



**City of Biddeford**  
**Staff Review Committee**

July 14, 2025 at 1:30 PM  
City Hall Second Floor Conference Room & Zoom

Click to Join Zoom Meeting Online  
Or call in by phone: +1 312 626 6799  
Meeting ID: 931 3664 3147  
Passcode: 780428

1. New Business

1.a 2025.29 Staff Review Committee will review a Site Plan/Conditional Use request from Wermenchuk Realty Trust to build a duplex on each of the 2 lots closest to Old Pool Road. The address of the project is 2 Old Pool Road (Tax Map 52, Lot 1) in the Suburban Residential 1 Zone within the Shoreland Overlay Zone. The applicants reserve the right to build and additional duplex on the remaining back-lot.

2. Pending Projects

April 28, 2025

To the City of Biddeford Planning Department:

**RE: 2 Old Pool Rd – Staff Review**

***Application Narrative:***

This application is being submitted by me: Sandra Wermenchuk Ajanaku on behalf of the Wermenchuk Realty Trust. The members of the Trust are my sister Bernice (the trustee), my brother Dale and me.

We are the owners of the 2.94-acre property at 2 Old Pool Rd. which was passed onto us by our parents who owned the property since acquiring it in the mid 1970's. There is a single-family home on the property in which we 3 grew up, and is the current home of Bernice (Bunny).

Our intention is to maintain the property as a family homestead by dividing in into 2 lots now, and 5 yrs from now splitting off a 3<sup>rd</sup> lot using the backlot provision of the Biddeford Zoning Regulations.

Each of the 3 lots will have a duplex- Lot 1 will be occupied by Bunny and I, Lot 2 will be our Uncle and niece, Future Lot 3 will be for the use of our brother Dale.

***Dimensional Details:***

Our lot contains 2.94 acres - 128,247 sf. of which 2,676 sf has been delineated as wetlands by our consultant Longview Partners. Also contained on the property is the historic centuries old 1,102 sf Jordan Family cemetery.

The property is in the SR-1 Suburban Residential Zone a portion of which is in the Shoreland Stream Protection (SP) overlay district. None of our planned use encroaches on the SP designated area.

**Lot 1-** Gross Area- 41, 314 SF.

Wetland Area- 206 SF.

Net Area- 41,108 SF.

**Lot 2-** Gross Area- 44,593 SF.

Wetland Area- 1,514SF.

Cemetery Area-1,102 SF.

Net Area- 41,977 SF.

**Lot 3-** Gross Area- 42, 795 SF.

Wetland Area- 956 SF.

Net Area- 41,839 SF.

Thank you in advance for your consideration.

Sandra Wermenchuk-Ajanaku

On Behalf of the Wermenchuk Realty Trust (& family)



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, Conditional Use Permit, Other, Site Plan Review, Subdivision, Extraction, Private Way

Applicant Information:

Name: Wermenchuk Realty Trust c/o Sandra Wermenchuk-Ajanaku
Mailing Address: 2 Old Pool Road, Biddeford, Maine 04005
Telephone: (781) 858-4153
Email: Sandra\_Ajanaku@yahoo.com

What is your legal interest in the property?
X Owner Potential Buyer with Contract Lease/Rental Agreement

Owner's Information:

Name: Wermenchuk Realty Trust c/o Bernice G. Wermenchuk, Trustee
Mailing Address: 2 Old Pool Road, Biddeford, Maine 04005
Telephone: (207) 468-4212
Email: B\_Wermenchuk@yahoo.com

Agent's Information:

Name: N/A
Mailing Address:
Telephone:
Email:

Engineer/Surveyor's Information:

Name: ATTAR Engineering, Inc., Attention Kenneth A. Wood, P.E., President
Mailing Address: 1284 State Road, Eliot, ME 03903
Telephone: (207) 439-6023
Email: Ken@attarengineering.com

Project Location and Lot Information:

Street Address: 2 Old Pool Road Drainage Watershed: Biddeford Pool
Tax Map: 52 Lot: 1
Current Zoning: SR1 Shoreland Zoning: SP
Size of Lot: 2.94 (X)acres ( )s.f. Lot Frontage: 333.67'
Existing Use of Property: Single Family

Property currently serviced by:

- X City Road Public Sewer X Public Water X Public Trash
Private Road X Septic System Private Well Private Hauler

Slope Conditions in Area of Construction (if applicable):

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

Are there any wetlands or waterbodies on the site? X (Yes) (No) if yes attach information
Is the project within the 100-year floodplain? (Yes) X (No) if yes attach information
Do you plan to bring fill onto the lot? X (Yes) (No) if yes attach information

delineated and calc'd on Attar Plan

**Description of proposed use of property:**

Project/Proposed Use:

Build 1 duplex on each of the two lots closest to Old Pool Road and reserve the rights for future	Bldgs	10,348
(5+ year) development of one additional duplex on the backlot.	Drive	7,841
	Septic	8,500
	Misc	2,000
	Disturb	28,869

**Property to be Serviced by:**

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

Limits of Disturbance: 28,869 ( ) acres ( ) s.f.

