



City of Biddeford Planning Board

November 19, 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
Niy7p.1)

Or call in by phone: +1 312 626 6799

Meeting ID: 976 7834 8550

Passcode: 991759

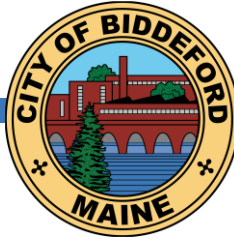
1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
3. Adjustment(s) to Agenda
4. Planner's Business
5. Consent Agenda
 - 5.a Approval of Meeting Minutes from 11-5-25
6. Unfinished Business
7. New Business
 - 7.a 2025.49 The Biddeford Planning Board will review a Sketch Plan for Site Plan & Conditional Use Permit for N.A. Wright Creative Construct, LLC. The applicant wishes to construct a 17,600 SF building for an 18-hole mini-golf course along with a climbing wall, arcades and escape rooms. The applicant also intends to hold special events along with food and non-alcoholic beverages located at 532 Elm Street (Tax Map 14, Lot 11) in the B-2 Zone.
 - 7.b 2025.12 The Biddeford Planning Board will review a Private Way Request for Jason Martel. This proposal is to create a private way to provide access to two new single family residences for the immediate family at 10 Wood Island Acres (Tax Map 8, Lot 5) in the SR-1 Zone.
 - 7.c 2025.48 Review of a Conditional Use Permit Request for Reveler, LLC (fka Tom Watson & Co). This proposal is to open a "Convention Center" at 30 Upper Falls Road (Tax Map 40, Lot 55-3) in the MSRD 3 Zone.
 - 7.d 2025.52 Review of a Residential Subdivision Amendment request for Pinehurst Development, LLC. The proposal is to split one lot into 3 at 13 Brook Street (Tax Map 32, Lot 16) in the R1B Zone.

7.e 2022.24 Review of Subdivision Amendment for Devine Capital (KDK Biddeford, LLC) at 588 & 590 Alfred Street (Tax Map 2, Lots 6 & 12) in the B-2 Zone. The amendment is strictly limited to an internal lot division that was requested by the applicant's financial institution. No other changes are proposed.

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

November 5, 2025

DRAFT

1. Pledge of Allegiance Meeting came to order at 6:00 PM
2. Declaration of Quorum/Voting Members
Alexa Plotkin, Chair, Sue Deschambault, Matthew Sargent-Dubois, Steve Beaudette (Alternate who will be voting in place of Patoine) & Kayla Lewis (alternate who will be voting in place of Angers)
Absent-Larry Patoine & Roch Angers
3. Adjustment(s) to Agenda-none
4. Planner's Business
4.a. Galbraith talked to Board about a request by Coastal Oaks (2024.33) for an extension on a Preliminary Approval from 11-19-25 to 5-19-26 for 12 Pearl Street. The reason for the request is the applicant is having trouble getting HPC approval.
MOTIONS: 6:04 PM
Motion-Deschambault-Motion to approve request by Coastal Oaks to extend their Preliminary Approval for 12 Pearl Street to May 19, 2026.
Second-Sargent-Dubois
Vote-Motion passed Unanimously
5. Consent Agenda
5.a. Approval of Meeting Minutes from September 17, 2025 & October 15, 2025
MOTIONS: 6:05
Motion-Deschambault -Motion to approve Meeting Minutes as posted
Second-Sargent-Dubois
Vote-Motion passed unanimously
6. Unfinished Business-None
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 its current location and put it on raised posts.
 - Galbraith introduced the project (this is an after-the-fact request)
 - The Planner & CEO have determined that the plan meets all standards and recommend approval
 - Michael Skolnick of Archipelago represented the applicant
 - Skolnick stated that this started as a small renovation that turned into a complete rehab due to finding mold and rot in the walls.

- The lot itself is a challenge; the lot is narrow and 100% of it is in the flood zone
- The ADU & garage located on the road provides additional challenges
- If the structure had to be moved the entire lot would be disturbed a new sewer system would be necessary and the garage and ADU would need to be moved as well.
- Galbraith mentioned that he and Iriqat went to the site when they were removing the roof trusses and found a large tree was removed without permits and a replacement tree will be a condition of approval. Galbraith feels that it would be fair.
- Skolnick mentioned that the tree was removed by a contractor without the applicant's knowledge.
- THERE WERE NO PUBLIC COMMENTS
- Deschambault commented that she knows that the size of the lot is an issue, and she agrees that errors were made early in the project, but she respects the staff and proceeded to read the staff recommendations.
- Bobby Brown (the applicant) spoke briefly about purchasing the property and their love of the property and the area.

MOTIONS: 6:21

Motion-Beaudette- 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 to include the above-mentioned conditions of approval.

Amended to include said tree to be replaced with tree as approved by Code Enforcement.

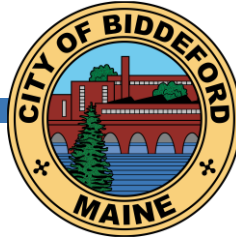
Second-Sargent-Dubois

Deschambault asked about the Canopy Committee (dissolved) before the vote

Vote-Motion passed unanimously

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 an 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.

- Galbraith introduced the request
- Galbraith told the Board that the tree removal was approved at the original request with 6'-18' vines covering the retaining wall
- The Board received a copy of a mark-up landscape plan by former Planner Greg Tansley
- Galbraith was apprehensive about approving the buffer reduction as the file indicates that the landscaping was contentious at the original conception.



205 Main Street / PO Box 586 • Biddeford, ME

(207) 571-0700 • www.biddefordmaine.org

City of Biddeford Government



@CityofBiddeford

- Galbraith suggests that if this gets approved, the applicant will save money, and they can pay back some of the \$490,000.00 that was given to them for this project from the City. These funds were to come from Devine Capital for the Housing Trust Fund.
- Guy Gagnon, President of Southern Maine Affordable Housing represented the application.
- Gagnon stated that this is not a money issue but a commonsense issue.
- If they do as approved, the applicant would be clear cutting numerous 30 & 40' trees.
- The trees in question were not harmed in construction, consequently, the site is left with a beautiful tree canopy with preserved roots.
- Gagnon feels it is ironic that the previous applicants are being made to replace a tree cut in error and he is being made to cut many trees.
- Galbraith told the Board that if they would like to go to the site, it can be arranged. Galbraith also reiterated that landscaping has been a big issue with this project since the beginning.
- Gagnon feels the Board should listen to an expert and his landscape architect is on Zoom, and he would like the Board to listen to him. Gagnon also feels a site walk would be a waste of the Board's time and the Board has more important things to do rather than go to Adam's Point.
- Matt Phillips from Carroll and Associates has gone to the site and feels the trees do a fair job of being a buffer. Extra landscaping may damage the roots of the existing trees.
- Plotkin said that she is an abutter. She agrees the trees are nice, but the walls and building are massive.
- Beaudette mentioned that the trees mask the building somewhat when they have leaves but the public can still see the building is big.
- Plotkin commented that some of the trees are large and they will grow to be above the buildings and provide no screening.
- Deschambault wants a site walk and asked Gagnon what the percentage of completion of the project is done.
- Gagnon answered that 65% of the project is complete. The trees are not to screen the building. Gagnon is using creeping vines to cover the wall; the trees make a nice canopy.
- Beaudette said the mature trees are in section B and they are not screening the retaining wall. The trees have nothing to do with screening the wall. This is not the screening that was originally approved.

- **Sargent Dubois wants additional time to review this project. Sargent Dubois wants to see the original approved plans, and he would like a site walk as well.**
- **Plotkin spoke to the applicant telling him that the Board is listening to professionals. The Board listened to his professional landscaper and Mr. Galbraith is a professional Planner. The Board may not be listening to the professional he would like the Board to listen to. Plotkin believes that the Board should see the site as it is very impactful to the neighbors.**

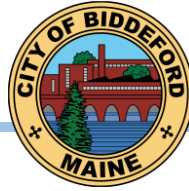
MOTIONS: 6:49 pm

Motion-Sargent Dubois- 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 in order to see the site and look further into the request.

Second-Beaudette

Vote-Motion passed unanimously

- 8. Other Business-None**
- 9. Adjourn 6:51 PM**



PLANNING BOARD STAFF REPORT

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

Date: November 10, 2025

RE: 2025.49_A Sketch Site Plan Review and a Conditional Use Permit for N.A. Wright Creative Construct, LLC, is to build an amusement center called Mystery Springs. It will consist of a mini golf course, a climbing wall, an arcade, and escape rooms. The property is at 532 Elm Street (Tax Map 14, Lot 11) in the B2 zone.

Meeting Date: November 19, 2025

1) Introduction

As part of a transformative endeavor, applicant Nick Wright proposes to transform a vacant parcel located in the southern portion of Route 1. The proposal is to construct a recreational building on 532 Elm Street, positioned to be a “family-friendly destination” while being an “innovative entertainment experience”.

With more than 25 years in the business, Mr. Wright is excited to work with the City of Biddeford to bring Mystery Springs to life.

2) Project Data / Information

1.	Applicant:	N.A. Wright Creative Construct, LLC P.O. 283 Kennebunk, ME
2.	Owner of Property:	N/A
3.	Agent:	Paul Gadbois P.O. Box 327 Saco, ME 04072
4.	Surveyor:	Same as agent
5.	Project Location:	532 Elm Street
6.	Project Tax Map #/Lot #:	Tax Map 14, Lot 11
7.	Lot Size:	2.58 Acres
8.	Base Zoning:	B2
9.	Overlay Zoning:	N/A
10.	Existing Use:	Vacant
11.	Proposed Use:	Amusement Center

2025.49_A Conditional Use Permit and Site Plan Review for N.A. Wright Creative Construct, LLC, is to build an amusement center called Mystery Springs. It will consist of a mini golf course, climbing wall, arcade, and escape rooms. The property is at 532 Elm Street (Tax Map 14, Lot 11) in the B2 zone.

12.	Approvals Required:	Site plan & Conditional Use Permit
13.	Uses in the Vicinity:	Residential & Businesses
14.	Waivers Request:	N/A
15.	Waivers Granted:	N/A
16.	Other Non-City Permits Required:	DEP Stormwater Management
17.	LDR Attachment A: Fees Paid:	Application Fees Paid
18.	Planning Board Review History:	Sketch Plan: Nov 19, 2025

3) Existing Conditions

The property, highlighted in yellow, is currently vacant with high-density vegetation on the lot. Abutting the property in blue is a single-family home under a different address: 530 Elm St, Biddeford, ME. See image below:

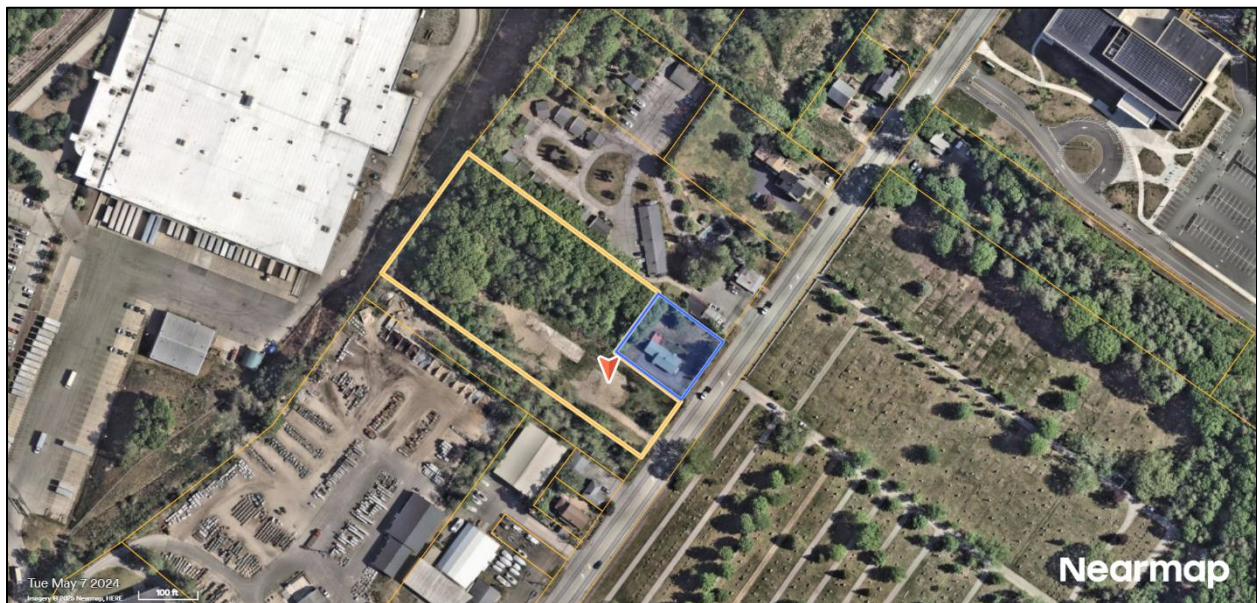


Figure 1 Aerial view of the property

4) Proposed Project

The applicant proposes to construct a 17,600-square-foot building, along with 100 parking spaces. The building will feature several recreational amenities, including an 18-hole indoor mini golf course, a climbing wall, and an escape room. The applicant intends to host special events, accompanied by food and non-alcoholic beverages. The dining area will have 20 seats and four employees.

2025.49_A Conditional Use Permit and Site Plan Review for N.A. Wright Creative Construct, LLC, is to build an amusement center called Mystery Springs. It will consist of a mini golf course, climbing wall, arcade, and escape rooms. The property is at 532 Elm Street (Tax Map 14, Lot 11) in the B2 zone.

The structure will be a one-story building. The front wall will be 26 feet high, while the rear wall will be 22 feet high. Since the project will create more than 1 acre of impervious areas, a DEP Stormwater Management Law permit is required.

5) Review Process

Per City ordinance, this application is subject to review and approval by the Planning Board for Site Plan (Land Development Regulations, Article XI), Sec 5 Amusement Centers (Article VI, Performance Standards), and Art, VII Conditional Uses.

- A. Fire Department (FD): The applicant and the agent met with the FD on October 7th – fire lanes along both sides of the building were added. The preliminary plans should include a Knox box and a fire alarm control panel with remote access.
- B. Maine Water: Ability to Serve letter was issued on September 17th, 2025.
- C. Public Works: The applicant received an Ability to Serve for sewer on October 15th, 2025.

6) Staff Review

Waivers: The applicant is not seeking any waivers.

Zoning: The proposed use is for the construction of a new building to be used as an amusement center, which is a conditional use within the B2 Zoning District. As proposed, the private way would meet the required performance standards set forth in Section 5 Amusement Centers, Art VI.



PAUL P. GADBOIS PE, PLS

Civil Engineering, Surveying, Land Planning
Structural Engineering, DEP Permitting

P.O. Box 327
Saco, ME 04072
Phone & Fax (207) 283-3980
Email: pgadbois53@gmail.com

October 15, 2025

David Galbraith, Planner
City of Biddeford
205 Main Street
Biddeford, Maine

Re: Mini Golf 532 Elm Street, Tax Map 14, Lot 11.

Dear Mr. Galbraith,

The applicant Nick Wright wishes to purchase the property located at 532 Elm Street for the construction of a 17,600 square foot recreational building along with 100 parking spaces for an 18-hole indoor mini golf course along with a climbing wall and escape room. The applicant also intends to hold special events such as birthday, Halloween and Christmas parties along with food and non-alcohol beverage. The applicant is offering 20 seats for the dining area.

The number of employees is 4.

The building will be one story 26 feet along front wall and 22 feet along the rear.

I have been in communication with the engineering and fire department.

We look forward to discussing this project with the planning staff.

Very truly yours,

Paul P. Gadbois, P.E., P.L.S.

**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
☐ Other: _____

Applicant Information:

Name: N. A. Wright Creative Construct LLC
 Mailing Address: P. O. 283 Kennebunk, Maine
 Telephone: (518) 275-1511
 Email: nick@sharppencilcreative.com
 What is your legal interest in the property?
☐ Owner ☒ Potential Buyer with Contract ☐ Lease/Rental Agreement

Owner's Information:

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

Agent's Information:

Name: Paul Gadbois
 Mailing Address: P.O. Box 327 Saco, Maine 04072
 Telephone: (207) 283-3980
 Email: pgadbois53@gmail.com

Engineer/Surveyor's Information:

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

Project Location and Lot Information:

Street Address: 532 Elm Street Drainage Watershed: Thatcher Brook
Tax Map: 14 Lot: 11
Current Zoning: B-2 Shoreland Zoning: N/A
 Size of Lot: 2.58 (X)acres ()s.f. Lot Frontage: 115.70
 Existing Use of Property: Vacant

Property currently serviced by:

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

Slope Conditions in Area of Construction (if applicable):

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

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

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

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

Description of proposed use of property:

Project/Proposed Use:

Amusement Center/Applicant wishes to construct 17,600 square foot building for a 18 hole mini golf course along with a climbing wall, arcades and escape rooms. The applicant also intends to hold special events along with food and non-alcohol beverages.

Property to be Serviced by:

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

Limits of Disturbance: 85,000 () acres (X) s. f.

Net change in impervious cover: 56,750 () acres (X) 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: 17,600

Total new square feet paving/parking: 45,650

Waiver Requests (attach details):

1. To be determined at preliminary plan submission
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? X (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: Nick A. Wynter Date 10/29/25

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

N.A.Wright Creative Construct, LLC

P.O. Box 283
Kennebunk, Maine 04043
nick@sharppencilcreative.com

October 30, 2025

David Galbraith, Planner
City of Biddeford
205 Main Street
Biddeford, Maine 04005

Dear David,

Mystery Springs, a captivating indoor adventure experience, is poised to revitalize a vacant lot located on the Southern portion of Route 1 in Biddeford, Maine. This year-round innovative entertainment experience will transform a presently vacant parcel of land not far from the I-95 Biddeford connector, into a family-friendly destination, featuring a unique blend of entertainment, themed miniature golf course design, and state-of-the-art lighting and entertainment systems. Included to round out the modern family experience is two escape rooms, indoor climbing walls, a gem mining station, special event pavilions, and a small service food counter.

In the fall months and during the holiday season Mystery Springs will be transformed with Halloween Haunt overlays featuring haunted houses and harvest events and during the holiday seasons the building will be turned into a winter wonderland bringing one of the few indoor attractions of its kind to families and visitors in ALL! of Maine.

Mystery Springs is more than just a golf course; it is a destination that will invigorate a section of Rte 1 and create a lasting legacy for the community. By combining education, entertainment, and immersive design magic, this project will offer a truly unforgettable experience for visitors of all ages drawing a regional customer and traveling visitor base with world class entertainment. As the designer/builder/ and owner, I have 25 years of experience designing theme parks, waterparks, and museum experiences all over the world. I have been on the search for the right piece of property and location to bring this attraction to life. I am very excited to have the City of Biddeford work with us on this ground breaking attraction in Maine. I look forward to working with you to bring Mystery Springs to life.

Sincerely yours,

Nicholas Wright



PAUL P. GADBOIS PE, PLS

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P.O. Box 327
Saco, ME 04072
Phone & Fax (207) 283-3980
Email: pgadbois53@gmail.com

David Galbraith, Planner
City of Biddeford
205 Main Street
Biddeford, Maine

October 30, 2025

Re: Mystery springs a Mini Golf Course at 532 Elm Street, Tax Map 14, Lot 11.

Dear Mr. Galbraith,

The applicant Nick Wright wishes to purchase the property located at 532 Elm Street for the construction of a 17,600 square foot recreational building along with 100 parking spaces for an 18-hole indoor mini golf course along with a climbing wall and escape room. The applicant also intends to hold special events such as birthday, Halloween and Christmas parties along with food and non-alcohol beverage. The applicant is offering 20 seats for the dining area and intends to employ four people.

The building will be one story 26 feet along front wall and 22 feet along the rear.

A meeting was held with the planning staff on October 16th, and we discussed the following:

- Elm Street turning lane and traffic arrows. Added to plan.
- An Amusement Center is allowed in the B-2 zone as a conditional use. The planner will discuss with the code department to confirm applicability.
- Bike Racks as required under the performance standards. Added 8 slot bike rack to plan.
- Landscaping. Added landscaping along residential property. Final landscaping will be submitted at preliminary plan submission.

Fire Department:

The applicant and I met with the fire department on October 7th, to discuss the layout of the project. We have added fire lanes along both sides of the building as requested. We will comply with the installation of Knox-box, Fire alarm control panel and Remote access at the preliminary plan submission.

Maine Water Company:

Maine Water has stated in a letter dated September 17th that sufficient capacity exists from the existing 16-inch cast iron water main.



PAUL P. GADBOIS PE, PLS

Civil Engineering, Surveying, Land Planning
Structural Engineering, DEP Permitting

P.O. Box 327
Saco, ME 04072
Phone & Fax (207) 283-3980
Email: pgadbois53@gmail.com

Public Works Department:

The public works department has stated in a letter dated October 15th that sufficient capacity exists to serve the project.

Traffic:

We do not anticipate this project will require a MDOT traffic movement permit, 100 or more passenger car equivalents during the peak hour. A traffic analysis will be submitted at the preliminary plan submission.

Stormwater:

The project is located within the MS4 and Thatcher Brook Watersheds. The project is required to meet the quantity standards as outlined in Article VI of the City's Performance Standards and the quality standards outlined in DEP Chapter 500.

This project requires an individual permit to be submitted to DEP since the project involves the creation of more than 1-acre pf impervious area.

Landscaping:

A preliminary landscape plan is showing adding arborvitae along the southerly and partially along the westerly sideline of the existing single-family residence. We will be submitting a revised landscape plan and will review the existing vegetation to incorporate into the landscaping scheme where possible.

We look forward to discussing this project with the planning staff.

Very truly yours,

Paul P. Gadbois, P.E., P.L.S.

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this "Agreement") is entered into on this 10, August, 2025 (the "Effective Date"), by and between **MININNI REALTY CORPORATION**, a Maine business corporation having a mailing address of P.O. Box 567, Biddeford, Maine 04005 ("Seller") and **MLJ HOLDINGS, LLC**, a Maine limited liability company having a mailing address of 12 Birch Road, Kennebunk, Maine 04043 ("Buyer") In consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confirmed, the parties hereby agree as follows:

1. PROPERTY. Seller agrees to sell and Buyer agrees to buy, on the terms and conditions hereinafter set forth, a certain lot or parcel of land, and all the buildings, improvements, and fixtures thereon, and all rights appurtenant thereto, and commonly known and designated as 532 Elm Street in the City of Biddeford, York County, State of Maine 04005 (the "Property"). The Property is identified on the City of Biddeford's Tax Maps as 14-11 and contains approximately 3.2 acres. (the "Property").

2. PURCHASE PRICE. Subject to any adjustments and prorations hereinafter described, Buyer agrees to pay for the Property the sum of **\$700,000.00** in lawful currency of the United States of America (the "Purchase Price"). The Purchase Price shall be due and payable as follows:

- a. Deposits. The sum of **\$10,000.00** as an initial earnest money deposit (the "Deposit") shall be held by buyer's counsel in a secure client escrow account, which Deposit shall be credited towards the Purchase Price at and in the event of Closing, and otherwise held and disposed of in accordance with the terms hereof.

Buyer shall remit the deposit within five (5) business days of the execution of this Agreement. The Deposit shall become non-refundable, except in the event of a default by Seller, upon the expiration of the initial 120-day Inspection period defined in Section 6 of this Agreement.

- b. Balance. Subject to the contingencies, adjustments, and prorations set forth below, the balance of the Purchase Price **(\$690,000.00)** shall be paid to Seller at the Closing.

3. **CLOSING**. The closing of the transaction contemplated in this Agreement shall take place on or before the date that is thirty (30) calendar days after the expiration of the Inspection Period, and any extension thereof, as defined in Section 6 of this Agreement, at the Wells office of Desmond, Rand & Guerard, P.A. located at 1332 Post Road, Suite 4B, Wells, ME 04090 or, if Buyer and Seller shall mutually agree in advance and in writing, at another date or location (the "Closing").

4. **SECURITY**. Not Applicable.

5. **TRANSFER OF TITLE**. Seller shall convey the Property to Buyer at the closing in fee simple with good and marketable title, free and clear of liens and encumbrances except permitted exceptions ("Permitted Exceptions"), which shall mean: (i) all customary utility easements of record benefiting the Property; (ii) the effect of existing land use, zoning, or governmental subdivision regulations so long as the Property is in material compliance therewith; (iii) any lien for taxes or assessments that are not yet due as of the date of the Closing or are due and payable, but not yet delinquent; and (iv) any defect of title, accepted or waived by Buyer. Seller shall execute and deliver to Buyer, against payment of the purchase price, a Warranty Deed to the Property, in accordance with the Short Form Deeds Act, 33 M.R.S.A. §761 et seq. (the

"Deed"). On or before the date that is thirty (30) calendar days from the expiration of the Inspection Period, or any extension thereof, Buyer shall notify Seller of any defects in title that would make Seller unable to convey title in accordance with this section. Upon notice from Buyer, Seller shall have a reasonable time period, not to exceed thirty (30) calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the Deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and the Deposit shall be returned to Buyer.

6. DUE DILIGENCE. Seller shall make available to Buyer and Buyer's representatives, and give them access to inspect, the physical properties and books, records and information of Seller pertaining to the Property and its operations, at reasonable times and upon reasonable conditions. Upon notice to Seller, Buyer shall have the right to conduct intrusive or invasive investigations that involve boring into the earth or otherwise disturbing the surface of the earth without Seller's prior consent. Buyer shall solely bear the cost of any inspections, which shall occur at a reasonable time and upon reasonable prior notice to Seller. Buyer shall restore any damage to the Property or any adjacent property caused by such investigations to substantially the same condition as existed prior to the Buyer's actions. Buyer shall indemnify, defend, and save Seller and its trustees, beneficiaries, and agents harmless from and against any and all claims and/or liabilities, including reasonable attorneys' fees, that Seller may suffer or be subject to by reason of or in any manner relating to such entry and inspections. Buyer shall have until the date that is 120 calendar days from the Effective Date (the "Inspection Period") to determine whether the results of its due diligence investigations, including without limitation title review, are

satisfactory. Buyer may, at its sole option and in its sole discretion, extend the Inspection Period for another 120 calendar day period upon giving notice to Seller at least 7 calendar days before the end of the initial 120 Inspection Period. If Buyer decides, in its sole and absolute discretion, to not continue with the closing of the transaction contemplated in this Agreement, then so long as Buyer provides to Seller a Notice of Termination prior to the expiration of the initial Inspection Period, this Agreement shall be terminated and the Deposit immediately returned to Buyer in full. If Buyer does not give a Notice of Termination or fails to extend the Inspection Period prior to the expiration of the Inspection Period then Buyer shall be deemed to have waived its right to terminate this Agreement under this Section and the Deposit shall become non-refundable, except in the event of a default by Seller.

7. FINANCING CONTINGENCY. This Agreement and the obligations of Buyer hereunder are contingent upon the Buyer obtaining commercial financing on terms and conditions satisfactory to Buyer in its sole and absolute discretion. Buyer shall use commercially reasonable efforts to secure a loan commitment from a reputable financial institution or lender in an amount sufficient to finance the purchase of the Property (the "Loan"). The Buyer shall provide written notice to the Seller of its approval or denial of financing on or before 120 calendar days after the date of the execution of this Agreement (the "Financing Contingency Date"). If the Buyer fails to obtain a term sheet or commitment letter from its lender to make the Loan by the Financing Contingency Date or determines that the terms and conditions of the Loan are unsatisfactory, Buyer may, at its sole option and in its sole and absolute discretion, terminate this Agreement by providing written notice to the Seller. Upon such termination, the Deposit shall be returned to Buyer and neither party shall have any further obligation under this Agreement. If the Buyer does

not terminate this Agreement pursuant to this contingency by the Financing Contingency Date, then Buyer shall be deemed to have waived this financing contingency.

8. APPROVALS CONTINGENCY. The obligations of Buyer under this Agreement are expressly contingent upon Buyer obtaining, at Buyer's sole cost and expense, by no later than the period specific in the Inspection Period or any extension thereof, all necessary and required permits, licenses, variances, zoning approvals, site-plan approvals, entitlements, and any other governmental or quasi-governmental authorizations (collectively, "Approvals") from all federal, state, county or municipal authorities for Buyer's intended use, development, improvement and operation of the Property. If, prior to the expiration of the Inspection Period, Buyer determines, in its sole and absolute discretion, that any Approval or Approvals cannot be obtained, or can be obtained only on terms unacceptable to Buyer, then Buyer may terminate this Agreement by delivering written notice to Seller on or before the last day of the Inspection Period. Upon such termination, the Deposit shall be returned to Buyer and neither party shall have any further liability or obligation hereunder.

9. POSSESSION OF THE PROPERTY. Seller represents that Seller is in sole possession of the Property and that no leases or rental agreements exist in connection with the Property.

10. SELLER REPRESENTATIONS AND WARRANTIES. Seller represents and warrants to Buyer as follows on the Effective Date and as of the Closing:

- a. Formation.** Seller is a duly formed and validly existing Maine business corporation and in good standing under the laws of the State of Maine and is permitted to own and sell real property.

- b. Authority. Seller has the requisite legal power and authority to execute and deliver this Agreement, to perform its obligations hereunder, and to consummate the transactions contemplated hereby, all of which have been duly authorized and approved by all necessary action and for which no consent of any other person or governmental authority is required. This Agreement constitutes Seller's valid and legally binding obligation, enforceable in accordance with its terms, subject only to the application of the Bankruptcy Code of the United States and any other applicable liquidation, conservatorship, bankruptcy or similar state or federal law from time to time in effect affecting the rights of creditors generally.
- c. Compliance. To Seller's knowledge, the Property complies in all respects with all laws, rules and regulations, applicable zoning, and other laws, ordinances, regulations and building codes, and Seller has not received any notice of any violation thereof which has not been cured.
- d. Litigation. There are no actions, suits or legal proceedings pending, or, to Seller's knowledge, threatened, against or affecting Seller or the Property which might adversely affect Seller's power or authority to carry out the transactions to be performed by Seller hereunder.
- e. Disclosure. No representation or warranty made by Seller in this Agreement, or in any statement, certificate, or other instrument furnished to Buyer pursuant hereto, or in connection with the transactions contemplated hereby, contains (or will contain, when furnished) any untrue statement of a material fact or omits (or will omit, when furnished) a material fact necessary to make the statements herein or therein not misleading.

11. BUYER REPRESENTATIONS AND WARRANTIES. Buyer represents and warrants to Seller as follows on the Effective Date and as of the Closing Date:

- a. Formation. Buyer is a duly formed and validly existing Maine limited liability company and in good standing under the laws of the State of Maine.
- b. Authority. Buyer has the requisite legal power and authority to execute and deliver this Agreement, to perform the obligations of Buyer hereunder, and to consummate the transactions contemplated hereby, all of which have been duly authorized and approved by all necessary entity action and for which no consent of any person or governmental authority is required which has not been obtained, and no filing with or other notification to any person or governmental authority is required which has not been properly completed. This Agreement constitutes the valid and legally binding obligation of Buyer, enforceable in accordance with its terms, subject only to the application of debtor relief laws and general equitable principles.

12. RISK OF LOSS, DAMAGE, DESTRUCTION AND INSURANCE. Prior to closing, risk of loss, damage, or destruction of the Property shall be assumed solely by the Seller. Buyer, upon reasonable notice to Seller, may have access to the Property for a “walk-through” immediately before closing. Seller shall keep the Property insured against fire and other extended casualty risks prior to closing. If the Property is damaged or destroyed prior to closing, Buyer may either terminate this Agreement, or close this transaction and accept the Property “as is”, “where is” and “with all defects” together with an assignment of the insurance proceeds relating thereto.

13. INDEMNIFICATION. Seller hereby agrees and shall indemnify, protect, defend, reimburse, and hold Buyer harmless against any costs, liens, judgments, expenses, loss, liability, claims for injury or death to persons or damage to property, including attorney’s fees, directly or

indirectly related to the use or occupancy of the Property or to the Seller's ownership and operation of the Property, whether known or unknown, pending or threatened, and arising prior to the Closing Date. Buyer hereby agrees and shall indemnify, protect, defend, reimburse, and hold Seller harmless against any costs, liens, judgments, expenses, loss, liability, claims for injury or death to persons or damage to property, including attorney's fees, directly or indirectly related to the use or occupancy of the Property or the Buyer's ownership and operation of the Property, whether known or unknown, pending or threatened, and arising at or after the Closing Date.

14. BROKERAGE. Seller has engaged Roger LaJeunesse of the Masiello Group as Seller's Broker. Seller shall be solely responsible for the payment of any fees or commissions due to its Broker and agrees to indemnify and hold Buyer harmless from any claims for brokerage commissions arising out of its own broker's engagement. Buyer warrants that it is not represented by a Broker.

15. DEFAULT AND REMEDIES. If Buyer defaults or fails in the performance of its obligations under this Agreement, and Seller is then ready, able and willing to perform, then Seller may exercise all available legal and equitable remedies. If Seller defaults or fails in the performance of its obligations under this Agreement, and Buyer is then ready, willing, and able to perform, Buyer may exercise all available legal and equitable remedies including specific performance. In the event of a default, the non-defaulting party, and/or the substantially prevailing party in any court or arbitration action, shall be entitled to reasonable attorneys' and paralegals' fees and costs.

16. ADJUSTMENTS, PRORATIONS AND CLOSING COSTS.

- a. Real estate taxes, assessments and utilities, if any, shall be prorated as of the closing.

- b. The Maine Real Estate Transfer Tax shall be paid by Buyer and Seller in accordance with 36 M.R.S.A. §4641-A.
- c. The deed preparation and the recording fee for the deed of conveyance shall be paid by Seller.
- d. Seller shall be responsible for any services performed on their behalf, including its attorneys' fees and costs.
- e. Buyer shall be responsible for closing settlement fees and costs performed on their behalf, including Buyer's attorneys' fees and costs and the cost of title insurance required by the lender or requested by Buyer.
- f. At and in the event of the Closing, Buyer agrees to give Seller a credit in the amount of **\$40,000.00** (the "Seller Credit"). The Seller Credit shall be in addition to the Purchase Price described in Section 2 of this Agreement.

17. PRIOR STATEMENTS. Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

18. HEIRS AND ASSIGNS. This Agreement shall extend to and be obligatory upon the heirs, personal representatives, successors and assigns of Seller and Buyer.

19. COUNTERPARTS. This Agreement may be signed on any number of identical counterparts with the same binding effect as if the signatures were on one instrument. Original, faxed or other electronically transmitted signatures are binding.

20. SHORELAND ZONE SEPTIC SYSTEM. Seller represents that the Property does not contain a septic system within the Shoreland Zone.

21. NOTICE. All notices, requests, consents, approvals and other communications required or permitted under this Agreement (collectively, "Notices") must be in writing and shall

be deemed duly given when delivered by one of the following methods: (a) by personal delivery, upon receipt; (b) by a nationally recognized overnight courier service, one (1) business day after delivery; (c) by certified mail, return receipt requested, three (3) business days after deposit in the U.S. mail, postage prepaid; or (d) by email (with PDF attachment), upon confirmation of receipt by the recipient's email system, provided that a copy is sent by one of the foregoing methods on the same day.

If to Buyer, to: MLJ Holdings, LLC
 12 Birch Road
 Kennebunk, ME 04043

With a copy, to: Desmond, Rand & Guerard, P.A.
 Attn: Julien D. Guerard, Esq.
 P.O. Box 1858
 Wells, ME 04090
 julien@desmondrand.com

If to Seller, to: Mininni Realty Corporation
 P.O. Box 567
 Biddeford, ME 04005

22. EFFECTIVE DATE. This Agreement is a binding contract effective as of the Effective Date first set forth above. Time is of the essence.

23. GOVERNING LAW/JURISDICTION. This Agreement and all rights and obligations hereunder, including matters of construction, validity and performance, shall be governed by the laws of the State of Maine, without regard to its conflict of laws principles.

24. JURY WAIVER. IN ANY CIVIL ACTION, COUNTERCLAIM OR PROCEEDING, WHETHER AT LAW OR IN EQUITY, WHICH ARISES OUT OF, CONCERNS OR RELATES TO THIS AGREEMENT, ANY AND ALL TRANSACTIONS CONTEMPLATED BY THIS AGREEMENT, THE PERFORMANCE OF THIS AGREEMENT OR THE RELATIONSHIP CREATED BY THIS AGREEMENT, WHETHER SOUNDING IN

CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, TRIAL SHALL BE TO A COURT OF COMPETENT JURISDICTION AND NOT TO A JURY. THE PARTIES HEREBY IRREVOCABLY WAIVE ANY RIGHT THEY MAY HAVE TO A TRIAL BY JURY. ANY PARTY MAY FILE AN ORIGINAL COUNTERPART OR A COPY OF THIS AGREEMENT WITH ANY COURT AS WRITTEN EVIDENCE OF THE CONSENT OF THE OTHER PARTY TO THIS AGREEMENT OF THE WAIVER OF ITS RIGHT TO TRIAL BY JURY. THIS WAIVER IS KNOWINGLY, INTENTIONALLY AND VOLUNTARILY MADE BY EACH PARTY AND EACH PARTY HEREBY REPRESENTS AND WARRANTS THAT NO PERSONS OR ENTITIES ACTING ON BEHALF OF THE OTHER PARTY HAS MADE ANY REPRESENTATIONS OF FACT TO INDUCE THIS WAIVER OF TRIAL BY JURY OR IN ANY WAY TO MODIFY OR NULLIFY ITS EFFECT. EACH PARTY ACKNOWLEDGES TO THE OTHER THAT IT HAS READ AND UNDERSTANDS THE EFFECT OF THIS JURY WAIVER PROVISION.

25. SEVERABILITY. If any term, condition, or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable according to a court of competent jurisdiction, then the remaining terms, conditions, and provisions of this Agreement shall not be affected thereby, and each term, condition, and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

26. AMENDMENT. This Agreement may only be modified by a writing signed by both Buyer and Seller.

27. ASSIGNMENT. Buyer, in its sole and absolute discretion, may assign this Agreement to an entity which is principally owned by Nicholas Wright.

28. FURTHER ASSURANCES. Upon Buyer's request at any time, Seller shall take any act, including executing and delivering any document, necessary or advisable to transfer to and vest in Buyer, and protect its rights, title and interest in and enjoyment of the Property and otherwise to carry out the provisions of this Agreement.

29. WAIVER. No waiver by a party of any default shall be effective unless in writing. A party's failure to exercise any right or remedy available to it shall not operate as a waiver of any obligation against the other party. No such act or omission on the part of either party shall constitute a modification of this Agreement or a waiver of any other default which may occur at a later date.

30. SOLICITATION OF BACKUP OFFERS. Seller may, at any time after the Effective Date and prior to Closing, solicit and accept bona fide, written backup offers ("Backup Offers") for the Property; provided, however, that no Backup Offer shall bind Buyer or affect Buyer's rights under this Agreement unless and until this Agreement is validly terminated in accordance with its terms. Within one (1) business day of receipt of any Backup Offer, Seller shall deliver to Buyer (or Buyer's counsel) a complete, unredacted copy of that Backup Offer, including all material terms such as purchase price, deposit amount, financing conditions, contingencies, and proposed closing date. Buyer's earnest money deposit shall remain in escrow under this Agreement and shall not be applied to or released in favor of any Backup Offer or Backup purchaser. Any Backup purchaser must submit its own separate deposit. In the event this Agreement is terminated pursuant to its terms, Seller may, with notice to Buyer, accept a Backup Offer and proceed to Closing with the Backup purchaser on the exact terms of that Backup Offer. Seller covenants that any Backup Offer it solicits and delivers to Buyer shall be on terms no less favorable to Buyer than those set forth in this Agreement, and Seller shall not solicit or deliver Backup Offers containing

materially less favorable terms. Seller shall defend, indemnify and hold harmless Buyer and its successors, assigns, officers, directors, employees and agents from and against any and all losses, damages, liabilities, claims, judgments, costs and expenses (including reasonable attorneys' fees and court costs) arising out of or in connection with Seller's solicitation, delivery or acceptance of any Backup Offer, including any claims by backup purchasers or other third parties. This provision shall survive termination or expiration of this Agreement and shall remain binding on Seller until Closing or the return of Buyer's earnest money deposit in accordance with the terms hereof.

IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of the date first above written.

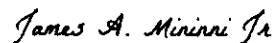
BUYER:
MLJ HOLDINGS, LLC



Nicholas Wright, its Sole Member,
Thereunto Duly Authorized

SELLER:
MININNI REALTY CORPORATION

By:



James A. Mininni, Jr., its President,
Thereunto Duly Authorized

Title	MLJHoldingsLLC_P&S_532Elm_Biddeford_JDG_08042025_ver3_CLEAN....
File name	MLJHoldingsLLC_P%...25_ver3_CLEAN.pdf
Document ID	d940b6f294cf1a3a68459d5597c0ac97a1fec08c
Audit trail date format	MM / DD / YYYY
Status	• Signed

This document was requested from app.clio.com

Document History



SENT

08 / 06 / 2025

19:45:19 UTC

Sent for signature to Nick Wright
(nick@sharppencilcreative.com) and James Mininni
(jimm@gottagetstone.com) from kristen@desmondrand.com
IP: 64.135.129.5



VIEWED

08 / 06 / 2025

19:49:18 UTC

Viewed by Nick Wright (nick@sharppencilcreative.com)
IP: 64.135.138.168



SIGNED

08 / 06 / 2025

19:50:09 UTC

Signed by Nick Wright (nick@sharppencilcreative.com)
IP: 64.135.138.168



VIEWED

08 / 06 / 2025

19:50:57 UTC

Viewed by James Mininni (jimm@gottagetstone.com)
IP: 50.75.136.59



SIGNED

08 / 06 / 2025

20:00:07 UTC

Signed by James Mininni (jimm@gottagetstone.com)
IP: 50.75.136.59



COMPLETED

08 / 06 / 2025

20:00:07 UTC

The document has been completed.



PAUL P. GADBOIS PE, PLS

Civil Engineering, Surveying, Land Planning
Structural Engineering, DEP Permitting

P.O. Box 327
Saco, ME 04072
Phone & Fax (207) 283-3980
Email: pgadbois53@gmail.com

October 29, 2025

Paul P. Gadbois, P.E., P.L.S.
Paul P. Gadbois Engineering
P.O. Box 327
Saco, Maine 04072

RE: Mystery Springs, 532 Elm Street, Biddeford.

Dear Paul,

This letter will serve as authorization for Paul P. Gadbois Engineering to act as agent on the above-mentioned project with regards to various land use permitting requirements for the property (Tax Map 14, Lot 11) located at 532 Elm Street in Biddeford. This will include any submissions to the DEP, ACOE, and the city.

Very Truly Yours,

Nicholas Wright
N. A. Wright Creative Construct LLC

Untitled Map

Mystery Springs

Legend

- 532 Elm St
- Dallaire's Motel & Cottages

532 Elm St

Dallaire's

Elm St

Google Earth

Image © 2025 Airbus

200 ft

Page 32 of 217



September 17, 2025

Paul P. Gadbois, PE, PLS
PO Box 327
Saco, ME 04072

Re: Ability to Serve Determination – 532 Elm Street, Biddeford

Greetings,

The Maine Water Company (MWC) has received your request on behalf of your client, N.A. Wright Creative Construct, LLC, for an Ability to Serve Determination for a proposed commercial development to be located at 532 Elm Street, Biddeford, Maine.

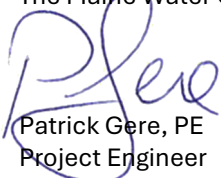
The request specifies a plan to construct infrastructure improvements to serve a new 17,600 SF building for a mini-golf course, climbing wall, and special events center. The expected average domestic service demand is 2,060 gallons per day. The expected fire service demand for the project is unknown. Based on the criteria provided by the developer's agent, the expected increase in water usage is within the water system's available capacity. The static pressure in the area is **±30 PSI**. The Biddeford Saco Division of MWC does have sufficient capacity from the existing 16-inch cast iron water main in the Elm Street right-of-way to serve this project. The existing service to the property is not suitable for re-use and must be retired per MWC specifications. Additional infrastructure improvements may be required at the expense of the developer to meet the overall needs of this project.

