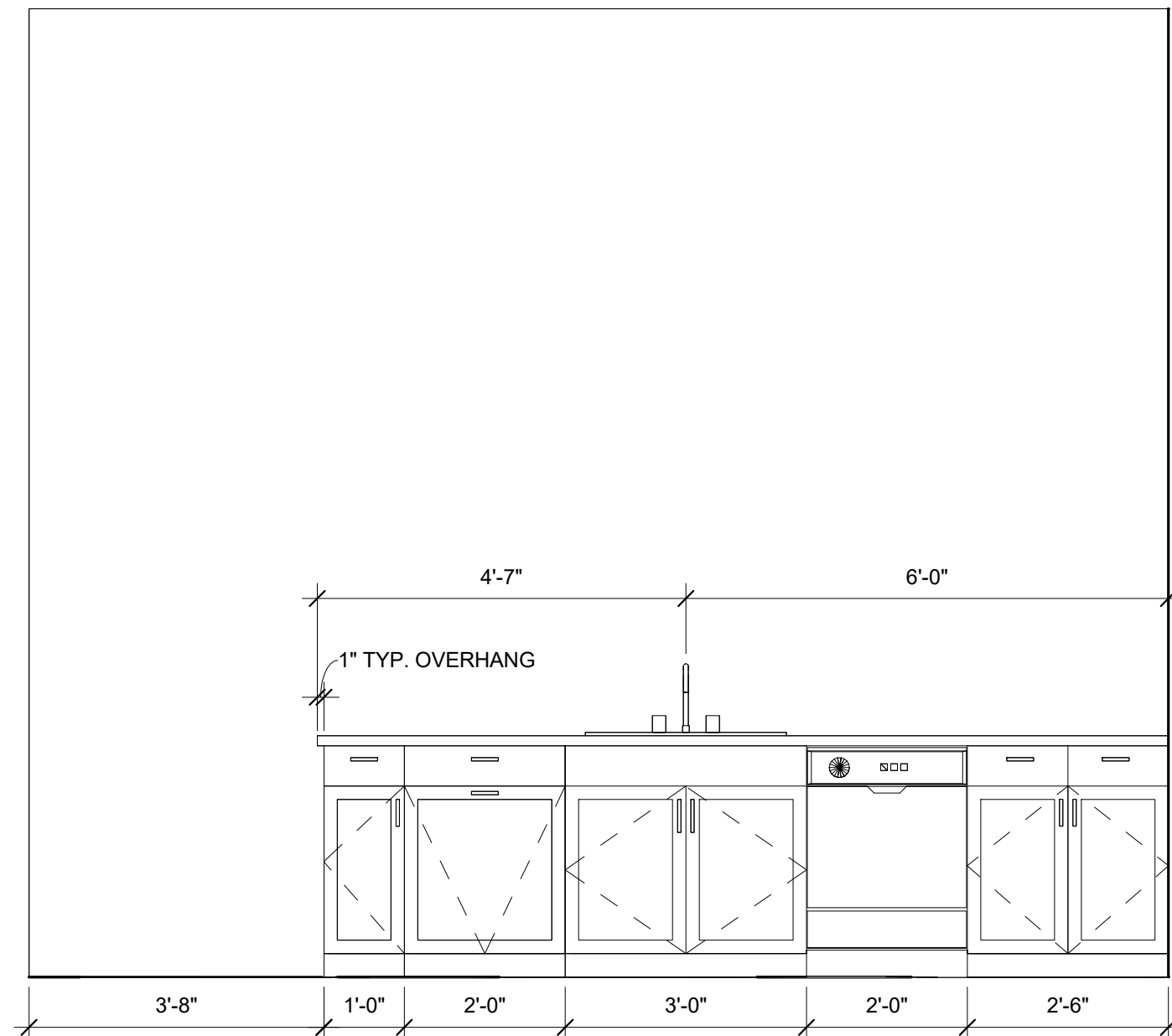
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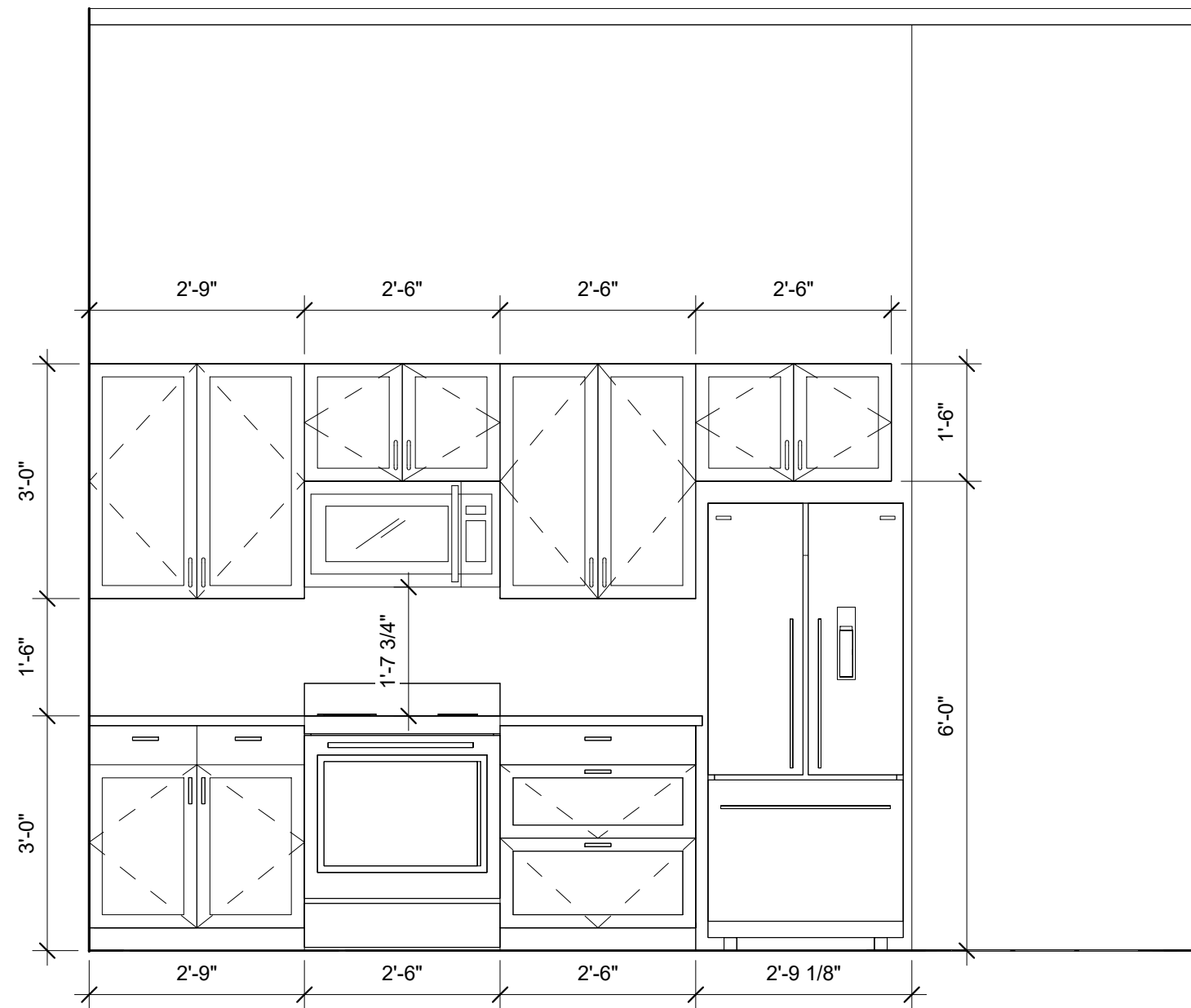
1 | 204
1/4" = 1'-0"



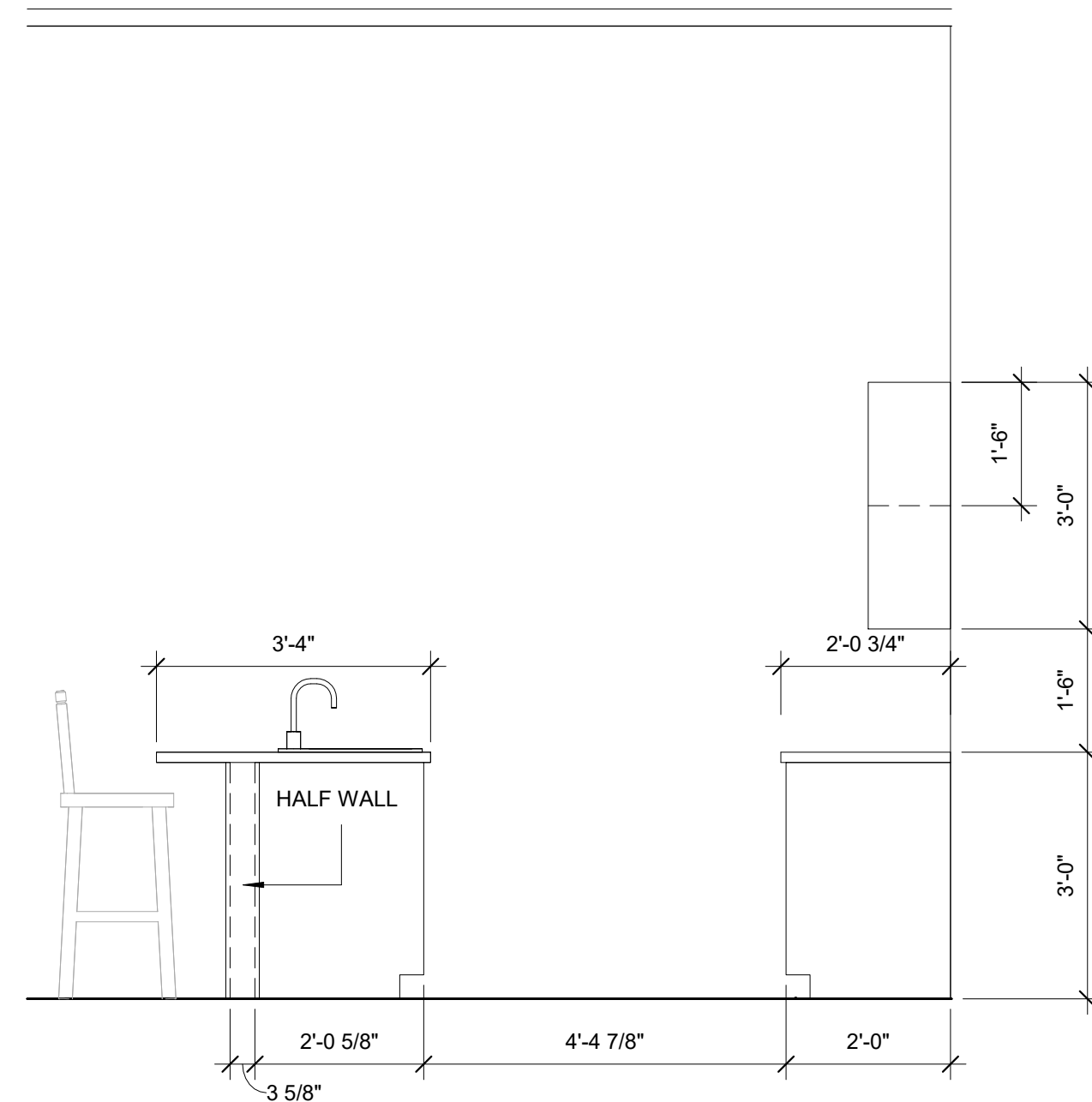
2 | 204 VANITY ELEVATION
1/2" = 1'-0"



1A | 204 KITCHEN ELEVATION 1
1/2" = 1'-0"



1B | 204 KITCHEN ELEVATION 2
1/2" = 1'-0"



1C | 204 KITCHEN ELEVATION 3
1/2" = 1'-0"

HISTORIC ELEMENTS	
INTACT BASE TRIM	-----
INTACT CROWN MOLDING	× × × × ×
INTACT HANDRAIL	○ ○ ○ ○ ○

Date: OCT. 09 2023

Scale: As indicated

Revisions:

Enlarged Unit Plans (204)

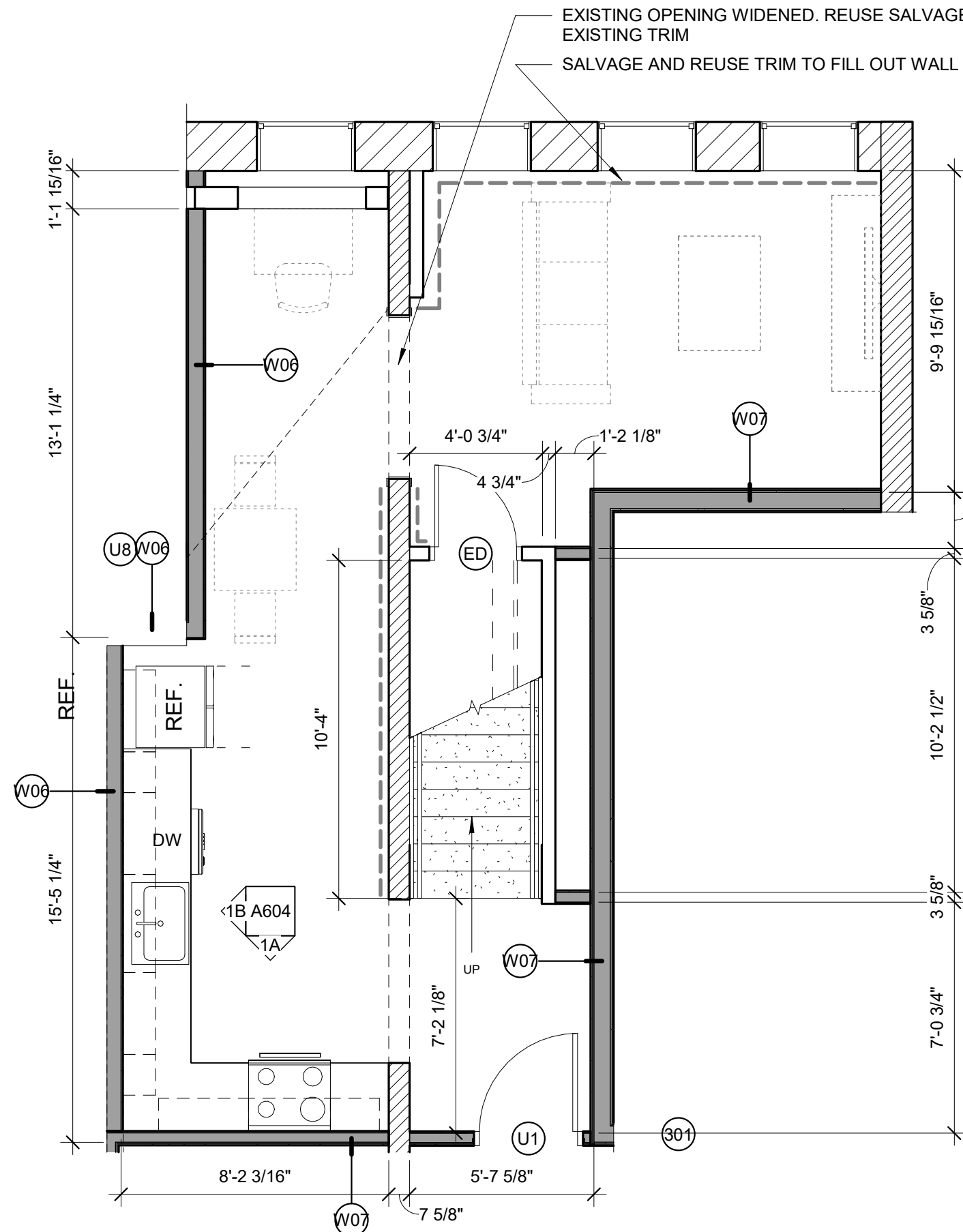
Project: MARBLE BLOCK

Architect: ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
207.772.6022
archetype@archetypepa.com

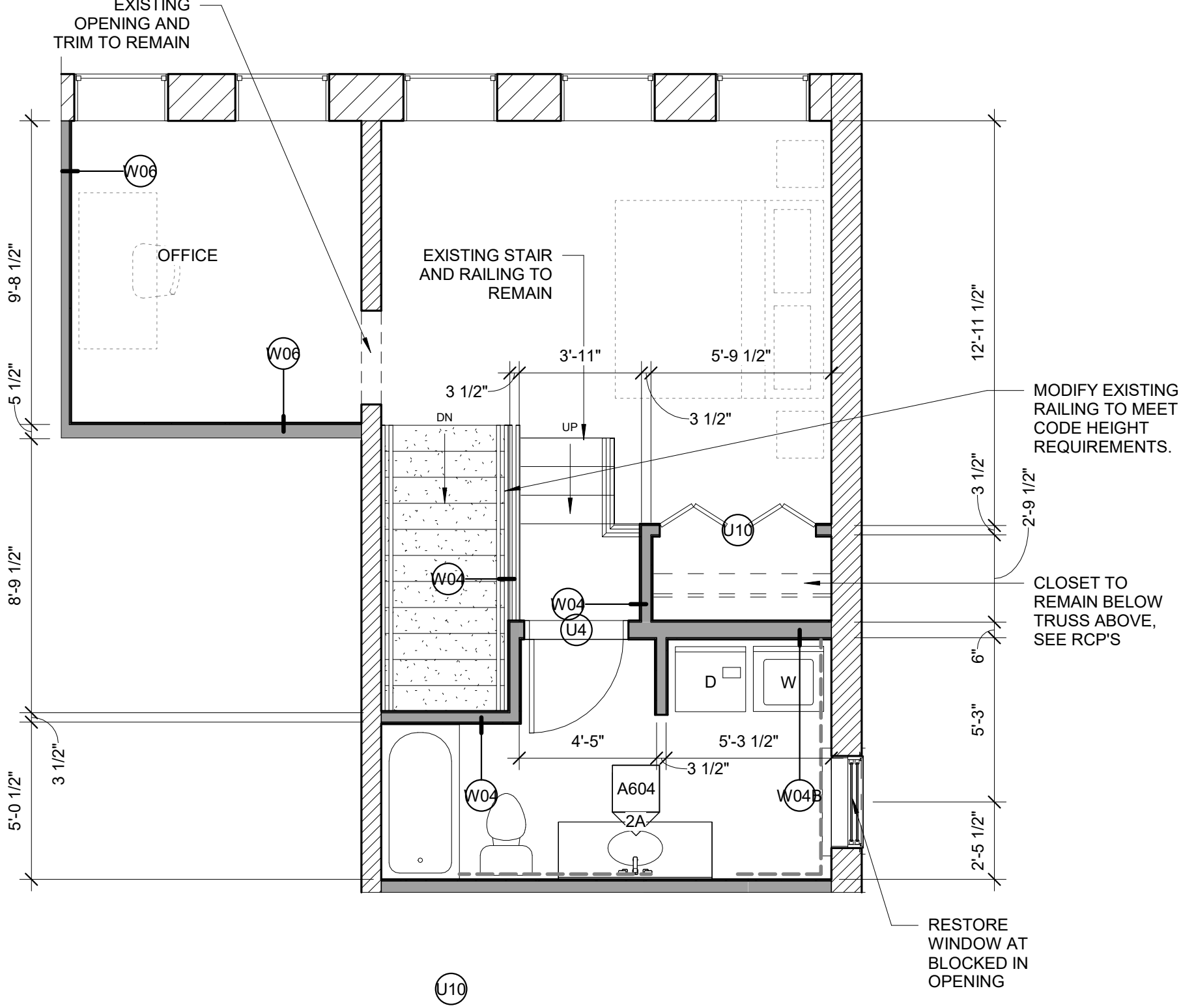
Prepared For: -

ISSUED: FOR CONSTRUCTION : 11/11/22

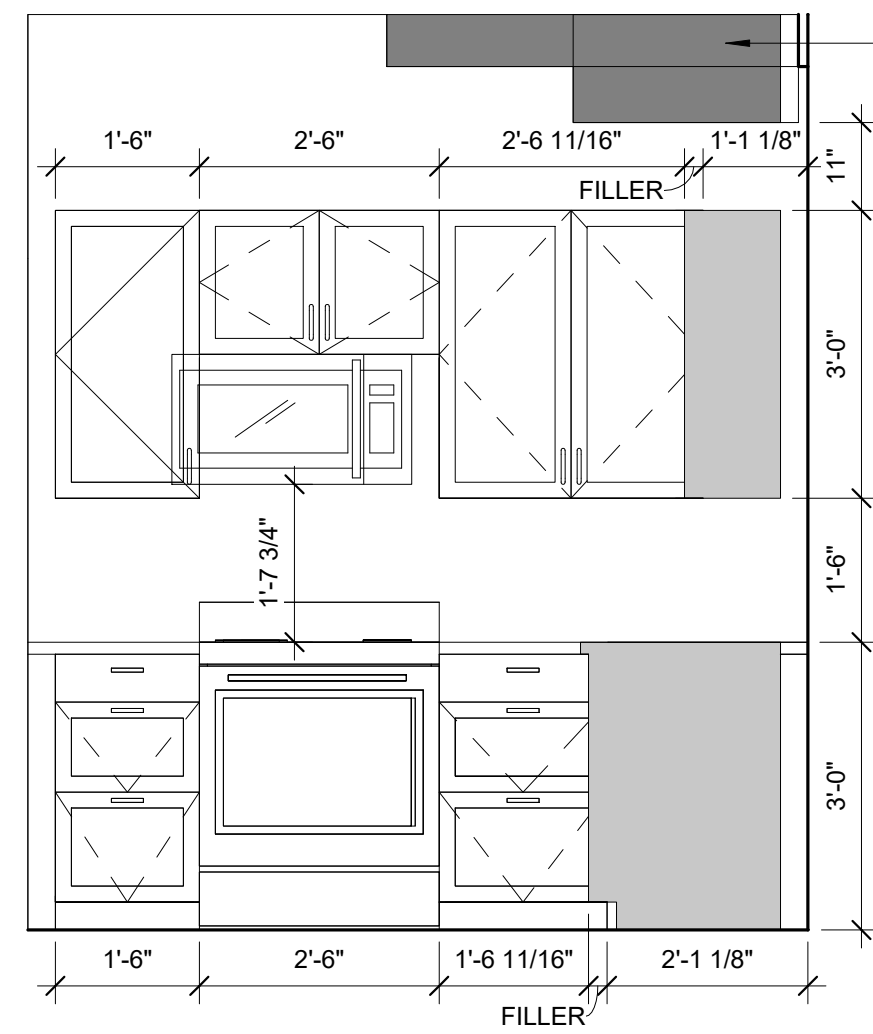
A603



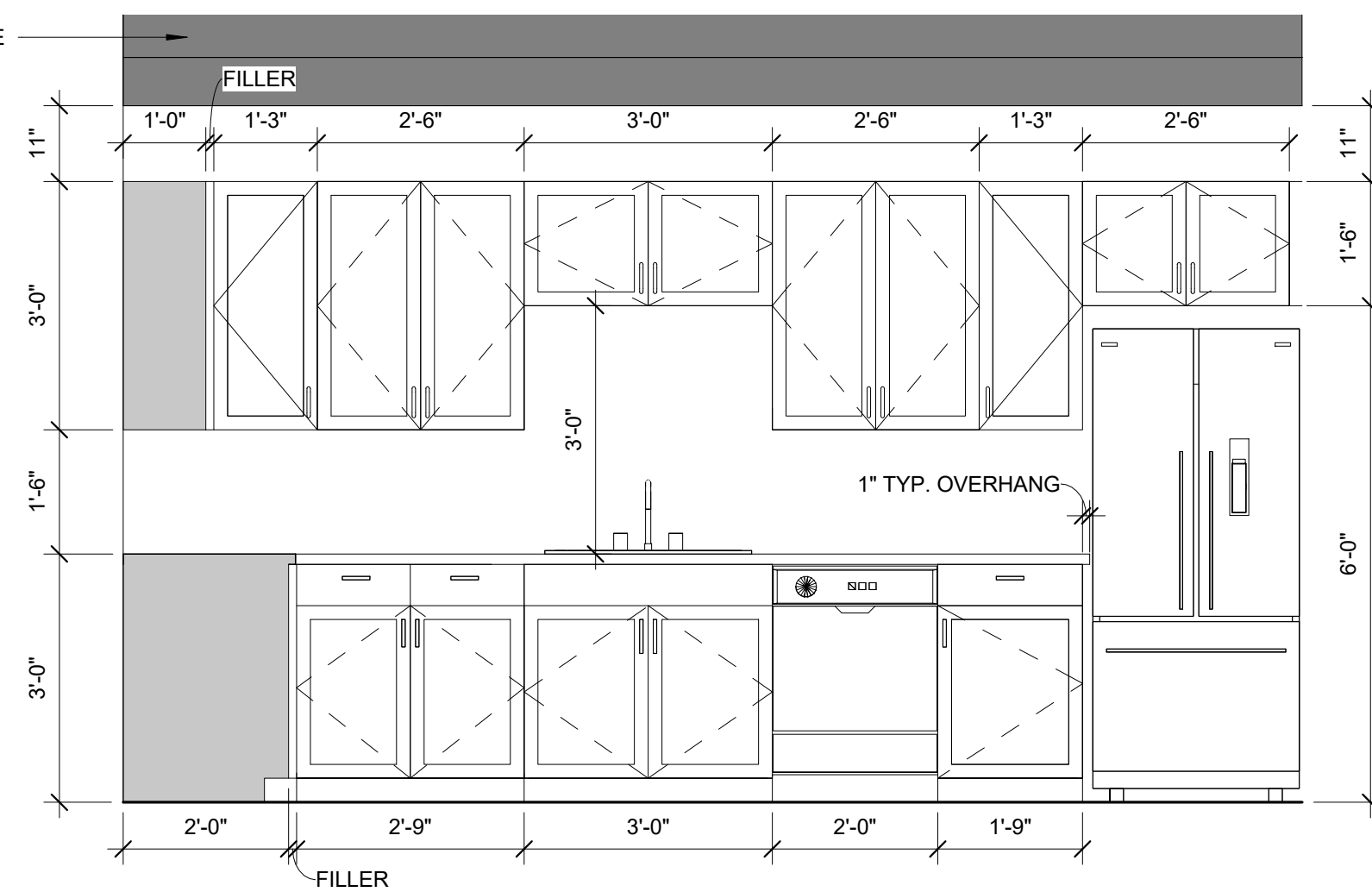
1 | 301
1/4" = 1'-0"