Net change in impervious cover: 6837sf ( ) 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)

Lot 1-5148

Lot 2-2800

Lot 3-2400

10,348

Exist bldg- 3511sf

Net add- 6,837sf.

**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: 6837sf

Total new square feet paving/parking: 7841 driveway to fire pit

**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
  - N/A Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118
  - N/A Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127
  - Ability to Serve for Electrical Service-CMP-1-866-225-4200
  - Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.
- B. Photographs of Site.
- C. Architectural renderings/drawings of proposed buildings, as required.
- D. Engineering Plans, as required.
- E. 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: *Sandra M. Yanala* Date 4/28/25

Signature of Property Owner: *Bernice Duermendek* Date 4/28/25

**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**



**NOW HIRING: All positions – Click here to apply!**



**(207) 839-2442**  
sales@gsg gravel.com

**939 Parker Farm Road**  
Buxton, ME 04093

0 Items



» Shop

## OUR STORE

You are here: Home » Product

Planning Dept. : We are planning on bringing fill onto the lot for the leaching field and misc fill around the foundations, but do not have the exact cubic yards needed yet. We plan on using Gorham Sand & Gravel since their pricing is reasonable and UNE used them next door for the new tennis courts. Products listed below with pricing from GS&G website are examples of materials that might be brought onto the site.

Search...



Showing 13-24 of 31 results

Default sorting



### 3/4 Inch Glacier Stone (CY)

Glacier Stone is a sturdy, native stone with naturally rounded edges sculpted by mother nature. Glacier Stone has excellent aesthetic value. It is smooth enough to walk across without hurting your feet. It is suitable for drainage projects and can be used for all sorts of outdoor projects like walkways, rock gardens, playgrounds, driving surfaces,...

\$57.00 – \$73.00

1

Select options

### Bank Run Leach Bed Sand (CY)

Leach Bed Sand is a coarse gravelly sand which is excellent for drainage and is specifically called for on many leach bed designs. If you are building a new leach bed or just need a well drained unscreened sand this is the product for you.

\$23.50 – \$39.50

1

Select options

### 6 to 12 Inch Rip-Rap (CY)

6 Inch to 12 Inch Rip-Rap is all crushed rocks which have all passed through a 12 inch screen and over a 6 inch screen. The crushing process results in a very angular finished product. This material will range in size from 12 inches down to 6 inches and everything in between. This material may...

\$52.00 – \$68.00

1





**CITY OF BIDDEFORD  
FIRE DEPARTMENT**

---

152 Alfred Street  
Biddeford, Maine 04005  
Tel: 207-282-6632  
Fax: 207-283-8243

**Chief of Department Lawrence D. Best**

**Assistant Chief Edward Dexter**

**Deputy Chief Kenneth Thorpe**

---

04/22/2025

Sandra Wermenchuk-Ajanaku

On behalf of Wermenchuk Realty Trust

2 Old Pool Road

Biddeford, Maine 04005

Subject: Ability to Serve

Good afternoon:

It is the position of the Biddeford Fire Department that we will provide emergency services for the property located at 2 Old Pool Road in Biddeford as long as the department is available at the time of the request. It is of the understanding that the Biddeford Fire Department may request assistance from mutual aid departments in the even the fire department is not available due to other emergencies in the city.

Please contact the Biddeford Fire Department if you have any questions or concerns.

Respectfully,

Edward Dexter

Assistant Fire Chief



April 25, 2025

Sandra Wermenchuk-Ajanaku  
2 Old Pool Road  
Biddeford, ME, 04005

Re: Ability to Serve Determination – 2 Old Pool Road, Biddeford

Greetings,

The Maine Water Company (MWC) has received your request for an Ability to Serve Determination for your proposed three duplex buildings to be located at 2 Old Pool Road, Biddeford, ME.