Conditions of Service

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

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

Sincerely,
The Maine Water Company



Patrick Gere, PE
Project Engineer



City of Biddeford, Maine
Public Works Department
371 Hill Street Biddeford, Maine 04005

October 15, 2025

To: **Paul Gadbois, PE, PLS**
David Galbraith, City Planner

From: **Tom Milligan, City Engineer Emeritus**
Jeff Demers, Public Works Director
Craig Chekan, City Engineer

Re: **532 Elm Street – Ability-to-Serve Letter for Planning Board Submission Purposes only**

1. Project Description: Proposed 17,600 Sq. Ft. Event Center (mini golf, climbing wall, special events) located at 532 Elm Street
2. Estimated Flow Request: 2500 gallons per day (estimate, actual to be determined with sewer permit application)
3. Determination:
 - a. Sewage from this development is proposed to flow into an existing 8 inch gravity sewer leading to the Nissan Pump Station from where it will be pumped to the City force main on Elm Street.
 - b. Therefore, **the City will provide 2500-gpd sewer capacity proposed for this Development pending the following**:
 - i. This ability-to-serve letter is only valid for twelve months from the date listed in the letterhead (to 10/15/2026)
 1. Final Planning Board Approval must be acquired & the building permit must be pulled by this date
 - ii. No roof drains, existing or proposed, or other sources of non-sanitary wastewater shall be discharged into the sewer system
 - iii. A sewer permit utilizing this City's current impact fees ([Section 70-141](#)) will need to be paid prior to building permits
 - iv. A Fats, Oils and Grease (FOG) permit shall be obtained by the applicant and calculations for the grease trap sizing shall be approved by the Engineering Division.
 - v. Final determination of the flow volumes based on final floor plan and usage.

A handwritten signature in black ink, appearing to read "Jeff Demers".

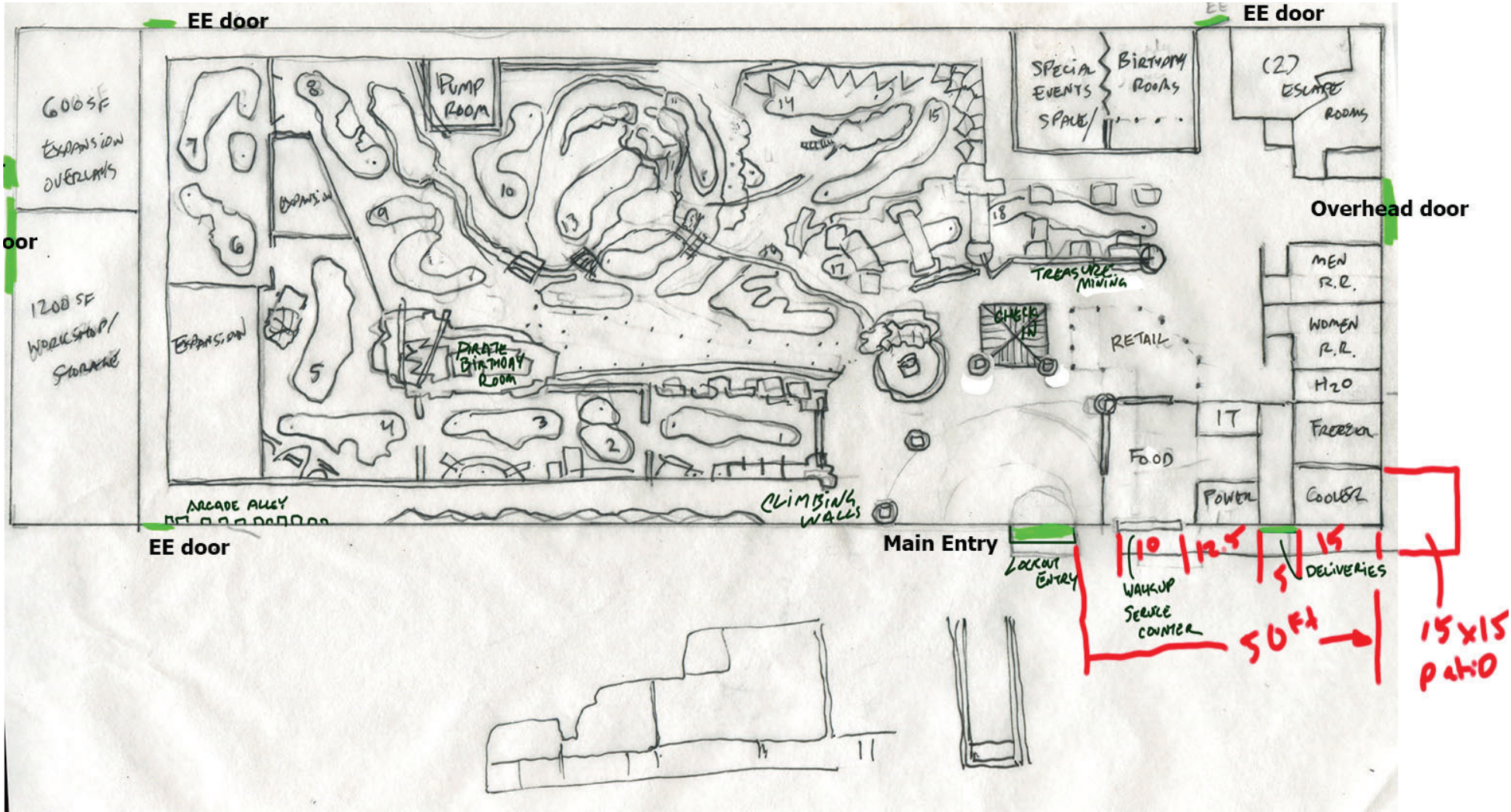
Jeff Demers
Public Works Director

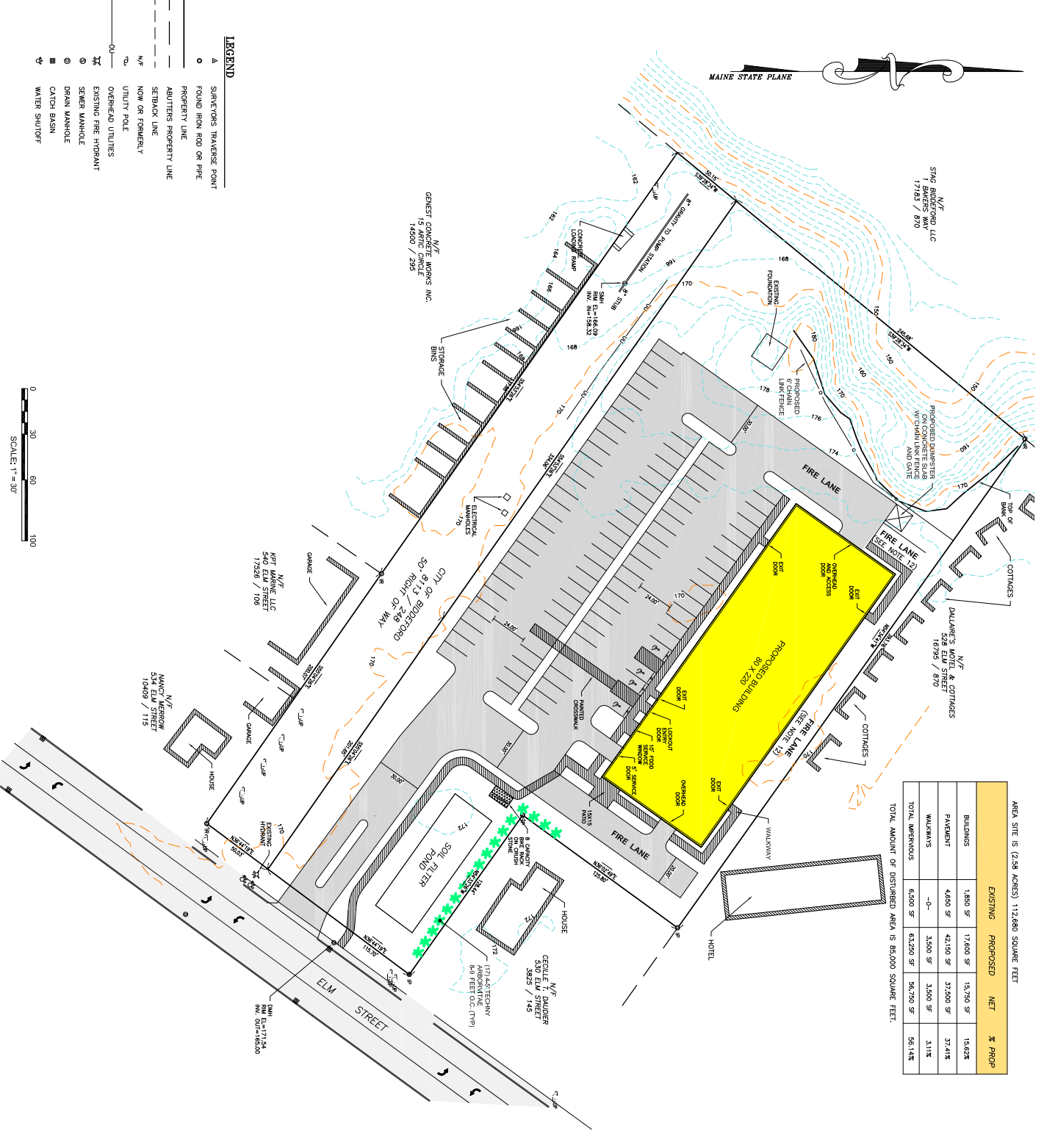
A handwritten signature in blue ink, appearing to read "Craig Chekan".

Craig Chekan, PE
City Engineer

A handwritten signature in blue ink, appearing to read "Thomas Milligan".

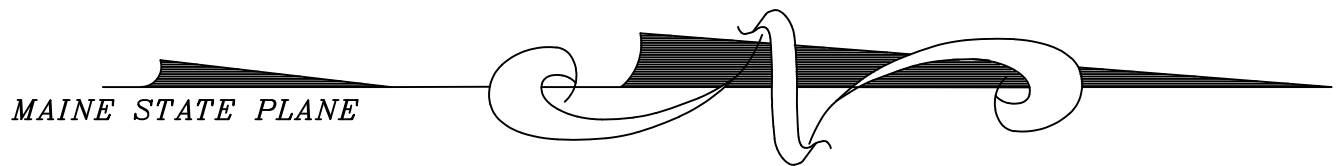
Tom Milligan, PE
City Engineer, Emeritus





AREA SITE IS (2.58 ACRES) 112,680 SQUARE FEET				
	EXISTING	PROPOSED	NET	% PROP
BUILDINGS	1,880 SF	17,800 SF	15,720 SF	15.62%
PAVEMENT	4,600 SF	42,120 SF	37,500 SF	37.41%
WALKWAYS	—0—	3,500 SF	3,500 SF	3.11%
TOTAL IMPROVEMENTS	6,500 SF	63,220 SF	56,720 SF	56.14%
TOTAL AMOUNT OF DISTURBED AREA IS 85,000 SQUARE FEET.				

- NOTES:**
- RECORD OWNER: MINNIN REALTY CORP
BIDDEFORD, MAINE 04005
 - NAME OF APPLICANT: NICHOLAS WRIGHT
P.O. BOX 283
KENNEBUNK, MAINE 04043
 - MAP / LOT: 14 / 11
 - TOTAL AREA OF PROPERTY 2.58 ACRES.
 - PROPOSED USE: AMUSEMENT CENTER
 - TOTAL AMOUNT OF PROPOSED PARKING SPACES IS 92, INCLUDING 4 HANDICAP SPACES.
 - PROJECT TO BE SERVED BY PUBLIC WATER, PUBLIC SEWER, AND UNDERGROUND UTILITIES.
 - PROPERTY IS LOCATED IN (B2) ZONE.
 - THE PROJECT HORIZONTAL DATUM: MAINE STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE. PROJECT VERTICAL DATUM: NORTH AMERICAN DATUM 1988 (NAVD83). ALL DATA WAS DERIVED USING A LEICA DISTO 360 DISTANCE MEASUREMENT DEVICE.
 - BOUNDARY INFORMATION IS AS DERIVED ON PLAN REFERENCE PAUL CADORIS ENGINEERING HAS NOT PERFORMED AN INDEPENDENT BOUNDARY RETRACEMENT SURVEY.
 - TOPOGRAPHIC INFORMATION WAS DERIVED FROM THE MAINE GIS WEBSITE.
 - THIS AREA SHALL BE CLEARED OF SNOW FOR FIRE DEPARTMENT ACCESS.
 - UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT BE ACCURATE. ANY UTILITIES NOT SHOWN ON THIS PLAN SHOULD BE LOCATED BY FIELD VERIFICATION PRIOR TO CONSTRUCTION. CONTACT DDC-SAFE SYSTEMS, INC. (1-888-800-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO BUILDING DESIGN, CONSTRUCTION AND/OR EXCAVATION.
- PLAN REFERENCES:**
- PLAN SHOWING BOUNDARY SURVEY MADE FOR THE CITY OF BIDDEFORD, MAINE, DATED JUNE 3, 1998 WITH LATEST REVISION DATE DEC. 4, 1998 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 221, PAGE 406.
 - STATE OF MAINE RIGHT OF WAY MAP ELM STREET / U.S. ROUTE 1 RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 370, PAGE 49.
 - PLAN PREPARED BY THE CITY ENGINEERING DEPARTMENT "PLAN & PROFILE FOR PROPOSED SANITARY FORCE MAIN RIGHT OF WAY ELM STREET DATED MARCH 14, 1977 WITH LATEST REVISION DATE APRIL 15, 1997." 10-1189
 - PLAN OF ROUTE 1 FOR SEWER RELINING AND REPLACEMENT BY BIDDEFORD ENGINEERING DEPARTMENT.
- ZONE REQUIREMENTS: (B2)**
- MINIMUM REQUIREMENTS**
- | WATER & SEWER | |
|--|--|
| MIN. LOT SIZE: 10,000 SF | |
| MIN. SETBACK FROM R.O.W. 30 FEET | |
| MIN. SETBACK FROM OTHER R.O.W. 25 FEET | |
| MIN. SETBACK REAR AND SIDE 15' AND 35 FEET (3-STORIES) | |
- WATER & SEWER**
- MIN. LOT SIZE: 10,000 SF
MIN. SETBACK FROM R.O.W. 30 FEET
MIN. SETBACK FROM OTHER R.O.W. 25 FEET
MIN. SETBACK REAR AND SIDE 15' AND 35 FEET (3-STORIES)



N/F
STAG BIDEFORD LLC
1 BUCKS WAY
17783 / 870

PROPOSED DUMPISTER
ON CONCRETE PAD
W/ CHAIN LINK FENCE
AND GATE

N/F
DALLAIRE'S MOTEL & COTTAGES
528 ELM STREET
16795 / 870

AREA SITE IS (2.58 ACRES) 112,680 SQUARE FEET				
	EXISTING	PROPOSED	NET	% PROP
BUILDINGS	1,850 SF	17,800 SF	15,750 SF	15.62%
PAVEMENT	4,650 SF	42,150 SF	37,500 SF	37.41%
WALKWAYS	-0-	3,500 SF	3,500 SF	3.11%
TOTAL IMPERVIOUS	6,500 SF	63,250 SF	56,750 SF	56.14%

TOTAL AMOUNT OF DISTURBED AREA IS 85,000 SQUARE FEET.

NOTES:

- RECORD OWNER: MINNINI REALTY CORP
P.O. 567
BIDDEFORD, MAINE 04005
- NAME OF APPLICANT: NICHOLAS WRIGHT
P.O. BOX 283
KENNEBUNK, MAINE 04043
- MAP / LOT: 14 / 11
- TOTAL AREA OF PROPERTY 2.58 ±ACRES.
- PROPOSED USE: AMUSEMENT CENTER
- TOTAL AMOUNT OF PROPOSED PARKING SPACES IS 92, INCLUDING 4 HANDICAP SPACES.
- PROJECT TO BE SERVICED BY PUBLIC WATER, PUBLIC SEWER, AND UNDERGROUND UTILITIES.
- PROPERTY IS LOCATED IN (B2) ZONE.
- THE PROJECT HORIZONTAL DATUM: MAINE STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE. PROJECT VERTICAL DATUM: NORTH AMERICAN DATUM 1988 (NAVD88). ALL DATA WAS DERIVED USING LEICA GS14 REAL TIME KINEMATICS GPS.
- BOUNDARY INFORMATION IS AS DEPICTED ON PLAN REFERENCE, PAUL P. GADBOIS ENGINEERING HAS NOT PERFORMED AN INDEPENDENT BOUNDARY RETRACEMENT SURVEY.
- TOPOGRAPHIC INFORMATION WAS DERIVED FROM THE MAINE GIS WEBSITE.
- THIS AREA SHALL BE CLEARED OF SNOW FOR FIRE DEPARTMENT ACCESS.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL RECORDS AND FIELD SURVEY. IT DOES NOT REPRESENT THE CONTRACTOR AND / OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO BUILDING DESIGN, CONSTRUCTION AND/OR EXCAVATION.

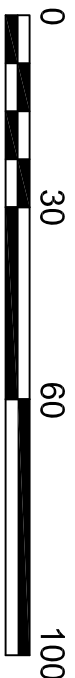
PLAN REFERENCES:

- PLAN SHOWING BOUNDARY SURVEY MADE FOR THE CITY OF BIDDEFORD BY DOW & COULOMBE SURVEYORS & PLANNERS DATED JUNE 3, 1996 WITH LATEST REVISION DATE DEC. 4, 1996 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 232, PAGE 48.
- STATE OF MAINE RIGHT OF WAY MAP ELEM STREET / U.S. ROUTE 1 DATED DECEMBER 2011 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 370, PAGE 49.
- PLAN PREPARED BY THE CITY ENGINEERING DEPARTMENT "PLAN & PROFILE FOR PROPOSED SANITARY FORCE MAIN RIGHT OF WAY ELEM STREET DATED MARCH 14, 1977 WITH LATEST REVISION DATE APRIL 15, 1997. TD-1199
- PLAN OF ROUTE 1 FOR SEWER RELINING AND REPLACEMENT BY WRIGHT-PIERCE DATED JUNE 8, 2012 ON FILE WITH THE CITY OF BIDDEFORD ENGINEERING DEPARTMENT.

ZONE REQUIREMENTS: (B2)

DIMENSIONAL REQUIREMENTS	WATER & SEWER
MIN. LOT SIZE	10,000 SF
MIN. STREET FRONTAGE	150 FEET
MIN. SETBACK FROM MAJOR R.O.W.	30 FEET
MIN. SETBACK FROM OTHER R.O.W.	25 FEET
MIN. SETBACK REAR AND SIDE YARD	10 FEET
MAX. HEIGHTS	35 FEET (3-STORIES)

LEGEND	
△	SURVEYORS TRAVERSE POINT
○	FOUND IRON ROD OR PIPE
---	PROPERTY LINE
---	ABUTTERS PROPERTY LINE
---	SETBACK LINE
N/F	NOW OR FORMERLY
○	UTILITY POLE
—○—	OVERHEAD UTILITIES
⋈	EXISTING FIRE HYDRANT
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
⊞	CATCH BASIN
⋈	WATER SHUTOFF

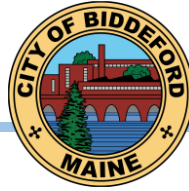


PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3980

SKETCH PLAN
MYSTERY SPRINGS
532 ELM STREET
BIDDEFORD, MAINE

NAME OF APPLICANT
N.A. WRIGHT CREATIVE CONSTRUCT LLC
P.O. BOX 283
KENNEBUNK, MAINE

DRAWN: P.P.G.	REVISIONS:
CHECKED: P.P.G.	
SCALE: 1"= 30'	
FIELD BOOK:	
DATE: 10-30-2025	
JOB NO. 1905	
SHEET 1 OF 1	



PLANNING BOARD STAFF REPORT

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

Date: November 05, 2025

RE: 2025.12_A Sketch Private Way Application for Jason Martel to build a private way to provide access to two new single-family residential lots. The property is at 10 Wood Island Acres (Tax Map 8, Lot 5) in the SR1 & SP zones.

Meeting Date: November 19, 2025

1) Introduction

This project received Planning Board approval back in 2003 for the creation of Wood Island Acres' private way. The applicant proposes creating a new private way to provide access to two newly proposed.

Since the current private way is built to the 3-4 lot standards, the addition of two new lots brings the total number of lots on the parcel to six. This aligns with the five-lot subdivision roadway standards, which require upgrading the private way.

2) Project Data / Information

1.	Applicant:	James Martel 10 Wood Island Acres Biddeford, ME 04005
2.	Owner of Property:	Same as Applicant
3.	Agent:	Paul Gadbois PO Box 327 Saco, ME 04072
4.	Surveyor:	Same as above
5.	Project Location:	10 Wood Island Acres
6.	Project Tax Map #/Lot #:	Tax Map 8, Lot 5
7.	Lot Size:	24 Acres
8.	Base Zoning:	SR1
9.	Overlay Zoning:	SP
10.	Existing Use:	Single Family Home
11.	Proposed Use:	building a private way to provide access to two new single-family residential lots

2025.12_A Sketch Private Way Application for Jason Martel to build a private way to provide access to two new single-family residential lots. The property is at 10 Wood Island Acres (Tax Map 8, Lot 5) in the SR1 & SP zones.

12.	Approvals Required:	Private Way Review Application
13.	Uses in the Vicinity:	Residential
14.	Waivers Request:	Stormwater Permit-by-Rule
15.	Waivers Granted:	N/A
16.	Other Non-City Permits Required:	1. DEP 2. USACE
17.	LDR Attachment A: Fees Paid:	Application Fees Paid
18.	Planning Board Review History:	Sketch Plan: Nov 19, 2025

3) Existing Conditions

The subject property is approximately 24 acres with an existing house occupying 6.8 acres of the total acreage. Identified as Lot A on the site plan.

As proposed, all lots will be served by public water, with underground utilities extended from the existing overhead lines. Each lot will also be served by a private septic system.

4) Proposed Project

The applicant proposes to create two more lots serviced by a new private way. The proposed way will be 320 feet in length and will require widening of the base course pavement from 18 feet to 20 feet and adding the 1 ¼ 'surface mix.

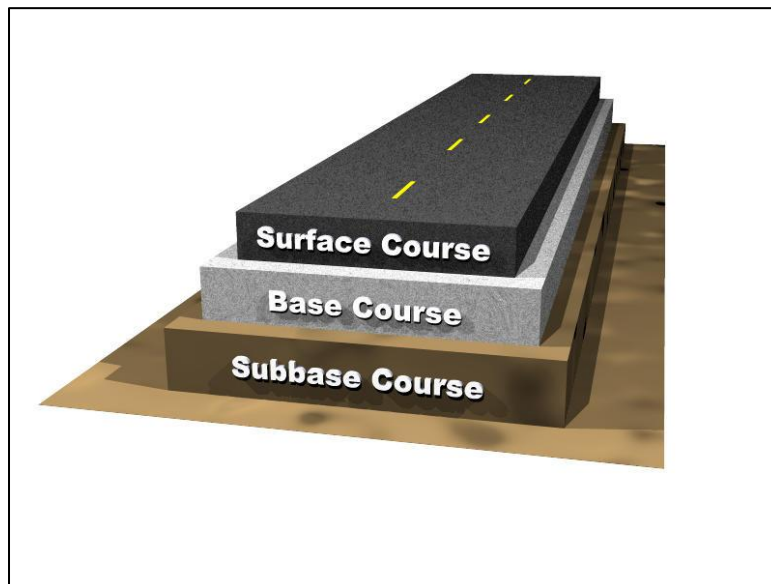


Figure 1 For Illustration only

2025.12_A Sketch Private Way Application for Jason Martel to build a private way to provide access to two new single-family residential lots. The property is at 10 Wood Island Acres (Tax Map 8, Lot 5) in the SR1 & SP zones.

The new lots are identified as Lot B, which is 7.9 acres, and Lot C, which will be 8.9 acres, as shown on the site plan in the submittal package.

The City of Biddeford will not assume responsibility for roadway construction, ongoing roadway maintenance, snow removal, or trash collection. Property owners will be responsible for transporting household waste to Wood Island Acres and Westwood Drive for curbside collection, as noted in **Note 11** on the subdivision plan.

The project proposes a 25-foot wood buffer as part of its stormwater management plan. The buffer will preserve rural natural resources and decrease construction costs. See image below.

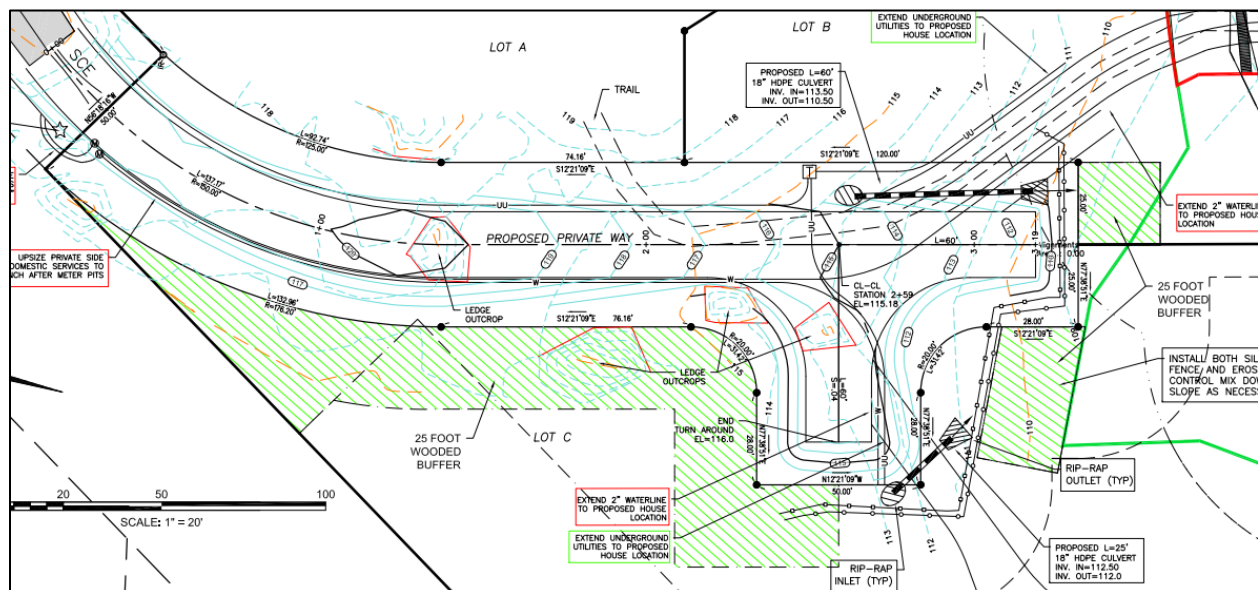


Figure 2 A snippet from the Private Way Plan and Profile showing the green buffer.

5) Review Process

Per City ordinance, this application is subject to review and approval by the Planning Board for Site Plan (Land Development Regulations, Article XI), and Sec. 51, Private Ways and Roads (Article VI, Performance Standards).

- A. Fire Department (FD): The hammerhead will be 60 feet, 20 feet more than the required 40-foot requirement.
- B. Maine Water: Ability to serve letter was issued on January 24, 2025.
- C. Engineering Department: The applicant must submit a letter of certification and as-built plans demonstrating that the road was built to the city's standards. This will become relevant towards the end of the approval process.

2025.12_A Sketch Private Way Application for Jason Martel to build a private way to provide access to two new single-family residential lots. The property is at 10 Wood Island Acres (Tax Map 8, Lot 5) in the SR1 & SP zones.

- D. Police Department: The applicant is waiting to hear from PD.
- E. CMP: Power currently exists for this project.
- F. Maine Department of Environmental Protection: the project received a Permit-by-Rule for the stream crossing and activities near a significant vernal pool habitat.
- G. U.S. Army Corps of Engineers: The project received a stream crossing and a permit to fill 2,925 square feet of wetlands to provide for the construction of a driveway to access Lot C.

6) Staff Review

Waivers: The applicant is seeking a Performance Guarantee Review Waiver for the stormwater since the project is creating less than 20,000 square feet of impervious area (19,500 sq ft) and less than 5 acres of developed area (53,000 sq ft).

Zoning: The proposed use is for the construction of a new private way to service two new lots, which is a permitted use within the SR-1 Zoning District. As proposed, the private way would meet the required performance standards set forth in Section 51 Private Ways and Roads, Art VI.

**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
☐ Other: _____

Applicant Information:

Name: Jason Martel
Mailing Address: 10 Wood Island Acres Biddeford, Maine
Telephone: (207) 205-5171
Email: marty97E@gmail.com
What is your legal interest in the property?
☐ Owner ☐ Potential Buyer with Contract ☐ Lease/Rental Agreement

Owner's Information:

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

Agent's Information:

Name: Paul P. Gadbois
Mailing Address: P.O. Box 327 Saco, Maine 04072
Telephone: (207) 283-3980
Email: pgadbois53@gmail.com

Engineer/Surveyor's Information:

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

Project Location and Lot Information:

Street Address: 10 Wood Island Acres Drainage Watershed: _____
Tax Map: 8 Lot: 5
Current Zoning: SR-1 Shoreland Zoning: SP
Size of Lot: 24 (X) acres () s.f. Lot Frontage: 145'
Existing Use of Property: Currently contains one single family residence.

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: Construct private way to provide access to two new single family residential lots.

Property to be Serviced by:

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

Limits of Disturbance: 53,000 () acres (☒) s.f.

Net change in impervious cover: 19,500 () acres (☒) s.f.

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

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

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

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

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

If in a Shoreland Zone:

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

Percent of structure expansion (Max 30%): _____

If Subdivision Review, number of lots proposed: _____

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

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

Total new square feet footprint of structure: _____

Total new square feet paving/parking: _____

Waiver Requests (attach details):

1. Performance Guarantee
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? X (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.

AGENT
Signature of Applicant: Paul P. Gadois Date 10/17/25

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

CITY OF BIDDEFORD - SITE PLAN & SUBDIVISION APPLICATION DRAWING CHECKLIST

LAST REVISED: 11/26/2024

CHECKLIST DIRECTIONS:

1. The following checklist must be completely filled out by the applicant and included on all preliminary and final Site Plan & Subdivision submittals. No checklist is required for sketch submittals.
2. Applicant to confirm all of the items listed are included within the submittal. Any missing items must have adequate reasoning to justify their absence.
3. City to review applicant's submittal and checklist responses. Projects missing substantial submittal information with non-acceptable reasoning will be rejected and required to resubmit.
4. Items in **BLACK** are required for 'Preliminary' approval & 'Final' approval.
5. Items in **BLUE** are only required for 'Final' approval.

SUBMITTAL INFORMATION - TO BE FILLED OUT BY APPLICANT	
Project Name:	
Planning Board # (if available):	
Applicant Name/Info:	
Submittal #/Type (Prelim/Final):	
Submittal Date:	

ITEM NUMBER	SUBMITTAL REQUIREMENT	APPLICANT RESPONSE		CITY REVIEW RESPONSE	
		INFORMATION PROVIDED (YES/NO)	LIST DRAWING SHEET NUMBER WHERE INFORMATION IS PROVIDED	REASON NOT PROVIDED/COMMENT	ACCEPTABLE (YES/NO-REVISE & RESUBMIT)
1	GENERAL PLAN REQUIREMENTS				
A	Drawing specific legends (linetypes, hatches, etc.)	Yes	Sh #2		
B	Individual drawing layer control should be utilized: freeze/thawing, changing lineweights, and screening (i.e. screen existing layers on a proposed plan, freeze topography and underground utilities on a proposed site plan)	Yes			
C	North arrows, standard engineering scale viewports, scale bars, dated revision blocks	Yes	Sh #1 thru 5		
D	All drawings and surveys must be in the following coordinate systems: NAD83 Maine State Plane West (Horizontal) and NAVD88 (Vertical)	Yes	Sh #'s 2 & 3		
E	Drawings need to be designed, signed & sealed by a Maine licensed professional engineer (PE); all boundary survey data needs to be performed by a licensed professional land surveyor (PLS)	Yes	All sheets		
2	COVER SHEET				
A	Project Name & Property Address	Yes	Sh #2		
B	Project Team Contact Information (Owner, Engineer, Contractor, etc.)	Yes	Sh #2		
C	Site Location Map	Yes	Sh #1		
D	Sheet Set List of Drawings	Yes	Sh #1		
E	Tax Map and Lot ID	Yes	Sh #2		
F	Zoning & Shoreland Zone Information	Yes	Sh #2 & 3		
G	Existing Use Description	Yes	Project Narrative		
H	Proposed Use Description	Yes	Project Narrative		
I	Required Waiver/Variances (Yes/No); if yes, plan must clearly list waivers/variances requesting	Yes	Narrative & Sh #2		
J	Name of Drainage Watershed	Yes	Application form		
K	Within the MS4 Urbanized Area (Yes/No)	Yes	Application form		
L	Natural resources (streams, wetlands, etc.) located on-site or adjacent to the property (Yes/No)	Yes	Sh #2 & 3		
M	Within the 100-year Flood Zone (Yes/No)	Yes	Sh #2 & 3		
N	Public Road Proposed (Yes/No)	No			
O	Private Road Proposed (Yes/No)	Yes	Sh #2 & 4		
P	Public Sewer Connection (Yes/No)	No			
Q	Public Storm Drain Connection (Yes/No)	No			
R	Limits of Disturbance in square feet and acres	Yes	Narrative and Sh# 2		
S	Previous Land Cover square footage, existing and proposed	N/A			
T	Impervious Land Cover square footage (Pavement/Gravel), existing and proposed	Yes	Sh #2		
U	Building Roof square footage, existing and proposed	Yes	Sh #2		
V	Assigned Planning Board Number				
W	Estimated cut/fill earthwork volumes. If disturbing within the Flood Zone, a separate set of earthwork volumes required (overall site vs. within flood zone)	N/A			
3	EXISTING CONDITIONS PLAN				
A	Horizontal & Vertical Datums annotated (NAD83 & NAVD88)	Yes	Sh #2		
B	Property & Right-of-Way Lines	Yes	Sh #2		
C	Boundary line information (bearings, distances, etc.)	Yes	Sh #2		
D	Property pin and monumentation locations	Yes	Sh #2, 3 & 4		
E	Existing easements with proper ownership identified	Yes	Sh #2 & 3		
F	Road Names & Individual Lot Labels (Map, Lot, Owner, Acreage)	Yes	Narrative and Sh #2 & 4		
G	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	Yes	Sh #2 & 3		
H	100-year Flood Zone Limits & Elevation	Yes	Sh #2 & 3		
I	Existing contours with adequate contour labelling; minimum 1' contour interval	Yes	Sh #3	Waiver request	
J	Existing building FFEs annotated	N/A			
K	Spot elevations for all tie-in locations (curb cuts, property line)	N/A			
L	Existing buildings & structures	Yes	Sh #2 & 3		
M	Existing pavement areas & number of parking spaces	N/A			
N	Existing ADA ramp geometry, detectable warning plates, and ADA parking spaces	N/A			
O	Existing site features (sidewalks, retaining walls, curbing, lightpoles, guide rails, dumpsters, fencing)	Yes	Sh #2 & 3		
P	Existing signage and striping	Yes	Sh #2 & 3	Existing stop and street sign	
Q	Existing underground utility locations (storm, sewer, force main, water, gas, elec, tele)	Yes	Sh #4		
R	Existing above-ground utility locations (manholes, catch basins, utility poles, hydrants, transformers, riprap)	Yes	Sh #4		
S	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)	N/A			
T	Existing tree lines, street trees, free-standing trees (12" or larger diameter at breast height), and vegetation	Yes			
U	Location of any borings, drinking wells, and monitoring wells	N/A			
4	SITE DEMOLITION & EROSION CONTROL (E&SC) PLAN				
A	Limits-of-disturbance outlined and acreage annotated	Yes	Sh #2 & 5		
B	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	Yes	Sh #2 & 3		
C	100-year Flood Zone Limits	Yes	Sh #2 & 3		
D	Callout existing site features to be demolished/removed/replaced	N/A			
E	Callout existing utilities to be demolished/removed/abandoned-in-place	N/A			
F	Hatch existing buildings and pavement to be removed	N/A			
G	Construction Entrance location(s)	Yes	Sh #4 & 7		
H	Perimeter E&SC control location(s) (i.e. silt fence, erosion berm mix)	Yes	Sh #4		
I	Stockpile and staging area(s) identified (with proper perimeter control)	N/A			
J	Inlet protection location(s)				
K	Note requiring contractor to implement dust control measures throughout construction	Yes	Sh #6		
L	Note requiring contractor to pave utility trenches within right-of-way within 3 days of excavation or prior to any rain event	N/A			
M	If groundwater expected, show dewatering/silt bag location(s); show temporary pumping routing	N/A			
N	If large development is proposed with an extensive underground stormwater conveyance network, identify how SWM infrastructure and BMPs will be protected during construction and if sediment traps/basins are needed	N/A			
5	SITE PLAN/SUBDIVISION PLAN				
A	Partial Site Plans needed for any viewpoint scale greater than 1"=20'	Yes	Sh #4	Waiver Request for Subdivision Plan	
B	Existing property and right-of-way lines	Yes	Sh #2		
C	Proposed subdivision lot lines and labels	Yes	Sh #2		
D	Required Zoning Setbacks shown with dimensions and annotation	Yes	Sh #2		

E	Bulk requirement summary table (zoning/parking calculations)	N/A			
F	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	Yes	Sh #2 & 3		
G	100-year Flood Zone Limits	Yes	Sh #2 & 3		
H	Proposed building outlines, door entrances and loading docks	N/A			
I	Proposed building labels	N/A			
J	Proposed road & sidewalk extents; provide clear annotation if roads will be public or private	Yes	Sh #2 & 4		
K	Proposed parking and accessible parking locations; annotate parking space counts	N/A			
L	Proposed signage, parking striping, and traffic striping	Yes	Sh #4	Proposed Street and Stop sign	
M	Detailed ADA ramp geometry, detectable warning surfaces, and ADA parking striping/signage; existing & proposed	N/A			
N	Proposed site features (i.e. curbing, walls, fencing, guiderail, fire hydrant, transformers, light pole locations)	Yes	Sh #4		
O	Proposed landscaping; detailed landscaping design should be shown on separate plans	N/A			
P	Designated snow storage areas	N/A			
Q	Proposed dumpster locations and trash removal access	N/A		Trash to be brought to intersection of public road	
R	Linear dimensions of all drive aisles, sidewalk widths, parking spaces, loading docks	N/A			
S	Radial dimensions for all curbs, landscaped islands, sidewalks	N/A			
T	Public/private road centerline stationing shown, labelled every 0+50' with curve data	Yes	Sh #4		
U	If Private Road is proposed, final recorded plans must clearly note that proposed private roads will not be submitted in the future for public acceptance	Yes	Sh # 2 & 4	Note # 21 & 10	
V	If Private Road is proposed, final recorded plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads	Yes	Sh # 2 & 4	Notes # 14 & 1	
W	Planning Board signature block for final recording	Yes	Sh #2		
6	GRADING PLAN				
A	Partial Grading Plans needed for any viewpoint greater than 1"=20'	Yes	Sh #4		
B	Limits-of-disturbance outlined and acreage annotated	Yes	Sh #2		
C	Proposed Building Labels with Individual Finished Floor Elevations (FFE)	N/A			
D	Existing contours with adequate contour labelling, screened; minimum 1' contour interval	Yes	Sh #4		
E	Proposed contours with adequate contour labelling; minimum 1' contour interval	Yes	Sh #4		
F	Detailed grading for all ditches, swales, outfalls, and riprap	Yes	Sh #4		
G	All proposed contours tie into existing contours at limits-of-disturbance outline	Yes	Sh #4		
H	Existing spot elevations for all asphalt, curb, and SWM BMP tie-in locations	N/A			
I	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	Yes	Sh # 2 & 3		
J	100-year Flood Zone Limits	Yes	Sh # 2 & 3		
K	Proposed spot elevations for all important roadway geometric points (including but not limited to: parking/drive aisles, building corners/entrances, retaining walls, loading docks, EOP/curblines)	N/A			
L	Proposed spot elevations for all ADA ramp/landing/parking stall geometry points	N/A			
M	Proposed % slope arrows for all ADA parking spaces and sidewalks	N/A			
N	Proposed longitudinal % slope arrows for drainage ditch centerlines	N/A			
O	Proposed % slope arrows for roads, parking areas, and landscape tie-in areas	Yes	Sh #4		
P	Estimated cut/fill earthwork volumes. If disturbing within the Flood Zone, a separate set of earthwork volumes required (overall site vs. within flood zone)	N/A			
7	ROAD PROFILES (if public/private road proposed)				
A	Existing surface; dashed and screened	Yes	Sh #4		
B	Proposed surface; continuous and bold	Yes	Sh #4		
C	Road design speed must be clearly identified	No		Dead end private road	
D	Corresponding centerline stationing and curve data annotation	Yes	Sh #4		
E	All vertical curves must identify the proposed "K" values and confirm they meet the minimum design speed thresholds listed in AASHTO's Green Book Tables 3-35 & 3-37	Yes	Sh #4		
F	Clear annotation if proposed road will be public or private	Yes	Sh #4		
G	If Private Road is proposed, plans must clearly note that proposed private roads will not be submitted in the future for public acceptance	Yes	Sh #2 & 4		
H	If Private Road is proposed, plans must clearly note that the City is not responsible for any maintenance, repair, plowing, or trash removal of proposed private roads	Yes	Sh #2 & 4		
8	UTILITY PLAN				
A	Existing underground utility locations; screened (storm, sewer, force main, water, gas, electric, telecom)	Yes			
B	Existing above-ground utility locations; screened (manholes, catch basins, utility poles, hydrants, riprap)	Yes			
C	Rim, invert in, invert out, pipe size, cardinal direction (N, E, S, W) information for any existing utility infrastructure being tied into (upstream/downstream/outfalls)				
D	Proposed underground utility locations; bold (storm, sewer, force main, water, gas, electric, telecom, lighting)	Yes	Sh #4		
E	Proposed above-ground utility locations; bold (manholes, catch basins, utility poles, hydrants, transformers, riprap)	Yes	Sh #4		
F	Proposed storm culverts, outfalls, and riprap locations and sizes	Yes	Sh #4		
G	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)				
H	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope	YES	Sh #4		
I	Flow directional arrows for storm & sewer pipes	YES	Sh #4		
J	Proposed & existing site features shown that could conflict with proposed utilities (trees, signs, lightpoles, bollards, foundations, guiderails)	None			
K	All storm drains must be sized to convey the 25-year storm	YES		HydroCad Report Culvert for 25 and 50 year events	
L	Sewer force main sizes and invert elevations	N/A			
M	Sewer pump station locations, model, rim, inverts, pipe sizes, cardinal directions (N,E,S,W); additional details and hydraulic calculations required for any Public pump station proposed.	N/A			
N	Locations, sizes, and elevations of any: grease traps, oil-water separators, septic systems, drinking wells	N/A			
O	Proposed water sizes labelled	Yes	Sh #4		
9	UTILITY PROFILES				
A	Utility profiles required for all gravity storm drain and sewer pipes proposed: within the right-of-way, within private or public roads, for non-driveway culverts, and for any public infrastructure tie-ins	N/A			
B	Existing surface; dashed and screened	N/A			
C	Proposed surface; continuous and bold	N/A			
D	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)	N/A			
E	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope	N/A			
F	Existing and proposed gravity pipe crossings shown; sizes labelled and depths/clearance annotated	N/A			
G	Existing and proposed electric/water/telecom/gas crossings shown at approximate depths; sizes labelled and depths/clearance annotated	N/A			
10	DETAILS				
A	Road section detail, including pavement/gravel depths & cross slopes	Yes	Sh #4		
B	Sidewalk, paver, crosswalk, and any other pavement section details	N/A			
C	Pavement sawcut & shiplap details	Yes	Sh # 6		
D	Utility trench/backfill detail	Yes	Sh #6		

E	All site feature details; curbing, retaining walls, fencing, guiderails, dumpsters, etc.	N/A			
F	Signage, striping, and ADA details	N/A			
G	E&S notes and details	Yes	Sh #6 & 7		
H	Utility structure details (manholes, cleanouts, fittings, handholes, transformer pads, hydrants)	N/A			
I	Storm outfall & riprap details	Yes	Sh #7		
J	Drainage ditch cross section identifying minimum depth, minimum bed width, and maximum side slopes	NO		The proposed roadway is elevated 20" above existing grade.	
K	Pump station, grease trap, oil-water separator, septic, drinking well details	N/A			
L	Conduit section details	Yes	Sh #6		
11	LANDSCAPING, LIGHTING & PHOTO-METRIC PLANS				
A	As required by ordinance; at a minimum: locations, counts, lighting models, and landscaping species must be identified	N/A			
B	Landscaping & lighting details	N/A			
12	DOCUMENTS/REPORTS/CALCULATIONS				
A	On initial preliminary submittal applications, applicant must submit a development review and inspection fee. Applicant to coordinate fee amount with City Planner prior to submittal. This fee will be drawn against to cover the following type of services throughout the project life cycle (and may require replenishing): i. 3rd Party City Peer-Review ii. Site Inspections during the permitting process iii. Erosion & Sediment Control Inspections during construction iv. Right-of-Way Inspections during construction	YES			
B	Stormwater Management Report, including: 1. Predevelopment & Post-development Drainage Area Maps, including: a. Subdrainage areas delineated and labeled b. Points of Interest/Analysis shown and labeled c. Hatching for different land cover areas (impervious, pervious, gravel) within each applicable USDA soil boundary d. Time of concentration (Tc) paths & durations e. Four City-standardized stormwater summary tables 2. If any SWM water quality BMP or detention facility is proposed, hydrologic model exports/hydrographs must be submitted for the for the 2, 10, 25, & 100-year storm frequencies 3. Sizing calculations for any SWM water quality BMP or detention facility 4. A stormwater maintenance manual for any proposed SWM water quality BMP or detention facility, including: a. Annual maintenance requirements b. Annual inspection requirements by a licensed PE; noting that all inspection reports/logs need to be submitted to the Engineering Department by March 1st each following year, identifying what on-going maintenance has occurred and what remedial repairs are needed c. Signed Property Owner Agreement: including the current property owner's contact information and signature; it must be noted that all stormwater BMP maintenance requirements are linked to the property for perpetuity and transfer to any new ownership	N/A		Vegetated buffers required for five or less lots.	
C	An approved 'Sewer Ability-to-Serve Letter' from the Engineering Department: i. Applicant to submit proposed sewer flow calculations per Maine's Subsurface Wastewater Disposal Rules, Chapter 241, Section 4 (Tables 4A & 4C)	N/A			
D	A Performance Guarantee Cost Estimate utilizing Planning's template	NO		Contractor will complete before final.	
E	For any Site Location of Development (SLODA) project, the applicant's submittal must mimic a formal submittal to DEP. Submit must abide to DEP's SLODA application and include DEP's SLODA Submittal Checklist (Form D)	N/A			
F	25-year hydraulic calculations for all storm conveyance infrastructure (pipes, culverts, drainage ditches); starting tailwater conditions/documentation must be clearly identified	Yes		See HydroCad Report. Culverts were sized for 25 & 50 year storm events.	
G	Public sewer pump station sizing calculations and maintenance plan	N/A			
H	Grease trap sizing calculations	N/A			
I	Homeowner Association (HOA) agreement for any private road serving two (2) lots or more	Yes			
J	Summary list & copy of any required DOT/DEP/USACE permits & approvals	Yes			



PAUL P. GADBOIS PE, PLS

Civil Engineering, Surveying, Land Planning
Structural Engineering, DEP Permitting

P.O. Box 327
Saco, ME 04072
Phone & Fax (207) 283-3980
Email: pgadbois53@gmail.com

January 17, 2025

Paul P. Gadbois, P.E., P.L.S.
Paul P. Gadbois Engineering
P.O. Box 327
Saco, Maine 04072

RE: 10 Wood Island Acres, City Tax Map 8, Lot 5.

