City of Biddeford
Planning Board
February 01, 2017 6:00 PM City Hall
Council Chambers,

1. **PLEDGE OF ALLEGIANCE**
2. **DECLARATION OF QUORUM/VOTING MEMBERS**
3. **ADJUSTMENTS TO THE AGENDA**
4. **PLANNER'S BUSINESS**
5. **CONSENT AGENDA**
   - 5.A. A. Consideration of Minutes: January 4, 2017
     January 4, 2017.doc
6. **UNFINISHED BUSINESS**
7. **NEW BUSINESS**
   - 7.A. A. 2017.04 Determination of Greatest Practical Extent: for Orr and Elizabeth Shepherd to remove the existing structure and reconstruct a new home at 2 Hansons Lane (Tax Map 56, Lot 9) in the CR and LR zones.
     2017.04 Shepard GPE SR.docx
   - 7.B. B. 2016.25 Site Plan Review: for Five Star Holdings, LLC to construct a 1,800 SF building to house a Star Bucks Coffee Shop on Alfred Road (Tax Map 27, Lots 167, 168 and 169) in the B-2 zone.
     2016.25 Starbucks Site Plan SR 020117.docx
     Plans for 020117.pdf
   - 7.C. C. 2017.02 Public Hearing/May take Action on a Minor Amendment on Shoreland Zoning: To address a condition of approval by the Maine Department of Environmental Protection related to Biddeford's Shoreland Zoning Ordinance amended and adopted by the City Council on October 18, 2016 to delete the words "but greater than 25 feet" from the first sentence of Section 12(C)(1)(c)(i).
     Minor Amendment for PH.docx
   - 7.D. D. 2017.03 Public Hearing/May take Action on Accessory Dwelling Units: To add new definitions pertaining to Accessory Dwelling Units (ADUs), to allow ADUs as Permitted (P) uses in the SR-1, R-1-A, R-2, R-3, W-1, W-3, R-F, OR and MSRD-2 Zones, and to establish Performance Standards that apply to ADUs.
     ADUs for PH.docx
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.

Planning Board Agenda Item Report

Agenda Item No. 2016-546
Submitted by: Shannon Hall
Submitting Department: Planning
Meeting Date: February 1, 2017

SUBJECT
A. Consideration of Minutes: January 4, 2017

Recommendation:

ATTACHMENTS
- January 4, 2017.doc

CITY OF BIDDEFORD
PLANNING DEPARTMENT

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

PLANNING BOARD
MINUTES

Date: Wednesday, January 4, 2017
Time: 6:00 PM
Location: Council Chambers, City Hall

1. PLEDGE OF ALLEGIANCE
2. DECLARATION OF QUORUM/VOTING MEMBERS
   A. Quorum Present: Susan Deschambault- Chair, Larry Patoine, Richard Potvin II, William Southwick, Matthew Boutet, Jennifer Burke (Alt-non Voting member), Clement Fleurent (Alt-non Voting member).
3. ADJUSTMENTS TO THE AGENDA
4. PLANNER'S BUSINESS
   Greg Tansley, Planner: I wanted to let you all know the City Council passed the second readings of Hotels, Motels, Inns and Buffers. The State approved the Shoreland Zoning amendment with one minor condition. We'll need to hold a Public Hearing to make a change before September.
5. CONSENT AGENDA
   A. Consideration of Minutes: December 7, 2016
   MOTION:
   - o Southwick
   - Motion: to approve Consent Agenda.
   - o Patoine
   - Second.
   - o Chair Deschambault – Call for Vote
   - Unanimous Approval (4-0) passed.
6. UNFINISHED BUSINESS
7. NEW BUSINESS
   A. 2017.01 Determination of Greatest Practical Extent: for William & Susan Coffey to remove the existing structure and reconstruct a new home at 174 Hills Beach Road (Tax Map 55, Lot 57-1) in the CR and RP zone.
   Greg Tansley, Planner: Gave A brief report.
   Bill Coffey, lives in New York: looking to purchase a home on Hills Beach Road to build a vacation home. Handed out a packet of materials.
   Janice Snow-Murphy, Abutter: Is against it, because it will block her view.
   Discussion between Board, Staff and Applicant.

MOTION:

- Southwick
- Motion: to approve the Determination of Greatest Practical Extent for William and Susan Coffey based on the approved plans for 174 Hills Beach Road (Tax Map 55, Lot 57-1), approve the findings of fact, and sign the plans based on the conditions recommended by Staff in its report dated December 21, 2016.
- Potvin
- Second.
- Chair Deschambault – Call for Vote
- Unanimous Approval (4-0) passed.

B. 2016.25 Conceptual Site Plan Review: for Five Star Holdings, LLC to construct a 1,800 SF building to house a Star Bucks Coffee Shop on Alfred Road (Tax Map 27, Lots 167, 168 and 169) in the B-2 zone.

Greg Tansley, Planner: Brief report.

Bill Thompson, B2HM: Gave a presentation.

Kevin King, Prompto: In support of the project.

Discussion between Board, Staff and Applicant.

Informational Only

C. Accessory Dwelling Units – Discussion/Action.

Greg Tansley, Planner: A minor change to page four. I spoke with Roby Fecteau and he's fine with it. If you all agree we can have the Public Hearing in February on this item as well as the Shoreland Zoning Amendment.

Board: All agreed.

8. OTHER BUSINESS

Chair Deschambault: Since the Senate is back in Session, I'll be resigning as Chair. Jenn will become a voting member. On January 17th the Mayor will be appointing a new member.

9. ADJOURN

MOTION:

- Southwick
- Motion: to Adjourn.
- Potvin
- Second.
- Chair Deschambault – Call for Vote
- Unanimous Approval (4-0) passed.

_____ _____

- **Planning Board 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.**

Planning Board Agenda Item Report

Agenda Item No. 2016-547
Submitted by: Shannon Hall
Submitting Department: Planning
Meeting Date: February 1, 2017

SUBJECT
A. 2017.04 Determination of Greatest Practical Extent: for Orr and Elizabeth Shepherd to remove the existing structure and reconstruct a new home at 2 Hansons Lane (Tax Map 56, Lot 9) in the CR and LR zones.

Recommendation:

ATTACHMENTS
- 2017.04 Shepard GPE SR.docx

2017.04

CITY OF BIDDEFORD
PLANNING DEPARTMENT

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PLANNING BOARD REPORT

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

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

DATE: January 25, 2017

RE: NEW BUSINESS ITEM #A – 2017.04 Determination of Greatest Practical Extent: for Orr & Elizabeth Shepherd to remove the existing structure and reconstruct a new home at 2 Hansons Lane (Tax Map 56, Lot 9) in the CR and LR zone.

MEETING DATE: February 1, 2017

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1. INTRODUCTION

The applicant is proposing a tear down of an existing structure and construction of a new structure at 2 Hansons Lane. Hansons Lane is off of the very end of Hills Beach Road to the left.

The Board is required to determine if the structure to be rebuilt is the "Greatest Practical Extent" from the Resource. The existing house is fully within the 250' Resource Protection (RP) Zone. The relevant section of the Shoreland Zoning Ordinance is Section 12.C.3 (Reconstruction or Replacement). The relevant considerations for Greatest Practical Extent are as follows (Section 12.C.2):

The Planning Board shall consider:

- *the size of the lot,*
- *the slope of the land,*
- *the potential for soil erosion,*
- *the location of other structures on the property and on adjacent properties,*
- *the location of the septic system and other on-site soils suitable for septic systems, and*
- *the type and amount of vegetation to be removed to accomplish the relocation.*

2. PROJECT DATA/INFORMATION

Note: HIGHLIGHTED information is pending.

	SUBJECT	*DATA/INFORMATION*
1.	Applicant:	Orr and Elizabeth Shepard 365 Cabot Street Newton, MA 02460 oshepard@loomissayles.com
2.	Owner of Property:	Orr and Elizabeth Shepard 365 Cabot Street Newton, MA 02460 oshepard@loomissayles.com
3.	Agent:	None
4.	Surveyor:	Reginald S. Parker, PLS Owen Haskell, Inc. 390 U.S. Route 1 Falmouth, ME 04105
4.	Project Location:	2 Hansons Lane
5.	Project Tax Map #/Lot #:	Tax Map 56, Lot 9
6.	Existing Zoning:	CR
7.	Overlay Zoning:	Limited Residential (LR) Shoreland Zone
8.	Existing Use:	Single-family home.
9.	Proposed Use:	Single-family home.
10.	Approvals Required:	Determination of Greatest Practical Extent
11.	Uses in the Vicinity:	Residential Single-family
12.	Dimensional Requirements:	New Residential Structure to be located the Greatest Practical Extent from the resource as depicted on the approved plans by Owen Haskell, Inc. 11/22/2016 (last revised 1-23-17) entitled "Boundary & Topography at 2 Hanson's Lane, Biddeford, Maine" considering all factors outlined in Section 12.C.2 of the Biddeford Shoreland Zoning Ordinance.
13.	Lot Size:	10,000 SF +/-
14.	Floodplain Status:	Zone V2
15.	Waivers Needed:	a. None
16.	Waivers Granted:	a. None
17.	Variances Needed for Approval:	None.
18.	Other Approvals Required:	Building Permits from the Biddeford Code Enforcement Office.
19.	Other Permits Obtained:	None.

20.	Other Non-City Permits Required:	Maine DEP NRPA Permit
21.	LDR Attachment A: Fess Paid:	Yes
22.	Planning Board Review History: Final Review and Determination of Greatest Practical Extent:	February 1, 2017 (Posted in City Hall January 20, 2017; Journal Tribune posting January 24, 2017; Mail Notices to all abutters within 250' sent January 20, 2017 - 11 notices sent).

3. EXISTING CONDITIONS

The existing lot has a single-family home on it with a septic system.

4. PROJECT PROPOSAL

Demolition of the existing structure and reconstruction of a new single-family home.

5. PUBLIC COMMENT

For the Final Review, the notice was posted in City Hall on January 20, 2017. It was also posted in the Journal Tribune on January 24, 2017. Mailing notices were also sent out to all abutters within 250' on January 20, 2017 – 11 notices were sent out.

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

6. STAFF REVIEW

a. ZONING: The proposed use (Residential) is a Permitted Use (P) in the CR/LR Zones.

b. REVIEW STANDARDS: Greatest Practical Extent Standards (Article XIV, Section 12.C.2).

c. WAIVERS: None

d. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO FINAL APPROVAL:

None.

7. STAFF RECOMMENDATION

Staff is of the opinion that the plan exhibits a proposal that meets the Greatest Practical extent criteria and the intent of the Ordinance.

If the Board approves the project, Staff recommends doing so with the following Conditions of Approval attached:

1. Trees removed in order to relocate a structure must be replanted with at least one native tree, three feet in height, for every tree removed. If more than five trees are planted, no one species of tree shall make up more than 50% of the number of trees planted. Replaced trees must be planted no further from the water or wetland than the trees that were removed. Other woody and herbaceous vegetation and ground cover that are removed or destroyed in order to relocate a structure must be reestablished. An area at least the same size as the area where vegetation and/or ground cover was disturbed, damaged, or removed must be reestablished within the setback area. The vegetation and/or ground cover must consist of similar native vegetation and/or ground cover that was disturbed, destroyed or removed.
2. Where feasible, when a structure is relocated on a parcel, the original location of the structure shall be replanted with vegetation which may consist of grasses, shrubs, trees, or a combination thereof.
3. Obtain required permits from Code Enforcement.

8. NEXT STEPS/SUGGESTED ACTIONS

Consider making a determination that the proposal meets the criteria for being located to the Greatest Practical Extent away from the resource give the constraints presented.

9. SAMPLE MOTIONS

A. Motion to approve the Determination of Greatest Practical Extent for Orr & Elizabeth Shepherd based on the approved plans for 2 Hansons Lane (Tax Map 56, Lot 9) approve the findings of fact, and sign the plans based on the conditions recommended by Staff in its report dated January 25, 2017.

B. *Motion to deny Determination of Greatest Practical Extent based upon the following reasons:*
   *a)*_____
   *b)*_____

ATTACHMENTS

1. Applicant's Cover Letter and Application package
2. Owen Haskell, Inc. 11/22/2016 (last revised 1-23-17) entitled "Boundary & Topography at 2 Hanson's Lane, Biddeford, Maine"
3. Draft Findings of Fact.

Planning Board Agenda Item Report

Agenda Item No. 2016-548
Submitted by: Shannon Hall
Submitting Department: Planning
Meeting Date: February 1, 2017

SUBJECT
B. 2016.25 Site Plan Review: for Five Star Holdings, LLC to construct a 1,800 SF building to house a Star Bucks Coffee Shop on Alfred Road (Tax Map 27, Lots 167, 168 and 169) in the B-2 zone.