The request specifies a plan to construct 3 separate duplexes, each on their own new parcel, from an existing parcel known as 2 Old Pool Road in Biddeford, and along with necessary utility infrastructure improvements. The expected peak (99<sup>th</sup> percentile) domestic service demand for each duplex is 22 to 24 GPM. Per *Maine's 10-144 CMR Ch. 241* we expect the daily demand of each duplex use cases to be between 540 GPD and 720 GPD when fully occupied. The expected fire service demand for the project was not provided, and fire service is not expected. Based on the criteria provided, the expected increase in water usage is within the water system's available capacity. The static pressure in the area is approximately **75 psi**. The Biddeford Saco Division of MWC does have sufficient capacity from the parcel's frontage to public water main to serve this project. Additional infrastructure improvements may be required at the expense of the developer to meet the overall needs of this project.

Conditions of Service

- MWC has the understanding that fire service demand is not being requested at this time or accounted for in this Ability to Serve Determination.
- If fire service is required, A hydrant flow test at the nearest available hydrant will need to be conducted and analyzed by a licensed sprinkler designer to ensure that adequate flows can be met during a fire demand event.
- The developer is required to pay for the cost of any modification, renewal of impacted service lines, and retirement of unused or discontinued services to MWC standards of best practice.
- Additional plan approval, paperwork, and fees associated with this project will require proper coordination with MWC. MWC requires upfront payment for inspection and paperwork to be fully completed before any construction on waterworks materials.
- Service lines must comply with MWC Cross Connection Control Program.
- Allow up to 30 days for the MWC utility review process once final plans are ready to be completed before any construction on waterworks materials will be approved.

Should a request for service or completion of the project not be executed within one year of the date of this letter, MWC reserves the right to reevaluate its ability to serve this project. All work must be completed in accordance with MWC Terms and Conditions as well as material specifications. All appropriate paperwork must be completed, and deposit paid prior to the start of construction. Please forward all design plan revisions as the project develops to prevent construction delays. Water service will be provided in accordance with Maine Public Utility Commission rules. If you have any additional questions, please do not hesitate to contact our office at 1-800-287-1643 or by email at [Evan.Vashon@mainewater.com](mailto:Evan.Vashon@mainewater.com). We look forward to working with you throughout design and construction.

Sincerely,  
The Maine Water Company

  
Evan Vashon  
Project Engineer

**From:** [Bunny Wermenchuk](#)  
**To:** [Sam Ajanaku](#)  
**Subject:** Fw: CMP Single Phase Service Process and Ability to Serve Letter  
**Date:** Monday, April 28, 2025 7:55:39 AM  
**Attachments:** [Easement Information Worksheet.doc](#)  
[Standard Easement Sample.pdf](#)  
[blank W9.pdf](#)

---

[Yahoo Mail: Search, Organize, Conquer](#)

----- Forwarded Message -----

**From:** "Agreste, Jay A." <Jay.Agreste@cmpco.com>  
**To:** "b\_wermenchuk@yahoo.com" <b\_wermenchuk@yahoo.com>  
**Sent:** Mon, Apr 28, 2025 at 7:27 AM  
**Subject:** CMP Single Phase Service Process and Ability to Serve Letter

Good morning, Bernice

2 Old Pool  
Biddeford 04005  
Letter of Ability to Serve Request

SAP TBD

Project Description:

Planning on redeveloping our existing family's property by creating 3 separate lots and putting 1 duplex on each lot. The first 2-duplexes will be built this year, with the last duplex being built at least 5 years out. We are assuming we will need a total of 3 - 400 amp services, so that each unit will have 200 amp service.

CMP has the ability to serve the proposed project in accordance with our CMP Handbook (web link below). We can provide you the desired pad or pole mounted transformers per your request and city approval, in accordance with our CMP Handbook of Standard Requirements. If you have any questions on the process, or need help in completion of the documents, please contact CMP at 800-565-3181. A CMP Notification/job # will need to be created to move this forward.

Whether you're installing a new permanent, temporary, or privately built line, please make sure you review all the steps in the new installation process with our convenient [checklists](#).

#### **Forms and Permits**

If you need to get new service established at your home or business, we have [forms and resources](#) that will be helpful to get you connected or reconnected.

#### **Getting Connected**

[Our packet](#) of checklists, forms, and other resources will walk you through the process of

installing new electric service.

### Quick Links

- [New Service Installation](#)
- [Upgrade/Relocate Form](#)
- [Application for Electric Service](#)
- [Solar \(Net Energy Billing\)](#)
- [Customer Service Guarantee](#)

### Additional Information

- [Municipal Inspectors](#)
- [Glossary](#)
- [Line Extensions](#)
- [Line Extension Pricing](#)
- [Contributions in Aid of Construction \(CIAC\)](#)
- [Assistance Credit Program](#)
- [Privately-Built Line Extension Checklist](#)
- [Protect your equipment](#)
- [Standard Requirements](#)

This process can take several months, depending upon several factors including transformer or materials delivery, return of completed paperwork, and other jobs in the system that may be ahead of yours. In addition, contact with the other utilities, including telephone and cable, should be commenced as soon as practical. They may have additional work or charges in addition to the CMP work required to bring your project on line.