Dear Paul,

This letter will serve as authorization for Paul P. Gadbois Engineering to act as agent on the above referenced project with regards to various land use permitting requirements for the property (Tax Map 8, Lot 5) located off Wood Island Acres in Biddeford. This will include any submissions to the DEP, ACOE, and the City.

Very Truly Yours,

Jason Martel



PAUL P. GADBOIS PE, PLS

Civil Engineering, Surveying, Land Planning
Structural Engineering, DEP Permitting

P.O. Box 327
Saco, ME 04072
Phone & Fax (207) 283-3980
Email: pgadbois53@gmail.com

October 17, 2025

David Galbraith, Planner
City of Biddeford
205 Main Street
Biddeford, Maine

Re: Jason Martel, 10 Wood Island Aces, Tax Map 8, Lot 5.

Dear Mr. Galbraith,

The owner / applicant Jason Martel wishes to subdivide his 24-acre parcel of land into 3-Lots. Lot A his existing residence will be approximately 6.8 acres in size. Lot's B & C to be conveyed to blood relatives for construction of single-family residences and containing approximately 8 acres each.

Wood Island Acres is a private way and was approved by the city of Biddeford in 2003 and built to the 3-4 lot standard and received the base coat of pavement.

The project will now be serving 6 lots and will require widening of the base course pavement to 20 feet and adding the 1 1/4" surface mix.

We are proposing to create a new private way approximately 320 feet in length to provide access to the proposed lots.

The property will be serviced by public water, underground utilities from existing overhead power to the proposed lots, and on-lot septic. The proposed lots are in the SR-1 Zone requiring 100 feet of street frontage and a minimum lot size of 20,000 square feet.

Wetlands were delineated by Coppi Environmental, LLC (See Report dated November 14, 2024. Suitable soil was found on the proposed lots. See preliminary soil evaluation by Mark Hampton dated December 23, 2024.

The proposed development according to the soil survey is located on Lyman (LyB) soil group. This soil is not considered prime agricultural soil according to the City of Biddeford Article 6, Performance Standards.

The proposed development is not located within a FEMA Flood Zone.



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According to Maine Historic Preservation Officer there will be no historic properties affected by the proposed development. Also, according to the director of Maine Natural Areas Program there are no rare botanical features documented with the project area. The project drains in a northerly direction to an unnamed stream to West Brook. West Brook is not listed as an Urban Impaired Stream. The project is located within the MS4 watershed.

Fire Department

The private road constructions require that we provide a turnaround 40 feet to either side of the center line of the dead-end street.

The fire department has required larger turnaround legs for past projects and the proposed hammerhead will be 60 feet to either side of the proposed centerline.

Police Department

We are waiting for a response to approved the E-911 Road Name.

Maine Water

Maine has stated that this project is within the water system's available capacity. See ability to serve determination dated January 24, 2025, for this project.

Maine Department of Environmental Protection

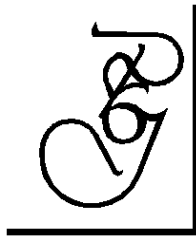
- The project received a Permit-by-Rule for the stream crossing and activities near a significant vernal pool habitat. PBR_ID-0100210

U.S. Army Corps of Engineers

- The project received a stream crossing and a permit to fill 2,925 square feet of wetlands to provide for construction of a driveway to access Lot C. NAE-2025-00513

Project Area Calculations:

The project is not located within an urban impaired stream watershed. The project is proposing to create 19,500 square feet of impervious area for the proposed private way, including the driveways to lots and structures. The developed area was calculated to be



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53,000 square feet. Since the project is less than one acre of impervious and less than 5 acres of developed area it qualifies for a stormwater PBR.

Stormwater:

Article VI. Performance Standards, Section 51. Private Ways.

E. Stormwater management. To preserve rural natural resources and keep construction costs down, roads servicing five or less lots, vegetated buffers and swales shall be utilized. The project is proposing 25-foot wood buffers.

Hydrocad Calculations verify that the proposed 18" culverts can handle the 50-year storm events.

Waiver Requested:

Since Wood Island Acres will be servicing 5-lots it needs to be upgraded to the 5-10 lot standard. This requires the roadway to be paved to meet the standard. Currently the road is paved with an average pavement width of 18 feet. The base pavement will be widened to 20 feet and a surface course of 1 1/4 "applied.

We are requesting that no building permits are issued until the proposed private way is built to the private roadway standards.

No occupancy permits are issued until Wood Island Acres is paved to meet the 5-10 lot standards.

We look forward to discussing this preliminary plan submission with the staff and planning board.

Very truly yours,

Paul P. Gadbois, P.E., P.L.S.

QUITCLAIM DEED WITH COVENANT
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That

Aimee E. Martel

of 10 Wood Island Acres, Biddeford, ME 04005,

for consideration paid, grant to **Jason B. Martel**

of 10 Wood Island Acres, Biddeford, ME 04005

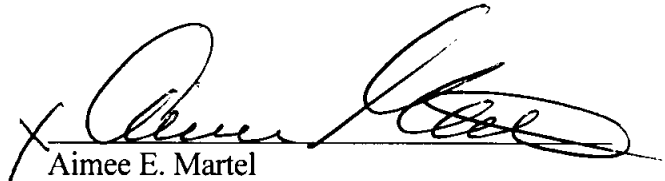
with **quitclaim covenants**, the land in Biddeford, County of York, and State of Maine, described on the attached **EXHIBIT A**.



BK 16622 PGS 877 - 879 06/13/2013 09:56:16 AM
INSTR # 2013027444 DEBRA ANDERSON
RECEIVED YORK SS REGISTER OF DEEDS

WITNESS our/my hand(s) and seal(s) this 7th day of June, 2013.

*Signed, Sealed and Delivered in
presence of:*


Aimee E. Martel

STATE OF MAINE

June 07, 2013

COUNTY OF York

Then personally appeared the above named Aimee E. Martel and acknowledged the foregoing instrument to be her free act and deed.

Before me,

SEAL


Notary Public
Printed Name: Michelle J. Lavigne
My Commission Expires: September 13, 2013

MICHELLE J. LAVIGNE
Notary Public, Maine
My Commission Expires September 13, 2013

No R.E. Transfer Tax Paid

Exhibit A

A certain lot or parcel of land, together with the buildings thereon, situated northwesterly of, but not adjacent to, Westwood Drive, formerly described as being a lot of land situated on the southwesterly side of the Pool Road, in the City of Biddeford, County of York and State of Maine, more particularly bounded and described as follows:

Beginning at a pile of stones located on the "Garland Line," so-called, marking the northerly corner of the herein conveyed lot or parcel of land and the former location of a hemlock tree, said pile of stones also being on the southeasterly sideline of land conveyed by the Biddeford Church of Christ to Raymond DeRyck by deed dated September 1, 1987 and recorded in the York County Registry of Deeds in Book 4443, Page 288;

Thence S 47° 11' 40" E along land conveyed by Joseph Smith to James Andrews by deed dated January 1, 1866 and recorded in the York County Registry of Deeds in Book 294, Page 442, now of one Maurice Crosbie, heir of one Mark Gordon, or owner unknown, a distance of six hundred fourteen and ninety-four hundredths (614.94) feet to a #5 rebar on the northwesterly sideline of the "Moody Lot," so-called, and the northwesterly sideline of land conveyed by Joyce A. Lauzon to Conrad A. Belanger and Adeline M. Belanger by deed dated May 3, 1977 and recorded in the York County Registry of Deeds in Book 2186, Page 296;

Thence S 49° 57' 05" W along said land conveyed by Lauzon to Belanger and along a private right of way described in a deed from Conrad A. Belanger and Adeline M. Belanger to Kevin F. Labranche and Judy Ann M. Belanger by deed dated March 10, 1992 and recorded in the York County Registry of Deeds in Book 6007, Page 188, a distance of one thousand twenty-one and sixty-eight hundredths (1,021.68) feet to the remains of a stone wall;

Thence S 52° 50' 45" W along said land conveyed by Lauzon to Belanger and along said private right of way and along said remains of a stone wall, a distance of one hundred six and eighty-nine hundredths (106.89) feet to a point at the end of said remains of a stone wall;

Thence S 48° 26' 30" W along said land conveyed by Lauzon to Belanger and along said private right of way and along a private right of way described in deed from Conrad A. Belanger and Adeline M. Belanger to Timothy S. Frechette and Diane L. Frechette by deed dated January 6, 1996 and recorded in the York County Registry of Deeds in Book 7712, Page 125, and along a private right of way and easement as set forth in an Easement and Restrictive Covenants and Agreement between Paul D. Martel & Jonathan R. Gagne and Conrad A. Belanger & Adeline M. Belanger dated December 2, 2002 and recorded in the York County Registry of Deeds in Book 12356, Page 255, a distance of three hundred eighty-one and sixty-five hundredths (381.65) feet to a point on the northeasterly sideline of Lot #28 on a Plan of WestWoods III, Biddeford, Maine, for Conrad Belanger, dated June, 1982 and recorded in the York County Registry of Deeds in Plan Book 118, Page 24;

Thence N 31° 34' 20" W along said northeasterly sideline of Lot #28, a distance of six and twenty-seven hundredths (6.27) feet to a #6 rebar and the northerly corner of said Lot #28;

Thence southwesterly along said Lot #28 and along Lots #26, #24 and #22 on said Plan of WestWoods III, a distance of three hundred ninety-nine and ninety-one hundredths (399.91) feet to a #6 rebar marking the westerly corner of said Lot #22;

Thence S 31° 34' 20" E along the southwesterly sideline of said Lot #22, a distance of sixteen and forty-seven hundredths (16.47) feet to an old iron pipe on the northeasterly sideline of a private right of way known as Gelinis Drive, as shown on a Plan Showing a Standard Boundary Survey

Exhibit A

(continued)

of Land to be Divided by Gerry Gelinas and Andrew Gelinas on WestWood Drive, Biddeford, Maine, dated December 7, 1990 and recorded in the York County Registry of Deeds in Plan Book 199, Page 20;

Thence N 41° 19' 55" W along said private right of way known as Gelinas Drive and along Lot #1 as shown on said Plan of Land to be divided by Gerry Gelinas and Andrew Gelinas, a distance of six hundred ten and seventeen hundredths (610.17) feet to a solid iron bar and land conveyed by Roland L'Heureux to Roland M. L'Heureux by deed recorded in the York County Registry of Deeds in Book 3670, Page 172;

Thence N 49° 15' 55" E along said land conveyed by L'Heureux to L'Heureux, a distance of one thousand four hundred fifty-nine and eighteen hundredths (1,459.18) feet to a capped rebar marking the southerly corner of said land conveyed by the Biddeford Church of Christ to Raymond DeRyck;

Thence N 50° 15' 35" E along said land conveyed by the Biddeford Church of Christ to DeRyck, a distance of three hundred eighty-three and nine hundredths (383.09) feet to the point of beginning.

Said parcel contains 26.0 acres, more or less.

Said bearings are based upon said Plan of WestWood III, Biddeford, Maine, for Conrad Belanger, dated June 1982 and recorded in the York County Registry of Deeds in Plan Book 118, Page 24.

Excepting those premises contained in deed of Jason B. Martel to Eastwoods Development Corporation dated September 5, 2003 and recorded in the York County Registry of Deeds in Book 13681, Page 100.

The above described premises are subject to a Road Construction and Maintenance Declaration dated August 21, 2003 and recorded in the York County Registry of Deeds in Book 13681, Page 97, and easement deed from Jason Martel to Central Maine Power Company and Verizon New England, Inc. dated August 21, 2003 and recorded in the York County Registry of Deeds in Book 13803, Page 328.

Reference is made to Warranty Deed from Jason B. Martel, dated September 25, 2010, and recorded October 1, 2010, in Book 15950, Page 721 in the York County Registry of Deeds.

ROAD CONSTRUCTION AND MAINTENANCE DECLARATION**088921**

THIS DECLARATION made this 21st day of August, 2003 by Jason B. Martel of Biddeford, York County, Maine (hereinafter called "Martel"), the owner of the premises hereinafter described.

WHEREAS, Martel is the owner of certain real estate situated generally westerly of West Wood Drive, so-called, Biddeford, and being more particularly shown on the Biddeford Assessor's Map as Tax Map 8, Lot 5; and

WHEREAS, access to the Martel property is over a certain 50 foot wide right of way (the "Roadway") as more particularly described in Easement and Restrictive Covenant Agreement dated December 2, 2002 (the "Agreement"), and recorded in York Registry of Deeds in Book 12356, page 255; and

WHEREAS, Martel is desirous of constructing one or more houses on his said property; and **WHEREAS**, the private road standards of the City of Biddeford require that there exist a road maintenance agreement between the users of such property; and

WHEREAS, Martel desires to establish a method whereby construction, repair and maintenance of the Roadway and the payment of costs and expenses thereof are established.

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein and other valuable considerations paid by each party to the other, the parties hereto agree as follows:

1. Martel shall comply with the standards and specifications for construction of the Roadway Lane as required by the provisions of all applicable Biddeford Ordinances. The Roadway shall be situated in the location which conforms to the location as set forth in the Agreement.
2. Martel shall pay for the initial cost of construction of the Roadway as so required.
3. Martel agrees that he shall create suitable easements and rights of way in, on, over and under the Roadway to service and to provide access to portions of his property as the same may be further divided. Martel specifically reserves the right to further subdivide his property and to grant rights-of-way and easements in the Roadway for the benefit of all of his said property in its entirety or as subdivided.
4. The owner or owners of each lot benefitted by this agreement and upon which there exists a foundation shall bear their proportionate share of the cost of maintenance and repair of the Roadway. The proportionate share shall be a fraction the numerator of which is one and the denominator of which is the

number of lots upon which a foundation has been erected and to which lot the owner thereof has signified his intent to be bound by the terms of this agreement. Martel agrees that all subsequent purchasers of his property in whole or in part shall be bound by the terms of this agreement.

5. For purposes of this Agreement, "construction costs" or the "costs of construction" shall be defined as the entire cost for clearing, grubbing, preparation, grading, paving and materials to create the Roadway. The terms "maintenance" and "repair" shall, for purposes of this Agreement, include, but not be limited to, the removal of any ice or snow on the Roadway so as to make it passable and any and all maintenance required to keep the Roadway in good repair for regular passage by automobiles and pedestrians and to insure proper drainage.

6. The owners of the lots benefitted by this Agreement shall meet annually or at such other time as any of the lot owners shall request for determining the necessary maintenance and repairs of the Roadway. Any and all decisions with respect to the nature and extent of the work to be done, the individual or entity to be employed, the total amount of money to be expended, or any and all other matters or questions relating to the Roadway shall be determined by unanimous decision of the lot owners. Each lot owner shall receive written notice of annual or special meetings at least Ten (10) days in advance of the meeting date. Each lot shall be entitled to one vote regardless of the number of owners or the form of ownership of said lot. A statement setting forth the amount of any expenses incurred in connection with the maintenance or repair of the Roadway, together with supporting invoices and/or other supporting documentation shall be mailed to each lot owner. Each lot owner shall pay his or her respective share of such expenses within 15 days after receipt of such statement.

7. The owners may, by unanimous vote, elect or appoint an agent or manager who shall be a lot owner and who shall act on behalf of the other lot owners in contracting to have the work done and collecting the contribution of each lot owner.

8. In the event the owners are unable to resolve amicably a dispute arising out of or in any way related to this agreement or the rights and remedies arising from it or are unable to agree upon the necessity or type of work to be done in such to maintain the road, any lot owner shall have the right to invoke the remedy of arbitration by noticing their determination to do so to the other lot owner affected by the dispute. The notice

shall be in writing, and shall fully set forth the contentions of the noticing party and shall appoint a non-interested alternative dispute resolution arbitrator whose services are utilized by the courts of the State of Maine. The costs and expenses of arbitration shall be borne entirely by the non-prevailing party.

9. In the event any lot owner shall be delinquent in the payment of assessments and charges, said lot owner shall be denied any voting rights as hereinbefore granted and described until all sums owed are paid in full.

10. Notwithstanding anything contained herein to the contrary, if any maintenance or repair of the Roadway is required because of damage caused by the negligent or abusive act of any lot owner or such lot owner's employees, guests, invitees, contractors or agents, or as a result of construction activities performed on a lot benefited by this agreement, then the cost of such maintenance and repair shall be borne solely by the lot owner who caused the damage.

11. The provisions described herein shall be deemed covenants running with the land, burdening and benefiting each of the lots as shown on said plan, and lot owners, by their acceptance of a deed, agree for themselves, their heirs, personal representatives, successors and assigns to be bound by such provision during any period of ownership of the lot and shall be liable thereafter only for the obligations which have not been performed or paid during such lot owner's period of ownership.

12. The owners shall include a reference to this private road construction and maintenance agreement with all conveyances for lots now in existence or subsequently created, which agreement shall be binding on all current and future lot owners.

This Agreement or a Memorandum thereof shall be recorded in the York Registry of Deeds.

IN WITNESS WHEREOF, the undersigned have caused this Declaration to be executed on the day and year first above written.

WITNESS:

Sharon B. Rivas

Jason B. Martel
Jason B. Martel

STATE OF MAINE
COUNTY OF YORK, SS:

August 21, 2003

Then personally appeared the above named Jason B. Martel acknowledged the foregoing instrument to be his free act and deed.

Before me, Sharon B. Rivas, Notary Public
Printed Name: _____

zdr/0839-011/rdmaint

SHARON B. RIVAS
Notary Public, Maine
Commission Expires
March 26, 2005

SEAL

RECEIVED YORK S.S.
2003 NOV 10 AM 8:49

X HUK & SENE

EASEMENT and RESTRICTIVE COVENANTS

083651

AGREEMENT

AGREEMENT made this 2nd day of December, 2002, by and between PAUL D. MARTEL and JONATHAN R. GAGNE, both of Biddeford, Maine and CONRAD A. BELANGER and ADELINE M. BELANGER, both of Biddeford, Main, as follows;

1. EASEMENT:

CONRAD A. BELANGER and ADELINE M. BELANGER, both of Biddeford, in the County of York and State of Maine (hereafter collectively the "Grantors"), for consideration paid, grant to PAUL D. MARTEL and JONATHAN R. GAGNE, whose mailing address is 154 West St., Biddeford, Maine 04005 (hereafter collectively the "Grantees"), with Quitclaim Covenant, a right-of-way and easement, as hereinafter set forth, in and to a strip of land Fifty (50) feet in width, as said strip of land crosses the property of the grantor, and extending from the terminus of Westwood Drive along the northeasterly sideline of lot 28 as shown on a plan entitled "West Woods Phase III, Biddeford, Maine for Conrad A. Belanger" by Roger Gobeil, dated June 1982 and recorded in the York County Registry of Deeds in Plan Book 118 at Page 24, to land of the Grantees.

The usage of said right-of-way to be in common with the Grantors herein and their heirs and assigns and others having rights of usage and to be for the purpose of ingress and egress, by motor vehicle and on foot, to the Grantees' property, including the privilege of construction, maintenance, repair and replacement of a paved road and appropriate utility service facilities, both above and below the ground.

The hereinabove described right-of-way is hereby conveyed subject to the obligation and responsibility of improving and maintaining any roadway (including, but not limited to grading, snow removal and any other maintenance) constructed by the Grantees which lies within the easement area and of repairing any damages to the Grantors' property or to the driveway and utilities associated with the property of Judy Belanger described below which are caused by the Grantees, their agents, heirs or assigns in the course of constructing, improving and maintaining any roadway which lies within

the easement area and the obligation and responsibility to reasonably grade the driveway of Judy Belanger into any road to be constructed by Grantees, their heirs or assigns.

The real property of the Grantees benefited by this deed of easement is the property identified in the following deeds: a.) from Angela Boucher to Paul D. Martel and Jonathan R. Gagne dated June 23, 2001, b.) from Irene R. Brunelle to Paul D. Martel and Jonathan R. Gagne dated June 23, 2001, and c.) from Paul E. Brunelle to Paul D. Martel and Jonathan R. Gagne dated June 27, 2001, which deeds are recorded in the York County Registry of Deeds in Book 10753 at Pages 102, 99 and 100, respectively.

The real property of the Grantors burdened by this deed of easement is the property identified in the deed from Joyce A. Lauzon to Conrad A. Belanger and Adeline A. Belanger dated May 3, 1977 and recorded in the York County Registry of Deeds in Book 2186, Page 296.

2. RESTRICTIONS.

By acceptance of the aforesaid easement, and as consideration therefor, PAUL D. MARTEL and JONATHAN R. GAGNE, both of Biddeford, County of York and State of Maine, hereby restrict the use of their real property benefited by this deed of easement (the "Martel/Gagne property") by declaring the following protective covenants:

- a) Only single family residential units, with any appurtenant structures, shall be constructed on the Martel/Gagne property;
- b) No mobile home or house trailer shall be erected, used, maintained, or allowed to stand on the property, with the exception of any construction trailer standing on the property while actual development of the Martel/Gagne property is underway; this restriction does not affect the ability to locate a manufactured housing unit on the property, as allowed by the current zoning ordinance for the City of Biddeford (Art. 6 § 45, Table 6-45); and
- c) Within the area of the fifty (50) foot wide buffer strip described below, no vegetation, with the exception of dead vegetation, may be removed, and that area must remain in its present, natural state. Said fifty (50) foot wide buffer strip is immediately adjacent to the southeasterly sideline of the

Martel/Gagne property, beginning at a point at the intersection of the said southeasterly sideline of the Martel/Gagne land and the extension of the northeasterly sideline of land of Judy Belanger, as described in a deed dated March 10, 1992 and recorded in the York County Registry of Deeds in Book 6007, Page 188, and continuing southwesterly along said Belanger land and private road 430 feet to a point, the intention of the parties being that the fifty (50) foot wide buffer strip will be parallel to, and run the length of, the northwesterly sideline of said Judy Belanger property.

The covenants and restrictions set forth in this Easement and Restrictive Covenant Agreement shall run with and bind the land for the benefit of the real property of Conrad A. Belanger and Adeline A. Belanger which is burdened by this deed of easement and shall inure to the benefit of and be enforceable by the Grantors, their respective legal representatives, heirs, successors and assigns, for a term of 20 years from the date this Agreement is recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by the then owners of those properties burdened by and benefiting from the easement referenced in Paragraph 1 above has been recorded agreeing to change said covenants and restrictions in whole or in part;

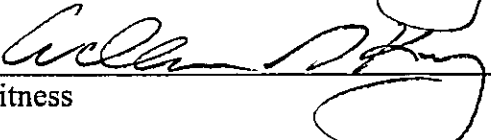
Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction. Such action may be either to restrain such violation or to recover damages. Failure to enforce any covenant or restriction herein contained in no event shall be deemed a waiver of the right to do so hereafter.

Invalidation of any one of these covenants or restrictions by judgment or court order in no way shall affect any other provisions, which shall remain in full force and effect.

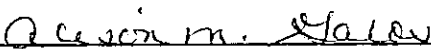
IN WITNESS WHEREOF, the parties hereto have interchangeably set their hands the day and year first above written.

BK 12356 PG 258

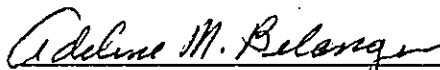

Witness

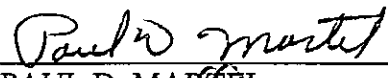

Witness

Witness


Witness


CONRAD A. BELANGER


ADELINE M. BELANGER

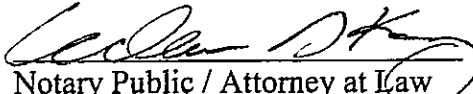

PAUL D. MARTEL


JONATHAN R. GAGNE

STATE OF MAINE
COUNTY OF YORK, SS.

December 13, 2002

Then personally appeared the above named Conrad A. Belanger and
acknowledged the foregoing instrument to be his free act and deed.

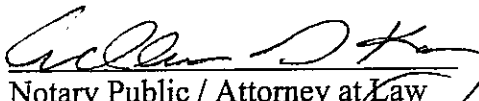
Before me, 
Notary Public / Attorney at Law

Print Name: William S. Keny

STATE OF MAINE
COUNTY OF YORK, SS.

December 13, 2002

Then personally appeared the above named Adeline A. Belanger and
acknowledged the foregoing instrument to be her free act and deed.

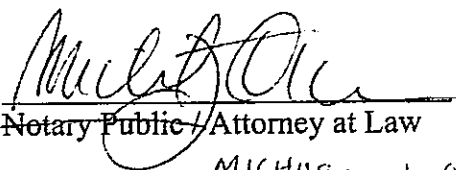
Before me, 
Notary Public / Attorney at Law

Print Name: William S. Keny

STATE OF MAINE
COUNTY OF YORK, SS.

December 2, 2002

Then personally appeared the above named Paul D. Martel and acknowledged the
foregoing instrument to be his free act and deed.

Before me, 
Notary Public / Attorney at Law
MICHAEL J. GTROLE

BK 12356 PG 259

STATE OF MAINE
COUNTY OF YORK, SS.

December 2, 2002

Then personally appeared the above named Jonathan R. Gagne and acknowledged the foregoing instrument to be his free act and deed.

Before me, Alison M. Galois
Notary Public / Attorney at Law

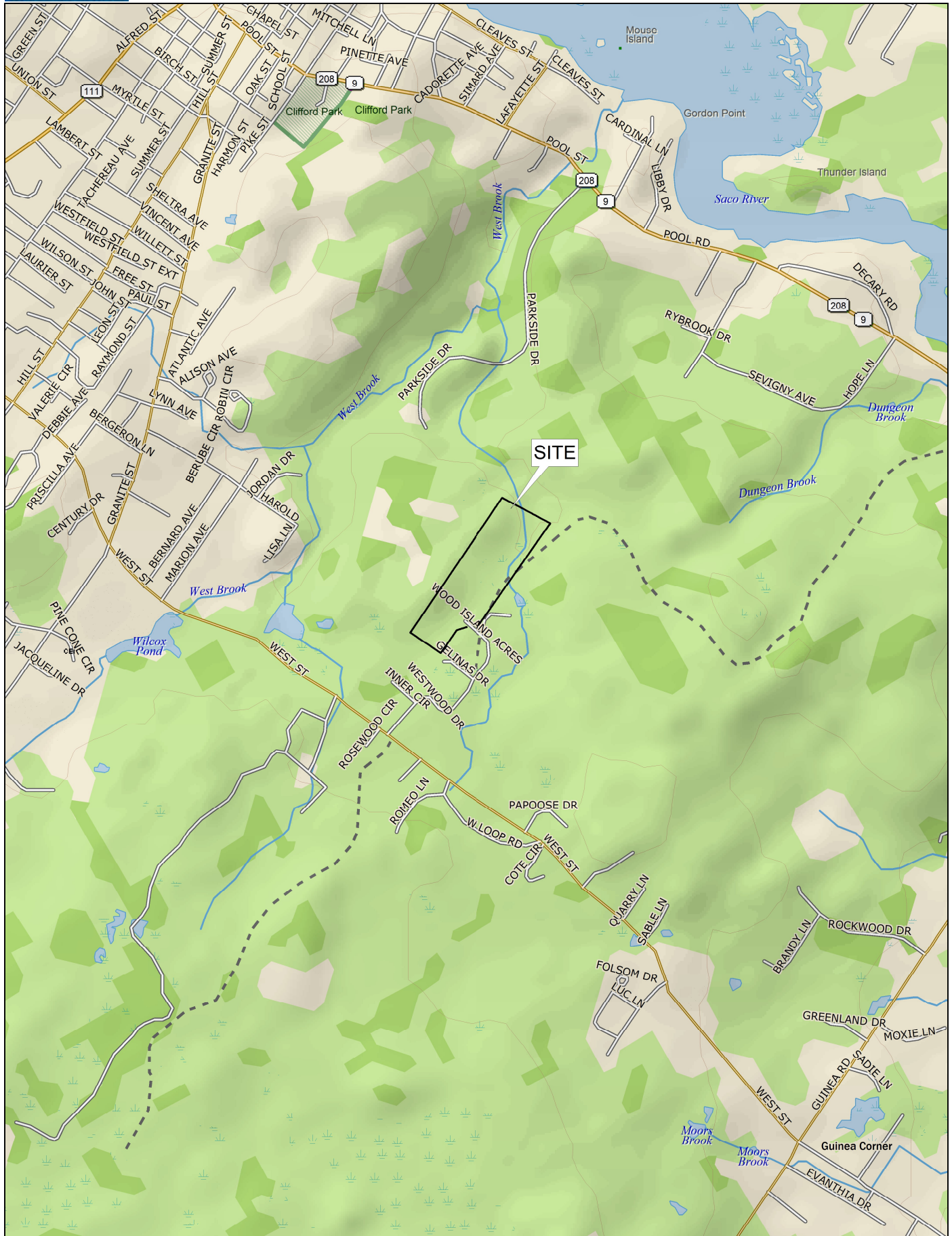
Print Name: Alison M. Galois

SEAL

WOODMAN EDWARDS DANYLIK & AUSTIN, P.A.
P.O. BOX 488
BIDDEFORD, ME 04005-0488
(207) 284-4581

RECEIVED YORK S.S.
2002 DEC 31 PM 3:30

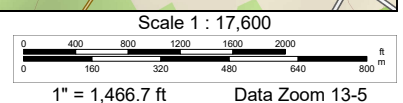
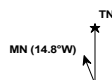
5/2/03

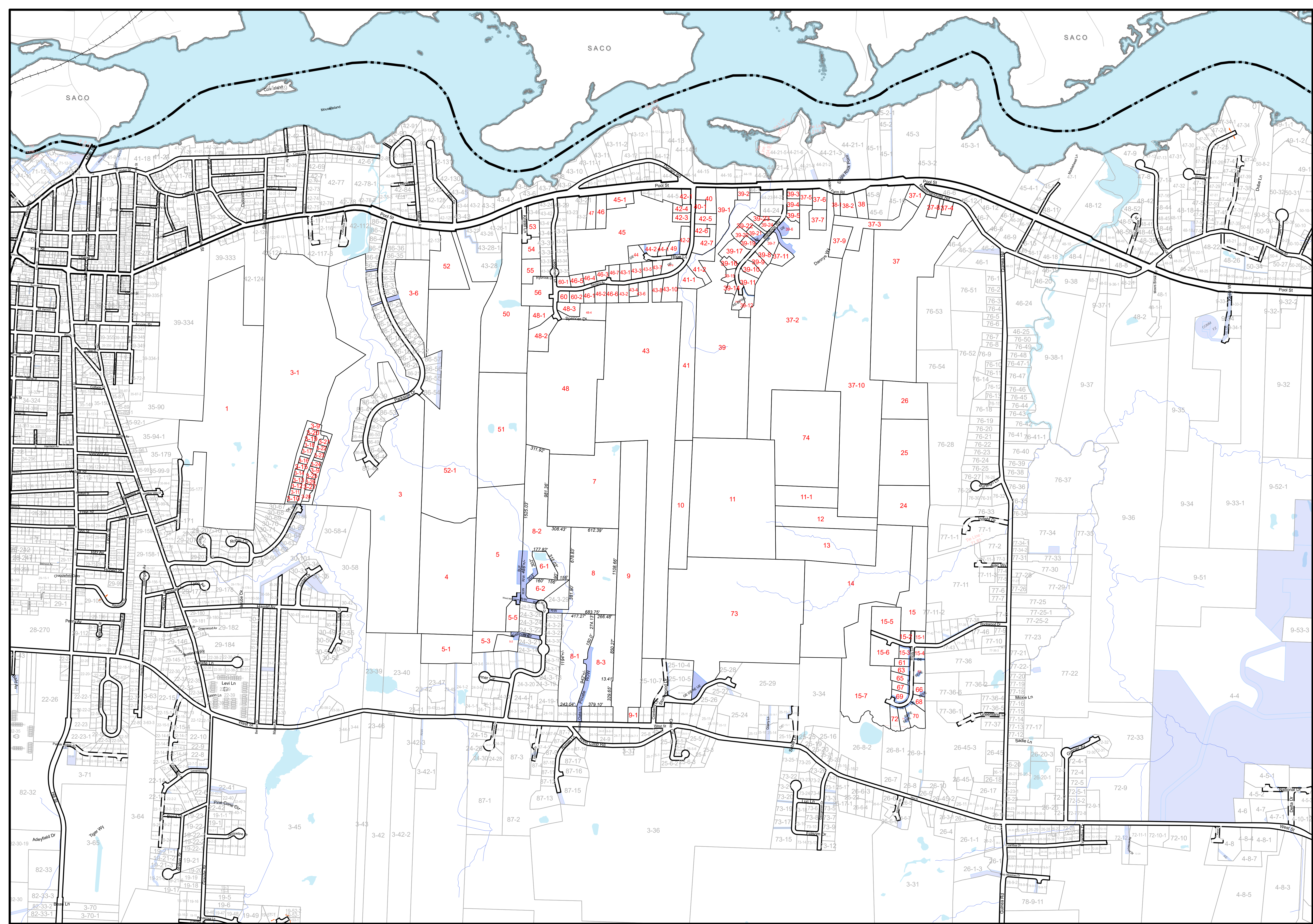


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North is based on the
Maine State
Coordinate System
NAD 1983

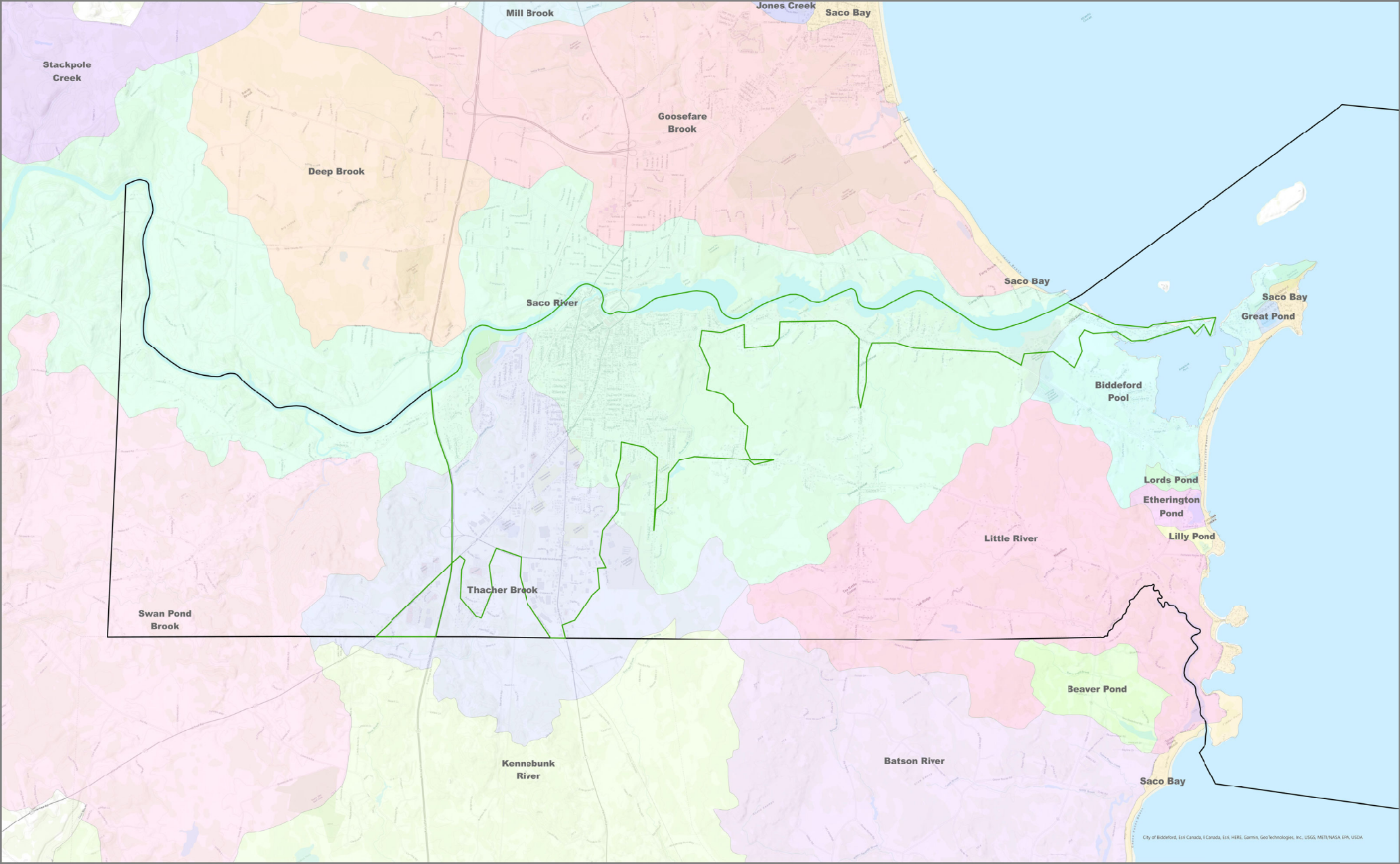
North Rotation is 33°



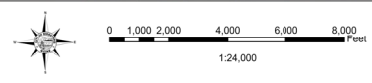
The City of Biddeford, Maine
OFFICIAL TAX MAP
Office of The Tax Assessor
Deanne Vail, C.M.A.
Assessor

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

8
Tax Map



 **The City of Biddeford, Maine**
Technologies Department - GIS Mapping
205 Main Street - P.O. Box 586 - Biddeford, Maine 04005-0586
Tel. 207-571-0660 - Email gis@biddefordmaine.org