Recommendation:

ATTACHMENTS

- 2016.25 Starbucks Site Plan SR 020117.docx
- Plans for 020117.pdf

CITY OF BIDDEFORD
PLANNING DEPARTMENT

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PLANNING BOARD REPORT

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

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

DATE: January 25, 2017

RE: NEW BUSINESS ITEM #B – 2016.25 Site Plan Review: for Five Star Holdings, LLC to construct a 1,800 SF building to house a Star Bucks Coffee Shop on Alfred Road (Tax Map 27, Lots 167, 168 and 169) in the B-2 zone.

MEETING DATE: February 1, 2017 @ 6:00 PM

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1. INTRODUCTION

The applicant proposes the construction of a 1,800 +/- square foot, single-story coffee shop at Five Points off Alfred Road in the B-2 Zone. 360 Alfred Street is currently being rezoned B-2 from R-1-A and is scheduled for City Council Second Reading December 20, 2016.

The Plans have been changed over time and now the proposed Starbucks building is located closer to Summit Street. The D'Angelos building would remain under the current proposal and would be renovated to accommodate a new tenant (unknown). Since the Concept Review in January 2017 the traffic circulation has also been altered based on Board comments.

2. PROJECT DATA/INFORMATION

Note: HIGHLIGHTED information is pending.

	SUBJECT	*DATA/INFORMATION*
1.	Applicant:	Five Star Holdings, LLC 452 Alfred Road Biddeford, ME 04005
2.	Owner of Property:	Five Star Holdings, LLC 452 Alfred Road

		Biddeford, ME 04005
3.	Agent:	BH2M Engineers 28 State Street Gorham, ME 04038 Attn: William Thompson
4.	Engineer/Architect:	BH2M Engineers 28 State Street Gorham, ME 04038 Attn: Robert Libby Caleb Johnson Architects + Builders 265 Main Street Unit #201 Biddeford, ME 04005
4.	Project Location:	Alfred Road
5.	Project Tax Map #/Lot #:	Tax Map 27, Lots 167, 168, and 169
6.	Existing Zoning:	B-2
7.	Overlay Zoning:	None
8.	Existing Use:	The parcel currently houses a vacant D'Angelos Sandwich Shop and a Multi-family Home.
9.	Proposed Use:	A 1,800 SF +/- Coffee Shop and associated site improvements
10.	City Approvals Required:	Site Plan Review
11.	Uses in the Vicinity:	Car Repair, Retail, Restaurants, Residential
12.	Parcel Size:	.76 acres (33,105 SF)
13.	Number of Lots/Units in Subdivision:	N/A
14.	Minimum Lot Size Required: Provided:	10,000 SF 33,105 SF
15.	Frontage Required: Provided:	150' 300' +/-
16.	Front Setback Required: Provided:	30' Greater than 30'
17.	Side Setbacks Required: Provided:	10' Greater than 10'
18.	Rear Setback Requires: Provided:	10' Greater than 10'
19.	Height Requirements: Provided:	Maximum 35' Less than 35' in height
20.	Water Supply:	Maine Water (Public)
21.	Sewerage Disposal:	City of Biddeford
22.	Solid Waste Disposal:	Private Hauler
23.	Fire Protection:	City of Biddeford
24.	Floodplain Status:	None

25.	Wetland/Surface Water Impacts:	None
26.	Soil Study Provided:	N/A
27.	Parking Spaces Required:	19
28.	Parking Spaces Provided (total): # Accessible Spaces:	23 total 3
29.	Ownership of Road:	Alfred Road (Route 111) is a State Road within the Urban Compact.
30.	Impervious Surface Area	Structures: 1,800 SF (reduction of 760 SF) Paving/Parking: 15,475 SF (reduction of 798 SF)
31.	Total Disturbed Area:	17,000 SF +/-
32.	Building Footprint Existing: Proposed: Net Change:	 2,600 SF (+/-) 1,800 SF (+/-) -800 SF (+/-)
33.	Building Floor Area Existing: Proposed: Net Change:	 2,600 SF (+/-) 1,800 SF (+/-) -800 SF (+/-)
34.	Estimated Site Development Costs:	TBD
35.	Financial Capacity Letter:	Provided
36.	Waivers Needed:	a. Article XI, Section 5.B.4.f.2 - To allow paving and/or parking within 25 feet of any front property line. b. Article XI, Section 5.B.4.i – Maximum non-vegetated areas greater than 25% and parking/paving greater than 30%.. c. Article VI, Section 12, A (Buffers) – To waive the required 30' foot vegetated buffer requirements in lieu of fencing.
37.	Waivers Granted:	a. Article XI, Section 5.B.4.f.2 - To allow paving and/or parking within 25 feet of any front property line. b. Article XI, Section 5.B.4.i – Maximum non-vegetated areas greater than 25% and parking/paving greater than 30%.. c. Article VI, Section 12, A (Buffers) – To waive the required 30' foot vegetated buffer requirements in lieu of fencing.
38.	Variances Needed for Approval:	None
39.	Other Permits Obtained:	None
40.	Other Non-City Permits Required:	Maine DOT Traffic Movement Permit
41.	Covenants, By-laws, Restrictions	

	Required by the Planning Board:	None
42.	LDR Attachment A: Fess Paid:	Yes
43.	Planning Board Review History: Conceptual Review: Site Plan Review:	 January 4, 2017 Meeting Date (Journal Tribune posting December 22, 2016; City Hall posting December 20, 2016; Mail Notices to all abutters within 250' sent December 20, 2016 – 98 notices sent). February 1, 2017 Meeting Date (Journal Tribune posting January 24, 2017; City Hall posting January 20, 2017; Mail Notices to all abutters within 250' sent January 20, 2017 – 98 notices sent).

3. EXISTING CONDITIONS

The proposed area of development is an existing D'Angelo's Restaurant, parking lot, and a multi-family home.

4. PROJECT PROPOSAL

See attached cover letter, application package and Plan set for more information.

5. PUBLIC COMMENT

Concept Review:

The notice was posted in City Hall on December 20, 2016. It was also posted in the Journal Tribune on December 22, 2016. Mailing notices were also sent out to all abutters within 1,000' on December 20, 2016 – 98 notices were sent out.

Site Plan Review:

The notice was posted in City Hall on January 20, 2017. It was also posted in the Journal Tribune on January 24, 2017. Mailing notices were also sent out to all abutters within 1,000' on January 20, 2017 – 98 notices were sent out.

As of the time this report was generated no abutter comments had been provided.

6. STAFF REVIEW

a. ZONING: The proposed use is permitted in the B-2 Zone.

b. REVIEW STANDARDS: Site Plan Review.

c. WAIVERS:
   1. Article XI, Section 5.B.4.f.2 - To allow paving and/or parking within 25 feet of any front property line.
   2. Article XI, Section 5.B.4.i – Maximum non-vegetated areas greater than 25% and parking/paving greater than 30%..
   3. Article VI, Section 12, A (Buffers) – To waive the required 30' foot vegetated buffer requirements in lieu of fencing.

d. OUTSTANDING ITEMS TO BE ADDRESSED PRIOR TO APPROVAL:

1. Sign design and proposed locations of signs.
2. Wayfinding signage within in site to direct drivers to either the Elm Street signal or to right-turn out only onto Alfred Street.
3. Landscape plan – Will areas between proposed trees be mulched or loam and seeded?
4. Landscape plan – Outline expected growth rate of arborvitaes.
5. Stormwater management plan and stormwater analysis – need full analysis for review. Analysis needs to include capacity in Summit Street storm sewer.
6. Stormwater – Contact John Malloy (284-9118) to set up a meeting to discuss stormwater with John and/or Tom Milligan.
7. Erosion and sediment control plan, not just details.
8. Traffic analysis, including approved Maine DOT Traffic Movement Permit

9. Provide dumpster enclosure detail.
10. Provide striping detail.
11. Provide fence spec sheet and detail. Specify height and materials.
12. Note on Sheet 1 "Grind areas…" indicated reconstruction where it should probably read "full depth construction".
13. Ability to serve letter from water and sewer.
14. Performance guarantee cost estimate on City Form.
15. Provide salt management plan.
16. How will snow storage be accommodated?
17. Curbing – Curbing in Alfred Street radii needs to be granite. Curbing within site needs to be extended around the perimeter.
18. Have the lot lines been dissolved already? They need to be dissolved before or as part of this approval.
19. Entrance on Route 111 will need approval from the Director of Public Works. Add as a note on the Sheet 1.
20. Entrance delineation will not achieve required no-left turns in and out.
21. Need stop bar and stop sign at Alfred Street.
22. Provide ADA ramps details.
23. Show infiltration trench connection to CB detail.
24. Has the Fire Department responded?
25. Provide total number of seats inside and outside for parking calculations.
26. Outline proposed construction access. Need stabilized construction entrance on plan and detail.

Staff will provide additional comments upon review of future submittal(s).

7. STAFF RECOMMENDATION

Staff recommends the Board provide feedback to the applicant and listen to any public comment there may be.

Staff do not recommend approval at this time given the Maine DOT traffic Movement Permit has not been approved and that Staff have not had an opportunity to review the traffic analysis.

8. NEXT STEPS/SUGGESTED ACTIONS

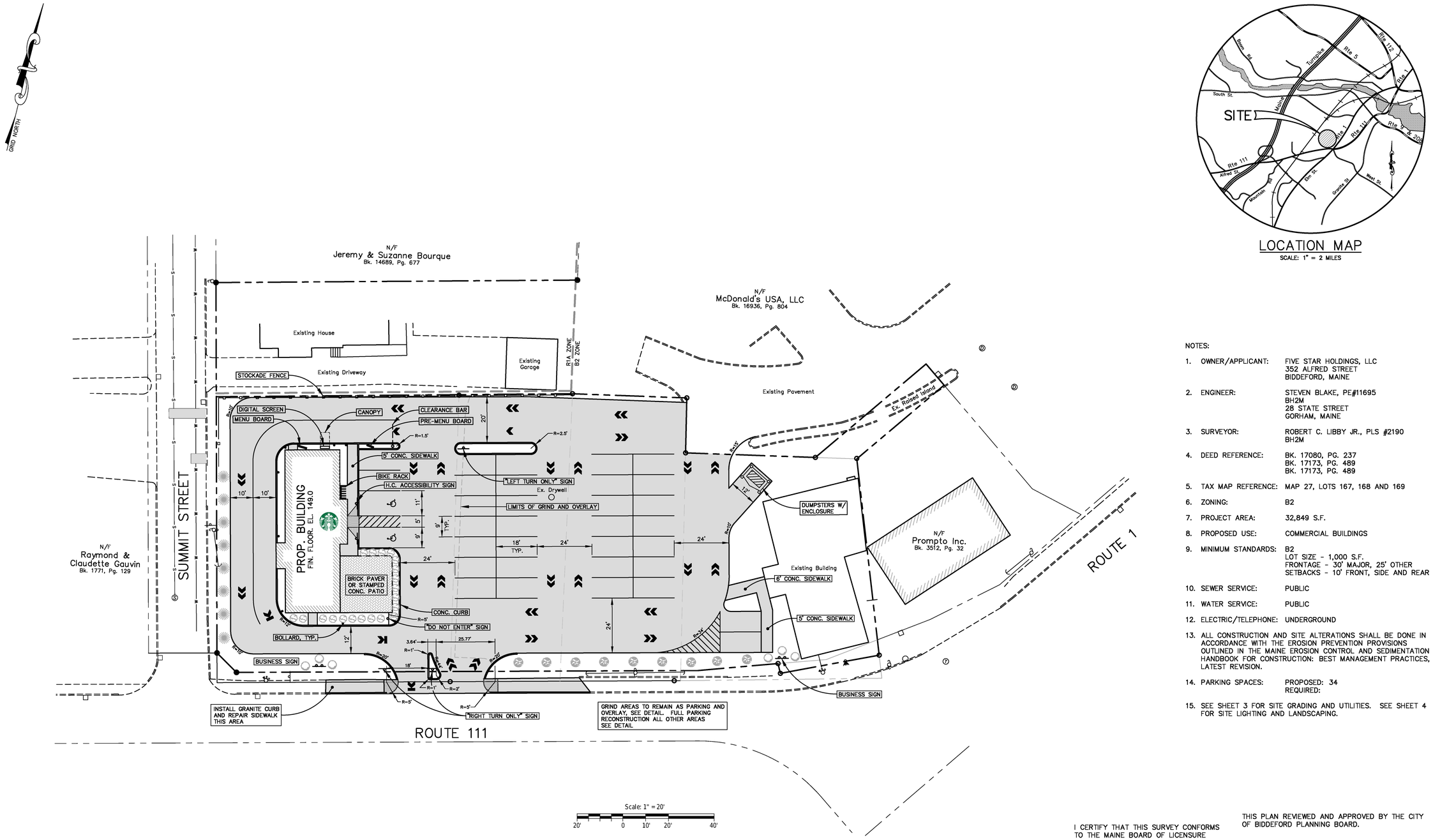
1. Submit complete Site Plan Application Package.