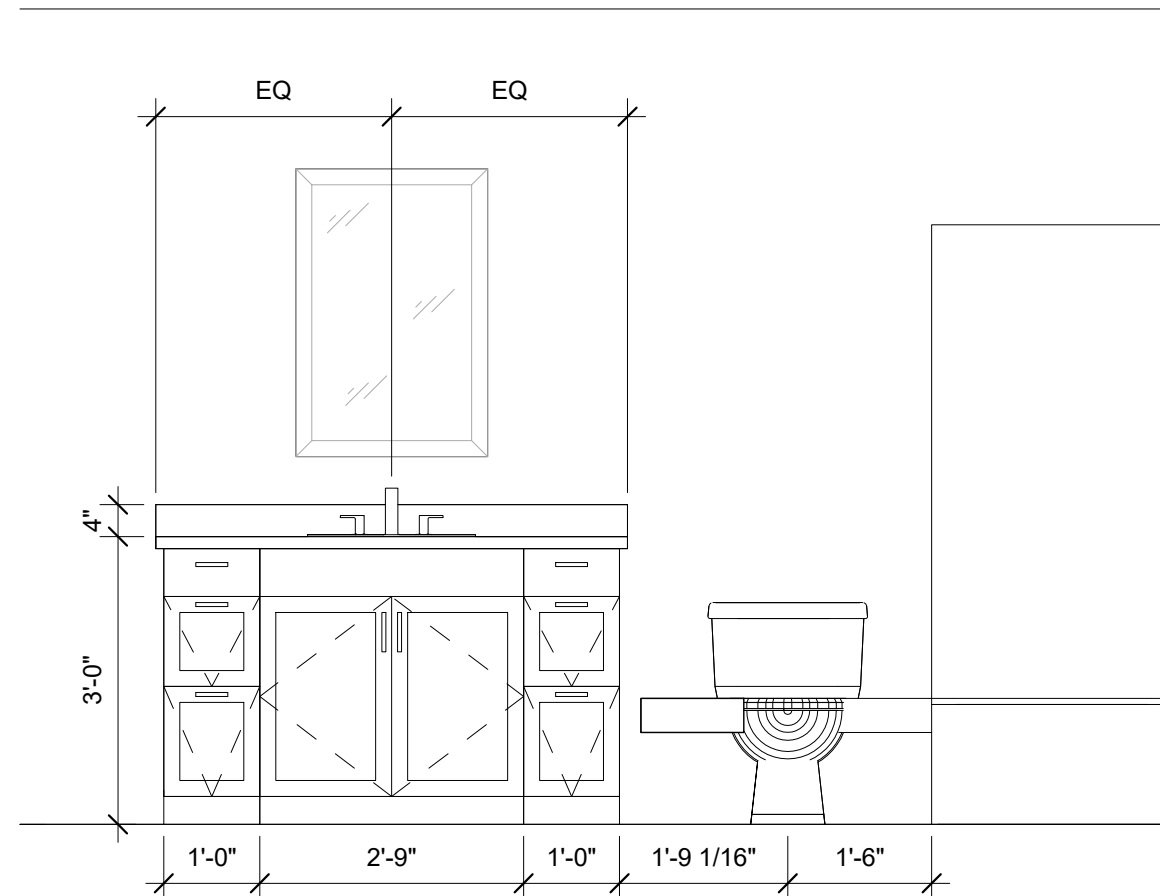
2 | 301-2
1/4" = 1'-0"



1A | 301 KITCHEN ELEVATION 1
1/2" = 1'-0"



1B | 301 KITCHEN ELEVATION 2
1/2" = 1'-0"



2A | 301 VANITY ELEVATION
1/2" = 1'-0"

HISTORIC ELEMENTS	
INTACT BASE TRIM	-----
INTACT CROWN MOLDING	× × × × ×
INTACT HANDRAIL	○ ○ ○ ○ ○

Prepared For:

Consultant:

Architect:

Archetype Architects

48 Union Wharf Portland, Maine 04101

207.772.6022 ARCHETYPE@ARCHETYPEPA.COM

Project:

MARBLE BLOCK

129 Main Street

Bridgford, Maine

Date:

OCT. 09 2023

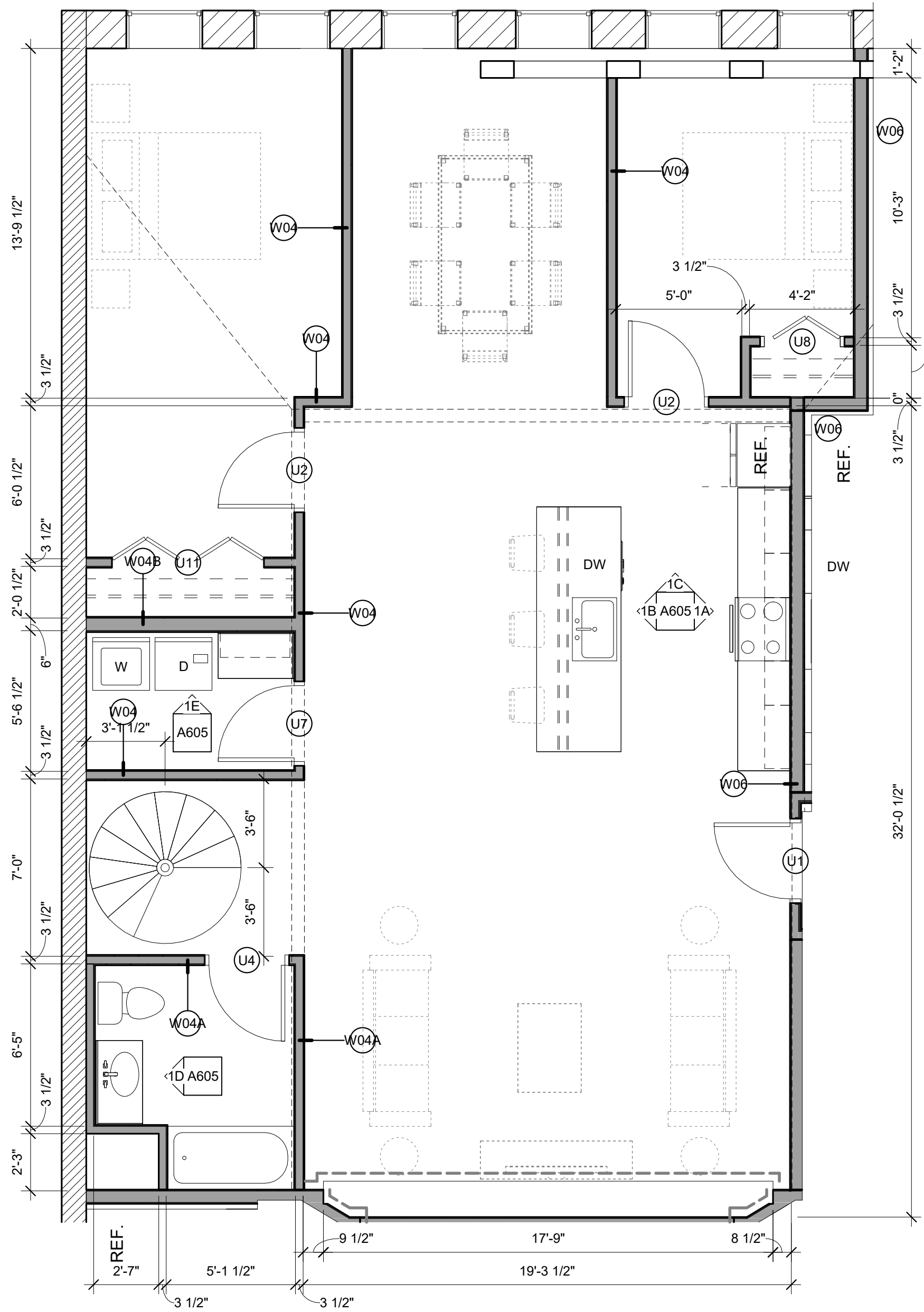
Scale:

As indicated

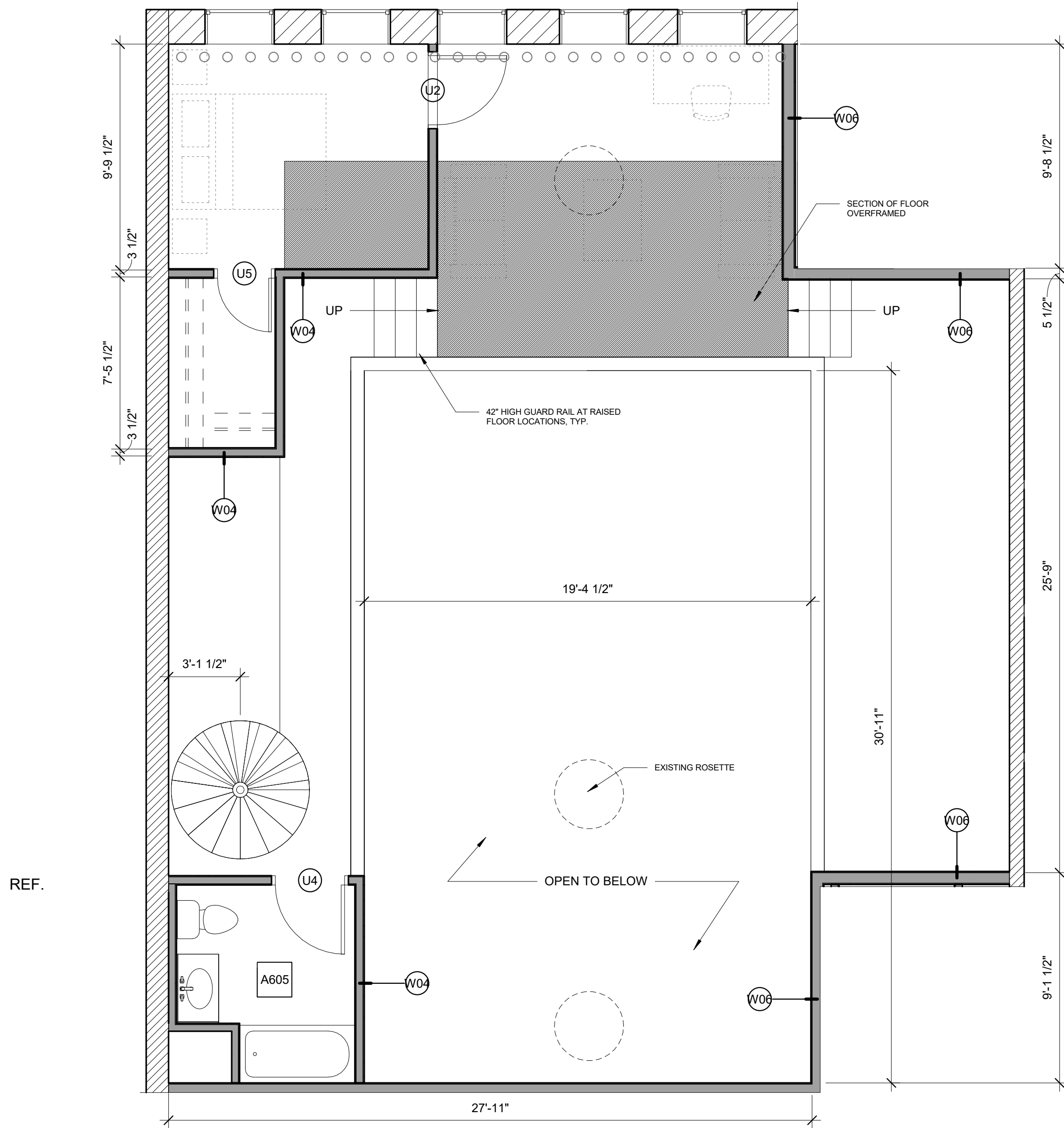
Revisions:

Enlarged Unit Plans (301)

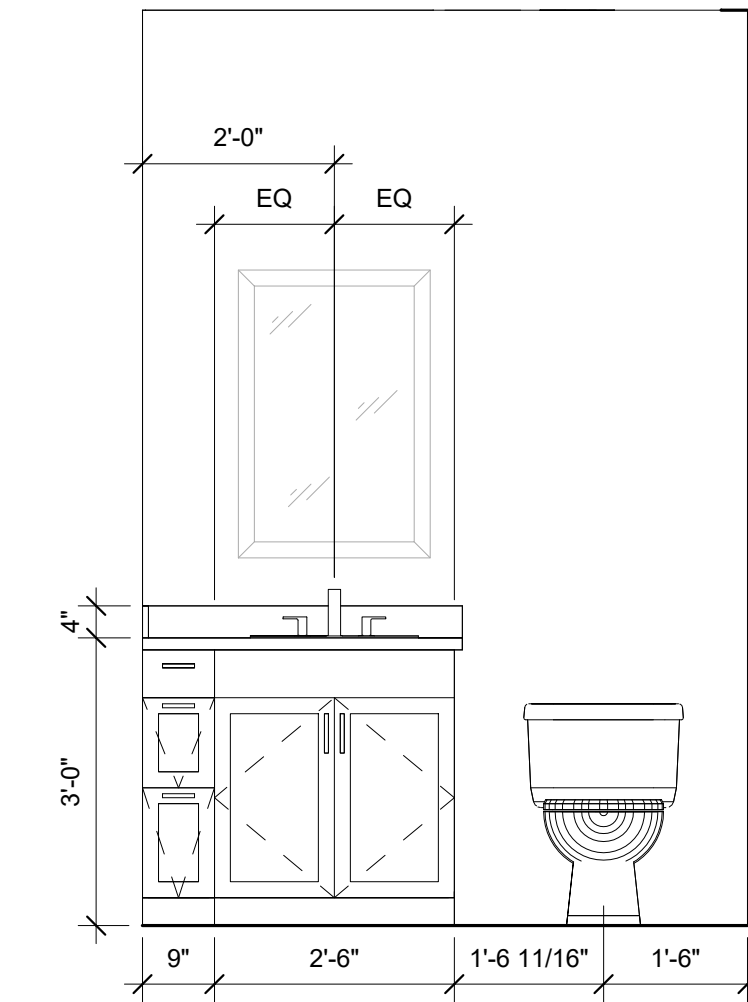
A604



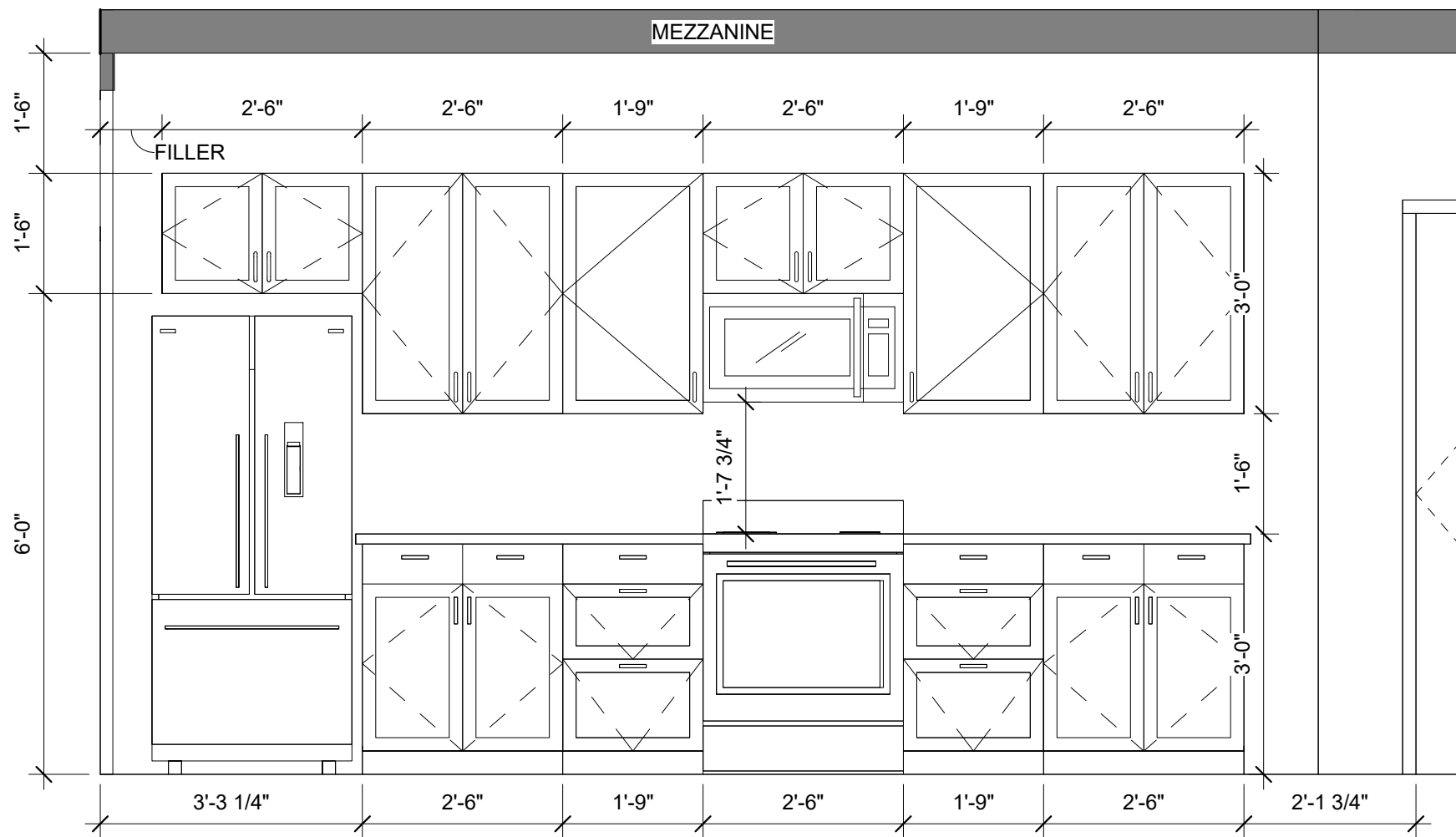
1 | 302
1/4" = 1'-0"



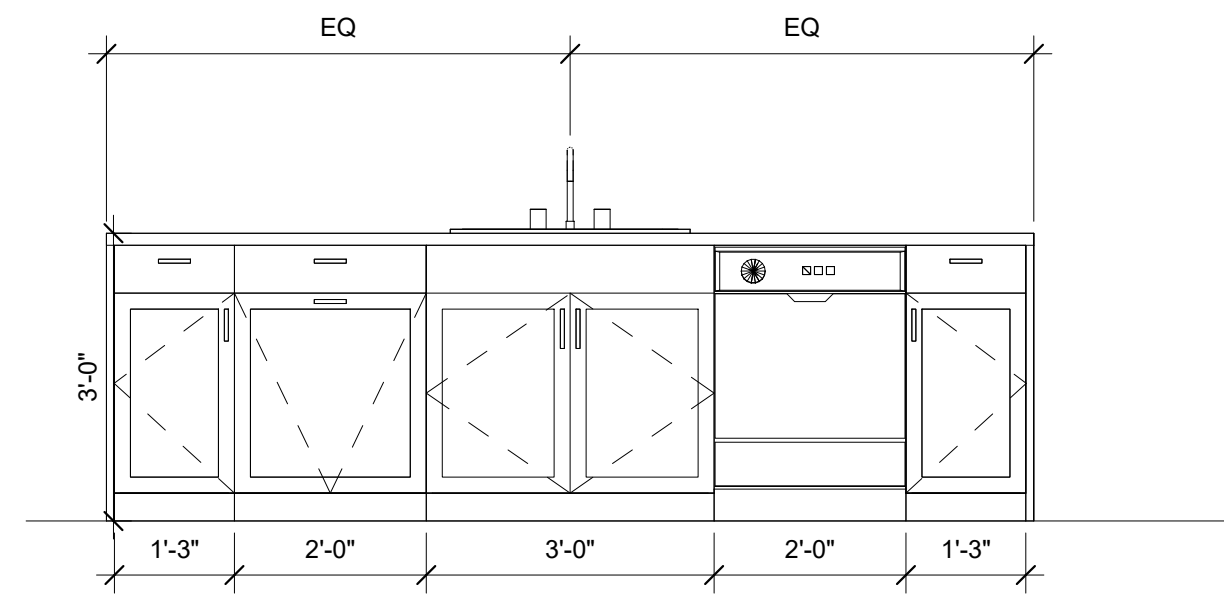
2 | 302-2
1/4" = 1'-0"



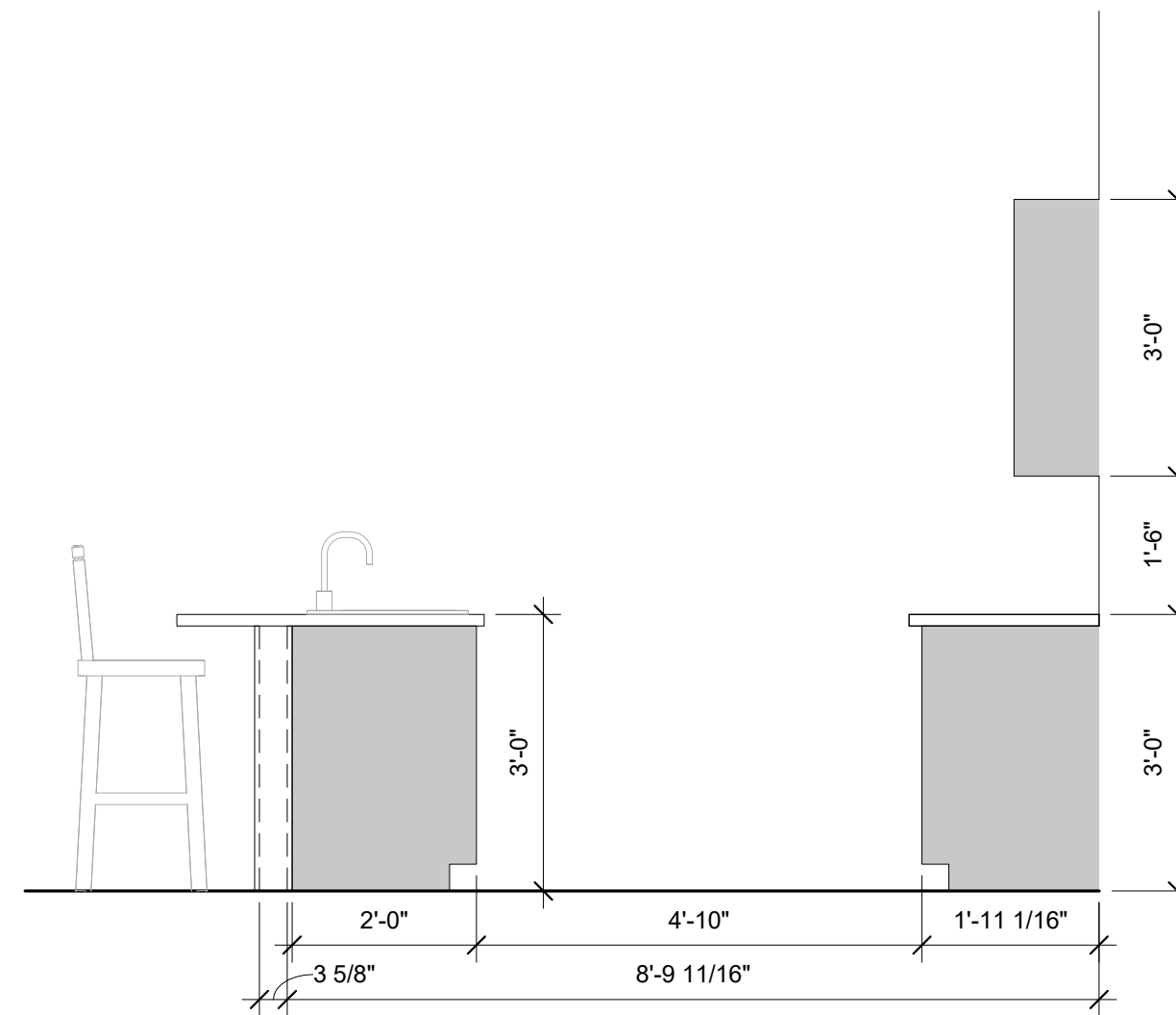
1D | 302 VANITY ELEVATION 1
1/2" = 1'-0"



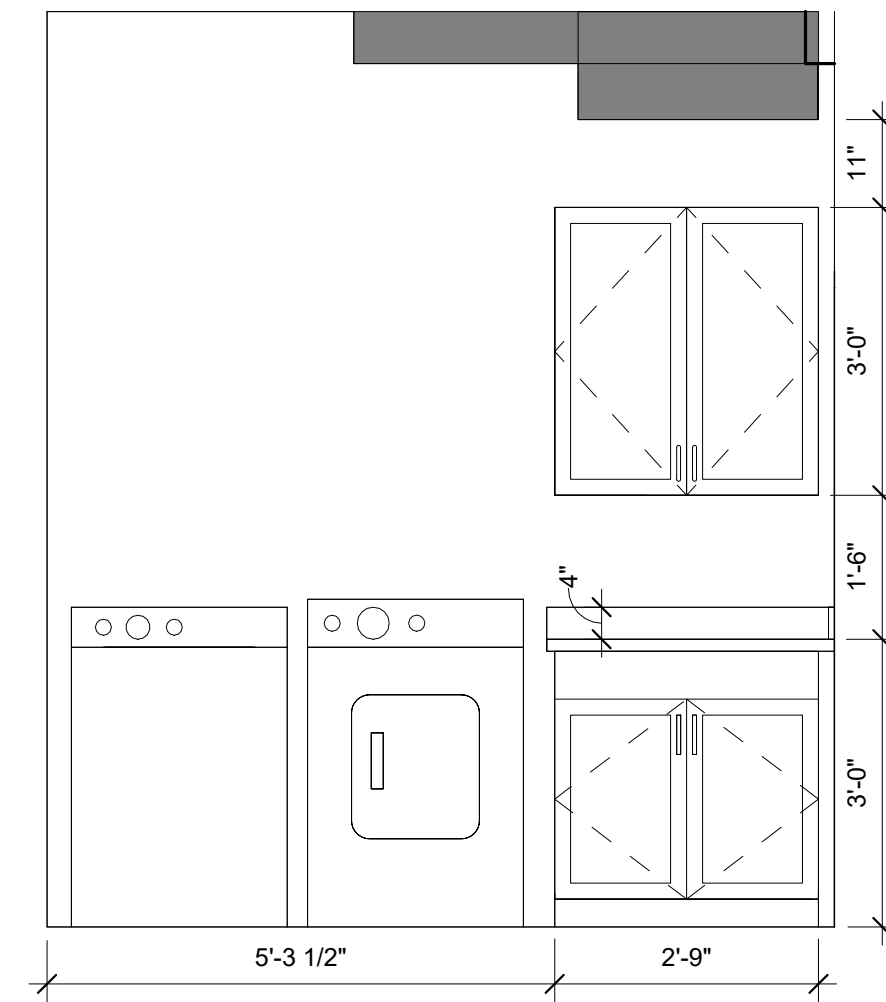
1A | 302 KITCHEN ELEVATION 1
1/2" = 1'-0"