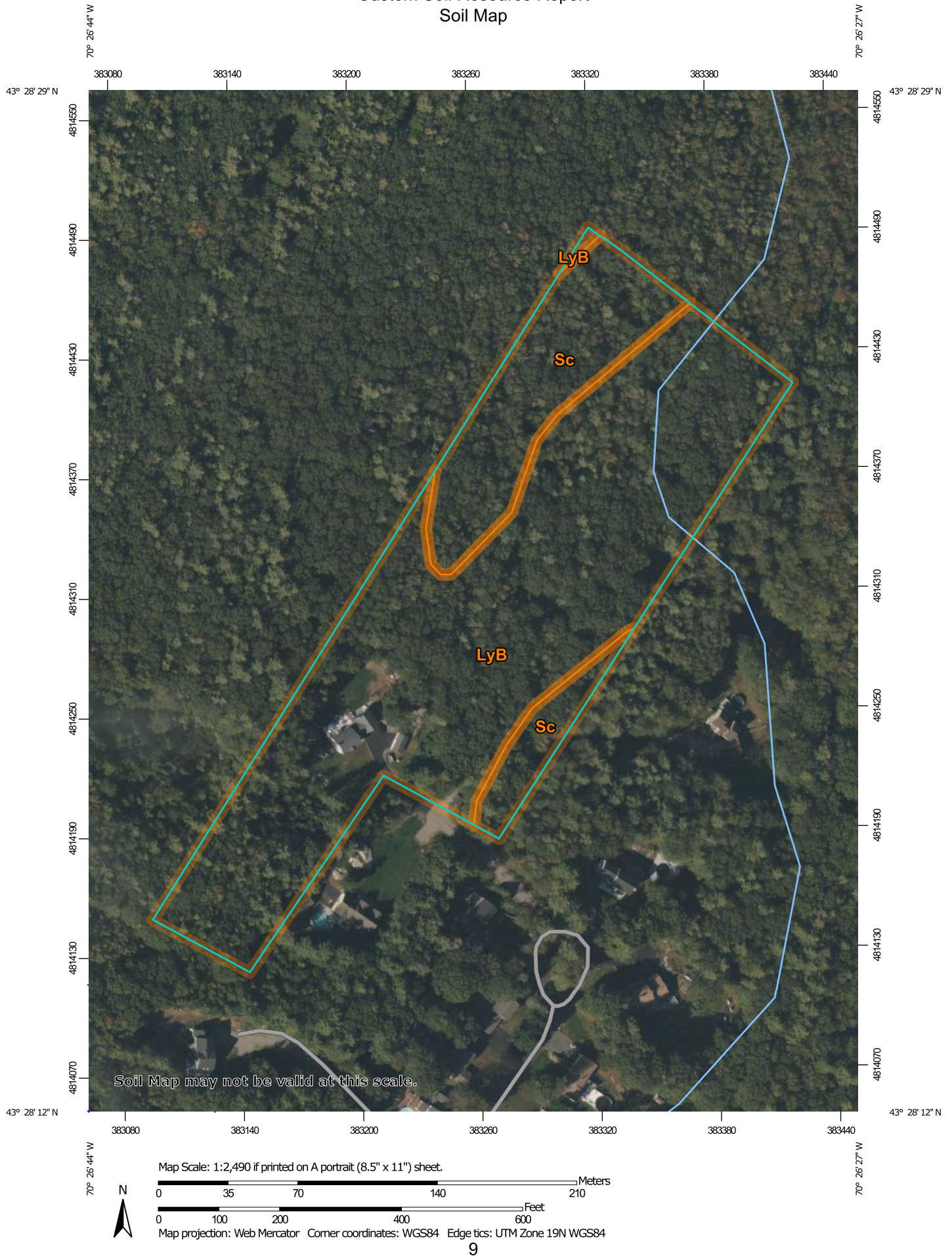
Biddeford Watersheds MS4 Boundary

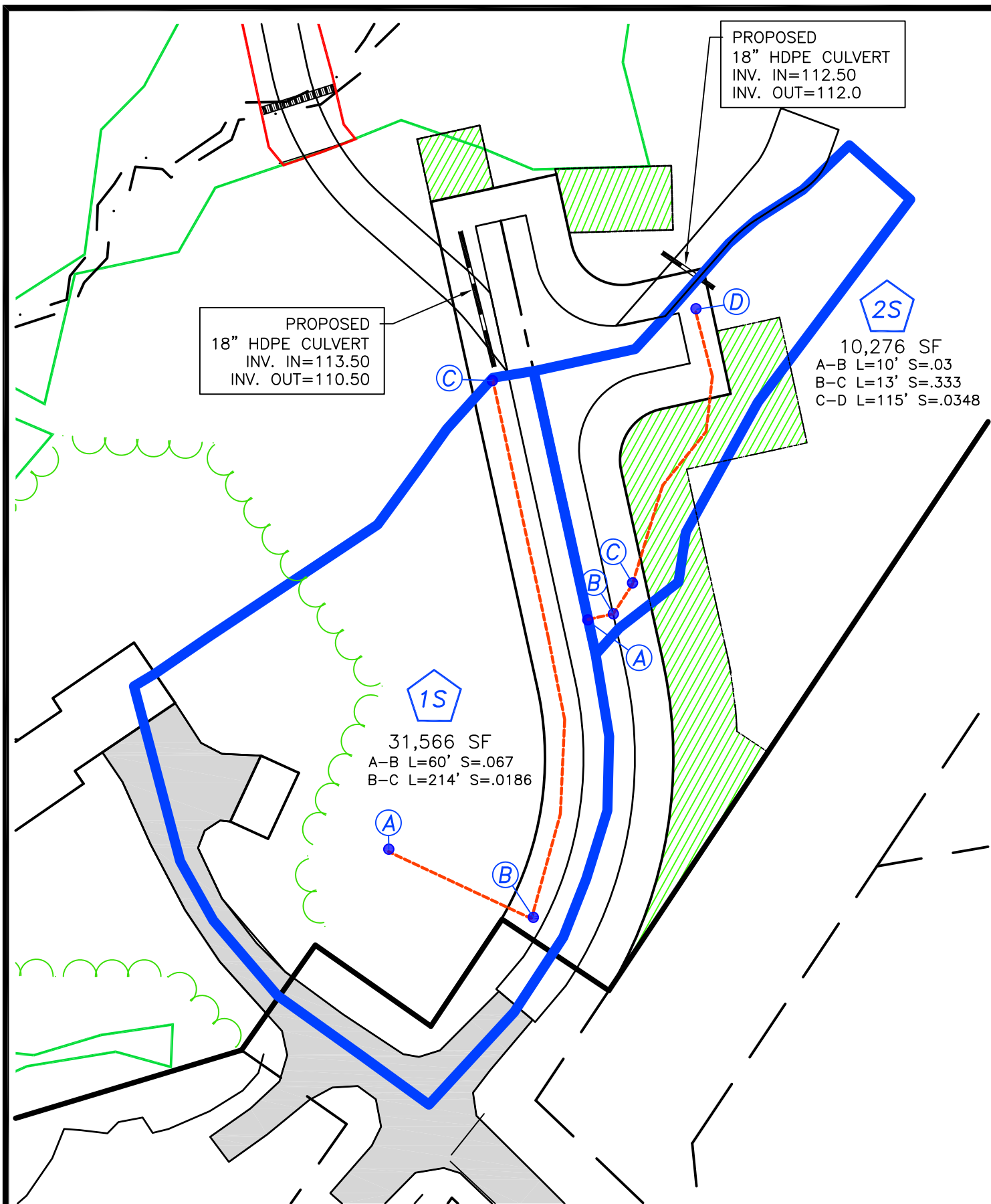
Legend

MS4 Area	Biddeford Pool	Great Pond	Little River	Saco River
Watersheds	Deep Brook	Jones Creek	Lords Pond	Stackpole Creek
Batson River	Etherington Pond	Kennebunk River	Mill Brook	Swan Pond Brook
Beaver Pond	Goosefare Brook	Lilly Pond	Saco Bay	Thacher Brook

Document Path: S:\Projects\2021 Comprehensive Plan\2021_Comprehensive_Plan\2021_Comprehensive_Plan.aprx

Custom Soil Resource Report Soil Map





CLIENT/PROJECT: **JASON MARTEL**
MAP 8 LOT 5

LOCATION: **10 WOOD ISLAND ACRES**

TOWN: **BIDDEFORD** COUNTY: **YORK** STATE: **MAINE**

PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING

P.O. BOX 327, SACO, MAINE 04072
(207) 283-3980

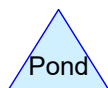
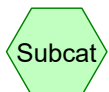
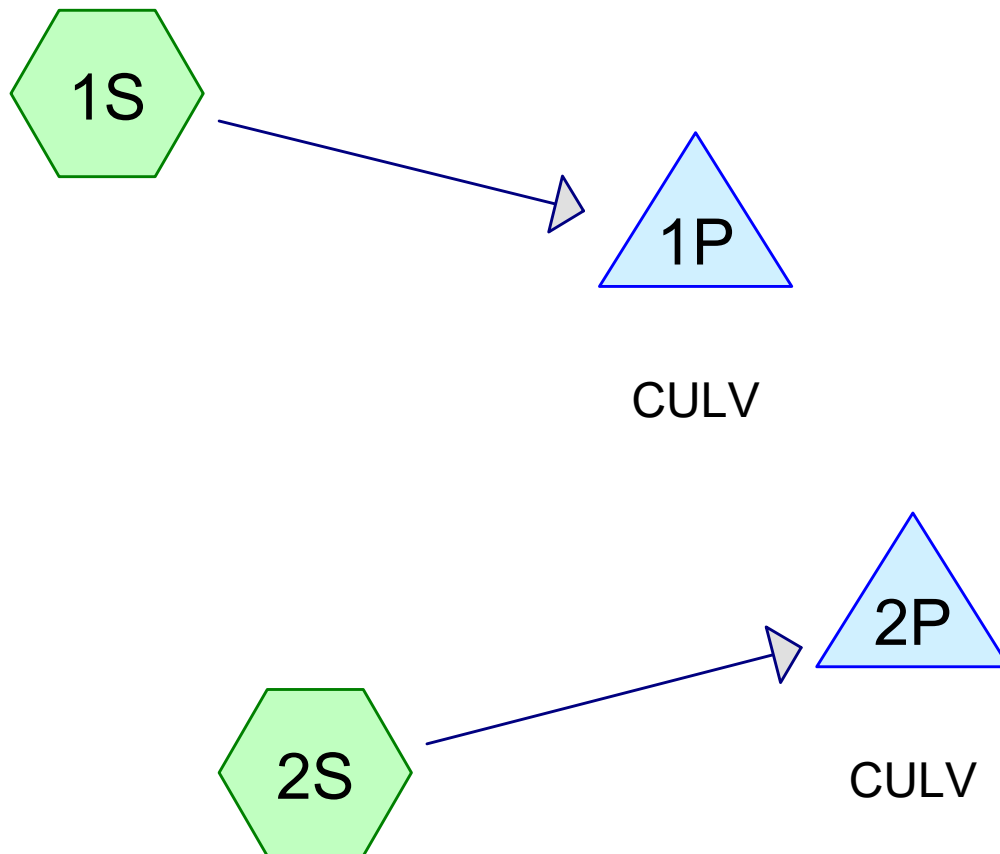
SHEET TITLE: **CULVERT SUB AREAS**

SCALE: 1"=50'

DATE: 06-07-2024

PROJ. NO. 1872

SP2



Routing Diagram for 1872-POST
Prepared by {enter your company name here}, Printed 10/17/2025
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1872-POST

Type III 24-hr 25 YEAR Rainfall=6.20"

Prepared by {enter your company name here}

Printed 10/17/2025

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Page 2

Summary for Subcatchment 1S:

Runoff = 2.62 cfs @ 12.15 hrs, Volume= 0.210 af, Depth> 3.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.50-21.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YEAR Rainfall=6.20"

	Area (sf)	CN	Description
*	3,188	98	Pavement
	14,259	70	Woods, Good, HSG C
*	2,530	98	Proposed Road
*	458	98	Buildings
	11,131	74	>75% Grass cover, Good, HSG C
	31,566	77	Weighted Average
	25,390		80.43% Pervious Area
	6,176		19.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.1	60	0.0670	0.11		Sheet Flow, A-B
					Woods: Light underbrush n= 0.400 P2= 3.00"
1.7	214	0.0186	2.05		Shallow Concentrated Flow, B-C
					Grassed Waterway Kv= 15.0 fps
10.8	274	Total			

Summary for Subcatchment 2S:

Runoff = 1.08 cfs @ 12.04 hrs, Volume= 0.067 af, Depth> 3.39"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.50-21.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YEAR Rainfall=6.20"

	Area (sf)	CN	Description
*	1,883	98	Road
	5,617	70	Woods, Good, HSG C
	2,776	74	>75% Grass cover, Good, HSG C
	10,276	76	Weighted Average
	8,393		81.68% Pervious Area
	1,883		18.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	10	0.0300	0.99		Sheet Flow, A-B
					Smooth surfaces n= 0.011 P2= 3.00"
0.1	13	0.3330	4.04		Shallow Concentrated Flow, B-C
					Short Grass Pasture Kv= 7.0 fps
2.1	115	0.0348	0.93		Shallow Concentrated Flow, C-D
					Woodland Kv= 5.0 fps
2.4	138	Total			

1872-POST

Type III 24-hr 25 YEAR Rainfall=6.20"

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Page 3

Summary for Pond 1P: CULV

Inflow Area = 0.725 ac, 19.57% Impervious, Inflow Depth > 3.48" for 25 YEAR event
 Inflow = 2.62 cfs @ 12.15 hrs, Volume= 0.210 af
 Outflow = 2.63 cfs @ 12.16 hrs, Volume= 0.210 af, Atten= 0%, Lag= 0.2 min
 Primary = 2.63 cfs @ 12.16 hrs, Volume= 0.210 af

Routing by Stor-Ind method, Time Span= 0.50-21.00 hrs, dt= 0.05 hrs
 Peak Elev= 114.86' @ 12.16 hrs Surf.Area= 93 sf Storage= 65 cf

Plug-Flow detention time= 1.1 min calculated for 0.210 af (100% of inflow)
 Center-of-Mass det. time= 0.8 min (798.9 - 798.2)

Volume	Invert	Avail.Storage	Storage Description
#1	114.00'	225 cf	Custom Stage Data (Prismatic) Listed below
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
114.00	50	0	0
115.00	100	75	75
116.00	200	150	225

Device	Routing	Invert	Outlet Devices
#1	Primary	114.00'	18.0" Round Culvert L= 30.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 114.00' / 113.00' S= 0.0333 ' S Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=2.59 cfs @ 12.16 hrs HW=114.86' (Free Discharge)
 ↑1=Culvert (Inlet Controls 2.59 cfs @ 2.49 fps)

Summary for Pond 2P: CULV

Inflow Area = 0.236 ac, 18.32% Impervious, Inflow Depth > 3.39" for 25 YEAR event
 Inflow = 1.08 cfs @ 12.04 hrs, Volume= 0.067 af
 Outflow = 1.08 cfs @ 12.05 hrs, Volume= 0.067 af, Atten= 0%, Lag= 0.4 min
 Primary = 1.08 cfs @ 12.05 hrs, Volume= 0.067 af

Routing by Stor-Ind method, Time Span= 0.50-21.00 hrs, dt= 0.05 hrs
 Peak Elev= 113.53' @ 12.05 hrs Surf.Area= 76 sf Storage= 39 cf

Plug-Flow detention time= 2.0 min calculated for 0.067 af (100% of inflow)
 Center-of-Mass det. time= 1.3 min (794.9 - 793.6)

Volume	Invert	Avail.Storage	Storage Description
#1	113.00'	225 cf	Custom Stage Data (Prismatic) Listed below

1872-POST

Type III 24-hr 25 YEAR Rainfall=6.20"

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Page 4

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
113.00	50	0	0
114.00	100	75	75
115.00	200	150	225

Device	Routing	Invert	Outlet Devices
#1	Primary	113.00'	18.0" Round Culvert L= 30.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 113.00' / 112.00' S= 0.0333 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=1.07 cfs @ 12.05 hrs HW=113.53' (Free Discharge)↑**1=Culvert** (Inlet Controls 1.07 cfs @ 1.95 fps)

1872-POST

Type III 24-hr 50 YEAR Rainfall=7.30"

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Page 5

Summary for Subcatchment 1S:

Runoff = 3.32 cfs @ 12.15 hrs, Volume= 0.267 af, Depth> 4.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.50-21.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 YEAR Rainfall=7.30"

	Area (sf)	CN	Description
*	3,188	98	Pavement
	14,259	70	Woods, Good, HSG C
*	2,530	98	Proposed Road
*	458	98	Buildings
	11,131	74	>75% Grass cover, Good, HSG C
	31,566	77	Weighted Average
	25,390		80.43% Pervious Area
	6,176		19.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.1	60	0.0670	0.11		Sheet Flow, A-B
					Woods: Light underbrush n= 0.400 P2= 3.00"
1.7	214	0.0186	2.05		Shallow Concentrated Flow, B-C
					Grassed Waterway Kv= 15.0 fps
10.8	274	Total			

Summary for Subcatchment 2S:

Runoff = 1.37 cfs @ 12.04 hrs, Volume= 0.085 af, Depth> 4.32"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.50-21.00 hrs, dt= 0.05 hrs
Type III 24-hr 50 YEAR Rainfall=7.30"

	Area (sf)	CN	Description
*	1,883	98	Road
	5,617	70	Woods, Good, HSG C
	2,776	74	>75% Grass cover, Good, HSG C
	10,276	76	Weighted Average
	8,393		81.68% Pervious Area
	1,883		18.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	10	0.0300	0.99		Sheet Flow, A-B
					Smooth surfaces n= 0.011 P2= 3.00"
0.1	13	0.3330	4.04		Shallow Concentrated Flow, B-C
					Short Grass Pasture Kv= 7.0 fps
2.1	115	0.0348	0.93		Shallow Concentrated Flow, C-D
					Woodland Kv= 5.0 fps
2.4	138	Total			

1872-POST

Type III 24-hr 50 YEAR Rainfall=7.30"

Prepared by {enter your company name here}

Printed 10/17/2025

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Page 6

Summary for Pond 1P: CULV

Inflow Area = 0.725 ac, 19.57% Impervious, Inflow Depth > 4.42" for 50 YEAR event
 Inflow = 3.32 cfs @ 12.15 hrs, Volume= 0.267 af
 Outflow = 3.32 cfs @ 12.16 hrs, Volume= 0.267 af, Atten= 0%, Lag= 0.2 min
 Primary = 3.32 cfs @ 12.16 hrs, Volume= 0.267 af

Routing by Stor-Ind method, Time Span= 0.50-21.00 hrs, dt= 0.05 hrs
 Peak Elev= 114.99' @ 12.16 hrs Surf.Area= 100 sf Storage= 74 cf

Plug-Flow detention time= 1.0 min calculated for 0.266 af (100% of inflow)
 Center-of-Mass det. time= 0.7 min (792.9 - 792.3)

Volume	Invert	Avail.Storage	Storage Description
#1	114.00'	225 cf	Custom Stage Data (Prismatic) Listed below
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
114.00	50	0	0
115.00	100	75	75
116.00	200	150	225

Device	Routing	Invert	Outlet Devices
#1	Primary	114.00'	18.0" Round Culvert L= 30.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 114.00' / 113.00' S= 0.0333 ' S Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=3.29 cfs @ 12.16 hrs HW=114.99' (Free Discharge)
 ↑1=Culvert (Inlet Controls 3.29 cfs @ 2.67 fps)

Summary for Pond 2P: CULV

Inflow Area = 0.236 ac, 18.32% Impervious, Inflow Depth > 4.32" for 50 YEAR event
 Inflow = 1.37 cfs @ 12.04 hrs, Volume= 0.085 af
 Outflow = 1.37 cfs @ 12.05 hrs, Volume= 0.085 af, Atten= 0%, Lag= 0.3 min
 Primary = 1.37 cfs @ 12.05 hrs, Volume= 0.085 af

Routing by Stor-Ind method, Time Span= 0.50-21.00 hrs, dt= 0.05 hrs
 Peak Elev= 113.60' @ 12.05 hrs Surf.Area= 80 sf Storage= 45 cf

Plug-Flow detention time= 1.8 min calculated for 0.085 af (100% of inflow)
 Center-of-Mass det. time= 1.2 min (788.7 - 787.6)

Volume	Invert	Avail.Storage	Storage Description
#1	113.00'	225 cf	Custom Stage Data (Prismatic) Listed below

1872-POST

Type III 24-hr 50 YEAR Rainfall=7.30"

Prepared by {enter your company name here}

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Page 7

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
113.00	50	0	0
114.00	100	75	75
115.00	200	150	225

Device	Routing	Invert	Outlet Devices
#1	Primary	113.00'	18.0" Round Culvert L= 30.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 113.00' / 112.00' S= 0.0333 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 1.77 sf

Primary OutFlow Max=1.36 cfs @ 12.05 hrs HW=113.60' (Free Discharge)↑**1=Culvert** (Inlet Controls 1.36 cfs @ 2.07 fps)



January 24, 2025

Paul Gadbois, PE, PLS
PO Box 327
Saco, ME 04072

Re: Ability to Serve Determination – Woods Island Acres, Biddeford

Greetings,

The Maine Water Company (MWC) has received your request on the behalf of your client, Jason Martel, for an Ability to Serve Determination for a proposed residential development located at Woods Island Acres, Biddeford, Maine. The request specifies a plan to construct a private road, two residential house lots, and utility infrastructure improvements. The expected peak domestic service demand is 2.3 gallons per minute per lot. The expected fire service demand for the project is not available.

Based on the criteria provided by the developer's engineer, the expected increase in water usage is within the water system's available capacity. The static pressure in the area is approximately **40 psi**. The Biddeford Saco Division of MWC does have sufficient capacity from the existing 8-inch ductile iron water main in the Woods Island Acres Right-of-Way to serve this project. Additional infrastructure improvements may be required at the expense of the developer to meet the overall needs of this project.

Conditions of Service

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

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

Sincerely,
The Maine Water Company

A handwritten signature in blue ink, appearing to read "P. Gere".

Patrick Gere, PE
Project Engineer



STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
177 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

December 30, 2024

Paul Gadbois
PO Box 327
Saco, ME 04072

Via email: pgadbois53@gmail.com

Re: Rare and exemplary botanical features in proximity to: Residential Subdivision, Wood Island Acres, Map 8
Lot 5, Biddeford, Maine

Dear Paul Gadbois:

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files in response to your request received December 30, 2024 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Biddeford, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM
90 BLOSSOM LANE, DEERING BUILDING



PHONE: (207) 287-8044
WWW.MAINE.GOV/DACF/MNAP

The Maine Natural Areas Program (MNAP) is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. MNAP welcomes coordination with individuals or organizations proposing environmental alteration or conducting environmental assessments. If, however, data provided by MNAP are to be published in any form, the Program should be informed at the outset and credited as the source.

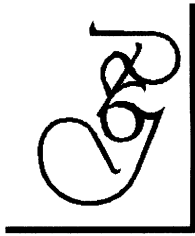
The Maine Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$150.00 for two hours of our services.

Thank you for using MNAP in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

Lisa St. Hilaire

Lisa St. Hilaire | Information Manager | Maine Natural Areas Program
207-287-8044 | lisa.st.hilaire@maine.gov



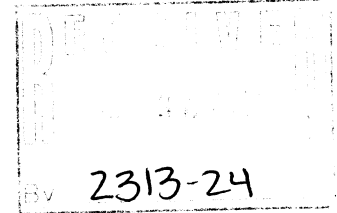
PAUL P. GADBOIS PE, PLS

Civil Engineering, Surveying, Land Planning
Structural Engineering, DEP Permitting

P.O. Box 327
Saco, ME 04072
Phone & Fax (207) 283-3980
Email: pgadbois53@gmail.com

December 24, 2024

Kirt Mohnney
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, ME 04333-0065



RE: Jason Martel
10 Wood Island Acres
Biddeford, Maine
Tax Map 8, Lot 5

Dear Staff:

Our client owns approximately 23 acres of property located off Wood Island Acres in Biddeford (See attached Delorme Map). The owner is planning to construct a private road off of Wood Island Acres to provide access to 2 new residential house lots.

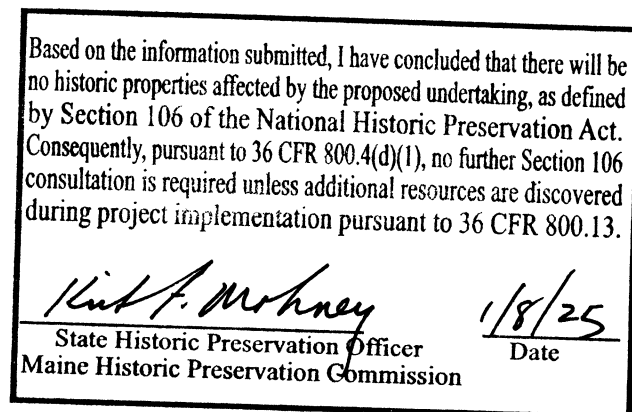
As part of the planning process, we would like to identify any rare or unique botanical features on this property. We request that you kindly search your available resources and send us a written advisory as to the possible presence of rare, threatened, or endangered plant species and unique or exemplary natural communities on the site that might be a cause of concern.

Thank you for your assistance in conducting this site search. Please do not hesitate to contact me should you have any questions or require additional information. If there are fees for your review, please forward the invoice to me.

Very truly yours,

Paul P. Gadbois, P.E., P.L.S.

Encl: Locus Map



**Tribal Historic Preservation Office
Passamaquoddy Tribe
PO Box 159 Princeton, Me. 04668
207-214-4051**

July 12, 2023

**Paul Gadbois
Po 327
Saco, Me Me**

Re: Saco – 32 Ferry Rd

Dear Paul;

The Passamaquoddy THPO has reviewed the following applications regarding the historic properties and significant religious and cultural properties in accordance with NHPA, NEPA, AIRFA, NAGPRA, ARPA, Executive Order 13007 Indian Sacred Sites, Executive Order 13175 Consultation and Coordination with Indian Tribal Governments, and Executive Order 12898 Environmental Justice.

The Projects listed above will not have any impact on cultural and historical concerns of the Passamaquoddy Tribe. Should buried artifacts, human remains, cultural sites or ground features be unexpectedly unearthed during ground disturbing activities, all construction should immediately cease and the resources be examined by a professional archaeologist. Additionally, all appropriate authorities-including all pertinent tribal entities should be notified.

Sincerely;

Donald Soctomah

Donald Soctomah
Soctomah@gmail.com
THPO
Passamaquoddy Tribe



PENOBSCOT NATION
CULTURAL & HISTORIC PRESERVATION
12 WABANAKI WAY, INDIAN ISLAND, ME 04468

CHRIS SOCKALEXIS – TRIBAL HISTORIC PRESERVATION OFFICER

E-MAIL: chris.sockalexis@penobscotnation.org

NAME	Paul Gadbois
ADDRESS	Paul Gadbois PE PLS Engineering PO Box 327 Saco, ME 04072
OWNER'S NAME	Conlon Development LLC
TELEPHONE	207-283-3980
EMAIL	pgadbois53@gmail.com
PROJECT NAME	Multi-Unit Family Development – 32 Ferry Road
PROJECT SITE	Saco, ME
DATE OF REQUEST	June 3, 2023
DATE REVIEWED	January 5, 2024

Thank you for the opportunity to comment on the above referenced project. This project appears to have no impact on a structure or site of historic, architectural or archaeological significance to the Penobscot Nation as defined by the National Historic Preservation Act of 1966, as amended.

If there is an inadvertent discovery of Native American cultural materials during the course of the project, please contact my office at (207) 817-7471. Thank you for consulting with the Penobscot Nation Tribal Historic Preservation Office with this project.

A handwritten signature in black ink, appearing to read "Chris Sockalexis".

Chris Sockalexis, THPO
Penobscot Nation



Coppi Environmental, LLC

Wetland & Soil Services, Consulting & Permitting

PO BOX 226 Hollis Center, ME 04042

207.756.3245 cjc1829@gmail.com

November 14, 2024

Jason Martel
10 Wood Island Acres
Biddeford, ME 04005

RE: Wetland Delineation; 10 Wood Island Acres, Biddeford, MAINE.

Dear Jason:

As requested, I completed a wetland delineation on June 27th and October 29th, 2024, at the above-mentioned property. During the review, I delineated a portion of a large Forested Wetland that traverses the property to the west where it narrows. At the narrow point, a DEP stream is contained within the wetland. The wetland then continues in two directions, to the northwest property line and south east property line. Two (2) areas on the property contain the potential for a vernal pool (PVP), both of which are located near the southeast property line. Wetland areas were flagged in blue using alphanumerical labels and were field located by Paul Gadbois. The attached Wetland Delineation Plan by Gadbois illustrates the wetlands, DEP stream and the two PVP areas which are approximate at this time. Wetlands were delineated in accordance with the Army Corps, Regional Supplement, 2012 manual for the Northeast Region.

Two (PVP's) were identified during the delineation and are approximated on the Gadbois plan. It is advised that a spring vernal pool survey be completed in spring 25' to determine pool jurisdiction (Maine DEP and/or Army Corps of Engineers) at both PVP locations. At that time, the accurate vernal pool boundary, if applicable, may be determined for regulatory purposes. Vernal pools determined to be significant vernal pools, as defined by DEP's Significant Wildlife Habitat Rules, is protected and regulated with a 250' buffer around the depression. The Army Corps regulate any vernal pool, regardless of DEP significance. PVP's are assumed to be significant, unless a spring time survey reveals that the pool does not meet the significance criteria per the SWH rules. Hence, in the interim, regulated activities performed within 250' of either PVP requires DEP review and approval.

Review of the property on Biddeford's zoning map reveals a stream protection zone inside the property but to the north which may be outside of a proposed project. My opinion is that the property does not contain any Wetlands of Special Significance, other than wetland occurring within 25' of either stream, or within 250' of either PVP. As such, my opinion is that a DEP wetland setback is not required. However, if wetlands are proposed for impact, in order to be eligible for the normal wetland tier review permit process by DEP, the impact may not be located within 25' of a stream or contained within significant vernal pool habitat, which is any wetland within 250' of either PVP depression. Stream crossings, that meet PBR standards, are exempt from wetlands permitting. However, the Army Corps of Engineers will be need to

review the project for wetland impacts. Either stream mentioned above requires a 75' setback for DEP purposes while the stream to the north on the zoning map requires a 100' setback for Town of Biddeford stream protection zoning requirements. Permits from those authorities are required if a project intrudes into their respective setbacks.

If you have any questions or matters for further discussion, please don't hesitate to contact me. I can be reached by phone at 756-3245 or by email at cjc1829@gmail.com.

Sincerely,

A handwritten signature in cursive script that reads "Christopher J. Coppi".

Christopher J. Coppi LSS, LSE, CWS
Consulting Wetland and Soil Scientist

Enclosures included in report; Gadbois Wetland Delineation Plan, Biddeford Zoning Map



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

8181

December 23, 2024

Mr. Jason Martell
10 Wood Island Acres
Biddeford, ME 04005

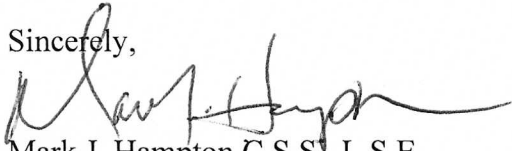
Re: Preliminary Soil Evaluation, 10 Wood Island Acres Biddeford, ME

Dear Jason,

I have completed a preliminary soil evaluation on a parcel of land located at 10 Wood Island Acres Biddeford ME. The 23+ acre parcel is proposed to be split into three family parcels. There is a house currently on the parcel. The soil evaluation was conducted in accordance with the Maine Subsurface Wastewater Disposal Rules dated September 23, 2023. I evaluated two hand excavated soil test pits in each additional proposed lot. The soils found on the parcel are glacial till shallow to ledge with a limiting factor at approximately 18 inches. I was able to find suitable soil in each proposed lot for a septic system. I have attached soil log descriptions.

The soils as evaluated meet the minimum requirements of the state rules. In my opinion, there is suitable soil and enough area for each proposed lot. Subsurface wastewater disposal designs can be prepared at a future date.

If you have any questions or require additional information, please contact me.

Sincerely,

Mark J. Hampton C.S.S., L.S.E.
Certified Soil Scientist #216
Licensed Site Evaluator #263

SOIL PROFILE / CLASSIFICATION INFORMATION**DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITES**Project Name:
10 Wood Island AcresApplicant Name:
Jason MartelProject Location (municipality):
BiddefordExploration Symbol # TP-1 ☒ Test Pit ☐ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	None
10	Sandy Loam	Friable	Brown	Noted
20				
30		LEDGE		
40				
50				
60				

Soil Details by	S.E.	Soil Classification	Slope	Limiting Factor	☐ Groundwater
	2	AIII	2	18	☐ Restrictive Layer
	Profile	Condition	Percent	Depth	☒ Bedrock
S.S.	Soil Series/Phase Name:				Hydrologic
	☐ Hydric				Soil Group
	☐ Non-hydric				

Exploration Symbol # TP-2 ☒ Test Pit ☐ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	None
10	Sandy Loam	Friable	Brown	Noted
20				
30		LEDGE		
40				
50				
60				

Soil Details by	S.E.	Soil Classification	Slope	Limiting Factor	☐ Groundwater
	2	AIII	2	18	☐ Restrictive Layer
	Profile	Condition	Percent	Depth	☒ Bedrock
S.S.	Soil Series/Phase Name:				Hydrologic
	☐ Hydric				Soil Group
	☐ Non-hydric				

Exploration Symbol # TP-3 ☒ Test Pit ☐ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	None
10	Sandy Loam	Friable	Brown	Noted
20				
30		LEDGE		
40				
50				
60				

Soil Details by	S.E.	Soil Classification	Slope	Limiting Factor	☐ Groundwater
	2	AIII	4	22	☐ Restrictive Layer
	Profile	Condition	Percent	Depth	☒ Bedrock
S.S.	Soil Series/Phase Name:				Hydrologic
	☐ Hydric				Soil Group
	☐ Non-hydric				

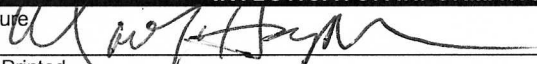
Exploration Symbol # TP-4 ☒ Test Pit ☐ Boring ☐ Probe

" Organic horizon thickness Ground surface elev. _____

" Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy Loam	Friable	Dark Brown	None
10	Sandy Loam	Friable	Brown	Noted
20				
30		LEDGE		
40				
50				
60				

Soil Details by	S.E.	Soil Classification	Slope	Limiting Factor	☐ Groundwater
	2	AIII	4	20	☐ Restrictive Layer
	Profile	Condition	Percent	Depth	☒ Bedrock
S.S.	Soil Series/Phase Name:				Hydrologic
	☐ Hydric				Soil Group
	☐ Non-hydric				

INVESTIGATOR INFORMATION AND SIGNATURESignature: 

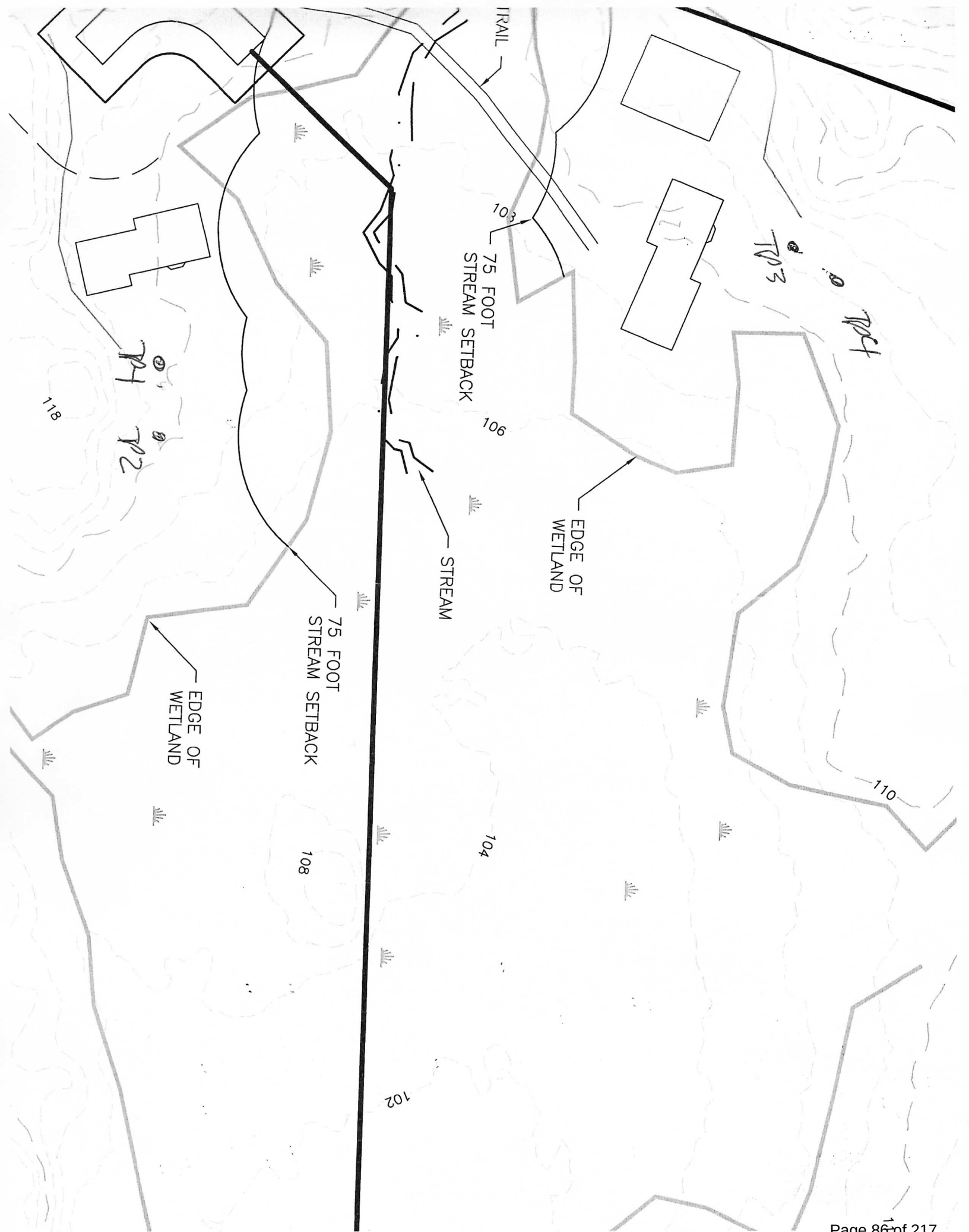
Date: 12/23/2024

Name Printed: Mark J. Hampton

Cert/Lic/Reg. #: 263/216

Title: ☒ Licensed Site Evaluator ☒ Certified Soil Scientist ☐ Certified Geologist ☐ Professional Engineer

affix professional seal





JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
COMMISSIONER

Permit-by-Rule & Notice of Intent Acceptance Notice

Applicant: JASON MARTEL

Town: Biddeford

Project Address: 10 Wood Island Acres

Tax Map/Lot #: 8/5

Permit Number: PBR_ID-0100210

Accepted Date: 3/20/2025

NRPA ☒

Stormwater ☐

MCGP ☐

NRPA PBR Sections – Ch. 305

☐ Sec. 2 Act. Adj. to Prot. Natural Res.

☐ Sec. 9 Utility Crossing

☐ Sec. 16 Coastal Sand Dune Project

☐ Sec. 3 Intake Pipes

☒ Sec. 10 Stream Crossing

☐ Sec. 16A Beach Nourishment and
Restoration

☐ Sec. 4 Replacement of Structures

☐ Sec. 11 State Transport. Facilities

☐ Sec. 18 Maintenance Dredging

☐ Sec. 6 Movement of Rocks or Veg.

☐ Sec. 12 Restoration Natural Areas

☒ Sec. 19 Act. Near SVP Habitat

☐ Sec. 7 Outfall Pipes

☐ Sec. 13 F&W Create/Water Quality
Habitat

☐ Sec. 20 Act. Near Waterfowl/Bird

☐ Sec. 8 Shoreline Stabilization

☐ Sec. 15 Public Boat Ramps

Project Description:

Construct a private way with a stream crossing and development within vernal pool buffer.

Photographs showing the completed project and the affected area must be submitted within 20 days of the activity's completion. The photographs must be sent with a copy of the notification form or labeled with the applicant's name and the town in which the activity took place.

Sincerely,

Martha Harris
Environmental Specialist II
Bureau of Land Resources

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826
Website: www.maine.gov/dep

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769
(207) 764-0477 FAX: (207) 760-3143



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW ENGLAND DISTRICT
NEW ENGLAND DISTRICT OFFICE
696 VIRGINIA ROAD
CONCORD MASSACHUSETTS 01742-2751

September 23, 2025

Regulatory Division
Maine Section

Jason Martel
10 Wood Island Acres
Biddeford, ME 04005
Via Email: marty97E@gmail.com

Dear Jason Martel:

This letter is in response to the application you submitted to the U.S. Army Corps of Engineers (USACE), New England District on February 20, 2025 for a Department of the Army general permit verification. We have assigned this project file number NAE-2025-00513, which you should reference in all correspondence with this office.

A review of the information provided indicates the proposed work includes the installation of a 6-foot diameter by 30-foot culvert for the purpose of a stream crossing which will involve a permanent discharge of fill material within approximate 175 square feet below the ordinary high water mark (OHWM) of an intermittent stream that flows into West Brook, and installation of a residential driveway which will result in the permanent discharge of fill material within approximately 2,925 square feet of inland wetland. The project is located in an inland unnamed stream; at 10 Wood Island Acres, at Latitude 43.472000° and Longitude -70.444030°; in Biddeford, York County, Maine. The work is shown on the enclosed plans titled JASON MARTEL; 10 WOOD ISLAND ACRES; BIDDEFORD, MAINE, on 5 sheets, dated 02/20/2025 and revised 7/16/2025 and 8/25/2025.

Based on the information you have provided, we verify that the activity is authorized under General Permit 10. Linear Transportation Projects and 22. Stream and Wetland Work and Crossings of the October 14, 2020, federal permit known as the Maine General Permits (GPs). If the extent of the project area and/or nature of the authorized impacts to waters are modified, a revised application must be submitted to this office for written approval before work is initiated. You can find a copy of these permits at: <https://www.nae.usace.army.mil/Missions/Regulatory/State-General-Permits/>

Any deviation from the terms and conditions of the permit, or your submitted plans, may subject the permittee to the enforcement provisions of our regulations. Therefore, in the event changes to this project are contemplated, it is recommended you coordinate with this office prior to proceeding with the work. This office must approve any changes before you undertake them. You must perform this work in compliance

with the terms and conditions of the GPs listed above, and also in compliance with the following special conditions:

Project Specific Special Conditions:

1. The permittee shall complete and return the enclosed Work-Start Notification Form to this office at least two weeks prior to the anticipated construction start date.
2. The permittee shall complete and return the enclosed Completion Certification Form to this office at least one month following the completion of the authorized work.
3. You must maintain the activity herein in good condition and in conformance with the terms and conditions of this authorization. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with a general condition of these GPs. Should you wish to cease to maintain the authorized activities, or should you desire to abandon it without a good faith transfer, you must obtain a modification of this authorization from this office, which may require restoration of the area.
4. All construction shall be completed in accordance with the limits of construction and construction sequences detailed on the enclosed plan drawings, titled "JASON MARTEL; 10 WOOD ISLAND ACRES; BIDDEFORD, MAINE," on a total of 5 sheets, dated "02/20/2025" and revised "7/16/2025" and "8/25/2025". If you change the plans or construction methods for work within or adjacent to the inland unnamed stream, please contact us immediately to discuss modification of this authorization. USACE must approve any changes before you undertake them.
5. There shall be no tree clearing between Apr 15 – Sept 30 of any year to avoid the Northern Long Eared Bat (*Myotis septentrionalis*) Summer Occupancy Season and minimize impacts to the federally listed species.

This verification is valid until October 14, 2025. You must commence or be under contract to commence the work authorized herein by October 14, 2025 and complete the work by October 14, 2026 (ONE YEAR AFTER VERIFICATION EXPIRATION). If not, you must contact this office to determine the need for further authorization before beginning or continuing the activity. It is recommended that you contact this office before this authorization expires to discuss if permit reissuance is a possibility.

This GP verification and any associated authorizations does not preclude the necessity to obtain any other federal, state, or local permits, licenses, and/or certifications, which may be required.

If you have any questions related to this verification or have issues accessing documents referenced in this letter, please contact Charlotte Skolnick, Project Manager

at 978-318-8145, or by email at Charlotte.R.Skolnick@usace.army.mil. This agency continually strives to improve our customer service. To better serve you, please complete the Customer Service Survey located at: <https://regulatory.ops.usace.army.mil/customer-service-survey/>.

Sincerely,



Jon T. Coleman
Team Lead
Technical Regional Execution Center
North Atlantic Division

Enclosures

Cc (w/enclosures):

Paul Gadbois, Paul Gadbois Engineering (via pgadbois53@gmail.com)

Kaitlyn Shaw, Marine Resource Management Specialist; NOAA Greater Atlantic Regional Fisheries Office; kaitlyn.shaw@noaa.gov

Work-Start Notification Form

File Number: NAE-2025-00513

State: Maine County: York

Permittee: Jason Martel

Date Verification Issued: 9/23/2025

Project Manager: Charlotte Skolnick

At least two weeks prior to commencing the activity authorized by this permit, sign this certification and return it to the following address:

**US ARMY CORPS OF ENGINEERS
New England District
Attn: Charlotte Skolnick
696 Virginia Road
Concord, MA 01742
Or
cenae-r-me@usace.army.mil
and
Charlotte.R.Skolnick@usace.army.mil
978-318-8145**

Please note that your permitted activity is subject to a compliance inspection by a U. S. Army Corps of Engineers (USACE) representative. Failure to comply with any terms or conditions of this authorization may result in the USACE suspending, modifying or revoking the authorization and/or issuing a Class I administrative penalty, or initiating other appropriate legal action.

The people (e.g. contractor) listed below will do the work, and they understand the permit's conditions and limitations.