There are additional requirements for primary metered Solar Service Installations listed in the Chapter 324 Interconnections section below. Please refer to [CMP Installation Checklists](#) for other installations.

### **As you may be aware, there are global supply chain issues impacting the utility industry.**

CMP is closely monitoring and managing their inventory in order to serve our customers. Larger padmount transformers may not be readily available for the date that you will need to be energized. Please consider this as part of your construction plan. The energy service advisor will continue to work closely with you and let you know as soon as the transformer becomes available. Should you have any questions or concerns throughout this process, please do not hesitate to contact your ESA directly at the number or email provided.

**Please complete the attached forms (the specific instructions are on each form). Please email them at your earliest convenience. If you are returning an Easement Form, a 1190 or State Permit please be sure to send those documents to [lineclerknewservice@cmpco.com](mailto:lineclerknewservice@cmpco.com), All W9's should be sent to [gettingconnected@cmpco.com](mailto:gettingconnected@cmpco.com). All other forms including the EDET (load sheet) and technical information should be sent to me.**

For your convenience, here is a link to the CMP Website which contains our Handbook with details on most service requirements: [CMP Handbook of Standard Requirements](#) Additional

resources include our [CMP Metering Supplement](#) is our Distribution Construction Standards: CMP Distribution Construction Standards [CMP Distribution Construction Standards](#).

You will be responsible for installing the customer connections, conduits, and metering in accordance with the [CMP Handbook of Standard Requirements](#). The transformer will be sized based on your submitted load sheets.

Your deposit amount will be typically based on an estimated two month bill, calculated from your completed load sheet unless otherwise determined by CMP.

In addition, we have recently added on an online map that shows single phase and three phase power locations within CMP. Here is that link: [CMP ArcGIS Information](#)

### **Metering:**

All metering (including locations) must be preapproved by CMP. If you have any questions, please consult the [CMP Handbook of Standard Requirements](#) and our [CMP Metering Supplement](#).

### **Chapter 324 Interconnections:**

Please be advised that if you plan to install solar/wind/hydro generation, you must complete an application under the MPUC mandated Chapter 324 Interconnection Standards. If you go to [Chapter 324 Interconnection Standards](#) and follow the instructions for the Small Generator Interconnection Procedures, CMP can do this work in parallel to your service request that will be handled by me. If your project is under 660 KW you will be able to have a Customer Net Energy Billing contract. Information concerning Customer Net Energy Billing can be accessed thru the Chapter 324 website or by clicking here: [Net Energy Billing](#)

### **Reallocation/Line Extensions:**

Recently, changes were made to the three-phase construction policy, which require CMP to reallocate construction costs paid by customers. If applicable, those projects identified as “developments” do not qualify for reallocation of funds. Please see this document at our website for details about the reallocation conditions. Any reallocation charges will be specifically denoted on your invoice. The website address for this is: [Polyphase Line Extension](#).

This line extension will be part of Central Maine Power’s distribution system. In the event the property served under this Agreement is sold or otherwise conveyed, all rights and obligations of the Agreement shall stay with the property. Please note that if you rent or lease this property to another and you want to receive the reimbursement payments, you must make special arrangements with the Central Maine Power Company. Otherwise, any reimbursement payments will be sent to the “Customer” taking service at the service location.

### **Electricity Supplier Information:**

Central Maine Power Company (CMP) will provide your facility with electric delivery service. If you don't already have a provider, you will need to make arrangements with a competitive electricity provider in order to receive electricity supply for your facility. In the event you fail to choose a competitive electricity provider, you will receive Standard Offer service arranged by the Maine Public Utilities Commission. If you wish to be served by a competitive electricity provider immediately upon establishment of delivery service, you must arrange for this service directly through your chosen competitive electricity provider, who must enroll your account no later than 5 PM on the business day prior initiation of delivery service by CMP. An up-to-date list of competitive suppliers can be found at the:

1. Maine Public Utilities Commission (MPUC) web site- [Maine PUC](#)
2. By calling the MPUC at (207) 287-3831

**Attachments:**

Easement Worksheet and Sample Standard Easement  
W9

**Jay Agreste**

Energy Service Specialist

Central Maine Power

[439 Sanford Rd, Alfred ME.04002](#)

[Jay.Agreste@cmpco.com](mailto:Jay.Agreste@cmpco.com)

---

**Please consider the environment before printing this email.**

If you have received this message in error, please notify the sender and immediately delete this message and any attachment hereto and/or copy hereof, as such message contains confidential information intended solely for the individual or entity to whom it is addressed. The use or disclosure of such information to third parties is prohibited by law and may give rise to civil or criminal liability.