1B | 302 KITCHEN ELEVATION 2
1/2" = 1'-0"



1C | 302 KITCHEN ELEVATION 3
1/2" = 1'-0"



1E | 302 LAUNDRY ELEVATION
1/2" = 1'-0"

HISTORIC ELEMENTS	
INTACT BASE TRIM	----
INTACT CROWN MOLDING	× × × × ×
INTACT HANDRAIL	○ ○ ○ ○ ○

SYMBOL LEGEND Copy 1 Copy 2
1/4" = 1'-0"

Prepared For:
-

ISSUED:
FOR CONSTRUCTION : 11/11/22

Architect:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
207.772.6022
archetype@archetypepa.com

Project:
MARBLE BLOCK
129 Main Street
Bridford, Maine

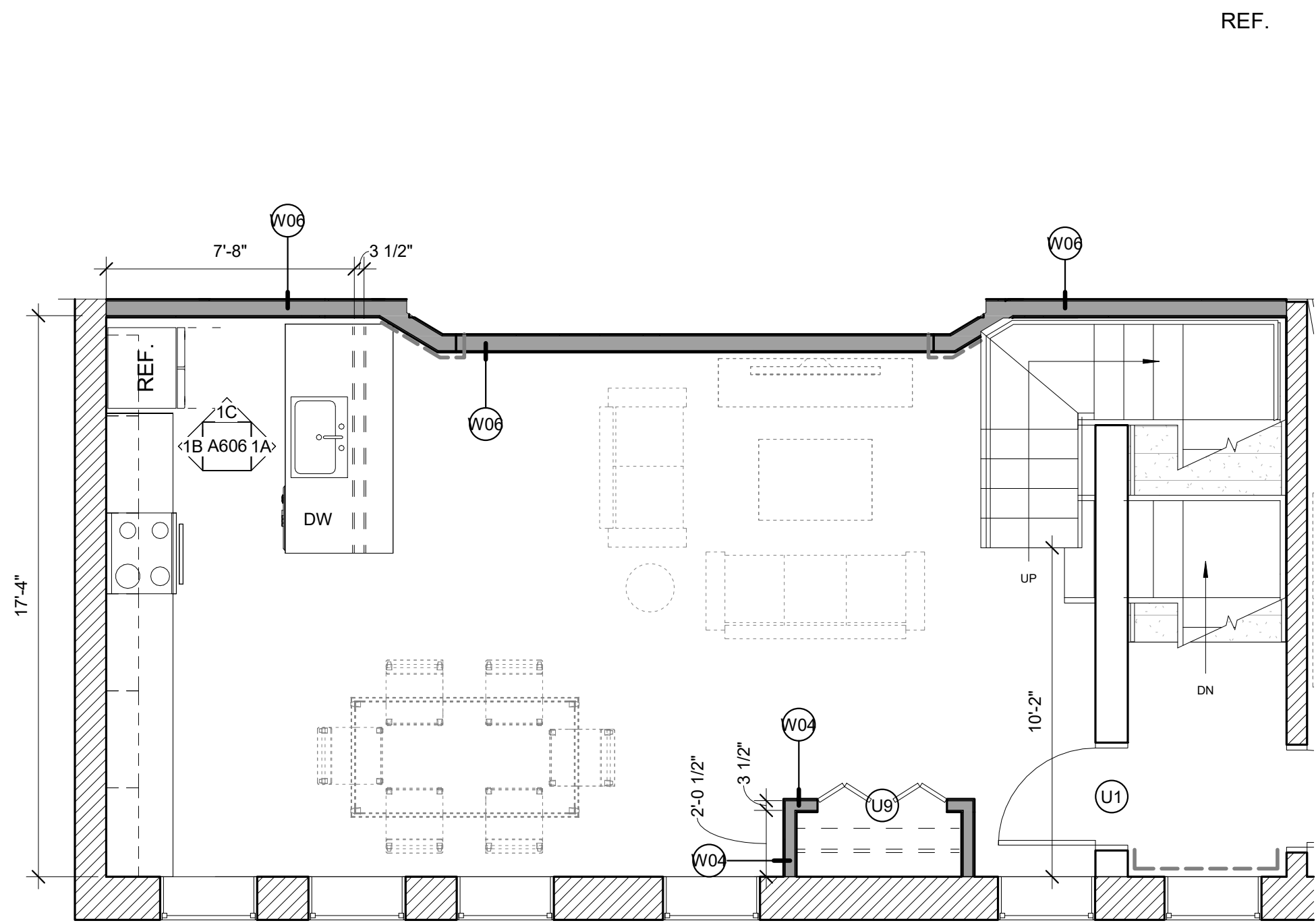
Revisions:

Date:
OCT. 09 2023

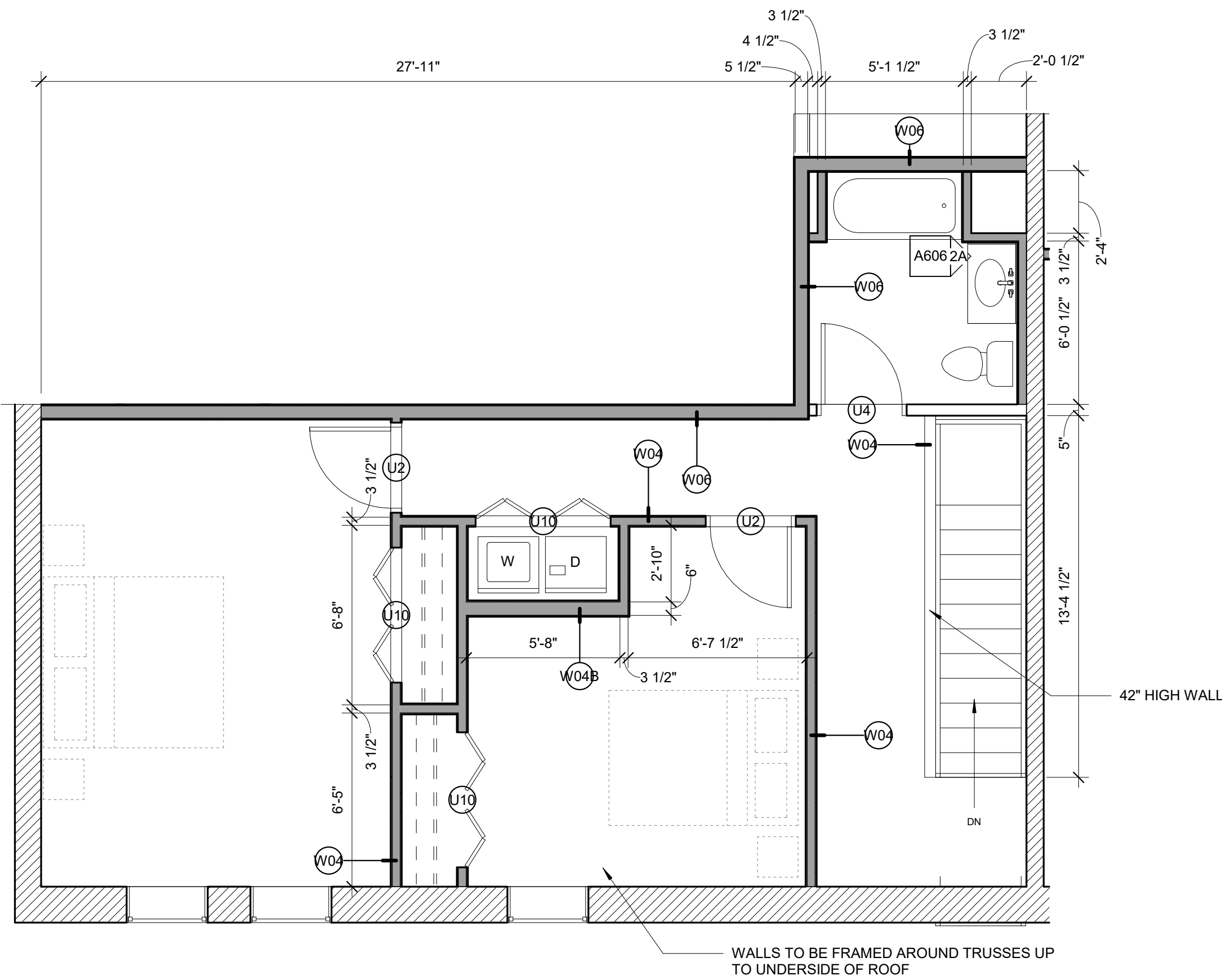
Scale:
As indicated

Enlarged Unit Plans (302)

A605

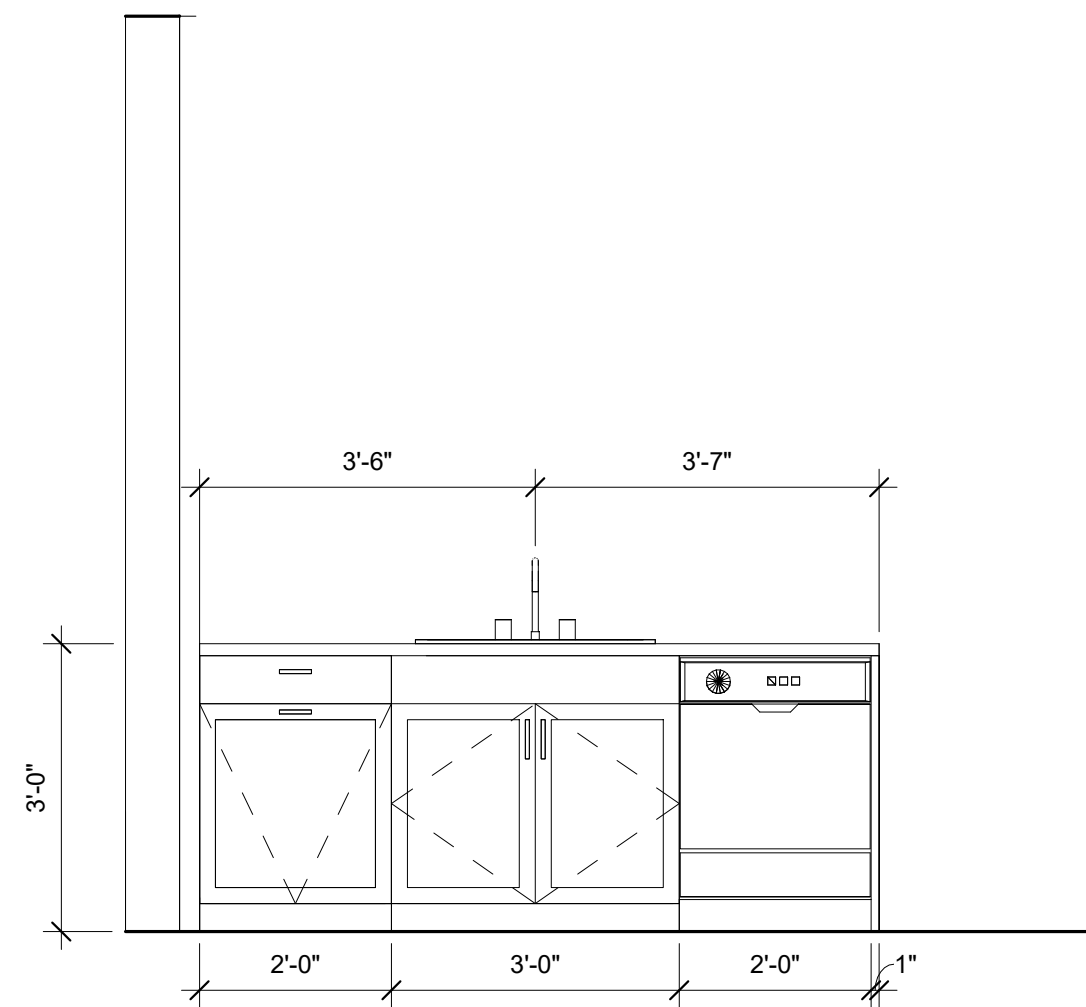


1 | 303
1/4" = 1'-0"

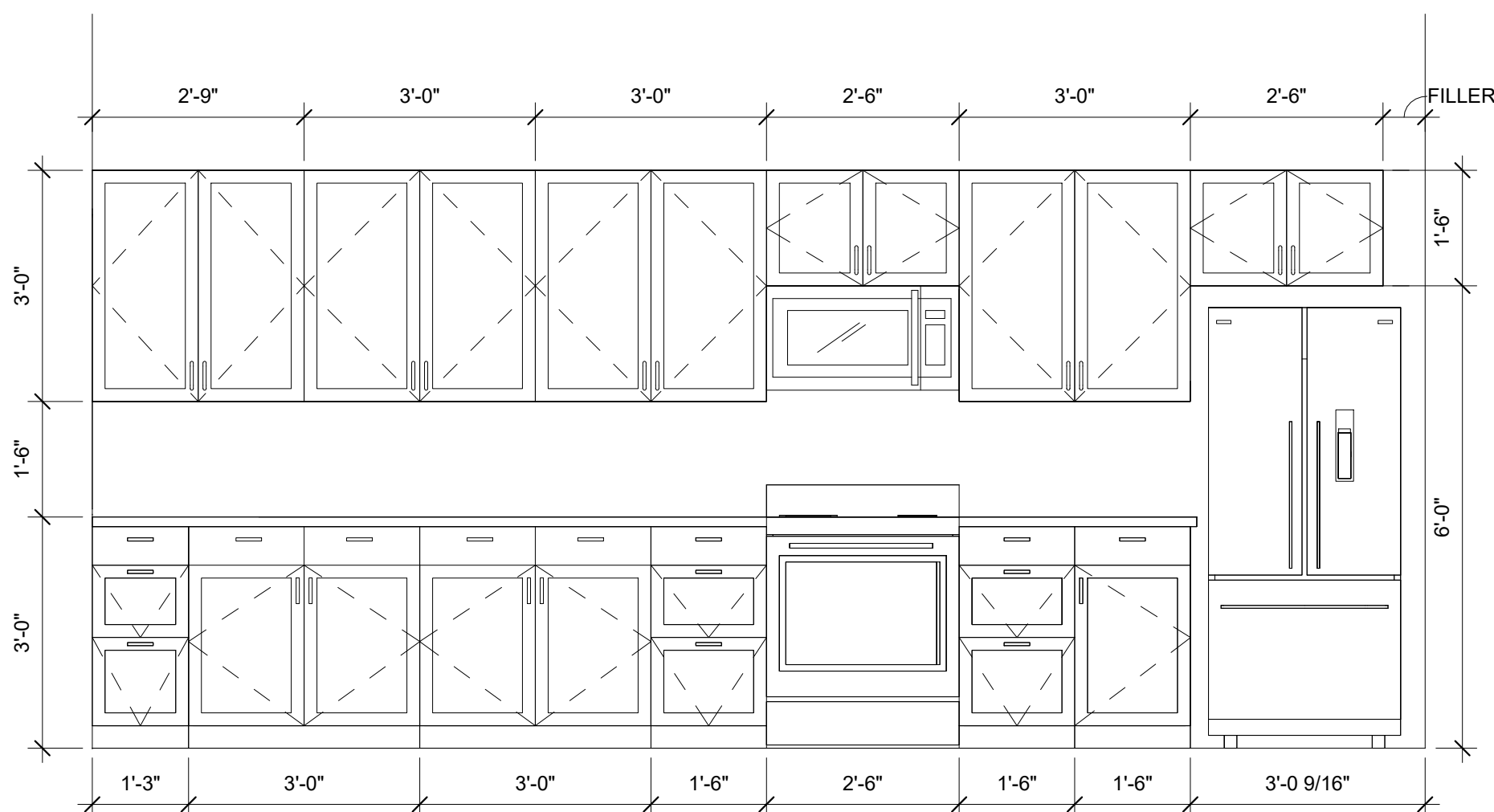


2 | 303-2
1/4" = 1'-0"

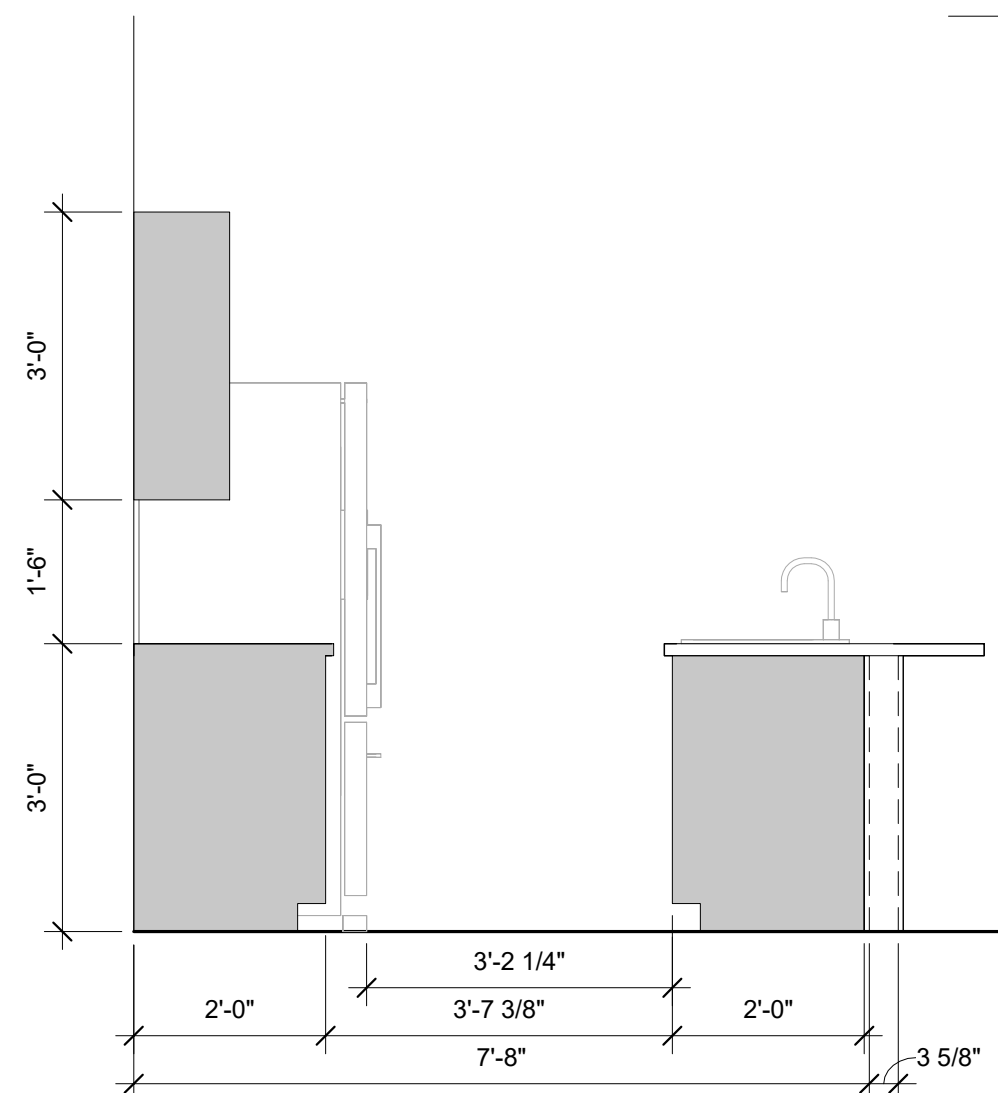
HISTORIC ELEMENTS	
INTACT BASE TRIM	-----
INTACT CROWN MOLDING	× × × × ×
INTACT HANDRAIL	○ ○ ○ ○ ○



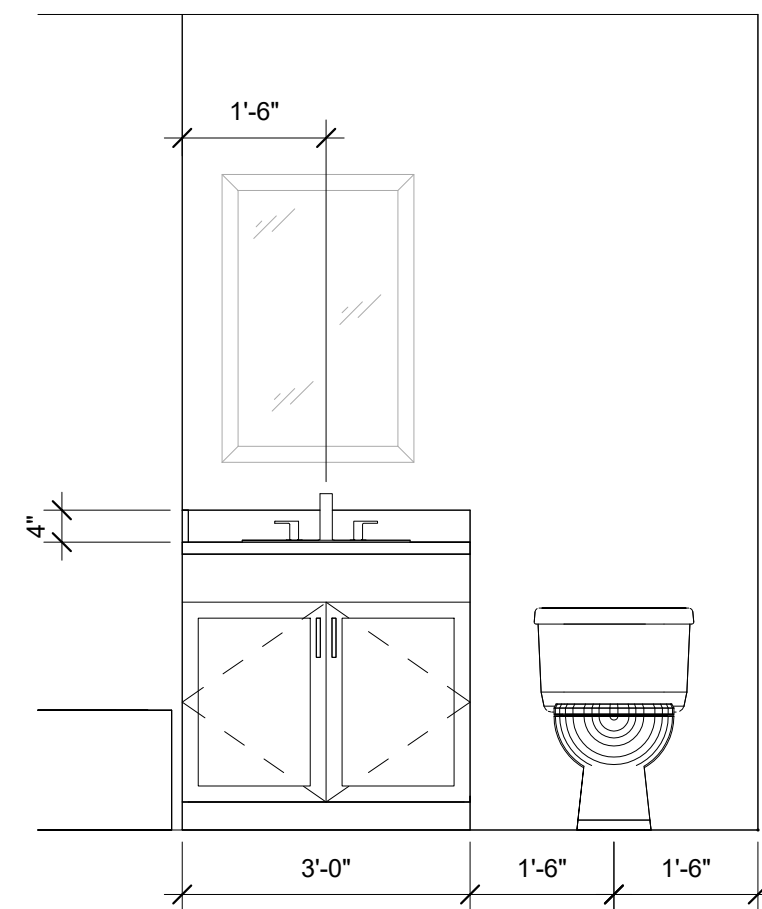
1A | 303 KITCHEN ELEVATION 1
1/2" = 1'-0"



1B | 303 KITCHEN ELEVATION 2
1/2" = 1'-0"



1C | 303 KITCHEN ELEVATION 3
1/2" = 1'-0"



2A | 303 VANITY ELEVATION
1/2" = 1'-0"

Prepared For:

Consultant:

Architect:

Project:

Revisions:

Date:

Scale:

-

ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
207.772.6022 ARCHETYPE@ARCHETYPEPA.COM

MARBLE BLOCK

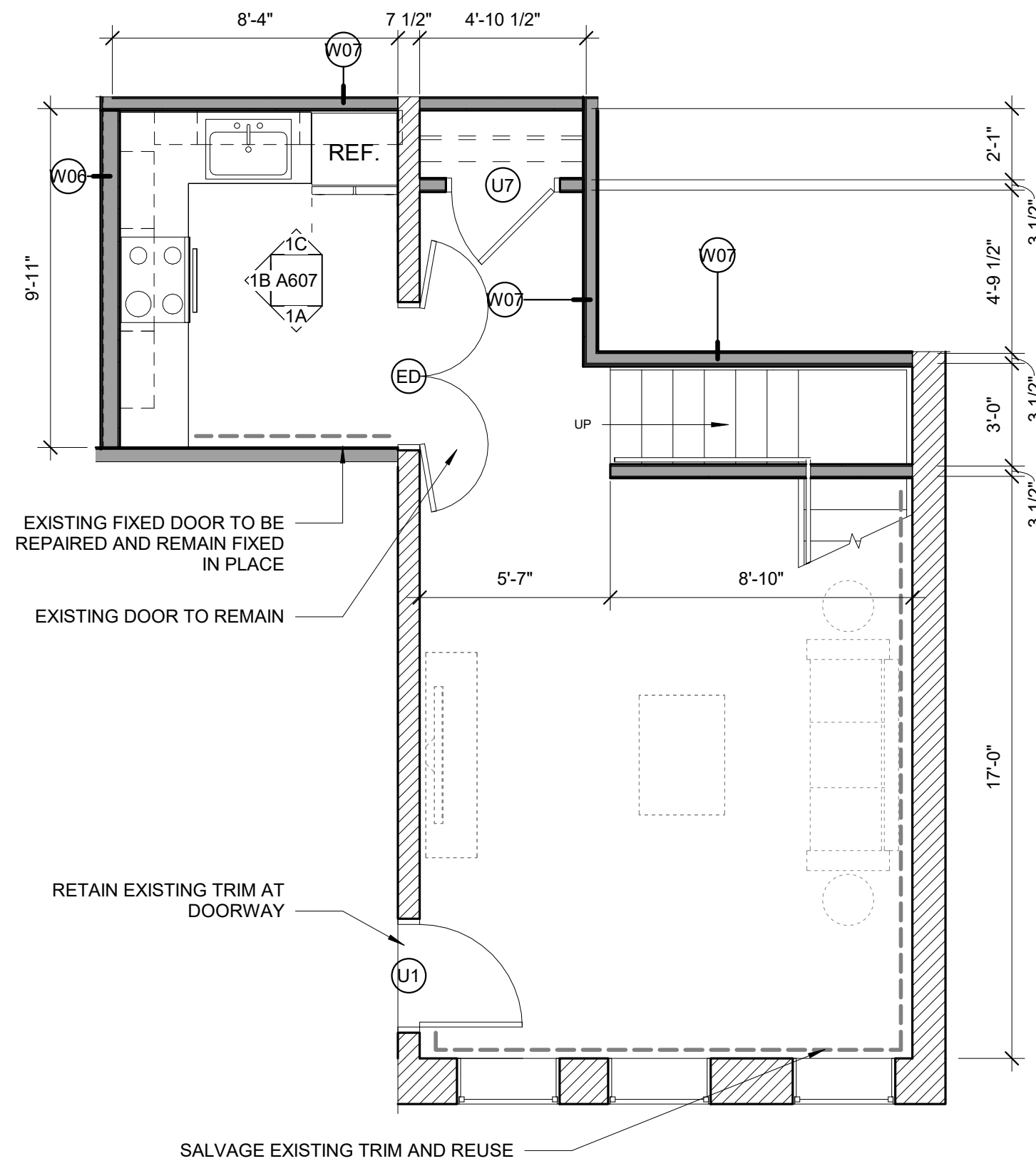
As indicated

Enlarged Unit Plans (303)

