



**City of Biddeford
Planning Board**

November 5, 2025 at 6:00 PM
City Hall Council Chambers & Zoom

[https://biddeford.zoom.us/j/99197886357?pwd=RhNDdPJ7aIS8x8HJ9Oa1jHeXN
Niy7p.1](https://biddeford.zoom.us/j/99197886357?pwd=RhNDdPJ7aIS8x8HJ9Oa1jHeXN
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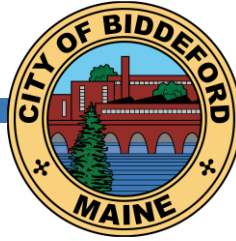
Or call in by phone: +1 312 626 6799

Meeting ID: 991 9788 6357

Passcode: 991759

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
3. Adjustment(s) to Agenda
4. Planner's Business
5. Consent Agenda
 - 5.a Approval of Meeting Minutes from September 17, 2025 & October 15, 2025
6. Unfinished Business
7. New Business
 - 7.a 2025.45 Review of Shoreland Permit application from Sea Bee, LLC located at 131-133 Hills Beach Road (Tax Map 55, Lot 1) in the CR Zone. The applicant proposes to reconstruct the existing non-conforming structure in it's current location and put it on raised posts.
 - 7.b 2025.50 Review of Landscape Amendment to the Adams Point project previously re-approved on February 21, 2024. Southern Maine Affordable Housing has requested the amendment due to the fact that they were able to save many of the original trees during construction. The property is 69 Adams Street (Tax Map 38, Lot 96) in the MSRD 2 zone.
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.



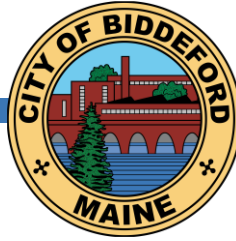
PLANNING BOARD MEETING MINUTES

September 17, 2025

DRAFT

1. Pledge of Allegiance Meeting came to order at 6:00 PM
2. Declaration of Quorum/Voting Members
Larry Patoine, Vice Chair, Sue Deschambault, Roch Angers, Matthew Sargent-Dubois & Steve Beaudette (Alternate who will be voting in place of Plotkin)
Absent-Alexa Plotkin & Kayla Lewis (alternate member)
3. Adjustment(s) to Agenda-none
4. Planner's Business
 - 4.a. Galbraith introduced the new City Manager Truc Mai Nguyen-Dever to the Members of the Planning Board
 - 4.b. Iriqat talked to the Board about desire of the Conservation Commission to come and talk to the Planning Board members about making changes to the ordinance to make it more protective of natural resources. A workshop was discussed as was bringing IF&W to a workshop. Workshop with BCC & IF & W will be on a Wednesday instead of a meeting.
5. Consent Agenda
 - 5.a. Approval of two sets of Meeting Minutes from September 3, 2025
MOTIONS: 6:13
Motion- Deschambault -Motion to approve Meeting Minutes as posted
Second-Angers
Vote-Motion passed unanimously
6. Unfinished Business-None
7. New Business
 - 7.a. 2025.38 The Planning Board will review a Sketch Plan Application submitted by Diversacorp Holdings, LLC. The applicants propose to demolish the existing structures and create 27 condominiums at 5 & 9 Thornton Street, (Map 40, Lots 7 & 8) in the MSRD-3 zone.
 - Galbraith introduced the project
 - Austin Fagan of BH2M represented the applicant
 - NO PUBLIC COMMENTS
 - Beaudette status of 9 Thornton, will be demolished
 - Deschambault Where is Thornton Street, next to Car Wash
 - Patoine Condo's no LMI? They will decide and possibly pay the fee of \$300,000
 - Fecteau will get back to Galbraith on ordinance

- Angers concerned about people going to parking garage and their safety, Galbraith explained this will take place after the Elm Street Corridor Plan. Lights will be added, and pedestrian crossings will be added as well as sidewalks.
 - Angers' point is that people cross every 5 minutes, and it will slow down the traffic. He suggests a tunnel under the road; the City has no funds for such endeavor.
 - Sargent-Dubois shares Angers concerns. Thornton Street is in poor condition and wants to know what will happen with the road. Galbraith has spoken to Chekan of Engineering and Demers of PW.
 - Sargent-Dubois asked about the property line of Champs, where will the fire department turn around? Galbraith said that is something they have to work out and will work with BFD on this with Engineering and BPW.
 - Deschambault wants to know if we should have a site walk, also does Champions own the parking lot also? Fagan explained the property lines and parking areas.
 - Deschambault, no area for children to play, Route 1 is a busy area and would ask the applicant to consider safe area for children.
 - Patoine confirmed that the improvements to Thornton Street may be incurred by applicant. Applicant must provide an agreement with the parking garage to secure spaces needed.
 - Angers-can the City require abutters to give the land to the City for turning for the fire department, no. This is a major concern to Angers. Galbraith said the fire department has seen this, the buildings will bring sprinkled.
 - Sargent-Dubois pictures it as an urban downtown area with the buildings very close. Galbraith said if the fire department can't get to the buildings from the back they will go from the street behind it.
 - Beaudette wants to know how much the applicant has spoken to the abutters and if they will have a discussion about the use of some of the parking areas. He feels there is a lot of space under-utilized. Fagan said the applicant is in ongoing discussions with the abutters. They anticipate more conversation. The signal in front of Dupuis Hardware may be removed.
 - This should be set up as 2 different projects due to 2 different applicants.
- 7.b. 2025.10 The Planning Board will review a Sketch Plan for Fiber Materials Inc. The applicant plans a 104,000 SF addition to the existing structure to add manufacturing capacity and the associated infrastructure. The address of the property is 389 Hill Street (Tax Map 74, Lot 7) in the I-2 zone.**
- Iriqat introduced the project
 - 5 acres of vegetation will be cleared for impervious surface
 - Iriqat explained waivers and other approvals needed for the project.
 - Tom Saucier of Site Design represented the applicant
 - 14 acres in I-2 zone allowed use



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City of Biddeford Government



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- 100' buffer requested by IF & W
- Thacher Brook watershed
- Site plan shows 100,000 square foot addition, 2 phases 50,000 each
- 251 parking spaces, 2 new loading docks
- Loop around the building 2 entrances on Hill Street
- 2 new water and fire services to each phase
- New pump station for sewer
- Must meet City & DEP standards for stormwater
- Tanks under the parking lot
- No TMP needed but will submit traffic analysis
- The project design requires a waiver from Article XI, Section 5.B.4.f.1., which prohibits paving, parking, or storage within the required side or rear setbacks. They received positive feedback on waiver from staff.
- NO PUBLIC COMMENTS
- Beaudette asked if any offices will be moving from current area to new
- Matt Haas from FMI said no extra area is needed for new production
- Patoine asked how they are going to do it in phases, it's a challenge but they will do it. Patoine likes the project and the likes the fact that it is adding jobs for the city.
- Angers asked about the waiver request, Galbraith said he feels positive about it.
- Angers asked about the vernal pools Saucier said they are nonsignificant.
- Patoine notice the City of Biddeford is encroaching on the property.
- Patoine would like to approve the waiver now if the Board is willing.

MOTIONS 6:58 PM

Motion-Deschambault-Motion that waiver from Article XI, Section 5.B.4.f.1., which prohibits paving, parking, or storage within the required side or rear setbacks be approved.

Second-Beaudette

Vote-Motion passed 3-2 (Deschambault, Patoine & Beaudette in favor Angers & Sargent-Dubois against)

7.c. 2024.55 Preliminary review of Subdivision for 3 Lincoln, LLC for the proposed redevelopment of 3 Lincoln Street, (Pearl Street, Lot 3) (Tax Map 71, Lot 2) in the MSRD 3 zone and shoreland overlay. This applicant wishes to amend the previous Major Site Plan and Subdivision Approval (2022.02) from 3 buildings on Lot 3 to 4. The amendment includes the addition of five (5) town homes and revises Building A from 85 residential units to up to 52 units, Building B from 129 residential units to

up to 85 units, and Building C will remain as a restaurant with approximately 154 total seats.

- Galbraith updated the Board on the project
- Marieke Thormann of Fathom, Jesse Thompson of Kaplan Thompson, and Peter Heil of Acorn Engineering represented the applicant
- Thormann presented a power point presentation on the updates of the project.
- The waivers requested by the applicant was discussed
- NO PUBLIC COMMENTS
- Sargent-Dubois commented that he is in favor of the project
- Thormann also told the Board that they had obtained Historic Preservation approval on this phase.
- Patoine confirmed that the applicant has changed the trees that will be planted so that they will not be trimmed and will not exceed 15' per the fire department requirement.
- Patoine asked about the grid that the Fire Department has asked to be paved. Traditionally these grids get dug up by plows and it causes problems for the BFD, therefore they now require these areas be paved. Patoine feels that if the BFD wants it paved, it should be paved.
- Galbraith mentioned that the City is discussing hiring Heil to be the City's agent to modify the plan for the private way for the City in dealing with the changes for the parking garage.
- Deschambault asked about the pavers being the pedestrian pavers, and the access way that needs a waiver to bring the access way from 50' to 30'.
- Patoine talked about the parking waiver being requested by the applicant.
- Patoine told the Board that he is ready to take a motion on the waivers today

MOTIONS: 7:24

Motion-Sargent-Dubois-Motion to approve a waiver to allow the roadway where a 50-foot wide right of way (ROW) down to 30-foot wide.

Second-Angers

Vote-Motion passed unanimously

Motion-Sargent-Dubois-Motion to approve a waiver to the City's open space standards.

Second-Angers

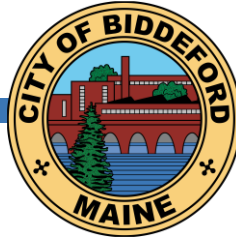
Vote-Motion passed unanimously

Motion-Sargent-Dubois-Motion to approve parking waiver, for the commercial uses of the site.

Second-Angers

Vote-Motion passed unanimously

Motion-Sargent-Dubois-Motion to approve a waiver for the pedestrian vehicle stipulation



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Second-Angers

Vote-Motion passed unanimously

Motion- Sargent-Dubois-Motion to approve case # 2024.55 Preliminary Site Plan, Subdivision and Shoreland Zoning Review for 3 Lincoln, LLC to redevelop the former MERC site at 3 Lincoln Street (Tax Map 71, Lot 2) in the MSRD-3 zone and WR-1 Shoreland Overlay zone as presented.

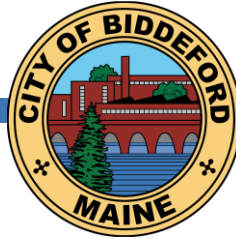
Second-Beaudette

Vote-Motion passed unanimously

8. Other Business

- Parking spaces remaining were discussed 509 remaining
- Spaces promised
 - WDC 61
 - 3 Lincoln 140
 - 12 Pearl St 20
 - 5 & 9 Thornton Street 54
 - Upper Falls Way 5
 - 69 Elm 14
 - Leaving 349 remaining
- Sargent-Dubois asked about the status of Chick-fil-A City is still waiting for a TMP and a scoping meeting with MDOT
- Patoine mentioned that when an email goes out from Planning asked about attendance to please answer it so that we know we have a quorum.
- Deschambault asked about the digging going on around Michaels and it is a dangerous situation, Whitten to follow up with Fecteau
- Patoine asked for an update on 12 Pearl Street, there are deed issues, and the City wants to talk to the applicant about sidewalks.

9. Adjourn 7:38 PM



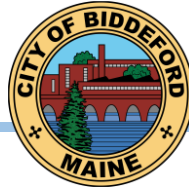
**PLANNING BOARD MEETING MINUTES
JOINT WORKSHOP
PLANNING BOARD & CONSERVATION COMMISSION
October 15, 2025
DRAFT**

1. Pledge of Allegiance Meeting came to order at 6:00 PM
2. Declaration of Quorum/Voting Members
Planning Board-Alexa Plotkin-Chair, Larry Patoine, Sue Deschambault, Roch Angers, Matthew Sargent-Dubois & Kayla Lewis (Alternate Member)
Conservation Commission-Richard Rhames-Chair, Erik Heumiller, Peter Robbins, Chris Veazie & Patrick Conlon
Staff-David Galbraith & Adi Iriqat
3. The two committees discussed the Natural Resources portion of the ordinance and Comprehensive Plan.
4. Adjourn 7:00 PM

Signature-Planning Board Chair/Vice Chair

Date

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



PLANNING BOARD STAFF REPORT

To: Chair Plotkin and Members of the Biddeford Planning Board
From: Adi Iriqat, Assistant City Planner

Date: October 21, 2025

RE: 2025.45_Shoreland Zoning Application for Sea Bee, LLC to reconstruct an existing non-conforming single-family dwelling. The property is located at 131-133 Hills Beach Road (Tax Map 55, Lot 1) in the CR & LR zones.

Meeting Date: November 05, 2025

1) Introduction

Located at 131-133 Hills Beach Road, there is a two-story single-family dwelling on 9,562 square feet, or .21 acres. As part of a Permit by Rule application, the Applicant, Sea Bee, LLC, is requesting a Planning Board Approval for the Greatest Practical Extent Determination.

The proposed project involves reconstructing the existing non-conforming single-family dwelling in its current location, raised on posts. The current location offers the maximum feasible setback from the Atlantic Ocean.

2) Project Data / Information

1.	Applicant:	Sea Bee, LLC 7 Regency Ridge, Andover, MA 01810
2.	Owner of Property:	Same as Applicant
3.	Agent:	Michael Skolnick/ Archipelago 1 Dana Street, Portland, ME 04101
4.	Surveyor:	David L. Hughes, 88 Guinea Road, Kennebunkport, ME, 04046
5.	Project Location:	131-133 Hills Beach Road
6.	Project Tax Map #/Lot #:	Tax Map 55, Lot 1
7.	Lot Size:	9,562
8.	Base Zoning:	CR & LR

2025.45_Shoreland Zone Application for Sea Bee, LLC to reconstruct an existing non-conforming single-family dwelling. The property is located at 131-133 Hills Beach Road (Tax Map 55, Lot 1) in the CR & LR zones.

9.	Overlay Zoning:	N/A
10.	Existing Use:	
11.	Proposed Use:	Reconstructing an existing nonconforming single-family dwelling in its current location, raised on posts.
12.	Approvals Required:	Shoreland Zoning
13.	Uses in the Vicinity:	Residential
14.	Waivers Needed:	N/A
15.	Waivers Granted:	N/A
16.	Other Non-City Permits Required:	DEP
17.	LDR Attachment A: Fees Paid:	Application Fees Paid
18.	Planning Board Review History:	Sketch Plan: Nov 5, 2025

3) Existing Conditions

The subject property is 9,562 square feet and is approximately 74 feet wide near Hills Beach Road and 63 feet wide at its shoreline. Please see the image below for illustration.



As part of the remodeling efforts early this year, the Applicant demolished the property's exterior walls. The permit obtained from Codes dated March 11, 2025, referenced only intentions for interior changes, prompting Codes to issue a Stop Work Order until the Greatest Practical Extent Approval has been granted. See the images below for illustration.

2025.45_Shoreland Zone Application for Sea Bee, LLC to reconstruct an existing non-conforming single-family dwelling. The property is located at 131-133 Hills Beach Road (Tax Map 55, Lot 1) in the CR & LR zones.



It is evident that more than 50% of the structure has been removed, leaving the project pending further approval from the Maine Department of Environmental Protection (MDEP) and the Planning Board.

4) Proposed Project

The applicant proposes to reconstruct the existing two-story single-family structure. The structure's existing footprint represents the minimum shoreline setback to the greatest practical extent. Such a finding is reached by evaluating the setback against 6 criteria: 1) Size of the lot 2) slope of the land 3) potential for soil erosion 4) location of other structures on the property and on adjacent properties 5) location of the septic system and other on-site soils suitable for septic systems and 6) the type and amount of vegetation to be removed to accomplish the relocation.

Summary

Given the small lot size, multiple setbacks, and the fact that nearly all the buildable area lies within the 100-foot shoreline setback, there is no practical way to relocate the dwelling without increasing nonconformance. The applicant proposes reconstructing the dwelling within its existing footprint, elevated on posts. The site's slope is moderate and does not hinder construction.

Relocation would unnecessarily disturb the soil and increase the risk of erosion, particularly because the septic system, located between the dwelling and detached garage, would need to be relocated. The garage and existing septic layout further limit relocation options. Adjacent structures do not constrain the site, and no vegetation removal is required for the project.

2025.45_Shoreland Zone Application for Sea Bee, LLC to reconstruct an existing non-conforming single-family dwelling. The property is located at 131-133 Hills Beach Road (Tax Map 55, Lot 1) in the CR & LR zones.

5) Staff Review

WAIVERS: The applicant is not seeking any waivers.

Staff Recommendations: The staff recommend that the Board approve the shoreland zoning application. Should the Board wish to formally make a motion, sample motions are provided below with the following Conditions of Approval:

1. The razed building shall not be relocated closer to any of the existing property lines as noted on the approved plan
2. The Code Enforcement Officer shall review and approve conformance to Section 15 of the Shoreland Zoning Ordinance
3. Obtain all required permits from the Maine Department of Environmental Protection and the Biddeford Code Enforcement Office
4. This approval shall expire one year from the date below if a substantial start is not made in construction. If a substantial start (30% of project completion, i.e., framing and foundation) is made within one year of the date below, the applicant shall have one additional year to complete the project thereafter; this approval shall expire.

6) Sample Motions

- A. Motion to Approve the shoreland zone application for the proposal located 131-133 Hills Beach Road (Tax Map 55, Lot 1), within the Coastal Residential & Limited Residential (CR & LR) zoning district.
- B. Motion to Deny the shoreland zone application for the proposal located 131-133 Hills Beach Road (Tax Map 55, Lot 1), within the Coastal Residential & Limited Residential (CR & LR) zones, for the following reasons:
 - 1) _____
 - 2) _____
 - 3) _____
- C. Motion to Table the shoreland zone application for the proposal located 131-133 Hills Beach Road (Tax Map 55, Lot 1), within the Coastal Residential & Limited Residential (CR & LR) zoning districts, for the following reasons:
 - 1) _____
 - 2) _____
 - 3) _____



Michael J. Skolnick, Esq.
Attorney
MSkolnick@ArchipelagoNA.com

1 Dana Street, 4th Floor
Portland, Maine 04101
Main office (207)558-0102

October 6, 2025

Planning Board
City of Biddeford
P.O. Box 586
Biddeford, ME 04005

Re: Sea Bee, LLC: Non-conforming Structure Relocation Review

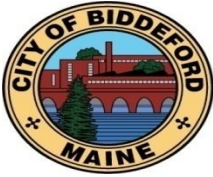
Dear Members of the Biddeford Planning Board:

On behalf of my client Sea Bee, please find our enclosed application for the Board's relocation determination of the non-conforming structure located at 131-133 Hills Beach Road. We respectfully request that this application be placed on the Planning Board's November 5th agenda for its full consideration of the matter.

Thank you in advance for your consideration of this matter.

Sincerely,

Michael J. Skolnick, Esq.

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

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

Type of Application:

☒ Shoreland Zoning Permit ☐ Site Plan Review (Please include checklist) ☐ Extraction
☐ Conditional Use Permit ☐ Subdivision ☐ Private Way
☐ Other: _____

Applicant Information:

Name: Sea Bee, LLC
Mailing Address: 7 Regency Ridge, Andover, MA 01810
Telephone: 781-844-1230
Email: abrown@brocoenergy.com

What is your legal interest in the property?

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

Owner's Information:

Name: Same as above
Mailing Address: _____
Telephone: _____
Email: _____

Agent's Information:

Name: Michael Skolnick / Archipelago
Mailing Address: 1 Dana Street, Portland, ME 04101
Telephone: 207-558-0102
Email: MSkolnick@archipelagona.com

Engineer/Surveyor's Information:

Name: David L. Hughes
Mailing Address: 88 Guinea Road, Kennebunkport, ME 04046
Telephone: 207-967-9761
Email: dave@livingstonhughes.com

Project Location and Lot Information:

Street Address: 131-133 Hills Beach Road Drainage Watershed: Biddeford Pool
Tax Map: 55 Lot: 1
Current Zoning: GR Shoreland Zoning: LR
Size of Lot: 9,562 () acres ☒ s.f. Lot Frontage: 77.26
Existing Use of Property: Residential dwellings

Property currently serviced by:

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

Slope Conditions in Area of Construction (if applicable):

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

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

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

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

Description of proposed use of property:

Project/Proposed Use:

The proposed project involves reconstructing the existing non-conforming single-family dwelling in its current location, raised on posts.

Property to be Serviced by:

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

Limits of Disturbance: 0 () acres () s.f.

Net change in impervious cover: 0 () acres () s.f.

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

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

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

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

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

☒ **If in a Shoreland Zone:**

Percent of residential lot coverage (Max 20%): existing = 37.8%, proposed = 37.8%

Percent of structure expansion (Max 30%):

☐ **If Subdivision Review, number of lots proposed:**

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

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

Total new square feet footprint of structure:

Total new square feet paving/parking:

Waiver Requests (attach details):

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

Required Submittal Attachments:

A. Letters of Approval

☐ Fire Department – Contact Chief or Deputy Chief – 282-9986

☐ Ability to Serve for Water Service – Maine Water – 282-1543

☐ Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118

☐ Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127

☐ 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: _____ **Date** _____

Signature of Property Owner: _____ **Date** _____

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



Michael J. Skolnick, Esq.
Attorney
MSkolnick@ArchipelagoNA.com

1 Dana Street, 4th Floor
Portland, Maine 04101
Main office (207)558-0102

AUTHORIZATION

I, Angela Brown, Manager of Sea Bee, LLC, hereby authorize Michael Skolnick and the firm of Archipelago in Portland, Maine, to sign any and all State of Maine or City of Biddeford permit applications on behalf of my property at 131-133 Hills Beach Road in Biddeford, Maine (Tax Map 55, Lot 1). I further authorize any member of that firm to appear on my behalf and to represent me before any department, board, committee, or agency of said State or City, including, but not limited to, the Maine Department of Environmental Protection, Planning Board, and the Zoning Board of Appeals.