Contractor Name/Contractor Firm: _____

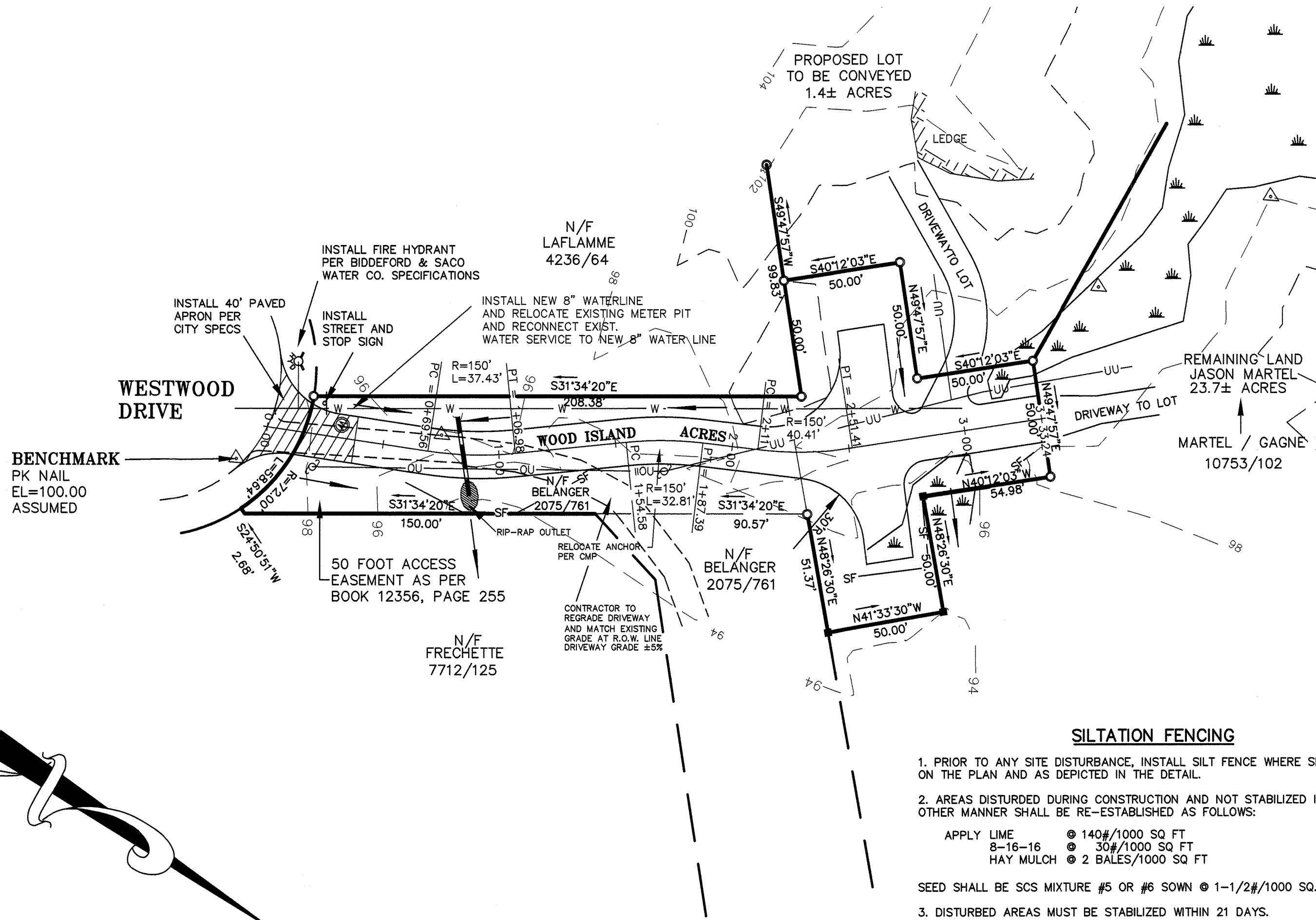
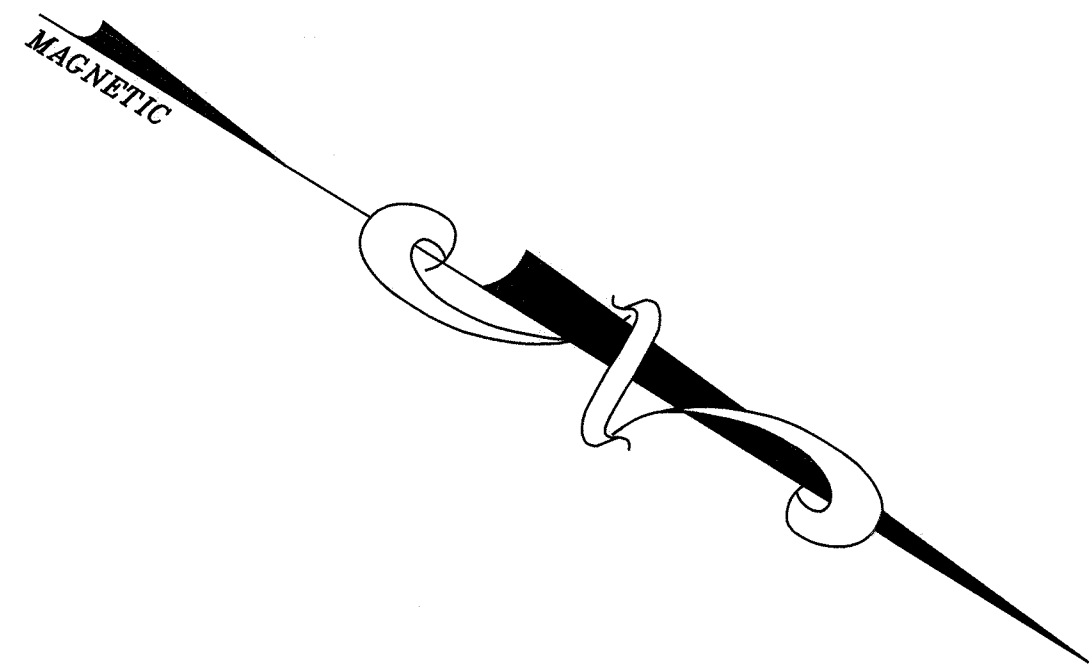
Business Address: _____

Contractor Phone and Email: _____

Proposed Construction Dates: Start: _____ **Finish:** _____

Signature of Permittee

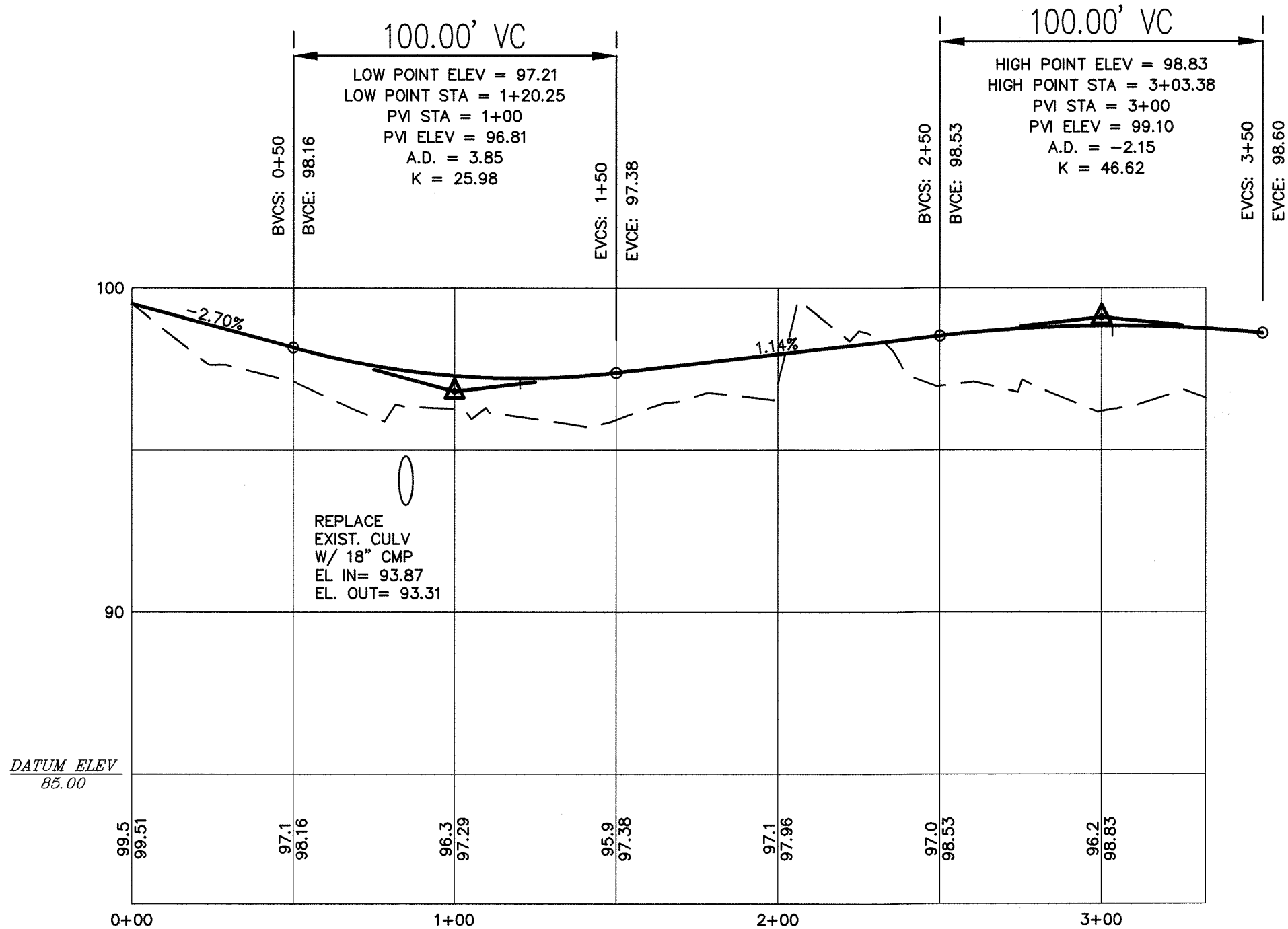
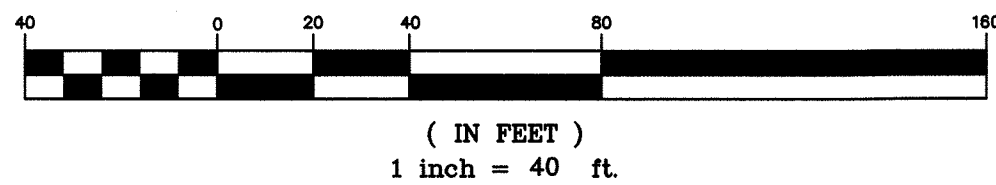
Date



SILTATION FENCING

- PRIOR TO ANY SITE DISTURBANCE, INSTALL SILT FENCE WHERE SHOWN ON THE PLAN AND AS DEPICTED IN THE DETAIL.
- AREAS DISTURBED DURING CONSTRUCTION AND NOT STABILIZED IN SOME OTHER MANNER SHALL BE RE-ESTABLISHED AS FOLLOWS:
APPLY LIME 140#/1000 SQ FT
8-16-16 30#/1000 SQ FT
HAY MULCH 2 BALES/1000 SQ FT
- SEED SHALL BE SCS MIXTURE #5 OR #6 SOWN @ 1-1/2#/1000 SQ. FT.
- DISTURBED AREAS MUST BE STABILIZED WITHIN 21 DAYS.
- IF WORK IS CONDUCTED BETWEEN SEPTEMBER 15 AND APRIL 15 OF ANY CALENDAR YEAR, A TEMPORARY HAY MULCH AND EROSION CONTROL MESH SHALL BE INSTALLED OVER DENUDE AREAS TO PROTECT THEM FROM EROSION UNTIL PERMANENT REVEGETATIVE MEASURES CAN BE UNDERTAKEN.

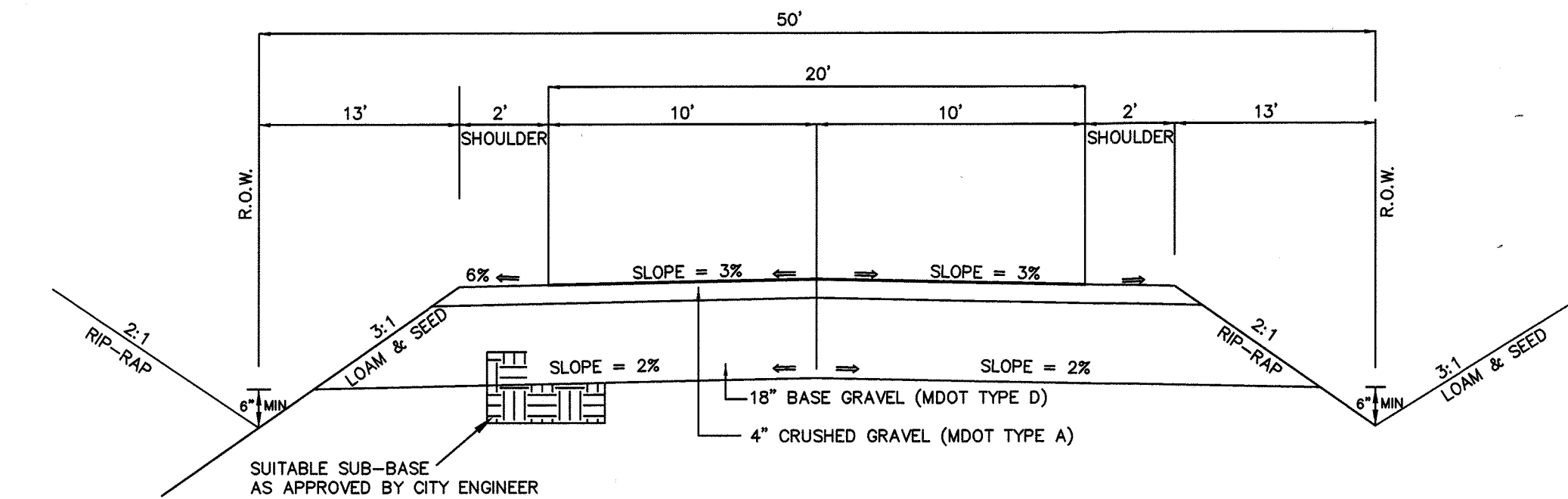
PLAN VIEW
HORIZ. 1" = 40'
GRAPHIC SCALE



PROFILE VIEW
HORIZ. 1" = 40'
VERT. 1" = 4'

LEGEND

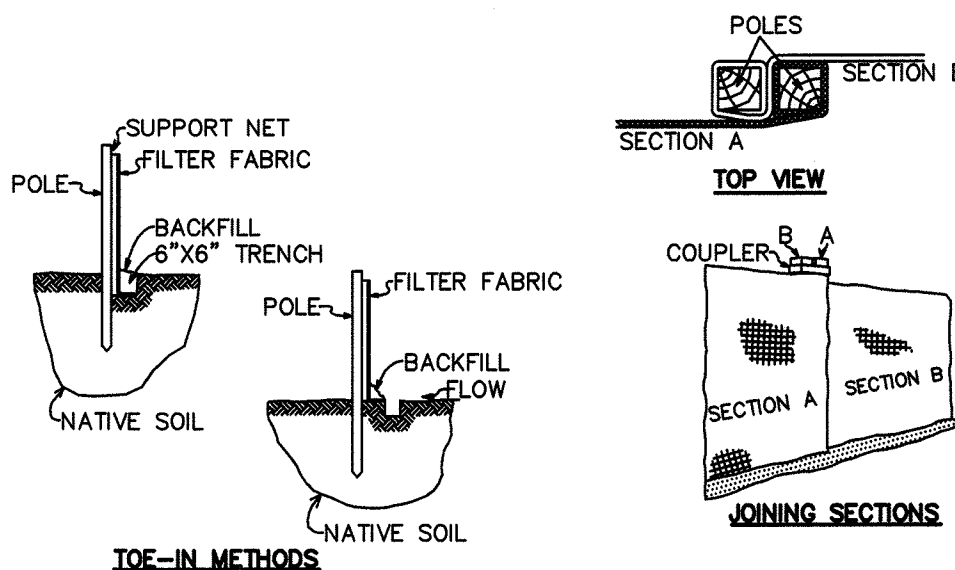
- ▲ SURVEYORS TRAVERSE POINT
- FOUND IRON ROD OR PIPE
- FOUND MONUMENT
- IRON ROD TO BE SET
- PROPERTY LINE
- - - ABUTTERS PROPERTY LINE
- - - SETBACK LINE
- N/F NOW OR FORMERLY
- OU UTILITY POLE
- OU OVERHEAD UTILITIES
- ⊗ EXISTING FIRE HYDRANT
- MONUMENT TO BE SET
- - - SILTATION FENCE
- DRAINAGE ARROW



TYPICAL ROADWAY CROSS SECTION
N.T.S.

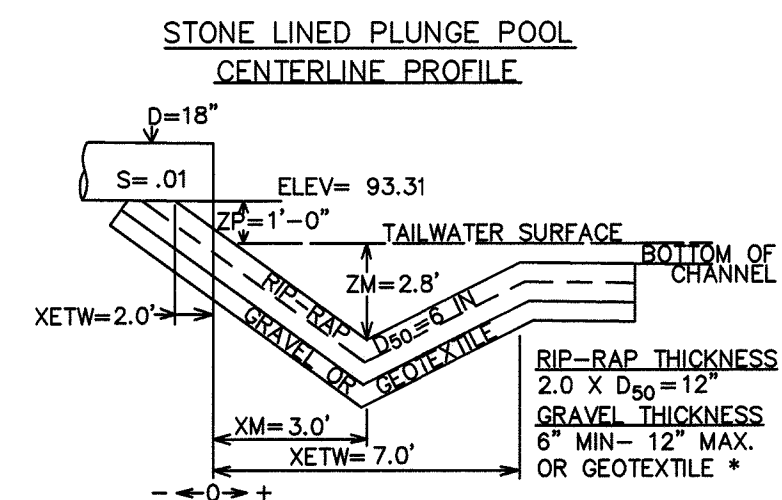
NOTES:

- RECORD OWNER: JASON MARTEL
2 WILLET STREET APT. 202
BIDDEFORD, MAINE
- PROPERTY IS SHOWN AS 5 ON THE CITY OF BIDDEFORD TAX MAP # 8.
- DEED REFERENCE: DEED FROM PAUL MARTEL & JONATHAN GAGNE, 10753/102, TO JASON MARTEL TO BE RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS.
- PROPERTY IS LOCATED IN THE SR-1 ZONE.
- PROPERTY TO BE SERVED BY ON LOT SEPTIC, PUBLIC WATER AND UNDERGROUND UTILITIES.
- PROPOSED USE: SINGLE FAMILY RESIDENCES.
- THE CITY OF BIDDEFORD WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, OR PLOWING OF THE PRIVATE WAY AND THAT FURTHER LOT DIVISION UTILIZING THE PRIVATE WAY ARE PROHIBITED WITHOUT PRIOR APPROVAL OF THE BOARD.
- THIS ROADWAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 51 OF THE ZONING ORDINANCE FOR PRIVATE WAYS AND ROADS.
- A MAINTENANCE AGREEMENT SHALL BE ON FILE IN THE CITY (AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS) WHICH OUTLINES THE RESPONSIBILITY OF THE OWNERS OF THE LOTS ON THE PRIVATE WAY.
- NO NEW STREET LIGHTS ARE PROPOSED FOR THIS PROJECT.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS AS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION "BEST MANAGEMENT PRACTICES, 1991".
- A PRE-CONSTRUCTION MEETING WITH THE CITY OF BIDDEFORD'S ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ANY SOIL DISTURBANCE.
- DRIVEWAY APRONS MUST COMPLY WITH CHAPTER 62 SECTION 62-111 OF THE BIDDEFORD ORDINANCE.
- IN LIEU OF A PERFORMANCE GUARANTEE, THE APPLICANT SHALL NOT RECEIVE A BUILDING PERMIT UNTIL THE PRIVATE WAY IS CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND ACCEPTED BY THE CITY ENGINEER'S OFFICE, OR A LETTER OF CREDIT IS SUBMITTED TO THE CITY FOR 150% OF THE RIGHT OF WAY IMPROVEMENT COSTS.
- TOTAL WETLAND IMPACT 1,347 SQUARE FEET.
- NOTIFY THE CITY ENGINEERING DEPARTMENT TO SCHEDULE INSPECTION OF WORK AS REQUIRED BY BIDDEFORD CITY ORDINANCES.
- "THE CITY OF BIDDEFORD SHALL NOT BE RESPONSIBLE FOR THE COST OF MATERIALS, INSTALLATION, MAINTENANCE OR POWER FOR THE STREET LIGHTING. THE PROPERTY OWNER OF THE TAX MAP 8, LOT 5 SHALL ASSUME ALL COSTS ASSOCIATED WITH THE LIGHTING SYSTEM."
- WETLANDS LOCATED AND DELINEATED BY PAUL P. GADBOIS.
- LOT SIZE AND DIMENSION REQUIREMENTS:
FRONT SETBACK 40 FT
SIDE & REAR SETBACK 10 FT
MIN FRONTAGE 100 FT
MIN LOT SIZE 20,000 SF
- THE PROPOSED RIGHT OF WAY IS TO BE A PRIVATE ROAD. NO CITY SERVICES, SUCH AS SNOW PLOWING, TRASH PICKUP, OR STREET BUILDING AND MAINTENANCE OF ANY KIND, SHALL BE PROVIDED TO LOTS ON THE PRIVATE ROAD SHOWN ON THIS PLAN.

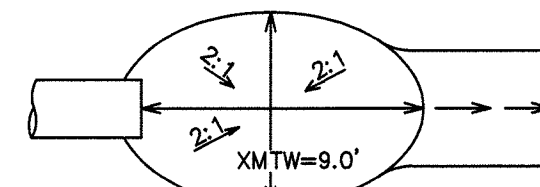


SILTATION FENCING

- INSTALL SILT FENCE DOWNSLOPE OF ALL CONSTRUCTION ACTIVITIES.
- INSPECTION SHOULD BE FREQUENT AND REPAIR OR REPLACEMENT MADE PROMPTLY AS NEEDED. CHECK AFTER EACH RAINFALL.
- BARRIERS SHOULD BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.



PLAN VIEW



*IF GEOTEXTILE IS USED, EXCAVATION VOLUME = VEX-VFL

RIP-RAP OUTLET

000349

YORK,ss REGISTRY OF DEEDS
Received AUG 27 2003
at 10 h 50 m A.M., and
Filed in Plan Book 284 Page 25
ATTEST: Debra L. Anderson
Register

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE.

PAUL P. GADBOIS, P.E. # 4521

APPROVAL CITY OF BIDDEFORD PLANNING BOARD

08-20-03
DATE

Chairperson

Paul P. Gadbois

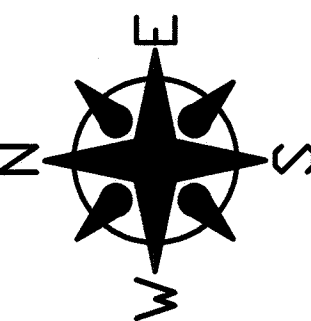
Debra L. Anderson

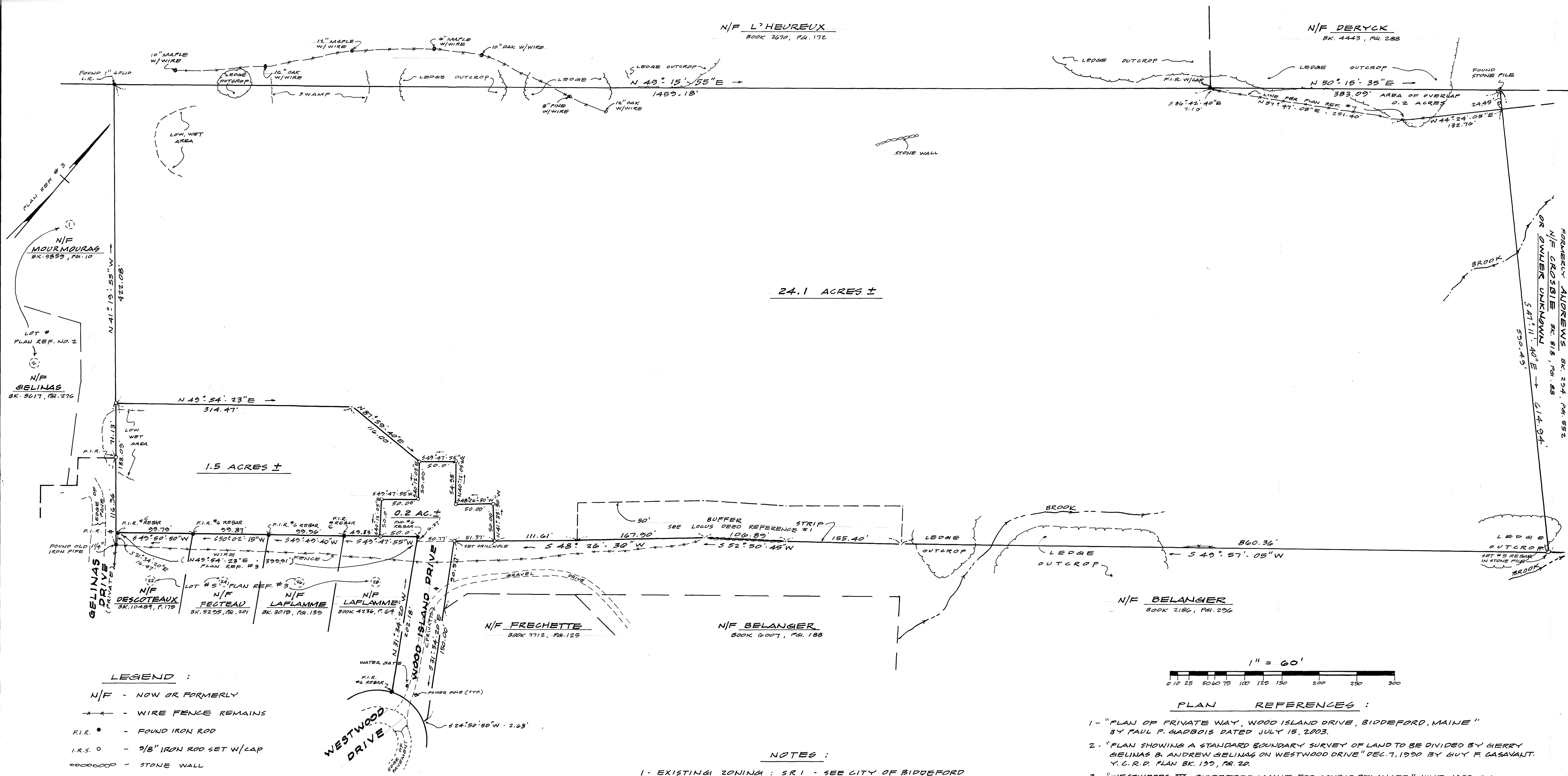
Albert L. Durr

RECORD OWNERS
PAUL MARTEL & JONATHAN GAGNE
154 WEST STREET
BIDDEFORD, MAINE 04005

PLAN OF PRIVATE WAY
WOOD ISLAND ACRES
BIDDEFORD, MAINE

PAUL P. GADBOIS
ENGINEERING
LAND PLANNING





YORK, ss
 Received **SEPT 22, 2003**
 at **3** h **08** m **P** M, and
 Filed in Plan Book **284** page **42**
 ATTEST: *[Signature]*

SEAL

SURVEYOR'S CERTIFICATION :
 THIS SURVEY CONFORMS TO THE MAINE BOARD
 OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS
 RULES OF APRIL, 2001, CHAPTER 90, STANDARDS
 OF PRACTICE.
[Signature] 8/3/03
 GUY F. CASAVANT P.L.S. #1301 DATE



1. COVER SHEET
2. SUBDIVISION PLAN
3. EXISTING CONDITIONS PLAN
4. PLAN & PROFILE
5. WETLAND CROSSING
6. EROSION CONTROL & DETAILS
7. EROSION CONTROL & DETAILS II

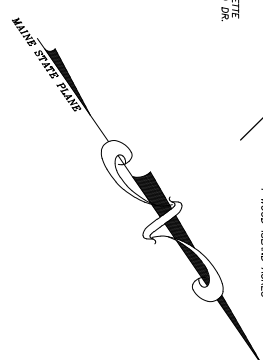
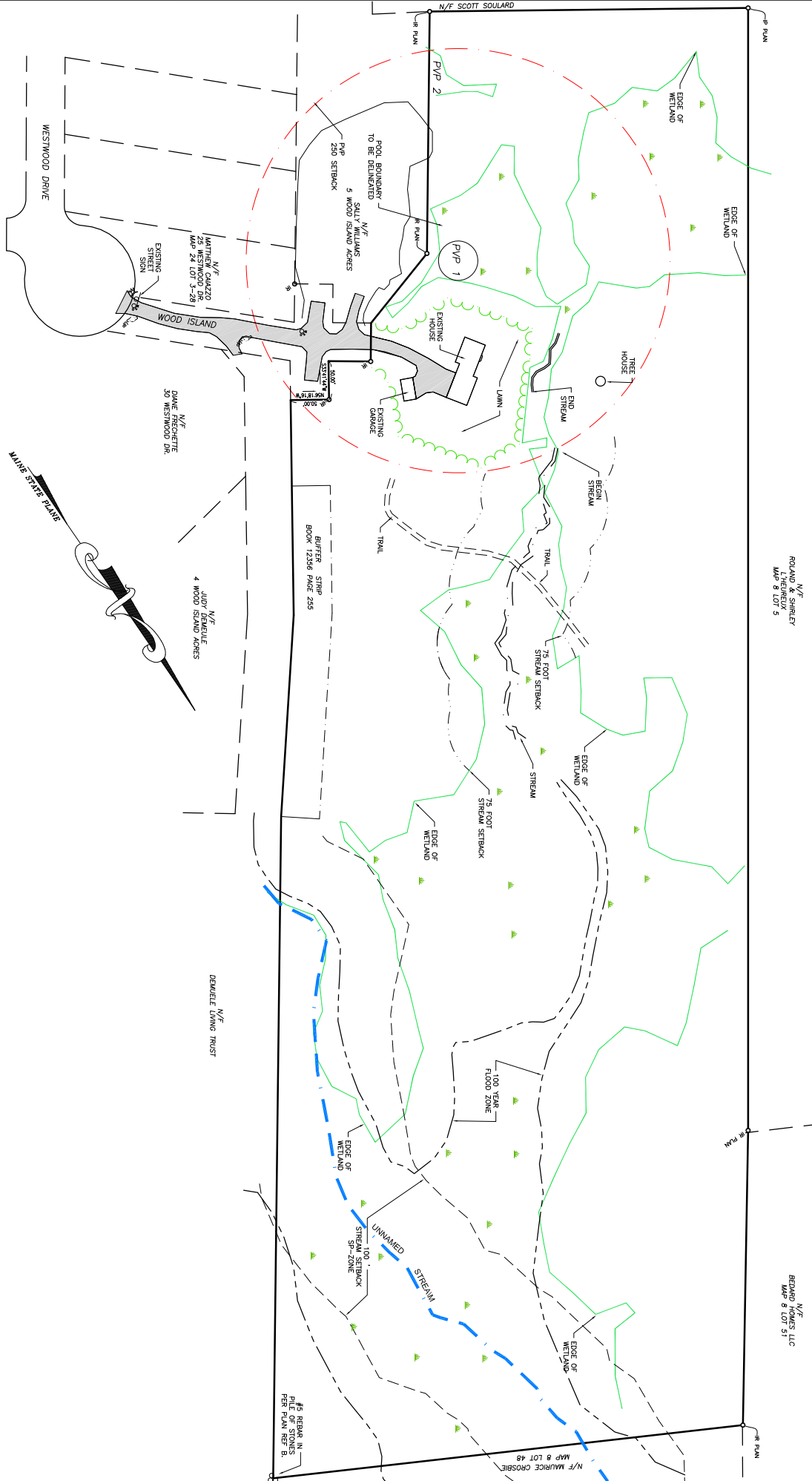
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3980

JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE

RECORD OWNER
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE 04005

DRAWN: P.P.G.		REVIEWS:	
CHECKED: P.P.G.			
SCALE: 1"= 200'			
FIELD BOOK:			
DATE: 07-16-2025			
JOB NO. 1872			
SHEET 1 OF 7	1.	10-17-25	PRELIMINARY PLAN SUBMISSION

Page 94 of



I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Paul P. Gadbois
 PAUL P. GADBOIS, P.E. # 4251
 DATE: _____



LEGEND

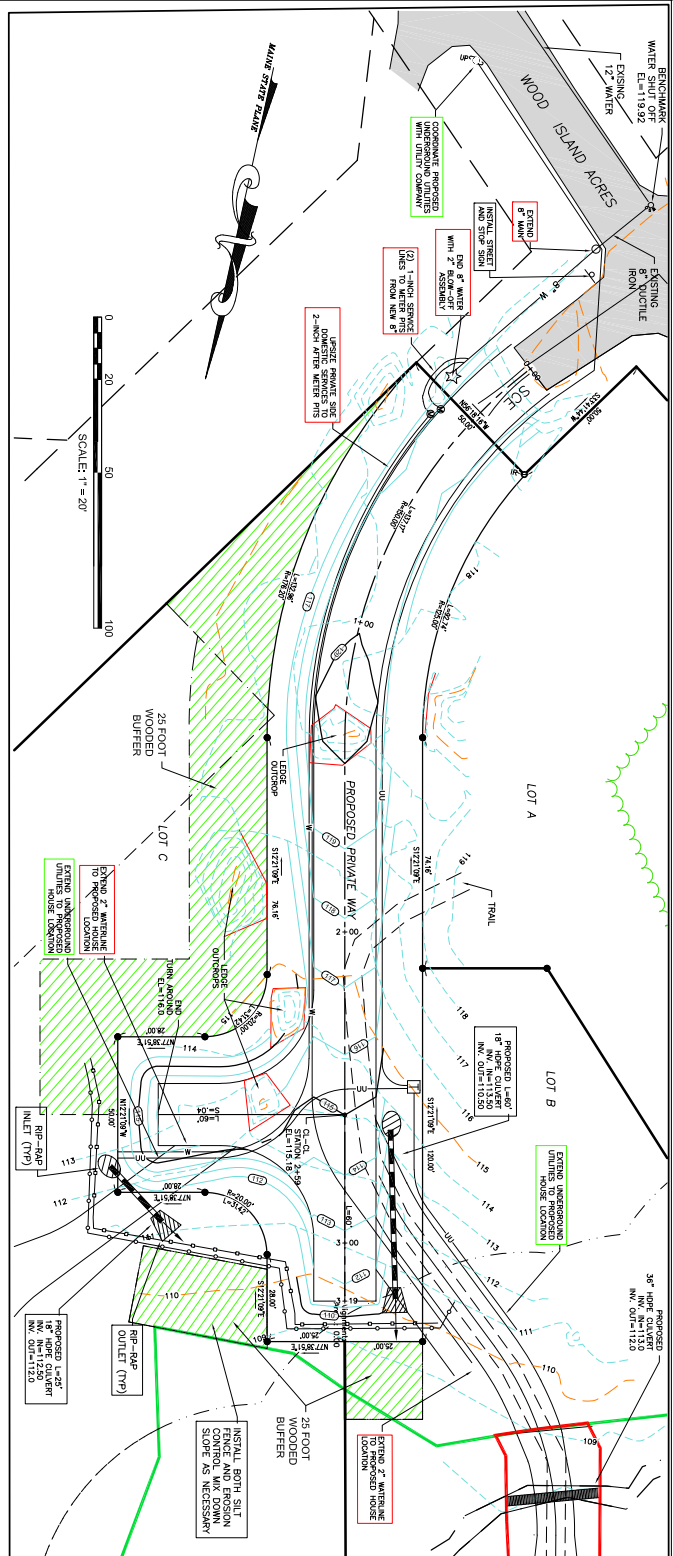
▲	SURVEYOR'S TRAVERSE POINT
○	FOUND IRON ROD OR PIPE
●	IRON ROD TO BE SET
—	PROPERTY LINE
- - -	ADJUTERS PROPERTY LINE
- - -	SETBACK LINE
- - -	NOW OR FORMERLY
—	UTILITY POLE
—	OVERHEAD UTILITIES
—	EXISTING FIRE HYDRANT
+	WATER SHUTOFF

PAUL P. GADBOIS
 ENGINEERING SURVEYING
 LAND PLANNING
 P.O. BOX 327, SACO, MAINE 04072
 (207) 283-3980

EXISTING CONDITIONS PLAN
 JASON MARTEL
 10 WOOD ISLAND ACRES
 BIDDEFORD, MAINE

RECORD OWNER
 JASON MARTEL
 10 WOOD ISLAND ACRES
 BIDDEFORD, MAINE 04005

DRAWN: P.P.G.		REVISIONS:	
CHECKED: P.P.G.			
SCALE: 1" = 60'			
FIELD BOOK:			
DATE: 07-16-25			
JOB NO. 1872			
SHEET 3 OF 7		1. 10-17-25 PRELIMINARY PLAN SUBMISSION	

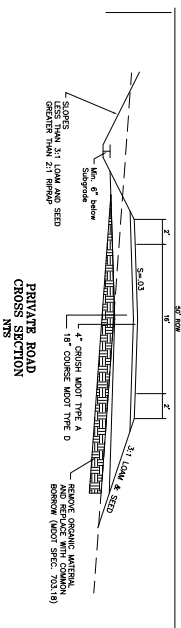


- PRIVATE WAY NOTES:**
1. THE PROPOSED RIGHT OF WAY IS TO BE A PRIVATE ROAD. THE CITY OF BIDDFORD, MAINE, HAS REVIEWED THE PROPOSED PRIVATE ROAD AND HAS APPROVED THE PROPOSED PRIVATE ROAD. THE CITY OF BIDDFORD, MAINE, HAS REVIEWED THE PROPOSED PRIVATE ROAD AND HAS APPROVED THE PROPOSED PRIVATE ROAD.
 2. NO NEW STREET LIGHTS ARE PROPOSED FOR THIS PROJECT.
 3. EROSION PREVENTION PROVISIONS AS OUTLINED IN THE MAINE EROSION CONTROL AND PREVENTION ACT (25 M.R.S. § 11-101) SHALL BE FOLLOWED.
 4. BROADWAY ADJACENT MUST COMPLY WITH CHAPTER 62-111 OF THE MAINE EROSION CONTROL AND PREVENTION ACT.
 5. IN THE EVENT OF A FULL PERFORMANCE GUARANTEE, THE APPLICANT SHALL NOT RECEIVE A REFUND OF THE FEE FOR THE PERFORMANCE GUARANTEE.
 6. THE PROPOSED PRIVATE WAY SHALL BE CONSIDERED AS A PRIVATE ROAD AND SHALL BE SUBJECT TO THE CITY OF BIDDFORD, MAINE, REVIEW AND APPROVAL.
 7. THE PROPOSED PRIVATE WAY SHALL BE CONSIDERED AS A PRIVATE ROAD AND SHALL BE SUBJECT TO THE CITY OF BIDDFORD, MAINE, REVIEW AND APPROVAL.
 8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MAINE EROSION CONTROL AND PREVENTION ACT.
 9. THE PROPOSED PRIVATE WAY SHALL BE CONSIDERED AS A PRIVATE ROAD AND SHALL BE SUBJECT TO THE CITY OF BIDDFORD, MAINE, REVIEW AND APPROVAL.
 10. THE PROPOSED PRIVATE WAY SHALL BE CONSIDERED AS A PRIVATE ROAD AND SHALL BE SUBJECT TO THE CITY OF BIDDFORD, MAINE, REVIEW AND APPROVAL.
 11. THE PROPOSED PRIVATE WAY SHALL BE CONSIDERED AS A PRIVATE ROAD AND SHALL BE SUBJECT TO THE CITY OF BIDDFORD, MAINE, REVIEW AND APPROVAL.

WATER OF PERFORMANCE GUARANTEE:

- A. NO PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF ANY BUILDING ON THE PROPOSED PRIVATE WAY UNTIL THE CITY OF BIDDFORD, MAINE, HAS REVIEWED THE PROPOSED PRIVATE WAY AND HAS APPROVED THE PROPOSED PRIVATE WAY.
- B. NO OCCUPANCY PERMIT SHALL BE ISSUED UNTIL THE CITY OF BIDDFORD, MAINE, HAS REVIEWED THE PROPOSED PRIVATE WAY AND HAS APPROVED THE PROPOSED PRIVATE WAY.

PRIVATE ROAD CROSS SECTION



PROGRESS PLAN
NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR INFORMATION PURPOSES ONLY. IT IS SUBJECT TO REVISION.