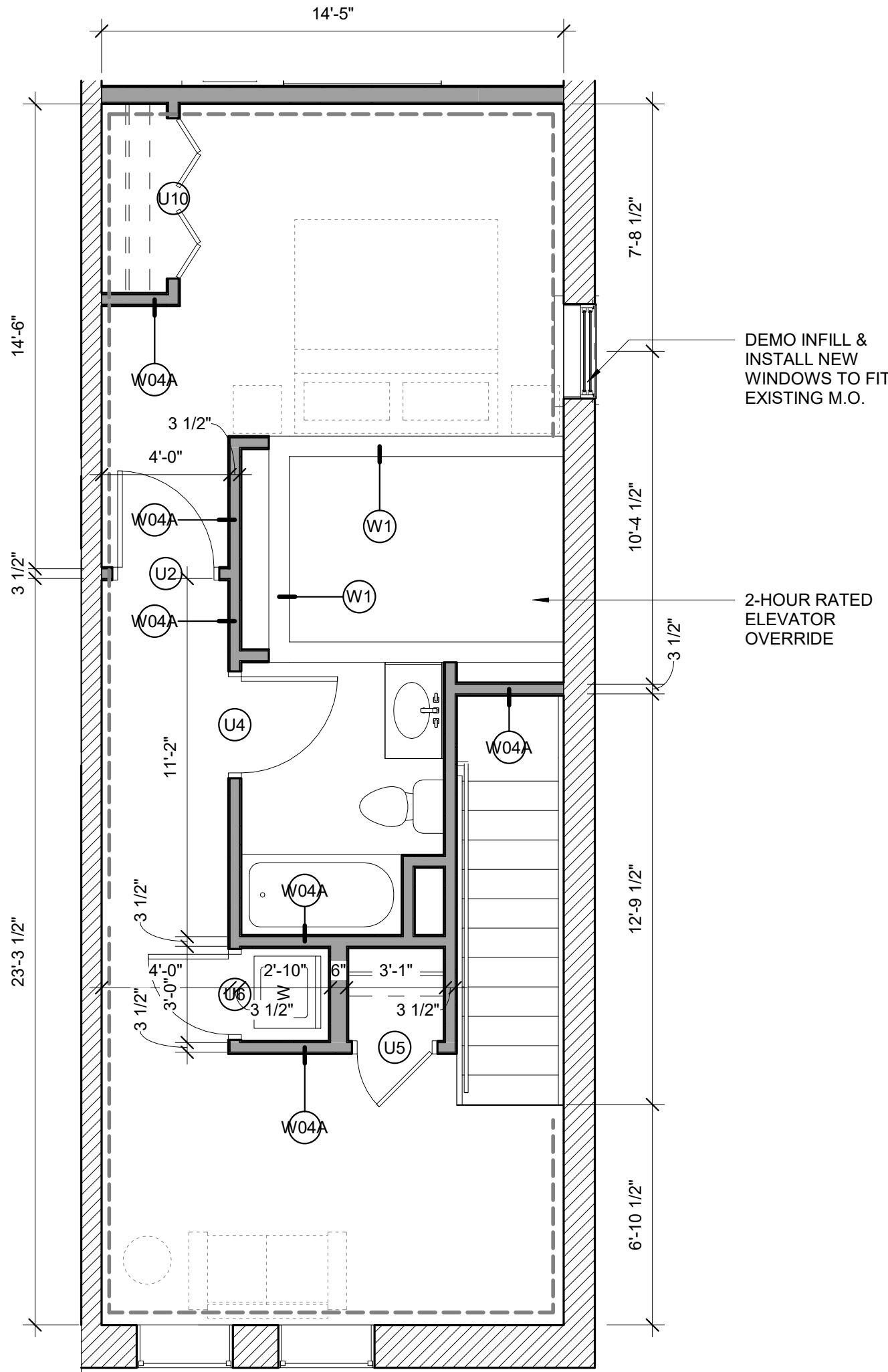
Address
City, State

129 Main Street
Biddeford, Maine

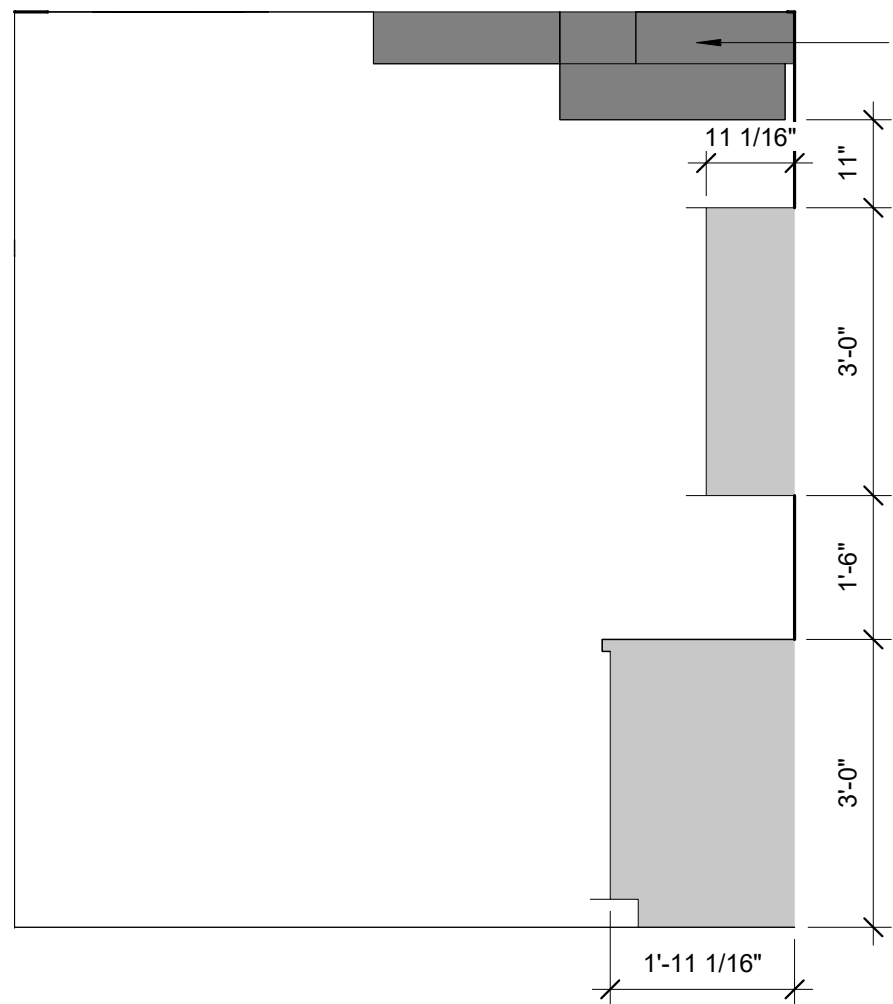
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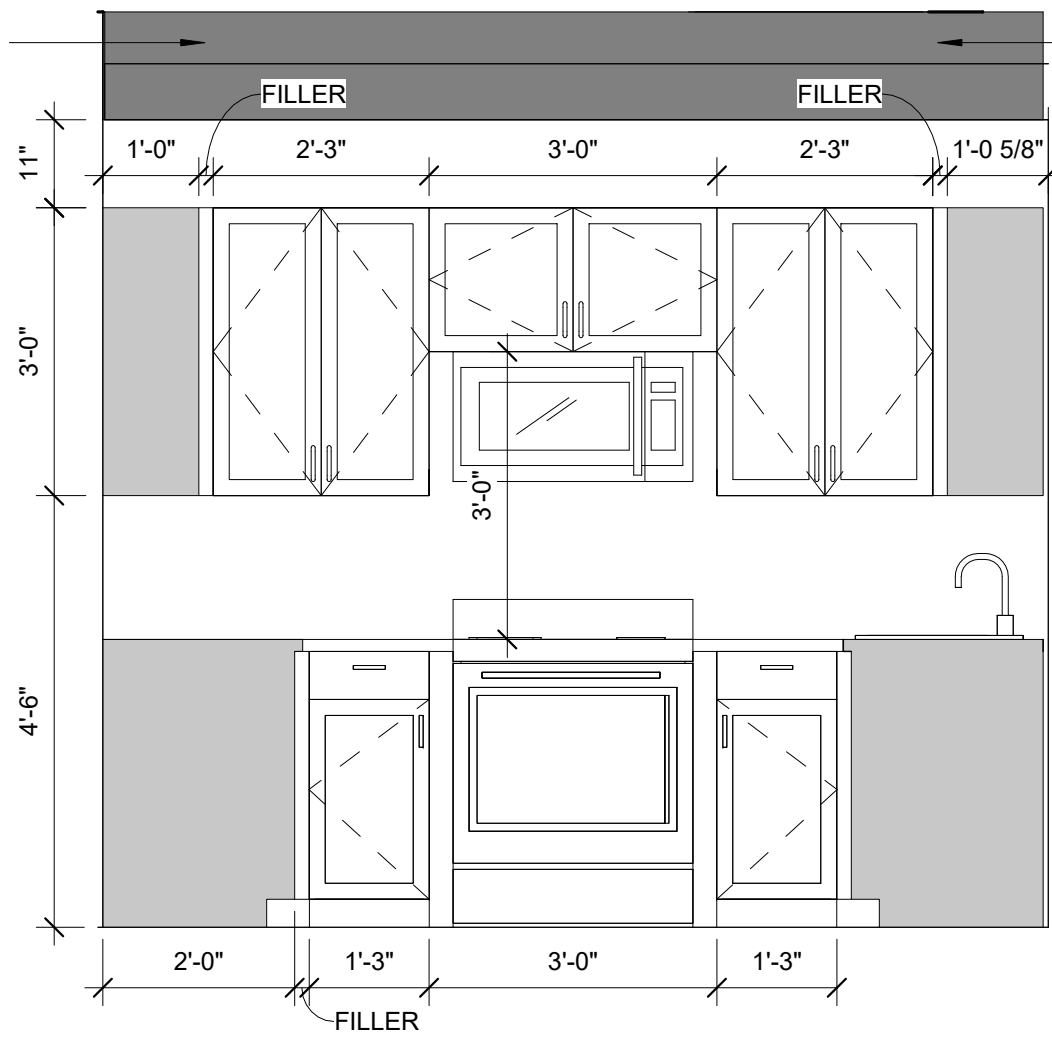
1 | 304
1/4" = 1'-0"



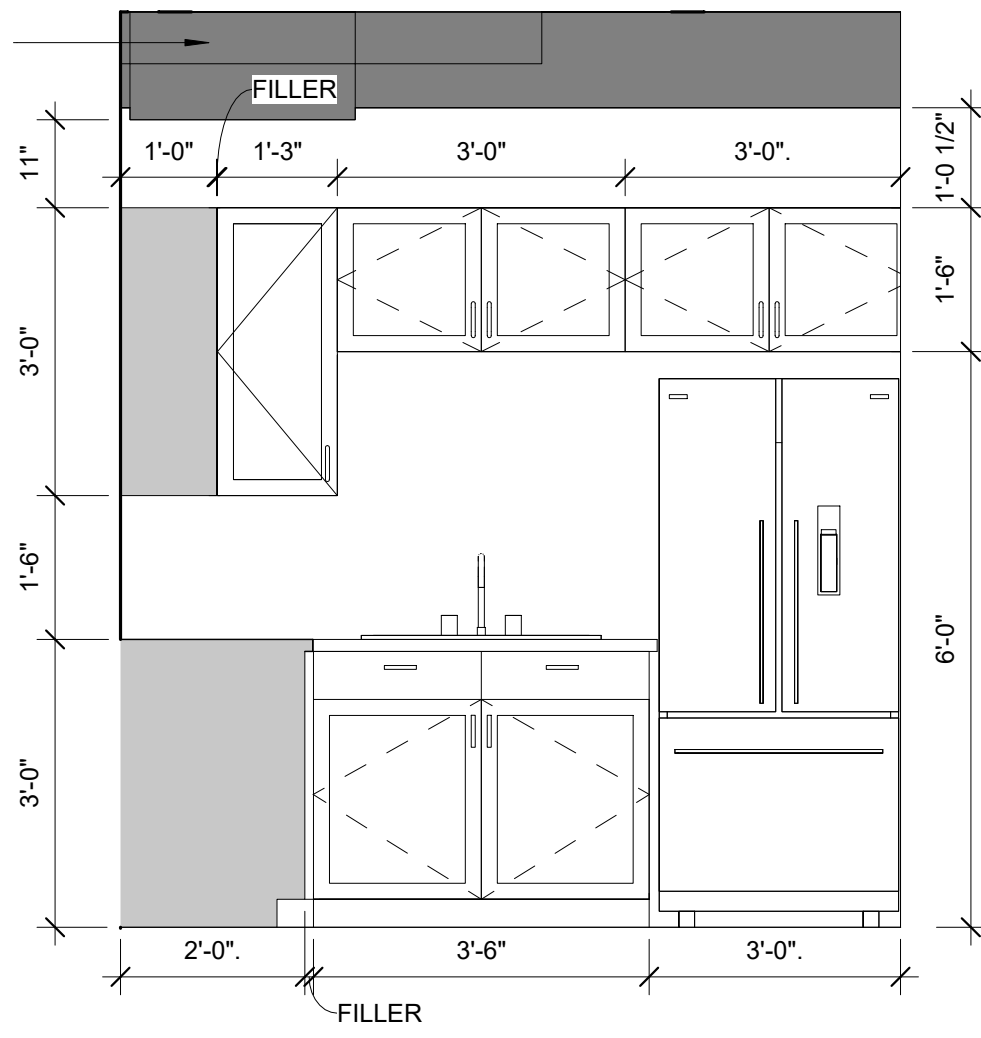
2 | 304-2
1/4" = 1'-0"



1A | 304 KITCHEN ELEVATION 1
1/2" = 1'-0"



1B | 304 KITCHEN ELEVATION 2
1/2" = 1'-0"



1C | 304 KITCHEN ELEVATION 3
1/2" = 1'-0"

HISTORIC ELEMENTS

INTACT BASE TRIM	-----
INTACT CROWN MOLDING	× × × × × ×
INTACT HANDRAIL	○ ○ ○ ○ ○ ○

Prepared For:

ISSUED:
FOR CONSTRUCTION : 11/11/22

Architect:

**ARCHETYPE
ARCHITECTS**
48 Union Wharf Portland, Maine 04101
207.772.6022 archetype@archetypepa.com

Project:

MARBLE BLOCK
129 Main Street
Biddeford, Maine

Revisions:

Date:

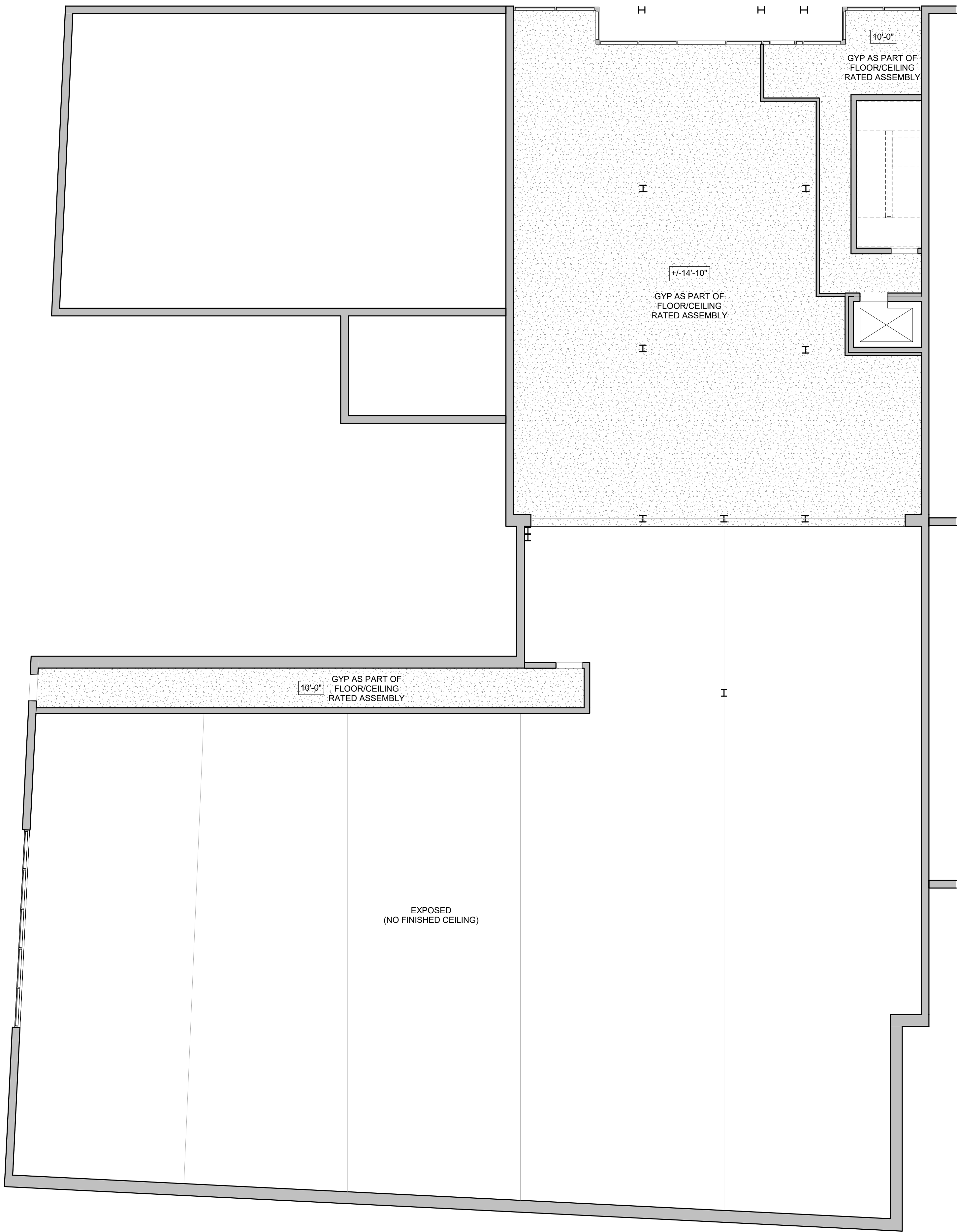
OCT. 09 2023

Scale:

As indicated

Enlarged Unit Plans (304)

A607

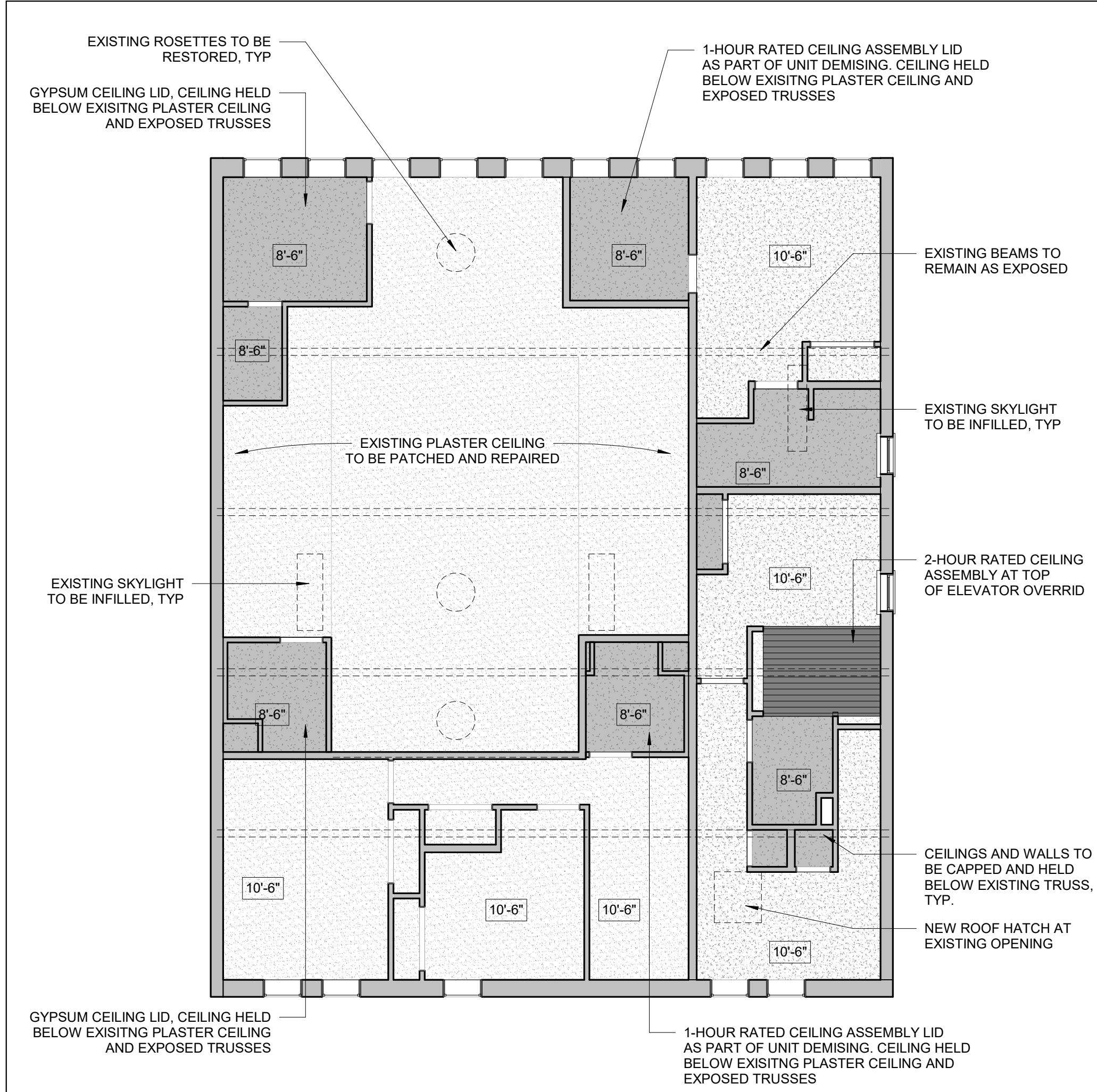


1 | GROUND FLOOR
1/8" = 1'-0"

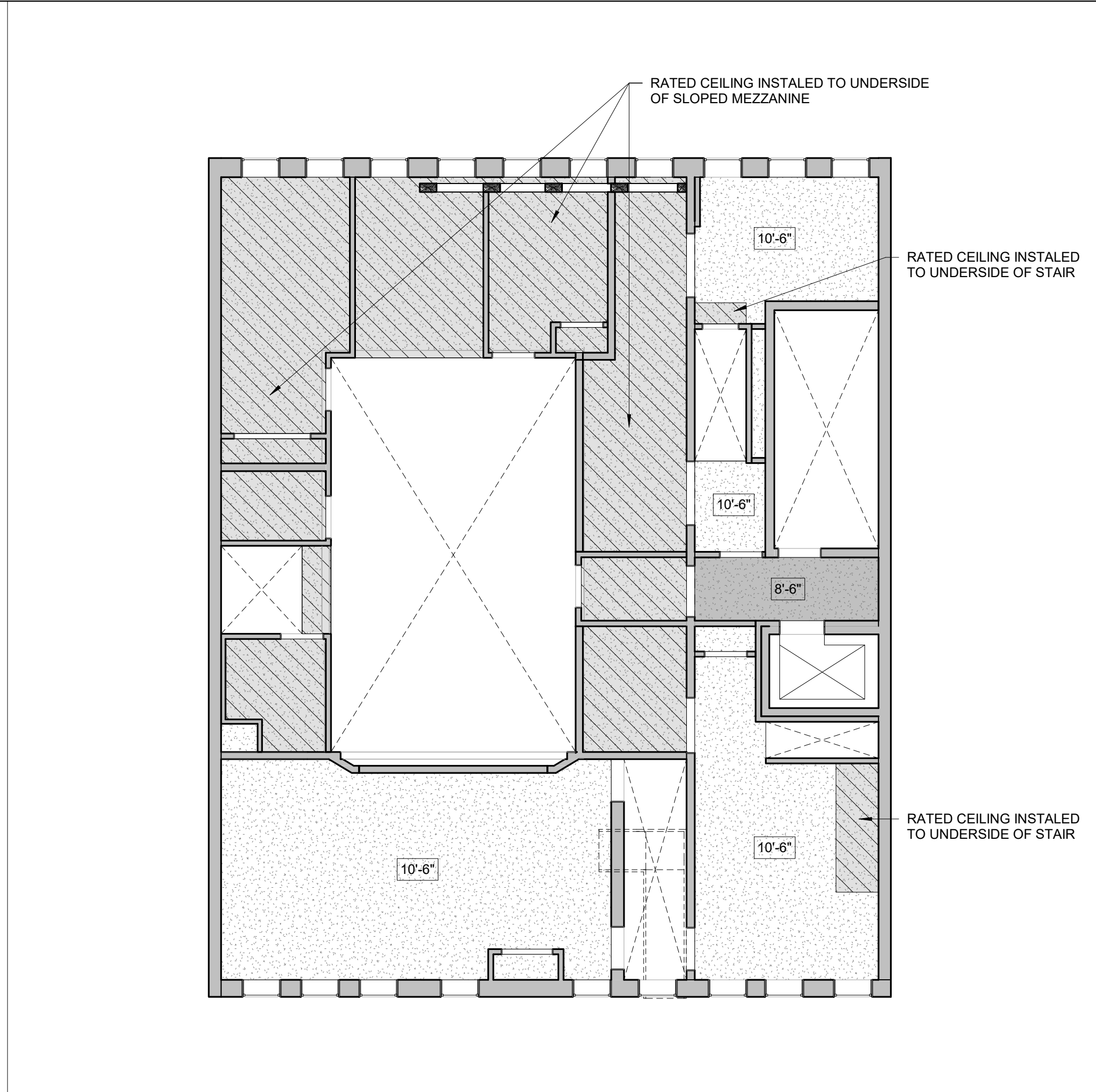
SYMBOL LEGEND:	
ACT CEILING	
GYPSUM CEILING - SEE RCP FOR HEIGHT	
GYPSUM DROPPED CEILING - SEE RCP FOR HEIGHT	
GYPSUM CEILING ATTACHED DIRECTLY TO UNDERSIDE OF MEZZANINE	