9. SAMPLE MOTIONS:

1. *Motion to grant the waiver to Article XI, Section 5.B.4.f.2 - To allow paving and/or parking within 25 feet of any front property line.*
2. *Motion to grant the waiver to Article XI, Section 5.B.4.i – Maximum non-vegetated areas greater than 25% and parking/paving greater than 30%..*
3. *Motion to grant the waiver to Article VI, Section 12, A (Buffers) – To waive the required 30' foot vegetated buffer requirements in lieu of 8' stockade fencing as shown on the submitted plans.*

ATTACHMENTS

1. Cover Letter and application package
2. Plan set.



LOCATION MAP
SCALE: 1" = 2 MILES

NOTES:

1. OWNER/APPLICANT: FIVE STAR HOLDINGS, LLC
352 ALFRED STREET
BIDDEFORD, MAINE
2. ENGINEER: STEVEN BLAKE, PE#11695
BH2M
28 STATE STREET
GORHAM, MAINE
3. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
4. DEED REFERENCE: BK. 17080, PG. 237
BK. 17173, PG. 489
BK. 17173, PG. 489
5. TAX MAP REFERENCE: MAP 27, LOTS 167, 168 AND 169
6. ZONING: B2
7. PROJECT AREA: 32,849 S.F.
8. PROPOSED USE: COMMERCIAL BUILDINGS
9. MINIMUM STANDARDS: B2
LOT SIZE - 1,000 S.F.
FRONTAGE - 30' MAJOR, 25' OTHER
SETBACKS - 10' FRONT, SIDE AND REAR
10. SEWER SERVICE: PUBLIC
11. WATER SERVICE: PUBLIC
12. ELECTRIC/TELEPHONE: UNDERGROUND
13. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, LATEST REVISION.
14. PARKING SPACES: PROPOSED: 34
REQUIRED:
15. SEE SHEET 3 FOR SITE GRADING AND UTILITIES. SEE SHEET 4 FOR SITE LIGHTING AND LANDSCAPING.

LEGEND

SYMBOL	DESCRIPTION
⊡ GMF	GRANITE MONUMENT FOUND
○ IPF/IRF	IRON PIPE/ROD FOUND
⊙ IRF-1	CAPPED IRON ROD FOUND (PLS#2190)
◉ IRS	5/8" IRON ROD W/ CAP TO BE SET
	UTILITY POLE
	SIGN
	PROPERTY LINE
	EDGE OF PAVEMENT
130	EXISTING CONTOUR
A.G.	ABOVE GROUND
N/F	NOW OR FORMERLY
	PROPOSED CURB
	LAMP POST CUTOFF FIXTURE (4)
	EXISTING CURB
148x5	SPOT GRADE

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

1. NO SURVEYORS REPORT

STATE OF MAINE ROBERT C. LIBBY JR. 2190 REGISTERED LAND SURVEYOR

ROBERT C. LIBBY JR. PLS #2190

THIS PLAN REVIEWED AND APPROVED BY THE CITY OF BIDDEFORD PLANNING BOARD.

DATE

CHAIR

REVISION		
NO.	DATE	DESCRIPTION
1	9-14-16	Add Summit St. Building
2	9-22-16	Traffic Submission
3	12-14-16	Submitted for Planning Board Approval
4	1-11-17	Submitted for Planning Board Approval

STATE OF MAINE REGISTERED PROFESSIONAL ENGINEER

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 State Street
Gorham, Maine 04038
Tel. (207) 839-2771
Fax (207) 839-8250

FOR
Five Star Holdings, LLC
352 Alfred Street
Biddeford, Maine

SITE PLAN
COMMERCIAL SITE
ROUTE 111
BIDDEFORD, MAINE

DESIGNED	DATE
W. Thompson	Sept. 2016
DRAWN	SCALE
Dept.	As Noted
CHECKED	JOB. NO.
S. Blake	16066

SHEET
1

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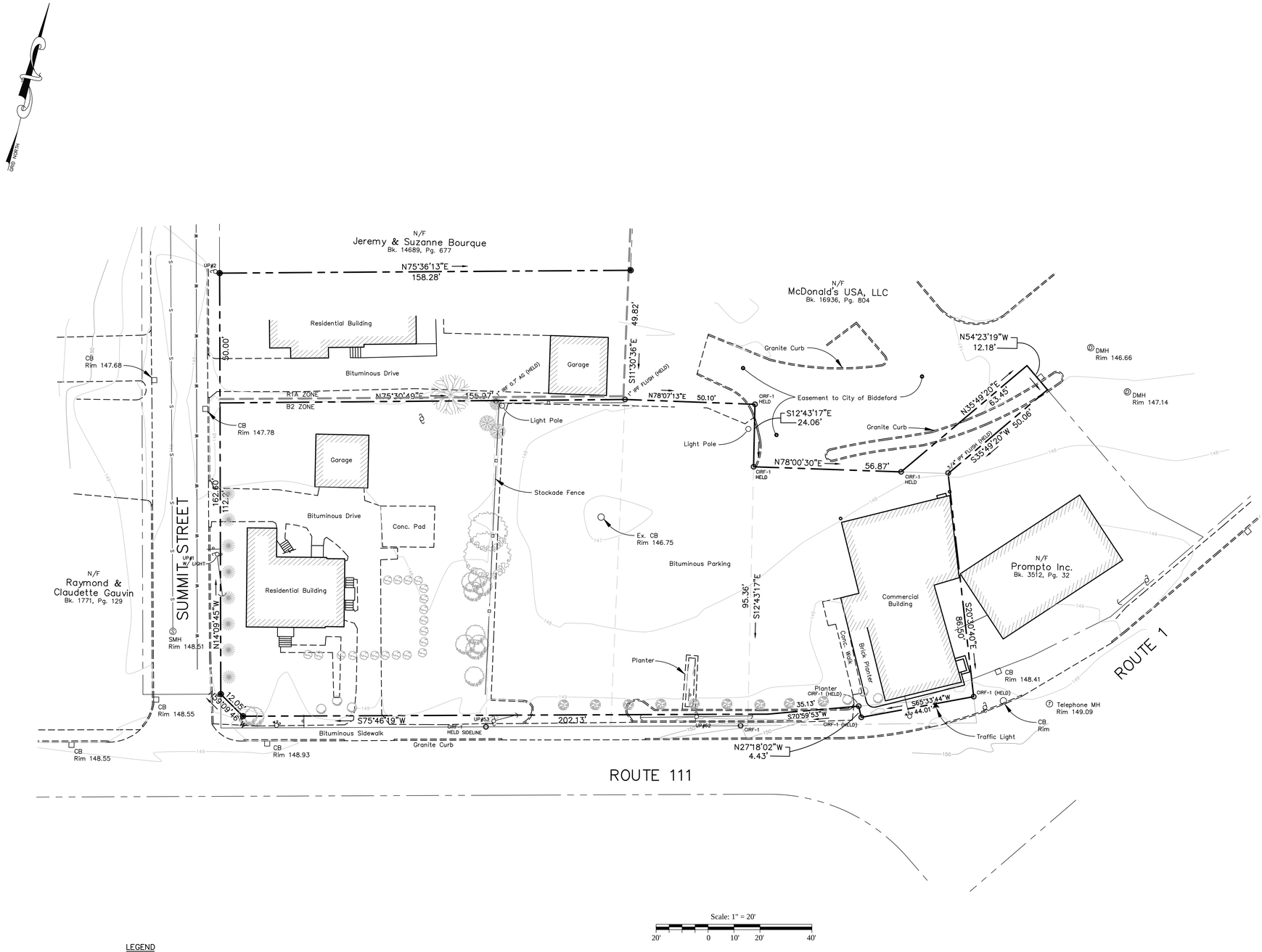
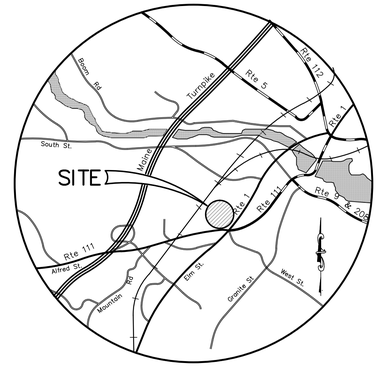


Scale: 1" = 20'

20' 0 10' 20' 40'

LEGEND

SYMBOL	DESCRIPTION
IPF/IRF	IRON PIPE/ROD FOUND
CIRF-1	MDOT SURVEY MARK W/ WASHER PLS#2257
●	5/8" IRON ROD W/ CAP TO BE SET
	UTILITY POLE
	WATER SHUTOFF
	DECIDUOUS TREE
	CONIFEROUS TREE
	UTILITY POLE
	SIGN
	PROPERTY LINE
	EDGE OF PAVEMENT
130	EXISTING CONTOUR
A.G.	ABOVE GROUND
N/F	NOW OR FORMERLY
Ⓓ	DRAIN MANHOLE
Ⓢ	SANITARY SEWER MANHOLE
□	CATCH BASIN
Ⓣ	TELEPHONE MANHOLE



LOCATION MAP

SCALE: 1" = 2 MILES

NOTES:

1. OWNER: FIVE STAR HOLDINGS, LLC
352 ALFRED STREET
BIDDEFORD, MAINE

2. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
28 STATE STREET
GORHAM, MAINE

3. DEED REFERENCE: BK. 17080, PG. 237
BK. 17173, PG. 489
BK. 17173, PG. 489

4. TAX MAP REFERENCE: MAP 27, LOTS 167, 168 AND 169

5. ZONING: R1A & B2

6. PARCEL AREA: 40,686 S.F.

7. MINIMUM STANDARDS: R1A
LOT SIZE - 10,000 S.F.
FRONTAGE - 40' MAJOR, 25' OTHER
SETBACKS - 25' FRONT, 10' SIDE AND REAR

B2
LOT SIZE - 1,000 S.F.
FRONTAGE - 30' MAJOR, 25' OTHER
SETBACKS - 10' FRONT, SIDE AND REAR

8. SEWER SERVICE: PUBLIC

9. WATER SERVICE: PUBLIC

10. ELECTRIC/TELEPHONE: UNDERGROUND

11. PLAN REFERENCES:
A. SKETCH PLAN FOR JOHN C POLI, DATED 3/01/07, BY MDOT, PROJECT #7492.30.
B. STATE OF MAINE DOT, RIGHT OF WAY MAP, STATE HIGHWAY 1 & 8 (FIVE POINTS), BIDDEFORD, YORK COUNTY, DATED SEPT. 2002, CLIENT FILE NO. 16-406, SHEET 1 TO 4.
C. PLAN OF PROPERTY OF ROSE H. SPEAR, BIDDEFORD, MAINE, DATED 10/23/1919, BY LIBBY & JOHNSON SURVEY, RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS, PLAN BOOK 4, PAGE 72.

12. BENCHMARK: 4" NAIL SET IN UTILITY POLE 53, STATE ROUTE 111, ELEVATION 150.14, BASED ON NGS DISK Q161, NAVD 1988.

13. COORDINATES/BEARINGS: BEARINGS AND NORTH ORIENTATION SHOWN HEREON ARE BASED ON MAINE STATE COORDINATE SYSTEM, NAD 1983, USING POINTS PROVIDED BY OWEN HASKELL, INC..