DATED: 7/9/25


ANGELA BROWN
on behalf of SEA BEE, LLC



Michael J. Skolnick, Esq.
Attorney
MSkolnick@ArchipelagoNA.com

1 Dana Street, 4th Floor
Portland, Maine 04101
Main office (207)558-0102

Robert and Angela Brown (Sea Bee, LLC)
Non-conforming Structure Relocation Review
131-133 Hills Beach Road, Biddeford

Project Description

The applicant purchased the subject property in June 2022. The property is developed with a residential dwelling featuring a full concrete foundation, an attached deck, a detached garage with an apartment and attached deck, railroad tie retaining walls, customary lawn and landscaped areas, a septic tank and drainage field, and a driveway. The dwelling is located 39.1 feet from the Highest Astronomical Tide (HAT), as delineated by Livingston-Hughes on July 25, 2022, and is therefore classified as a non-conforming structure under the City Code. According to City Assessor records, the existing residential dwelling was constructed in 1900.

The proposed project involves reconstructing the existing non-conforming single-family dwelling in its current location, raised on posts. The existing location represents the greatest practical extent of setback from the Atlantic Ocean. Such projects are allowed, subject to City Code, Article XIV, Section 12(C)(4), Reconstruction or Replacement. Specifically, the Code allows the reconstruction of a non-conforming structure within the shoreland zone provided that the structure's footprint is relocated in conformity with the shoreline setback to the greatest practical extent, as determined by the Planning Board. Greatest practical extent determination by the Planning Board is the exclusive purpose of this application.

Pursuant to the City's Code, when reconstructing a non-conforming structure in compliance with the shoreline setback to the greatest practical extent, the Planning Board shall consider 6 specific criteria (see Article XIV, Section 12 (C)(3)). These criteria include, and are limited to the following:

- 1) Size of the lot
- 2) Slope of the land
- 3) Potential for soil erosion
- 4) Location of other structures on the property and on adjacent properties
- 5) Location of the septic system and other on-site soils suitable for septic systems
- 6) The type and amount of vegetation to be removed to accomplish the relocation

Discussion

ARCHIPELAGO

October 6, 2025

Page 2 of 3

Sea Bee, LLC/Greatest Practical Extent Review

The subject property is 9,562 square feet and is approximately 75 feet wide near Hills Beach Road and 63 feet wide at its shoreline. The existing and proposed structure locations are affected by the minimum shoreline setback requirement, minimum lot line setback requirements, the existing detached garage, and existing septic tank location.

- 1) Size of the lot: Considering the modest lot size, multiple minimum setback restrictions, and the fact that the buildable area lies almost entirely within the 100-foot shoreline setback, there is no practical opportunity to relocate the dwelling footprint to better meet setback standards. The existing dwelling is already well within the side setbacks; relocating the structure would increase non-conformance with those side setbacks. According to the attached plan prepared by Livingston-Hughes, last revised on September 24, 2025, the applicant proposes reconstructing the dwelling within the existing footprint, raised on posts.
- 2) Slope of the land: The slope of the land in the area of the subject lots is not prohibitive to construction and does not interfere with the structure locations as proposed.
- 3) Potential for soil erosion: There are no unique soil conditions or other soil features such that the location of the structure footprint would create risk of soil erosion from the lots. Relocating the structure would necessitate moving the septic system, causing unnecessary soil disturbance and increased erosion risk.
- 4) Location of other structures on the property and on adjacent properties: The existing detached garage limits how far the dwelling can be relocated toward the road. The garage's attached deck currently sits 10.5 feet from the dwelling, separated by a walkway and the septic tank. No other on-site structures constrain relocation. Adjacent properties have structures generally aligned with the existing dwelling location, but these do not restrict footprint relocation on the subject parcel.
- 5) Location of the septic system and other on-site soils suitable for septic systems: The existing dwelling and detached garage are currently served by a subsurface wastewater disposal system that is working properly. The septic tank is located between the two structures and significantly limits any relocation of the dwelling. Relocating the dwelling toward the road would require moving the septic system, resulting in additional soil disturbance and complicating future maintenance access.
- 6) The type and amount of vegetation to be removed to accomplish the relocation: The project does not require or contemplate any vegetation removal.

Due to the small lot size, narrow lot width, multiple minimum setback requirements established in the City Code, the location of the septic system, and the constraints discussed above, it is our opinion that the existing structure footprint represents the minimum shoreline setback to the greatest practical extent. Accordingly, the applicant respectfully requests that the Planning Board

ARCHIPELAGO

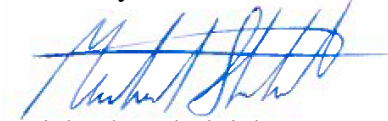
October 6, 2025

Page 3 of 3

Sea Bee, LLC/Greatest Practical Extent Review

find and conclude that the structure footprint's greatest practical extent setback on the lot is 39.1 feet from HAT.

Sincerely,

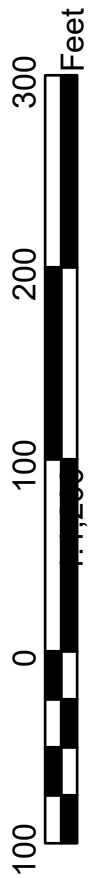
A handwritten signature in blue ink, appearing to read "Michael J. Skolnick", written over a horizontal line.

Michael J. Skolnick, Esq.



North is based on the
Maine State
Coordinate System
NAD 1983

North Rotation is 35°



UPDATED THROUGH APRIL 1, 2024
FOR ASSESSMENT PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCES

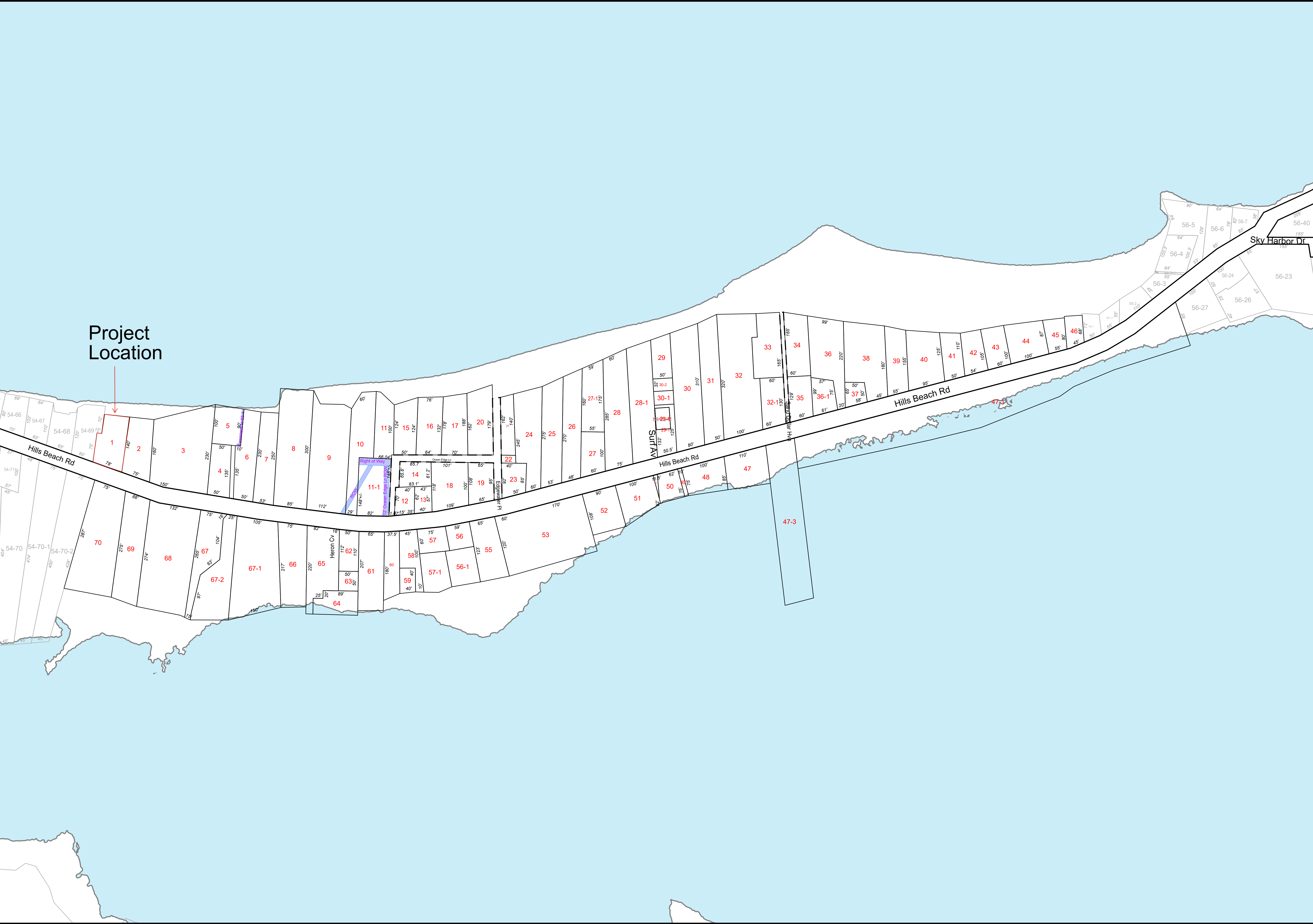
The City of Biddeford, Maine
OFFICIAL TAX MAP
Office of The Tax Assessor
Deanne Vail, C.M.A.
Assessor



This Map is Prepared By
The City of Biddeford, Maine
Technology Department
GIS Division
205 Main Street - P.O. Box 386 - Biddeford, Maine 04005
207-571-0660 - gis@biddefordmaine.org

55
Tax Map

Project
Location





U.S. Fish and Wildlife Service

National Wetlands Inventory

131-133 HILLS BEACH ROAD



October 7, 2025

Wetlands

 Estuarine and Marine Deepwater	 Freshwater Emergent Wetland	 Lake
 Estuarine and Marine Wetland	 Freshwater Forested/Shrub Wetland	 Other
	 Freshwater Pond	 Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

View of house
from road



Southwestern
side of house



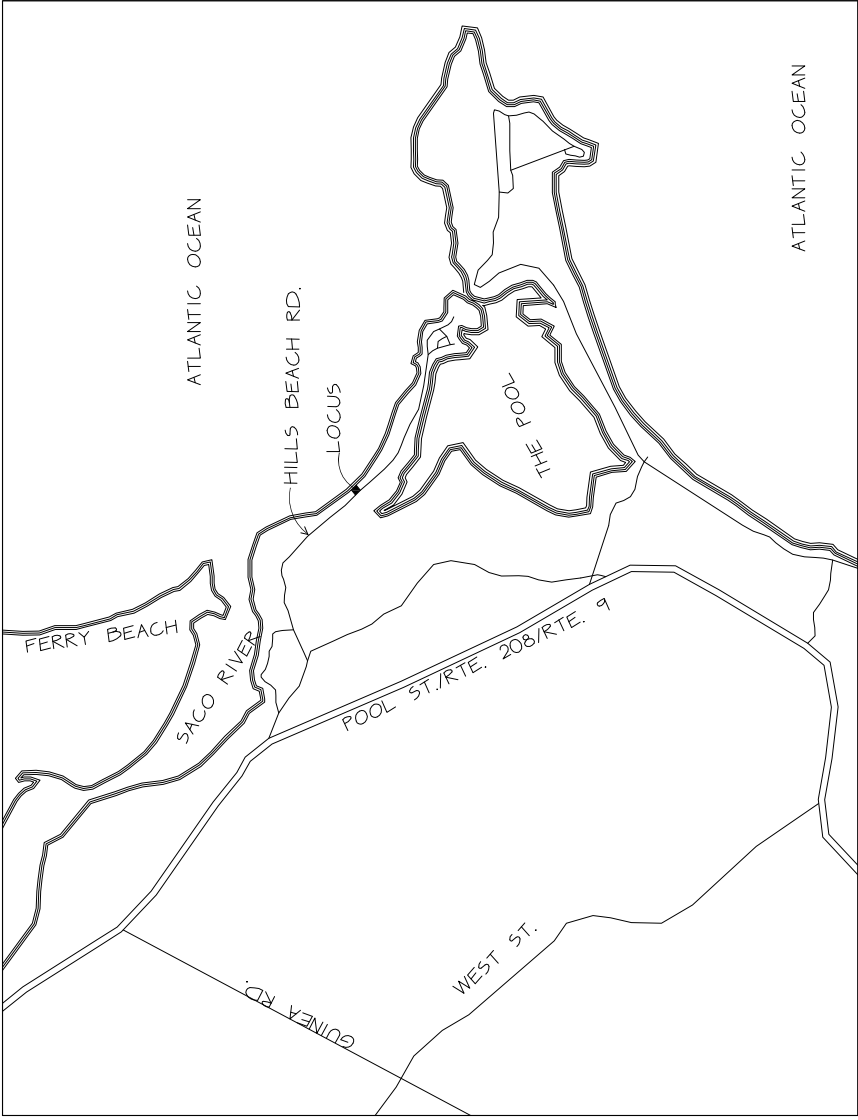
Northeastern
side of house



View from seawall



LOCATION SKETCH



LOCUS DEED REFERENCE

YORK COUNTY REGISTRY OF DEEDS (YCRD)
BOOK: 19051 PAGE: 344

BUILDING ELEVATIONS

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ROOF PEAK HOUSE	39.95'
LOWEST ADJACENT GRADE HOUSE	11.20'
FINISH GARAGE	12.43'
GARAGE SLAB	12.12'
GARAGE LOWEST ADJACENT GRADE	11.24'

PRE-EXISTING COVERAGE CHART	
HOUSE	1755.7 SQ.FT.
GARAGE	786.7 SQ.FT.
DRIVEWAY	391.6 SQ.FT.
WALKWAYS	345.1 SQ.FT.
RAILROAD TIES	228.4 SQ.FT.
SEA WALL	100.1 SQ.FT.
GENERATOR	10.3 SQ.FT.
TOTAL	3617.9 SQ.FT.
LOT AREA	9562.6 SQ.FT.
COVERAGE	37.8%

SQ.FT. COMPARISON CHART

PRE-EXISTING HOUSE (TO WALLS)	1418.9 SQ.FT.
PROPOSED HOUSE (TO WALLS)	1418.2 SQ.FT.
PRE-EXISTING HOUSE (TO OVERHANGS)	1585.5 SQ.FT.
PROPOSED HOUSE (TO OVERHANGS)	1542.2 SQ.FT.
PRE-EXISTING REAR DECK	154.1 SQ.FT.
PROPOSED REAR DECK	200.0 SQ.FT.

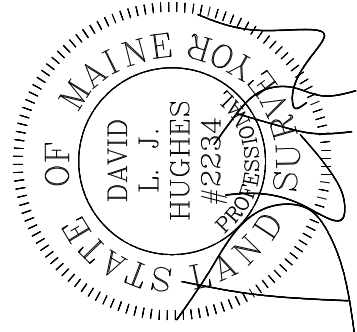
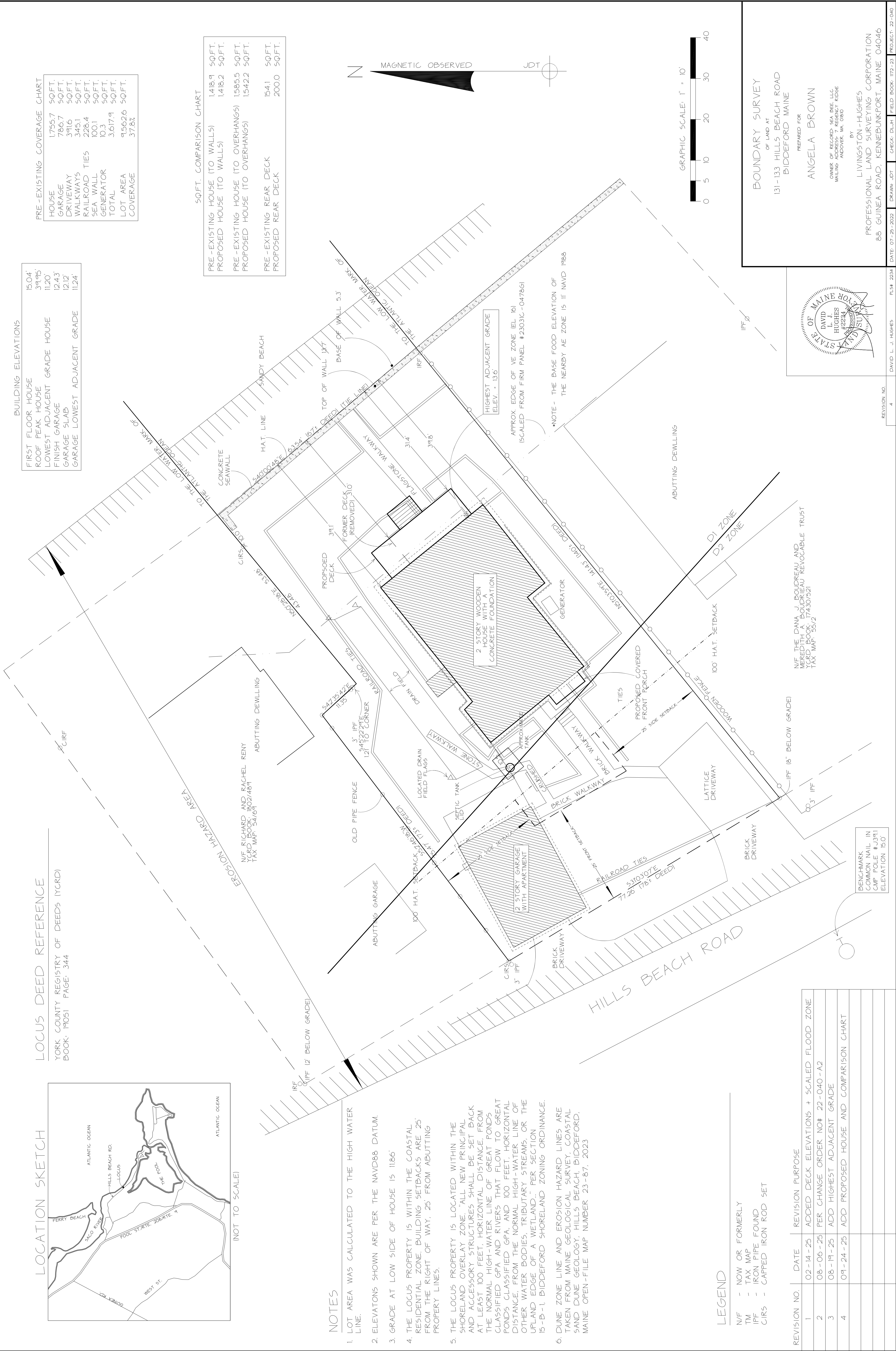
NOTES

1. LOT AREA WAS CALCULATED TO THE HIGH WATER LINE.
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3. GRADE AT LOW SIDE OF HOUSE IS 118.6'
4. THE LOCUS PROPERTY IS WITHIN THE COASTAL RESIDENTIAL ZONE. BUILDING SETBACKS ARE 25' FROM THE RIGHT OF WAY, 25' FROM ABUTTING PROPERTY LINES.
5. THE LOCUS PROPERTY IS LOCATED WITHIN THE SHORELAND OVERLAY ZONE. "ALL NEW PRINCIPAL AND ACCESSORY STRUCTURES SHALL BE SET BACK AT LEAST 100 FEET, HORIZONTAL DISTANCE, FROM THE NORMAL HIGH-WATER LINE OF GREAT PONDS CLASSIFIED GPA AND RIVERS THAT FLOW TO GREAT PONDS CLASSIFIED GPA, AND 100 FEET, HORIZONTAL DISTANCE, FROM THE NORMAL HIGH-WATER LINE OF OTHER WATER BODIES, TRIBUTARY STREAMS, OR THE UPLAND EDGE OF A WETLAND..." PER SECTION 15-B-1, BIDDEFORD SHORELAND ZONING ORDINANCE.
6. DUNE ZONE LINE AND EROSION HAZARD LINES ARE TAKEN FROM MAINE GEOLOGICAL SURVEY, COASTAL SAND DUNE GEOLOGY, HILL'S BEACH, BIDDEFORD, MAINE OPEN-FILE MAP NUMBER 23-87, 2023

LEGEND

- N/F - NOW OR FORMERLY
- TM - TAX MAP
- IFF - IRON PIPE FOUND
- CIRS - CAPPED IRON ROD SET

REVISION NO.	DATE	REVISION PURPOSE
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3	08-19-25	ADD HIGHEST ADJACENT GRADE
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BOUNDARY SURVEY
OF LAND AT
131-133 HILLS BEACH ROAD
BIDDEFORD MAINE

PREPARED FOR
ANGELA BROWN

OWNER OF RECORD: SEA DUE LLC
MAILING ADDRESS: 7 REGENCY RIDGE
ANDOVER, MA 01860

BY
LIVINGSTON-HUGHES
PROFESSIONAL LAND SURVEYING CORPORATION
88 GUINEA ROAD, KENNEBUNKPORT, MAINE 04046



1 Left Side - Northwest Elevation
Scale: 1/4" = 1'-0"

Mike Cerbone
92 Agamenticus Rd.
South Berwick, ME
(978) 317-1979

Proposed Renovations to
The Brown Beach Cottage
133 Hills Beach Road, Biddeford ME

Left Side - Northwest Elevation	Date: 09/03/2025	Scale: As Noted
	Drawing Number	

A4.4



1 Right Side - Southeast Elevation
Scale: 1/4" = 1'-0"

Mike Carbone
92 Agamenticus Rd.
South Berwick, ME
(978) 317-1979

Proposed Renovations to
The Brown Beach Cottage
133 Hills Beach Road, Biddeford ME

Right Side -
Southeast Elevation
Date: 09/03/2025
Scale: As Noted

Drawing Number

A4.2

DLN: 1002240198224

After recording return to:
Sea Bee, LLC
7 Regency Ridge
Andover, MA 01810

(space above reserved for recording information)

DEED OF SALE
BY
PERSONAL REPRESENTATIVE
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That Shaun Moynahan and Maureen McWilliams, Co-Personal Representatives of the Estate of Patricia M. Moynahan (York County Probate Docket Number 2022-0083) with a mailing address of 1 Massasoit Street, San Francisco, California 4110, by the power conferred by law, and every other power, for consideration paid, and the 10 day notice required under 18 C MRS Section 3-711 having been specifically waived under the provisions of decedent's will, grant to Sea Bee, LLC, a Maine Limited Liability Company, having a mailing address of 7 Regency Ridge, Andover, Massachusetts 01810, the land in the City of Biddeford, in the County of York and State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon situated on the northeasterly side of the Town Road or Road to Fort Hill, variously so-called (and now called Hills Beach Road), in the City of Biddeford, at Hills Beach, County of York and State of Maine, bounded and described as follows:

Beginning on said road at the westerly corner of land formerly of one Sabourin, now or formerly of one Rouse;

Thence northwesterly by said road seventy eight (78) feet, more or less, to land now or formerly of one Reny;

Thence northeasterly by said Reny land and by an old pipe fence seventy three (73) feet more or less, to an angle in said Reny line;

Thence southeasterly by said Reny land and by a line forming an included angle of 95° 22', more or less, with the last described line eleven and thirty-five hundredths (11.35) feet, more or less, to another angle in said Reny line;

Thence northeasterly by said Reny land and by a line forming an excluded angle of 93° 04', more or less, with the last described line fifty three and forty eight hundredths (53.48) feet, more or less, to the end of the face of the existing concrete seawall (part of said last described line runs along

the face of the return of said seawall);

Thence continuing northeasterly by said Reny land to low water mark of the Atlantic Ocean;

Thence southeasterly by said low water mark to said Rouse land;

Thence southwesterly by said Rouse land to the face of said concrete seawall;

Thence continuing southwesterly by said Rouse land one hundred forty (140) feet, more or less, to the point of beginning. A traverse line between the two points in said boundary where it touches the face of said seawall has a distance of sixty-seven (67) feet, more or less.