- GENERAL NOTES**
1. ARCHITECTURAL CEILING PLANS DO NOT SHOW ALL PROJECT LIGHTS, SEE ELECTRICAL PLANS FOR LIFE SAFTEY AND OTHER LIGHT FIXTURES.
 2. LIGHTS OR CEILING ELEMENTS NOT DIMENSIONED AND GRAPHICALLY SHOWN AS CENTERED IN A SPACE OR CENTERED ON A WALL OR ELEMENT ARE TO BE LOCATED CENTERED IN THAT SPACE OR ON THAT ELEMENT .
 3. CENTER VANITY SCONCES/LIGHTS ABOVE VANITES, U.N.O.
 4. HOODS ARE TO BE CENTERED ABOVE RANGES. CONTRACTOR TO VERIFY RANGE AND HOOD LOCATIONS AS DIMENSIONED.
 5. SEE ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPE.
 6. PROVIDE CLOSET LIGHTING AS NOTED IN ELECTRICAL DRAWINGS.
 7. CEILINGS IDENTIFIED AS "DROPPED GYPSUM CEILINGS" ARE A SECONDARY GYPSUM MEMBRANE BELOW THE RATED LID (FASTENED TO UNDERSIDE OF STRUCTURE).
 8. PROVIDE ACCESS PANELS AT ALL LOCATIONS REQUIRED FOR MEP EQUIPMENT/ACCESS

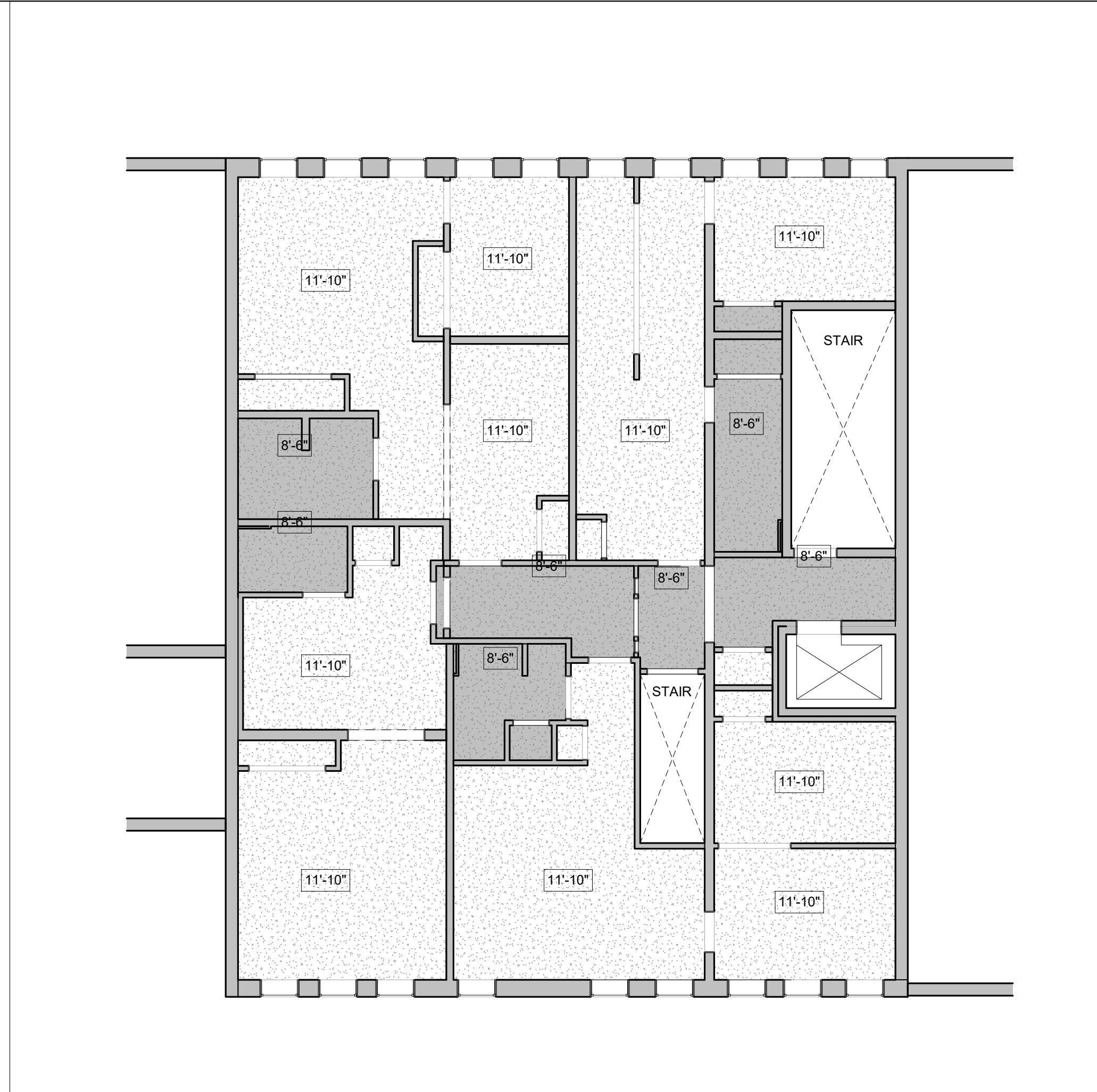
Prepared For:		Consultant:	
-		ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 207.772.6022 ARCHETYPE@ARCHETYPEPA.COM	
Project:		129 Main Street Biddeford, Maine	
Revisions:		MARBLE BLOCK	
Date:	Scale:	Reflected Ceiling Plans	
OCT. 09 2023	1/8" = 1'-0"		
A701			



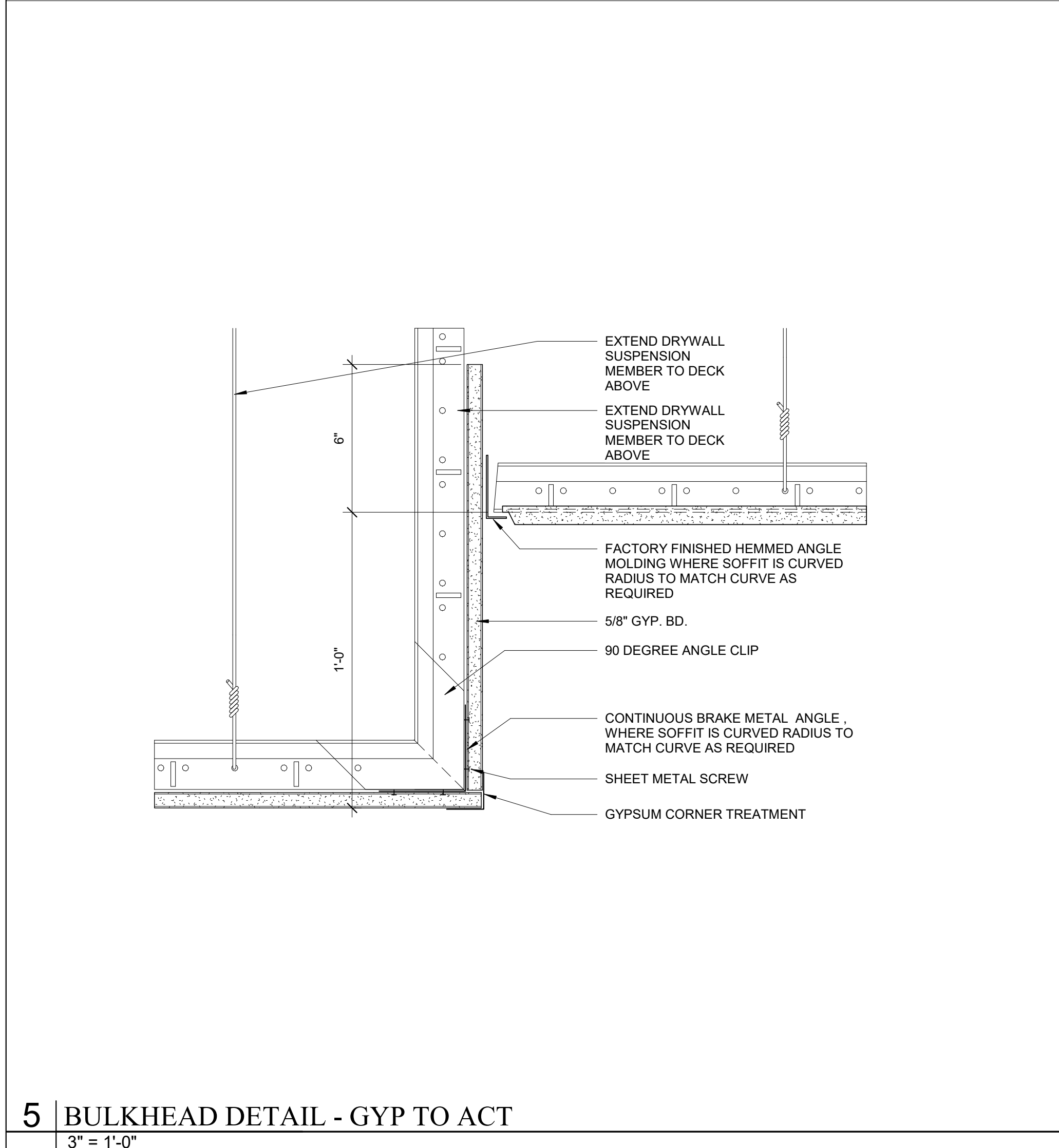
3 | MEZZANINE
1/8" = 1'-0"



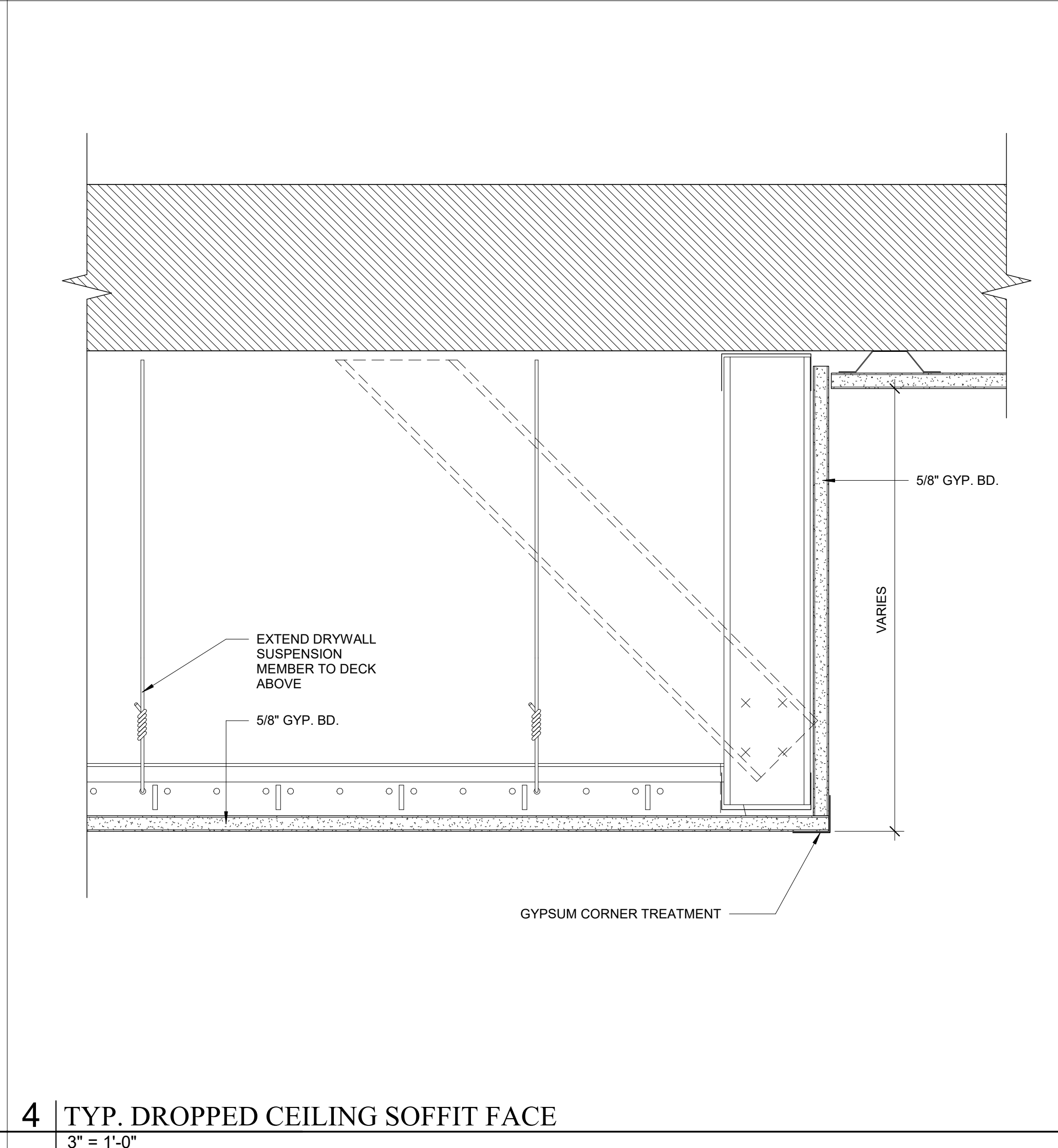
2 | 3RD FLOOR
1/8" = 1'-0"



1 | 2ND FLOOR
1/8" = 1'-0"



5 | BULKHEAD DETAIL - GYP TO ACT
3" = 1'-0"



4 | TYP. DROPPED CEILING SOFFIT FACE
3" = 1'-0"

SYMBOL LEGEND:

ACT CEILING	
GYPSUM CEILING - SEE RCP FOR HEIGHT	
GYPSUM DROPPED CEILING - SEE RCP FOR HEIGHT	
GYPSUM CEILING ATTACHED DIRECTLY TO UNDERSIDE OF MEZZANINE	

GENERAL NOTES

- ARCHITECTURAL CEILING PLANS DO NOT SHOW ALL PROJECT LIGHTS, SEE ELECTRICAL PLANS FOR LIFE SAFETY AND OTHER LIGHT FIXTURES.
- LIGHTS OR CEILING ELEMENTS NOT DIMENSIONED AND GRAPHICALLY SHOWN AS CENTERED IN A SPACE OR CENTERED ON A WALL OR ELEMENT ARE TO BE LOCATED CENTERED IN THAT SPACE OR ON THAT ELEMENT.
- CENTER VANITY SCONCES/LIGHTS ABOVE VANITES, U.N.O.
- HOODS ARE TO BE CENTERED ABOVE RANGES. CONTRACTOR TO VERIFY RANGE AND HOOD LOCATIONS AS DIMENSIONED.
- SEE ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPE.
- PROVIDE CLOSET LIGHTING AS NOTED IN ELECTRICAL DRAWINGS.
- CEILINGS IDENTIFIED AS "DROPPED GYPSUM CEILINGS" ARE A SECONDARY GYPSUM MEMBRANE BELOW THE RATED LID (FASTENED TO UNDERSIDE OF STRUCTURE).
- PROVIDE ACCESS PANELS AT ALL LOCATIONS REQUIRED FOR MEP EQUIPMENT/ACCESS

Prepared For:

Consultant:

Architect:

Project:

Date:

Scale:

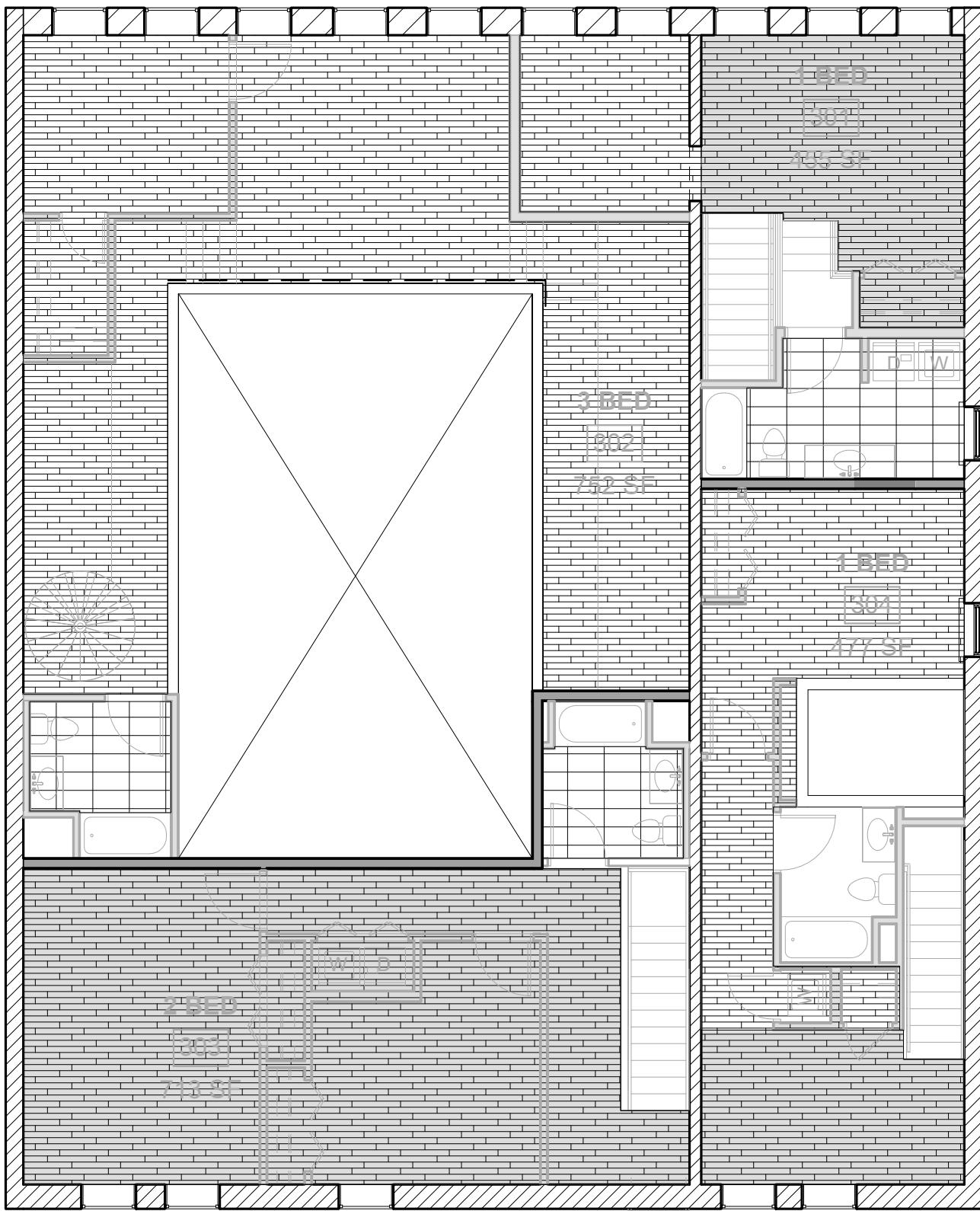
Revisions:

Reflected Ceiling Plans

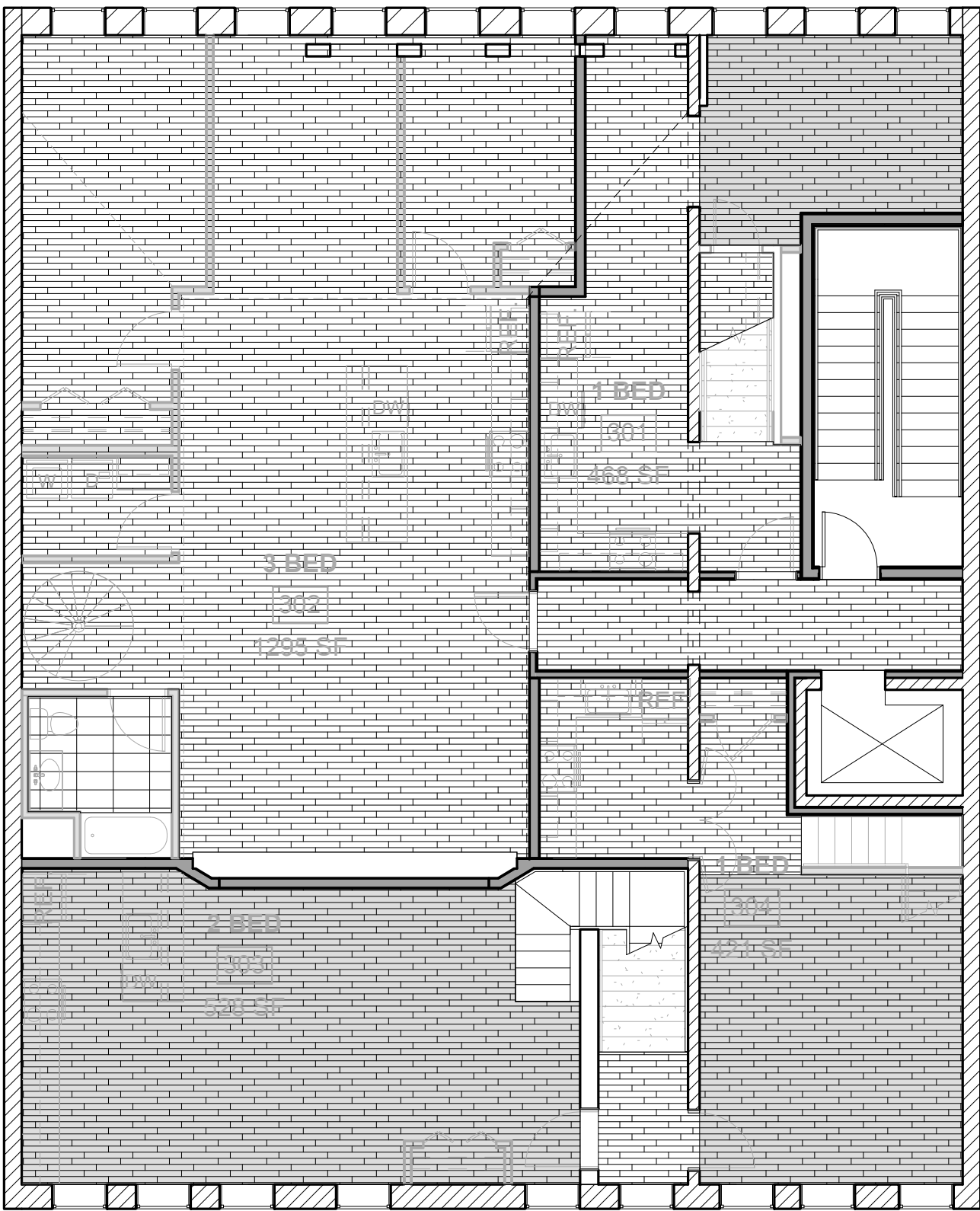
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ARCHETYPE
ARCHITECTS
48 Union Wharf Portland, Maine 04101
207.772.6022 archetype@archetypepa.com