The views presented in this message are solely those of the author(s) and do not necessarily represent the opinion of Avangrid Networks, Inc. or any company of its group. Neither Avangrid Networks, Inc. nor any company of its group guarantees the integrity, security or proper receipt of this message. Likewise, neither Avangrid Networks, Inc. nor any company of its group accepts any liability whatsoever for any possible damages arising from, or in connection with, data interception, software viruses or manipulation by third parties.

---

April 28, 2025

To the City of Biddeford Planning Department:

**RE: 2 Old Pool Rd – Staff Review**

***Application Narrative:***

This application is being submitted by me: Sandra Wermenchuk Ajanaku on behalf of the Wermenchuk Realty Trust. The members of the Trust are my sister Bernice (the trustee), my brother Dale and me.

We are the owners of the 2.94-acre property at 2 Old Pool Rd. which was passed onto us by our parents who owned the property since acquiring it in the mid 1970's. There is a single-family home on the property in which we 3 grew up, and is the current home of Bernice (Bunny).

Our intention is to maintain the property as a family homestead by dividing in into 2 lots now, and 5 yrs from now splitting off a 3<sup>rd</sup> lot using the backlot provision of the Biddeford Zoning Regulations.

Each of the 3 lots will have a duplex- Lot 1 will be occupied by Bunny and I, Lot 2 will be our Uncle and niece, Future Lot 3 will be for the use of our brother Dale.

***Dimensional Details:***

Our lot contains 2.94 acres - 128,247 sf. of which 2,676 sf has been delineated as wetlands by our consultant Longview Partners. Also contained on the property is the historic centuries old 1,102 sf Jordan Family cemetery.

The property is in the SR-1 Suburban Residential Zone a portion of which is in the Shoreland Stream Protection (SP) overlay district. None of our planned use encroaches on the SP designated area.

**Lot 1-** Gross Area- 41, 314 SF.

Wetland Area- 206 SF.

Net Area- 41,108 SF.

**Lot 2-** Gross Area- 44,593 SF.

Wetland Area- 1,514SF.

Cemetery Area-1,102 SF.

Net Area- 41,977 SF.

**Lot 3-** Gross Area- 42, 795 SF.

Wetland Area- 956 SF.

Net Area- 41,839 SF.

Thank you in advance for your consideration.

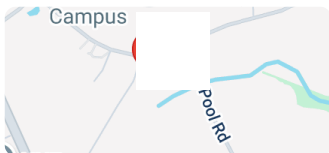
Sandra Wermenchuk-Ajanaku

On Behalf of the Wermenchuk Realty Trust (& family)

Biddeford, Maine  
Google Street View  
Aug 2024 [See more dates](#)