Being the same premises conveyed to Patricia M. Moynahan by deed of Andrew Lechman and Ann H. Lechman dated October 8, 1974 and recorded in York Registry of Deeds in Book 2055, Page 719; reference is also made to the Proceedings in the Estate of Patricia M. Moynahan who died December 15, 2021 (York County Probate File No. 2022-0083).

WITNESS my hand and seal in my said capacity this 15th day of June, 2022.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

Witness

Witness

Estate of Patricia M. Moynahan

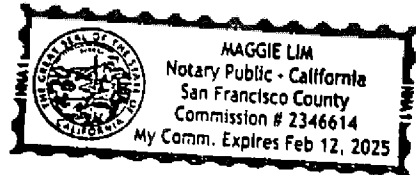
By: [Signature]
Shaun Moynahan, Co-Personal Representative

By: _____
Maureen McWilliams, Co-Personal Representative

STATE OF CALIFORNIA
COUNTY OF San Francisco

June 15, 2022

Personally appeared the above named Shaun Moynahan, Personal Representative of the Estate of Estate of Patricia M. Moynahan, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said estate.



Before me, [Signature]
Notary Public/Attorney At-Law
Print Name: Maggie Lim
My Commission Expires: Feb. 12, 2025

the face of the return of said seawall);

Thence continuing northeasterly by said Reny land to low water mark of the Atlantic Ocean;

Thence southeasterly by said low water mark to said Rouse land;

Thence southwesterly by said Rouse land to the face of said concrete seawall;

Thence continuing southwesterly by said Rouse land one hundred forty (140) feet, more or less, to the point of beginning. A traverse line between the two points in said boundary where it touches the face of said seawall has a distance of sixty-seven (67) feet, more or less.

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WITNESS my hand and seal in my said capacity this ____ day of June, 2022.

SIGNED, SEALED AND DELIVERED Estate of Patricia M. Moynahan
IN PRESENCE OF:

Witness

By: _____
Shaun Moynahan, Co-Personal Representative

Witness

By: Maureen McWilliams
Maureen McWilliams, Co-Personal Representative

STATE OF CALIFORNIA
COUNTY OF _____

June ____, 2022

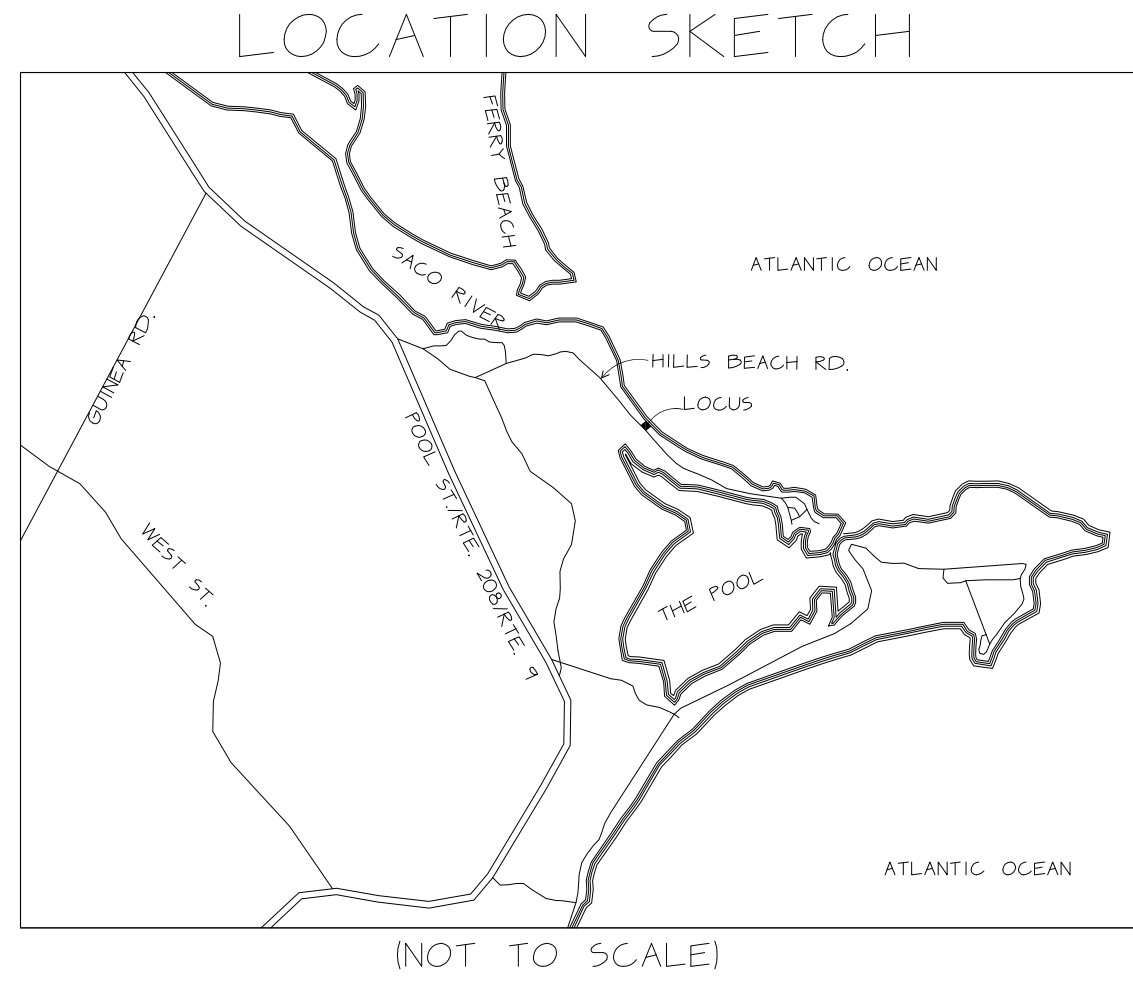
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Before me,

Notary Public/Attorney At-Law

Print Name: _____

My Commission Expires: _____



LOCUS DEED REFERENCE

YORK COUNTY REGISTRY OF DEEDS (YCRD)
BOOK: 19051 PAGE: 344

BUILDING ELEVATIONS

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GARAGE SLAB	12.12'
GARAGE LOWEST ADJACENT GRADE	11.24'

PRE-EXISTING COVERAGE CHART

HOUSE	1,755.7	SQ.FT.
GARAGE	786.7	SQ.FT.
DRIVEWAY	391.6	SQ.FT.
WALKWAYS	345.1	SQ.FT.
RAILROAD TIES	228.4	SQ.FT.
SEA WALL	100.1	SQ.FT.
GENERATOR	10.3	SQ.FT.
TOTAL	3,617.9	SQ.FT.
LOT AREA	9,562.6	SQ.FT.
COVERAGE	37.8%	

SQ.FT. COMPARISON CHART

PRE-EXISTING HOUSE (TO WALLS)	1,418.9	SQ.FT.
PROPOSED HOUSE (TO WALLS)	1,418.2	SQ.FT.
PRE-EXISTING HOUSE (TO OVERHANGS)	1,585.5	SQ.FT.
PROPOSED HOUSE (TO OVERHANGS)	1,542.2	SQ.FT.
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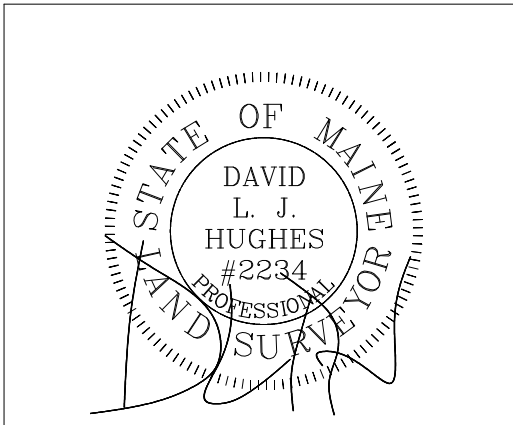
LEGEND

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BENCHMARK
COMMON NAIL IN
CMP POLE #J391
ELEVATION 15.0'

N/F THE DANA J. BOUDREAU AND
MEREDITH A. BOUDRIEU REVOCABLE TRUST
YCRD BOOK: 17430/521
TAX MAP: 55/2



BOUNDARY SURVEY
OF LAND AT
131-133 HILLS BEACH ROAD
BIDDEFORD MAINE
PREPARED FOR
ANGELA BROWN

OWNER OF RECORD: SEA BEE, LLC
MAILING ADDRESS: 7 REGENCY RIDGE
ANDOVER, MA 01810

BY
LIVINGSTON-HUGHES
PROFESSIONAL LAND SURVEYING CORPORATION
88 GUINEA ROAD, KENNEBUNKPORT, MAINE 04046

REVISION NO.	DATE	DRAWN	CHECK	FIELD BOOK	PROJECT
4	07-25-2022	DAVID L. J. HUGHES	PLS# 2234	1172-23	22-040



1 Left Side - Northwest Elevation
Scale: 1/4" = 1'-0"

Mike Cerbone
92 Agamenticus Rd.
South Berwick, ME
(978) 317-1979

Proposed Renovations to
The Brown Beach Cottage
133 Hills Beach Road, Biddeford ME

Left Side - Northwest Elevation	Date: 09/03/2025	Scale: As Noted
	Drawing Number	

A4.4



1 Right Side - Southeast Elevation
Scale: 1/4" = 1'-0"

Mike Carbone
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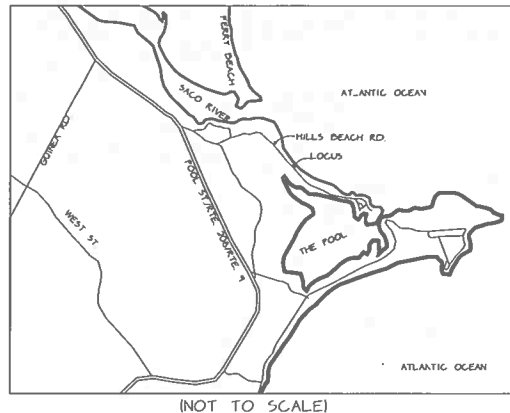
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Date: 09/03/2025
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Drawing Number

A4.2

LOCATION SKETCH



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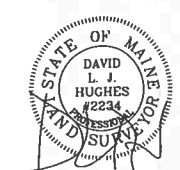
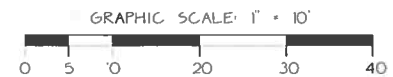
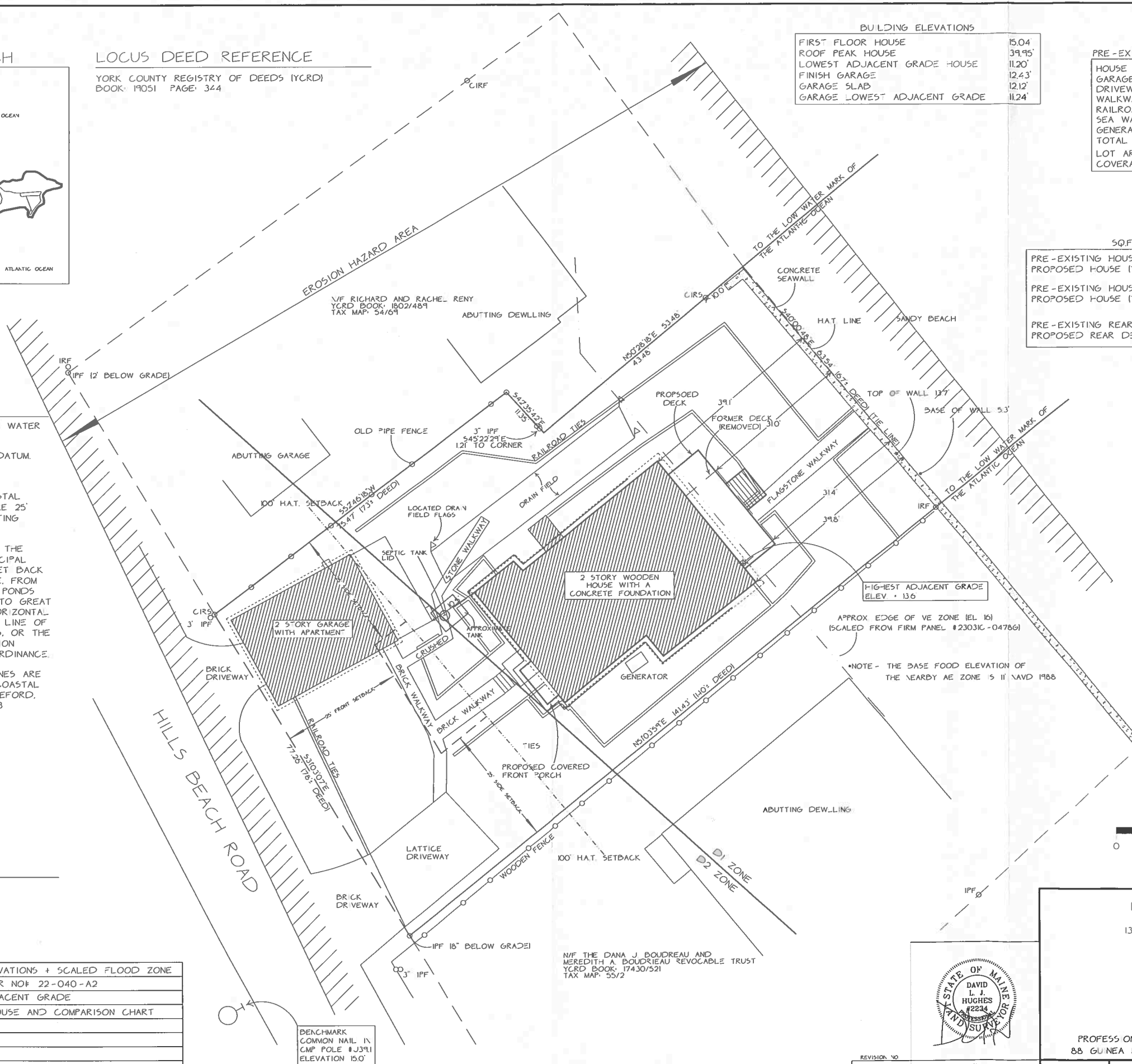
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OF LAND AT
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BIDDEFORD MAINE
PREPARED FOR
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BY
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PROFESSIONAL LAND SURVEYING CORPORATION
88 GUINEA ROAD, KENNEBUNKPORT, MAINE 04046

REVISION NO. 4 DAVID L. J. HUGHES 7.51 2234 DATE: 07-25-2022 DRAWN: JDT CHECK: DLH FIELD BOOK: 172-23 PROJECT: 22-040



Michael Morse
Senior Environmental Consultant
MMorse@ArchipelagoNA.com

1 Dana Street
Portland, Maine 04101
(207) 558-0102

October 9, 2025

City of Biddeford
Planning & Development
P.O. Box 586
Biddeford, ME 04005

Re: Application of Sea Bee, LLC
131-133 Hills Beach Road, Biddeford, ME 04005

Dear Sir or Madam:

Enclosed for your file and for public inspection, please find a copy of the Application for Natural Resources Protection Act Permit-By-Rule that was filed with the Maine Department of Environmental Protection on October 9, 2025.

Sincerely,

Mike Morse

MM/sk
Enclosures

Land Permit Application (Including Permit By Rule)

version 2.12

(Submission #: HQE-4FCC-N973M, version 1)

Details

Site: 131-133 Hills Beach Road, Biddeford, ME

Submission ID HQE-4FCC-N973M

Status Submitting

Form Input

Stormwater Construction Activity Questions

Will your project disturb one acre or more of area?

No

A stormwater permit is not required for your project, but other permits may be required.

Project Scope

Please select all applicable application types below. If you intend to file under a Tier 1, 2, or 3, select NRPA Permit.

If you are unsure which application type to select, please contact the nearest regional office. Land Bureau staff are available by phone to answer your questions on Monday, Tuesday and Thursday. Staff in the Central Maine Office are also available on Wednesday. You can also email your questions to LandOnCall@maine.gov. Not sure which region your town is in? See our [Regional Office](#) locations.

[Central Maine Office](#)

207-287-7688

[Northern Maine Office](#)

207-764-0477

[Eastern Maine Office](#)

207-941-4570

[Southern Maine Office](#)

207-822-6300

Application Type

NRPA Sand Dune

Is this project funded by an awarded DEP grant?

No

If this is a project conducted by a federal agency or requiring a license or permit from a federal agency (i.e. EPA, USACE, USCG)

and located in the coastal zone, please select "Yes" below. More information on applicable activities can be found [here](#). The Coastal Zone Map can be viewed [here](#).

Are you a Federal applicant applying for a Federal Consistency determination?
No

Is this an after-the-fact application?
No

Applicant (1 of 1)

Sea Bee, LLC

Who is the applicant?
Organization

Instructions for Organizations

If applicant is a corporation, LLC, or other legal entity:

- The Applicant's Organization Name must match the articles of incorporation on file with the Secretary of States's office.
- They must provide a copy of Secretary of State's registration information (see link below).

[Secretary of State's registration information](#)

Applicant

Organization or Municipality Name
Sea Bee, LLC
Phone Type Number Extension
Business 781-844-1230
Email
abrown@brocoenergy.com
Mailing Address
7 Regency Ridge
Andover, MA 01810
United States

Instructions for Responsible Party

The Responsible Party is the person who is most knowledgeable about or responsible for environmental compliance.

Responsible Official

First Name Last Name
Angela Brown
Title
Manager
Phone Type Number Extension
Mobile 207-844-1130
Email
abrown@brocoenergy.com
Mailing Address
7 Regency Ridge
Andover, MA 01810
United States

Attach Proof of Legal Name

Search Corporate Names - Sea Bee, LLC.pdf - 07/16/2025 11:17 AM

Comment

NONE PROVIDED

Agent**Agent Information**

Agents are individuals or consultants that serve as a point of contact for the submission.

Will an agent be representing you for this project?

Yes

Agent**First Name Last Name**

Michael Skolnick

Organization Name

Archipelago

Phone Type Number Extension

Business 2075580102

Email

mskolnick@archipelagona.com

Mailing Address

1 DANA ST

FL 4

PORTLAND, ME 04101-5107

United States

Does the agent have an ownership interest in the project?

No

Agent Letter of Authorization

2025.07.09 Authorization - Signed.pdf - 07/16/2025 11:20 AM

Comment

NONE PROVIDED

Project Summary**Project Name**

Residential Dwelling Renovation

Project Summary

The applicant proposes to renovate the existing structure and elevate the structure on pilings.