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

1. NO SURVEYORS REPORT

STATE OF MAINE ROBERT C. LIBBY 2190 LICENSED LAND SURVEYOR

ROBERT C. LIBBY JR. PLS #2190

REVISION		
NO.	DATE	DESCRIPTION
1	9-14-16	Add Summit St. Building
2	9-22-16	Traffic Submission
3	12-14-16	Submitted for Planning Board Approval
4	1-11-17	Submitted for Planning Board Approval

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 State Street
Gorham, Maine 04038
Tel. (207) 839-2771
Fax (207) 839-8250

FOR
Five Star Holdings, LLC
352 Alfred Street
Biddeford, Maine

BOUNDARY SURVEY & EXISTING CONDITIONS

LAND OF
FIVE STAR HOLDINGS, LLC
ROUTE 111
BIDDEFORD, MAINE

DESIGNED	DATE
R. Libby	Sept. 2016
DRAWN	SCALE
Dept.	As Noted
CHECKED	JOB. NO.
R. Libby	16066

SHEET
2

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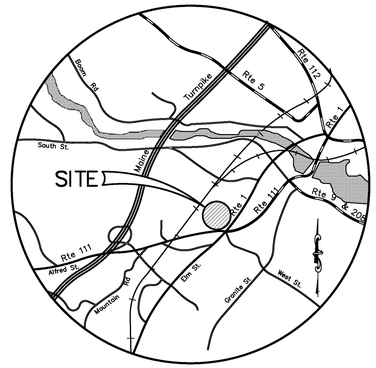
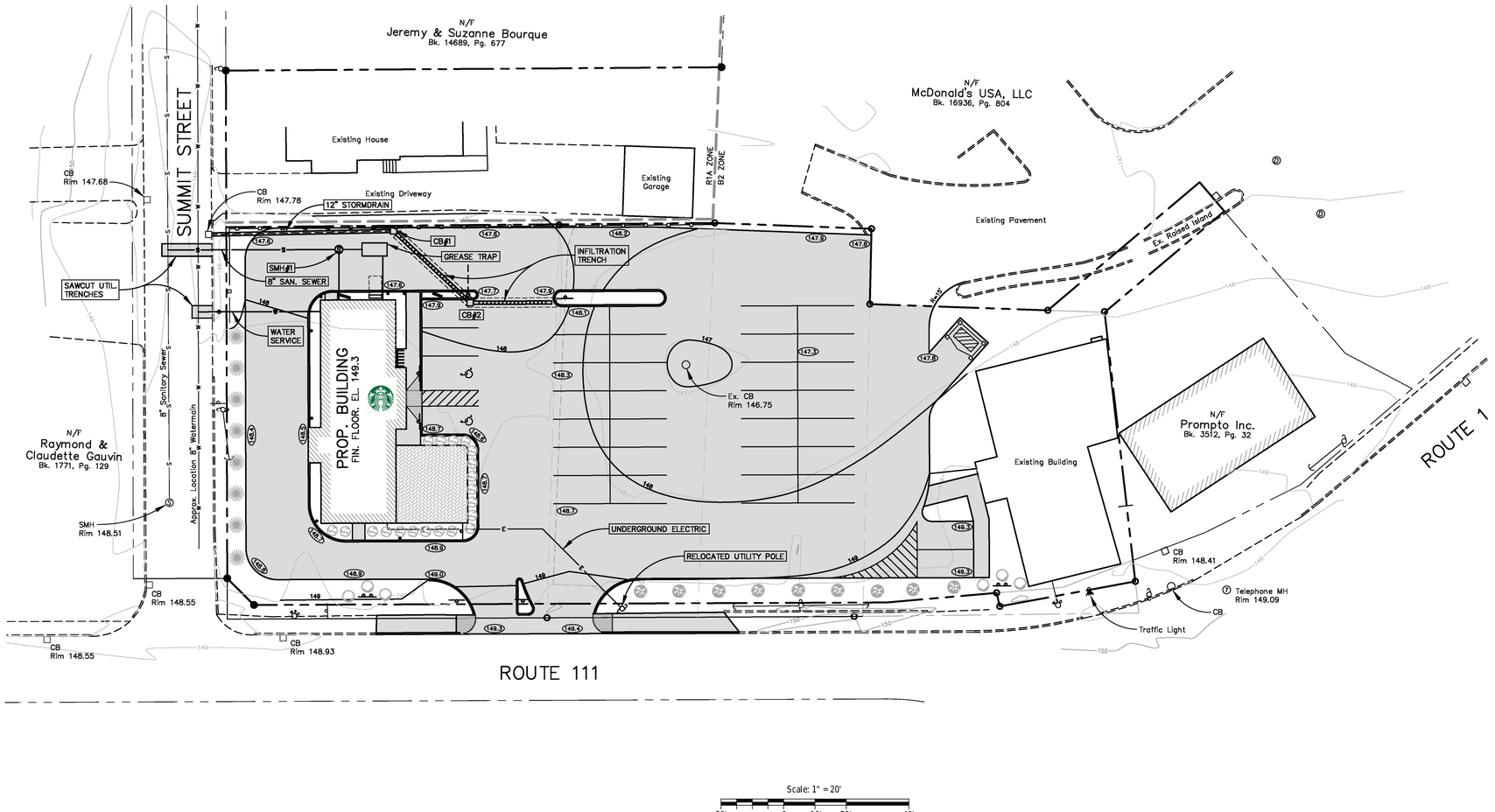
GRID NORTH



LOCATION MAP
SCALE: 1" = 2 MILES



Scale: 1" = 20'
20' 0 10' 20' 40'

LEGEND

SYMBOL	DESCRIPTION
⊡ GMF	GRANITE MONUMENT FOUND
○ IPF/IRF	IRON PIPE/ROD FOUND
○ IRF-1	CAPPED IRON ROD FOUND (PLS#2190)
◉ IRS	5/8" IRON ROD W/ CAP TO BE SET
"CL"	UTILITY POLE
—•—	SIGN
	PROPERTY LINE
	EDGE OF PAVEMENT
130	EXISTING CONTOUR
130	EXISTING CONTOUR
A.G.	ABOVE GROUND
N/F	NOW OR FORMERLY
☼	LAMP POST CUTOFF FIXTURE
	EXISTING CURB
148.1	PROPOSED SPOT GRADE

REVISION		
NO.	DATE	DESCRIPTION
1	9-14-16	Add Summit St. Building
2	9-22-16	Traffic Submission
3	12-14-16	Submitted for Planning Board Approval
4	1-11-17	Submitted for Planning Board Approval

STATE OF MAINE — STEPHEN H. BLAKE — REGISTERED PROFESSIONAL ENGINEER

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 State Street Tel. (207) 839-2771
Gorham, Maine 04038 Fax (207) 839-8250

FOR
Five Star Holdings, LLC
352 Alfred Street
Biddeford, Maine

UTILITIES AND GRADING
COMMERCIAL SITE
ROUTE 111
BIDDEFORD, MAINE

DESIGNED	DATE
W. Thompson	Sept. 2016
DRAWN	SCALE
Dept.	As Noted
CHECKED	JOB. NO.
S. Blake	16066

SHEET
3

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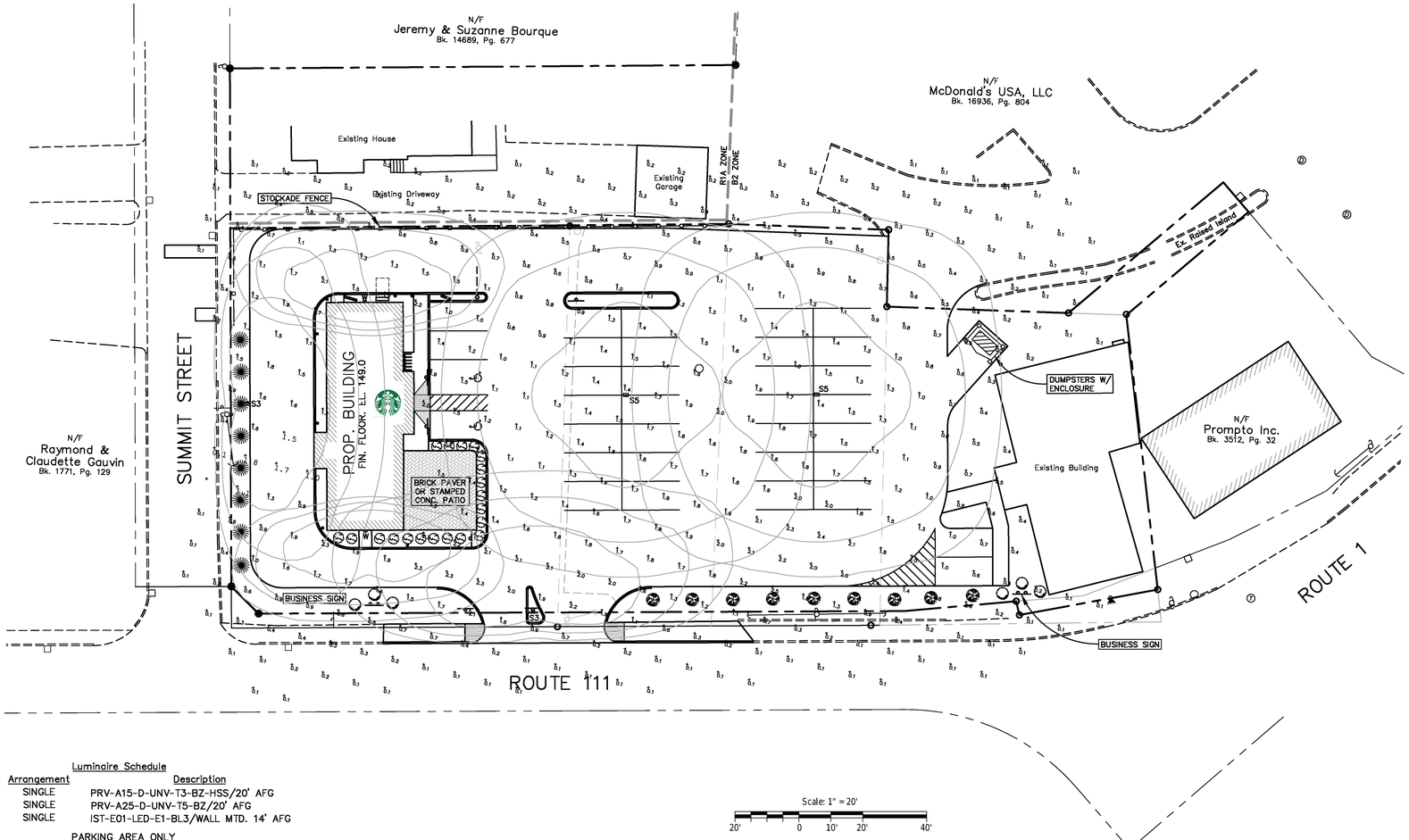
NOTES:

1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED CAREFULLY AS SHOWN ON THE PLANS FOR FIELD REVIEW BY THE ENGINEER OR CITY.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
3. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. INSTALL 3" OF BARK MULCH AT ALL PLANTING LOCATIONS.
5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DESCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE CITY.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE MAINE NURSERY AND LANDSCAPE ASSOCIATION.
9. ALL PLANT MATERIALS SHALL BE GUANANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
10. LOAM AND SEED ALL AREAS NOT OTHERWISE TREATED.
11. THE PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO SITE/CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.



Luminaire Schedule

Symbol	Qty	Arrangement	Description
S3	3	SINGLE	PRV-A15-D-UNV-T3-BZ-HSS/20' AFG
S5	2	SINGLE	PRV-A25-D-UNV-T5-BZ/20' AFG
W	3	SINGLE	IST-E01-LED-E1-BL3/WALL MTD. 14' AFG

PARKING AREA ONLY

Illuminance (Fc)
Average = 1.42
Maximum = 2.4
Minimum = 0.5
Avg/Min Ratio = 2.84
Max/Min Ratio = 4.80

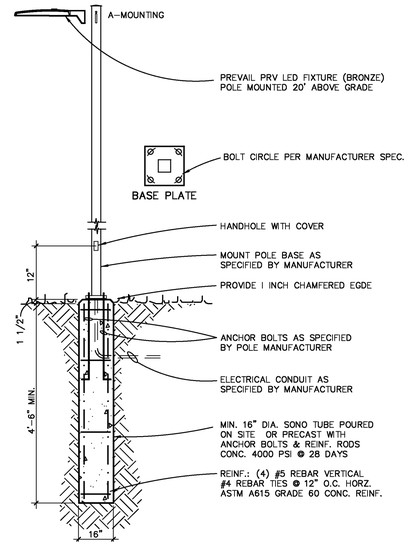
PHOTOMETRICS AND LIGHT BY CHARRON INC.

Scale: 1" = 20'

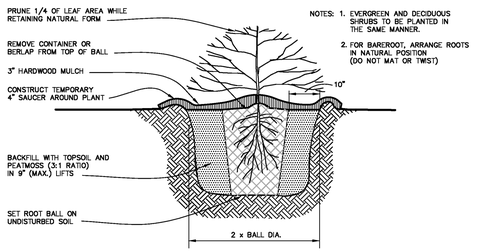
20' 0 10' 20' 40'

LANDSCAPING LEGEND

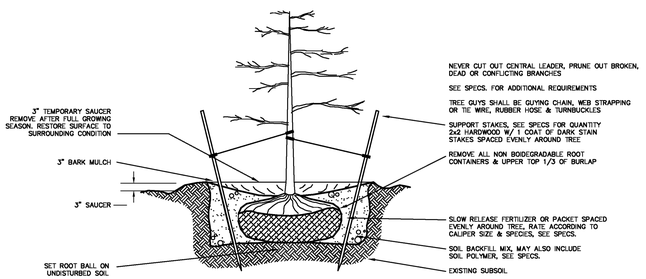
SYMBOL	DESCRIPTION	SIZE	QUANTITY
	COMMON LILAC (SYRINGA VULGARIS)	2" CAL.	6
	SPREADING YEW (MEDIA DENSIFORMIS)	18" - 24"	9
	EMERALD GREEN ARBORVITAE (SMARAGD)	6'	8
	GOLDFINGER SHRUBBY CINQUEFOIL (POTENTILLA FRUTICOSA)	18"	20



LIGHT POLE FOUNDATION
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



TREE PLANTING & STAKING DETAIL
N.T.S.