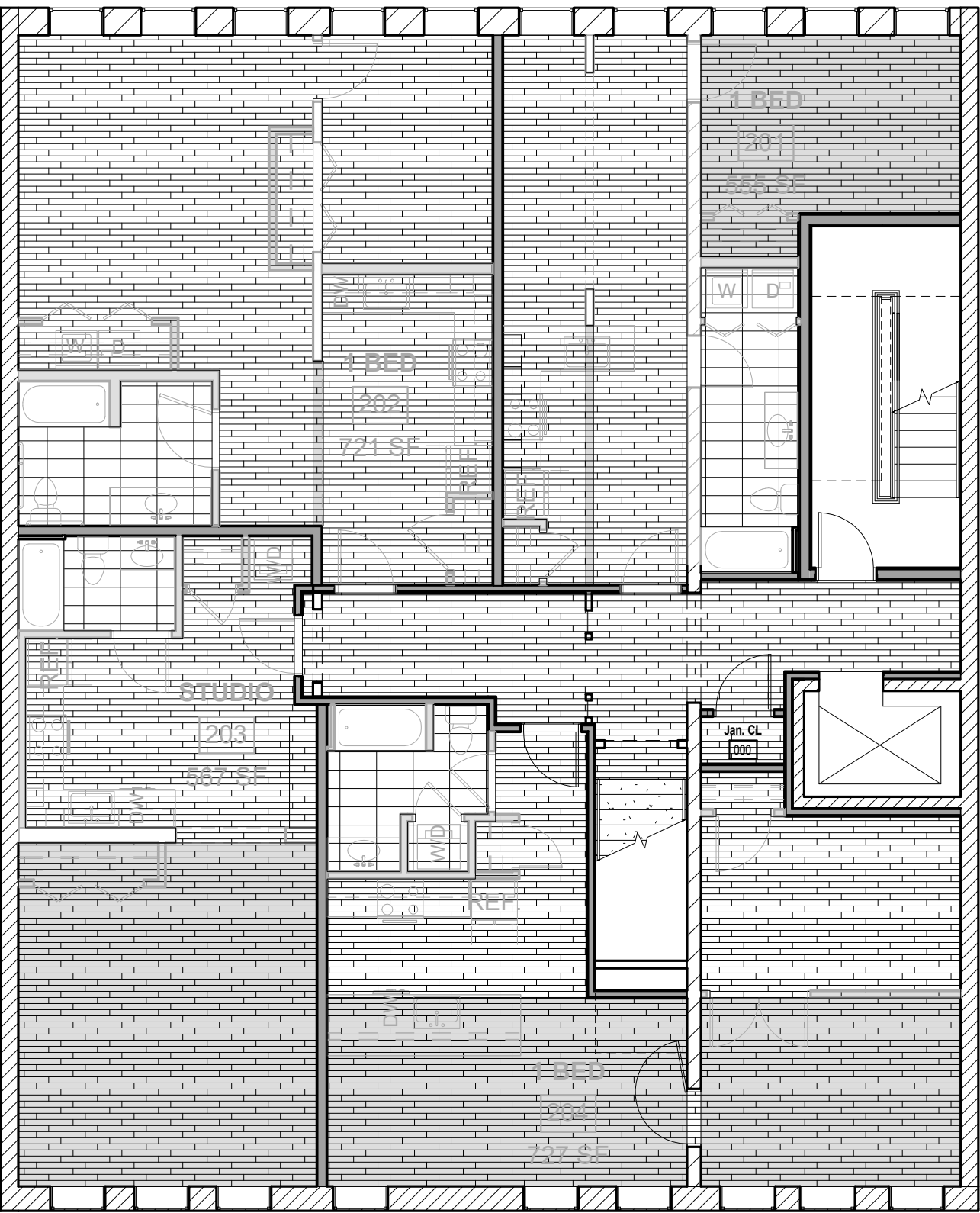
MARBLE BLOCK
129 Main Street
Biddeford, Maine



3 | 4TH FLOOR - FINISH PLAN
1/8" = 1'-0"



2 | 3RD FLOOR - FINISH PLAN
1/8" = 1'-0"



1 | 2ND FLOOR - FINISH PLAN
1/8" = 1'-0"

FLOOR FINISH LEGEND

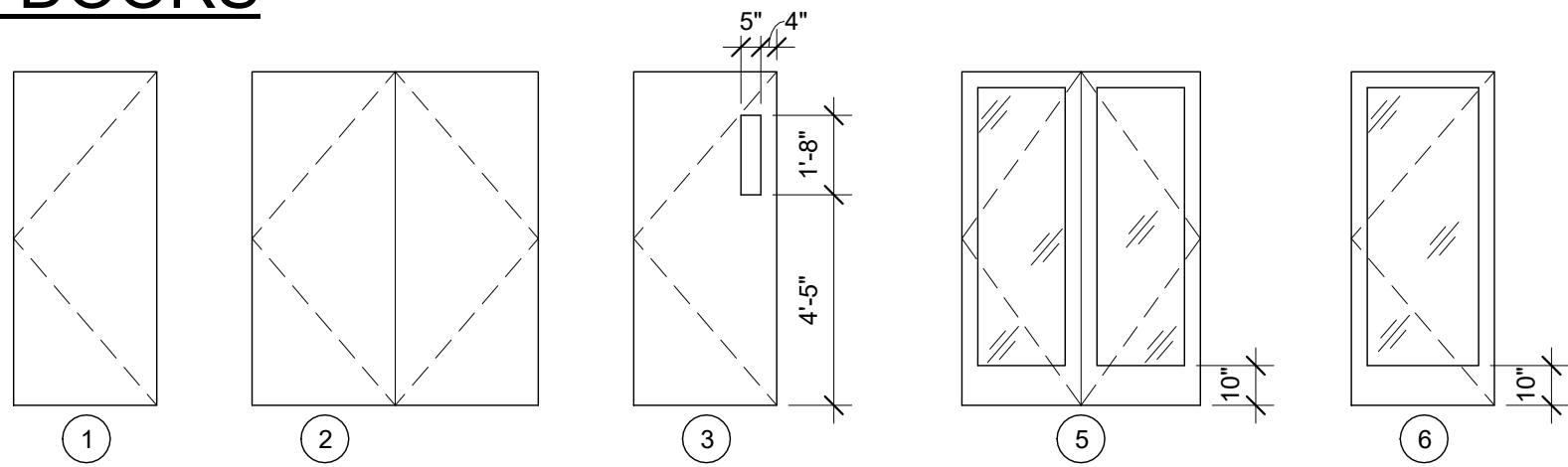
EXISTING WOOD FLOOR TO BE REFINISHED

NEW ENGINEERED WOOD FLOOR

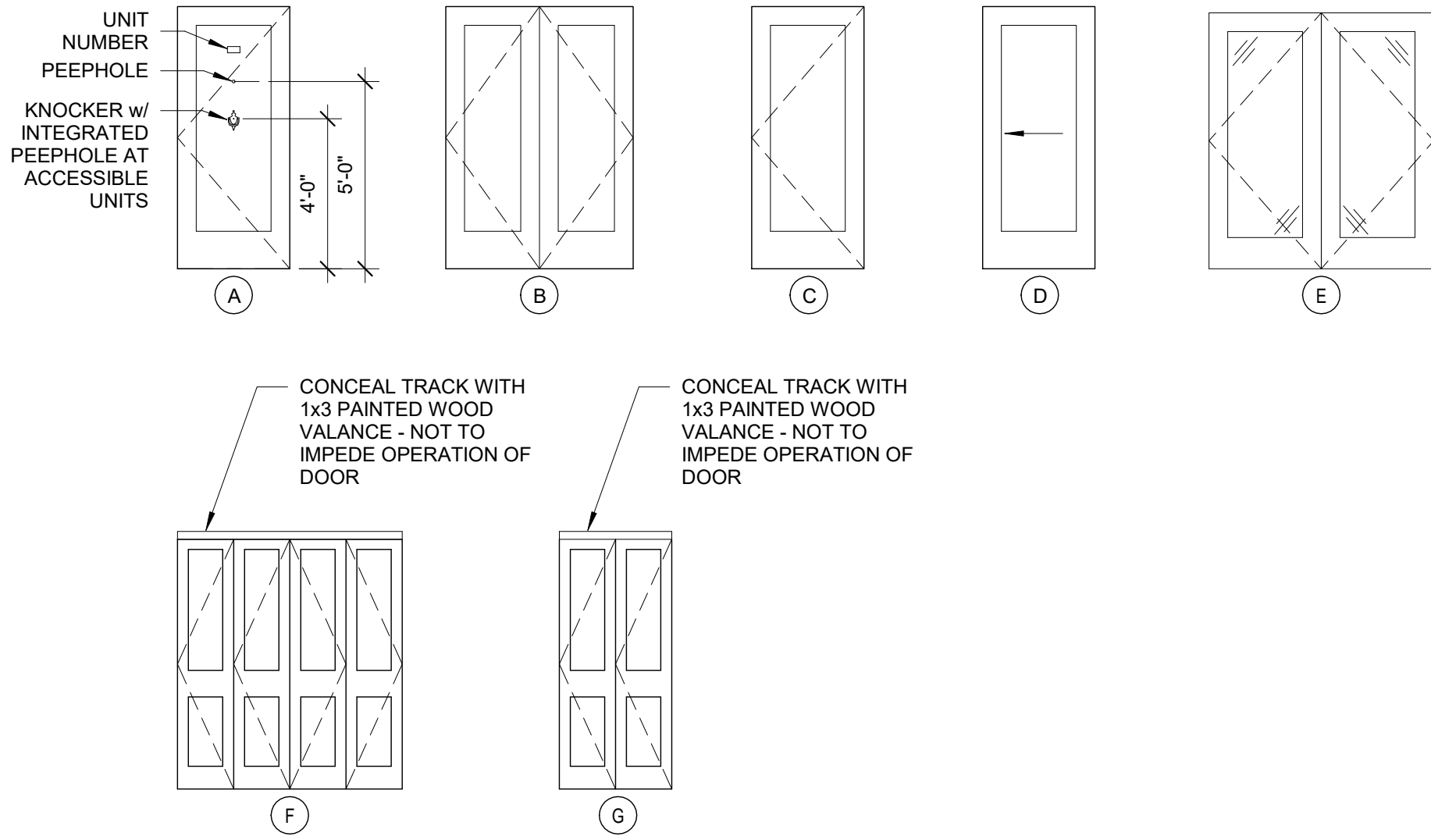
TILE FLOOR

Date: OCT. 09 2023	Scale: As indicated	Revisions:	Project: MARBLE BLOCK	Architect: ARCHETYPE ARCHITECTS 48 Union Wharf Portland, Maine 04101 207.772.6022 archetype@archetypepa.com	ISSUED: FOR CONSTRUCTION : 11/11/22	Prepared For: -
A710				Finish Plans		

PUBLIC AREA DOORS



UNIT DOORS



1 LEAF TYPES

1/4" = 1'-0"

PUBLIC AREA DOOR SCHEDULE

DOOR No.	LOCATION	SIZE			THICKNESS	TYPE	DOOR LEAF		DOOR FRAME		THRESHOLD	LABEL	OPERATION	SWEEP	CLOSER	REMARKS
		WIDTH	HEIGHT					MATERIAL	FINISH	MATERIAL						
BASEMENT																
001	STAIR A	3'-0"	7'-0"	1 3/4"	3	HM		PTD.	HM	PTD.	ALUM	90 MIN.	PASSAGE	Yes	Yes	SMOKE SEAL GASKET
GROUND FLOOR																
101	ENTRY	6'-0"	7'-0"	1 3/4"	5	ALUM	-		ALUM	-	ALUM	-	ENTRY	Yes	Yes	WEATHERSTRIP, PANIC HARDWARE
102	ENTRY (FUTURE LOBBY)	3'-0"	7'-0"	1 3/4"	6	ALUM	-		ALUM	-	ALUM	-	ENTRY	Yes	Yes	WEATHERSTRIP
103	EGRESS CORRIDOR	3'-0"	7'-0"	1 3/4"	1	HM		PTD.	HM	PTD.	ALUM	60 MIN.	PASSAGE	Yes	Yes	SMOKE SEAL GASKET, PANIC HARDWARE, INSULATED, WEATHERSTRIP
104	STAIR A	3'-0"	7'-0"	1 3/4"	3	HM		PTD.	HM	PTD.	ALUM	90 MIN.	PASSAGE	Yes	Yes	SMOKE SEAL GASKET
105	EGRESS CORRIDOR	3'-0"	7'-0"	1 3/4"	3	HM		PTD.	HM	PTD.	ALUM	60 MIN.	PASSAGE	Yes	Yes	SMOKE SEAL GASKET
2ND FLOOR																
201	STAIR A	3'-0"	7'-0"	1 3/4"	3	HM		PTD.	HM	PTD.	ALUM	90 MIN.	PASSAGE	Yes	Yes	SMOKE SEAL GASKET
202	JANITOR CLOSET	3'-0"	7'-0"	1 3/4"	1	HM		PTD.	HM	PTD.	ALUM	-	STOREROOM			
3RD FLOOR																
301	STAIR A	3'-0"	7'-0"	1 3/4"	3	HM		PTD.	HM	PTD.	ALUM	90 MIN.	PASSAGE	Yes	Yes	SMOKE SEAL GASKET, PANIC HARDWARE

UNIT DOOR SCHEDULE

DOOR No.	Description	SIZE			TYPE	DOOR LEAF		DOOR FRAME		THRESHOLD	LABEL	REMARKS
		WIDTH	HEIGHT	THICKNESS		MATERIAL	FINISH	MATERIAL	FINISH			
U1	UNIT ENTRY	3'-0"	7'-0"	1 3/4"	A	WOOD	PTD.	HM	PTD.	WOOD	20 MIN.	
U2	UNIT BED	3'-0"	6'-8"	1 3/4"	C	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	
U3	UNIT BED	5'-4"	8'-0"	1 3/4"	E	WOOD	PTD.	WOOD	PTD.	-	-	FULL LITE GLASS
U4	UNIT BATH	3'-0"	6'-8"	1 3/4"	C	WOOD	PTD.	WOOD	PTD.	-	-	
U5	UNIT CLOSET	2'-4"	6'-8"	1 3/8"	C	WOOD	PTD.	WOOD	PTD.	-	-	
U6	UNIT CLOSET	2'-6"	6'-8"	1 3/4"	C	WOOD	PTD.	WOOD	PTD.	-	-	
U7	UNIT CLOSET	3'-0"	6'-8"	1 3/4"	C	WOOD	PTD.	WOOD	PTD.	-	-	
U8	UNIT CLOSET	3'-0"	6'-8"	1 3/4"	G	WOOD	PTD.	WOOD	PTD.	-	-	
U9	UNIT CLOSET	4'-0"	6'-8"	1 3/4"	F	WOOD	PTD.	WOOD	PTD.	-	-	
U10	UNIT CLOSET	5'-0"	6'-8"	1 3/4"	F	WOOD	PTD.	WOOD	PTD.	-	-	
U11	UNIT CLOSET	6'-0"	6'-8"	1 3/4"	F	WOOD	PTD.	WOOD	PTD.	-	-	

NOTES

- ALL RATED DOORS TO HAVE CLOSERS, SMOKE SEALS, AND DOOR SWEEPS
- ALL EXTERIOR DOORS TO HAVE CLOSERS, WEATHERSTRIPPING, AND DOOR SWEEPS
- ALL DOORS ARE TO BE PAINT-GRADE, U.N.O.

Prepared For:

Consultant:

Architect:
ARCHETYPE ARCHITECTS
48 Union Wharf Portland, Maine 04101
207.772.6022 ARCHETYPE@ARCHETYPEPA.COM

Project:
MARBLE BLOCK
129 Main Street
Biddeford, Maine

Revisions:

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

Date:
OCT. 09 2023

Door Schedule

A801



1 | 3D View 1

A901

Date:
OCT. 09 2023

Scale:

3D VIEW

Revisions:

Project:

MARBLE BLOCK

Architect:

**ARCHETYPE
ARCHITECTS**
48 Union Wharf Portland, Maine 04101
207.772.6022 archetype@archetypepa.com

ISSUED:
FOR CONSTRUCTION : 11/11/22

Prepared For:

-

GUARDIAN SYSTEMS OF MAINE

674 US RT 1
SCARBOROUGH, ME 04074
PHONE 207-536-4800

MARBLE BLOCK

129 MAINE ST
BIDDEFORD
MAINE

SHOP DRAWING
FIRE ALARM

01/11/2024

REVISION
1

SMOKE
DETECTOR



GAS
DETECTOR



PULL
STATION



SPRINKLER
WATERFLOW



SPRINKLER
TAMPER



FIRE
ALARM
ANNUNCIATOR



FIRE ALARM
CONTROL
PANEL



KNOX
BOX



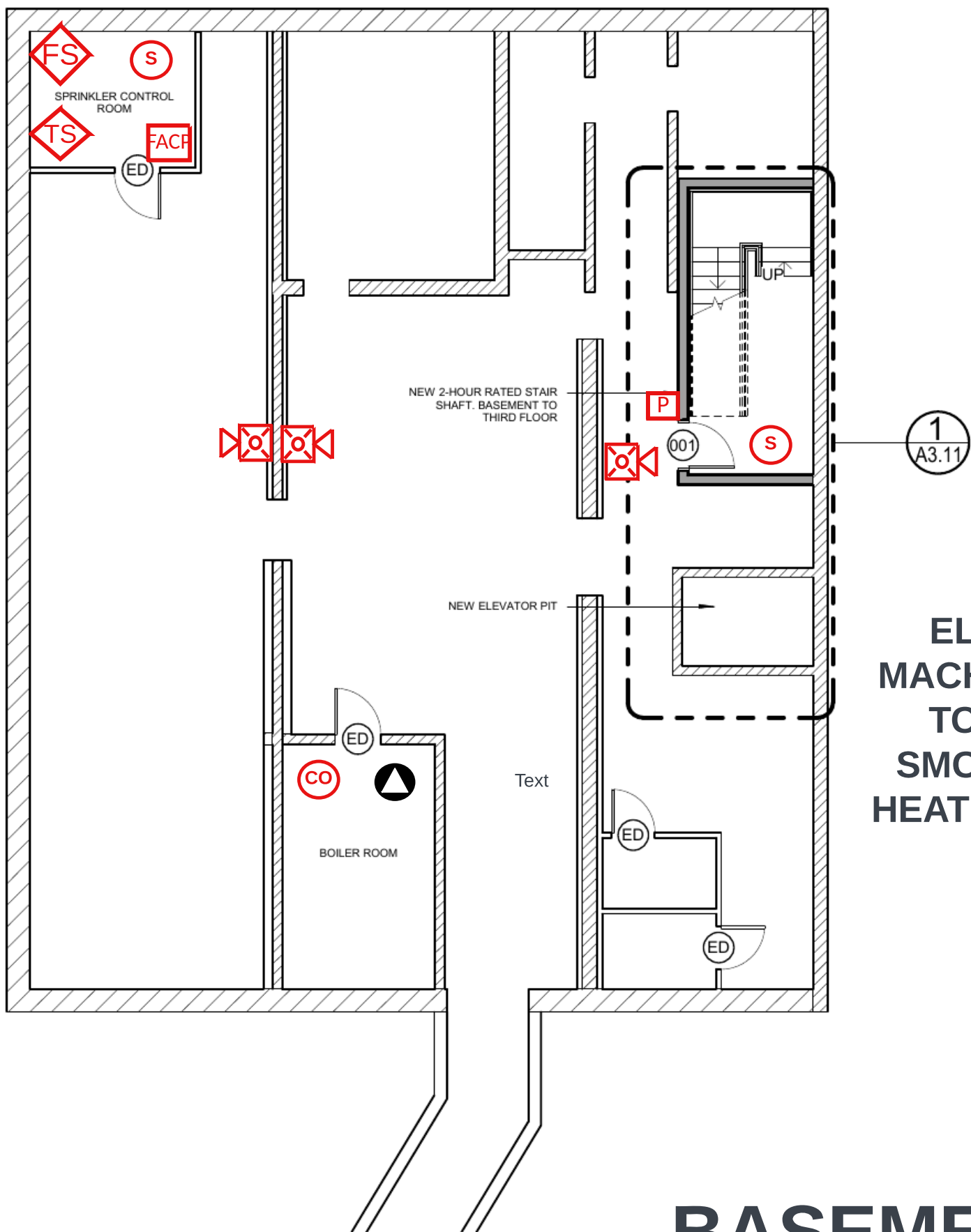
HORN
STROBE



STROBE

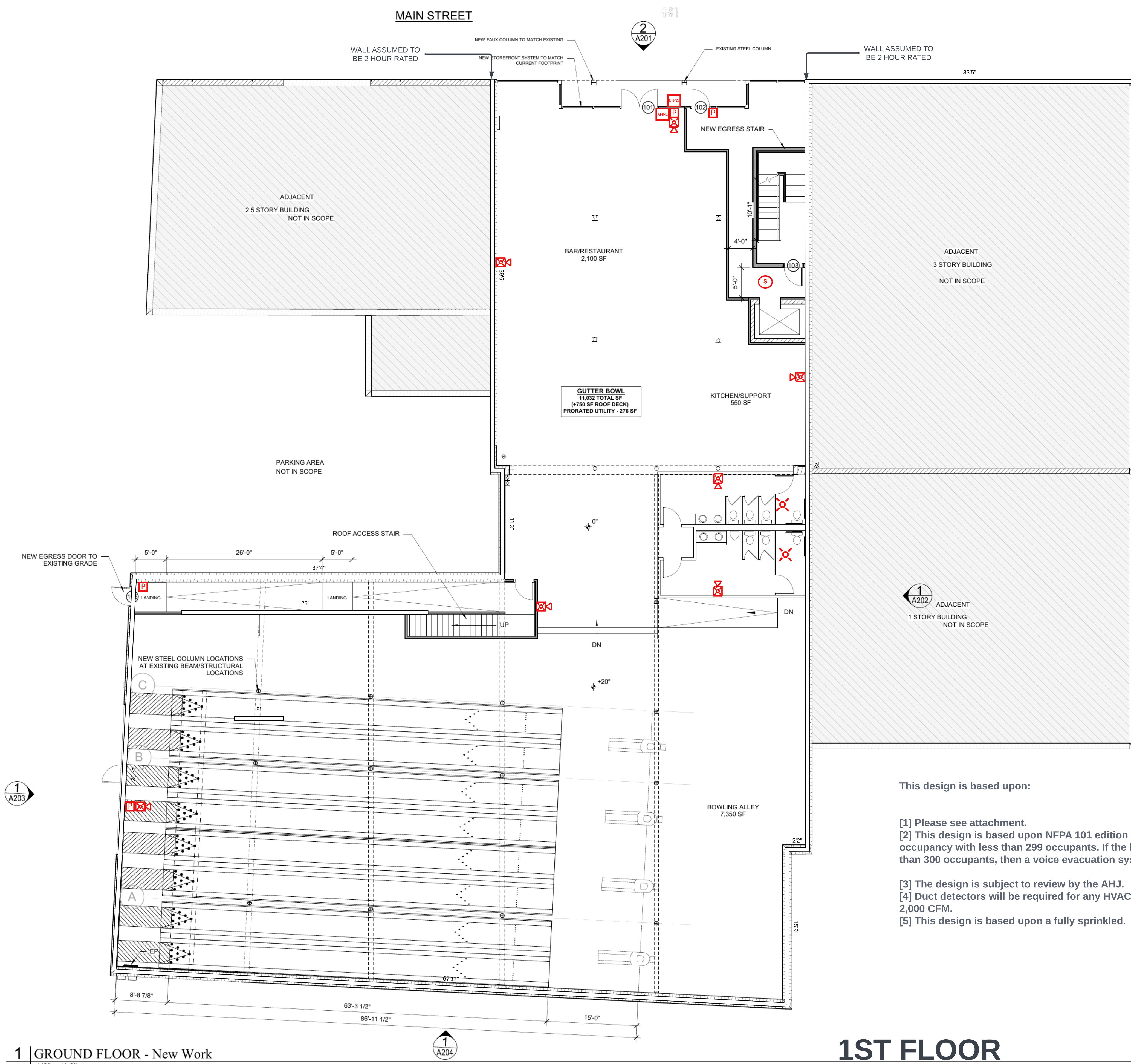


REPRODUCTION OF THIS
DOCUMENT IS NOT
PERMITTED WITHOUT THE
PRIOR WRITTEN CONSENT
OF GUARDIANSYSTEMS
OF MAINE



ELEVATOR
MACHINE ROOM
TO HAVE A
SMOKE AND A
HEAT DETECTOR

2ND AND 3RD
FLOOR AREAS TO
BE PHASE II



1 | GROUND FLOOR - New Work
1/8" = 1'-0"

1ST FLOOR

This design is based upon:

- [1] Please see attachment.
- [2] This design is based upon NFPA 101 edition 2018. This is a mixed occupancy with less than 299 occupants. If the building will have more than 300 occupants, then a voice evacuation system will be required.
- [3] The design is subject to review by the AHJ.
- [4] Duct detectors will be required for any HVAC units which exceed 2,000 CFM.
- [5] This design is based upon a fully sprinkled.