Image capture: Aug 2024 © 2025 Google





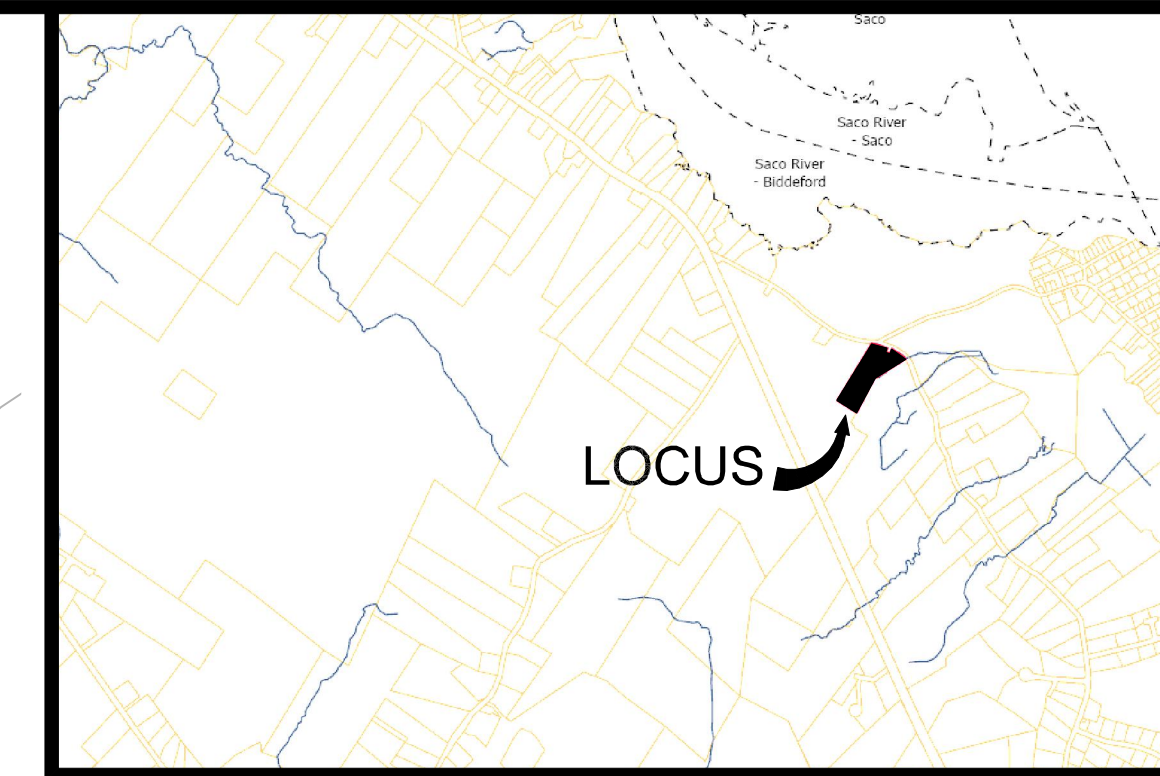
## 2 OLD POOL RD- LOT 1 DUPLEX

# Modern Farmhouse Style Townhouse Duplex Plan with 2-Bedroom Units

**3,141**  
Heated S.F.

**2**  
Units

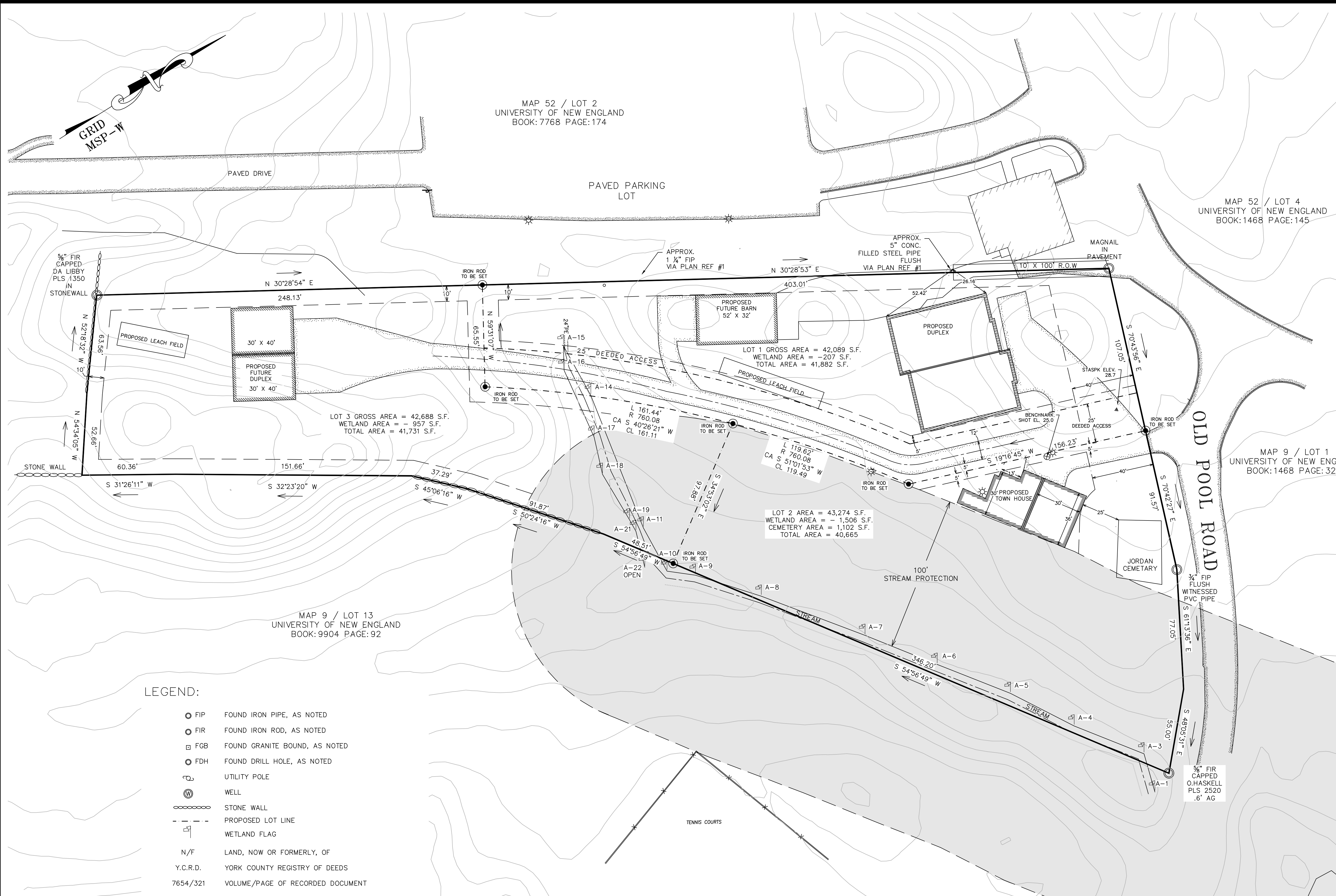




**LOCATION PLAN  
NTS**

- NOTES:
- 1.) BEARINGS DEPICTED HEREON ARE BASED ON GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83 AS DERIVED THROUGH GPS OBSERVATIONS.  
ELEVATION INFORMATION IS REFERENCED TO NAVD 88 VERTICAL DATUM PER THE ABOVE GPS OBSERVATIONS.
  - 2.) THE OWNERS OF LAND ADJOINING THE ROADS DEPICTED HEREON, MAY HAVE OWNERSHIP RIGHTS EXTENDING INTO THE ROAD. THIS DOCUMENT DOES NOT INTEND TO LIMIT, DENY, OR LOCATE THESE RIGHTS. THE BOUNDARIES AS SHOWN ARE THE BOUNDARIES DESCRIBED IN THE DEEDS AND PLANS REFERENCED HEREON AND DO NOT NECESSARILY REFLECT THE EXTENT OF TITLE THAT PASSES BY IMPLICATION OR OPERATION OF LAW.
  - 3.) THIS PLAN WAS PREPARED TO DEMONSTRATE A POSSIBLE LOT DIVISION ON THE PROPERTY LOCATED AT 2 OLD POOL ROAD BIDDEFORD MAINE. (MAP 52 / LOT 1)
  - 4.) AS PART OF THIS SURVEY, ATTAR ENGINEERING HAS NOT IDENTIFIED THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES. PRIOR TO THE CONSTRUCTION OF ANY SORT, IT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER OR CONTRACTOR TO CONTACT DIG SAFE TO IDENTIFY AND MARK UP THE LOCATION OF ALL UTILITIES.