Detailed Project Description

2025.08.13 Project Narrative MM edit 10-3-25.pdf - 10/06/2025 11:24 AM

Comment

NONE PROVIDED

Project Location**Project Site Name**

131-133 Hills Beach Road, Biddeford, ME

Project Address

131-133 Hills Beach Road

Biddeford, ME 04005

Directions and Site Identifiers

NONE PROVIDED

Tax Map #

1

Tax Lot #

55

Place pin on map at the location of the project activity.

Click [here](#) to access permit data geographically referenced via Google Earth. Existing Land Bureau permits, natural resource habitat layers and other related spatial layers can be accessed from this site.

Project Location

43.453272735893414,-70.37076640305924

Size of Lot or Parcel

0.23

Size of Lot or Parcel

Acres

Deed**Deed Reference - Book #**

19051

Deed Reference - Page #

344

Proof of Ownership

[19051-344 Deed Sea Bee, LLC.pdf - 07/16/2025 11:26 AM](#)

Comment

NONE PROVIDED

NRPA Sand Dune

This application form is to be used when requesting a permit for activities in, on, or over a coastal sand dune where the activity includes dredging, bulldozing, removing or displacing sand, soil, vegetation or other materials; filling, including adding sand or other material to a sand dune; or any construction, repair, or alteration of a permanent structure. This application form is used when the activity is not eligible for a permit by rule.

Coastal Sand Dune Rules**Type of Dune**

Front (D-1)

Type of Project

Reconstructed Building

FEMA Flood Zone

Non-Flood (C-Zone)

Variances Requested

NONE PROVIDED

Adjacent to or in Essential or Significant Habitat

No

Proposed Foundation Type

Post or Pilings

Type of Building

Residential (single or multi-family)

Is the height of the building taller than 35 feet?

No

Building Size

Less than 2500 sq ft

Size of Lot (Square feet)

10,019.0

Size of Lot Excluding V-Zone (Square feet)

10,019.0

Building: A structure designed for habitation, shelter, storage, or as a gathering place that has a roof. For the purposes of this rule, the foundation is considered to be a part of the building.

Development: The alteration of property for human-related use including, but not limited to: buildings, decks, driveways, parking areas, lawns, landscaped areas, and areas of non-native vegetation, and any other appurtenant facilities, but excluding temporary structures.

Lot Percentages

Square Footage	Coverage Type	% of Lot	% of Lot Excluding V Zone
2543	existing building coverage	25.38	25.38
2543	proposed building coverage	25.38	25.38
100	existing development coverage	1.00	1.00
100	proposed development coverage	1.00	1.00

A copy of the Maine Geological Survey (MGS) [Coastal Sand Dune Geology Map](#) showing your project location clearly marked on it.

MGS Map

[Coastal sand dune geology_Hills Beach Saco River Biddeford.pdf - 07/16/2025 11:33 AM](#)

[Coastal sand dune geology_Hills Beach Biddeford Maine.pdf - 07/16/2025 11:33 AM](#)

Comment

NONE PROVIDED

Flood Insurance Rate Map

[FIRMETTE_1d29e477-e806-453b-b02f-fb5e924982ea.pdf - 07/16/2025 11:33 AM](#)

Comment

NONE PROVIDED

Photos

[Photographs.pdf - 07/16/2025 11:34 AM](#)

Comment

NONE PROVIDED

Proposed Site Plan

Please include scale drawings (overhead and side views) of the project site, which show the project in detail. The drawings must be drawn at a scale of one-inch equals 100 feet or larger with 2-foot contours.

Including the following information on the drawings:

1. Dimensions and square footage of the lot;
2. Dimensions (including a building's height) and square footage of existing and proposed structures e.g. houses, sheds, garages, decks, patios, driveways, parking areas, walkways, etc. and their location on the lot. Clearly distinguish between the existing and proposed structures;
3. For new buildings or an addition to an existing building in an hazard area, the site plan must include a post foundation designed to meet the requirements of the Department's Coastal Sand Dune Rules, 06-096 CMR 355(6)(G) Location of property lines and names of abutters;
4. Location of property lines and names of abutters;
5. Location of buildings on adjacent properties;
6. Location of coastal or freshwater wetland boundary, where applicable, and the distance in feet to the closest existing and proposed structures;

7. Lot and project site elevations. These should be given in reference to National Geodetic Vertical Datum (NGVD). The FEMA flood

Lot and project site elevations. These should be given in reference to National Geodetic Vertical Datum (NGVD). The FEMA flood maps indicate the locations of reference markers from which to determine elevations.

Proposed Site Plan

[22-040 1172-23 Brown Site Plan - Revision 4 092425\[59\].pdf - 10/03/2025 11:00 AM](#)

Comment

NONE PROVIDED

Public Notice Certification

[Brown Cert of Mailing.pdf - 10/09/2025 10:52 AM](#)

[Abutters - 1000 Ft 2.pdf - 10/09/2025 10:52 AM](#)

[PPH Public Notice.pdf - 10/09/2025 10:53 AM](#)

[Public Notice Signed -Brown.pdf - 10/09/2025 10:57 AM](#)

Comment

NONE PROVIDED

Other Attachments

[Directions - 312 Canco Road, Portland, ME to 133 Hills Beach Road, Biddeford, ME - Google Maps.pdf - 07/16/2025 11:52 AM](#)

[LOCATION MAP ME_Biddeford_Pool_20240415_TM_geo \(1\).pdf - 07/16/2025 11:52 AM](#)

Comment

NONE PROVIDED

Certification

I understand and agree with the terms listed below

PRIVACY ACT STATEMENT

Authority: 33 USC 401, Section 10; 1413, Section 404. Principal Purpose: These laws require permits authorizing activities in or affecting navigable waters of the United States, the discharge of dredged or fill material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Disclosure: Disclosure of requested information is voluntary. If information is not provided, however, the permit application cannot be processed nor a permit be issued.

Activity Type

4H,4J

Section Processing Fee

543.00

Section Licensing Fee

136.00

Fee Total

Total Processing Fees

543.00

Total Licensing Fees

136.00

Service Fee (per transaction)

2.00

Processing Fee Details

NRPA Sand Dune: \$543.00

Licensing Fee Details

NRPA Sand Dune: \$136.00

Total Fees

681.00

Online payment is required before submitting this application. Please pay online using the [DEP Payment Portal](#) for the list of products shown. Ensure that your total paid matches the total above. Enter your payment confirmation number below before submitting this application.

Payment Portal Products

Natural Resources Protection Act (Individual Permit):\$679.00

Receipt ID
15414

Payment Confirmations

Success Page - DEP Payment Brown.pdf - 10/09/2025 11:29 AM

Comment

NONE PROVIDED

Payment Portal Amount Paid

681.00

Attachments

Date	Attachment Name	Context	Confidential?	User
10/9/2025 11:29 AM	Success Page - DEP Payment Brown.pdf	Attachment	No	Michael Skolnick
10/9/2025 10:57 AM	Public Notice Signed -Brown.pdf	Attachment	No	Michael Skolnick
10/9/2025 10:53 AM	PPH Public Notice.pdf	Attachment	No	Michael Skolnick
10/9/2025 10:52 AM	Abutters - 1000 Ft 2.pdf	Attachment	No	Michael Skolnick
10/9/2025 10:52 AM	Brown Cert of Mailing.pdf	Attachment	No	Michael Skolnick
10/6/2025 11:24 AM	2025.08.13 Project Narrative MM edit 10-3-25.pdf	Attachment	No	Michael Skolnick
10/3/2025 11:00 AM	22-040 1172-23 Brown Site Plan - Revision 4 092425[59].pdf	Attachment	No	Michael Skolnick
7/16/2025 11:52 AM	LOCATION MAP ME_Biddeford_Pool_20240415_TM_geo (1).pdf	Attachment	No	Michael Skolnick
7/16/2025 11:52 AM	Directions - 312 Canco Road, Portland, ME to 133 Hills Beach Road, Biddeford, ME - Google Maps.pdf	Attachment	No	Michael Skolnick
7/16/2025 11:34 AM	Photographs.pdf	Attachment	No	Michael Skolnick
7/16/2025 11:33 AM	FIRMETTE_1d29e477-e806-453b-b02f-fb5e924982ea.pdf	Attachment	No	Michael Skolnick
7/16/2025 11:33 AM	Coastal sand dune geology_ Hills Beach Biddeford Maine.pdf	Attachment	No	Michael Skolnick
7/16/2025 11:33 AM	Coastal sand dune geology_ Hills Beach Saco River Biddeford.pdf	Attachment	No	Michael Skolnick
7/16/2025 11:26 AM	19051-344 Deed Sea Bee, LLC.pdf	Attachment	No	Michael Skolnick
7/16/2025 11:20 AM	2025.07.09 Authorization - Signed.pdf	Attachment	No	Michael Skolnick
7/16/2025 11:17 AM	Search Corporate Names - Sea Bee, LLC.pdf	Attachment	No	Michael Skolnick

Status History

	User	Processing Status
7/16/2025 11:11:55 AM	Michael Skolnick	Draft
10/9/2025 11:31:22 AM	Michael Skolnick	Submitting



MAINE

Department of the Secretary of State

Bureau of Corporations, Elections and Commissions

[Corporate Name Search](#)

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Wed Jul 16 2025 11:16:27. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
SEA BEE, LLC	20234154DC	LIMITED LIABILITY COMPANY	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
06/15/2022	N/A	MAINE

Other Names (A=Assumed ; F=Former)

NONE

Principal Home Office Address

Physical

7 REGENCY RIDGE
ANDOVER, MA 01810

Mailing

7 REGENCY RIDGE
ANDOVER, MA 01810

Clerk/Registered Agent

Physical

RICHARD A. HULL, III
234 MAIN STREET
BIDDEFORD, ME 04005

Mailing

RICHARD A. HULL, III
P.O. BOX 468
BIDDEFORD, ME 04005

[New Search](#)

Click on a link to obtain additional information.

List of Filings

[View list of filings](#)

Obtain additional information:

Certificate of Existence (Good Standing) ([more info](#))

[Short Form without amendments \(\\$30.00\)](#) [Long Form with amendments \(\\$30.00\)](#)

Certificate of Legal Existence ([more info](#))

[Short Form without amendments](#)
(\$30.00)

[Long Form with amendments](#)
(\$30.00)

You will need Adobe Acrobat version 3.0 or higher in order to view PDF files.
If you encounter problems, visit the [troubleshooting page](#).



If you encounter technical difficulties while using these services, please contact the [Webmaster](#). If you are unable to find the information you need through the resources provided on this web site, please contact the Division of Corporations, UCC & Commissions Reporting and Information Section at 207-624-7752 or [e-mail](#).

© Department of the Secretary of State



Michael J. Skolnick, Esq.
Attorney
MSkolnick@ArchipelagoNA.com

1 Dana Street, 4th Floor
Portland, Maine 04101
Main office (207)558-0102

AUTHORIZATION

I, Angela Brown, Manager of Sea Bee, LLC, hereby authorize Michael Skolnick and the firm of Archipelago in Portland, Maine, to sign any and all State of Maine or City of Biddeford permit applications on behalf of my property at 131-133 Hills Beach Road in Biddeford, Maine (Tax Map 55, Lot 1). I further authorize any member of that firm to appear on my behalf and to represent me before any department, board, committee, or agency of said State or City, including, but not limited to, the Maine Department of Environmental Protection, Planning Board, and the Zoning Board of Appeals.

DATED: 7/9/25



ANGELA BROWN
on behalf of SEA BEE, LLC



Michael J. Skolnick, Esq.
Attorney
MSkolnick@ArchipelagoNA.com

1 Dana Street, 4th Floor
Portland, Maine 04101
Main office (207)558-0102

Robert and Angela Brown (Sea Bee, LLC)
131-133 Hills Beach Road, Biddeford

Project Description

The applicant purchased the subject property in 2022. The subject property is approximately 9,562 square feet and developed with a residential dwelling featuring an attached deck, a detached garage with an apartment and attached deck, railroad tie retaining walls, customary lawn and landscaped areas, a septic tank and drainage field, and a driveway. The dwelling, constructed in 1900, is constructed on a concrete foundation and located 39.1 feet from the Highest Astronomical Tide (HAT). The dwelling is located on a mapped frontal dune and is within an Erosion Hazard Area, according to data provided by the Maine Geological Survey (MGS). Current Flood Maps show the dwelling outside the base floodplain with the VE Zone seaward of the dwelling. However, the applicant has designed the reconstruction to be elevated on post supports.

The project proposes to reconstruct the existing dwelling in its current location, raised on posts and will be less than 35 feet in height.

Such projects are subject to the Chapter 355 Sand Dune Rules (Rules). Specifically, the Rules allow the removal and reconstruction of a building in frontal dune areas, subject to various standards.

Development Coverage: Section 5.B of the Rules limits development coverage on a lot to no more than 40%, except when existing development exceeds this then the percentage of development may not increase over existing conditions. 100% of the subject property is existing development area, consisting of buildings, lawn, and landscaped areas. The entire project will be located within existing development on the property.

Greatest Practical Extent: Section 6.D(1) requires that reconstruction be moved back from the beach to the greatest extent practicable. Due to the location of other existing development on the lot along with other lot and regulatory restrictions, the existing location represents the greatest practical extent of setback from the Atlantic Ocean. The proposed reconstruction and elevation will utilize the existing building footprint and will extend no further seaward than the current structure.

The subject property contains 9,562 square feet, measuring approximately 75 feet wide at Hills Beach Road and 63 feet at the shoreline. The buildable area lies almost entirely within the 100-

ARCHIPELAGO

October 6, 2025

Page 2 of 2

SAND DUNE APPLICATION/Sea Bee, LLC

foot shoreline setback and is further constrained by minimum lot line setbacks, the location of a detached garage, and the placement of the on-site septic system.

Relocating the dwelling is not feasible. Moving it toward the road would increase non-conformance with the side setbacks and necessitate relocation of the septic tank, resulting in unnecessary soil disturbance and increased erosion risk. The existing detached garage and attached deck—situated only 10.5 feet from the dwelling—further limit potential relocation. The property's wastewater system is functioning properly in its current location. Given these constraints, the existing structure footprint provides the maximum achievable setback from the shoreline.

Building Coverage: Section 6.D(2) of the Rules limits the area of a lot covered by the footprint of buildings to no more than the existing footprint prior to reconstruction when the building is reconstructed in the same location. The proposed reconstruction will take advantage of the existing building footprint.

Building Size: The proposed building will be no larger in dimension and area than the existing building, and it will be smaller than 2,500 SF. The existing building is 1,418.9 SF and the proposed is 1,418.2 SF. A 200 SF deck will replace an existing 154.1 SF deck, so the structure will also not be increased in area.

Building Height: The proposed house has been elevated on posts to meet the DEP sand and water movement standards for buildings reconstructed in a frontal dune and erosion hazard area. The height of the proposed house is 32' 4". The proposed vertical addition will meet the standard of Section 6.B(4). As such, the height of the proposed building complies with both the Sand Dune Rules and City of Biddeford Code.

Location of the existing septic system: An existing subsurface wastewater disposal system provides wastewater treatment for the existing building and detached garage. The septic system will continue to be used for the proposed project.

DLN: 1002240198224

After recording return to:
Sea Bee, LLC
7 Regency Ridge
Andover, MA 01810

(space above reserved for recording information)

DEED OF SALE
BY
PERSONAL REPRESENTATIVE
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That Shaun Moynahan and Maureen McWilliams, Co-Personal Representatives of the Estate of Patricia M. Moynahan (York County Probate Docket Number 2022-0083) with a mailing address of 1 Massasoit Street, San Francisco, California 4110, by the power conferred by law, and every other power, for consideration paid, and the 10 day notice required under 18 C MRS Section 3 711 having been specifically waived under the provisions of decedent's will, grant to Sea Bee, LLC, a Maine Limited Liability Company, having a mailing address of 7 Regency Ridge, Andover, Massachusetts 01810, the land in the City of Biddeford, in the County of York and State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon situated on the northeasterly side of the Town Road or Road to Fort Hill, variously so called (and now called Hills Beach Road), in the City of Biddeford, at Hills Beach, County of York and State of Maine, bounded and described as follows:

Beginning on said road at the westerly corner of land formerly of one Sabourin, now or formerly of one Rouse;

Thence northwesterly by said road seventy eight (78) feet, more or less, to land now or formerly of one Reny;

Thence northeasterly by said Reny land and by an old pipe fence seventy three (73) feet more or less, to an angle in said Reny line;

Thence southeasterly by said Reny land and by a line forming an included angle of 95° 22', more or less, with the last described line eleven and thirty-five hundredths (11.35) feet, more or less, to another angle in said Reny line;

Thence northeasterly by said Reny land and by a line forming an excluded angle of 93° 04', more or less, with the last described line fifty three and forty eight hundredths (53.48) feet, more or less, to the end of the face of the existing concrete seawall (part of said last described line runs along

the face of the return of said seawall);

Thence continuing northeasterly by said Reny land to low water mark of the Atlantic Ocean;

Thence southeasterly by said low water mark to said Rouse land;

Thence southwesterly by said Rouse land to the face of said concrete seawall;

Thence continuing southwesterly by said Rouse land one hundred forty (140) feet, more or less, to the point of beginning. A traverse line between the two points in said boundary where it touches the face of said seawall has a distance of sixty-seven (67) feet, more or less.

Being the same premises conveyed to Patricia M. Moynahan by deed of Andrew Lechman and Ann H. Lechman dated October 8, 1974 and recorded in York Registry of Deeds in Book 2055, Page 719; reference is also made to the Proceedings in the Estate of Patricia M. Moynahan who died December 15, 2021 (York County Probate File No. 2022-0083).

WITNESS my hand and seal in my said capacity this 15th day of June, 2022.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

Estate of Patricia M. Moynahan

Victor Noriega
Witness

By: Shaun Moynahan
Shaun Moynahan, Co-Personal Representative

Witness

By: Maureen McWilliams
Maureen McWilliams, Co-Personal Representative

STATE OF CALIFORNIA
COUNTY OF San Francisco

June 15, 2022

Personally appeared the above named Shaun Moynahan, Personal Representative of the Estate of Estate of Patricia M. Moynahan, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said estate.



Before me, Maggie Lim
Notary Public/Attorney At-Law
Print Name: Maggie Lim
My Commission Expires: Feb. 12, 2025

L:\Jiv\c\clients\200444\0001\p\docd11.htm

the face of the return of said seawall);

Thence continuing northeasterly by said Reny land to low water mark of the Atlantic Ocean;

Thence southeasterly by said low water mark to said Rouse land;

Thence southwesterly by said Rouse land to the face of said concrete seawall;

Thence continuing southwesterly by said Rouse land one hundred forty (140) feet, more or less, to the point of beginning. A traverse line between the two points in said boundary where it touches the face of said seawall has a distance of sixty-seven (67) feet, more or less.

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WITNESS my hand and seal in my said capacity this ____ day of June, 2022.

SIGNED, SEALED AND DELIVERED Estate of Patricia M. Moynahan
IN PRESENCE OF:

Witness

By: _____
Shaun Moynahan, Co-Personal Representative

Witness

By: Maurcen McWilliams
Maurcen McWilliams, Co-Personal Representative

STATE OF CALIFORNIA
COUNTY OF _____

June ____, 2022

Personally appeared the above named Shaun Moynahan, Personal Representative of the Estate of Estate of Patricia M. Moynahan, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said estate.

Before me,

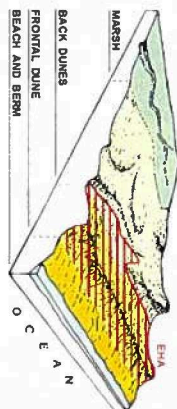
Notary Public/Attorney At-Law

Print Name: _____

My Commission Expires: _____

File/ R: 030044.000/pndcdl/km

EXPLANATION OF MAP UNITS



"Coastal sand dune systems" are sand and gravel deposits within a marine beach system, including, but not limited to, beach berms, frontal dunes, dune ridges, back dunes and other sand and gravel areas deposited by wave or wind action. Coastal sand dune systems may extend into coastal wetlands. Coastal sand dune systems include dunes that may have been artificially created, dunes that may have been altered by development activity, and dunes supported by sand fencing or stabilization structures. Coastal sand dune systems naturally migrate landward through the process of overwash. For the purposes of this definition, a small windblown accumulation of sand within a street is not considered a dune. Maine's coastal beaches and dunes are constantly changing. Erosion or accretion can reshape the beach and dunes over time so remapping is needed for resource protection and coastal development. This map series updates and supersedes the previous Coastal Sand Dune Geology Maps of 2011 (Slovinsky and Dickson, 2011) and the Beach and Dune Geology Aerial Photo series maps (Dickson, 2001). The extent of coastal sand dunes were mapped using available aerial orthorectified, lidar (light detection and ranging) topographic data, permit reviews, and field evaluations. Erosion Hazard Area boundaries were mapped according to the existing definition using historical shoreline change data, geomorphology, FEMA flood maps, and field evidence of storm washover in dunes.