REPRODUCTION OF THIS
DOCUMENT IS NOT
PERMITTED WITHOUT THE
PRIOR WRITTEN CONSENT
OF GUARDIAN SYSTEMS
OF MAINE

GUARDIAN SYSTEMS OF MAINE

674 US RT 1
SCARBOROUGH, ME 04074
PHONE 207-536-4800

MARBLE BLOCK

129 MAINE ST
BIDDEFORD
MAINE

SHOP DRAWING
FIRE ALARM

01/11/2024

REVISION
1

SMOKE
DETECTOR



GAS
DETECTOR



PULL
STATION



SPRINKLER
WATERFLOW



SPRINKLER
TAMPER



FIRE
ALARM
ANNUNCIATOR



FIRE ALARM
CONTROL
PANEL



KNOX
BOX

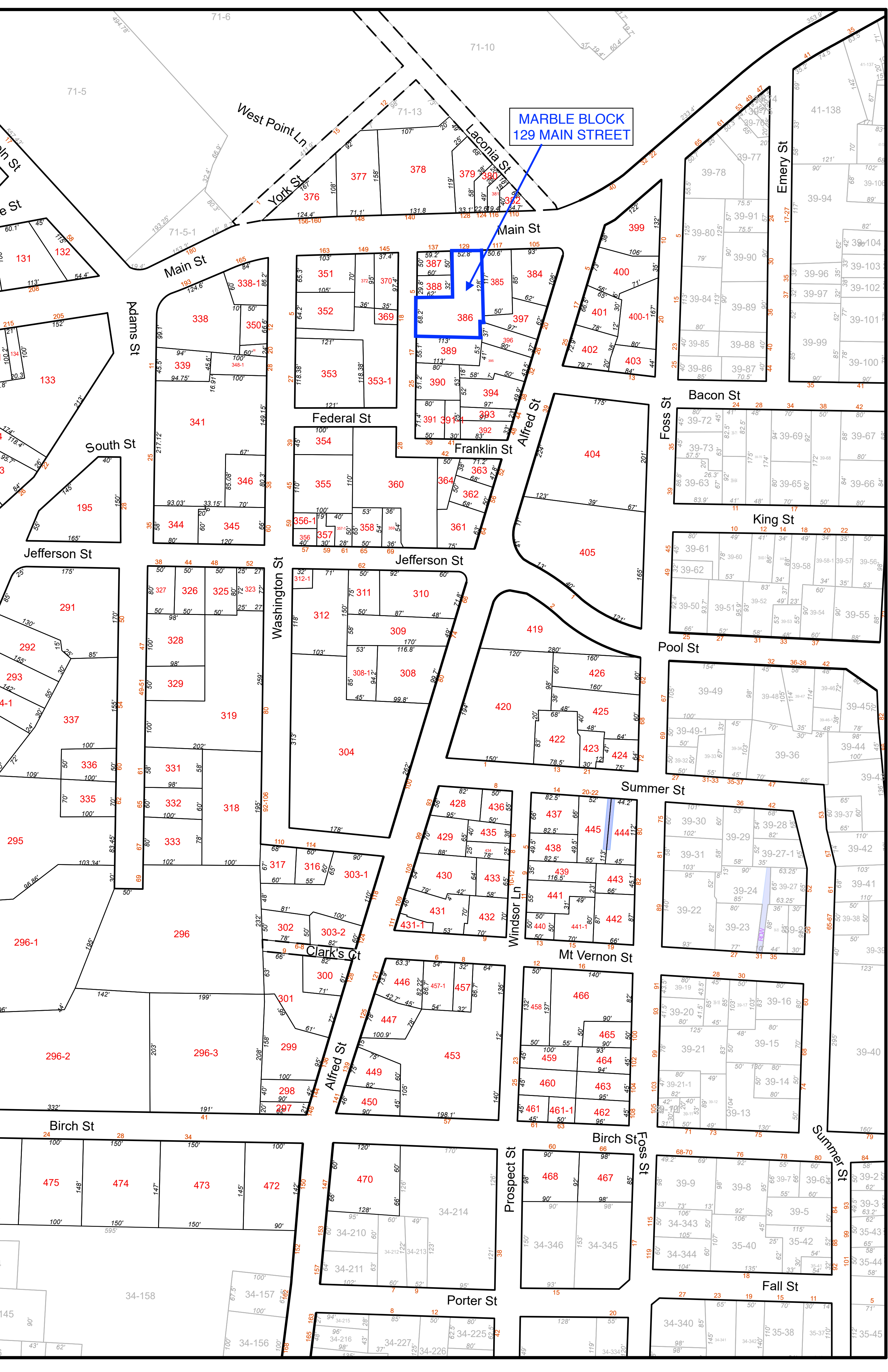


HORN
STROBE



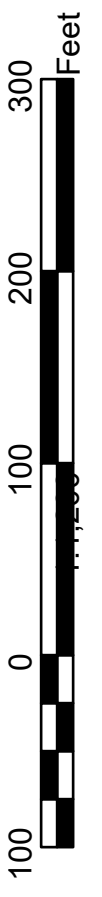
STROBE





North is based on the
Maine State
Coordinate System
NAD 1983

North Rotation is -34°



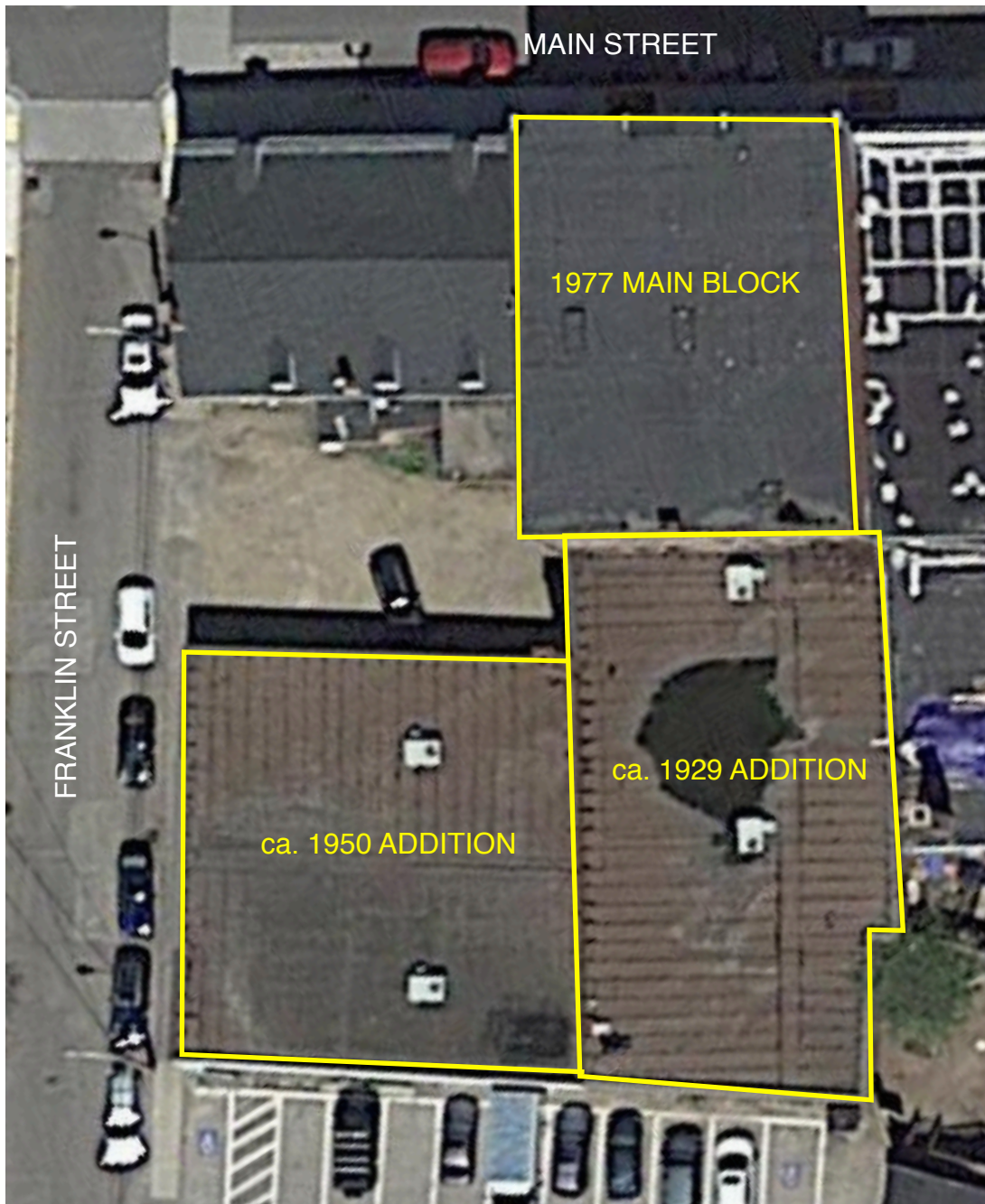
UPDATED THROUGH APRIL 1, 2021
FOR ASSESSMENT PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCES

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



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

38
Tax Map





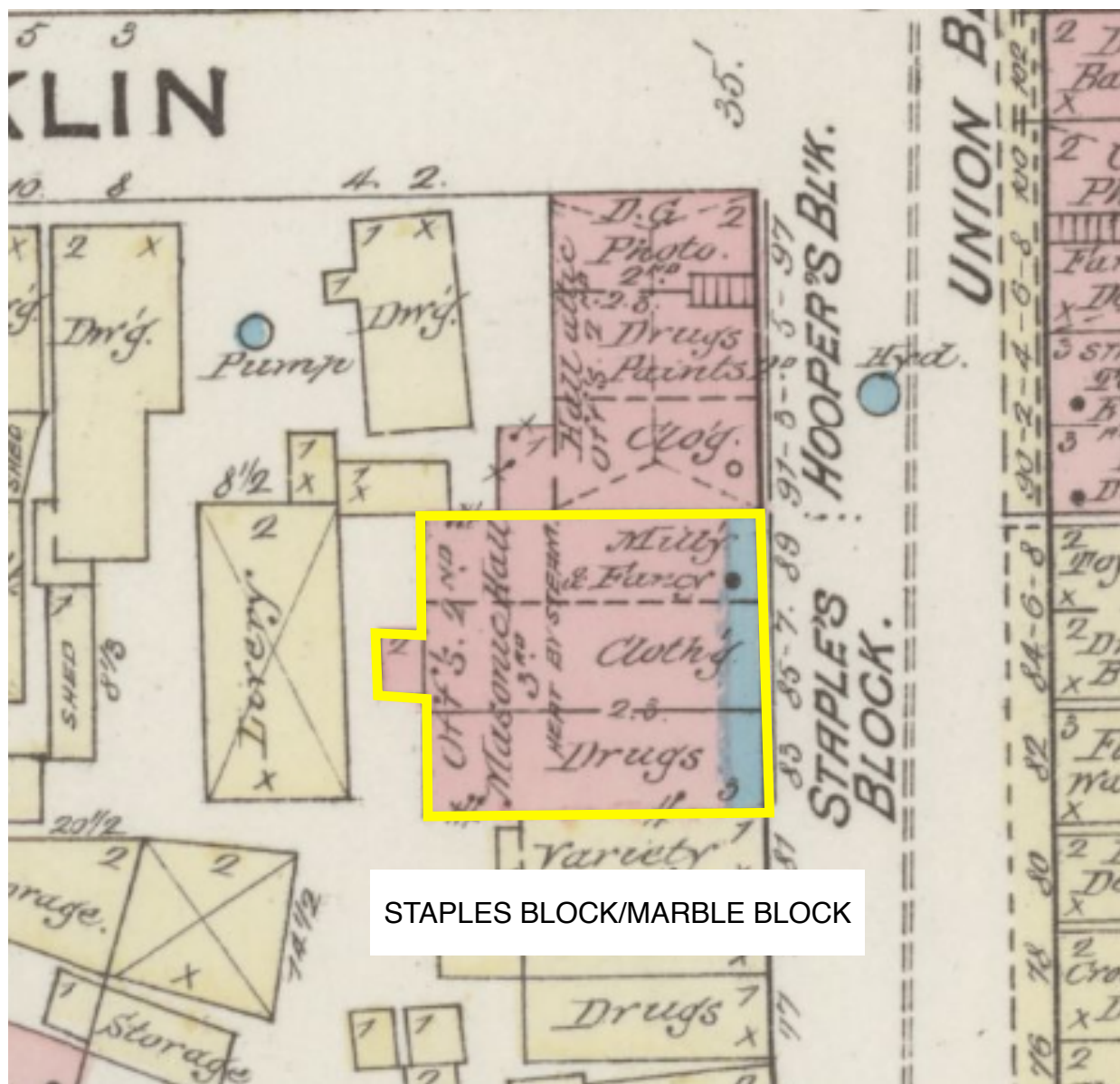


ESSEX
Preservation Consulting

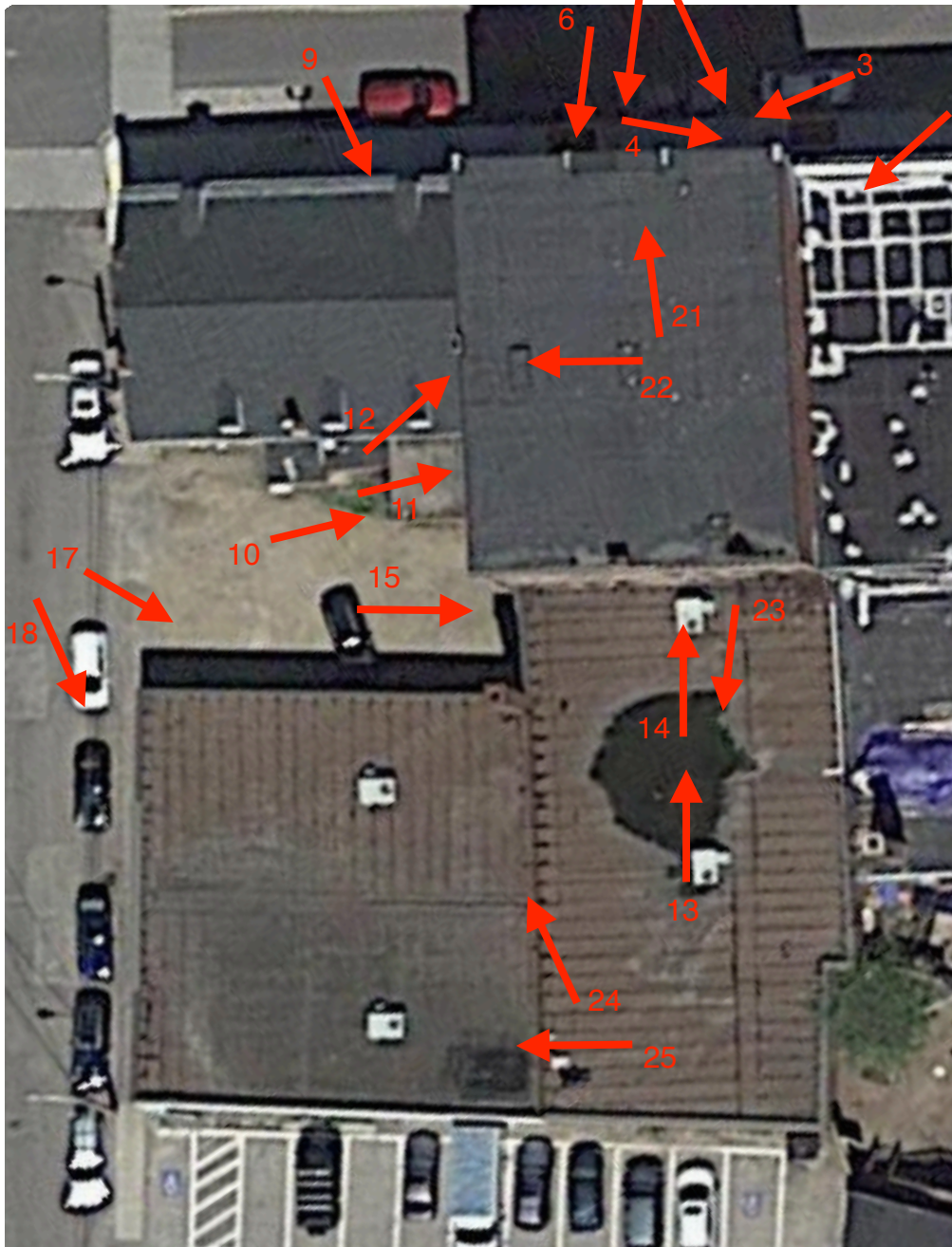
**STAPLES BLOCK/MARBLE BLOCK
BIDDEFORD, MAINE**

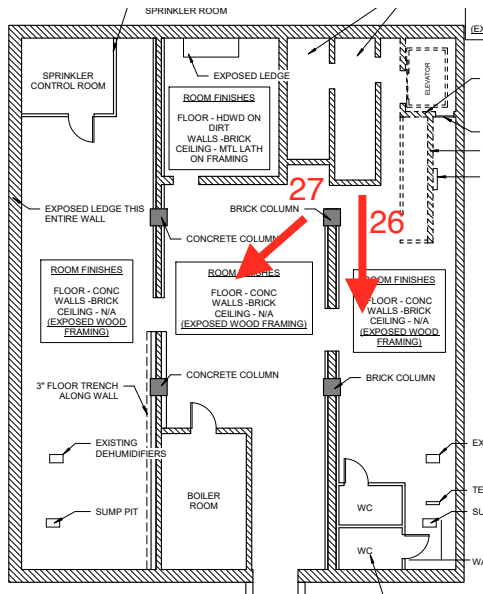
FIGURE 2
DETAIL OF 1890 PHOTO



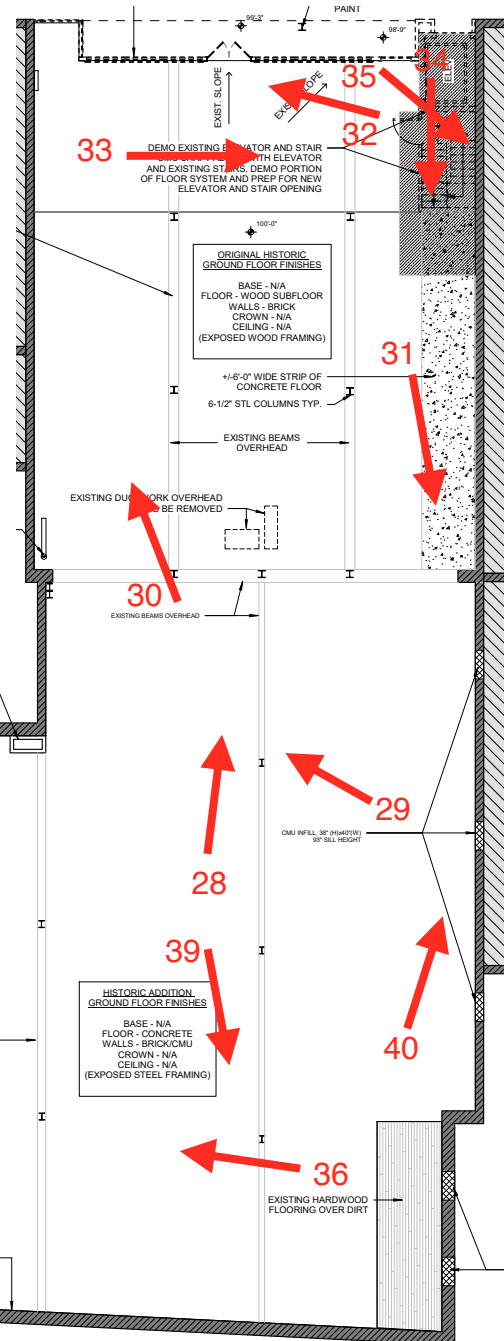


STAPLES BLOCK/MARBLE BLOCK

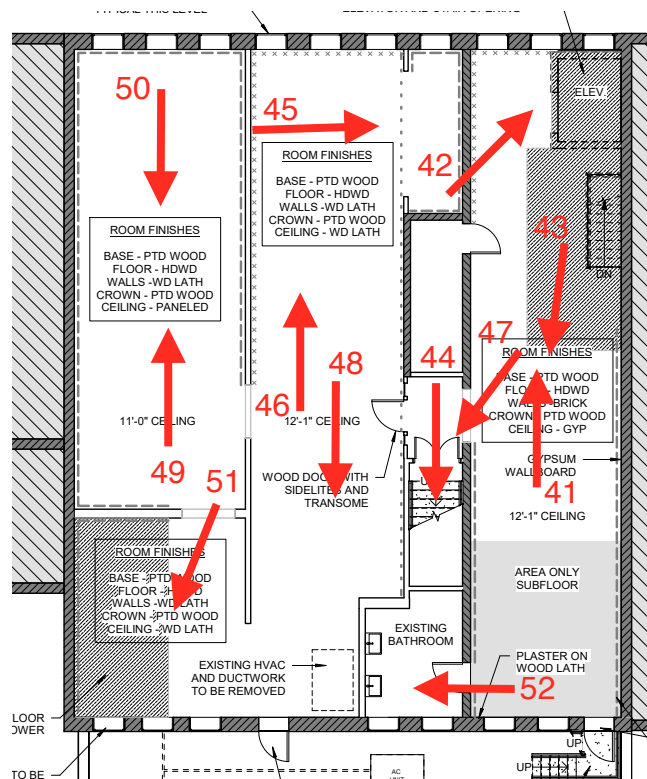


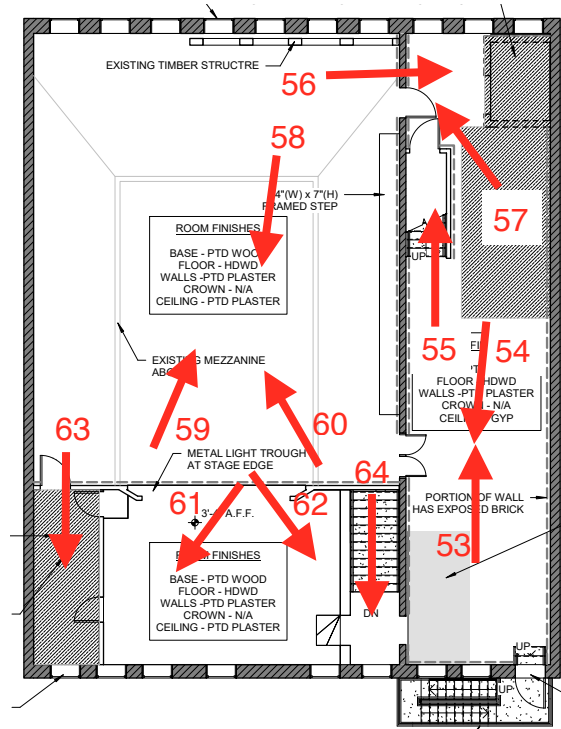


Basement

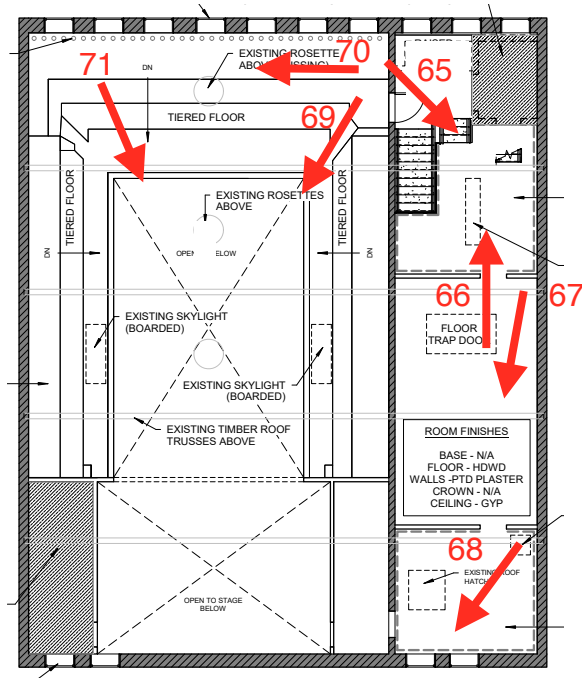


First Floor





Third Floor



Mezzanine

MARBLE BLOCK - BIDDEFORD, MAINE - EXISTING CONDITIONS PHOTOS



1 Streetscape - view east along Main Street



2 Facade (North Elevation)



3 Facade (North Elevation) - detail of storefronts



4 Facade (North Elevation) - view toward added elevator enclosure at e
end

MARBLE BLOCK - BIDDEFORD, MAINE - EXISTING CONDITIONS PHOTOS



5 | Facade (North Elevation) - detail of added elevator enclosure



6 | Facade (North Elevation) - typical windows



7 | Facade (North Elevation) - detail of upper floor and cornice



8 | East Elevation

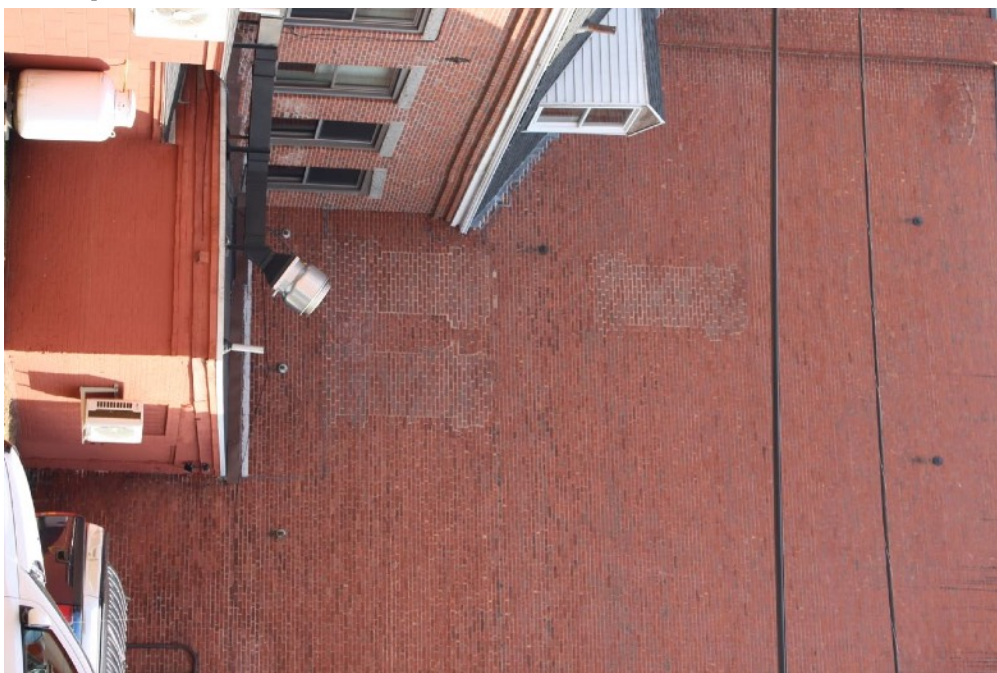
MARBLE BLOCK - BIDDEFORD, MAINE - EXISTING CONDITIONS PHOTOS



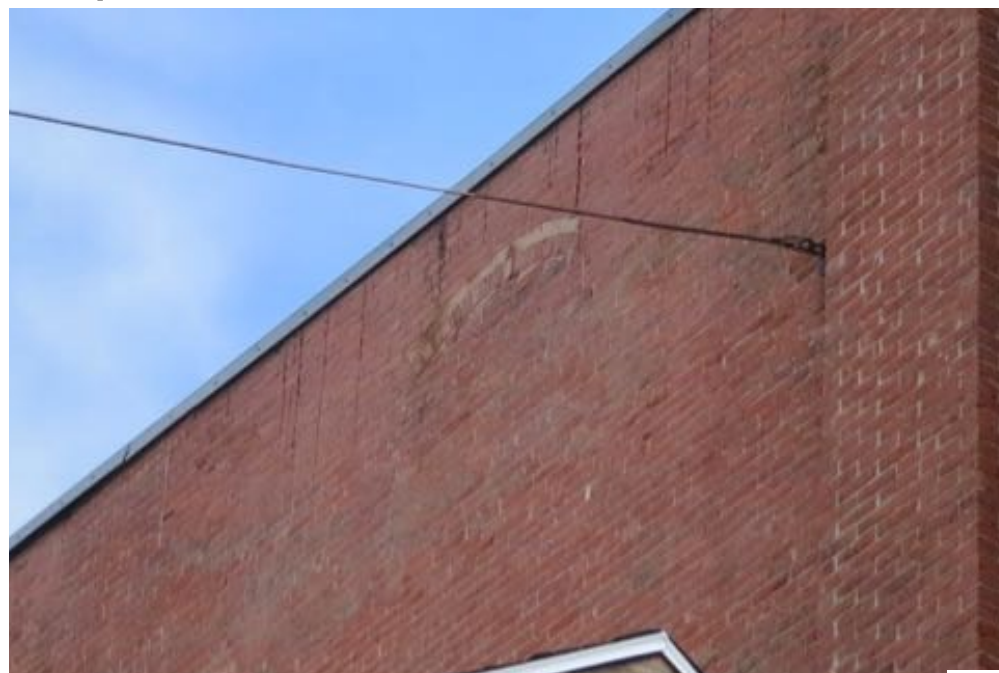
9 | West Elevation (right) from north end