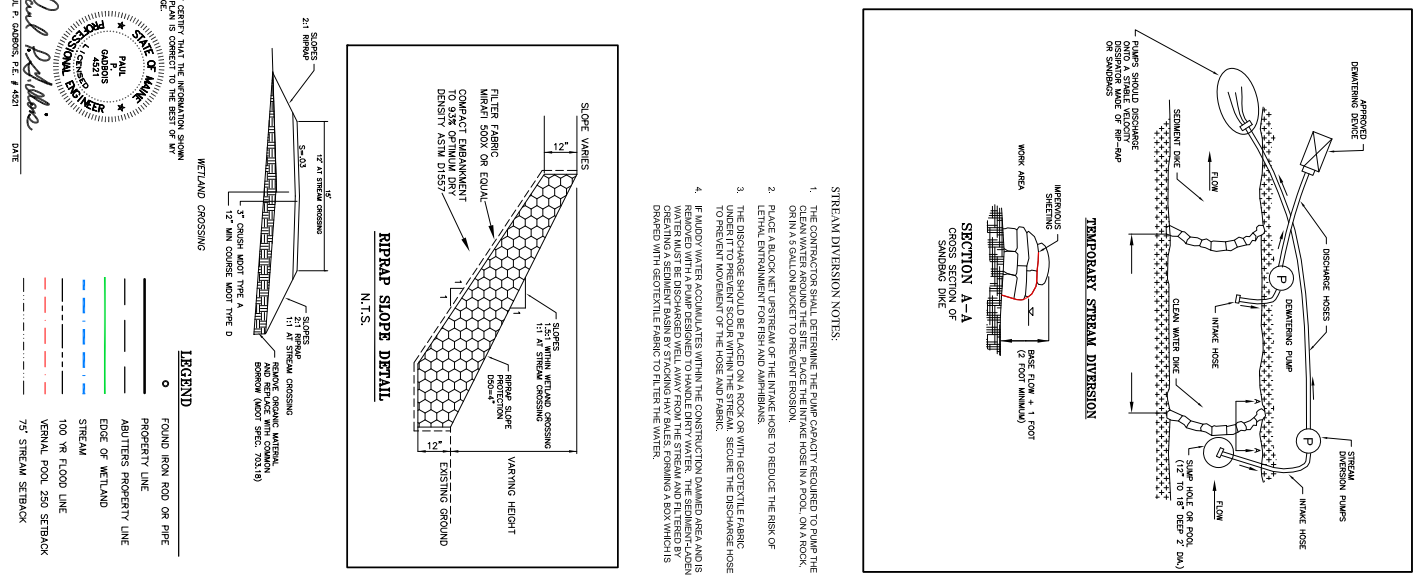
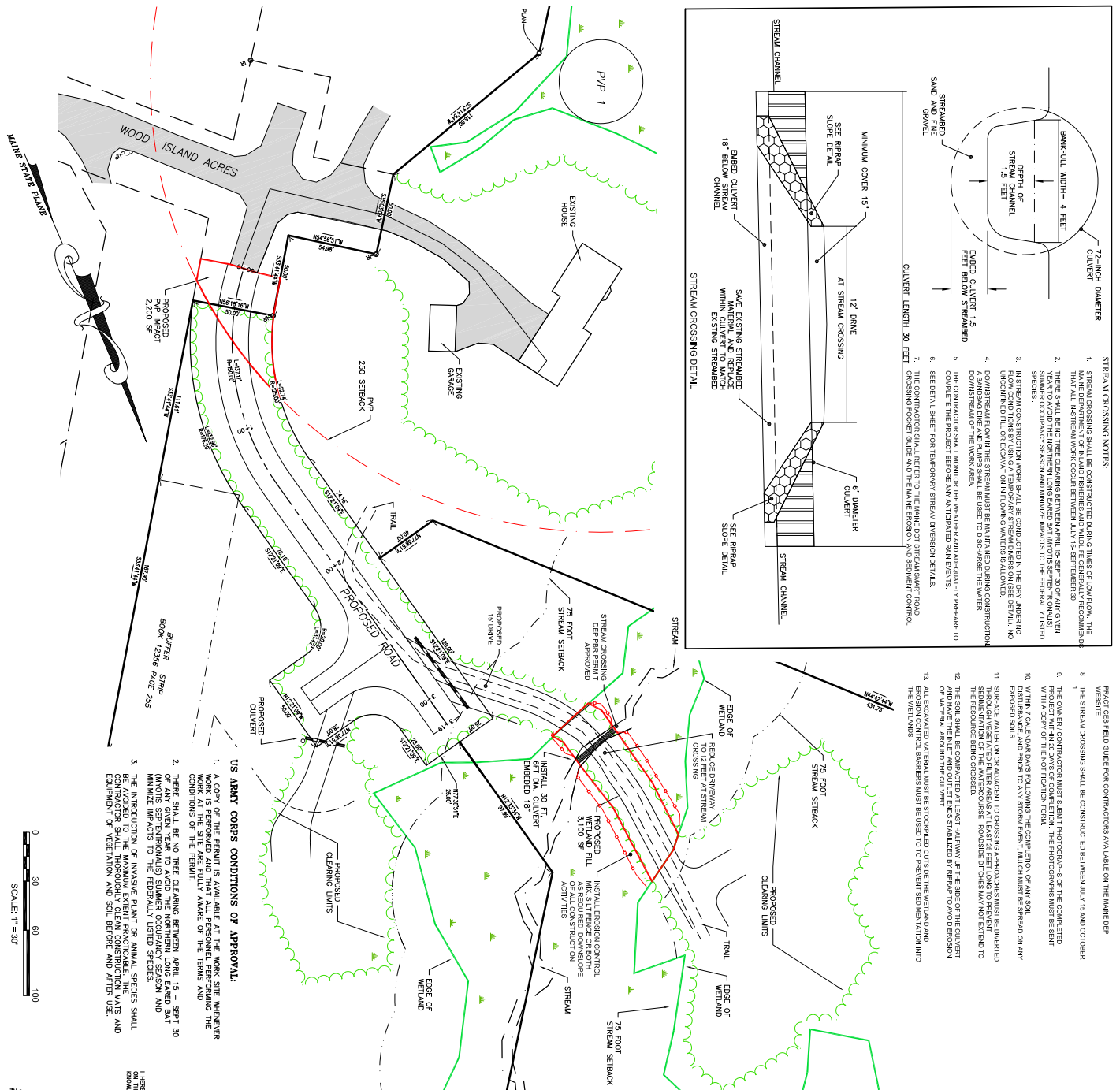
- LEGEND**
- ▲ SURVEYORS TRAVELER POINT
 - FOUND IRON ROD OR PIPE
 - PROPERTY LINE
 - ADJUTERS PROPERTY LINE
 - SETBACK LINE
 - NOW OR FORMERLY
 - UTILITY POLE
 - OVERHEAD UTILITIES
 - EXISTING FIRE HYDRANT
 - WATER SHUTOFF
 - DRAINAGE DIRECTION
 - PROPOSED SPOT GRADES
 - PROPOSED CONTOUR ELEV

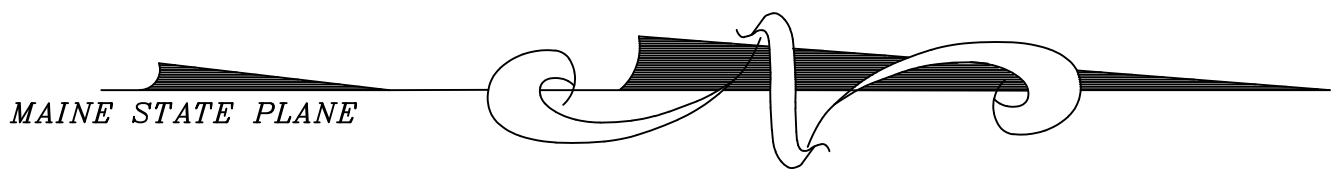
PAUL P. GADBOIS
ENGINEERING SURVEYING
LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3980

PRIVATE ROAD PLAN AND PROFILE
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE

RECORD OWNER
JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE 04005

DRAWN: P.P.G.	REVISIONS:
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SCALE:	
FIELD BOOK:	
DATE: 07-16-2025	
JOB NO. 1872	
SHEET 4 OF 7	1. 10-17-25 PRELIMINARY PLAN SUBMISSION





LOCATION MAP
1"= 200'

- PLAN INDEX**
- 1. COVER SHEET
 - 2. SUBDIVISION PLAN
 - 3. EXISTING CONDITIONS PLAN
 - 4. PLAN & PROFILE
 - 5. WETLAND CROSSING
 - 6. EROSION CONTROL & DETAILS
 - 7. EROSION CONTROL & DETAILS II

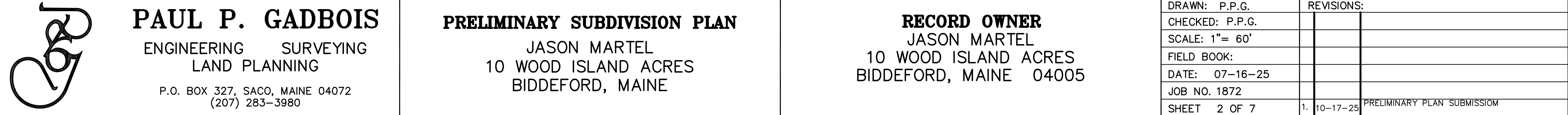


PAUL P. GADBOIS
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LAND PLANNING
P.O. BOX 327, SACO, MAINE 04072
(207) 283-3980

COVER SHEET
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BIDDEFORD, MAINE

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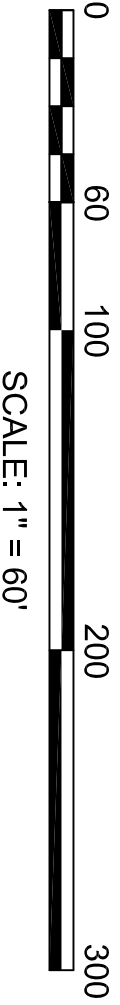
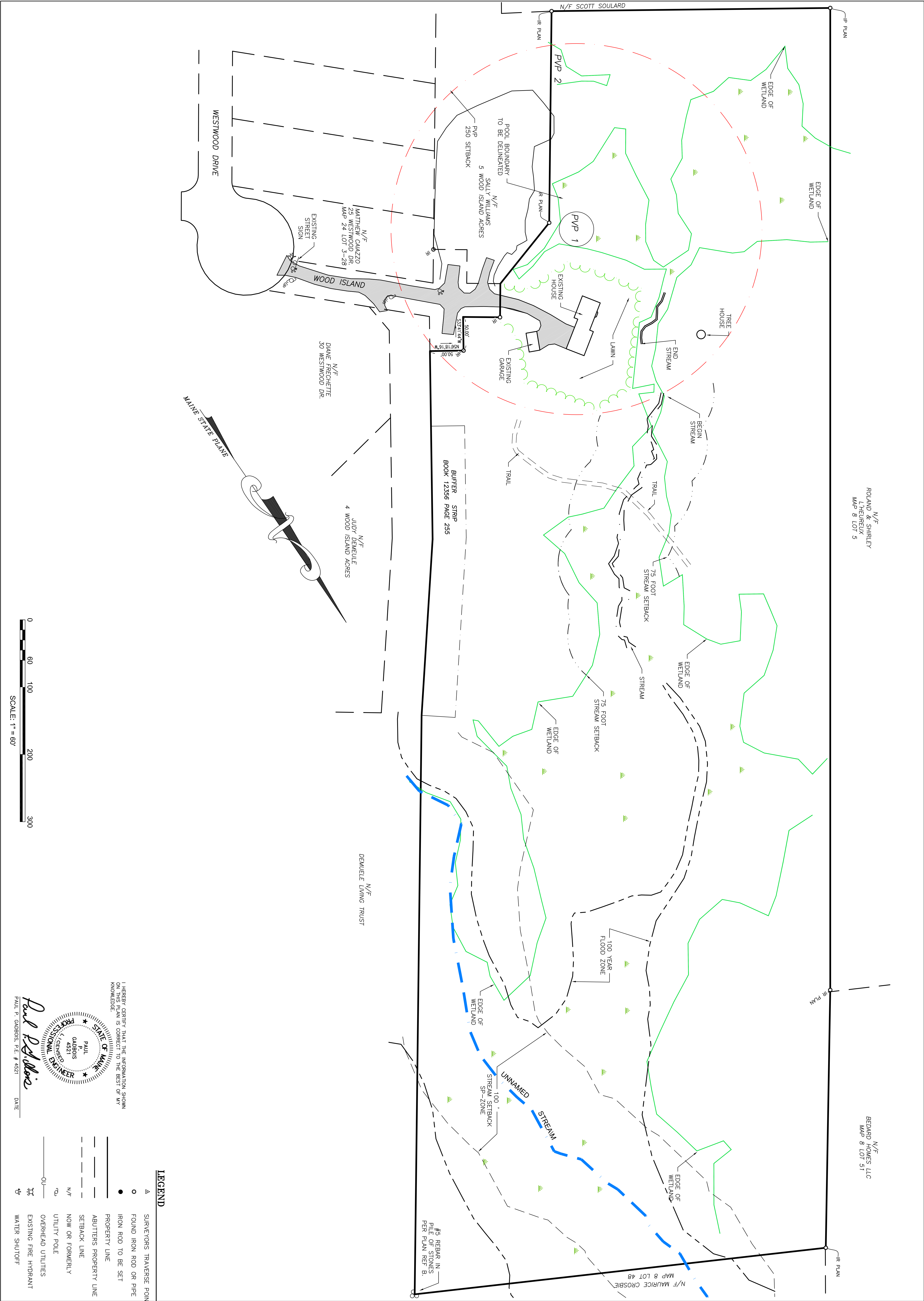
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JASON MARTEL
10 WOOD ISLAND ACRES
BIDDEFORD, MAINE

RECORD OWNER
JASON MARTEL
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BIDDEFORD, MAINE 04005

DRAWN: P.P.G.	REVISIONS:	
CHECKED: P.P.G.		
SCALE: 1"= 60'		
FIELD BOOK:		
DATE: 07-16-25		
JOB NO. 1872		
SHEET 2 OF 7	1. 10-17-25	PRELIMINARY PLAN SUBMISSION



I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE.

PAUL P. GADBOIS, P.E. # 4521

DATE

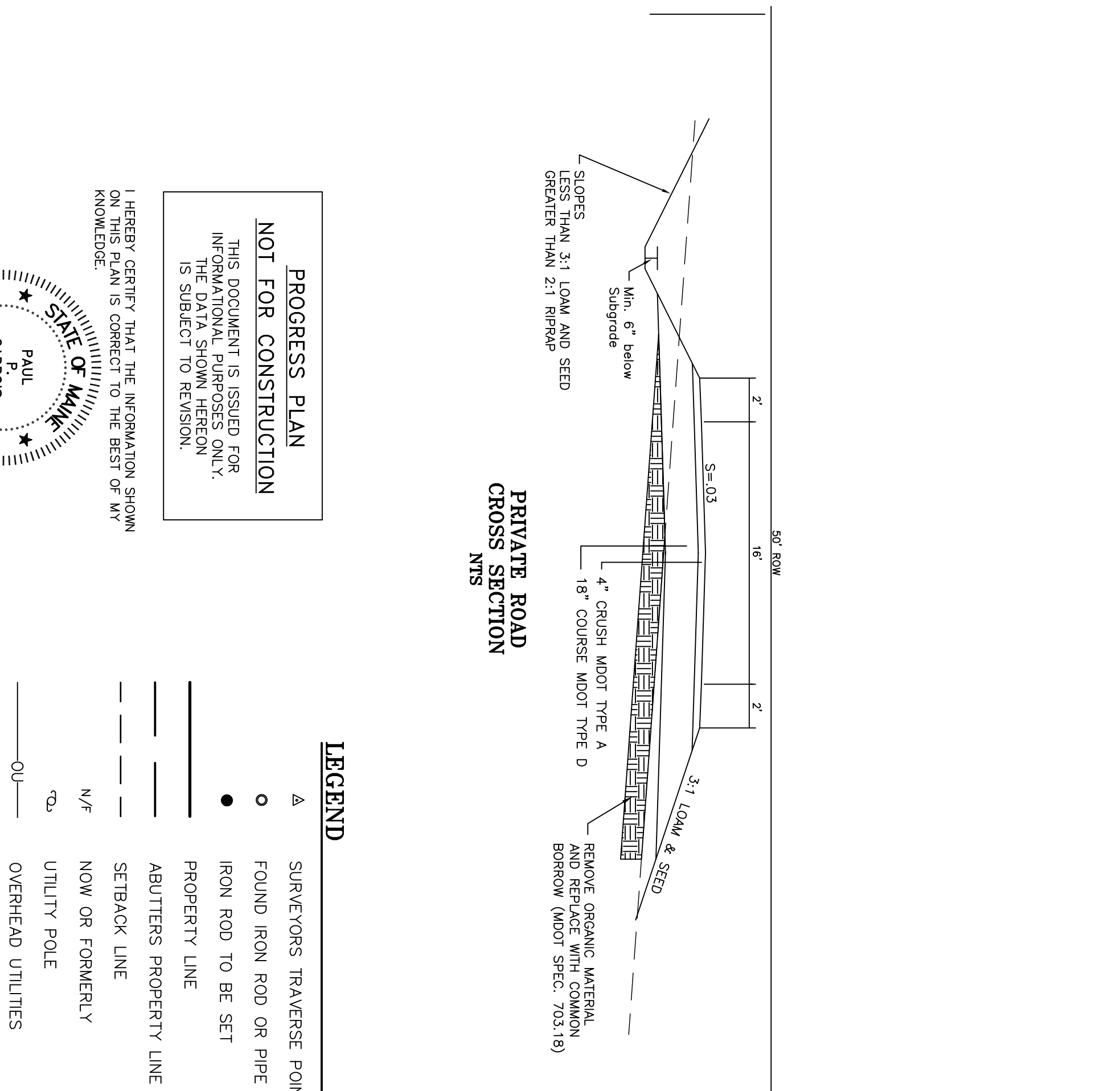
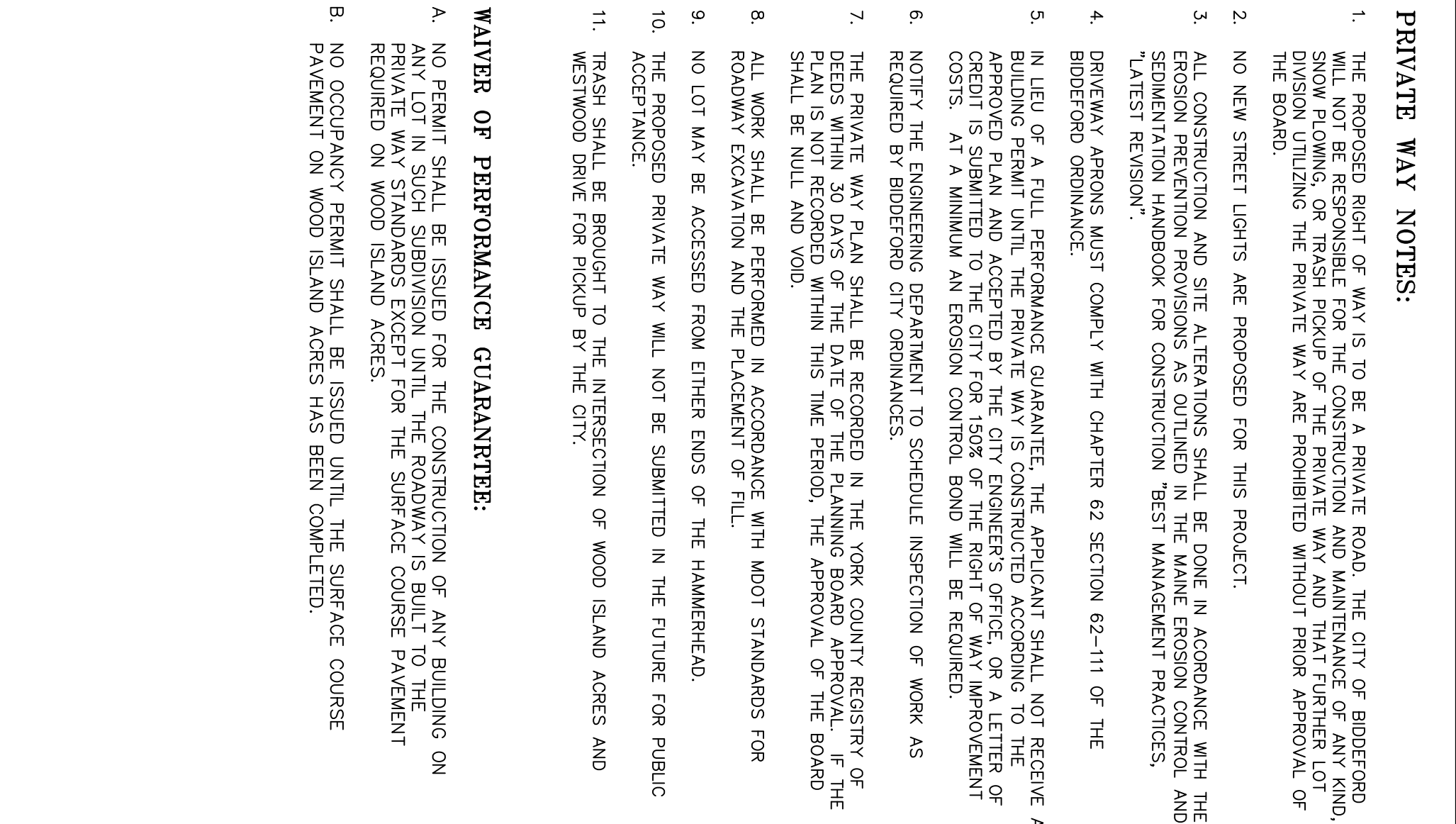
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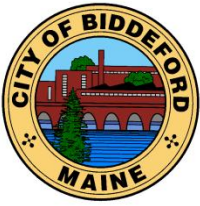


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PRIVATE ROAD PLAN AND PROFILE
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10 WOOD ISLAND ACRES
BIDDEFORD, MAINE

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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, City Planner & Acting Director of the Planning & Development Dept.

DATE: November 13, 2025

RE: **2025.48 Review of a Conditional Use Permit Request for Reveler, LLC (f/k/a Tom Watson & Co). This proposal is to open a "Convention Center" at 30 Upper Falls Road (Tax Map 40, Lot 55-3) in the MSRD 3 Zone.**

MEETING DATE: November 19, 2025, 6:00 PM

1. INTRODUCTION

This application has been submitted by Reveler, LLC (f/k/a Tom Watson & Co), the property owner, for a Conditional Use Permit Request for the establishment of a "Convention Center" to be located at 30 Upper Falls Road (Tax Map 40, Lot 55-3) in the MSRD 3 Zone. The application is being presented by Peter F. Heil P.E. Senior Project Manager of Acorn Engineering, Inc., and Agent for Reveler, LLC on behalf of the proposed tenant, Maine Venue Partners. The City defines Convention Centers as:

"A building or portion thereof, or buildings designed to accommodate people in assembly, exhibits, auditoriums, assembly halls, special events, etc., for commercial purposes".

Project History: On January 18, 2023, the Planning Board granted approval of the proposed Subdivision, Site Plan, and Shoreland Zoning Final Plan Review for Tom Watson & Co. at 10, 20, 26 and 30 Upper Falls Way (formerly Gooch Street) (Tax Map 40, Lots 55, 55-3, and 56-1) in the MSRD-3 zoning district.



10, 20, 30 Upper Falls Road – Site Design

RE: 2025.48 Review of a Conditional Use Permit Request for Reveler, LLC (f/k/a Tom Watson & Co). This proposal is to open a "Convention Center" at 30 Upper Falls Road (Tax Map 40, Lot 55-3) in the MSRD 3 Zone.

MEETING DATE: November 19, 2025, at 6:00 PM

The project has been mostly constructed and consists of four (4) separate buildings which include the construction of a 6-story building containing 55 residential units with a restaurant space on 10 Upper Falls Road; a 5-story, 16-unit residential building at 20 Upper Falls Road, 11 townhome units on 26 Upper Falls Way, and a partial demolition and redevelopment of the existing building located at 30 Upper Falls Way (subject building), to accommodate a commercial use which was originally presented as "potentially a brewery/taproom restaurant". The project will also included associated parking and landscaped areas and the integration of internal sidewalks which also connect to the Riverwalk.



**30 Upper Falls Road- Partial demolition and redevelopment of existing building
(Photos: L to R: Historic, Pre-demo & Existing).**

National Register of Historic Places Designation: It should be noted that the owners of 1 Upper Falls Road (formerly 1 Gooch Street) and the existing building at 30 Upper Falls Road (part of this development), nominated these buildings to be included in the Biddeford Saco Mills Historic District which is a part of the National Register of Historic Places. The Biddeford Historic Preservation Commission (HPC) endorsed this nomination. As of December 13, 2022, the National Park Service approved this boundary increase, and these structures are now listed on the National Register. The Historic Preservation Committee (HPC) was gratified to see this district expanded, as it enhances preservation here in Biddeford and recognizes the value of our historic resources. The Project Plan was presented and approved by the Historic Preservation Commission (HPC) at their meeting on January 11, 2023.

RE: 2025.48 Review of a Conditional Use Permit Request for Reveler, LLC (f/k/a Tom Watson & Co). This proposal is to open a "Convention Center" at 30 Upper Falls Road (Tax Map 40, Lot 55-3) in the MSRD 3 Zone.

MEETING DATE: November 19, 2025, at 6:00 PM



30 Upper Falls Road – South Elevation



30 Upper Falls Road – East Elevation

RE: 2025.48 Review of a Conditional Use Permit Request for Reveler, LLC (f/k/a Tom Watson & Co). This proposal is to open a "Convention Center" at 30 Upper Falls Road (Tax Map 40, Lot 55-3) in the MSRD 3 Zone.

MEETING DATE: November 19, 2025, at 6:00 PM

Applicant's Project Request:

The application includes a project narrative, dated October 22, 2025, submitted by Peter F. Heil P.E. Senior Project Manager of Acorn Engineering, Inc., and Agent for Reveler, LLC (f/k/a Tom Watson & Company, LLC), which states the below (italicized and indented for clarity):

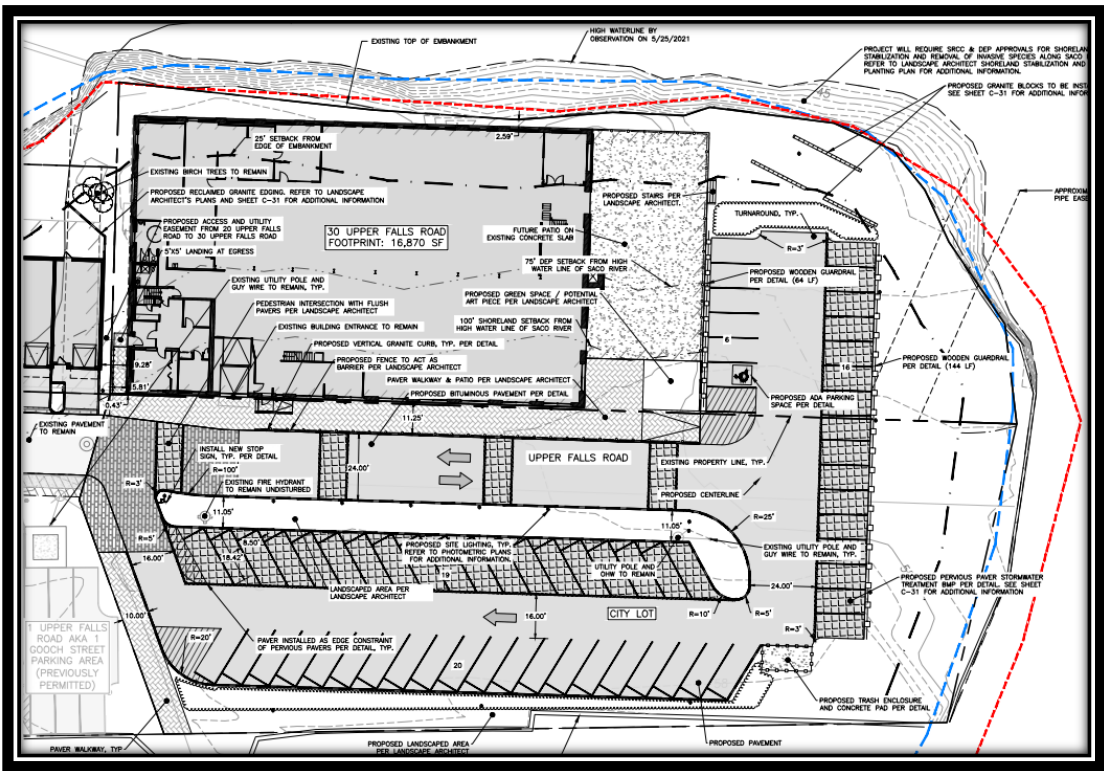
On behalf of Reveler LLC (f/k/a Tom Watson & Company, LLC), we are pleased to submit a Conditional Use Permit request related to recent project approval ID# 2022.11. The project is located at 30 Upper Falls Road, mapped as Map: 40, Block: 55-3 and located in the Main Street Revitalization District – High Density / Mixed-Use (MSRD-3), and the Waterfront Renaissance (WR) Shoreland Overlay Zoning Districts.

As part of the previously approved application ID#2022.11 the building located at 30 Upper Falls Road was permitted as a commercial use with the potential for a brewery/restaurant. The 30 Upper Falls Road Phase of project ID#2022.11 recently finished construction and the anticipated tenant for this building is Maine Venue Partners. Maine Venue Partners anticipate utilizing the space as half storage/small office/retail and half as an event space to host events such as weddings, and corporate events. We believe the nearest comparable use within Biddeford Land Use Code Establishment of Zones is a Convention Center which is classified as a conditional use in the MSRD3 Zoning District. As such the project is subject to a Conditional Use Permit for the recently renovated building at 30 Upper Falls Road. The Scope of this project does not anticipate any additional site work in addition to what has been recently constructed as part of the recent Upper Falls Road redevelopment project (2022.11).

Maine Venue Partners' number of employees is assumed to be 3-5 and events will have 3rd party contract services for additional staffing. There will be no commercial cooking onsite, and catering will be contracted for various events as needed. We believe the range of operating hours for the proposed use is consistent with the previously permitted use and other similar bar/eateries in the city. As outlined within the City of Biddeford's Code of Ordinances, Article VII, Section 3, B. as the project does not change any exterior dimensions of the existing building as part of the proposed use and previously approved Site Plan, we would request the Planning Board pass upon the review procedure and waiver the submission requirements in order that the project may be expediated.

RE: 2025.48 Review of a Conditional Use Permit Request for Reveler, LLC (f/k/a Tom Watson & Co). This proposal is to open a "Convention Center" at 30 Upper Falls Road (Tax Map 40, Lot 55-3) in the MSRD 3 Zone.

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MEETING DATE: November 19, 2025, at 6:00 PM

2. PROJECT DATA/INFORMATION

1.	Applicant:	Reveler LLC 511 Congress Street, Suite 601 Portland, ME 04101
2.	Owner of Property:	Same as applicant
3.	Agent:	Peter Heil, P.E. Acorn Engineering P.O. Box 3372 Portland, ME 04104
4.	Surveyor:	Randy Loubier, PLS Owen Haskell 390 US Route 1 Falmouth, ME 04105
5.	Project Location:	30 Upper Falls Road
6.	Project Tax Map /Lot #:	Tax Map 40, Lot 55-3
7.	Lot Size:	33,401 SF
8.	Base Zoning:	MSRD3
9.	Overlay Zoning:	WR
10.	Existing Use:	Vacant Commercial Use Building
11.	Proposed Use:	Convention Center
12.	Approvals Required:	Conditional Use, TMP
13.	Uses in the Vicinity:	Mixed Use Residential & Commercial
14.	Waivers Needed:	a. None
18.	Waivers Granted:	a. None
22.	Other Non-City Permits Required:	Maine Department of Transportation (MDOT) Amended Traffic Movement Permit
23.	LDR Attachment A: Fees Paid:	CUP Fees Paid
25.	Planning Board Review History:	Initial Appearance

3. REVIEW PROCESS

The proposed use is for a Convention Center which is a Conditional Use. There are no proposed site or exterior building modifications being requested. This process requires preliminary and final Conditional Use approval. Conditional Use Standards are listed in the City's code of Ordinances, Part III – Land Development Regulations, Article VII – Conditional Uses, Section 6 – Standards and Section 7 – Conditions attached to conditional uses. The project will also require the issuance of an amended Traffic Movement Permit from the Maine Department of Transportation (MDOT).

4. GENERAL REVIEW COMMENTS:

- **APPLICATION COMPLETENESS:** As outlined above, the project will also require the issuance of an amended Traffic Movement Permit (TMP) from the Maine Department of Transportation (MDOT).
- **ZONING:** The subject property is zoned as MSRD-3 and Convention Center is a conditional use within the district.

RE: 2025.48 Review of a Conditional Use Permit Request for Reveler, LLC (f/k/a Tom Watson & Co). This proposal is to open a "Convention Center" at 30 Upper Falls Road (Tax Map 40, Lot 55-3) in the MSRD 3 Zone.

MEETING DATE: November 19, 2025, at 6:00 PM

- **REVIEW STANDARDS:** Conditional Uses must meet the following standards:

the Planning Board shall approve the application or approve it with conditions if the application meets the following standards:

1. The proposed use meets specific requirements set forth in this ordinance and would be in compliance with applicable state or federal laws;
2. The proposed use would not create fire safety hazards by providing adequate access to the site, or to the buildings on the site, for emergency vehicles and would not create hazards through the storage of chemicals and wastes;
3. The proposed exterior lighting, where allowed, would not create hazards to motorists traveling on adjacent public streets or is adequate for the safety of occupants or users of the site or would not damage the value and diminish the usability of adjacent properties;
4. The provisions for buffers and on-site landscaping provide adequate protection to neighboring properties from detrimental or unsightly features of the development;
5. The proposed use would not have a significant, detrimental effect on the use and peaceful enjoyment of abutting property as the result of noise, vibrations, fumes, odor, dust, glare, hours of operation, or other causes;
6. The provisions for vehicular loading and unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets would not create hazards to public safety or traffic congestion;
7. The proposed use would generate a volume of traffic that can reasonably be accommodated by the existing road network, or would not create unreasonable traffic hazards or would not exacerbate an existing traffic hazard, or would not create unreasonable traffic congestion;
8. The proposed use would not have a significant, detrimental effect on the value of adjacent properties which could be avoided by reasonable modification of the proposal;
9. The proposed use would not have an adverse impact on the privacy of the residents of the immediate area (within 500 feet) which could be avoided by reasonable modification of the proposal;
10. The proposed use would be in compliance with Biddeford's Comprehensive Plan;
11. The proposed use would not have an adverse impact on the immediate neighborhood or the community relative to architectural design, scale, bulk and building height, identity and historical character, or visual integrity, which could be avoided by reasonable modification of the proposal;
12. The design of the site would not result in significant flood hazards or flood damage or would be in conformance with applicable flood hazard protection requirements;
13. Adequate provision has been made for disposal of wastewater or solid waste or for the prevention of ground or surface water contamination;

RE: 2025.48 Review of a Conditional Use Permit Request for Reveler, LLC (f/k/a Tom Watson & Co). This proposal is to open a "Convention Center" at 30 Upper Falls Road (Tax Map 40, Lot 55-3) in the MSRD 3 Zone.

MEETING DATE: November 19, 2025, at 6:00 PM

- 14. Adequate provision has been made to control erosion or sedimentation;
- 15. Adequate provision has been made to handle stormwater runoff or other drainage problems on the site; and the proposed development will not unduly burden off-site surface water systems;
- 16. The proposed water supply would meet the demands of the proposed use for fire protection purposes;
- 17. Adequate provision has been made for the transportation, storage, and disposal of hazardous substances and materials as defined by state law;
- 18. The proposed use would not have an adverse impact on scenic vistas or on significant wildlife habitat or wetland areas and water bodies which could be avoided by reasonable modification of the proposal;
- 19. When located in the Shoreland Zone, the proposed use would meet the purposes of Shoreland Zoning as identified in Article XIV, Section 1 (Purposes) of this ordinance.

- **WAIVERS:** None requested

4. STAFF RECOMMENDATION:

Staff recommend granting Preliminary Conditional Use Approval while reaffirming the previously approved Conditions of Approval (COA).

5. SAMPLE MOTIONS:

- A. Motion to Approve: I motion to APPROVE Case # 2025.48 Preliminary Conditional Use Permit for Reveler LLC - Proposed development of existing building into a Convention Center at 30 Upper Falls Road (Tax Map 40, Lot 55-3) in the MSRD 3 Zone.
- B. Motion to Deny I motion to DENY Case # 2025.48 Preliminary Conditional Use Permit for Reveler LLC - Proposed development of existing building into a Convention Center at 30 Upper Falls Road (Tax Map 40, Lot 55-3) in the MSRD 3 Zone, for the following reasons:
 - 1) _____.
 - 2) _____.
 - 3) _____.
- C. Motion to Table: I motion to TABLE Case # 2025.48 Preliminary Conditional Use Permit for Reveler LLC - Proposed development of existing building into a Convention Center at 30 Upper Falls Road (Tax Map 40, Lot 55-3) in the MSRD 3 Zone, for the following reasons:
 - 1) _____.
 - 2) _____.
 - 3) _____.

**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
☐ Other: _____

Applicant Information:

Name: Reveler LLC (f/k/a Tom Watson & Company, LLC)
 Mailing Address: 511 Congress Street, Suite 601, Portland, ME 04101
 Telephone: 207-699-2219
 Email: Jlaliberte@reveler.com

What is your legal interest in the property?

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

Owner's Information:

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

Agent's Information:

Name: Acorn Engineering – Peter F. Heil, PE, CPESC
 Mailing Address: PO Box 3372, Portland, ME 04101
 Telephone: 207-775-2655
 Email: Pheil@acorn-engineering.com

Engineer/Surveyor's Information:

Name: Same as Agent / Owen Haskell Inc.
 Mailing Address: Same as Agent / 390 U.S. Rt 1. Unit #10 Falmouth, ME 04105
 Telephone: Same as Agent / 207-774-0424
 Email: Same as Agent / Rloubier@owenhaskell.com

Project Location and Lot Information:

Street Address: 30 Upper Falls Road Drainage Watershed: Saco River

Tax Map: 40 Lot: 55-3

Current Zoning: MSRD3 Shoreland Zoning: Yes, Waterfront Renaissance (WR)

Size of Lot: 33,401 s.f. Lot Frontage: 330' Street Frontage and 397' Shore Frontage

Existing Use of Property: Recently Permitted for a Commercial Use as Part of Application ID #2022.11

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):

There is no Proposed Construction as part of this application

☐ 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 project is proposing to permit a "Convention Center" at 30 Upper Falls Road which is a conditional use in the MSRD-3 Zone. The project does not anticipate any site work will utilize the recently renovated 30 Upper Falls Road building permitted under project ID #2022.11.

Property to be Serviced by:

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

Limits of Disturbance: N/A () acres () s.f.

Net change in impervious cover: N/A () 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)

Previously issued and in compliance (Reg. 01-000428-A-N)

☐ **If in a Shoreland Zone:** N/A. The project was recently permitted under project ID #2022.11

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: _____ N/A

Total new square feet paving/parking: _____ N/A

Waiver Requests (attach details):

1. N/A

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: John Laliberte **Date** 10/21/2025

Signature of Property Owner: John Laliberte **Date** 10/21/2025

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

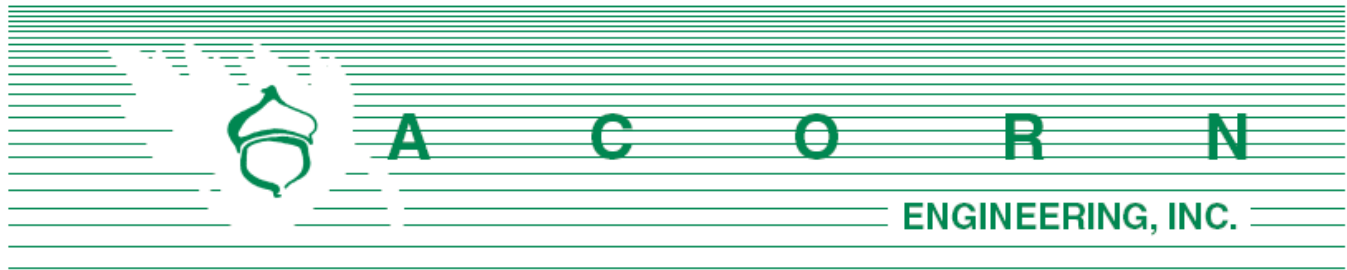
DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- 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



Planning Board & Planning Department
Attn: David Galbraith
City of Biddeford, Maine
205 Main Street
Biddeford, ME 04005

October 22, 2025

Subject: Conditional Use Permit
30 Upper Falls Road, Biddeford

Mr. Galbraith:

On behalf of Reveler LLC (f/k/a Tom Watson & Company, LLC), we are pleased to submit a Conditional Use Permit request related to recent project approval ID# 2022.11. The project is located at 30 Upper Falls Road, mapped as Map: 40, Block: 55-3 and located in the Main Street Revitalization District – High Density / Mixed-Use (MSRD-3), and the Waterfront Renaissance (WR) Shoreland Overlay Zoning Districts.

As part of the previously approved application ID#2022.11 the building located at 30 Upper Falls Road was permitted as a commercial use with the potential for a brewery/restaurant. The 30 Upper Falls Road Phase of project ID#2022.11 recently finished construction and the anticipated tenant for this building is Maine Venue Partners. Maine Venue Partners anticipate utilizing the space as half storage/small office/retail and half as an event space to host events such as weddings, and corporate events. We believe the nearest comparable use within Biddeford Land Use Code Establishment of Zones is a Convention Center which is classified as a conditional use in the MSRD-3 Zoning District. As such the project is subject to a Conditional Use Permit for the recently renovated building at 30 Upper Falls Road. The Scope of this project does not anticipate any additional site work in addition to what has been recently constructed as part of the recent Upper Falls Road redevelopment project (2022.11).

Maine Venue Partners' number of employees is assumed to be 3-5 and events will have 3rd party contract services for additional staffing. There will be no commercial cooking onsite, and catering will be contracted for various events as needed. We believe the range of operating hours for the proposed use is consistent with the previously permitted use and other similar bar/eateries in the city.

As outlined within the City of Biddeford's Code of Ordinances, Article VII, Section 3, B. as the project does not change any exterior dimensions of the existing building as part of the proposed use and previously approved Site Plan, we would request the Planning Board pass upon the review procedure and waiver the submission requirements in order that the project may be expediated.

Please find the following plans and documents as part of this Conditional Use Application submission to the previously approved Site Plan.

Plans:

- 30 Upper Falls Road As-Built Site, Utility, and Grading Plans
- 30 Upper Falls Road As-Built Survey
- 30 Upper Falls Road Architectural Floor Plan

Documents:

- Conditional Use Standards
- Photographs
- Abutter Map and Fee
- Revised Trip Generation Calculations Prepared by Acorn Engineering on 9/30/25
 - Traffic Movement Permit prepared by Tom Erico, PE on 12/12/24

If you have any questions regarding these materials or the completeness of the application materials, please do not hesitate to contact us.

Sincerely,



Peter F. Heil P.E.
Senior Project Manager
Acorn Engineering, Inc.



Conditional Use Standards

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

Response: The Project located at 30 Upper Falls Road was recently permitted under application ID # 2022.11 with the City of Biddeford and conforms to all applicable state and federal laws.

- 2.) **The proposed use would not create fire safety hazards by providing adequate access to the site, or to the buildings on the site, for emergency vehicles and would not create hazards through the storage of chemicals and wastes;**

Response: The Project located at 30 Upper Falls Road was recently permitted under application ID # 2022.11 with the City of Biddeford. During the Site Plan review process emergency access was coordinated with Biddeford Fire Department. No fire safety or chemical/waste storage hazards are anticipated as part of the proposed use.

- 3.) **The proposed exterior lighting, where allowed, would not create hazards to motorists traveling on adjacent public streets or is adequate for the safety of occupants or users of the site or would not damage the value and diminish the usability of adjacent properties;**

Response: The Project located at 30 Upper Falls Road was recently permitted under application ID # 2022.11 with the City of Biddeford. During the Site Plan review process a photometric plan was submitted and approved by the planning board and town staff. There are no anticipated safety concerns regarding lighting for the 30 Upper Falls Road building or surrounding area.

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

Response: The Project located at 30 Upper Falls Road was recently permitted under application ID # 2022.11 with the City of Biddeford. During the Site Plan review process a landscape plan was provided for all parcels located on Upper Falls Road to provide adequate protection to neighboring properties including the Saco River.

- 5.) **The proposed use would not have a significant, detrimental effect on the use and peaceful enjoyment of abutting property as the result of noise, vibrations, fumes, odor, dust, glare, hours of operation, or other causes;**

Response: The project does not anticipate significant or detrimental effect on the use and peaceful enjoyment of abutting properties. Noise will be required to conform with Land Development Regulation Article 48 Table 4-48 which outlines the allowable noise levels from 7am to 10pm and 10pm to 7am. Vibrations, fumes, odor, dust, glare, and hours of operation are not anticipated to create any adverse impacts to abutting properties.

6.) The provisions for vehicular loading and unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets would not create hazards to public safety or traffic congestion.

Response: The project does not anticipate creating hazardous conditions in terms on vehicular loading, unloading, parking, and pedestrian circulation as part of the conditional use permit request. The Project located at 30 Upper Falls Road was recently permitted under application ID # 2022.11 as a potential brewery which we believe would have similar loading, unloading, parking, and pedestrian circulation considerations as the proposes use.

It is our determination that the Parking Space Requirement for the proposed use would be most similar to the activity defined in Table 6-49B Parking Spaces Requirements as a combination of private clubs and recreation assembly places, both of which require 1 parking space per 75 SF of floor place. Additional uses include office, warehouse/storage, and retail. See below for the parking requirements.

- Private Clubs/Recreation Assembly Places require 1 parking space per 75 SF of Floor Space
 - The Building Contains 7,839SF of this use = 105 Parking Spaces.
- Office buildings are required to have 1 parking space per 200 SF of Floor Space
 - The Building Contains 2,066 SF of this use = 10 Parking Spaces
- Warehouse/Storage requires 1 parking space per 2,000 SF of Floor Space
 - The Building Contains 5,745 SF of this use = 3 Parking Spaces
- Retail requires 1 parking space per 300 SF of Floor Space
 - The Building Contains 900 SF of this use = 3 Parking Spaces

The project will require a total of 121 parking spaces. This is an increase from the previously approved permitted use (2022.11) which required 41 parking spaces and was granted a waiver for all commercial parking spaces. The change of use proposes continuing to waive the commercial use parking requirements. It should be noted that there is an existing city owned parking garage that would be available for parking during events as needed. The Parking garage is easily accessible to the 30 Upper Falls Road building through the City Riverwalk.

7.) The proposed use would generate a volume of traffic that can reasonably be accommodated by the existing road network, or would not create unreasonable traffic hazards or would not exacerbate an existing traffic hazard, or would not create unreasonable traffic congestion;

Response: Please refer to the attached Traffic Movement Permit and recently Revised Trip Generation Calculations for additional information. The project does not anticipate the creation of unreasonable traffic hazards or exacerbating existing traffic congestion and is in compliance with the existing Traffic Movement Permit.

8.) The proposed use would not have a significant, detrimental effect on the value of adjacent properties which could be avoided by reasonable modification of the proposal;



Response: The project was previously approved as a commercial use as part of the Site Plan review. The proposed use does not anticipate significant or detrimental impacts on the value of adjacent properties.

9.) The proposed use would not have an adverse impact on the privacy of the residents of the immediate area (within 500 feet) which could be avoided by reasonable modification of the proposal:

Response: The project was previously approved as a commercial use as part of the Site Plan review. The proposed use does not anticipate creating significant or detrimental impacts to the privacy of residents on adjacent properties with 500 feet.

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

Response: The project is located at the top right limit within the Biddeford / Saco Mills Historic District and directly adjacent to the Saco River. The parcel is assessable from the city riverwalk and will be an asset to a flourishing downtown and support a creative economy. The event space is designed to promote riverfront activation without creating adverse impacts to the Saco River itself.

11.) The proposed use would not have an adverse impact on the immediate neighborhood or the community relative to architectural design, scale, bulk and building height, identity and historical character, or visual integrity, which could be avoided by reasonable modification of the proposal:

Response: The project will not have an adverse impact on the neighborhood or community relative to the architectural design. The external building materials will not be modified as a result from this conditional use permit request.

12.) The design of the site would not result in significant flood hazards or flood damage or would be in conformance with applicable flood hazard protection requirements:

Response: Current FEMA flood maps for the property located at 30 Upper Falls Road determine that the property is not in a high-risk flood zone and does not require flood insurance coverage.

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

Response: The project has incorporated all new utilities as part of the recent approval #2022.11. The previous project included a new sewer force main that will ultimately discharge to the City's municipal system. No ground or surface water contamination is anticipated as a result of the proposed use.

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

Response: There is no site work proposed as part of this conditional use permit request.



15.) Adequate provision has been made to handle stormwater runoff or other drainage problems on the site; and the proposed development will not unduly burden off-site surface water systems;

Response: The stormwater design was previously approved as part of the recent project permitted under project ID # 2022.11. The Stormwater Design was reviewed by the City of Biddeford and MaineDEP. There are no changes to the recently permitted and constructed stormwater network as a part of this project.

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

Response: The sprinkler system that was recently installed in 30 Upper Falls Road building as part of the project permitted under project ID #2022.11 will serve the proposed use.