REVISION NO.	DATE	DESCRIPTION
1	9-14-16	Add Summit St. Building
2	9-22-16	Traffic Submission
3	12-14-16	Submitted for Planning Board Approval
4	1-11-17	Submitted for Planning Board Approval

STATE OF MAINE — STEVEN H. BLAKE — REGISTERED PROFESSIONAL ENGINEER

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 State Street
Gorham, Maine 04038
Tel. (207) 839-2771
Fax (207) 839-8250

FOR
Five Star Holdings, LLC
352 Alfred Street
Biddeford, Maine

LIGHTING AND LANDSCAPING
COMMERCIAL SITE
ROUTE 111
BIDDEFORD, MAINE

DESIGNED	DATE
W. Thompson	Sept. 2016
DRAWN	SCALE
Dept.	As Noted
CHECKED	JOB. NO.
S. Blake	16066

SHEET
4

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EROSION AND SEDIMENT CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S", DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED MARCH 2003. FOR ADDITIONAL DETAILS AND SPECIFICATIONS SEE BMP'S MANUAL.

THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL STRUCTURES ARE SHOWN ON THE SITE PLAN.

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S", DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED MARCH 2003.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 2 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (EROSION CONTROL MIX, STONE CHECK DAMS, STABILIZED CONSTRUCTION ENTRANCE, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
4. INSTALL EROSION CONTROL MIX AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE E.C. MIX DETAIL FOR PROPER INSTALLATION. EROSION CONTROL MIX WILL REMAIN IN PLACE PER NOTE #5
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY BEFORE AND FOLLOWING ANY SIGNIFICANT RAINFALL (0.5 INCHES) OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSURE. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF. EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION. PERMANENT STABILIZATION IS 90% GRASS CATCH IN VEGETATED AREAS.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2 TO 1).
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED BY AUG. 15 OR 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCT. 1) TO PROTECT FROM SPRING RUNOFF PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
    a. FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
    b. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10–20–20 (N–P205–K20) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SQ. FT.).
    c. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS: SEEDING RATE IS 1.03 LBS PER 1000 SQ. FT. LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED. SEED MIX SHALL CONTAIN 10% ANNUAL RYE GRASS.
    d. HAY MULCH AT THE RATE OF 70–90 LBS PER 1000 SQUARE FEET OR A HYDRO–APPLICATION OF ASPHALT, WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON HAY MULCH FOR WIND CONTROL.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS ONCE THE SITE IS STABILIZED WITH 90% GRASS CATCH IN VEGETATED AREAS. TEMPORARY EROSION AND SEDIMENT CONTROL BLANKET SHALL BE USED IN ALL DITCHES AND SWALES AS SHOWN IN DETAILS.
12. WETLANDS WILL BE PROTECTED WITH EROSION CONTROL MIX OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.

MULCH AND MULCH ANCHORING

MULCH

LOCATION	MULCH	RATE (1000 S.F.)
PROTECTED AREA	STRAW OR HAY *	100 POUNDS
WINDY AREAS	SHREDDED OR CHOPPED CORNSTALKS	185–275 POUNDS
	STRAW OR HAY (ANCHORED) *	100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES (GREATER THAN OR EQUAL TO 3:1)	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED AS REQUIRED

(GREATER THAN OR EQUAL TO 3:1)

* A HYDRO–APPLICATION OF ASPHALT, WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON HAY MULCH FOR WIND CONTROL.

MULCH ANCHORING

ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD./BLOCK); MULCH NETTING (AS PER MANUFACTURED; ASPHALT EMULSION (0.04 GALLONS PER SQ YD.); LIQUID ASPHALT (0.10 GALLONS PER SQ. YD.); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURERS SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

Additional temporary seed mixture (for periods less than 12 months).

Season	Seed	Rate
Summer (5/15 – 8/15)	Sudangrass	40 lbs/acre
	Oats	80 lbs/acre
Late Summer/Early Fall (8/15 – 9/15)	Prennial Ryegrass	40 lbs/acre
Fall (9/15 – 11/1)	Winter Rye	112 lbs/acre
Winter (11/1 – 4/1)	Mulch w/ Dormant Seed	80 lbs/acre*
Spring (4/1 – 7/1)	Oats	80 lbs/acre
	Annual Ryegrass	40 lbs/acre

*Seed Rate Only

EROSION CONTROL DURING CONSTRUCTION

WINTER CONSTRUCTION

1. WINTER CONSTRUCTION PERIOD: OCTOBER 1 THROUGH APRIL 15
2. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRES OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
4. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO MORE THAN ONE ACRE OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION.
5. OVERWINTER STABILIZATION OF DISTURBED SLOPES:
ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER. STABILIZE THE SOIL WITH TEMPORARY VEGATATION AND EROSION CONTROL MATS. BY OCTOBER 1 THE DISTURBED SLOPE MUST BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIPRAP AS DESCRIBED IN THE FOLLOWING STANDARDS.
    A. STABILIZE THE SOIL WITH SOD:
    THE DISTURBED SLOPE MUST BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
    B. STABILIZE THE SOIL WITH EROSION CONTROL MIX:
    EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE. SEE THE TEMPORARY MULCHING BMP SECTION.
    C. STABILIZE THE SOIL WITH STONE RIPRAP:
    PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP. SEE THE RIPRAP SLOPE STABILLIZATION BMP SECTION.
6. OVERWINTER STABILIZATION OF DISTURBED SOILS:
BY SEPTEMBER 15, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% MUST BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
    A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION:
    BY OCTOBER 1, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOILD BEFORE NOVEMBER 1, THEN MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED BELOW.
    B. STABILIZE THE SOIL WITH SOD:
    STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLIING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
    C. STABILIZE THE SOIL WITH MULCH:
    BY NOVEMBER 15, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.
7. MAINTENANCE:
MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL, IN THE SPRING, INSPECT AND REPAIR ANY DAMAGES AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

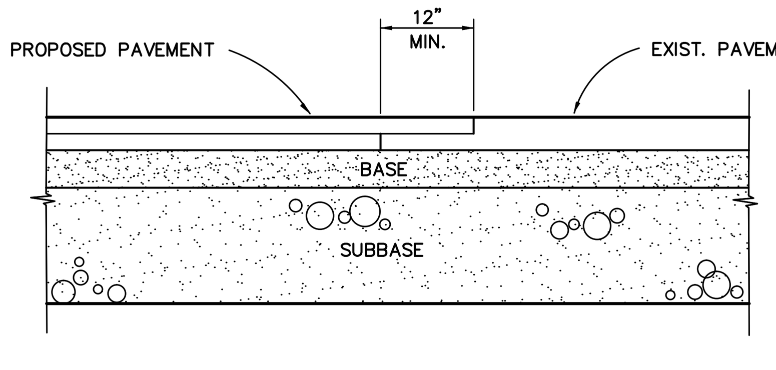
STABILIZATION SCHEDULE BEFORE WINTER:

SEPTEMBER 15	ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED. ALL SLOPES MUST BE STABILIZED, SEEDED AND MULCHED. ALL GRASS LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR AN EROSION CONTROL BLANKET
OCTOBER 1	IF THE SLOPE IS STABILIZED WITH AN EROSION CONTROL BLANKET AND SEEDED. ALL DISTURBED AREAS TO BE PROTECTED WITH AN ANNUAL GRASS MUST BE SEEDED AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND MULCHED.

8. DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

HOUSEKEEPING:

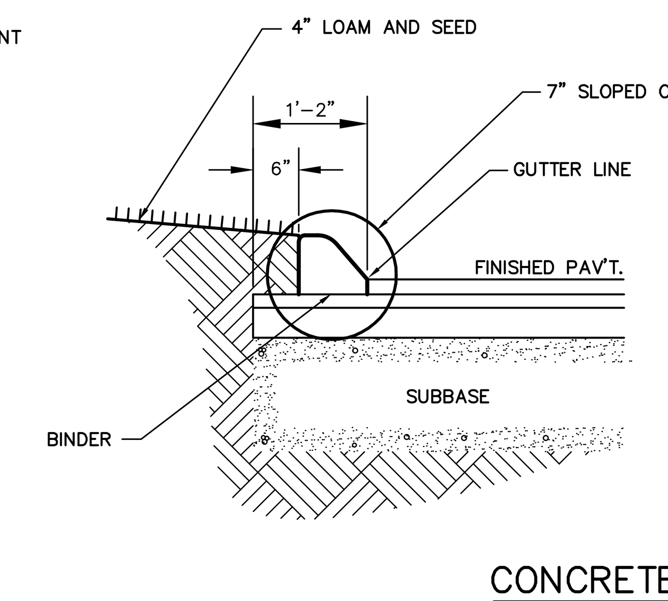
1. SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
2. GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY, AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MY NOT BE USED FOR DUST CONTROL.
4. DEBRIS AND OTHER MATERIALS. LITTER, CONSTRUCTION DEBRIS, AND CHEMICALS EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
5. TRENCH OR FOUNDATION DE-WATERING. TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER MUST BE REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, AND MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
6. NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES.
7. ADDITIONAL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.



SAWCUT EXIST. PAVEMENT ALONG A SMOOTH LINE TO A NEAT EVEN VERTICAL JOINT, APPLY TACK PRIOR TO PROPOSED PAVING (AS REQ'D)

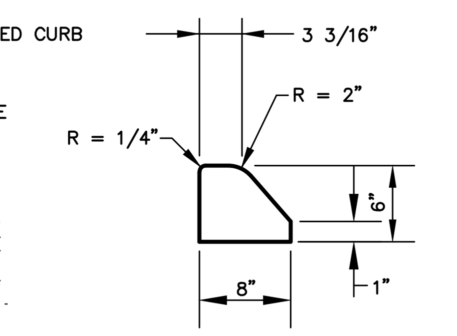
PAVEMENT JOINT DETAIL

N.T.S.



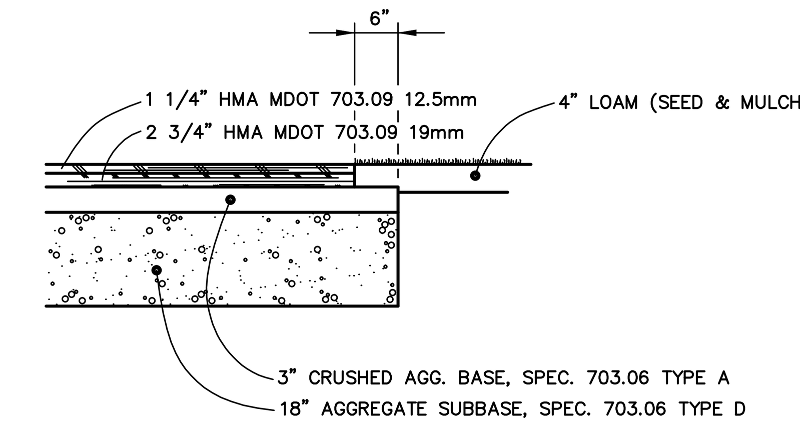
CONCRETE CURB

NTS



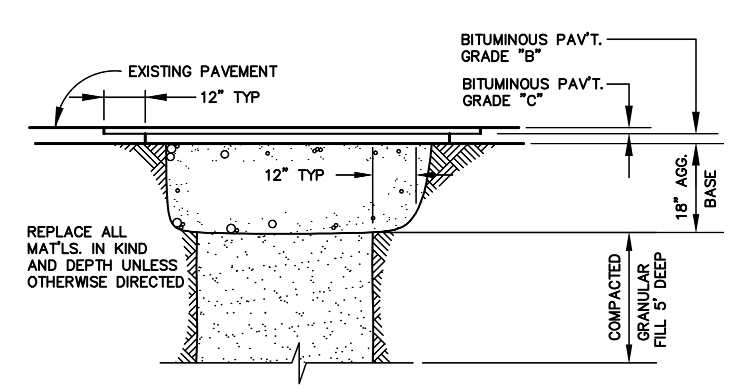
DETAIL "A"