  - 5.) ZONING AND DIMENSIONAL REQUIREMENTS  
ZONE: (SR-1) SUBURBAN RESIDENTIAL ZONE W/ WATER AND SEWER & SHORELAND ZONE (SP) STREAM PROTECTION  
MINIMUM LOT SIZE - 15,000 S.F. PER UNIT  
MINIMUM LOT SIZE WITHIN SHORELAND ZONE (NON-TIDAL) - 40,000 S.F.  
MINIMUM FRONTAGE - 100 FT  
MAXIMUM BUILDING HEIGHT - 35 FT (3 STORIES)  
SETBACKS  
MAJOR R.O.W - 40 FT  
OTHER R.O.W - 25 FT  
SIDE - 10 FT  
REAR - 10 FT  
MAXIMUM LOT COVERAGE - N/A  
STREAM PROTECTION DISTRICT (SP) - ALL LAND AREAS WITHIN 100 FT HORIZONTAL DISTANCE OF NORMAL HIGH WATER LINE OF A STREAM. (§ 13.E)  
WITHIN STREAM PROTECTION (SP) ZONE - ONE AND TWO FAMILY RESIDENTIAL, INCLUDING DRIVEWAYS REQUIRES PERMIT ISSUED BY THE PLANNING BOARD. (ARTICLE XIV ATTACHMENT #1)  
MULTIFAMILY AND NON RESIDENTIAL USES SHALL BE SUBJECT TO PROVISIONS OF SITE REVIEW (ARTICLE XI OF BIDDEFORD ORDINANCE)  
SHORELAND OVERLAY STANDARDS (§15.A)  
MINIMUM LOT AREA WITHIN SHORELAND ZONE ADJACENT TO NON TIDAL AREAS - 40,000 S.F.  
LAND BELOW THE HIGH WATER LINE OR UPLAND EDGE OF A WETLANDS SHALL NOT BE INCLUDED TOWARD CALCULATING MINIMUM LOT AREA (§15.A.1)  
6.) 2' LIDAR CONTOURS FROM 2020 USGS LIDAR DATA SOUTH COASTAL MAINE  
7.) BOUNDARY INFORMATION FOR THIS PLAT IS BASED ON PLAN REFERENCE #1  
8.) WETLANDS INFORMATION FROM LONGVIEW PARTNERS  
9.) SEE BIDDEFORD LAND DEVELOPMENT REGULATIONS ARTICLE VI, SECTION 7A REGARDING FLAG/BACK LOTS.