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

Response: There is no site work proposed and no hazardous substances or materials are anticipated to be associated with the proposed use.

18.) The proposed use would not have an adverse impact on scenic vistas or on significant wildlife habitat or wetland areas and water bodies which could be avoided by reasonable modification of the proposal;

Response: There is no site work associated with the proposed conditional use permit and the proposed use is not anticipated to adversely impact the scenic vistas, wildlife habitat, or the Saco River.

19.) When located in the Shoreland Zone, the proposed use would meet the purposes of Shoreland Zoning as identified in Article, Section 1 (Purposes) of this ordinance.[Amended 2-2-2010 by Ord. No. 2009.98]

Response: The project continues to meet the Shoreland Zone Standards as previously permitted as part of project ID #2022.11.



Photographs

Photos taken by Acorn Engineering during the renovation of 30 Upper Falls Road



Photo 1: Overview of the 30 Upper Falls Road Building (right) and 26 Upper Falls Road Townhomes (left) facing north.





Photo 2: Overview of the 30 Upper Falls Road Building (right) facing west towards Elm Street



Photo 3: Overview of the 30 Upper Falls Road Building (left) facing north toward the Saco River.



40-55-3
PRECISION SCREW MACHINE PRODUCTS IN...
PO BOX 1944
BIDDEFORD, ME 04005

71-2
CITY OF BIDDEFORD
PO BOX 586
BIDDEFORD, ME 04005

40-55
PRECISION SCREW MACHINE PRODUCTS IN...
PO BOX 1944
BIDDEFORD, ME 04005

40-55-2
BIF II US RENEWABLE LLC
BARCLAY DAMON LLP (AMO)
SYRACUSE, NY 13202

40-55-1
BIF II US RENEWABLE LLC
BARCLAY DAMON LLP (AMO)
SYRACUSE, NY 13202

40-52-1
BIF II US RENEWABLE LLC
BARCLAY DAMON LLP (AMO)
SYRACUSE, NY 13202

40-56
FIFTY NINE ELM STREET LLC
380 WARREN AVE
PORTLAND, ME 04103

40-52
KITCHEN, STEPHEN C
560 ELM ST
MERCER, ME 04957

40-52-2
LI, RI TENG WANG, WEI YI
PO BOX 495
MOODY, ME 04054

40-51
BIF II US RENEWABLE LLC
BARCLAY DAMON LLP (AMO)
SYRACUSE, NY 13202



1 2025 Abbutters and Mailing Lists

with ArcGIS Web AppBuilder

Find address or place

Public Notification

Apply a search distance

200 Feet

Addressee Layer

Parcels

Format

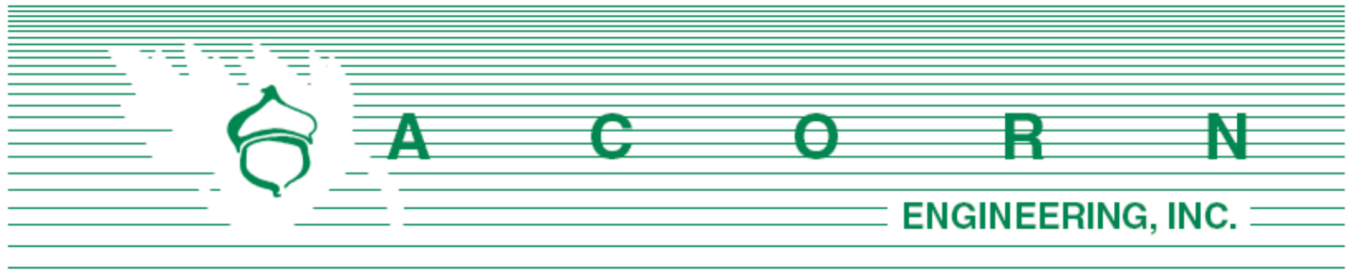
Comma-separated values (CSV)

10 addressees found; do you want to continue?

Review Download

600ft

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September 30, 2025

City of Biddeford
 Attn: Roby Fecteau, Director of Code Enforcement & Emergency Management
 205 Main Street, Suite 104
 Biddeford, Maine, 04005

Subject: Revised Trip Generation Calculations
 Upper Falls Road, Biddeford Maine

Roby,

We understand a potential tenant (Maine Venue Partners) is interested in occupying the commercial space located at 30 Upper Falls Road. As part of the fit up of the existing commercial space, the tenant would be looking to consolidate their business to provide a mix of warehouse/storage, office/retail, and event space. As part of the initial MaineDOT Traffic Movement Permit (TMP), allocations were provided for assumed potential uses with associated trip generation rates allocated for the entire project. As the proposed use for Maine Venue Partners is different than the previous assumed uses (brewery/bar/eatery), the below summarizes the current and proposed uses and the associated trip generation rates to show what is being proposed/current uses are within the allowable thresholds approved by the TMP.

Acorn ran some trip generation calculations, utilizing the ITE Trip Generation Manual, 11th Edition as summarized in Table 2 below. *The tables below have been revised to reflect the current and proposed uses within the development. Changes to the previous TMP approval are shown in red.*

TABLE 1 Upper Falls Road Current & Proposed Programming		
Upper Falls Road		
Building	Use	Quantity
1 Upper Falls Road	Residential/Commercial	96 Residential Units 320 Self-Storage Units
10 Upper Falls Road	Residential	51 Residential Units (No Commercial proposed)
20 Upper Falls Road	Residential	20 Residential Units
26 Upper Falls Road	Residential	11 Residential Units
30 Upper Falls Road	Commercial	1 Commercial Space (different Land Use Category)

TABLE 2
Upper Falls Road
Trip Generation (Peak Hour of Generator)
Based on the 11th Edition of the ITE Trip Generation Manual

Land Use Code	Quantity	Weekday AM Peak Hour Trips	Weekday PM Peak Hour Trips	Saturday Peak Hour Trips
LUC 221 – Multi-Family, Mid-rise (1, 10, 20, 26 UFR)	178 Units	63	73	72
LUC 151 – Mini Warehouse (1 UFR Self-Storage)	320 Units	8	8	9
LUC 712 – Small Office Building (30 UFR)	8,711 sf	23	27	5*
Event Space – 250 or less attendees** Assumed a vehicle occupancy of 2.5 (30 UFR Event Space)	7,839 sf	0***	100	100
Total		94	208	186
Approved Trips		72	376	281
Net Change		+22	-168	-95

Notes:

*Utilizes LUC 710 – General Office, as LUC 712 doesn't have Peak Saturday calculations in the 11th edition.

**There may be some events during the year that exceed 250 attendees, but this would be limited to less than 30 peak hours in a 12-month period as defined by MaineDOT for when a land use must be included in a TMP.

*** As the event center would not be open for events in the morning and associated staffing is included within the Small Office building calculation, assumed 0 trips associated with the event space



Conclusion

Based on the proposed uses and estimated trip generation calculations, it appears the project will have minimal impact to the existing / previously approved conditions of the site and surrounding street impact, and in some scenarios will improve the existing (previous approved) conditions. As part of the Maine DOT Traffic Movement Permit, the project is given a 99-trip buffer from what was established within the original issued TMP and a modification to the permit is only required if the land use changes increase trips by 100 or more trips. We look forward to your review of this project, if you have any questions regarding these application materials, please do not hesitate to reach out.

Sincerely,



Peter Heil P.E.
Senior Project Manager
Acorn Engineering, Inc.



Mini-Warehouse (151)

Vehicle Trip Ends vs: Storage Units (100s)

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 8

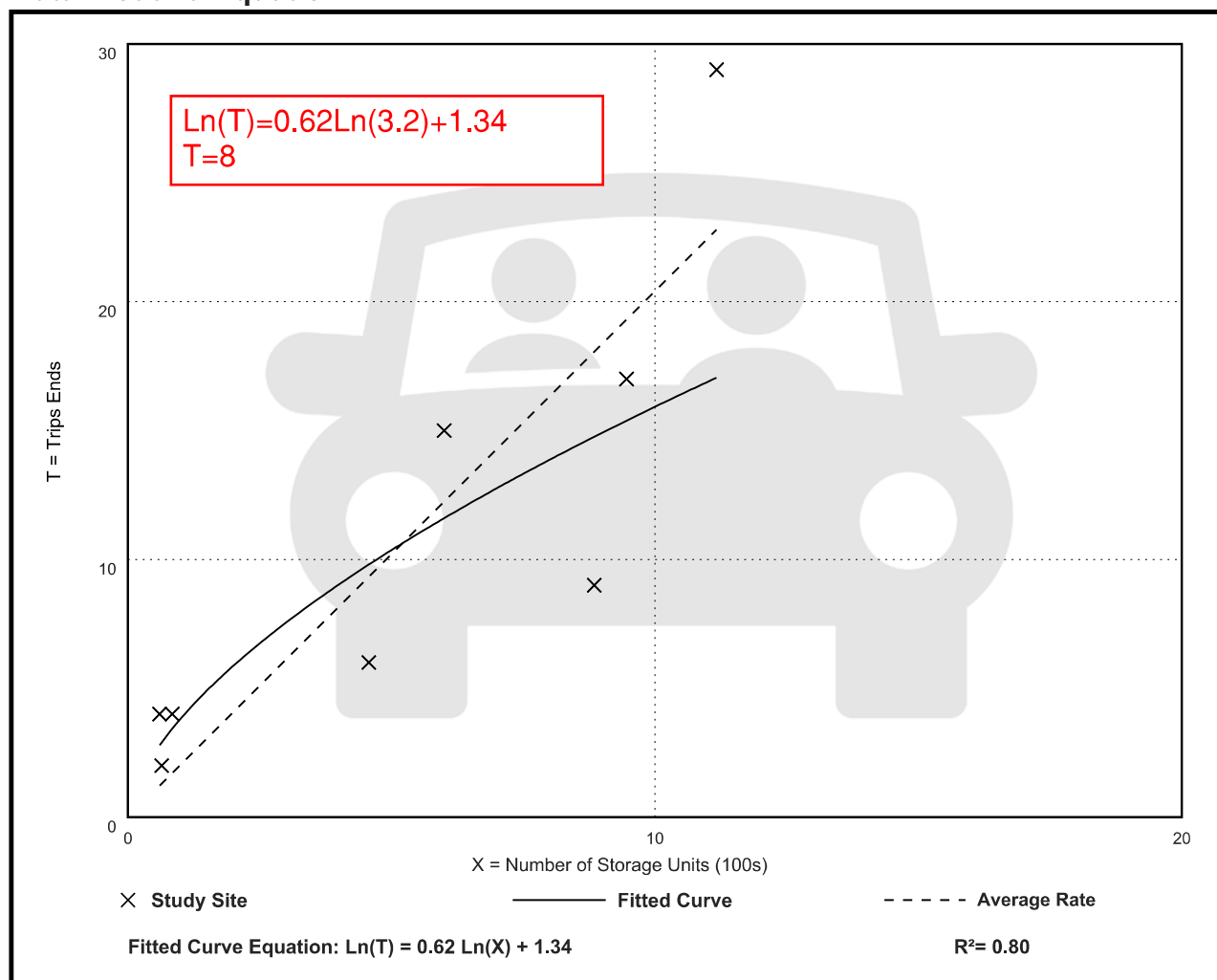
Avg. Num. of Storage Units (100s): 5

Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
2.04	1.02 - 6.67	1.00

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: Storage Units (100s)

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 8

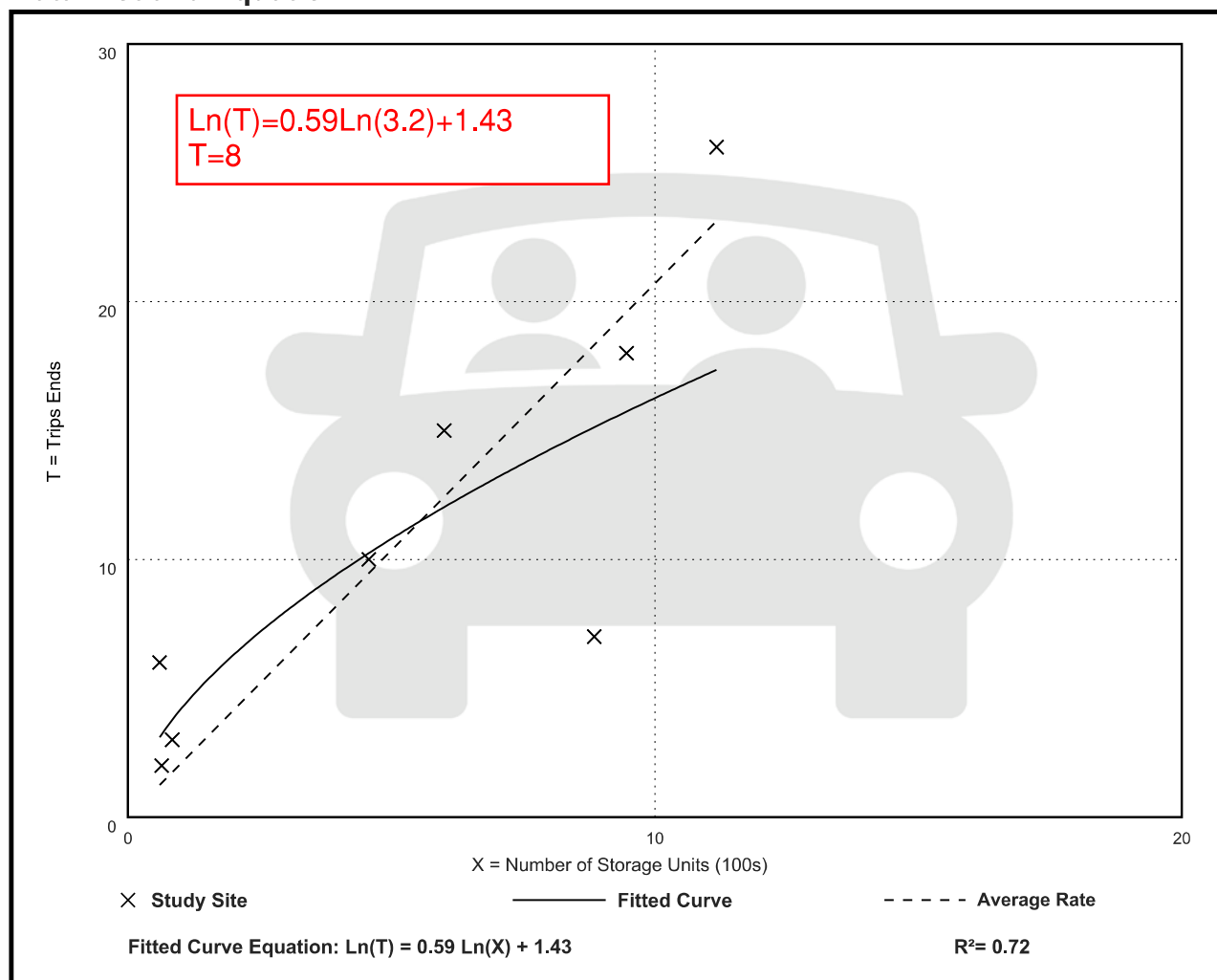
Avg. Num. of Storage Units (100s): 5

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
2.07	0.79 - 10.00	1.24

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: Storage Units (100s)

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 5

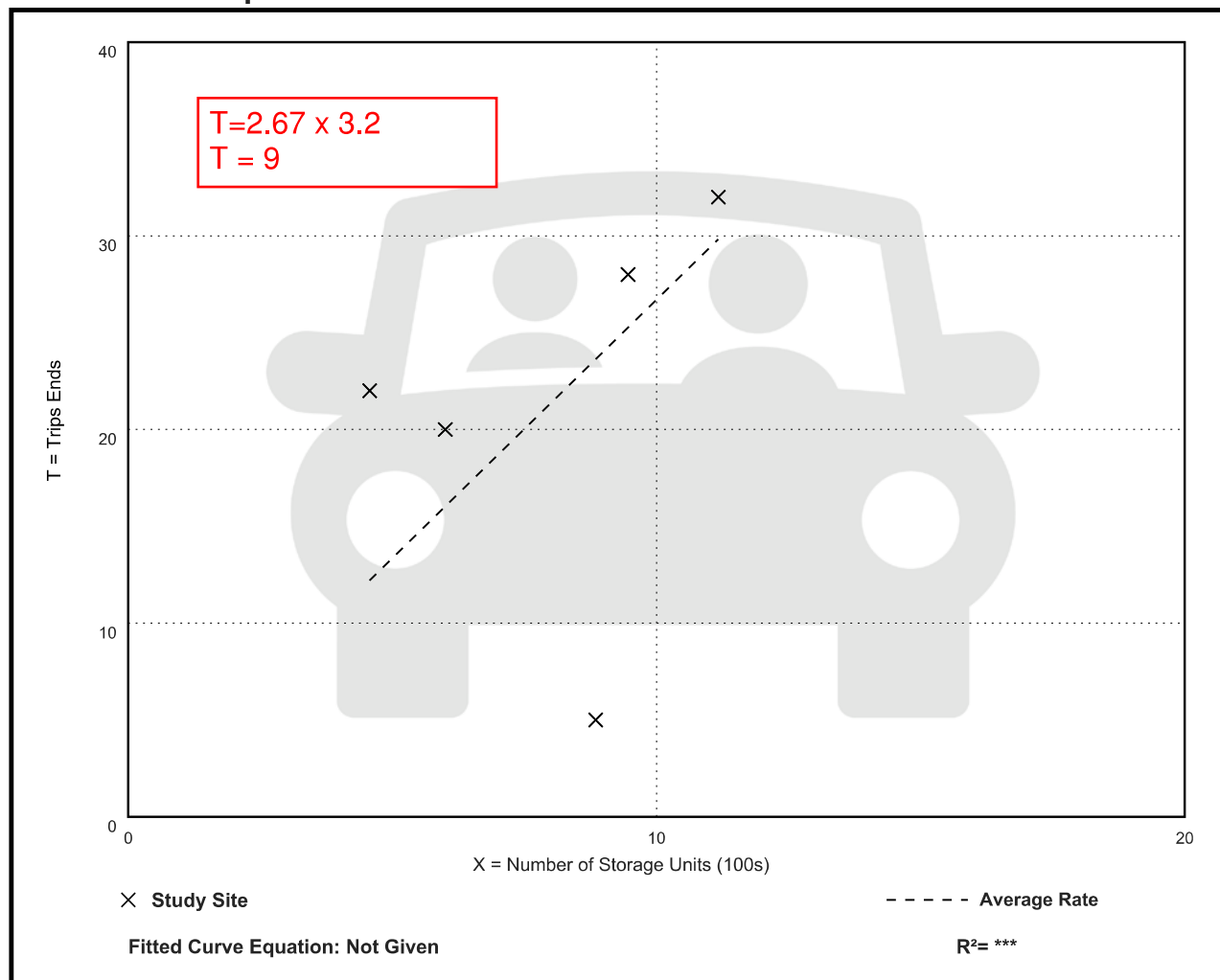
Avg. Num. of Storage Units (100s): 8

Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
2.67	0.56 - 4.81	1.41

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 23

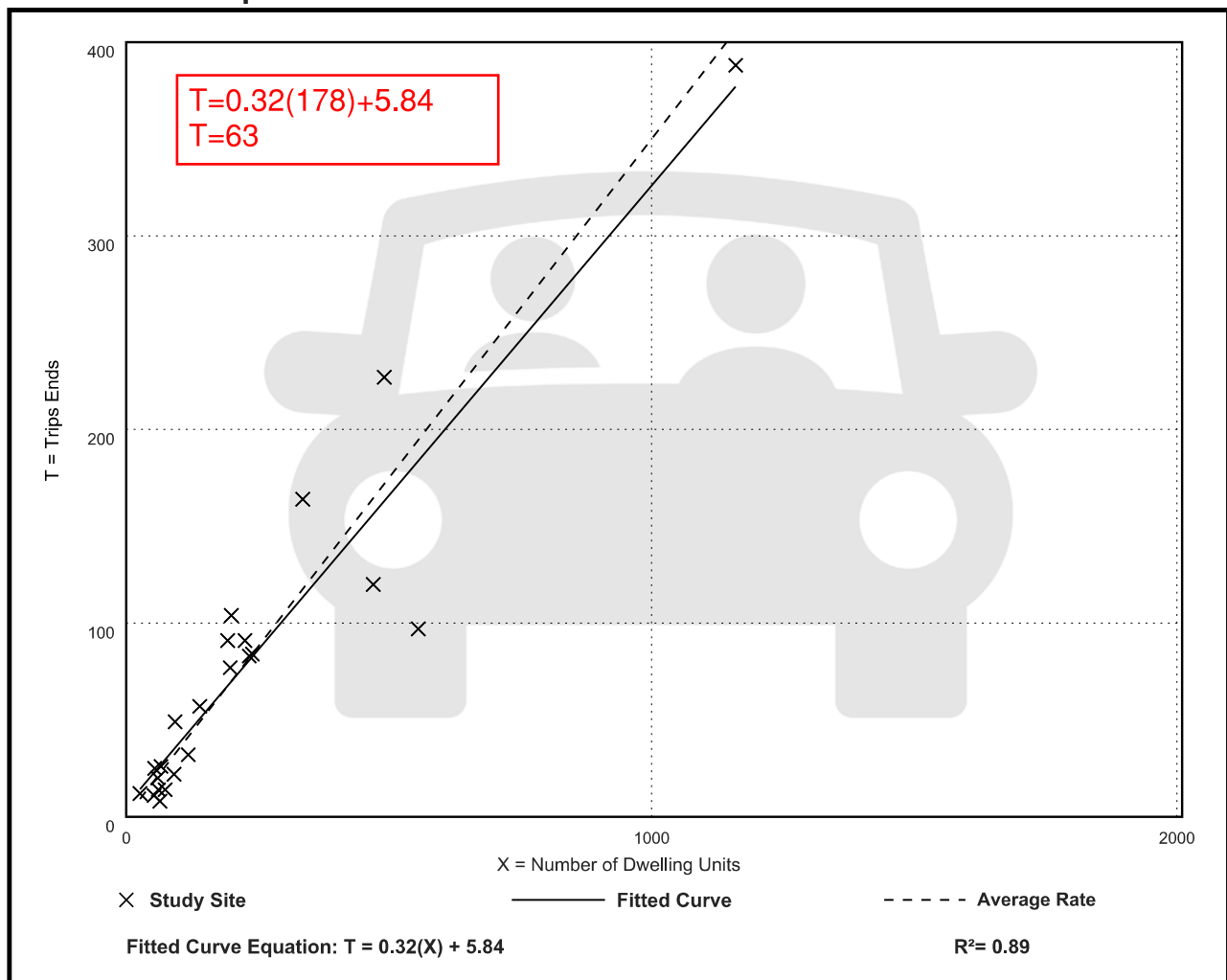
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.35	0.13 - 0.53	0.11

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 22

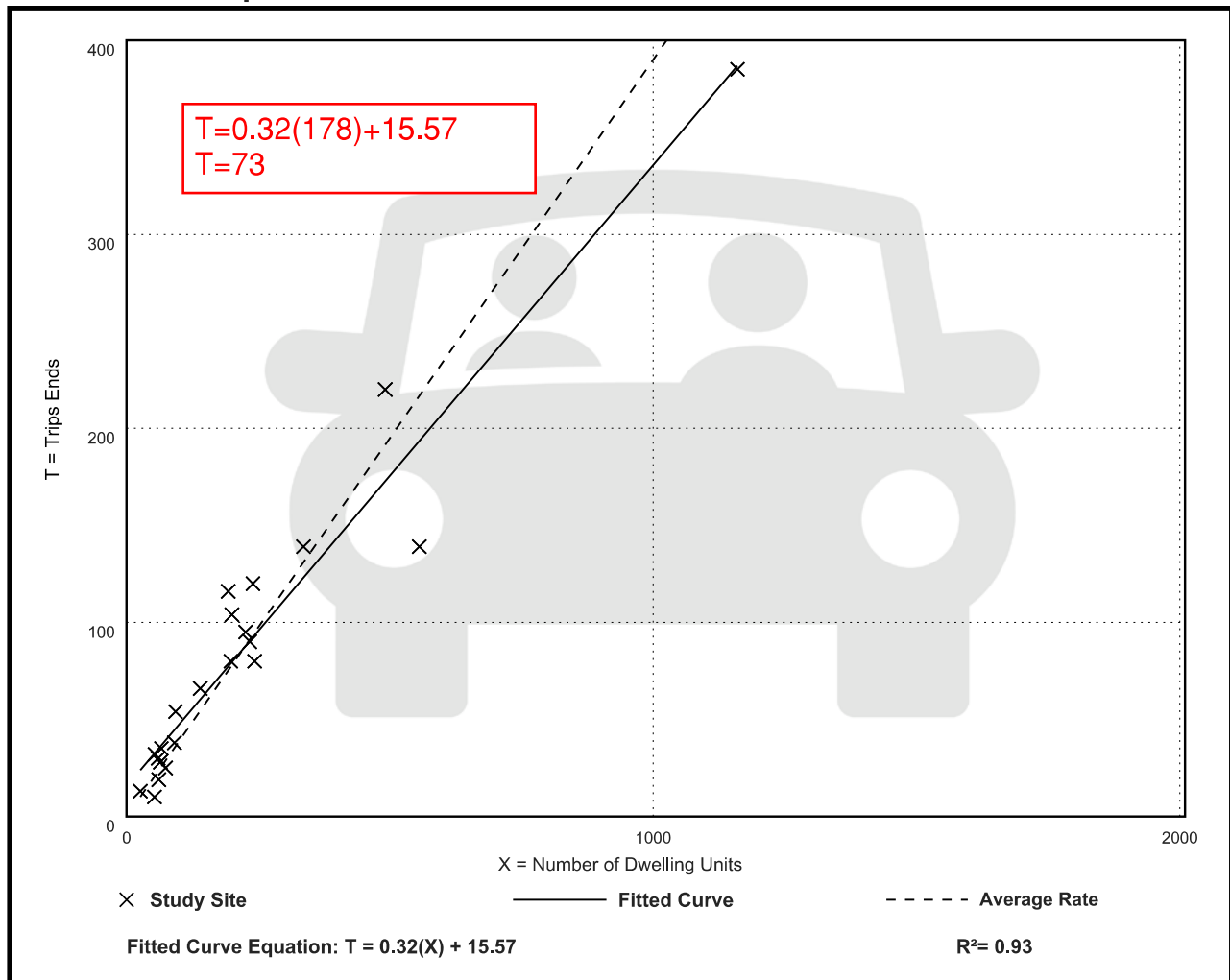
Avg. Num. of Dwelling Units: 221

Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.60	0.10

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 5

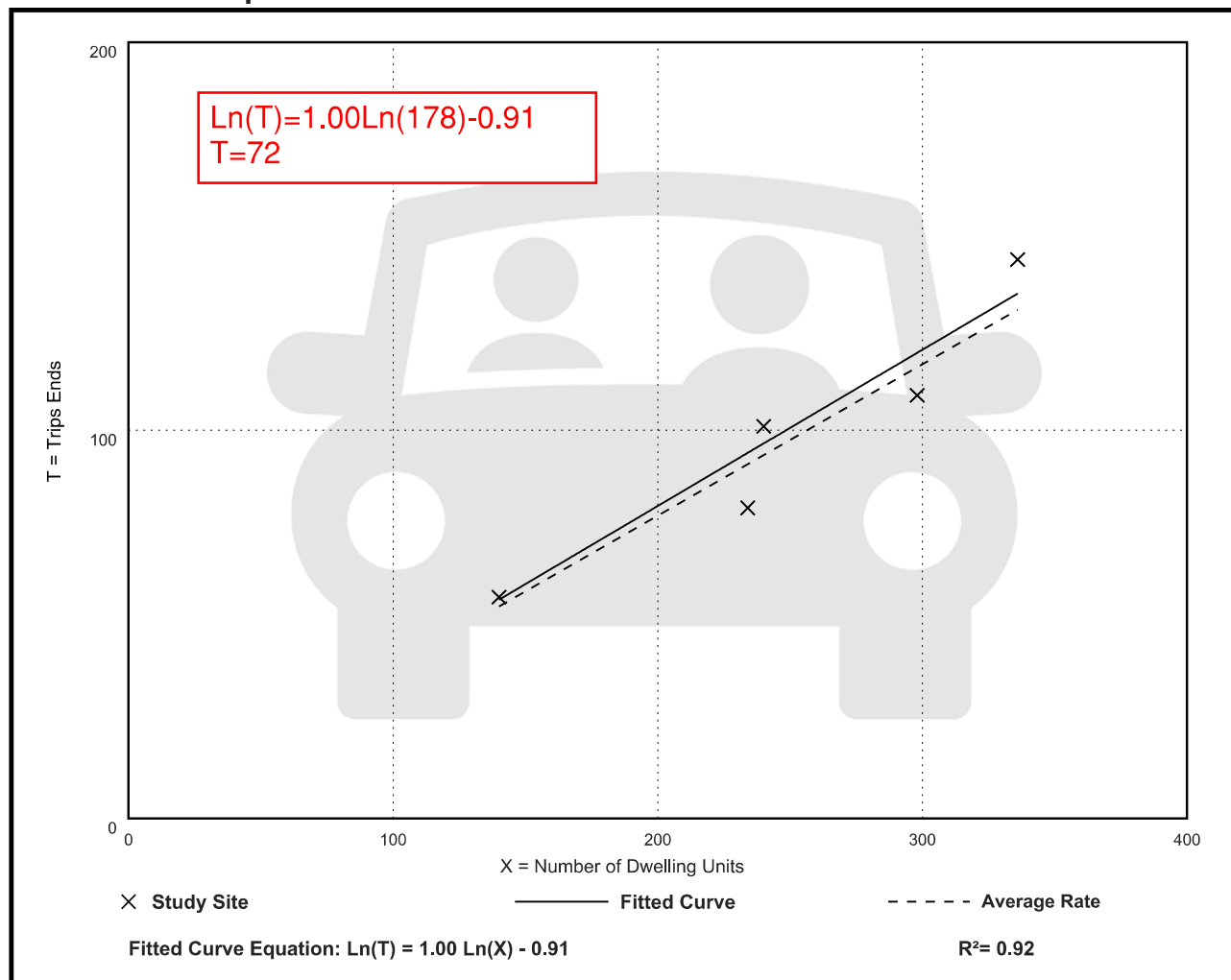
Avg. Num. of Dwelling Units: 250

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.34 - 0.43	0.04

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 22

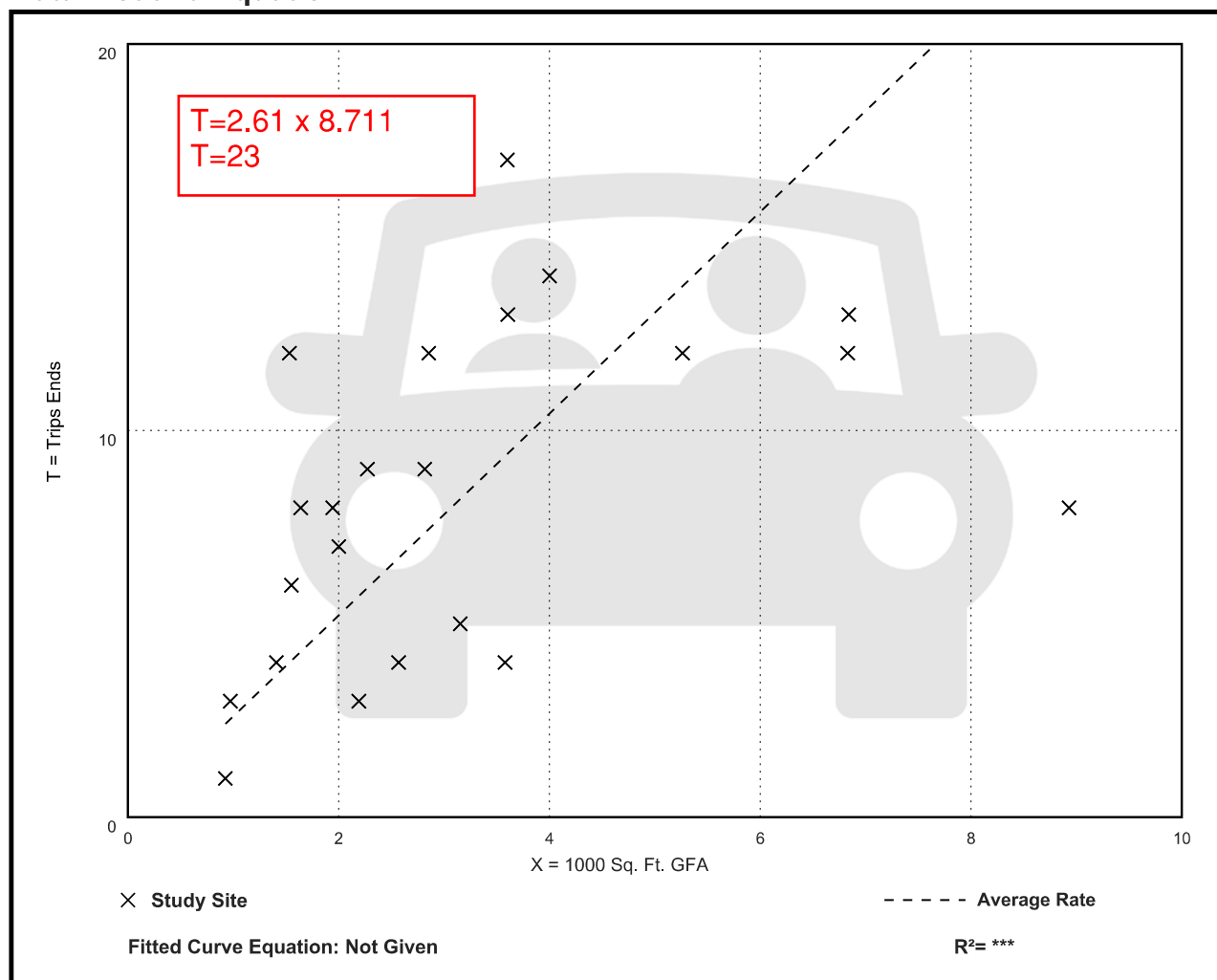
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.61	0.90 - 7.83	1.49

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 23

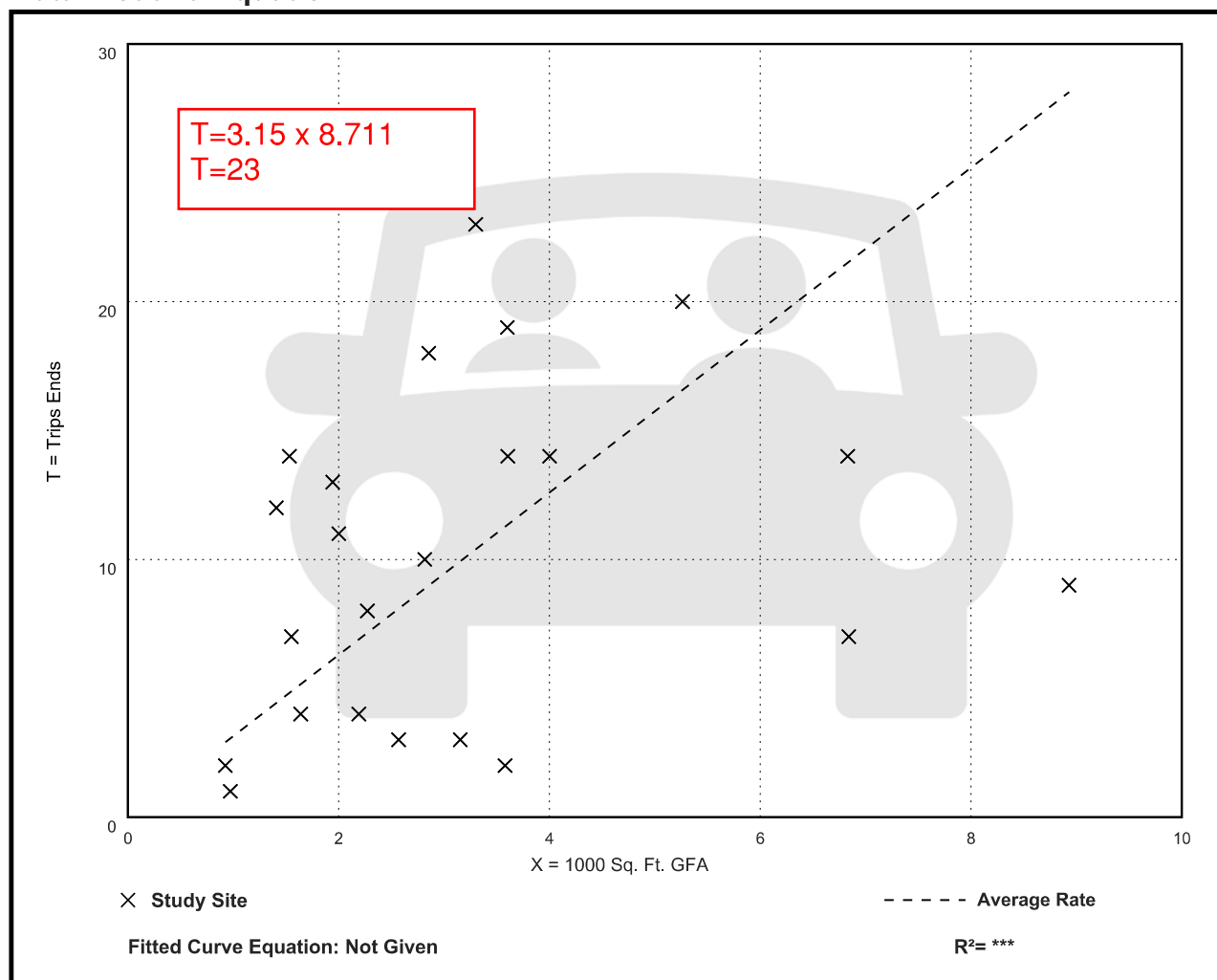
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 42% entering, 58% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.15	0.56 - 9.14	2.29

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 3

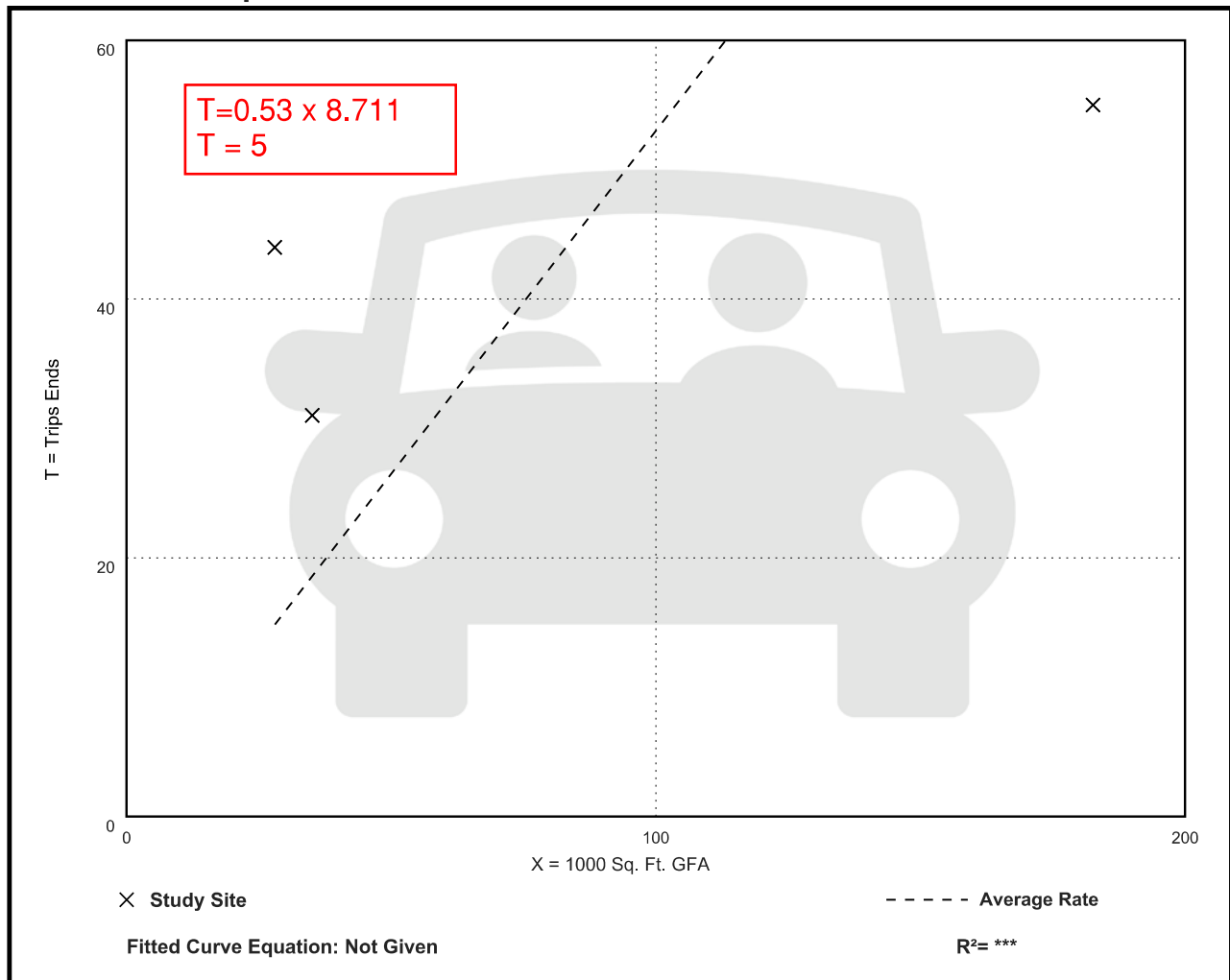
Avg. 1000 Sq. Ft. GFA: 82

Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.53	0.30 - 1.57	0.52

Data Plot and Equation





STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
16 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0016

Janet T. Mills
GOVERNOR

Bruce A. Van Note
COMMISSIONER

Applicant: Reveler LLC (f/k/a Tom Watson & Company, LLC)
c/o Port Property Management, Inc.
82 Hanover St., Suite 5,
Portland, ME. 04101

Project Location: Upper Falls Road, Biddeford, ME
Biddeford Tax Map 40, Lots 55, 55-3, 56

Project: Residential Apartments, Self-Storage, Brewery and Restaurants

Identification #: Reg. 01-000428 -A-N

Permit Category: 200+ PCE's

Traffic Engineer: T.Y. Lin International
Attn: Tom Erico, PE
12 Northbrook Drive
Building A, Suite One
Falmouth, Maine 04105
(207) 347-4354

Pursuant to the provision of 23 M.R.S.A. § 704-A and Chapter 305 of the MaineDOT's Regulations, the Maine Department of Transportation has considered the application of Tom Watson & Co. with supportive data, agency review and other related materials on file.

PROJECT DESCRIPTION

The proposed project is the development of residential apartment units, self-storage units a brewery and restaurants in four (4) buildings to be renovated/constructed on Upper Falls Road.

The project consists of the following:

1 Upper Falls Road

- 320 Self-Storage Units
- 96 Residential Apartment Units
- (80) 1-bedroom
- (16) 2-bedroom

10 Upper Falls Road

- 44 Residential Apartment Units
- 2,000 SF, 49 seat bar/eatery

20 A Upper Falls Road

- 16 Condo Flats (all 2-bedroom)

20 B Upper Falls Road

- 10 Townhouse Condos (all 3-bedroom)

30 Upper Falls Road (16,880 SF Mixed Use Retail)
- 7,600SF Brewery (30 employees)
- 3,800SF Bar/Eatery (4 employees)
- 3,800SF Bar Eatery (10 employees)

The project will utilize Upper Falls Road for access from Elm Street / Route 1, with parking on-site off Upper Falls Road.

The development is estimated to generate 72, 376 and 281 trip ends during the weekday AM, PM and Saturday Peak Hour of the Generator, respectively.

Findings

Based on a review of the files and related information, MaineDOT approves the Traffic Movement Permit Application of Tom Watson & Company subject to the following conditions:

MITIGATION

The mitigation is intended to describe that conceptually shown on the following plans provided by Acorn Engineering, Inc.

1. "Site Plan 10, 20, 26 and 30 Upper Falls Road Biddeford" Drawing No. C-10 and C-11, dated 01/05/2024

If the descriptions contained herein conflict with the plans, these descriptions shall take precedence over the plans. Not all the mitigation discussed herein may be shown on those or any plan. The following mitigation shall be constructed or implemented to MaineDOT's satisfaction prior to opening any of the facilities, unless otherwise approved by MaineDOT.