NTS



TYP. PAVEMENT DETAIL

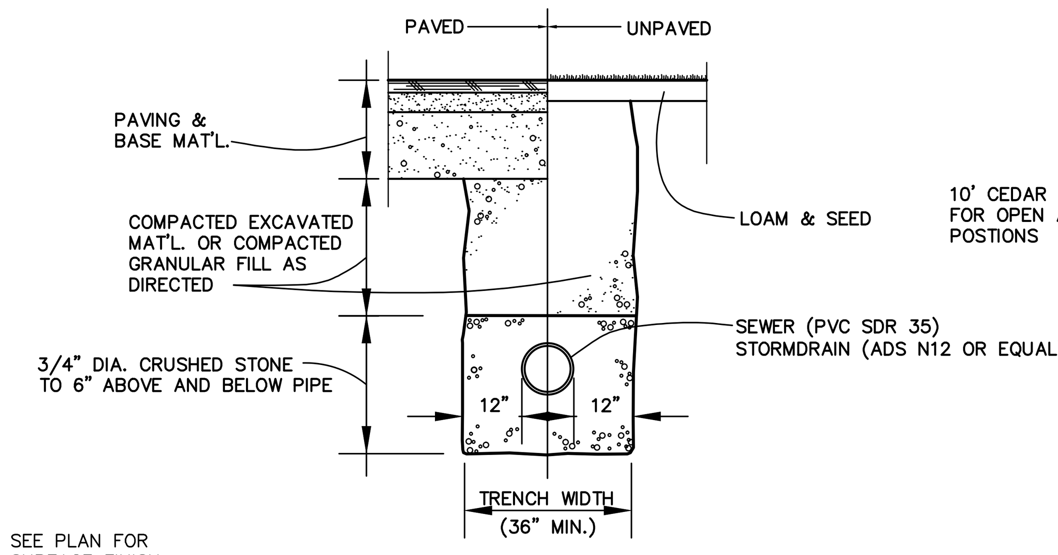
NTS



TRENCH PATCH

NTS

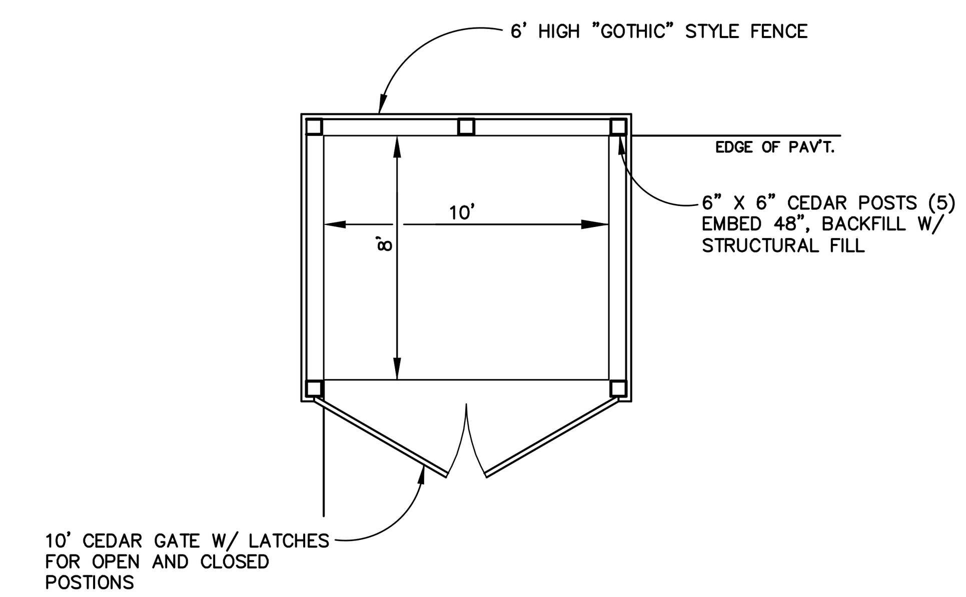
NOTES:
1. Trench width shown is payment width for rockexcavation & replacement of unsuitable material.
2. Do not mechanically compact directly over flexible pipe (e.g. PVC, Poltyethylene)
3. Concrete pipe shall have sand bedding.



SEE PLAN FOR SURFACE FINISH

TRENCH DETAIL

NTS



DUMPSTER DETAIL

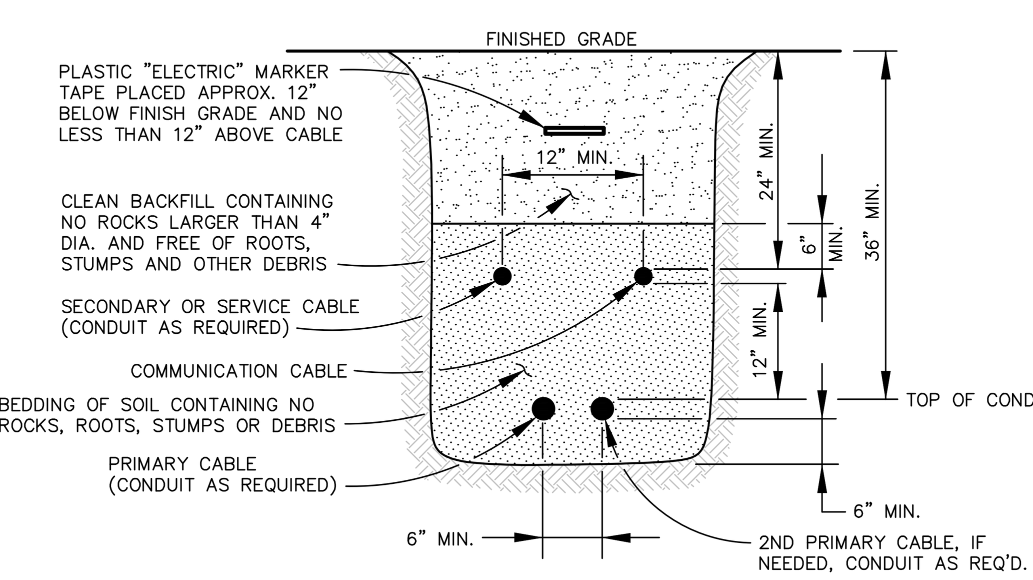
NTS

NOTES:

INSTALLATION SHOULD NOT ALLOW THE INTER-TWINING OF CABLES.

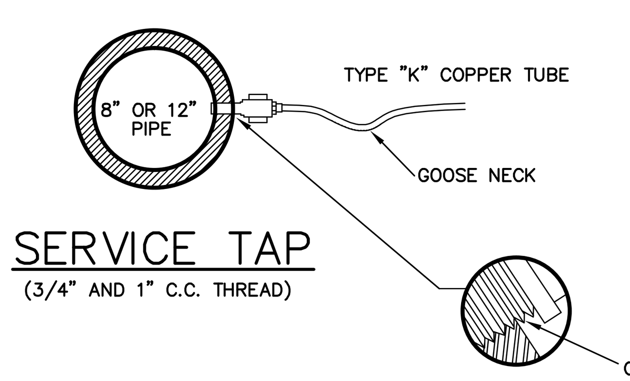
COMMUNICATION AND POWER CABLES SHALL HAVE NO LESS THAN 12" OF RADIAL SEPARATION.

CONDUITS FOR POWER AND COMMUNICATION CABLES SHALL BE SPECIFIED BY APPROPRIATE UTILITY COMPANIES.



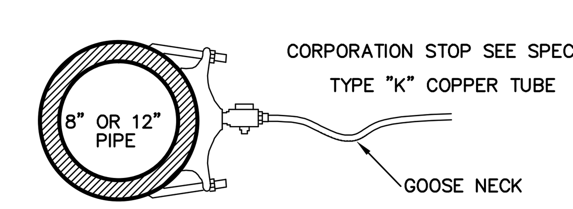
UNDERGROUND CABLE TRENCH

NTS



SERVICE TAP

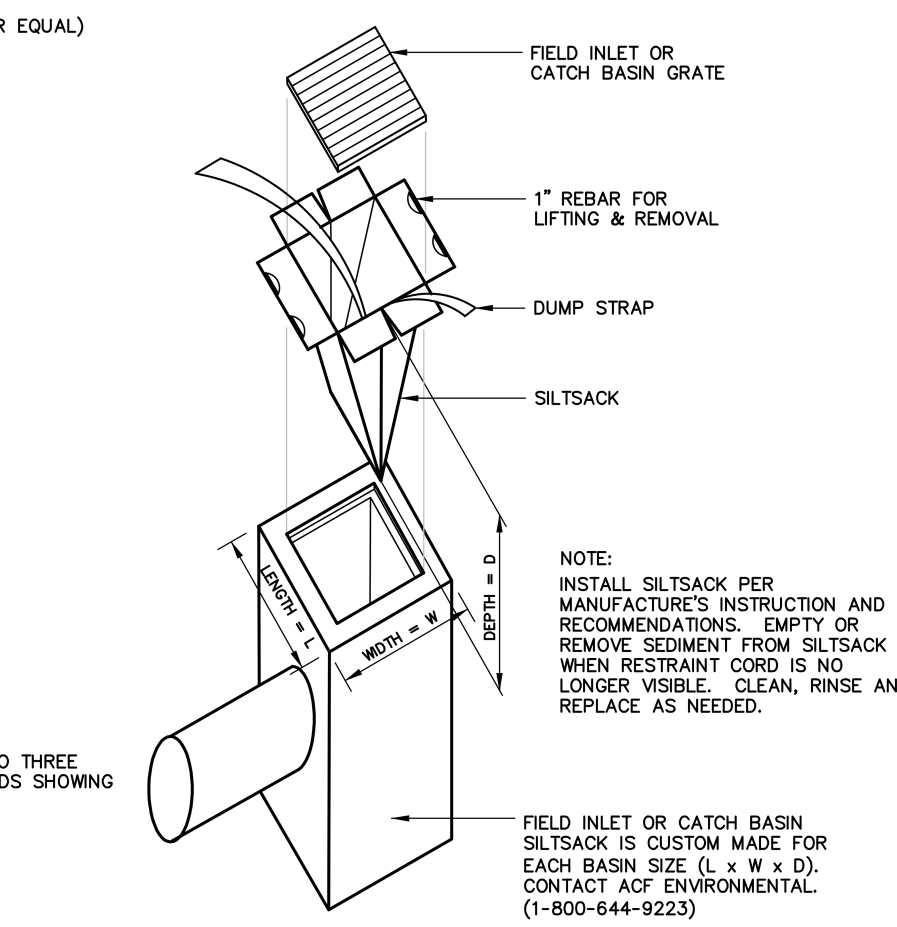
(3/4" AND 1" C.C. THREAD)



SERVICE SADDLE

(1–1/2" & 2" C.C. OR IRON PIPE THREAD)

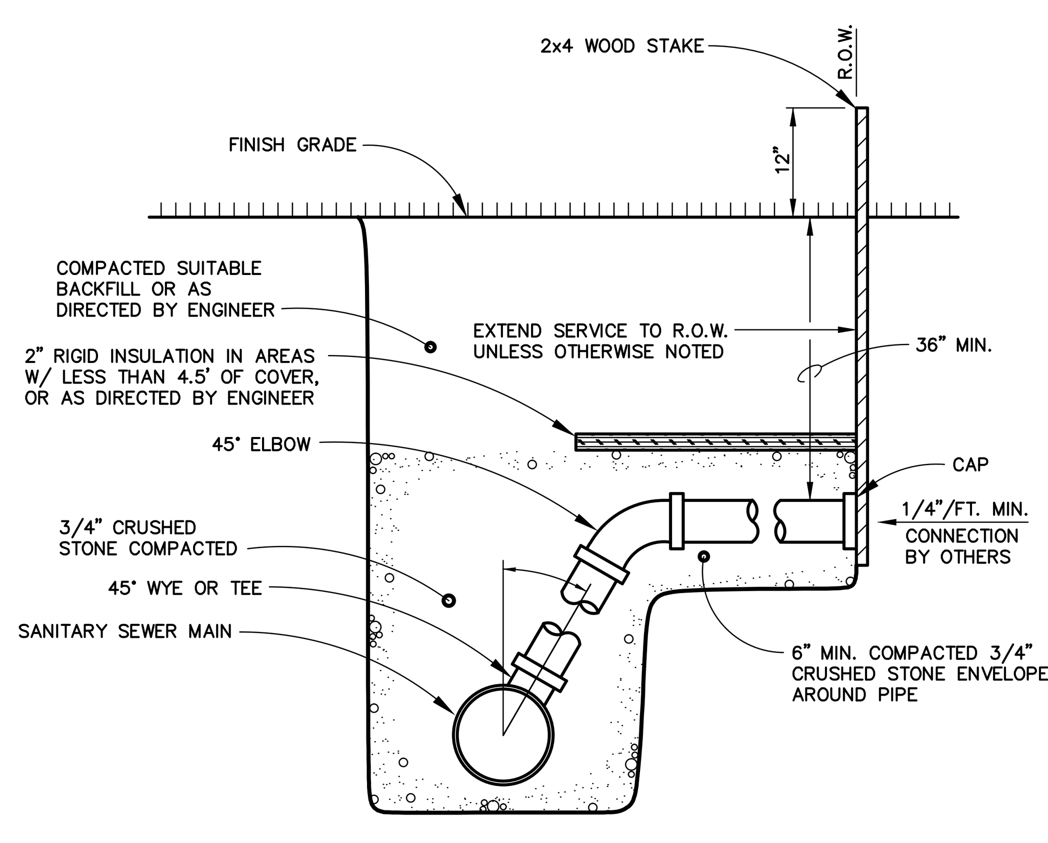
NOTE: SERVICE CONNECTIONS (DIRECT TAPS AND SERVICE CLAMPS) WILL BE INSTALLED SO THAT THE OUTLET IS AT AN ANGLE OF NOT MORE THAN 45° ABOVE THE HORIZONTAL. ALWAYS PUT A BEND OR "GOOSENECK" IN THE SERVICE LINE PRIOR TO CONNECTING TO PROVIDE FLEXIBILITY AND "GIVE" TO COUNTERACT THE EFFECTS OF A LOAD DUE TO SETTLEMENT OR EXPANSON AND/OR CONTRACTION (SEE DETAILS).