COASTAL SAND DUNE RULES

The Maine Natural Resources Protection Act (NRPA, Title 38 Section 480-D) requires that new coastal development will not unreasonably (1) interfere with the natural supply or movement of sand or gravel within or to the sand dune system, (2) increase the erosion hazard to the sand dune system, (3) cause or increase the flooding of the dunes or adjacent properties, (4) interfere with the natural flow of any surface or subsurface waters, (5) inhibit the natural transfer of soil from the terrestrial to marine or freshwater environments, (6) harm any significant wildlife habitat, threatened or endangered plant habitat, travel corridor, freshwater, estuarine or marine life, or (7) interfere with existing scenic, aesthetic, recreational, or navigational uses. Permits are usually required for building projects located in Maine's coastal sand dune system. The Coastal Sand Dune Rules, Chapter 355, of the Maine Department of Environmental Protection clarify the criteria for obtaining a permit under NRPA (in regard to coastal sand dune systems). The rules outline classes of projects which are exempt from the requirement of obtaining a permit. For all other projects, the rules outline standards which must be met to satisfy the statutory criteria. The rules are based on the location of the project within the sand dune system.

D1

Frontal dune. The frontal dune is the area consisting of the most seaward ridge of sand and gravel and includes former frontal dune areas modified by development. Where the dune has been altered from a natural condition, the dune position may be inferred from the present beach profile, dune positions along the shore, and regional trends in dune width. The frontal dune includes former frontal dune areas modified by development. Where the dune has been modified by structures, the dune position may be inferred from the present beach profile, dune positions along the shore, and regional trends in dune width.

D2

Back dunes. Back dunes consist of sand dunes and eolian sand flats that lie landward of the frontal dune or a low energy beach. Back dunes include those areas containing artificial fill over back dune sands or over wetlands adjacent to the coastal sand dune system.



Erosion hazard area (EHA). Any portion of the coastal sand dune system that can reasonably be expected to become part of a coastal wetland in the next 100 years due to cumulative and collective changes in the shoreline from: (1) historical long-term erosion, (2) short-term erosion resulting from a 100-year storm, or (3) flooding in a 100-year storm after a two-foot rise in sea level, or any portion of the coastal sand dune system that is mapped as an AO flood zone by the effective FEMA Flood Insurance Rate Map, which is presumed to be located in an Erosion Hazard Area unless the applicant demonstrates based upon site-specific information, as determined by the department, that a coastal wetland will not result from either (1), (2), or (3) occurring on an applicant's lot given the expectation that an AO-Zone, particularly if located immediately behind a frontal dune, is likely to become a V-Zone after 2 feet of sea level rise in 100 years (Ch. 355, Section 3 P).

Coastal Sand Dune Geology

Hills Beach, Biddeford, Maine

by Peter A. Slovinsky and Stephen M. Dickson

Open-File Map No. 23-87

2023

This map supersedes Open-File Map No. 11-1106



Maine Geological Survey
Address: 93 State House Station, Augusta, Maine 04333
Telephone: 207-287-2801 E-mail: mgs@maine.gov
Home page: www.maine.gov/dci/mgs/

Additional Sources of Information
Contact the Maine Department of Environmental Protection, Bureau of Land and Water Quality, 17 State House Station, Augusta, ME 04333 for information regarding the Coastal Sand Dune Rules and the Natural Resources Protection Act.



Mapping of Maine's sand dune system is performed by the Maine Geological Survey, with partial funding from the Maine Coastal Program/Maine Department of Marine Resources under the Coastal Zone Management Act of 1972 as amended, through the Office for Coastal Management/National Oceanic and Atmospheric Administration.

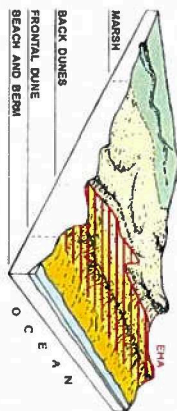
MAPPING MAINE'S DYNAMIC DUNES

"Coastal sand dune systems" are sand and gravel deposits within a marine beach system, including, but not limited to, beach berms, frontal dunes, dune ridges, back dunes and other sand and gravel areas deposited by wave or wind action. Coastal sand dune systems may extend into coastal wetlands. Coastal sand dune systems include dunes that may have been artificially created, dunes that may have been altered by development activity, and dunes supported by sand fencing or stabilization structures. Coastal sand dune systems naturally migrate landward through the process of overwash. For the purposes of this definition, a small windblown accumulation of sand within a street is not considered a dune. Maine's coastal beaches and dunes are constantly changing. Erosion or accretion can reshape the beach and dunes over time so remapping is needed for resource protection and coastal development. This map series updates and supersedes the previous Coastal Sand Dune Geology Maps of 2011 (Slovinsky and Dickson, 2011) and the Beach and Dune Geology Aerial Photo series maps (Dickson, 2001). The extent of coastal sand dunes were mapped using available aerial orthomage, lidar (light detection and ranging) topographic data, permit reviews, and field evaluations. Erosion Hazard Area boundaries were mapped according to the existing definition using historical shoreline change data, geomorphology, FEMA flood maps, and field evidence of storm washover in dunes.

COASTAL SAND DUNE RULES

The Maine Natural Resources Protection Act (NRPA, Title 38 Section 480-D) requires that new coastal development will not unreasonably (1) interfere with the natural supply or movement of sand or gravel within or to the sand dune system, (2) increase the erosion hazard to the sand dune system, (3) cause or increase the flooding of the dunes or adjacent properties, (4) interfere with the natural flow of any surface or subsurface waters, (5) inhibit the natural transfer of soil from the terrestrial to marine or freshwater environments, (6) harm any significant wildlife habitat, threatened or endangered plant habitat, travel corridor, freshwater, estuarine or marine life, or (7) interfere with existing scenic, aesthetic, recreational, or navigational uses. Permits are usually required for building projects located in Maine's coastal sand dune system. The Coastal Sand Dune Rules, Chapter 355, of the Maine Department of Environmental Protection clarify the criteria for obtaining a permit under NRPA (in regard to coastal sand dune systems). The rules outline classes of projects which are exempt from the requirement of obtaining a permit. For all other projects, the rules outline standards which must be met to satisfy the statutory criteria. The rules are based on the location of the project within the sand dune system.

EXPLANATION OF MAP UNITS



D1 Frontal dune. The frontal dune is the area consisting of the most seaward ridge of sand and gravel and includes former frontal dune areas modified by development. Where the dune has been altered from a natural condition, the dune position may be inferred from the present beach profile, dune positions along the shore, and regional trends in dune width. The frontal dune may or may not be vegetated with dune vegetation and may consist in part or in whole of artificial fill. In areas where smaller ridges of sand are forming in front of an established dune ridge, the frontal dune may include more than one ridge. The frontal dune includes former frontal dune areas modified by development. Where the dune has been modified by structures, the dune position may be inferred from the present beach profile, dune positions along the shore, and regional trends in dune width.

D2 Back dunes. Back dunes consist of sand dunes and eolian sand flats that lie landward of the frontal dune or a low energy beach. Back dunes include those areas containing artificial fill over back dune sands or over wetlands adjacent to the coastal sand dune system.

Erosion hazard area (EHA). Any portion of the coastal sand dune system that can reasonably be expected to become part of a coastal wetland in the next 100 years due to cumulative and collective changes in the shoreline from: (1) historical long-term erosion, (2) short-term erosion resulting from a 100-year storm, or (3) flooding in a 100-year storm after a two-foot rise in sea level, or any portion of the coastal sand dune system that is mapped as an AO flood zone by the effective FEMA Flood Insurance Rate Map, which is presumed to be located in an Erosion Hazard Area unless the applicant demonstrates based upon site-specific information, as determined by the department, that a coastal wetland will not result from either (1), (2), or (3) occurring on an applicant's lot given the expectation that an AO-Zone, particularly if located immediately behind a frontal dune, is likely to become a V-Zone after 2 feet of sea level rise in 100 years (Ch. 355, Section 3 P).

Additional Sources of Information
Contact the Maine Department of Environmental Protection, Bureau of Land and Water Quality, 17 State House Station, Augusta, ME 04333 for information regarding the Coastal Sand Dune Rules and the Natural Resources Protection Act.



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Maine Geological Survey
Address: 93 State House Station, Augusta, Maine 04333
Telephone: 207-287-2801 E-mail: mgs@maine.gov
Home page: www.maine.gov/dac/mgs/

Coastal Sand Dune Geology
Hills Beach, Saco River, Biddeford, Maine
by Peter A. Slovinsky and Stephen M. Dickson
Open-File Map No. 23-88
2023
This map supersedes Open-File Map No. 11-107



National Flood Hazard Layer FIRMette



70°22'34"W 43°27'25"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, VE1, VE2, VE3, VE4, VE5, VE6, VE7, VE8, VE9, VE10, VE11, VE12, VE13, VE14, VE15, VE16, VE17, VE18, VE19, VE20, VE21, VE22, VE23, VE24, VE25, VE26, VE27, VE28, VE29, VE30, VE31, VE32, VE33, VE34, VE35, VE36, VE37, VE38, VE39, VE40, VE41, VE42, VE43, VE44, VE45, VE46, VE47, VE48, VE49, VE50, VE51, VE52, VE53, VE54, VE55, VE56, VE57, VE58, VE59, VE60, VE61, VE62, VE63, VE64, VE65, VE66, VE67, VE68, VE69, VE70, VE71, VE72, VE73, VE74, VE75, VE76, VE77, VE78, VE79, VE80, VE81, VE82, VE83, VE84, VE85, VE86, VE87, VE88, VE89, VE90, VE91, VE92, VE93, VE94, VE95, VE96, VE97, VE98, VE99, VE100
	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee, See Notes, Zone X
	Area with Flood Risk due to Levee Zone D

OTHER AREAS

	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

OTHER FEATURES

	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

MAP PANELS

	Digital Data Available
	No Digital Data Available
	Unmapped

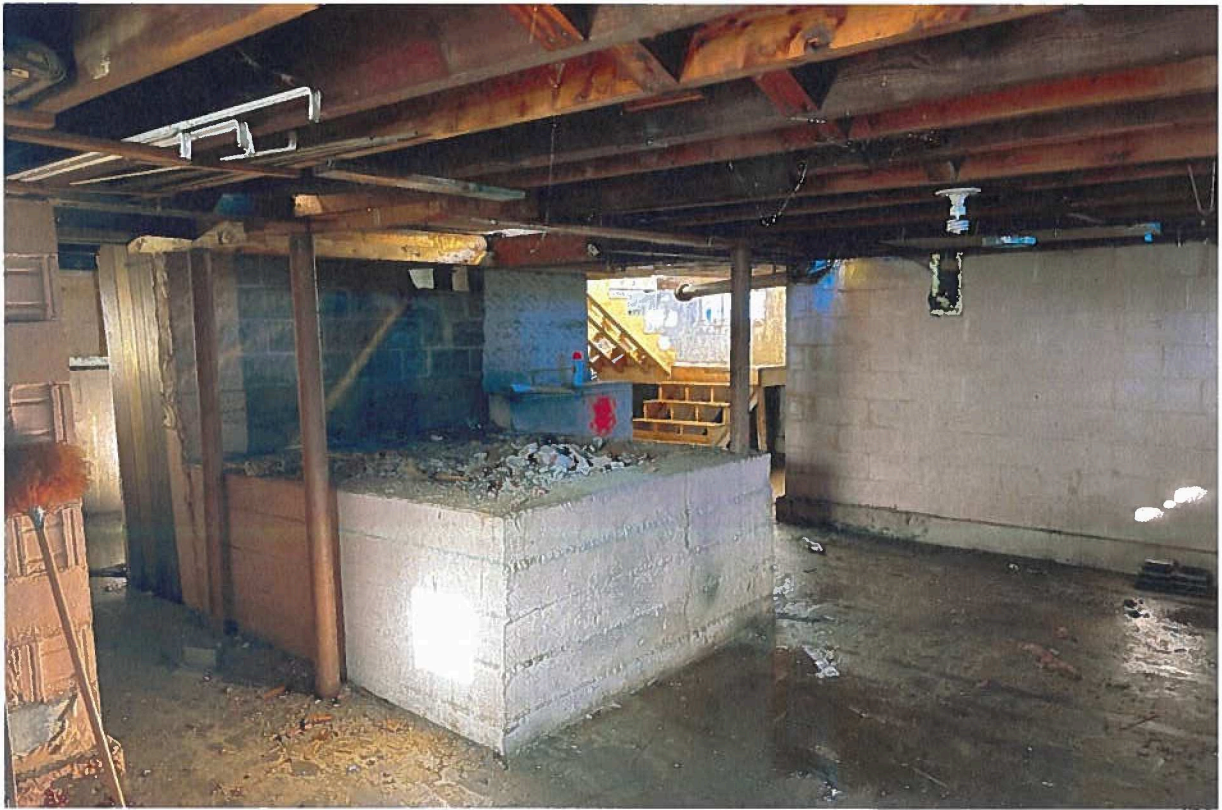
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

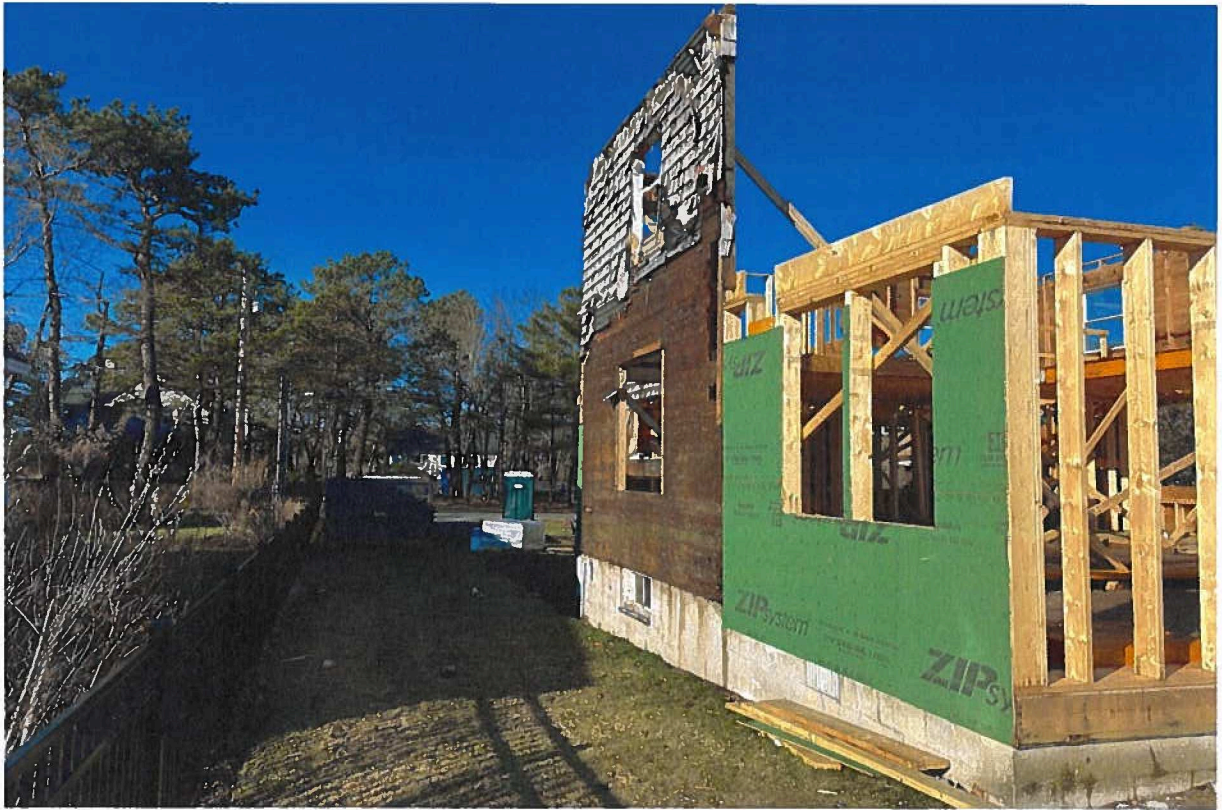
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/11/2025 at 2:35 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

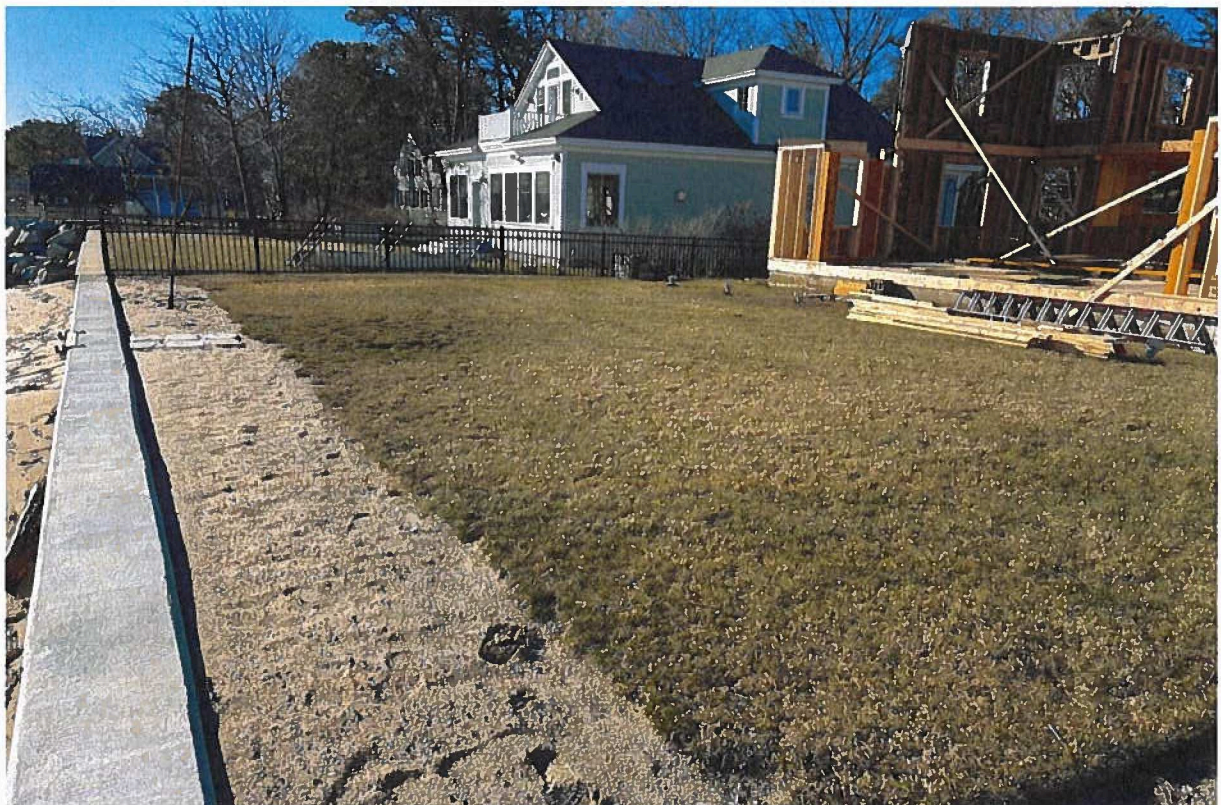
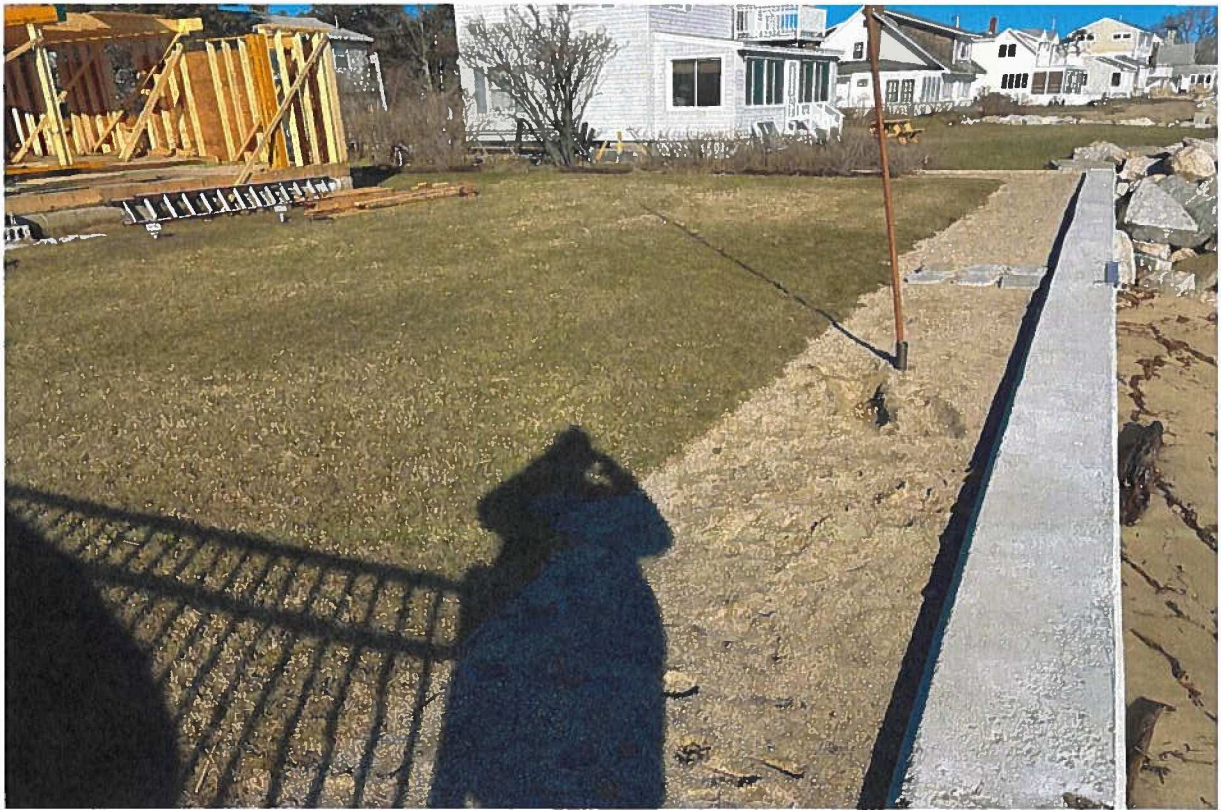
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRFM panel number, and FIRFM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.