10 | West Elevation from south end



11 | West Elevation - detail showing infilled window openings



12 | West Elevation - detail showing infilled window opening

MARBLE BLOCK - BIDDEFORD, MAINE - EXISTING CONDITIONS PHOTOS



13 | Rear (South) Elevation



14 | Rear (South) Elevation - detail at central bays



15 | Circa 1929 Addition - west face of connector



16 | Circa 1950 Addition - west elevation (facing Franklin Street)

MARBLE BLOCK - BIDDEFORD, MAINE - EXISTING CONDITIONS PHOTOS



17 | Circa 1950 Addition - north elevation



18 | Circa 1950 Addition - west elevation



19 | Circa 1950 Addition - south elevation at west end



20 | Circa 1929 Addition - south elevation at east end

MARBLE BLOCK - BIDDEFORD, MAINE - EXISTING CONDITIONS PHOTOS



21 | Main Block - roof



22 | Main Block - roof



23 | Circa 1929 Addition - roof



24 | Circa 1950 Addition - roof

MARBLE BLOCK - BIDDEFORD, MAINE - EXISTING CONDITIONS PHOTOS



25 | Circa 1950 Addition - roof



26 | Basement - view south in main block



27 | Basement - view west in main block



28 | First Floor - view toward storefronts of main block

MARBLE BLOCK - BIDDEFORD, MAINE - EXISTING CONDITIONS PHOTOS



29 | First Floor - west wall of circa 1929 addition



30 | First Floor - west wall of main block



31 | First Floor - east wall of main block



32 | First Floor - view along storefront in main block



33 | First Floor - view toward added stair enclosure



34 | First Floor - added stair to basement in northeast corner



35 | First Floor - added stair in northeast corner



36 | First Floor - view west in ca. 1950 addition

MARBLE BLOCK - BIDDEFORD, MAINE - EXISTING CONDITIONS PHOTOS



37 First Floor - view along storefront in ca. 1950 addition



38 First Floor - view east in ca. 1950 addition, toward ca. 1929 addition



39 First Floor - view south in ca. 1929 addition



40 First Floor - view of west wall in ca. 1929 addition

MARBLE BLOCK - BIDDEFORD, MAINE - EXISTING CONDITIONS PHOTOS



41 | Second Floor - view in northeast corner showing added stair and elevator enclosure



42 | Second Floor - added elevator in northeast corner



43 | Second Floor - view toward rear (south) at east side of building



44 | Second Floor - historic stair to third floor

MARBLE BLOCK - BIDDEFORD, MAINE - EXISTING CONDITIONS PHOTOS



45 | Second Floor - view toward former stairhall



46 | Second Floor - view toward front (north) at center of building



47 | Second Floor - view toward in stairhall at entry to upper level assembly space



48 | Second Floor - view toward rear (south) at center of building

MARBLE BLOCK - BIDDEFORD, MAINE - EXISTING CONDITIONS PHOTOS



49 | Second Floor - view toward front (north) on west side of building



50 | Second Floor - view toward rear on west side of building

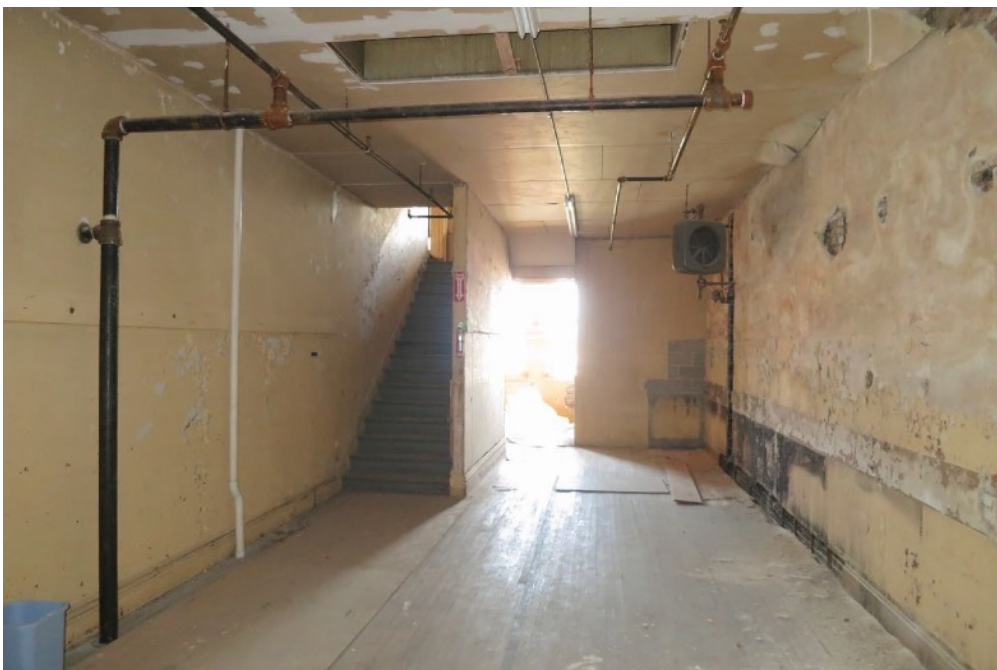


51 | Second Floor - view toward southwest corner



52 | Second Floor - bathroom along rear (south) wall

MARBLE BLOCK - BIDDEFORD, MAINE - EXISTING CONDITIONS PHOTOS



53 | Third Floor - view north along east side of building



54 | Third Floor - view south along east side of building



55 | Second Floor - stair to fourth floor (gallery level of assembly space)



56 | Third Floor - added elevator in northeast corner

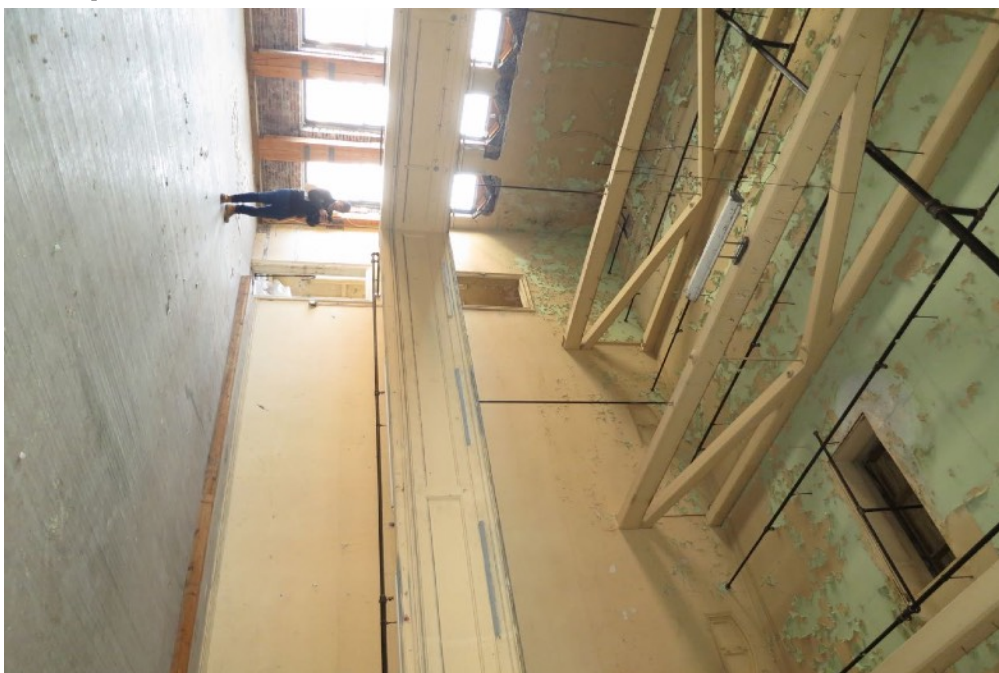
MARBLE BLOCK - BIDDEFORD, MAINE - EXISTING CONDITIONS PHOTOS



57 Third Floor - view toward north entry to assembly space



58 Third Floor - view south in assembly space



59 Third Floor - view northeast in assembly space



60 Third Floor - view northwest in assembly space

MARBLE BLOCK - BIDDEFORD, MAINE - EXISTING CONDITIONS PHOTOS



61 | View toward southwest corner of stage area



62 | View toward southeast corner of stage area



63 | Third Floor - storage room in southwest corner



64 | Third Floor - stairhall at rear



65 | Mezzanine - stairhall in northeast corner



66 | Mezzanine - view north along east side of building



67 | Mezzanine - central room along east wall



68 | Mezzanine - southeast room

MARBLE BLOCK - BIDDEFORD, MAINE - EXISTING CONDITIONS PHOTOS



69 | View southwest in gallery of assembly space



70 | View along north wall in gallery of assembly space



71 | View southeast in gallery of assembly space



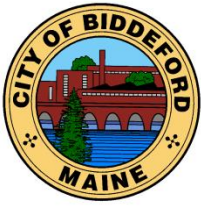
72 | Facade detail showing blocked windows (on interior) in easternmost b **123**



73 | Example of historic six-pane window at uppermost level of rear elevation (lower vertical muntin missing)



74 | Detail at facade showing remnants of bituminous caulking



CITY OF BIDDEFORD

Planning and Development Department

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

David.Galbraith@biddefordmaine.org

PLANNING BOARD MEMORANDUM

TO: Chair Patoine and Members of the Biddeford Planning Board

EC: Bryce Avallone: bryce.avallone@gmail.com36
Peter Valcourt: peter.valcourt@yahoo.com
Craig Burgess: cburgess@acorn-engineering.com

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

DATE: February 28, 2024

RE: **2023.36 Homestead By The River Campground / Bryce Avallone and Peter Valcourt / 608 New County Road (PID# Map 6, Lot 35-2) / Storage Building / FINAL PLAN REVIEW**

MEETING DATE: March 6, 2024 at 6:00 PM

1. Project Overview / History:

The Planning Board granted the applicant approval of Sketch & Preliminary approval of this project on February 21, 2024. The subject property is 29.47-acres in area is located at 608-610 New County Road (Property ID# Map 6, Lot 35, Sub-lot 2). The property is further located within the Rural Farm (RF) zoning district and shoreland zoning overlay district. The subject property is currently being utilized as a campground and the applicants are seeking approval to erect a 150 foot by 40 foot (6,000 square feet) utility building for the expressed storage of recreational camping vehicles (RV's), ca connected 1,950 square foot lean-to and a 16 foot gravel drive servicing the storage barn.

As the Board may recall, in late April 2023 the City's Code Office and Planning Department were contacted by business partners Bryce Avallone and Peter Valcourt (project applicants) who were in negotiations to purchase the "Homestead by the River" family campground. Upon purchase of the campground they had proposed the construction of a new 44' x 72' (3,168 sq. ft.) event barn for the use of the camping clients but also to be opened to the public for weddings, parties and similar "event center" type uses, during the summer and fall months. During the property's off-season the applicants would also be seeking approval for winter storage of recreational vehicles (RVs) within the proposed barn. Article V, Establishment of Zones of the City's Land Use Ordinance (Zoning Ordinance), Table A - Table of Land Uses, does not include Event Centers, Wedding Barns, or similar uses as Permitted or Conditional Uses. Therefore, the proposed event center Use, is not allowed within any of the City's zoning districts nor have any specific performance standards for this type of Use been adopted. The Applicant's applied for a Contract Zone, to permit the event center but following Planning Board review and recommendation for approval the City Council ultimately denied the proposed Contract Zone.

2023.36 Homestead By The River Campground / Bryce Avallone and Peter Valcourt / 608 New County Road (PID# Map 6, Lot 35-2) / Storage Building / FINAL PLAN REVIEW
March 6, 2024

Following the denial of the contract zone the Applicants sought approval of a restaurant use, within the same proposed event center building. This application was under Staff review and the Applicant's requested a postponement of the hearing and ultimately withdrew their application.

2. PROJECT DATA:

1.	Applicant:	Riverbend Reserve, LLC 608 New County Road Peter.valcourt@yahoo.com
2.	Owner of Property:	Avallone Holdings, LLC/Parekh Holdings, LLC
3.	Agent:	Craig Burgess Acorn Engineering 500 Washington Avenue, Suite 202 Portland, ME 04101
4.	Surveyor:	Same as above
5.	Project Location:	608-610 New County Road
6.	Project Tax Map #/Lot #:	Tax Map 6, Lot 35-2
7.	Lot Size:	29.5 Acres
8.	Base Zoning:	RF
9.	Overlay Zoning:	LR (partial)
10.	Existing Use:	Campground
11.	Proposed Use:	Campground with Vehicle Garage
12.	Approvals Required:	Final Plan Review
13.	Uses in the Vicinity:	Farm Land
14.	Waivers Needed:	a. Full Site Plan Review
15.	Waivers Granted:	a. Full Site Plan Review
16.	Other Non-City Permits Required:	N/A
17.	LDR Attachment A: Fees Paid:	Yes
18.	Planning Board / City Council: Event Center - Contract Zone Request: Denied Planning Board Review: Restaurant: Application Withdrawn Planning Board Review: 6,000 square Foot storage building - PENDING	

3. REVIEW PROCESS:

The proposal for the 6,000 storage RV building is subject to the standards of the City of Biddeford – Code of Ordinances, Part III: Land Development Regulations, Article XI Site Plan Review, Section 4 – Applicability, which states:

B. Development review classification and thresholds.

I. Activities subject to minor development review. The following activities shall be subject to minor development review by the Staff Review Committee:

A. Any development activity or combination of activities that, within any five year period results in the construction of the following:

1. In all zoning districts except for B-1, B-2 and all industrial zones.
 - a. Between 1,000 and 4,999 square feet of new floor area;
 - b. Between 1,000 and 4,999 square feet of new impervious surface; or
 - c. A cumulative total of between 1,500 and 7,499 square feet of floor area and impervious surface.

As the 6,000 square foot storage barn exceeds the 4,999 square foot limit the project requires Planning Board review and approval and was not allowed to be reviewed by the Staff Review Committee (SRC). As proposed, there are no planned improvements within the portion of the property which is subject to the review and approval of the Saco River Corridor Commission (SRCC) the Site Plan should be review by the Commission who may provide recommendations to the Board.

The “sketch plan application” states that the Applicants “*plan to install approximately 200 solar panels to offset the electricity used at the campground. One of the reasons for constructing the barn is to provide a surface area to support those solar panels. A ground mounted array is less expensive than a barn, but looks commercial and would not be in line with the rural nature of the property. A barn, on the other hand, fits right in*”.

It should be noted that the City does not currently allow commercial solar farms and ground mounted solar panels are not being proposed. The proposed roof-top solar panels may be allowed with permitting through the Code Enforcement Office.

A. WAIVERS REQUESTED: None.

Full Site Plan Review Waiver granted February 21, 2024.

Waiver to second hearing granted February 21, 2024.

4. NEXT STEPS/SUGGESTED ACTIONS:

Recommend that if the Planning Board approves the proposed storage barn / site plan it be approved with the following minimum conditions of approval:

1. Standard Conditions of Approval apply.
2. All previous Conditions of Approval (COA) not specifically modified with this approval are hereby reaffirmed and remain in full force and effect.
3. A perforated foundation drain and crushed stone be installed around the building foundation.
4. Building permits for the structure may not be issued until a preconstruction meeting has been scheduled.
5. Construction of the proposed storage building may not continue until a building permit, meeting the Conditions of Approval, has been reviewed and issued by the Code Enforcement Department.
6. The proposed storage building may only be utilized for the storage of RV's and for storage of equipment, such as picnic tables, associated with the campground d operations.
7. Any change of use of the storage building shall be reviewed and approved by the Planning Board prior to the commencement of said use.

8. This approval does NOT include approval of any ground mounted solar panels. Roof-top solar panels may be allowed following review and approval by the Code Enforcement Office and issuance of required building and electrical permits.

5. **STAFF RECOMMENDATION:**

Staff has reviewed the proposed application to erect a 150 foot by 40 foot (6,000 square feet) utility building, a connected 1,950 square foot lean-to serviced by a 16 foot gravel drive for the expressed storage of recreational camping vehicles (RV's) and items associated with the campground, to be constructed on the Homestead By the River Campground property, located at 608-610 New County Road (Property ID# Map 6, Lot 35, Sub-lot 2), and recommends the Planning Board approve the Applicants request.

6. **SAMPLE MOTIONS:**

1. MOTION TO APPROVE, the site plan approval for the construction of a 6,000 square foot storage building for the storage of RV's used at the facility and items associated with the campground, a connected 1,950 square foot lean-to serviced by a 16 foot gravel drive, at 608-610 New County Road (Property ID# Map 6, Lot 35, Sub-lot 2), with the Conditions of Approval (COA) and Findings of Fact (FOF) as written.

2. MOTION TO DENY, the site plan approval for the construction of a 6,000 square foot storage building for the storage of RV's used at the facility and items associated with the campground, a connected 1,950 square foot lean-to serviced by a 16 foot gravel drive, at 608-610 New County Road (Property ID# Map 6, Lot 35, Sub-lot 2),, based upon the following reasons:

- a) _____
- b) _____
- c) _____

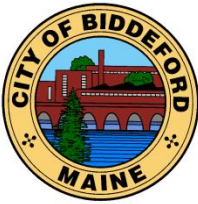
3. MOTION TO TABLE the site plan approval for the construction of a 6,000 square foot storage building for the storage of RV's used at the facility and items associated with the campground, a connected 1,950 square foot lean-to serviced by a 16 foot gravel drive, at 608-610 New County Road (Property ID# Map 6, Lot 35, Sub-lot 2), based upon the following reasons:.

- a) _____
- b) _____
- c) _____

Respectfully submitted,

David C.M. Galbraith

David C.M. Galbraith
Deputy Director/City Planner



CITY OF BIDDEFORD

Planning and Development Department

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Site Plan Approval - Storage Barn
Homestead By The River Campground
608 New County Road (PID# Map 6, Lot 35-2), Biddeford, ME
Case # 2023.36

Pursuant to the provisions of the City of Biddeford Land Development Regulations, City of Biddeford – Code of Ordinances, Part III: Land Development Regulations, Article XI Site Plan Review, Section 4 for a structure over 4,999 square feet. The Biddeford Planning Board has considered the application of Riverbend Reserve, LLC to construct a 6,000 square foot pole barn, a connected 1,950 square foot lean-to and a 16 foot gravel drive, 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. Project Data:

	SUBJECT	DATA/INFORMATION
1.	Applicant:	Riverbend Reserve, LLC Bryce Avallone & Peter Valcourt 608 New County Road Biddeford, ME 04005
2.	Owner of Property:	Avallone Holdings, LLC\Parekh Holdings, LLC 610 New County Road Biddeford, ME 04005
3.	Surveyor/Engineer:	Craig Burgess Acorn Engineering 500 Washington Avenue, Suite 202 Portland, ME 04101
4.	Project Location:	608-610 New County Road
5.	Project Tax Map #/Lot #:	6/35-2
6.	Existing Zoning:	RF-Rural Farm
7.	Overlay Zoning:	Shoreland
8.	Existing Use:	Campground & Single Family Home
9.	Proposed Use:	Remains the same adding 6,000 SF Pole Barn, 1,950 Lean-To, 16 Foot Gravel Drive
10.	Approvals Required:	Final Site Plan
11.	Uses in the Vicinity:	1 Residential Home in the area
12.	Number of Lots/Units in Subdivision:	N/A
13.	Minimum Lot Size Required: Provided:	40,000' 29.5 acres
14.	Frontage Required: Provided:	200' 2,536' +/-
15.	Front Setback Required: Provided:	25' >25'
16.	Side Setbacks Required: Provided:	25' >25'

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Site Plan Approval - Storage Barn
Homestead By The River Campground
608 New County Road (PID# Map 6, Lot 35-2), Biddeford, ME
Case # 2023.36

17.	Rear Setback Requires: Provided:	25' >25'
18.	Height Requirements: Provided:	35 feet or 3 stories. < 35 feet
19.	Water Supply:	Private Well
20.	Sewerage Disposal:	Private Septic
21.	Solid Waste Disposal:	Public Trash
22.	Fire Protection:	City of Biddeford
23.	Floodplain Status:	Property is within a NFIP Zone A or V floodzone
24.	Wetland/Surface Water Impacts:	None
25.	Soil Study Provided:	N/A
26.	Parking Spaces Required:	N/A
27.	Parking Spaces Provided (total): # Handicapped Spaces:	
28.	Ownership of Road:	New County Road is a Public Road
29.	Impervious Surface Area:	10,454 SF Change
30.	Total Disturbed Area:	0 SF of previously undisturbed area.
31.	Estimated Site Development Costs:	N/A
35.	Financial Capacity Letter:	
36.	Waivers Requested/Needed:	None
37.	Waivers Granted:	Full Site Plan Review Waived & 2 nd Meeting
38.	Variances Needed for Approval:	None.
39.	Other Permits Obtained:	N/A
40.	Other Non-City Permits Required:	None.
41.	Covenants, By-laws, Restrictions Required:	None
42.	LDR Attachment A: Fees Paid:	Yes
42.		
43.	Planning Board Review History:	Planning Board / City Council: Event Center - Contract Zone Request: Denied Planning Board Review: Restaurant: Application Withdrawn Planning Board Review: 6,000 square Foot storage building - Approved

APPROVAL GRANTED: Based on the evidence available and the conclusions above, the Biddeford Planning Board approves the Riverbend Reserve, LLC to construct a 6,000 square foot pole barn, a connected 1,950 square foot lean-to and a 16 foot gravel drive, located at 608 New County Road (PID# Map 6, Lot 35-2), in accordance with the submitted application, supporting data, representations made, other related materials on file, and the following Conditions of Approval:

FINDINGS OF FACT AND CONCLUSIONS OF LAW
Site Plan Approval - Storage Barn
Homestead By The River Campground
608 New County Road (PID# Map 6, Lot 35-2), Biddeford, ME
Case # 2023.36

1. Standard Conditions of Approval apply.
2. All previous Conditions of Approval (COA) for the property not specifically modified with this approval are hereby reaffirmed and remain in full force and effect.
3. The proposed storage barn shall be utilized for the storage of recreational vehicles (RV's) associated with the campground, and items used in the operation of the campground.
4. A perforated foundation drain and crushed stone be installed around the building foundation. Runoff from the foundation drain shall be contained on the subject property.
5. Building permits for the structure may not be issued until a preconstruction meeting has been scheduled.
6. Construction of the proposed storage building may not continue until a building permit, meeting the Conditions of Approval, has been reviewed and issued by the Code Enforcement Department.
7. The proposed storage building may only be utilized for the storage of RV's and for storage of equipment, such as picnic tables, associated with the campground d operations.
8. Any change of use of the storage building shall be reviewed and approved by the Planning Board prior to the commencement of said use.
9. This approval does NOT include approval of any ground mounted solar panels. Roof-top solar panels may be allowed following review and approval by the Code Enforcement Office and issuance of required building and electrical permits.

Mr. Larry Patoine, Planning Board Chair

Date:

1. SUBJECT PARCELS INCLUDE:
A. 608 NEW COUNTY ROAD, BIDDEFORD, ME, 04005, PARCEL MAP 6, LOT 35,
SUB--LOT 2, AREA: 29.5 AC.±
2. THE PARCEL IS LOCATED WITHIN THE RF (RURAL FARM) DISTRICT. A PORTION OF THE
PARCEL ALONG THE RIVER IS WITHIN THE LIMITED RESIDENTIAL DISTRICT.
3. PROPERTY BOUNDARY AND TOPOGRAPHIC DATA ARE FROM PLAN REFERENCE A. THE
VERTICAL DATUM IS NAD83.
4. A PORTION OF THE PARCEL ALONG THE RIVER IS LOCATED INSIDE THE 100-YEAR FLOOD
FLOODPLAIN AS DEPICTED ON FIRM PANEL #2301450002B DATED 5/15/1984.
5. PLAN REFERENCES:
A. BOUNDARY & TOPOGRAPHICAL SURVEY MAP OF BIDDEFORD - COLUMBIE, INC. LAND FOR
SEBASTIAN K. BRADLEY & MADYLENE BRADLEY BY DOW & DAYTON, INC. LAND
SURVEYORS & PLANNERS SACO, MAINE, DATED 7.23.1996

SPACE AND BULK STANDARDS		
ZONING DISTRICT: RF, ALL OTHER (RURAL FARM)	REQUIRED	PROPOSED
MINIMUM LOT SIZE WITH NEITHER WATER/ SEWER	40,000 SF	1,290,322 SF
MINIMUM FRONTAGE WITH NEITHER WATER/SEWER	200 FT	2,546 FT
MINIMUM SETBACK FROM MAJOR R.O.W.	40 FT	40 FT+
MINIMUM SETBACK FROM OTHER R.O.W.	25 FT	N/A
MINIMUM SIDE SETBACK	25 FT	25 FT+
MINIMUM REAR SETBACK	25 FT	25 FT+
MAXIMUM STRUCTURE STORIES	3	1.5
MAXIMUM STRUCTURE HEIGHT	35 FT	24.6 FT

[illegible]

DRAWING NAME:	SITE PLAN
PROJECT NAME:	HOMESTEAD BY THE RIVER
CLIENT:	BRYCE AVALLONE & PETER VALCOURT 608 NEW COUNTY ROAD BIDDEFORD, MAINE 04805

ACORN ENGINEERING, INC. 04104
 PO BOX 3372, PORTLAND MAINE
 (207) 775-2655

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS AUTHORIZED BY ACORN ENGINEERING, INC. SHALL BE MADE IN THE FIELD WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ENGINEERING, INC.

FILE:	1206_CIVIL_
JN:	1206
SCALE:	AS NOTED
DESIGNED BY:	CAB
DRAWN BY:	BJK
CHECKED BY:	WHS

DRAWING NO.
C-10.2