NOTE:
INSTALL SILTSACK PER MANUFACTURE'S INSTRUCTION AND RECOMMENDATIONS. EMPTY OR REMOVE SEDIMENT FROM SILTSACK WHEN RESTRAINT CORD IS NO LONGER VISIBLE. CLEAN, RINSE AND REPLACE AS NEEDED.

SILTSACK INLET SEDIMENT CONTROL DEVICE

NTS



PIPE DIAMETERS MAY VARY, SEE TYPICAL PIPE TRENCH DETAIL.

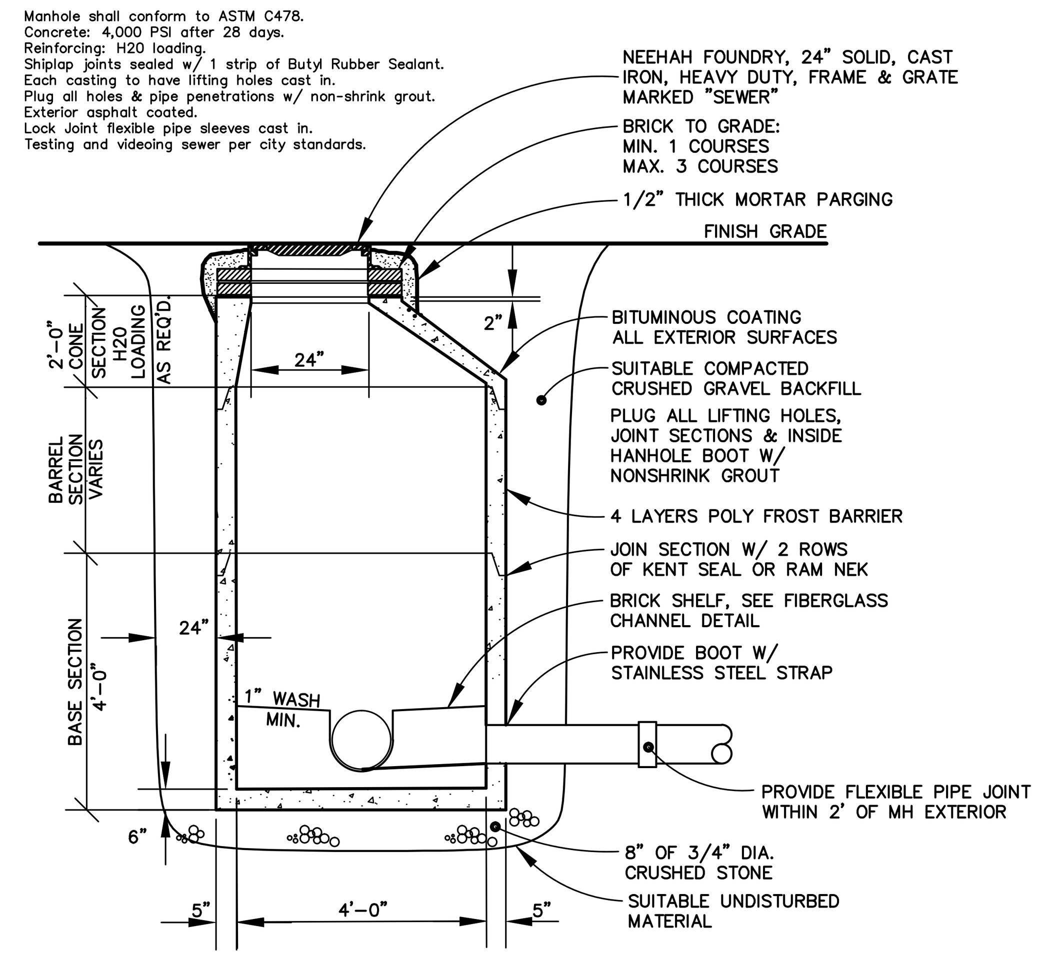
WHERE 30° MINIMUM ANGLE BETWEEN SEWER CONNECTION AT THE SEWER MAIN AND THE VERTICAL CANNOT BE MAINTAINED, PROVIDE A PRECAST SEWER CHIMNEY

IF 2x4 STAKE IS CUT OFF FLUSH OR SLIGHTLY BELOW GRADE, PROVIDE MIN. OF 2 16d GALV. SPIKES DRIVEN INTO TOP OF STAKE TO PROVIDE METAL DETECTABILITY

HORIZONTAL SEWER CONNECTION

NTS

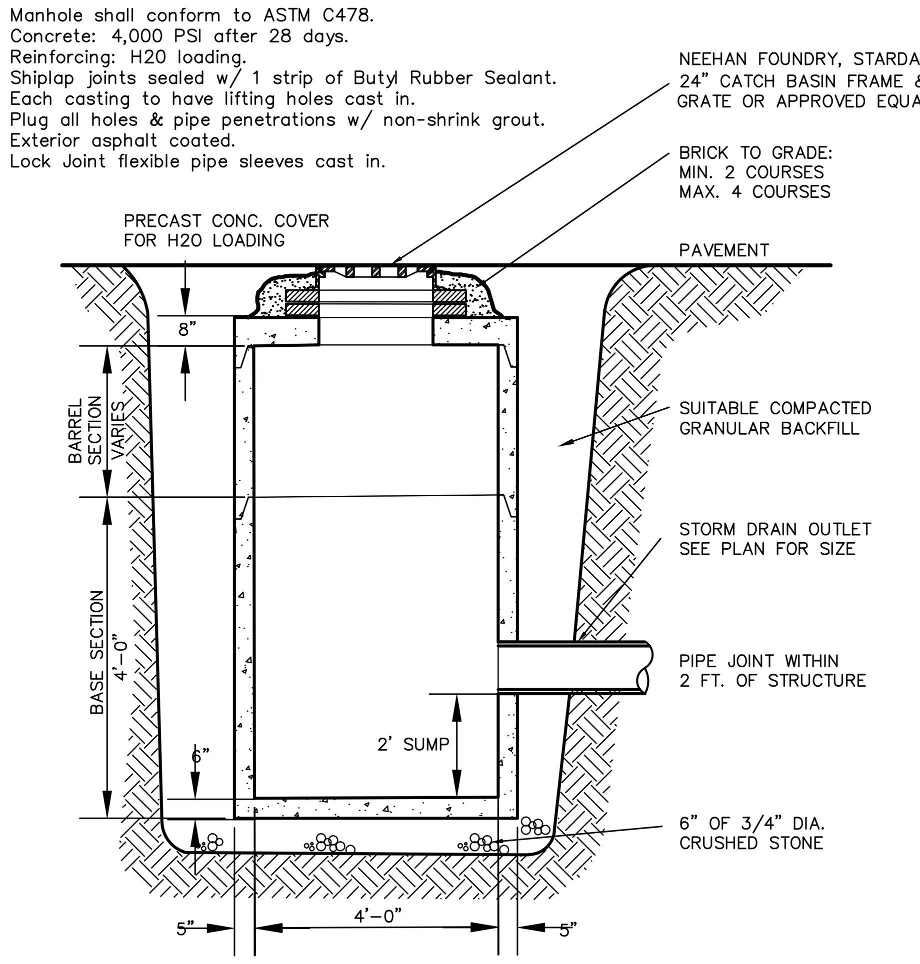
Manhole shall conform to ASTM C478.
Concrete: 4,000 PSI after 28 days.
Reinforcing: H20 loading.
Shiplap joints sealed w/ 1 strip of Butyl Rubber Sealant.
Each casting to have lifting holes cast in.
Plug all holes & pipe penetrations w/ non-shrink grout.
Exterior asphalt coated.
Lock Joint flexible pipe sleeves cast in.
Testing and videoing sewer per city standards.



PRECAST CONCRETE
SANITARY SEWER MANHOLE

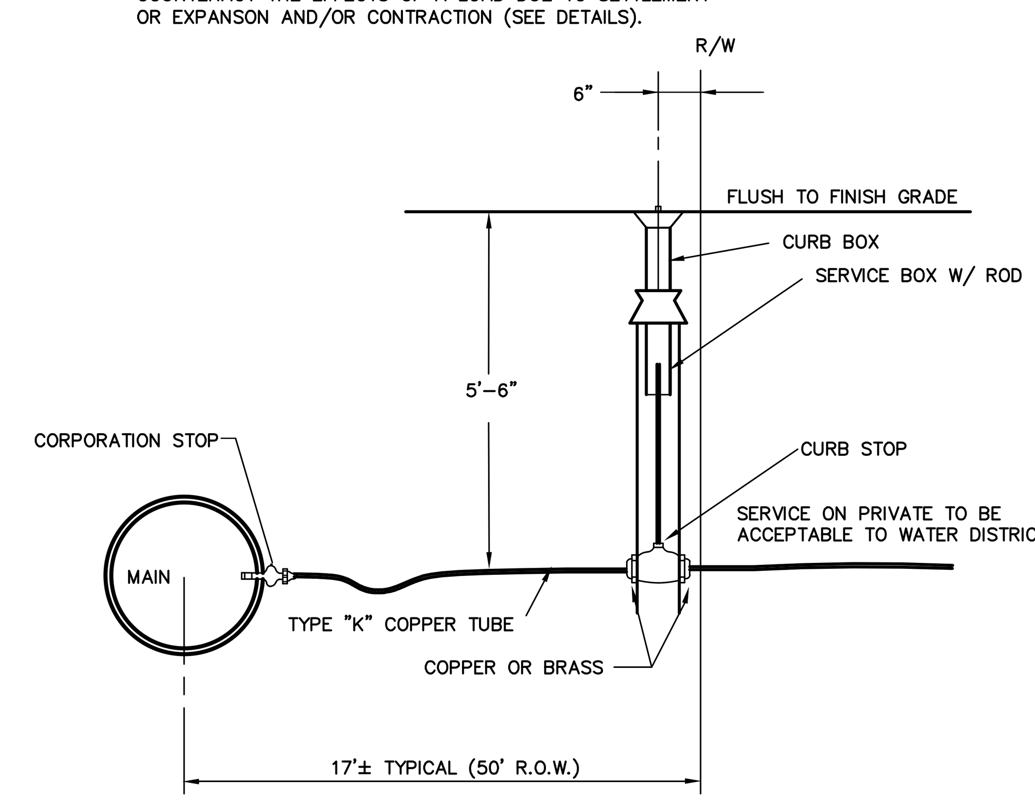
N.T.S.

Manhole shall conform to ASTM C478.
Concrete: 4,000 PSI after 28 days.
Reinforcing: H20 loading.
Shiplap joints sealed w/ 1 strip of Butyl Rubber Sealant.
Each casting to have lifting holes cast in.
Plug all holes & pipe penetrations w/ non-shrink grout.
Exterior asphalt coated.
Lock Joint flexible pipe sleeves cast in.



PRECAST CONCRETE
CATCH BASIN DETAIL

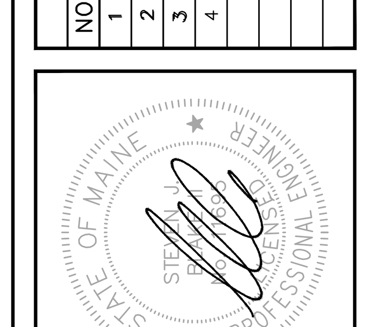
N.T.S.



TYPICAL SERVICE CONNECTION

N.T.S.