PUBLIC NOTICE FILING AND CERTIFICATION

Department Rules, Chapter 2, require an applicant to provide public notice for all Tier 2, Tier 3 and individual Natural Resources Protect Act projects. In the notice, the applicant must describe the proposed activity and where it is located. "Abutter" for the purposes of the notice provision means any person who owns property that is BOTH (1) adjoining and (2) within one mile of the delineated project boundary, including owners of property directly across a public or private right of way.

1. **Newspaper:** You must publish the Notice of Intent to File in a newspaper circulated in the area where the activity is located. The notice must appear in the newspaper within 30 days prior to the filing of the application with the Department. You may use the attached Notice of Intent to File form, or one containing identical information, for newspaper publication and certified mailing.
2. **Abutting Property Owners:** You must send a copy of the Notice of Intent to File by certified mail to the owners of the property abutting the activity. Their names and addresses can be obtained from the town tax maps or local officials. They must receive notice within 30 days prior to the filing of the application with the Department.
3. **Municipal Office:** You must send a copy of the Notice of Intent to File and a **duplicate of the entire application** to the Municipal Office.

ATTACH a list of the names and addresses of the owners of abutting property.

CERTIFICATION

By signing below, the applicant or authorized agent certifies that:

1. A Notice of Intent to File was published in a newspaper circulated in the area where the project site is located within 30 days prior to filing the application;
2. A certified mailing of the Notice of Intent to File was sent to all abutters within 30 days of the filing of the application;
3. A certified mailing of the Notice of Intent to File, and a duplicate copy of the application was sent to the town office of the municipality in which the project is located; and
4. Provided notice of and held a public informational meeting, if required, in accordance with Chapter 2, Rules Concerning the Processing of Applications, Section 13, prior to filing the application. Notice of the meeting was sent by certified mail to abutters and to the town office of the municipality in which the project is located at least ten days prior to the meeting. Notice of the meeting was also published once in a newspaper circulated in the area where the project site is located at least seven days prior to the meeting.

The Public Informational Meeting was held on N/A .
Date

Approximately N/A members of the public attended the Public Informational Meeting.

 Signature of Applicant or authorized agent

10/6/2025
Date

(blue)

Title	Address 1	City, State, Zip
GAY, KATHRYN W & PEDRO P	115 HILLS BEACH RD	BIDDEFORD, ME 04005
SKLANKA, JOHN A & MARY K KOGUT, JOSEPH P	5020 FAIRWAYS CIR APT J305	VERO BEACH, FL 32967
MOREL, MICHAEL A, HEIRS OF C/O BONAFATTI, MELISSA	102 BIRCH LN	NORTH FALMOUTH, ME 02556
RENY, RICHARD J & RACHEL V	129 HILLS BEACH RD	BIDDEFORD, ME 04005-9540
ANDERSON, DAVID L	148 HILLS BEACH RD	BIDDEFORD, ME 04005
PAYNE, MARY F & RONALD P	4 FIELDHOUSE RD	DRACUT, MA 01826
LABELLE, KATHLEEN E	172 HILLS BEACH RD	BIDDEFORD, ME 04005-9532
RIZZO, LEIDA LIFE EST REARDON, DONNA M	123 PINE HILL CIR	WALTHAM, MA 02451
BUSCH, WM R & YVETTE A TRUSTEES WR BUSCH LIV TR & YVETTE A BUSCH LIV TR	139 LITTLE YORK RD	WARWICK, NY 10990
COVINO, ANTHONY C & VIRGINIA E	128 HILLS BEACH RD	BIDDEFORD, ME 04005-9532
MARTIN J COHEN REVOCABLE TRUST COHEN, MARTIN J & DIANE, TRUSTEES	810 REGENCY RESERVE CIR #801	NAPLES, FL 34119
WISE, DENYSE & JUNKER, ERIC T	118 HILLS BEACH RD	BIDDEFORD, ME 04005
STEARNS, RANDALL F ET AL	102 WOODFIELD RD	PORTLAND, ME 04102
ANDERSON, MELINDA M	148 HILLS BEACH RD	BIDDEFORD, ME 04005-9532
DATTILO, JOSEPH L & MICHELLE M	11 CALEB DR	DANVILLE, NH 03819
CLJ ENTERPRISES, LLC	122 HILLS BEACH RD	BIDDEFORD, ME 04005
MURPHY, JANICE L	22 SOUTH NEW ST	BRADFORD, MA 01830-7139
PAQUIN, DANIEL R & LISA MARIE	12006 MERIDIAN POINT DR	TAMPA, FL 33626
THE KINGSFORD FAMILY TRUST KINGSFORD, HOWARD & GERALDINE TRUSTEES	6 CROOKED WALK	PLYMOUTH, MA 02360
BEAMON, GREG & LORI	21 TURTLE ROCK RD	WINDHAM, NH 03087
STERLING, MICHAEL	67 CHASE HILL DR	WESTBROOK, ME 04092
147 HILLS BEACH RD, LLC	148 HILLS BEACH RD	BIDDEFORD, ME 04005
LEHANE, JOHN J & CHRISTINE	121 GREENWOOD ST	MARLBORO, MA 01752-3319
DROBINSKI, PATRICIA & JOHN	94 WOODSIDE RD	SUDBURY, MA 01776
MCDOWELL, ROBERT J & KATHLEEN P	154 HILLS BEACH RD	BIDDEFORD, ME 04005
DONOVAN, KEVIN M & MONIKA T	20 SHEARWATER ST	DURHAM, NH 03824-3335
MICHAEL P DALY CREDIT SHELTER TRUST DALY, FRANK J & DALY, ANNE M	170 HILLS BEACH RD	BIDDEFORD, ME 04005
CAPORALE, JANICE & AURIO, ALMA & GUERRERA, VICTORIA	183 MAPLERIDGE DR	WATERBURY, CT 06705
WINDSOR, DOUGLAS C & LISA M	PO BOX 219	GEORGES MILLS, NH 03751-0219
CRONKHITE, RAYMOND E	125 HILLS BEACH RD	BIDDEFORD, ME 04005-9540
BUGEAU FAMILY REVOCABLE TRUST BUGEAU, JOHN L & DONNA M, TRUSTEES	73 UNDERHILL ST	NASHUA, NH 03060
KELLY, JOHN E & KAREN L	39 FARM GATE RD	FALMOUTH, ME 04105
MOYNAHAN, PATRICIA M, HEIRS OF	133 HILLS BEACH RD	BIDDEFORD, ME 04005-9540

UNITED STATES OF AMERICA	300 WESTGATE CENTER DR	HADLEY, MA 01035
WILCOX, DARRELL R & KATHERINE J	300 RIPLEY HILL RD	COVENTRY, CT 06238
ABBOTT, MARY-ALICE OLLARI, CHRISTOPHER	956 LONGMEADOW ST	LONGMEADOW, MA 01106
PETTINARI, ERNEST P & LESLIE A	52 DILLA ST	MILFORD, MA 01757-1104
RAHMANOP, WALLIS G	PO BOX 123	HOLLIS, ME 04042
DUPLISEA, WILLIAM W III & JANICE P, TR 4 OCEAN EDGE LANE REALTY TRUST	16 BRUCE LN	NEWTON, MA 02458
LEGIER, GREGORY, J & JENNIFER L	152 HILLS BEACH RD	BIDDEFORD, ME 04005
HILLS BEACH VOLUNTEER FIRE & EMERGENCY RESCUE UNIT	162 HILLS BEACH RD	BIDDEFORD, ME 04005-9532
RAHMANOP, WALLIS G	PO BOX 123	HOLLIS, ME 04042
SMITH, WILLIAM J & HUGHES, PATRICIA A	846 DOWNING ST	NISKAYUNA, NY 12309
CRONKHITE, ROGER A	136 HILLS BEACH RD	BIDDEFORD, ME 04005
AC PROPERTIES, LLC	1809 CONGRESS ST	PORTLAND, ME 04102
MANOFF, PAUL A	PO BOX 1035	BIDDEFORD, ME 04005
HELFRICH FAMILY TRUST C/O LINDA M. DUBOIS	131 WEST RD	LONDONDERRY, NH 03053-3151
8762279 CANADA, INC	6111 DU BOISE APT 8F	MONTREAL, QC H3S2V8
MARTIN, SHAUN M & EILEEN M	PO BOX 330	RYE BEACH, NH 03871
COFFEY, WILLIAM & SUSAN M	PO BOX 725	FORT MONTGOMERY, NY 10922
TEETS, JOHN B	111 HILLS BEACH RD	BIDDEFORD, ME 04005
MURPHY, DANIEL F	166 HILLS BEACH RD	BIDDEFORD, ME 04005
MVG HOLDINGS, LLC	1 LAUREL LN	EAST SETAUKET, NY 11733
PATENAUE, ANGELE TRUSTEE ANGELE PATENAUE CREDIT SHELTER TRUST	130 HILLS BEACH RD	BIDDEFORD, ME 04005
LUBINER MAINE, LLC	1350 MAIN ST UNIT 1502	SARASOTA, FL 34236
THE DANA & MEREDETH BOUDRIEU REV TR BOUDRIEU, DANA J & MEREDETH A TRUSTES	645 FORRISTALL RD	RINDGE, NH 03461
PISANO, CAROL A & SHANNON, KATHLEEN A	6 OCEAN EDGE LN	BIDDEFORD, ME 04005
MURRAY, DAVID C & MARGARET A	11 SASSAFRAS RD	WESTFORD, MA 01886
PATENAUE, ANGELE, TRUSTEE ANGELE PATENAUE CREDIT SHELTER TRUST	130 HILLS BEACH RD	BIDDEFORD, ME 04005
SPENCE, CAROL COATES REVOC TR	39 DONOVAN RD	N BROOKFIELD, MA 01535-1329
TARPY, DIANNE M & JAMES F JR	67 CHADWICK RD	BRADFORD, MA 01835
STEARNS, JOHN M & JULIE	PO BOX 353	BIDDEFORD POOL, ME 04006
BLACK, JOAN	143 HILLS BEACH RD	BIDDEFORD, ME 04005
ROY, PAUL R & ROY, DIANE I TRUSTEES THE ROY FAMILY REVOCABLE TRUST	955 MONTGOMERY RD	MANCHESTER, NH 03102



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5. ANDERSON, DAVID L		148 HILLS BEACH RD BIDDEFORD, ME 04005		OCT - 6 2025			
PAYNE, MARY F & RONALD P		4 FIELDHOUSE RD DRACUT, MA 01826		OCT - 6 2025			



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3. BUSCH, WM R & YVETTE A TRUSTEES WR BUSCH LIV TR & YVETTE A BUSCH LIV TR		139 LITTLE YORK RD WARWICK, NY 10990									
4. COVINO, ANTHONY C & VIRGINIA E		128 HILLS BEACH RD BIDDEFORD, ME 04005-9532									
5. MARTIN J COHEN REVOCABLE TRUST COHEN, MARTIN J & DIANE, TRUSTEES		810 REGENCY RESERVE CIR #801 NAPLES, FL 34119									
6. WISE, DENYSE & JUNKER, ERIC T		118 HILLS BEACH RD BIDDEFORD, ME 04005									



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4. CLJ ENTERPRISES, LLC		122 HILLS BEACH RD BIDDEFORD, ME 04005							
5. MURPHY, JANICE L		22 SOUTH NEW ST BRADFORD, MA 01830-7139							
6. PAQUIN, DANIEL R & LISA MARIE		12006 MERIDIAN POINT DR TAMPA, FL 33626							



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3. STERLING, MICHAEL		67 CHASE HILL DR WESTBROOK, ME 04092					
4. 147 HILLS BEACH RD, LLC		148 HILLS BEACH RD BIDDEFORD, ME 04005					
5. LEHANE, JOHN J & CHRISTINE		121 GREENWOOD ST MARLBORO, MA 01752-3319					
6. DROBINSKI, PATRICIA & JOHN		94 WOODSIDE RD SUDBURY, MA 01776					



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BIDDEFORD, ME 04005

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20 SHEARWATER ST
DURHAM, NH 03824-3335

3. MICHAEL P DALY CREDIT SHELTER TRUST
DALY, FRANK J & DALY, ANNE M

170 HILLS BEACH RD
BIDDEFORD, ME 04005

4. CAPORALE, JANICE & AURIO, ALMA &
GUERRERA, VICTORIA

183 MAPLERIDGE DR
WATERBURY, CT 06705

5. WINDSOR, DOUGLAS C & LISA M

PO BOX 219
GEORGES MILLS, NH 03751-0219

6. CRONKHITE, RAYMOND E

125 HILLS BEACH RD
BIDDEFORD, ME 04005-9540



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Firm-specific Identifier									
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3. MOYNAHAN, PATRICIA M, HEIRS OF		133 HILLS BEACH RD BIDDEFORD, ME 04005-9540							
4. UNITED STATES OF AMERICA		300 WESTGATE CENTER DR HADLEY, MA 01035							
5. WILCOX, DARRELL R & KATHERINE J		300 RIPLEY HILL RD COVENTRY, CT 06238							
6. ABBOTT, MARY-ALICE OLLARI, CHRISTOPHER		956 LONGMEADOW ST LONGMEADOW, MA 01106							



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Firm-specific Identifier									
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2. RAHMANOP, WALLIS G		PO BOX 123 HOLLIS, ME 04042							
3. DUPLISEA, WILLIAM W III & JANICE P, TR 4 OCEAN EDGE LANE REALTY TRUST		16 BRUCE LN NEWTON, MA 02458							
4. LEGIER, GREGORY, J & JENNIFER L		152 HILLS BEACH RD BIDDEFORD, ME 04005							
5. HILLS BEACH VOLUNTEER FIRE & EMERGENCY RESCUE UNIT		162 HILLS BEACH RD BIDDEFORD, ME 04005-9532							
6. SMITH, WILLIAM J & HUGHES, PATRICIA A		846 DOWNING ST NISKAYUNA, NY 12309							



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of Pieces Listed by Sender

TOTAL NO.
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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airift
1. CRONKHITE, ROGER A	136 HILLS BEACH RD BIDDEFORD, ME 04005				
2. AC PROPERTIES, LLC	1809 CONGRESS ST PORTLAND, ME 04102				
3. MANOFF, PAUL A	PO BOX 1035 BIDDEFORD, ME 04005				
4. HELFRICH FAMILY TRUST C/O LINDA M. DUBOIS	131 WEST RD LONDONDERRY, NH 03063-3151				
5. 8762279 CANADA, INC	6111 DU BOISE APT 8F MONTREAL, QC H3S2V8				
6. MARTIN, SHAUN M & EILEEN M	PO BOX 330 RYE BEACH, NH 03871				



Certificate of Mailing — Firm

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USPS® Tracking Number		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift		
Firm-specific Identifier									
1. COFFEY, WILLIAM & SUSAN M		PO BOX 725 FORT MONTGOMERY, NY 10922							
2. TEETS, JOHN B		111 HILLS BEACH RD BIDDEFORD, ME 04005							
3. MURPHY, DANIEL F		166 HILLS BEACH RD BIDDEFORD, ME 04005							
4. MVG HOLDINGS, LLC		1 LAUREL LN EAST SETAUKET, NY 11733							
5. PATENAUDE, ANGELE TRUSTEE ANGELE PATENAUDE CREDIT SHELTER TRUST		130 HILLS BEACH RD BIDDEFORD, ME 04005							
6. LUBINER MAINE, LLC		1350 MAIN ST UNIT 1502 SARASOTA, FL 34236							



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USPS® Tracking Number		Address		Postage	Fee	Special Handling	Parcel Airtift
Firm-specific Identifier		(Name, Street, City, State, and ZIP Code™)					
1. THE DANA & MEREDETH BOUDRIEAU REV. JR. BOUDRIEAU, DANA, J. & MEREDETH A. TRUSTES		645 FORRISTALL RD RINDGE, NH 03461					
2. PISANO, CAROL A & SHANNON, KATHLEEN A		6 OCEAN EDGE LN BIDDEFORD, ME 04005					
3. MURRAY, DAVID C & MARGARET A		11 SASSAFRAS RD WESTFORD, MA 01886					
4. SPENCE, CAROL COATES REVOC TR		39 DONOVAN RD N BROOKFIELD, MA 01535-1329					
5. PATENAUDE, ANGELE TRUSTEE ANGELE PATENAUDE CREDIT SHELTER TRUST		130 HILLS BEACH RD BIDDEFORD, ME 04005					
6. TAPPY, DIANNE M & JAMES F JR		67 CHADWICK RD BRADFORD, MA 01835					



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of Pieces Received at Post Office™

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Postmaster, per (name of receiving employee)

USPS® Tracking Number
Firm-specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airlift

1. STEARNS, JOHN M & JULIE

PO BOX 363
BIDDEFORD POOL, ME 04006

2. BLACK, JOAN

143 HILLS BEACH RD
BIDDEFORD, ME 04005

3. ROY, PAUL R & ROY, DIANE I TRUSTEES THE
ROY FAMILY REVOCABLE TRUST

955 MONTGOMERY RD
MANCHESTER, NH 03102

4.

5.

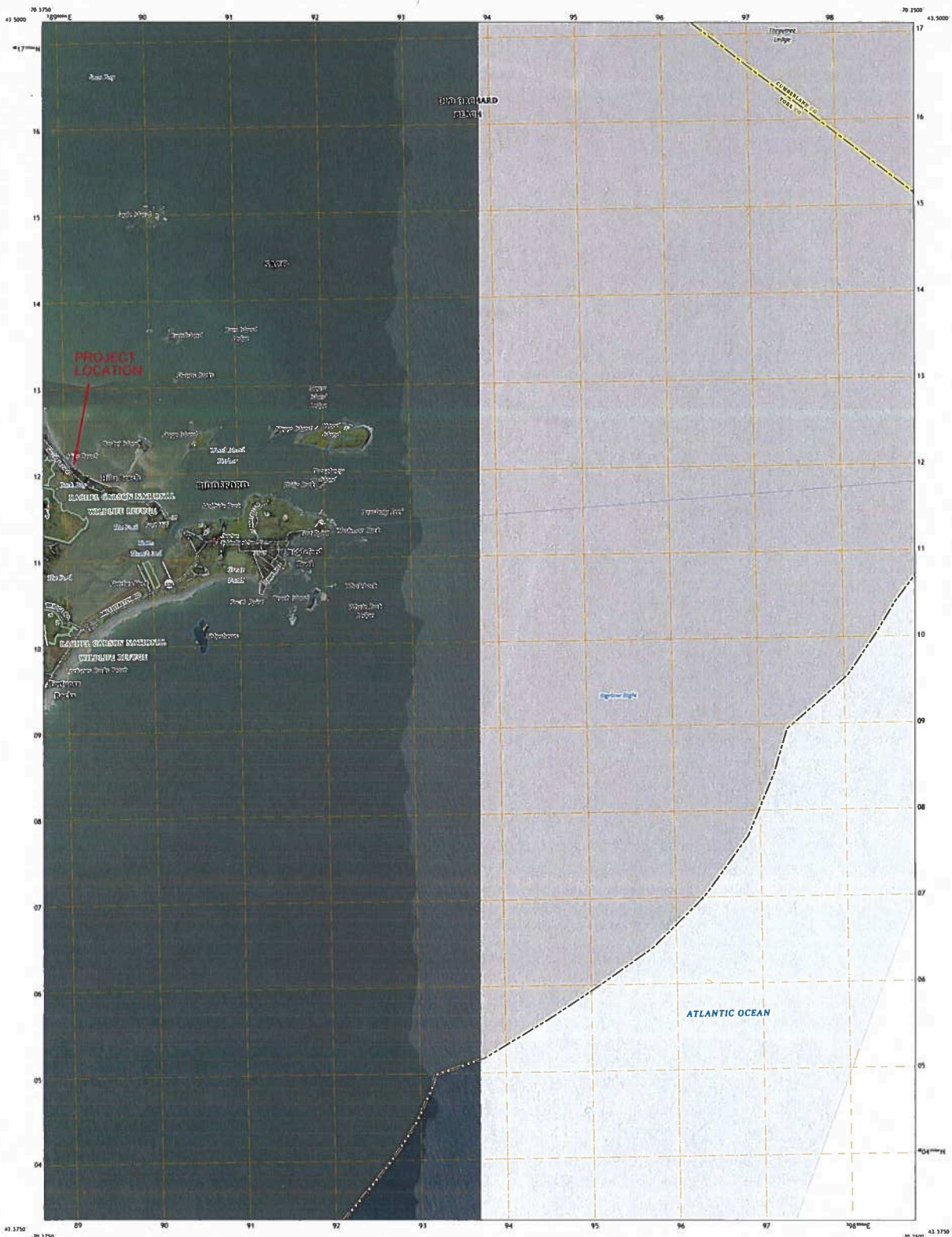
6.