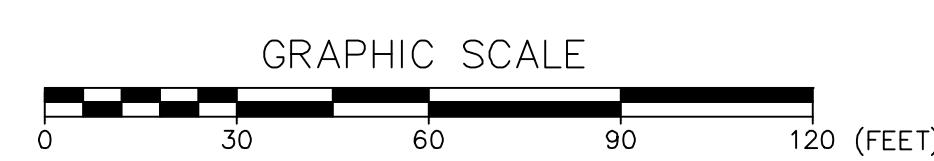
- REFERENCE PLANS:
- 1.) "BOUNDARY SURVEY AT 2 OLD POOL ROAD, BIDDEFORD, MAINE. MADE FOR DALE WERMENCHUK" DRAWN BY OWEN HASKELL, INC. DATED DECEMBER 17TH 2021.



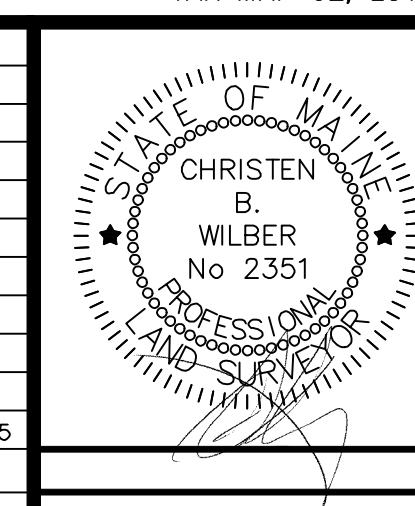
- LEGEND:**
- FIP FOUND IRON PIPE, AS NOTED
  - FIR FOUND IRON ROD, AS NOTED
  - FGB FOUND GRANITE BOUND, AS NOTED
  - FDH FOUND DRILL HOLE, AS NOTED
  - UTILITY POLE
  - ⊙ WELL
  - STONE WALL
  - - - PROPOSED LOT LINE
  - ▨ WETLAND FLAG
  - N/F LAND, NOW OR FORMERLY, OF
  - Y.C.R.D. YORK COUNTY REGISTRY OF DEEDS
  - 7654/321 VOLUME/PAGE OF RECORDED DOCUMENT
  - YCRP YORK COUNTY PROBATE RECORDS
  - SIR SET IRON ROD, 5/8 INCH Ø, WITH IDENTIFICATION CAP
  - SDH SET DRILL HOLE, 5/8 INCH Ø, WITH IDENTIFICATION CAP

STATE OF MAINE  
YORK COUNTY ss. REGISTRY OF DEEDS  
RECEIVED \_\_\_\_\_, 20  
AT \_\_\_\_\_, M. AND RECORDED IN  
PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

ATTEST \_\_\_\_\_ REGISTER



NO	DESCRIPTION	DATE
A	SHIFT DEEDED ACCESS & LOT LINES	5/9/2025
NO	DESCRIPTION	REVISIONS



TAX MAP 52, LOT 1

LOT DIVISION PLAN  
AT  
2 OLD POOL ROAD BIDDEFORD, MAINE

OWNER OF RECORD  
WERMENCHUK REALTY TRUST  
TRUSTEE - BERNICE G. WERMENCHUK  
2 OLD POOL ROAD BIDDEFORD, MAINE 04005  
BOOK: 18134 PAGE: 180

FOR  
WERMENCHUK REALTY TRUST  
2 OLD POOL ROAD  
BIDDEFORD, MAINE 04005

**ATTAR ENGINEERING, INC.**  
CIVIL • STRUCTURAL • MARINE • SURVEYING  
1284 STATE ROAD - ELIOT, MAINE 03903  
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 30'  
DATE: 4/2/25  
JOB NO: 25021

APPROVED BY: \_\_\_\_\_  
FILE: 2 OLD POOL RD.DWG

DRAWN BY: NRG  
REVISION DATE: 5/9/2025  
SHEET: 1 OF 1