NO.	DATE	REVISION DESCRIPTION
1	9-14-16	Add Summit St. Building
2	9-22-16	Traffic Submission
3	12-14-16	~~Submitted for Planning Board Approval~~
4	1-11-17	Submitted for Planning Board Approval



BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 State Street
Gorham, Maine 04038
Tel. (207) 839-2771
Fax (207) 839-8250

FOR
Five Star Holdings, LLC
352 Alfred Street
Biddeford, Maine

DETAILS
COMMERCIAL SITE
ROUTE 111
BIDDEFORD, MAINE

DESIGNED	DATE
T. Low	Sept. 2016
DRAWN	SCALE
Dept.	As Noted
CHECKED	JOB. NO.
W. Thompson	16066

SHEET
5

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Planning Board Agenda Item Report

Agenda Item No. 2016-549
Submitted by: Shannon Hall
Submitting Department: Planning
Meeting Date: February 1, 2017

SUBJECT
C. 2017.02 Public Hearing/May take Action on a Minor Amendment on Shoreland Zoning: To address a condition of approval by the Maine Department of Environmental Protection related to Biddeford's Shoreland Zoning Ordinance amended and adopted by the City Council on October 18, 2016 to delete the words "but greater than 25 feet" from the first sentence of Section 12(C)(1)(c)(i).

Recommendation:

ATTACHMENTS
- Minor Amendment for PH.docx

CITY OF BIDDEFORD
PLANNING DEPARTMENT

Greg D. Tansley, AICP
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(207) 284-9115
gtansley@biddefordmaine.org

Proposed Shoreland Zoning Ordinance Amendment for Public Hearing on February 1, 2017

Amendments Notes:

- ~~Strikethroughs~~ represent deletions.
- Underlines represent additions.

Part III (Land Development Regulations), Article XIV (Shoreland Zoning), Section 12 (Nonconformance) as follows:

C. Nonconforming structures.

Effective Date of Amendments to Section 12.C: The Effective Date of the Amendments to Section 12.C. shall be September 1, 2017. This effective date also applies to the definitions of "Expansion of Structure" and "Expansion of Use" in Section 17 of this Ordinance.

1. Expansions. All new principal and accessory structures, excluding functionally water-dependant uses, must meet the water body, tributary stream, or wetland setback requirements contained in Section 15(B)(1). A nonconforming structure may be added to or expanded after obtaining a permit from the same permitting authority as that for a new structure, if such addition or expansion does not increase the nonconformity of the structure and is in accordance with subparagraphs a. and b. below.

   a. Expansion of any portion of a structure within 25 feet of the normal high-water line of a water body, tributary stream, or upland edge of a wetland is prohibited, even if the expansion will not increase nonconformity with the water body, tributary stream or wetland setback requirement. Expansion of an accessory structure that is located closer to the normal high-water line of a water body, tributary stream, or upland edge of a wetland than the principal structure is prohibited, even if the expansion will not increase nonconformity with the water body, tributary stream, or wetland setback requirement.

   b. Notwithstanding paragraph a., above, if a legally existing nonconforming principal structure is entirely located less than 25 feet from the normal high-

water line of a water body, tributary stream, or upland edge of a wetland, that structure may be expanded as follows, as long as all other applicable municipal land use standards are met and the expansion is not prohibited by Section 12(C)(1).

(i) The maximum total footprint for the principal structure may not be expanded to a size greater than 800 square feet or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. The maximum height of the principal structure may not be made greater than 15 feet or the height of the existing structure, whichever is greater.

c. All other legally existing nonconforming principal and accessory structures that do not meet the water body, tributary stream, or wetland setback requirements may be expanded or altered as follows, as long as other applicable municipal land use standards are met and the expansion is not prohibited by Section 12.C.1., or Section 12.C.1.a., above.

i. For structures located less than 100 feet ~~but greater than 25 feet~~ from the normal high-water line of a water body, tributary stream, or upland edge of a wetland, the maximum combined total footprint for all structures may not be expanded to a size greater than 1,000 square feet or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. For structures located less than 75 feet but greater than 25 feet from the normal high-water line of a waterbody, tributary stream, or the upland edge of a wetland the maximum height of any structure may not be made greater than 20 feet or the height of the existing structure, whichever is greater. For structures located less than 100 feet but greater than 75 feet from the normal high-water line of a waterbody, tributary stream, or the upland edge of a wetland the maximum height of any structure may not be made greater than 25 feet or the height of the existing structure, whichever is greater.

ii. In addition to the limitations in subparagraph i., for structures that are legally nonconforming due to their location within the Resource Protection District the maximum combined total footprint for all structures may not be expanded to a size greater than 1,500 square feet or 30% larger than the footprint that existed at the time the Resource Protection District was established on the lot, whichever is greater. The maximum height of any structure may not be made greater than 25 feet or the height of the existing structure, whichever is greater, except that any portion of those structures located less than 100 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland must meet the footprint and height limits in Section 12.C.1.b.i., and Section 12.C.1.c.i., above.

Planning Board Agenda Item Report

Agenda Item No. 2016-551
Submitted by: Shannon Hall
Submitting Department: Planning
Meeting Date: February 1, 2017

SUBJECT
D. 2017.03 Public Hearing/May take Action on Accessory Dwelling Units: To add new definitions pertaining to Accessory Dwelling Units (ADUs), to allow ADUs as Permitted (P) uses in the SR-1, R-1-A, R-2, R-3, W-1, W-3, R-F, OR and MSRD-2 Zones, and to establish Performance Standards that apply to ADUs.

Recommendation:

ATTACHMENTS
- ADUs for PH.docx

CITY OF BIDDEFORD
PLANNING DEPARTMENT

Greg D. Tansley, AICP
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Biddeford, ME 04005
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gtansley@biddefordmaine.org

Proposed Amendments related to Accessory Dwelling Units for Public Hearing on February 1, 2017

Amendments Notes:

- ~~Strikethroughs~~ represent deletions.
- Underlines represent additions.

Part III (Land Development Regulations), Article II (Definitions) as follows:

ACCESSORY DWELLING UNIT - An Accessory Dwelling Unit (ADU) is a self-contained housing unit incorporated within a single-family dwelling or in a separate building on the same lot as a single-family home.

BUILDING, ATTACHED - A building having any portion of one or more walls in common or within five feet of an adjacent building.

BUILDING, DETACHED - A building having a five feet or more of open space on all sides.

DWELLING - Any building or structure or portion thereof designed or used for residential purposes. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

1. SINGLE-FAMILY DWELLING - Any structure containing only one dwelling unit for occupation by not more than one family, except that a structure may also contain an Accessory Dwelling Unit where expressly authorized pursuant to this ordinance. A detached Accessory Dwelling Unit shall not be considered a single-family dwelling unit for the purposes of this ordinance.

2. TWO-FAMILY DWELLING - A building containing only two dwelling units, for occupation by not more than two families, neither of which is an Accessory Dwelling Unit.

3. MULTIFAMILY DWELLINGS - A building containing three or more dwelling units, , not including Accessory Dwelling Unit, such buildings being designed exclusively for residential use and occupancy by three or more families living independently of one another, with the number of families not exceeding the number of dwelling units.

PRIMARY RESIDENCE - A building in which is conducted the principal use of the lot on which it is located. For residentially zoned lots, such a building would be a dwelling.

Part III (Land Development Regulations), Article VI (Performance Standards) to delete Section 24 as follows:

Section 24. Duplex housing/two-family housing.

~~Duplex housing is considered to be a residential structure designed and built specifically to contain two separate dwelling units. Duplex housing does not include structures converted to two-unit structures. (This type of unit is considered to be an accessory apartment.)~~

~~Two-family housing units are considered to be existing structures with an added residential unit or converted to contain two residential units.~~

~~Duplexes and two-family structures shall be allowed in those zones permitting duplexes provided they meet fire safety standards as established by the Biddeford fire marshal's office, and, if applicable, the standards of the Maine Department of Health and Human Services' Bureau of Health Human Engineering for subsurface septic disposal.~~

Part III (Land Development Regulations), Article VI (Performance Standards) to add a new Section 77 as follows:

Section 77. Accessory Dwelling Units (ADUs).

A. Purpose and Intent. The intent of permitting ADUs is to:

1. Provide older homeowners with a means of obtaining rental income, companionship, security, and services, thereby enabling them to stay more comfortably in homes and neighborhoods they might otherwise be forced to leave;
2. Add moderately priced rental units to the housing stock to meet the needs of smaller households and make housing units available to moderate income households who might otherwise have difficulty finding housing;
3. Develop housing units in single-family neighborhoods that are appropriate for households at a variety of stages in their life cycle;
4. Provide housing units for persons with disabilities;
5. Protect stability, property values, and the residential character of a neighborhood.

B. Procedural Requirements.

1. Review procedure:

a. One ADU is permitted per residentially zoned except within the Coastal Residential (CR) zone where ADUs are not permitted. A permit for an ADU may be issued by the Code Enforcement Office so long as all of the standards in this section are met.

b. The Code Enforcement Office shall conduct the administrative review of all applications for an ADU. All findings and decisions of the Code Enforcement Office shall be final except where subject to appeal to the Zoning Board of Appeals as provided in Article IX of the Biddeford Land Development Regulations.

2. Application Fee Required:

a. In addition to all applicable building, electrical, plumbing etc. permit fees ADU applications shall cost a non-refundable fee of $200.

C. Use and Dimensional Regulations.

1. The Code Enforcement Office may issue a Building Permit authorizing the installation and use of an ADU within an existing or new owner-occupied, single-family dwelling, attached to an existing or new owner-occupied, single-family dwelling, or in a detached structure on a single-family home lot only when the following conditions are met:

a. The unit will be a complete, separate housekeeping unit containing both kitchen and bath.

b. Only one ADU may be created within a single-family house or house lot.

c. ADU's may be created on lots meeting the minimum lot size for a single-family dwelling in the zoning district or on legally nonconforming lots as of January 1, 2017.

d. ADUs shall not be intended for sale and shall remain in common ownership with the principal dwelling unit.

e. All ADUs shall have a gross floor area of at least three hundred (300) square feet.

f. The gross floor area of an ADU (including any additions) shall not be greater than 35% of the gross floor area of the principal dwelling unit or nine hundred (900) square feet, whichever is greater.

g. Once an ADU has been added to a single-family residence or lot, the ADU shall never be enlarged beyond the 35% of the gross floor area of the principal dwelling unit or the nine hundred (900) square feet allowed by this Ordinance.

h. Rooftop decks are not permitted.

i. Balconies shall not face an interior side lot lines.

j. An ADU may not have more than two bedrooms.

k. The construction of any ADU must be in conformity with all applicable federal, state and local laws, ordinances and regulations.

l. One (1) off-street parking space is required for an ADU unless legal on-street parking or publicly supplied off-street parking is located within 1,000 feet. Tandem parking is permitted.

m. Internal ADUs shall also comply with the following:

(i) Internal ADUs shall be located on one level.
(ii) Internal ADUs shall not result in additional entrances facing a public street on the primary structure.
(iii) Any stairways leading to the internal ADU shall be enclosed.

n. Attached ADUs shall also comply with the following:

(i) Attached ADUs shall not result in additional entrances facing a public street on the primary structure.
(ii) Any stairways associated with an attached ADU shall be enclosed.
(iii) The primary exterior materials of an attached ADU shall match the primary exterior materials of the principal structure.

o. Detached ADUs shall also comply with the following:

(i) A detached ADU shall not exceed the height of the principal residential structure or twenty (20) feet, whichever is less. In no case shall the highest point of the roof of the detached ADU exceed the highest point of the roof of the principal residential structure.
(ii) Not less than ten (10) percent of the total area of the façade of a detached accessory dwelling unit facing an alley or public street shall be windows.
(iii) Exterior stairways shall be allowed, provided that the finish of the railing matches the finish or trim of the detached accessory dwelling unit. Raw or unfinished lumber shall not be permitted on an exterior stairway.

2. In order to encourage the development of housing units for disabled and handicapped individuals and persons with limited mobility, the Code Enforcement Office may allow reasonable deviation from the stated conditions where necessary to install features that facilitate access and mobility for disabled persons.

D. Occupancy Requirements.

1. The owner(s) of the residence in which the ADU is created must continue to occupy either the ADU or the principal dwelling unit.

2. If an owner is unable or unwilling to fulfill the requirement to occupy either the ADU or the principal dwelling unit the owner shall remove those features of the ADU that make it a dwelling unit.

3. An ADU may not be occupied by more than three (3) people.

E. Administration and Enforcement.

1. It shall be the duty of the Code Enforcement Office to administer and enforce the provisions of this Ordinance.

2. No building shall be constructed or changed in use or configuration until the Code Enforcement Officer has issued a permit. ADUs shall not be occupied until a Certificate of Occupancy has been issued by the Code Enforcement Office.

Part III (Land Development Regulations), Article V (Establishment of Zones), Table A (Table of Land Uses):

	Article VI Section[1]	SR-1	R-1-A	R-2	R-3	W-1	W-3	R-F	OR	MSRD-2
Residential Uses:										
Accessory Dwelling Units	77	P	P	P	P	P	P	P	P	P