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



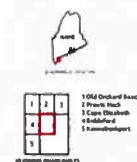
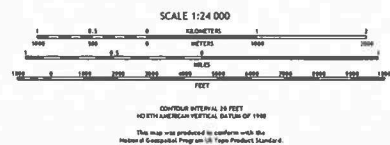
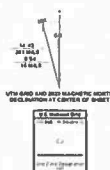
BIDDEFORD POOL QUADRANGLE
MAINE
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 Meter of Geoid (Mean Sea Level) Transformation Error, Zone 17T
This map is not a legal document. Boundaries may be
generalized for this map only. Private land status information
not available may not be shown. Obtain permission before
reproducing private lands.

Source	Scale	Projection	Zone	Year
USGS	1:24,000	UTM	17T	2010
USGS	1:24,000	UTM	17T	2010
USGS	1:24,000	UTM	17T	2010
USGS	1:24,000	UTM	17T	2010
USGS	1:24,000	UTM	17T	2010
USGS	1:24,000	UTM	17T	2010
USGS	1:24,000	UTM	17T	2010
USGS	1:24,000	UTM	17T	2010
USGS	1:24,000	UTM	17T	2010
USGS	1:24,000	UTM	17T	2010

Vertical datum: 1988
Horizontal datum: 1988
Vertical datum: 1988
Horizontal datum: 1988



ROAD CLASSIFICATION	
Expressway	Local Connector
Secondary Road	Local Road
Road	400
State Route	State Route

BIDDEFORD POOL, ME
2024



312 Canco Rd, Portland, ME 04103 to 133
Hills Beach Rd, Biddeford, ME 04005

Drive 25.2 miles, 39 min

312 Canco Rd
Portland, ME 04103

This route has tolls.

Get on I-295 S/ME-26 S/US-1 S from Washington Ave

5 min (1.6 mi)

- ↑ 1. Head southeast toward Canco Rd
105 ft
- ↩ 2. Turn left onto Canco Rd
0.2 mi
- ↪ 3. Turn right onto Washington Ave
1.2 mi
- ⬆ 4. Use the right 2 lanes to take the ramp onto I-295
S/ME-26 S/US-1 S
0.2 mi

Continue on I-295 S. Take I-95 S to US-1 S/Main St in
Saco. Take exit 2A from I-195

17 min (16.8 mi)

- ⬆ 5. Merge onto I-295 S/ME-26 S/US-1 S
 Continue to follow I-295 S
 Toll road
7.2 mi
- ⬆ 6. Merge onto I-95 S
 Toll road
7.4 mi
- ↪ 7. Take the exit toward I-195
 Toll road
0.8 mi
- ↑ 8. Continue onto I-195
 Toll road
1.2 mi
- ↪ 9. Take exit 2A to merge onto US-1 S/Main St
toward Saco/Downtown
0.2 mi

Follow Main St and Pool St to Hills Beach Rd in Biddeford

16 min (6.7 mi)

- ⬆ 10. Merge onto US-1 S/Main St
 Continue to follow Main St
 Pass by Bank of America (with Drive-thru ATM)
(on the right)
1.6 mi

- 

11. Turn left to stay on Main St

180 ft
- 

12. Turn left onto Water St

0.1 mi
- 

13. Continue straight onto Clifford St

0.3 mi
- 

14. Turn left onto Pool St

3.3 mi
- 

15. Turn left onto Hills Beach Rd

1.3 mi
- 

Destination will be on the left

133 Hills Beach Rd
Biddeford, ME 04005

State of Maine DEP Payment Receipt

Contact Info Mike Morse - 1 Dana Street, Portland, ME, 04101
(207) 558-0102
mmorse@archipelagona.com

Product	Reference Number	Customer Number	Payment Amount	Comments
Natural Resources Protection Act (Permit-by-Rule)	N/A		\$679.00	NRPA Sand

Receipt ID: 15414

Transaction Date: 10/9/2025 11:27:21 AM

Transaction Summary

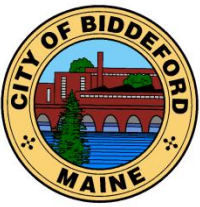
Payment	\$679.00
Service Fee	\$2.00
Total	\$681.00

Thank you for your successful transaction.

If you have questions or concerns, please call (207) 287-7688

or Email: Payments.DEP@maine.gov

Print



CITY OF BIDDEFORD

Planning and Development Department

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

David.Galbraith@biddefordmaine.org

Planning Board – Staff Report

TO: Chair Plotkin and Members of the Biddeford Planning Board

FROM: David C.M. Galbraith, Acting Director of Planning and Development / City Planner

DATE: October 29, 2025

RE: Case # 2025.50 (Prior Case # 2021.04 - Final Subdivision and Site Plan approval) request for Adams Point Housing – Southern Maine Affordable Housing / 69 Adam's Street (Tax Map 38, Lot 296) for 39 residential units – Proposed Landscaping Amendment.

MEETING DATE: November 5, 2025

PROJECT HISTORY / APPLICANT REQUEST:

As the Board may recall, *on September 30, 2021, the Planning Board granted* Final Subdivision and Site Plan approval request for Adams Point Housing – Southern Maine Affordable Housing for 39 residential units to be located at 69 Adam's Street (Tax Map 38, Lot 296). The subject development is currently under construction and at this time Guy M. Gagnon, President of the Biddeford Housing Authority (BHA), is seeking approval of a landscaping plan amendment to modify / reduce the amount of landscaping / screening per the submitted "Draft Review" landscape plan amendment dated 10-10-2025. Included with this request is a letter to the Planning Department outlining the proposed changes which is attached and provided below:

Our request for changes to the landscape plan stems from the fact that we were able to save a large percentage of the existing trees lining the northeast corner of the site. This was a welcome surprise and will guarantee the neighbors continued shading and canopy coverage for the area.

The attached plan notes the changes being proposed but in summary these are the changes requested and reason behind them.

- a. The western portion of the site near entrance to Adams street (marked "A" on the plan) is where we plan to add more plantings to provide a more appealing entrance and also to assist with erosion control below the new block wall and above the granite bolder shorter wall. These are all new additional plantings not originally shown on the plan.
- b. The revised schedule of plantings is noted on the attached landscape plan. It includes the additions to area "A" and also the reductions proposed for area "B"
- c. Noted in the original application was the potential for the loss of most of the existing mature tree growth in the lower wall area (shown as area "B") At that time, the plantings proposed made sense since they would be replacing the loss of vegetation expected. However, during construction of the new driveway and retaining wall, much of the existing tree canopy was not impacted and is expected to survive without damage. Therefore, the proposal to reduce new plantings makes sense for a number of reasons, all of which have been endorsed by the landscape designer, Matt Phillips, who provided this new landscape plan for your consideration.

RE: Case # 2025.50 (Prior Case # 2021.04 - Final Subdivision and Site Plan approval) request for Adams Point Housing – Southern Maine Affordable Housing / 69 Adam’s Street (Tax Map 38, Lot 296) for 39 residential units – Proposed Landscaping Amendment.

MEETING DATE: November 5, 2025

d. The proposed plan takes into consideration that excavating for new plantings could not only risk the health of existing trees but could make it impossible to even dig into the ground where numerous roots are just below the surface.

e. Matt Phillips and a representative from Oak Point Associates, conducted a site walk and the resulting proposal is a commonsense plan for including some new plantings in available areas.

f. It should be noted that the 23 climbing Hydrangea plants are still being installed at the base of the wall to soften that tall retention wall.

In summary, we are confident that if the board had a chance to visit the site, they would all agree that what is being requested for amendment is a reasonable solution and will actually provide an even better overall landscape than was originally thought possible.

Shown below is a September 21, 2021, plan illustrating a Staff mark-up of the desired landscaping treatment which came about following public hearing.



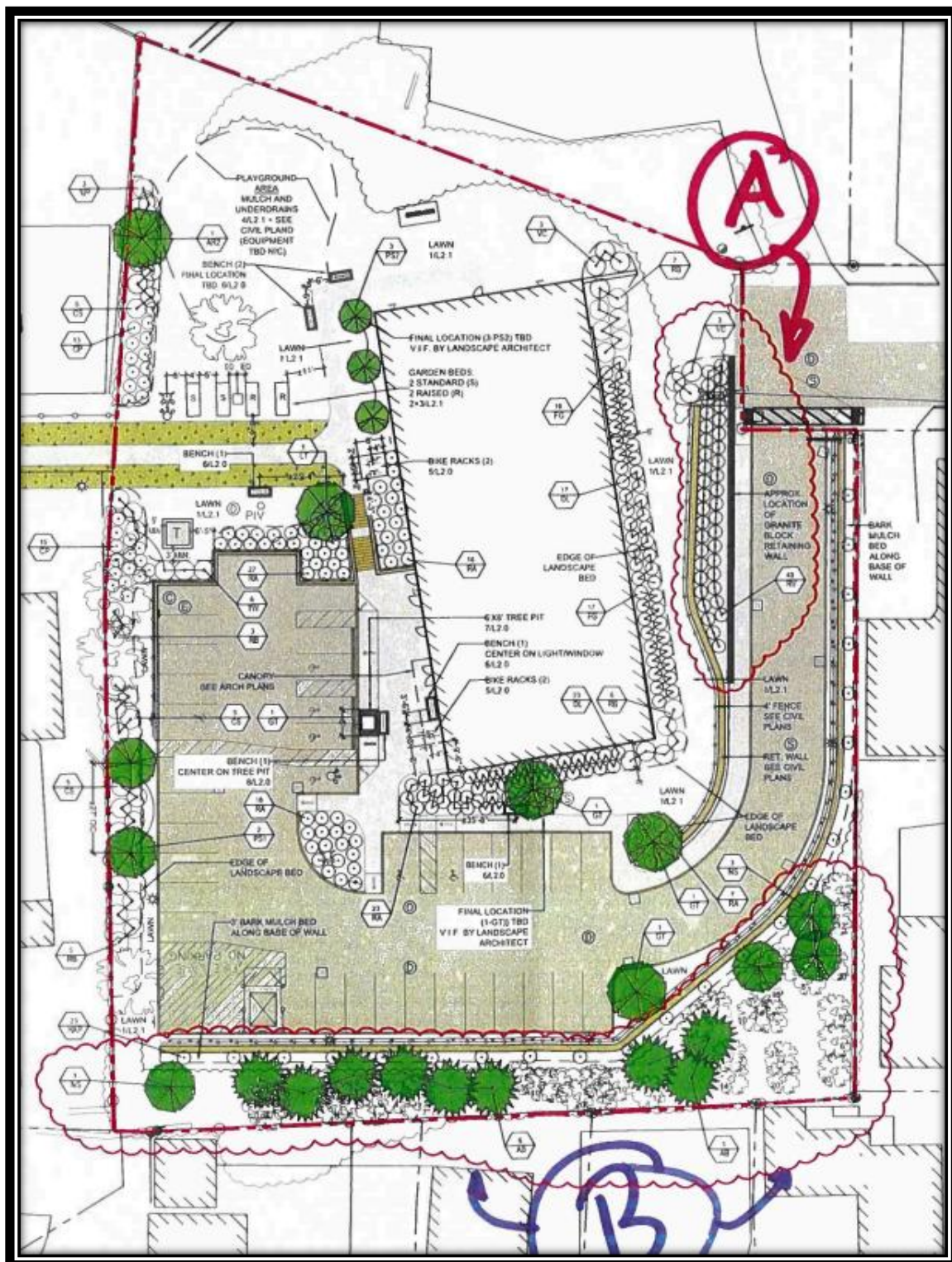
Adam’s Point Landscape Design Comments September 21, 2021

MEETING DATE: November 5, 2025



Page 80 of 95

MEETING DATE: November 5, 2025



Page 81 of 95

RE: Case # 2025.50 (Prior Case # 2021.04 - Final Subdivision and Site Plan approval) request for Adams Point Housing – Southern Maine Affordable Housing / 69 Adam’s Street (Tax Map 38, Lot 296) for 39 residential units – Proposed Landscaping Amendment.

MEETING DATE: November 5, 2025

PLANTING SCHEDULE						
TREES						
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	NATIVE
16	AB	<i>Abies balsamea</i> var. <i>phanerolepis</i>	Canaan Balsam Fir	8-10' HT.		
2	AC	<i>Amelanchier canadensis</i>	Native Shadbush	7-8' HT	B+B, CLUMP	X
3	AR1	<i>Acer rubrum</i> 'Karpick'	Red Maple	2-2.5"	B+B	X
1	AR2	<i>Acer rubrum</i> 'Northwood'	Red Maple	2-2.5"	B+B	X
4	GT	<i>Gleditsia triacanthos</i> 'Street Keeper'	Honeylocust	2-2.5"	B+B	
1	LT	<i>Liriodendron tulipifera</i> 'Little Volunteer'	Tulip tree	2-2.5"	B+B	X
11	NS	<i>Nyssa sylvatica</i> 'Green Gable'	Tupelo	2-2.5"	B+B	X
2	PS1	<i>Prunus sargentii</i>	Sargent Cherry	2-2.5"	B+B	
3	PS2	<i>Prunus sargentii</i> 'Rancho' or 'Columnaris'	Sargent Cherry	2-2.5"	B+B	
6	TO	<i>Thuja occidentalis</i> 'Tectny'	Arborvitae	6-7' HT	B+B	X
6	TW	<i>Thuja occidentalis</i> 'Woodward'	Arborvitae	3-3.5' HT	B+B	X
SHRUBS + PERENNIALS + VINES + GROUND COVERS						
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	NATIVE
15	CS	<i>Cornus sericea</i> 'Farrow'	Red Twig Dogwood	4'-5' #7		X
28	CP	<i>Comptonia peregrina</i>	Sweetfern	#7		X
40	DL	<i>Diervilla lonicera</i>	Northern Bush Honeysuckle	#5		X
33	FG	<i>Fothergilla gardenii</i>	Dwarf Bottlebrush Bush	#5		
1000 SF	GF	see spec on L1.0	Grass + Forbes mix (semi-shade blend)	1,450 SF PER LBS		X
23	HAP	<i>Hydrangea anomala</i> petiolaris	Climbing Hydrangea	4-5' #10	15' O.C.	
3	MP	<i>Myrica pensylvanica</i> 'Bobee'	Northern Bayberry	3-4' #7		X
91	RA	<i>Rhus aromatica</i> 'Gro-Low'	Fragrant Sumac	2.5'-3' #7		X
21	RB	<i>Rhododendron</i> 'Boule-de-Neige'	Rhododendron	3' HT	B+B	
3	VC	<i>Viburnum cassinoides</i>	Withered Viburnum	3-3.5' HT	B+B	X

Planting Schedule - Approved Landscape Plan “Revised per Conditions of Approval” 12-17-2021

PLANTING SCHEDULE						
TREES						
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	NATIVE
16	AB	<i>Abies balsamea</i> var. <i>phanerolepis</i>	Canaan Balsam Fir	8-10' HT		
2	AC	<i>Amelanchier canadensis</i>	Native Shadbush	7-8' HT	B+B, CLUMP	X
3	AR1	<i>Acer rubrum</i> 'Karpick'	Red Maple	2-2.5"	B+B	X
1	AR2	<i>Acer rubrum</i> 'Northwood'	Red Maple	2-2.5"	B+B	X
4	GT	<i>Gleditsia triacanthos</i> 'Street Keeper'	Honeylocust	2-2.5"	B+B	
1	LT	<i>Liriodendron tulipifera</i> 'Little Volunteer'	Tulip tree	2-2.5"	B+B	X
11	NS	<i>Nyssa sylvatica</i> 'Green Gable'	Tupelo	2-2.5"	B+B	X
2	PS1	<i>Prunus sargentii</i>	Sargent Cherry	2-2.5"	B+B	
3	PS2	<i>Prunus sargentii</i> 'Rancho' or 'Columnaris'	Sargent Cherry	2-2.5"	B+B, MATCHING	
6	TO	<i>Thuja occidentalis</i> 'Tectny'	Arborvitae	6-7' HT	B+B	X
SHRUBS + PERENNIALS + VINES + GROUND COVERS						
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	NATIVE
15	CS	<i>Cornus sericea</i> 'Farrow'	Red Twig Dogwood	4'-5' #7		X
28	CP	<i>Comptonia peregrina</i>	Sweetfern	#7		X
40	DL	<i>Diervilla lonicera</i>	Northern Bush Honeysuckle	#5		X
33	FG	<i>Fothergilla gardenii</i>	Dwarf Bottlebrush Bush	2-2.5' #7		
1000 SF	GF	see detail / spec 10.2.1	Grass + Forbes mix (semi-shade blend)	1,450 SF PER LBS		X
23	HAP	<i>Hydrangea anomala</i> petiolaris	Climbing Hydrangea	4-5' #10	15' O.C.	
3	MP	<i>Myrica pensylvanica</i> 'Bobee'	Northern Bayberry	3-4' #7		X
91	RA	<i>Rhus aromatica</i> 'Gro-Low'	Fragrant Sumac	2-2.5' #5		X
40	RV	<i>Rosa virginiana</i>	Virginia Rose	#5		X
21	RB	<i>Rhododendron</i> 'Boule-de-Neige'	Rhododendron	3' HT	B+B	
6	TW	<i>Thuja occidentalis</i> 'Woodward'	Arborvitae	3-3.5' HT	B+B	X
3	VC	<i>Viburnum cassinoides</i>	Withered Viburnum	3-3.5' HT	B+B	X

RE: Case # 2025.50 (Prior Case # 2021.04 - Final Subdivision and Site Plan approval) request for Adams Point Housing – Southern Maine Affordable Housing / 69 Adam’s Street (Tax Map 38, Lot 296) for 39 residential units – Proposed Landscaping Amendment.

MEETING DATE: November 5, 2025

Proposed Planting Schedule – Dated 10-10-2025

PROJECT DESCRIPTION:

The project site, located on an approx. 1.5 AC vacant lot in the MSRD-2 Zone between. The property has access to Adams Street to the north and, via a 15-foot-wide water easement, access to Birch Street to the south. The site is located behind the current Parish Place Apartments, and the St. James School and Ledgewood Apartments (Graham Street). The applicant is seeking re-approval, in conjunction with a previously approved / existing contract zone, for 39 affordable housing units in a new five story building. This project has a lengthy history and detailed project file including the establishment of a Council approved Contract Zone. It should further be noted that the City Council authorized the distribution of up to \$490,000. from the City’s Affordable Housing Trust Fund, to fill the project’s funding gap. Staff would recommend that if the Board grants the approval of reduced landscaping, the materials and labor costs between the approved and proposed landscaping should be returned to the City’s Housing Trust Fund.

STAFF RECOMMENDATION:

From reviewing the case history file, it appears that landscaping screening / buffering was a point of major discussion and the approved landscaping plan was the result of these deliberations. Further, from reviewing the approved plans against the proposed plans a retaining wall has been added where a sheer ledge face wall was to remain. Staff is supportive of the proposed landscaping near the Adams Street entrance but have major reservations about reducing the landscaping adjacent to the large retaining wall located at the southwest corner of the site. The image below shows the grade difference between the planting area and the top of the retaining wall. The wall height in this area, from grade, varies from about 6’ to approximately 18’ in height.



RE: Case # 2025.50 (Prior Case # 2021.04 - Final Subdivision and Site Plan approval) request for Adams Point Housing – Southern Maine Affordable Housing / 69 Adam’s Street (Tax Map 38, Lot 296) for 39 residential units – Proposed Landscaping Amendment.

MEETING DATE: November 5, 2025

The landscaping as approved in this area not only provides a buffer for the surrounding, mostly residential uses, it also helps to soften the tall split-faced concrete block wall face. As such Staff is not supportive of the proposed changes as presented and recommends denial of the requested landscaping modifications.

That said, Staff would be open to conducting a Site Walk with Mr. Gagnon, his landscape architect and the Planning Board to determine an acceptable screening and buffering consisting of existing trees that are desirable to save, while supplementing with additional materials. If the number of trees is permitted to be reduced by the Board, Staff would further recommend that the sizes of the agreed upon new plantings be increased in size to create a more substantial buffer upon installation.

Staff is not supportive of the proposed amendments to the approved Landscape Plan in area “B” in the proposal and recommends denying the applicant’s request.

Staff Recommendation:

- A. Motion to Deny: I **motion to DENY** Case # 2025.50 (Prior Case # 2021.04 - Final Subdivision and Site Plan approval) request for Adams Point Housing – Southern Maine Affordable Housing / 69 Adam’s Street (Tax Map 38, Lot 296) for 39 residential units – Proposed Landscaping Amendment, for the following reasons:
- 1) _____.
 - 2) _____.
 - 3) _____.
- B. Motion to Approve: I **motion to APPROVE** Case # 2025.50 (Prior Case # 2021.04 - Final Subdivision and Site Plan approval) request for Adams Point Housing – Southern Maine Affordable Housing / 69 Adam’s Street (Tax Map 38, Lot 296) for 39 residential units – Proposed Landscaping Amendment.
- C. Motion to Table: I **motion to TABLE** Case # 2025.50 (Prior Case # 2021.04 - Final Subdivision and Site Plan approval) request for Adams Point Housing – Southern Maine Affordable Housing / 69 Adam’s Street (Tax Map 38, Lot 296) for 39 residential units – Proposed Landscaping Amendment, for the following reasons:
- 1) _____.
 - 2) _____.
 - 3) _____.

SOUTHERN MAINE AFFORDABLE HOUSING



P.O. BOX 2287, BIDDEFORD, MAINE 04005

Date: 10-20-25
To: Planning Department, City of Biddeford
From: Guy M. Gagnon, President - Southern Maine Affordable Housing
Re: Landscape Plan proposed amendment.

Attached is a request to amend the landscape plan for Adams Point, our previously approved 39-unit affordable housing development, which is progressing very well with an expected completion date in March 2026.

Our request for changes to the landscape plan stems from the fact that we were able to save a large percentage of the existing trees lining the northeast corner of the site. This was a welcome surprise and will guarantee the neighbors continued shading and canopy coverage for the area.

The attached plan notes the changes being proposed but in summary these are the changes requested and reason behind them.

- a. The western portion of the site near entrance to Adams street (marked "A" on the plan) is where we plan to add more plantings to provide a more appealing entrance and also to assist with erosion control below the new block wall and above the granite bolder shorter wall. These are all new additional plantings not originally shown on the plan.
- b. The revised schedule of plantings is noted on the attached landscape plan. It includes the additions to area "A" and also the reductions proposed for area "B"
- c. Noted in the original application was the potential for the loss of most of the existing mature tree growth in the lower wall area (shown as area "B") At that time, the plantings proposed made sense since they would be replacing the loss of vegetation expected. However, during construction of the new driveway and retaining wall, much of the existing tree canopy was not impacted and is expected to survive without damage. Therefore, the proposal to reduce new plantings makes sense for a number of reasons, all of which have been endorsed by the landscape designer, Matt Phillips, who provided this new landscape plan for your consideration.

- d. The proposed plan takes into consideration that excavating for new plantings could not only risk the health of existing trees but could make it impossible to even dig into the ground where numerous roots are just below the surface.
- e. Matt Phillips and a representative from Oak Point Associates, conducted a site walk and the resulting proposal is a commonsense plan for including some new plantings in available areas.
- f. It should be noted that the 23 climbing Hydrangea plants are still being installed at the base of the wall to soften that tall retention wall.

In summary, we are confident that if the board had a chance to visit the site, they would all agree that what is being requested for amendment is a reasonable solution and will actually provide an even better overall landscape than was originally thought possible.

Thanks for your consideration!

A handwritten signature in blue ink, appearing to be 'G. A. M.', with a long, sweeping horizontal line extending to the right.

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

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

Type of Application:

☐ Shoreland Zoning Permit ☐ Site Plan Review (Please include checklist) ☐ Extraction
☐ Conditional Use Permit ☐ Subdivision (Please include Checklist) ☐ Private Way
X ☒ Other: ***landscape plan amendment to Adams Point project approved and under construction***

Applicant Information:

Name: Southern Maine Affordable Housing
Mailing Address: 22 South St., Biddeford, Me. 04005
Telephone: 207-282-6537
Email: ggagnon@bhousing.org
What is your legal interest in the property?
☒ Owner ☐ Potential Buyer with Contract ☐ Lease/Rental Agreement

Owner's Information:

Name: same as above
Mailing Address: _____
Telephone: 207-415-2939
Email: ggagnon@bhousing.org

Agent's Information:

Name: Guy M. Gagnon
Mailing Address: c/o SMAH 22 South St., Biddeford, Me. 04005
Telephone: 207-415-2939
Email: ggagnon@bhousing.org

Engineer/Surveyor's Information:

Name: (landscape engineer) _____
Matthew A. Phillips
Maine Licensed Landscape Architect
Carroll Associates Landscape Architects
207.772.1552 207.632.7712
Email: mphilips@carroll-assoc.com

Project Location and Lot Information:

Street Address: 69 Adams St. Drainage Watershed: _____
Tax Map: 38 Lot: 296
Current Zoning: MSRD 2 Shoreland Zoning: _____
Size of Lot: _____ () acres () s.f. Lot Frontage: _____
Existing Use of Property: 39 unit approved affordable multi family Adams Point, under construction

Property currently serviced by:

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

Slope Conditions in Area of Construction (if applicable): N/A

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

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

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

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

Description of proposed use of property:

Project/Proposed Use:

Property to be Serviced by:

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

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

Limits of Disturbance: _____ () acres () s.f.

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

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

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

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

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

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

If in a Shoreland Zone:

Percent of residential lot coverage (Max 20%): _____

Percent of structure expansion (Max 30%): _____

If Subdivision Review, number of lots proposed: _____

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

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

Total new square feet footprint of structure: _____

Total new square feet paving/parking: _____

Waiver Requests (attach details):N/A

1. _____
2. _____
3. _____

Required Submittal Attachments:

A. Letters of Approval

☐ Fire Department – Contact Chief or Deputy Chief – 282-9986

☐ Ability to Serve for Water Service – Maine Water – 282-1543

☐ Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118

☐ Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127

☐ 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) X (No)

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

Signature of Applicant:

Date 10-19-25

Signature of Property Owner:

Date 10-19-25

*****Formal request letter and amended landscape plan attached***

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

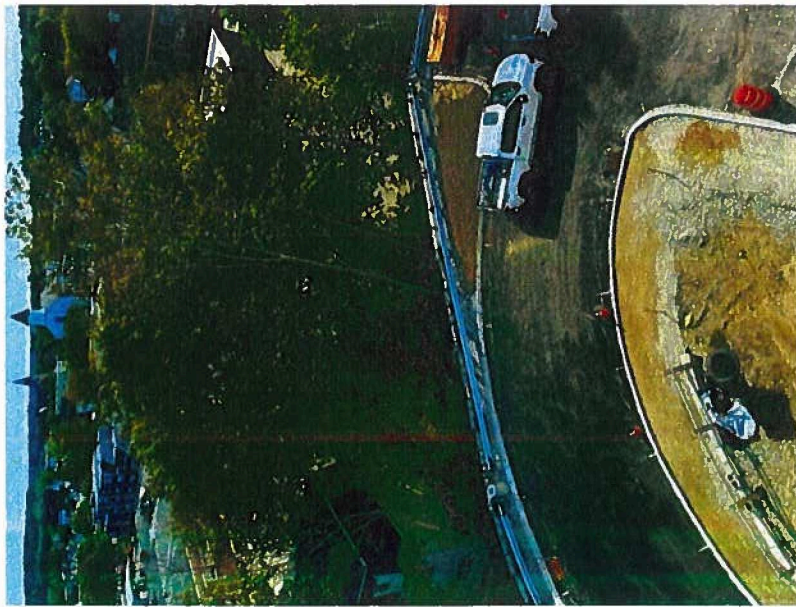
PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION

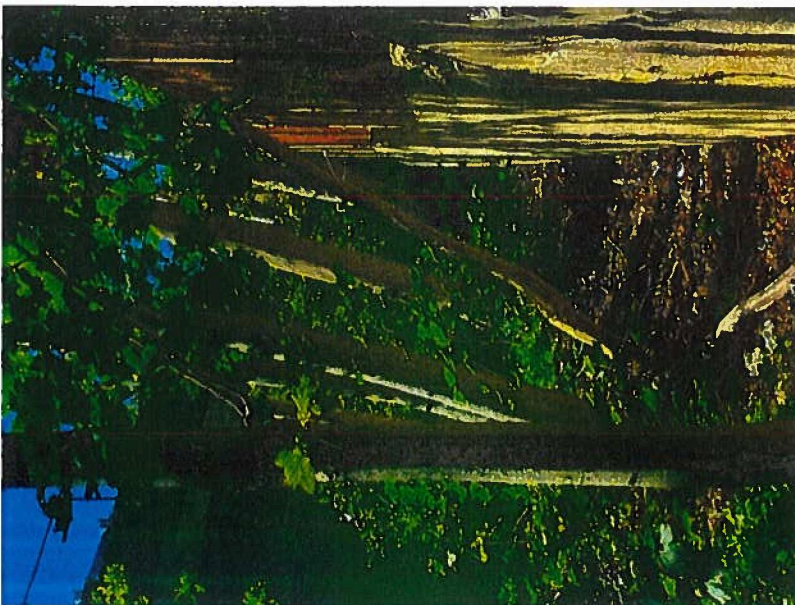


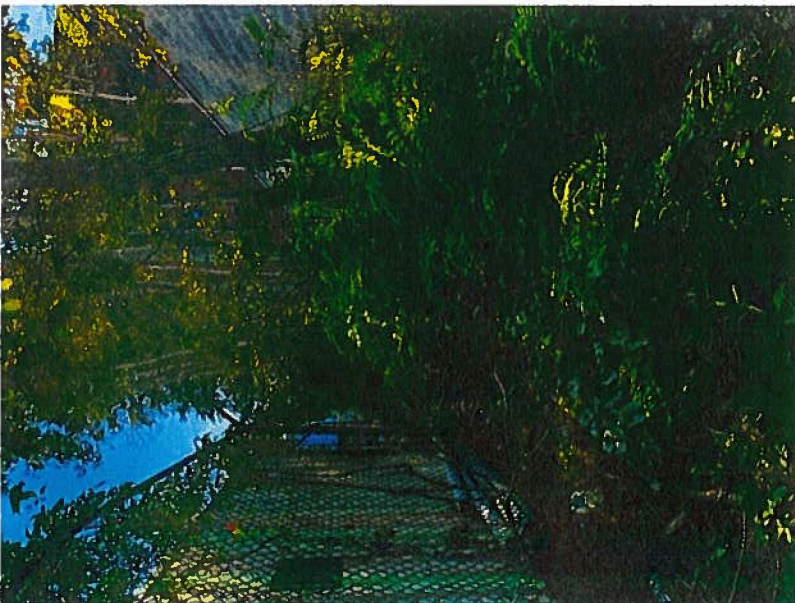
 Outlook

Adams Point lower wall area Oct 2025

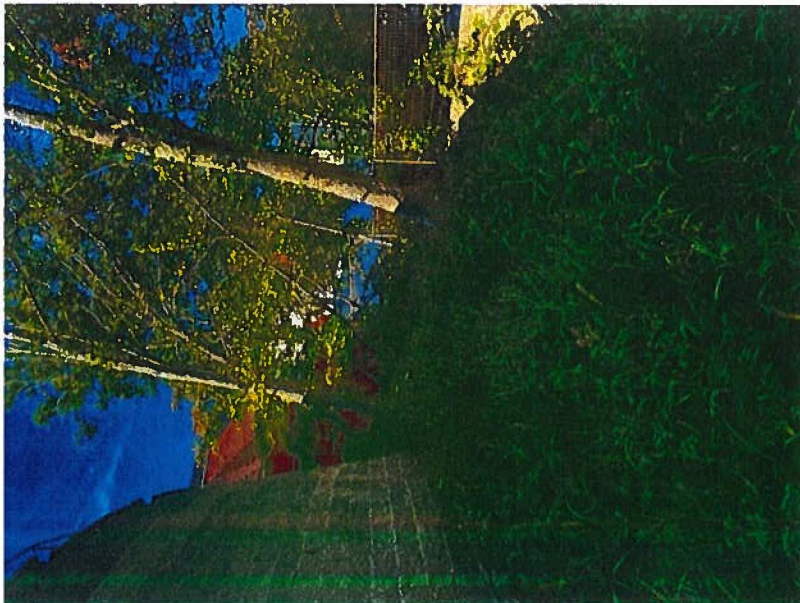
From: Guy Gagnon <ggagnon@bhousing.org>
Date: Tue 10/21/2025 3:19 PM



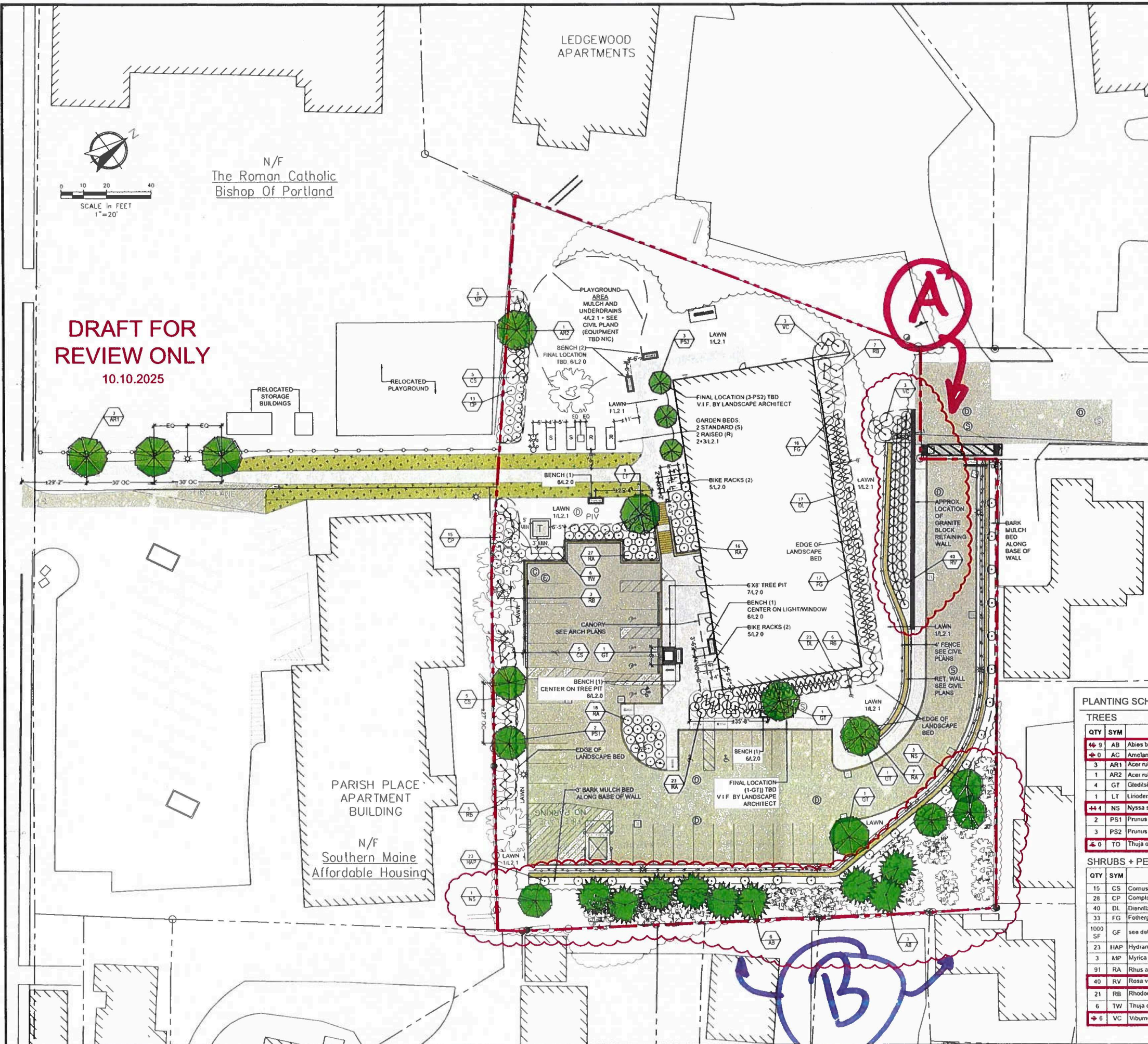








Guy G. Sent from my iPhone



DRAFT FOR
REVIEW ONLY
10.10.2025

PLANTING NOTES:

1. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
2. CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THE PLAN. ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN IN THE PLAN SCHEDULE AND THOSE REQUIRED ON THE PLAN SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION. ANY DISCREPANCIES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT PRIOR TO ORDERING PLANT MATERIAL.
3. ALL MATERIALS SHALL CONFORM TO SPECIFICATIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THE ORIGINAL GRADES BEFORE DIGGING.
5. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
6. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AT THE NURSERY AND AT THE SITE.
7. ALL PLANT BEDS SHALL MEET MINIMUM TOPSOIL REQUIREMENTS (SEE SPECIFICATIONS).
8. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRUBBING, BED PREPARATION, AND FINISH GRADING HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
9. ALL PLANTS BEDS AND TREE WELLS SHALL HAVE A MINIMUM OF 3" OF UNIFORMLY DISTRIBUTED, DARK, SHREDDED BARK MULCH.
10. CONTRACTOR SHALL SUBMIT SOIL SAMPLE AND TEST OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SOIL ADMIXTURE SHALL BE ADDED TO EXISTING SOIL (BY CONTRACTOR) IF DEEMED NECESSARY BY SOIL TEST RESULTS.
11. ROUGH GRADING AND BED PREPARATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO REQUIRED SITE VISIT.
12. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. ALL ROOT WRAPPING AND CONTAINER MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
13. ALL BROAD LEAF EVERGREEN PLANTS SHALL BE SPRAYED WITH AN ANTI-DESSICANT AT THE BEGINNING OF THEIR FIRST WINTER.
14. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
15. ALL PLANTS SHALL BE WATERED BY THE CONTRACTOR, AS NECESSARY TO INSURE HEALTH UNTIL FINAL ACCEPTANCE.
16. CONTRACTOR SHALL STAKE TREES IF DEEMED NECESSARY BY THE LANDSCAPE ARCHITECT.
17. THE LANDSCAPE CONTRACTOR SHALL PROVIDE PREPARED SOIL PLANTING MIX AS PER THE CONTRACT SPECIFICATIONS.
18. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE PLANT LIST AND PLANTING SPECIFICATIONS FOR SEASONAL REQUIREMENTS AND OTHER RESTRICTIONS RELATED TO THE TIME AND SEASON OF PLANTING.
19. PLANTING SOIL MIX: 1 PART COMPOST, 8 PARTS TOPSOIL, 3 PARTS HUMUS. TOPSOIL, FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMY CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, FREE FROM CLAY LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS GREATER THAN 1" IN ANY DIMENSION, PH RANGE 5.0-7.0, AND SHALL CONTAIN NOT LESS THAN 6% ORGANIC MATTER BY WEIGHT. SANDY LOAM OR LOAM SOIL AS DEFINED BY THE USDA SOIL CONSERVATION SERVICE, AND HAVE THE FOLLOWING MECHANICAL ANALYSIS:

TEXTURAL CLASS	% OF TOTAL WEIGHT	AVERAGE %
SAND (0.05-2.0 MM)	45 TO 75%	60%
SILT (0.002-0.05 MM)	15 TO 35%	25%
CLAY (<0.002 MM)	5 TO 25%	15%
20. THE APPLICANT HAS FLEXIBILITY ON THE FINAL PLACEMENT OF THE PROPOSED TREES, ALONG THE SOUTH EASTERN PROPERTY LINE, IF THE EXISTING VEGETATION PROVES TO BE INADEQUATE TO PROVIDE AN EFFECTIVE SCREEN.

PLANTING SCHEDULE

TREES

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	NATIVE
46	AB	Abies balsamea var. phanerolepis	Canaan Balsam Fir	8-10' HT.		
4	AC	Amelanchier canadensis	Native Shadbush	7-8' HT.	B+B, CLUMP	X
3	AR1	Acer rubrum 'Karpick'	Red Maple	2-2.5'	B+B	X
1	AR2	Acer rubrum 'Northwood'	Red Maple	2-2.5'	B+B	X
1	GT	Gleditsia triacanthos 'Street Keeper'	Honeylocust	2-2.5'	B+B	
4	LT	Liriodendron tulipifera 'Little Volunteer'	Tulip tree	2-2.5'	B+B	X
44	NS	Nyssa sylvatica 'Firestarter'	Tupelo	2-2.5'	B+B	X
2	PS1	Prunus sargentii	Sargent Cherry	2-2.5'	B+B	
3	PS2	Prunus sargentii 'Rancho' or 'Columbian'	Sargent Cherry	2-2.5'	B+B, MATCHING	
4	TO	Thuja occidentalis 'Techny'	Arborvitae	6-7' HT.	B+B	X

SHRUBS + PERENNIALS + VINES + GROUND COVERS

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	NATIVE
15	CS	Cornus sericea 'Farrow'	Red Twig Dogwood	4-5' #7		X
28	CP	Comptonia peregrina	Sweetfern	#7		X
40	DL	Diervilla lonicera	Northern Bush Honeysuckle	#5		X
33	FG	Fothergilla gardenii	Dwarf Bottlebrush Bush	2-2.5' #7		
1000	SF	see detail / spec 1/L2.1	Grass + Forbes mix (semi-shade blend)	1.450 SF PER LBS		X
23	HAP	Hydrangea anomala pectiolans	Climbing Hydrangea	4-5' #10	15' O.C.	
3	MP	Myrica pensylvanica 'Bobee'	Northern Bayberry	3-4' #7		X
91	RA	Rhus aromatica 'Gro-Low'	Fragrant Sumac	2-2.5' #5		X
40	RV	Rosa virginiana	Virginia Rose	#5		X
21	RB	Rhododendron 'Boule-de-Neige'	Rhododendron	3' HT	B+B	
6	TW	Thuja occidentalis 'Woodwardii'	Arborvitae	3-3.5' HT	B+B	X
4	VC	Viburnum cassinoides	Withered Viburnum	3-3.5' HT	B+B	X

OWNER
SOUTHERN
MAINE
AFFORDABLE
HOUSING
22 SOUTH STREET
P.O. BOX 2287
BIDDEFORD, MAINE
04005

APPLICANT:
BIDDEFORD
HOUSING
AUTHORITY
22 SOUTH STREET
P.O. BOX 2287
BIDDEFORD, MAINE
04005



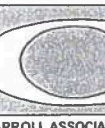
ADAMS
POINT

Revisions	Date	Description
#1	09.21.2021	Revised per City comments
#2	12.17.2021	Revised per Conditions of Approval
#3	11.22.2022	90% MSHA Submission
#4	05.05.2023	100% GMP Set

Scale: as shown

LANDSCAPE
PLAN

FOR CONSTRUCTION



CARROLL ASSOCIATES
LANDSCAPE ARCHITECTS
217 COMMERCIAL STREET, STE 200
PORTLAND, MAINE 04101
207.772.1552 V. F. 207.772.0112

Date
MAY 5, 2023

Sheet No

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