On-Site Mitigation

Entrances

Access to the development will be via Upper Falls Road from Elm Street / Route 1.

General Requirements for All Entrances

The entrances shall provide overhead illumination, if not existing, to illuminate the intersections per MaineDOT standards at a minimum. Overhead lighting shall have an average of 0.6 to 1.0 foot candles, with the maximum to minimum lighting ratio of not more than 10:1 and an average to minimum light level of not more than 4:1.

Off-Site Mitigation

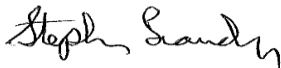
Impact Fees

The Applicant shall pay the Maine Department of Transportation an Impact Fee of \$330,000 towards the future Elm Street improvement project (WIN 025653.00) to address mobility and safety impacts given the additional vehicular traffic volumes due to the Development. The fee shall be paid prior to receiving this Traffic Movement Permit.

Overall Requirements

- A. Provide all necessary auxiliary signs, striping, and pavement markings to implement the improvements described herein according to MaineDOT and/or National standards. All Flashing LED Stop, Stop Ahead, and blank-out signs shall be a minimum of 36" x 36". Flashing LED chevrons shall be a minimum of 30" x 36".
- B. All plantings and signs (existing and/or proposed; permanent and/or temporary) shall be placed and maintained such that they do not block available sight distances and do not violate the State's "Installations and Obstructions" law. No signage, plantings, or structures shall be allowed within the "clear zone" if they constitute a deadly fixed object as determined by MaineDOT. All signs shall meet MRSA Title 23, Chapter 21, Section 1914: "On-Premise Signs".
- C. If any of the supporting data or representations for which this permit is based changes in any way or is found to be incorrect/inaccurate, the applicant shall request in writing from MaineDOT a decision of what impacts those changes will have on the permit. The applicant will then be required to submit those changes for review and approval and additional mitigation as a result of those changes may be required at the expense of the applicant.
- D. If the proposed project affects the State Highway and drainage systems and requires improvement to that system, the applicant must obtain approval of the design plans and coordinate work through MaineDOT's Region Engineer in Scarborough, who can be reached by phone at (207) 885-7000.
- E. This permit will lapse 5 years from the date signed for all development for which building permits have not been issued. This permit will lapse 7 years from the date signed for all development for which occupancy permits have not been issued.

By:



Stephen Landry, P.E.
State Traffic Engineer

Date: 12/12/2024



**CITY OF BIDDEFORD
FIRE DEPARTMENT**

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

Chief Scott R. Gagne
Assistant Chief Edward B. Dexter
Deputy Chief Kevin D. Duross

March 22, 2022

Mr. William Savage, P.E.
Principal
Acorn Engineering, Inc.
PO Box 3372
Portland, ME. 04104

Subject: Ability to Serve for Proposed 10, 20 & 30 Gooch Street Redevelopment

Dear Mr. Savage,

In response to your request, this letter will serve as confirmation that the City of Biddeford Fire Department will serve the proposed project as listed above.

It is the position of the Biddeford Fire Department, that we will provide emergency service for the above listed property as long as the department is available at time of request. It is of the understanding that the Biddeford Fire Department may request assistance from mutual aid departments in the event the Biddeford Fire Department is not available to respond.

We look forward to working with you to make this project a success for you and the City of Biddeford.

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

Respectfully,

A handwritten signature in black ink that reads "Kevin D. Duross".

Kevin Duross
Deputy Chief

Cc: Hannah Bonine, Assistant City Planner



August 29, 2024

Zachary Stevens, PE
Acorn Engineering, Inc.
PO Box 3372
Portland, ME 04104

Re: Ability to Serve Determination – 10, 20, & 30 Upper Falls Road, Biddeford

Greetings,

The Maine Water Company (MWC) has received your request on the behalf of your client, Tom Watson & Co., for an Ability to Serve Determination for a proposed commercial and multi-unit residential development to be located at 10, 20, & 30 Upper Falls Road, Biddeford, Maine.

The request specifies a plan to redevelop an existing building for commercial use and construct two, five-story residential buildings, eleven townhomes, and associated utility infrastructure improvements. The expected peak domestic service demand is 20,008 gallons per day. The expected fire service demand is currently unknown. Based on the criteria provided by the developer's engineer, the expected increase in water usage is within the water system's available capacity. The static pressure in the area is approximately **55 psi**. The Biddeford Saco Division of MWC does have sufficient capacity in the area from the existing 12-inch and 8-inch ductile iron water mains in the Gooch Street Right-of-Way to serve this project. Additional infrastructure improvements may be required at the expense of the developer to meet the overall needs of this project.

Conditions of Service

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

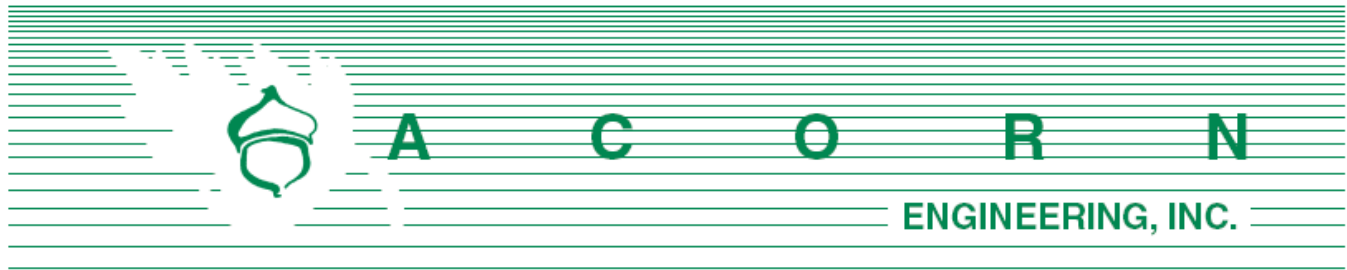
Should a request for service or completion of the project not be executed within one year of the date of this letter, MWC reserves the right to reevaluate its ability to serve this project.

All work must be completed in accordance with MWC Terms and Conditions as well as material specifications. All appropriate paperwork must be completed, and deposit paid prior to the start of construction. Please forward all design plan revisions as the project develops to prevent construction delays. Water service will be provided in accordance with Maine Public Utility Commission rules. If you have any additional questions, please do not hesitate to contact our office at 1-800-287-1643 or by email at Patrick.Gere@mainewater.com. We look forward to working with you throughout design and construction.

Sincerely,
The Maine Water Company

A handwritten signature in blue ink, appearing to read "P. Gere", written over the printed name of Patrick Gere.

Patrick Gere, PE
Project Engineer



Maine Water Company
 Attn: Mr. Marcus Knipp
 93 Industrial Park Road
 Saco, Maine 04072

July 27, 2022
Rev. August 28, 2024
Rev. October 17, 2025

Subject: Redevelopment of 30 Upper Falls Road, Biddeford
 Re: Maine Water Company – Ability to Serve Request

Mr. Knipp:

On behalf of Tom Watson & Co., we are pleased to submit the following request for Maine Water’s ability to serve the project. The parcels are mapped as Map: 40, Block: 55-3 and located in the Main Street Revitalization District – High Density / Mixed-Use (MSRD-3), Waterfront Renaissance (WR) Shoreland Overlay Zoning Districts. The project proposes to construct a 5-story building containing 51 residential units on 10 Upper Falls Road, a 5-story, 20-unit residential building and 11 townhome units on 20/26 Upper Falls Road, and a partial demolition and redevelopment of the existing building located at 30 Upper Falls Road to accommodate a commercial use (**event center**). The project will include associated parking and landscaped areas.

There is an existing 12-inch water main that transitions to an 8-inch water main midway down Upper Falls Road. The 12-inch/8-inch water main included domestic and sprinkler stubs to serve the buildings located at 10, 20, 26, and 30 Upper Falls Road. A majority of the water main and service installation is complete for the Upper Falls Road Project with 10 Upper Falls Road being the only building still under construction.

Please refer to the attached utility plan for more information. Based upon Section 4 of the *Maine Subsurface Wastewater Disposal Rules*, the table below outlines the proposed flow.

Estimate of Anticipated Daily Flows				
Development	Unit Size	Number of Units	Gallons per Day per Unit	Total Gallons per Day
Existing Flow				
10 Upper Falls Road				
Warehouse	N/A	1	100	100
Total Gallons per Day (Existing)				100
20 Upper Falls Road				
Manufacturing Operations	18,185sf	1	50gpd/1,000sf	910
Total Gallons per Day (Existing)				910

30 Upper Falls Road				
Manufacturing Operations	40,815sf	1	50gpd/1,000sf	2,040
Total Gallons per Day (Existing)				2,040
Total Gallons per Day (Existing)				3,050 GPD
Proposed Flow				
10 Upper Falls Road				
Residential Units	Studio / 1-Bedroom	51	180	9,180
Total Gallons per Day (Proposed)				9,180
20 & 26 Upper Falls Road				
Residential Units	2-Bedroom	12	180	2,160
Residential Units	1-Bedroom	8	180	1,440
Residential Units	Townhomes	11	180	1,980
Total Gallons per Day (Proposed)				5,580
30 Upper Falls Road				
Commercial Use	Assembly Area	7,839 SF	2gpd per person (746 people)	1,492
Commercial Use	Retail Use	900 SF 1 Employee	12gpd per employee	12
Commercial Use	Office Space	2,066 SF 22 Employees	12gpd per employee	264
Total Gallons per Day (Proposed)				1,768
Total Gallons per Day (Proposed)				16,528 GPD
Net Change				13,478 GPD

Based on the assumptions in the above table, the proposed project is anticipated to increase the net water and wastewater demand by approximately **13,478** gallons per day (GPD). It should be noted that the majority of these values were developed using conservative estimates from the State of Maine Subsurface Wastewater Disposal Rules.

On behalf of the client, we are requesting the following information:

1. Any additional information, such as utility mapping within Upper Falls Road and existing service connections.
2. Any proposed infrastructure improvements within the project vicinity.
3. Flow date for the hydrants in the vicinity.
4. Maine Water's ability to serve the project.



I have attached an As-Built Survey created by Owen Haskell dated April 9, 2025, from our office to facilitate your review. Please do not hesitate to contact me or the office for any questions or clarifications.

Sincerely,



Zachary Stevens PE
Project Engineer
Acorn Engineering, Inc.





City of Biddeford, Maine

City of Biddeford

Public Works Department / Engineering Division/Wastewater Administration Division
P.O. Box 586, 205 Main Street, Suite 301
Biddeford, ME 04005
Phone: (207) 284-9118, Fax: (207) 571-0662

Letter of Wastewater Treatment Plant Capacity to Serve (updated from 6/6/23) Revised Lot 10 Redevelopment, Residential flow only 10 Gooch Street

Zachary Stevens, PE Project Engineer
Acorn Engineering, Inc.
P O Box 3372
Portland, Me 04104

September 11, 2024

Brief description of project: **Revised Proposed Redevelopment Project on 10 Gooch Street
Biddeford, Maine-** Estimated new flows: **10,200 gpd.**

Determination

The applicant is proposing a reduction in the number of units from the previously approved development on 10 Gooch Street. Based on an email received from Acorn Engineers, Inc., dated August 28, 2024 and August 30, 2024 and subsequent e-mails updating the flows, it is currently projected that the use for lot 10 will be down sized and now will discharge 10,200 gallons per day of flow to the system.

The City of Biddeford Wastewater Department has reviewed the request to serve the above described project. It has been determined that at this time, once the flow reaches the wastewater treatment facility, the City has sufficient capacity to treat the estimated flows from the above described project. Changes to the project from that presented to this department may require a new review of the request for ability to serve. This determination will be effective for a period of one year from the date above. No roof drains or other sources of non-sanitary wastewater shall be discharged to the sewer system.

Upon approval of the Planning Board, the applicant must make application for sewer service. Flow amounts for the project will be determined at the time application is made and may or may not be the amount stated above. The applicant will be required to pay all fees based on the flow amount calculated at the time application is made and prior to the issuance of any building permits and/or the issuance of a certificate of occupancy.

205 Main Street, Biddeford, ME 04005 P: 207.284.9313 F: 207.571.0678 www.biddefordmaine.org

*The City of Biddeford is an equal opportunity provider. To file a complaint, write to
Human Resource Director, 205 Main Street Biddeford, ME 04005, or call (207) 286-0593.*

This Capacity to Serve Letter is intended only to indicate that the City of Biddeford Wastewater Treatment Facilities has the ability to handle and treat the flow from the above stated project once it is received at the treatment facility. Project design plans must be submitted to the City for review and comment. The Planning Department, Engineering Department or other persons from the Wastewater Department may require further studies, calculations or documentation to determine any actions that may need to be taken to address any impacts/capacity issues and/or any system upgrades that may be needed to address any impacts this project may have on the City's sewer collection and conveyance system(s) or its components.

Thomas Milligan, PE
City Engineer Emeritus
City of Biddeford Engineering Department
Tom.milligan@biddefordmaine.org
207-284-9118

CC: Jeff Demers, Public Works/Wastewater Director
Roby Fecteau, Code Enforcement
David Galbraith, City Planner
Alex Buechner, Wastewater Superintendent
Craig Chekan, City Engineer



8/1/2022

**Port Property Management, INC, RE:
CMP NOTIFICATION: 10300793524, 10300750714
VERIZON WIRELESS**

Sent via email

RE: Ability to Serve Letter for Port Property Management, project in Biddeford, ME

Dear Mr. Stevens: zstevens@acorn-engineering.com

CMP has the ability to serve your proposed project located on Gooch Street in Biddeford, Maine, in accordance with our CMP Handbook (web link below). We can provide you the desired pole-mounted transformers per your request and city approval, in accordance with our CMP Standards Handbook.

New Service Milestones

- Preliminary meeting with CMP Field Planner to determine details of job
 - 3 phase loop feed from poles 1 & 2 Gooch Street/ manhole duct system
 - 100KVA Pad-Mount Transformer
- Job scheduled for completion after the electrical inspection has been received.

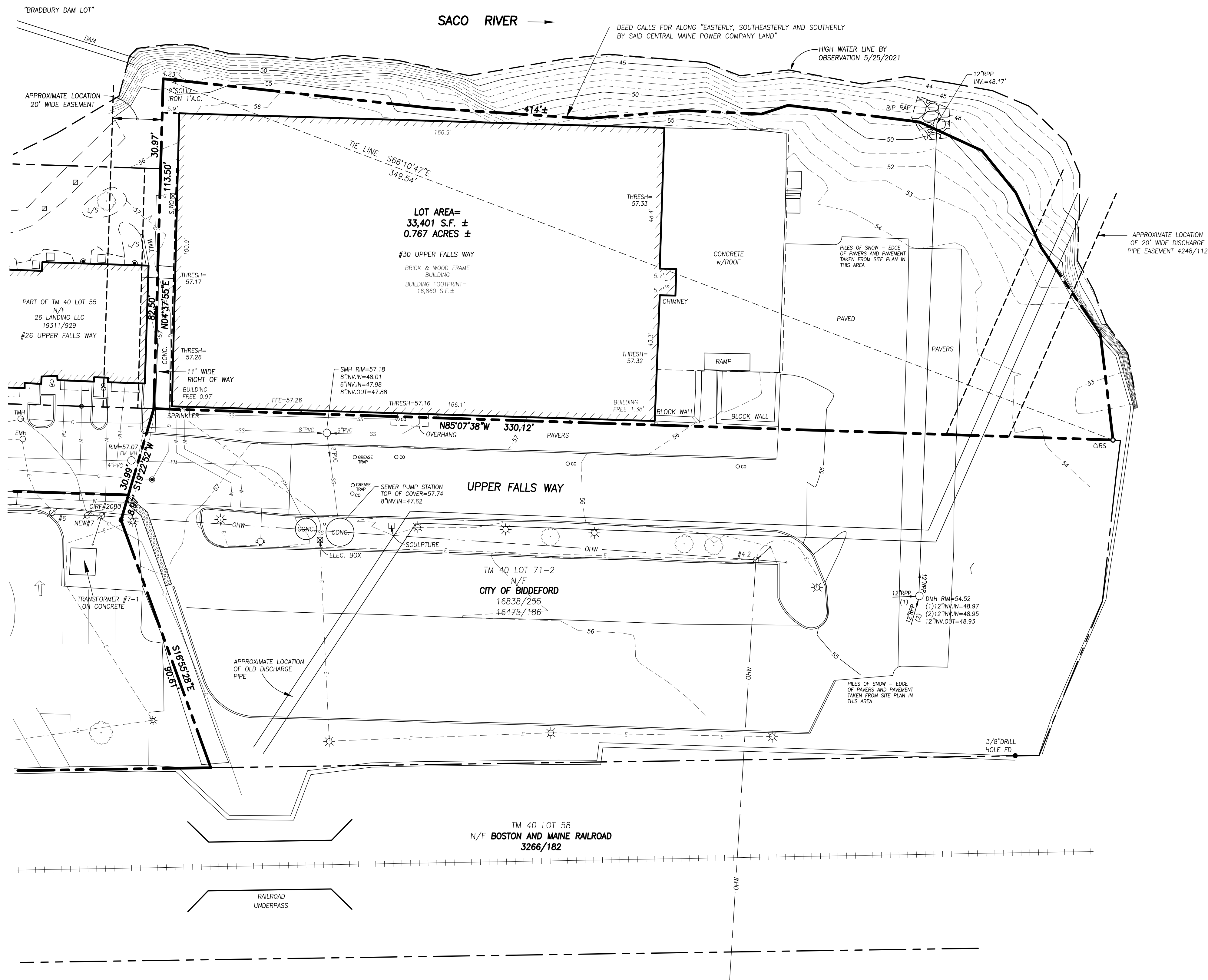
For your convenience, here is a link to the CMP Website which contains our Handbook with details on most service requirements:

[CMP Handbook of Standard Requirements](http://www.cmpco.com/MediaLibrary/3/6/Content%20Management/YourAccount/PDFs%20and%20Docs/handbook.pdf)

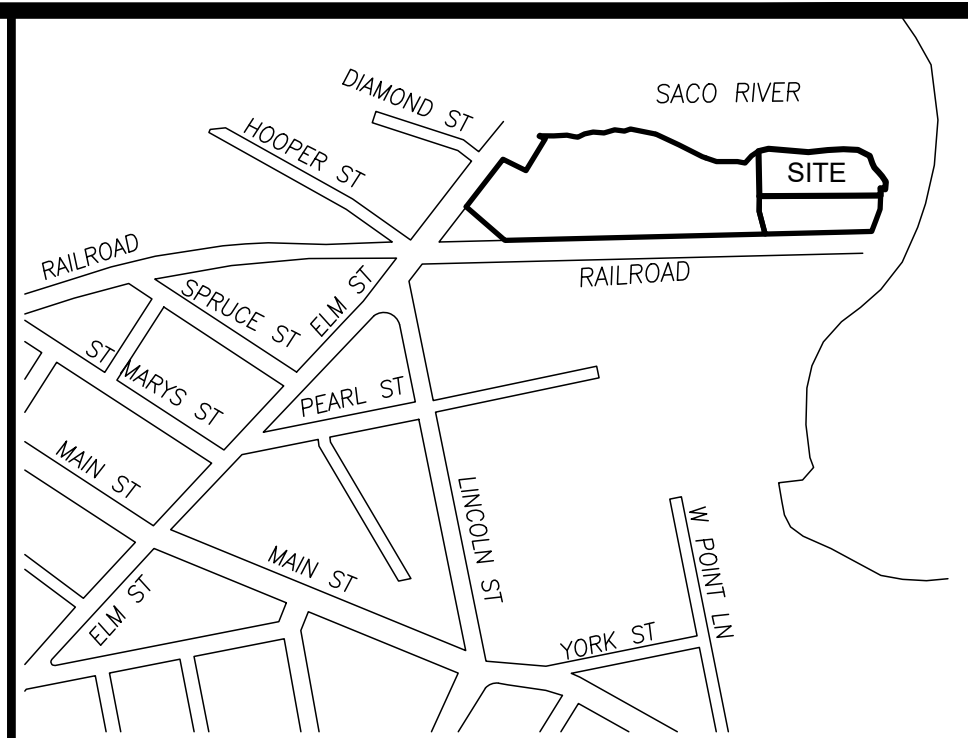
(<http://www.cmpco.com/MediaLibrary/3/6/Content%20Management/YourAccount/PDFs%20and%20Docs/handbook.pdf>)

Regards,

Jay Agreste
Energy Services Advisor
Central Maine Power Company



	CAPPED IRON ROD SET
	IRON PIPE OR ROD FOUND
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	CATCH BASIN
	HYDRANT
	WATER VALVE OR SHUTOFF
	GAS VALVE
	CLEANOUT
	DECIDUOUS TREE
	CURB
	OHW OVERHEAD WIRES
	1' CONTOUR
	SD STORM DRAIN
	C UNDERGROUND COMMUNICATIONS
	SS SANITARY SEWER
	FM FORCE MAIN
	W WATER LINE
	G GAS LINE
	E ELECTRIC LINE
IPF/RF	IRON PIPE OR ROD FOUND
N/F	NOW OR FORMERLY
000/000	DEED BOOK / PAGE
CONC.	CONCRETE
THRESH	THRESHOLD
FFE	FINISHED FLOOR ELEVATION

LOCATION MAP N.T.S.

1. "BOUNDARY & TOPOGRAPHIC SURVEY AT 59 ELM STREET & 10 GOOCH STREET, BIDDIFORD, MAINE MADE FOR PORT PROPERTY MANAGEMENT" DECEMBER 14, 2020 BY OWEN HASKELL, INC.
2. "ALTA/NSPS LAND TITLE SURVEY 59 ELM STREET, BIDDIFORD, MAINE PREPARED FOR PORT PROPERTY MANAGEMENT BY NORTH EAST CIVIL SOLUTIONS" DATED NOV. 4, 2020.
3. "ALTA/ACSM LAND TITLE SURVEY MADE FOR THE CITY OF BIDDIFORD, MAINE BY DOW & COULOMB, INC. LOCATED AT LINCOLN ST., ELM. ST. AND SACO RIVER" DATED NOV. 14, 2012.
4. "PLAN OF LAND OF THE SACO-LOWELL SHOPS AND PEPPERELL MANUFACTURING CO." BY LIBBY & DOW DATED JUNE, 1992 RECORDED IN PLAN BOOK 1, PAGE 31.
5. "PLAN SHOWING LAND SOLD BY THE BIDDIFORD & SACO DEVELOPMENT CORP. TO GRONDIN SUPPLY CO. INC." BY LIBBY & DOW DATED JAN. 18, 1962 RECORDED IN PLAN BOOK 32, PAGE 12.
6. "ALTA/NSPS LAND TITLE SURVEY, 59 ELM STREET & 10 GOOCH STREET, BIDDIFORD, YORK COUNTY, MAINE MADE FOR PORT PROPERTY MANAGEMENT, INC." DECEMBER 23, 2020, REVISED MAY 26, 2021 BY OWEN HASKELL, INC.
7. AS-BUILT DRAWINGS, C-20 & C-30 PREPARED BY ACORN ENGINEERING.

1. OWNER OF RECORD:
FOUNDRY 30 LLC, 82 HANOVER STREET, SUITE 5, PORTLAND, MAINE
Y.C.R.D. BOOK 19362 PAGE 405
TAX MAP 40 LOT 55-3
2. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM, WEST
ZONE, NAD 83.
3. ELEVATIONS ARE BASED ON NAVD 88 DATUM PER STATIC GPS
OBSERVATIONS.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING AS-BUILT DRAWINGS DRAWINGS PROVIDED BY THE CLIENT. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE LOCATION OF ANY UTILITIES SHOWN IS THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY EXCAVATION, DUE TO THE VARIATION OF DEPTHS OF THE UTILITIES, INVERTS, AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

30 Upper Falls Way, Biddeford, Maine
Made for
Port Property Management, Inc.
188 State Street, Suite 303, Portland, Maine



OWEN HASKELL, INC. 

PROFESSIONAL LAND SURVEYORS

390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0421		
DRAWN BY: JLW	DATE: APRIL 9, 2025	JOB NO. 2020-295 B-Y
CHECKED BY: RRL	SCALE: 1" = 20'	DRWG. NO. 1-30AB

1. ALL SIDEWALK AND VERTICAL GRANITE CURB TO BE REPLACED SHALL BE REBUILT TO CITY OF BIDEFORD STANDARD.
2. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF BIDEFORD STANDARDS.
3. ANY ASPHALT AND CONCRETE TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
4. ANY CURB TO BE REMOVED, SHALL BE REMOVED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
6. ALL SITE SIGNAGE & PAVEMENT MARKINGS TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
7. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.

1. "ALTA/NSPS LAND TITLE SURVEY" PREPARED BY OWEN HASKELL, INC., DATED DECEMBER 23, 2020 AND LAST REVISED MAY 26, 2021
2. "ATLA / NSPS LAND TITLE SURVEY" PREPARED BY NORTHEAST CIVIL SOLUTIONS, DATED 11/20/2020
3. "LOT SPLIT PLAN" PREPARED BY NORTHEAST CIVIL SOLUTIONS, DATED 12/18/2020.

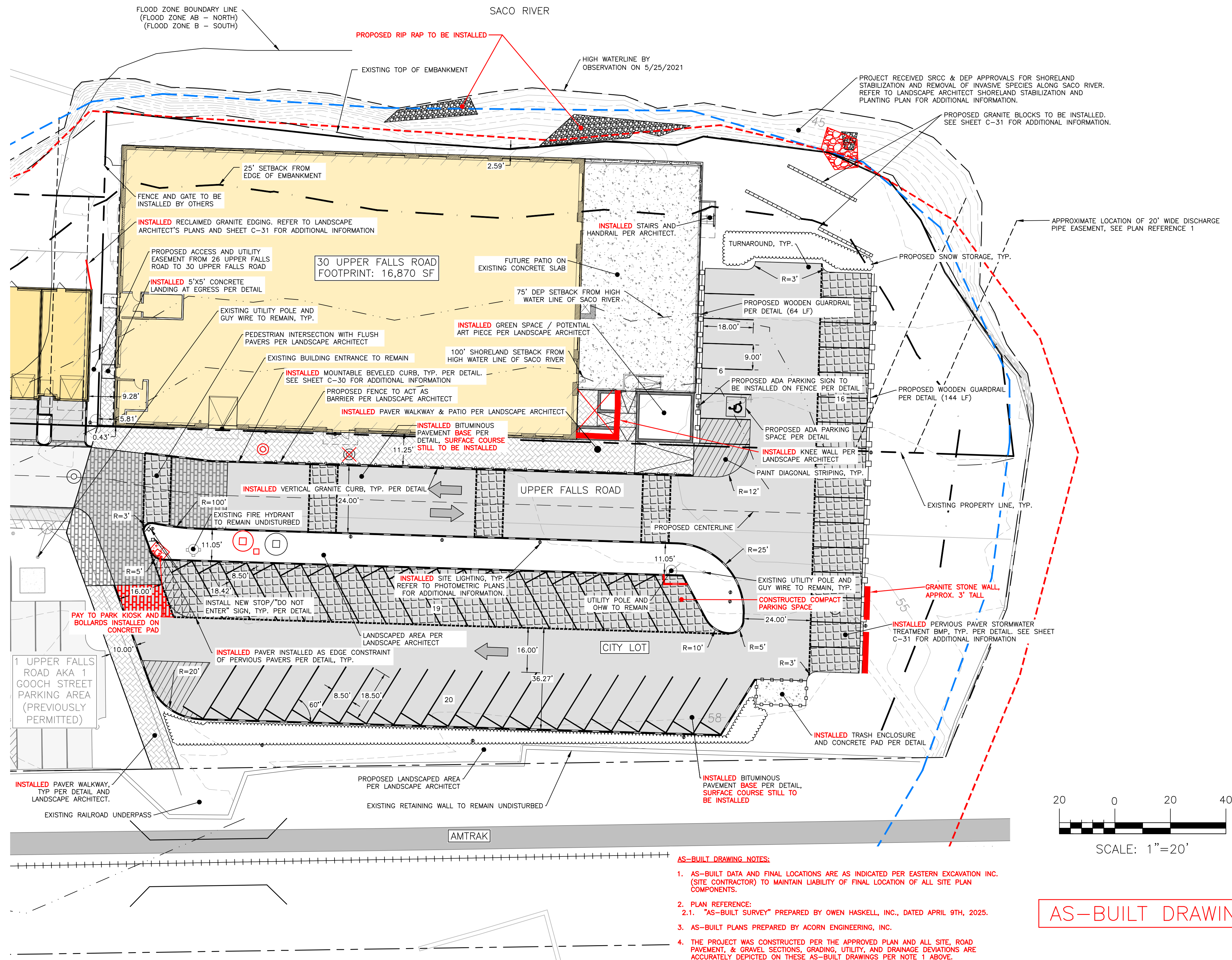
PRELIMINARY FEMA FLOODWAY BOUNDARY - - - - -

EFFECTIVE FEMA FLOODWAY BOUNDARY — — — — —

30 UPPER FALLS ROAD SPACE AND BULK STANDARDS				
ZONE:	REQUIRED (MSRD3)	REQUIRED (WR)	EXISTING	PROPOSED
MINIMUM LOT SIZE	NONE	NONE (WITHIN EX. STRUCTURES ONLY)	33,401 SF	33,401 SF
MINIMUM STREET FRONTAGE	NONE	—	330'	330'
MINIMUM FRONT YARD SETBACK	NONE	—	0.43'	0.43'
MINIMUM REAR YARD SETBACK	NONE	—	2.59'	2.59'
MINIMUM SIDE YARD SETBACK	NONE	—	5.81'	5.81'
MINIMUM BUILDING HEIGHT	MIN. 2 STORIES OR 26'	—	TBD	TBD
MINIMUM SHORE FRONTAGE	—	NONE (WITHIN EX. STRUCTURES ONLY)	397'±	397'±
SACO RIVER SETBACK (INCLUDING PARKING AREAS)	—	100' FROM NORMAL HIGH—WATER LINE	17.94'	41.13'
SACO RIVER NO-CUT ZONE (SRCC)	—	75'	—	—
MAX LOT COVERAGE	100%	AVERAGE 70% ACROSS ALL LOTS WITHIN SHORELAND ZONE	87.5% (29,236 SF)	74.4% (24,851 SF)

CITY LOT SPACE AND BULK STANDARDS				
ZONE:	REQUIRED (MSRD3)	REQUIRED (WR)	EXISTING	PROPOSED
MINIMUM LOT SIZE	NONE	NONE (WITHIN EX. STRUCTURES ONLY)	36,748 SF	36,748 SF
MINIMUM STREET FRONTAGE	NONE	—	330'±	330'±
MINIMUM FRONT YARD SETBACK	NONE	—	N/A	N/A
MINIMUM REAR YARD SETBACK	NONE	—	N/A	N/A
MINIMUM SIDE YARD SETBACK	NONE	—	N/A	N/A
MINIMUM BUILDING HEIGHT	MIN. 2 STORIES OR 26'	—	N/A	N/A
MINIMUM SHORE FRONTAGE	—	NONE (WITHIN EX. STRUCTURES ONLY)	113'±	113'±
SACO RIVER SETBACK (INCLUDING PARKING AREAS)	—	100' FROM NORMAL HIGH—WATER LINE	9.65'	42.20'
SACO RIVER NO-CUT ZONE (SRCC)	—	75'	—	—
MAX LOT COVERAGE	100%	AVERAGE 70% ACROSS ALL LOTS WITHIN SHORELAND ZONE	80.9% (29,713 SF)	69.9% (25,693 SF)

CITY LOT PARKING SUMMARY		
	EXISTING	PROPOSED
STANDARD (9'X18")	30±	9
60 DEGREE (8.5'X18.42")	N/A	39
TOTAL SPACES		48



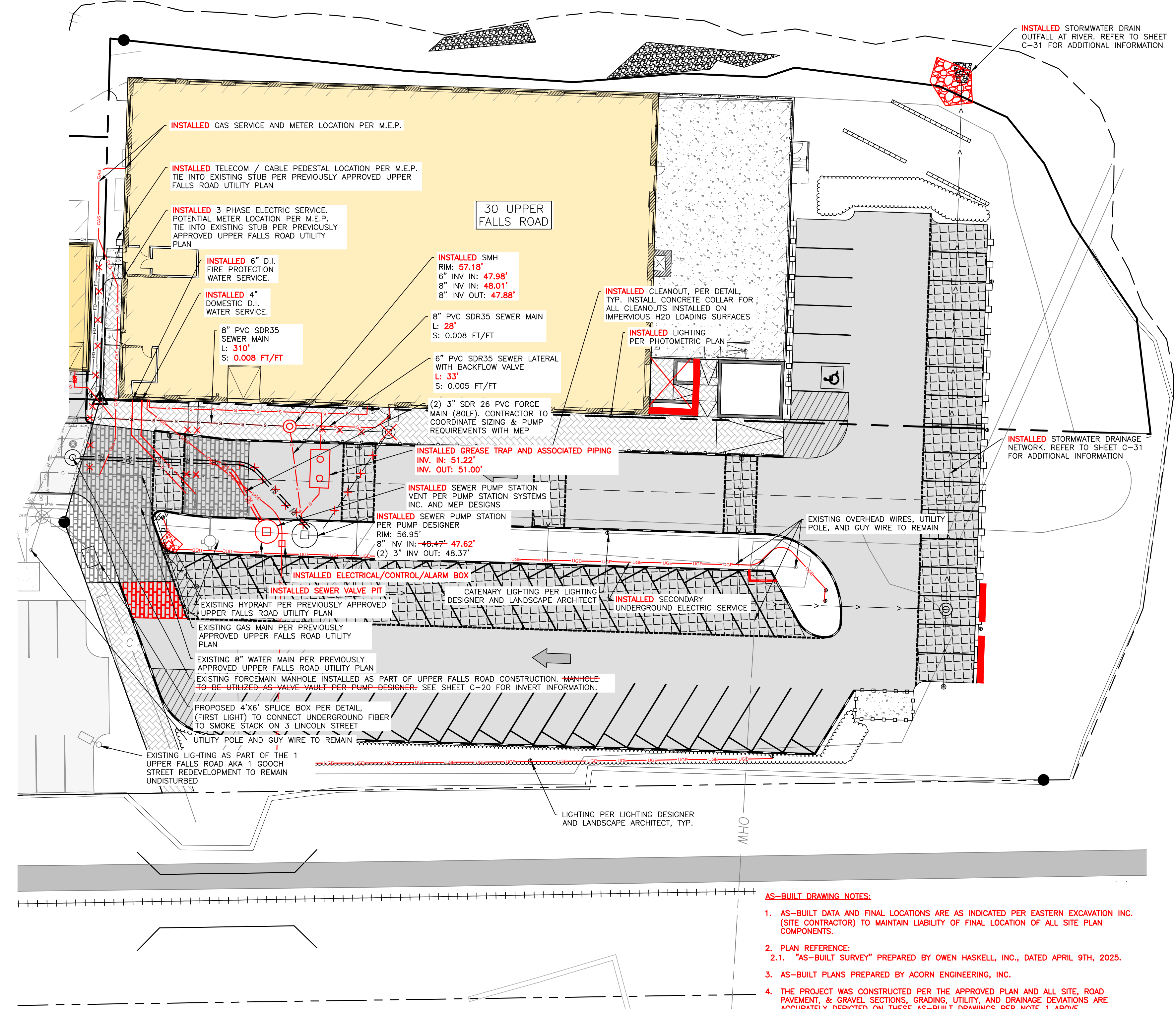
 ACORN ENGINEERING, INC. P.O. BOX 3372, PORTLAND MAINE 04101 (207) 775-2655 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY REPERMITS, AUTHORIZATIONS, OR AMENDMENTS MUST BE OBTAINED FROM ACORN ENGINEERING, INC. WITHOUT LIABILITY TO ACORN ENGINEERING, INC.	FILE: 1093.11_CIVIL JN: 1093.11 SCALE: AS NOTED DESIGNED BY: PPH DRAWN BY: ZMS CHECKED BY: WHS		STATE OF MAINE PETER F. HEIL 15318 LICENSED PROFESSIONAL ENGINEER	DRAWING NO. C-11
	ISSUED FOR SKETCH PRELIMINARY COMMENT RESPONSE DEP SW APP FINAL SITE PLAN SITE PLAN AMENDMENT CONSTRUCTION GRAVITY SEWER REVISION MINOR MODIFICATION AS-BUILT		BY DATE PPH 03/23/2020 PPH 03/23/2020 PPH 03/23/2020 PPH 03/23/2020 PPH 03/23/2020 PPH 03/23/2020 PPH 03/23/2020 PPH 03/23/2020 PPH 03/23/2020 PPH 03/23/2020 PPH 03/23/2020	DRAWING NAME: SITE PLAN - 2 PROJECT NAME ADDRESS: 10, 20, 26, & 30 UPPER FALLS ROAD REDEVELOPMENT - BIDDEFORD CLIENT (OWNER OF RECORD): REVELER LLC, (F/K/A TOM WATSON & CO.) 511 CONGRESS STREET, SUITE 601, PORTLAND ME 04101

GENERAL NOTES:

1. LOCATION OF PROPOSED CONNECTIONS ARE APPROXIMATE. CONTRACTOR TO CONTACT ENGINEER IF FIELD INFORMATION VARIES FROM INFORMATION ON PLANS.
2. CONTRACTOR IS TO BE CAUTIONED THAT CERTAIN LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES HAVE BEEN PROVIDED THROUGH UTILITY COORDINATION OR OTHER OBSERVATIONS. INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH UTILITY COMPANY AND DIG SAFE NO LESS THAN 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS INDICATED IN THE CONTRACT DOCUMENTS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DIFFERENTIATIONS FROM EXISTING CONDITIONS, INCLUDING UTILITY INFORMATION, PRIOR TO ANY CHANGES.
3. FOR ALL UTILITIES, ACORN ENGINEERING DESIGN LIMITS END AT EXTERIOR WALL OF BUILDING. METERING OF UTILITIES TO BE COMPLETED BY M.E.P., UNLESS SPECIFIED OTHERWISE.
4. CONTRACTOR TO COORDINATE WITH ARCHITECT ON FINAL UTILITY CONNECTIONS WITHIN THE BUILDING.
5. **SEWER UTILITIES:** CONTRACTOR TO COORDINATE WITH ARCHITECT FOR FINAL SERVICE CONNECTION. SEWER UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BIDDEFORD TECHNICAL STANDARDS. VALVE FOR BACKFLOW PREVENTION SHALL BE INSTALLED WITHIN THE THE PROPERTY LINES FOR EACH CITY SEWER CONNECTION. CONTACT ENGINEER IF INVERT FIELD CONDITIONS VARY FROM DESIGN.
6. **WATER UTILITIES:** FINAL PIPE SIZING PROVIDED BY M.E.P. ENGINEER AND FIRE PROTECTION DESIGNER. INTERNAL METERING, BACKFLOW PREVENTION, AND PRESSURE REDUCERS TO BE COMPLETED BY M.E.P. ENGINEER. DOMESTIC WATER PIPE SIZES WILL DETERMINE THE FINAL WATER METERING OPTIONS. METER MAY BE SMALLER THAN PROPOSED WATER MAIN. WATER METERING, PRESSURE REDUCER AND BACKFLOW PREVENTION TO BE IN ACCORDANCE WITH THE MAINE WATER COMPANY STANDARDS. CONTRACTOR TO FOLLOW METERING GUIDELINES OF MAINE WATER COMPANY AND CITY OF BIDDEFORD.
7. **GAS UTILITIES:** PROJECT GAS LOAD, GAS UTILITY DESIGN, AND FINAL GAS SERVICE LOCATION AND METERS TO BE DEFINED BY M.E.P. AND IN ACCORDANCE WITH UNTIL.
8. **ELECTRIC UTILITIES:** ELECTRIC DESIGN TO BE FINALIZED BY M.E.P. ENGINEER. ELECTRICAL LOAD TO BE DETERMINED BY M.E.P. ENGINEER. METER LOCATION AND TRANSFORMER SIZE, IF NECESSARY DEFINED BY M.E.P. M.E.P. TO FINALIZE SERVICE CONNECTION TO BUILDING. ALL ELECTRIC CONSTRUCTION SHALL CONFORM TO CMP GUIDEBOOK OF STANDARD REQUIREMENTS, MOST RECENT EDITION. DESIGN SUBJECT TO FINAL APPROVAL FROM CMP.
9. CABLE AND TELEPHONE PULLBOXES AND PEDESTAL LOCATIONS TO BE DETERMINED BY SPECTRUM AND CONSOLIDATED COMMUNICATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND UTILITIES WITH ALL UTILITY COMPANIES INVOLVED.
10. EXISTING SANITARY SEWER LINE TO BE ABANDONED IN PLACE PER CITY DEPT. OF PUBLIC WORKS STANDARDS. CONTRACTOR TO COORDINATE PROPOSED FORCEMAIN SERVICE CONNECTIONS TO RESPECTIVE LOTS ALONG UPPER FALLS ROAD AND ABANDON EX. SERVICE CONNECTIONS ONCE FORCEMAIN SERVICES ARE OPERATIONAL.
11. EXISTING WATER TO BE REMOVED PER MAINE WATER COMPANY STANDARDS. CONTRACTOR TO COORDINATE SHUT OFF & REMOVAL OF WATERLINE AND PROVIDE TEMPORARY WATER SERVICE TO ALL BUILDINGS OFF UPPER FALLS ROAD UNTIL NEW WATERMAIN INSTALLATION HAS BEEN INSTALLED, TESTED & DISINFECTED AND SERVICES RESTORED TO THE SATISFACTION OF MAINE WATER.
12. PLAN REFERENCES:
 - 12.1. 1 GOOCH STREET REDEVELOPMENT PLAN SET DATED APRIL 13, 2022 ISSUED FOR CONSTRUCTION BY ACORN ENGINEERING. SEE PLANS TITLED UTILITY PLAN (C-20) & PLAN AND PROFILE (C-31).

MINIMUM HORIZONTAL UTILITY SEPARATION					
UTILITY	UGE/T/C	WATER	SEWER	GAS	STORMWATER
UGE/T/C	—	6'	5'	4'	6'
WATER	6'	—	5*	6'	3'
SEWER	5'	5*	—	5'	10'
GAS	4'	6'	5'	—	3'
STORMWATER	6'	3'	10'	3'	—

*PERMISSIBLE ONLY IF SEWER IS LAID MIN. 18" BELOW WATER SERVICE; OTHERWISE, 10' OF HORIZONTAL SEPARATION MUST BE MAINTAINED.



ALL PUMP STATIONS TO BE DESIGNED BY OTHERS. PUMP STATION DETAILS PROVIDED BY ACORN ENGINEERING ARE INTENDED SOLEY FOR VISUAL AND GENERAL INFORMATION PURPOSES AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH PUMP STATION MANUFACTURER TO OBTAIN SPECIFICATIONS AND CONFIRM FINAL DESIGN OF PUMP STATIONS.

AS-BUILT DRAWING NOTES:

1. AS-BUILT DATA AND FINAL LOCATIONS ARE AS INDICATED PER EASTERN EXCAVATION INC. (SITE CONTRACTOR) TO MAINTAIN LIABILITY OF FINAL LOCATION OF ALL SITE PLAN COMPONENTS.
2. PLAN REFERENCE:
 - 2.1. "AS-BUILT SURVEY" PREPARED BY OWEN HASKELL, INC., DATED APRIL 9TH, 2025.
3. AS-BUILT PLANS PREPARED BY ACORN ENGINEERING, INC.
4. THE PROJECT WAS CONSTRUCTED PER THE APPROVED PLAN AND ALL SITE, ROAD PAVEMENT, & GRAVEL SECTIONS, GRADING, UTILITY, AND DRAINAGE DEVIATIONS ARE ACCURATELY DEPICTED ON THESE AS-BUILT DRAWINGS PER NOTE 1 ABOVE.

AS-BUILT DRAWING

ISSUED FOR
SKETCH
PRELIMINARY
COMMENT RESPONSE
DEF SW APP
FINAL SITE PLAN
SITE PLAN AMENDMENT
CONSTRUCTION
GRAVITY SEWER REVISION
GRAVITY SEWER REVISION
MINOR MODIFICATION
30 UFR FFE MODIFICATION
AS-BUILT

DATE
3/23/2022
10/6/2022
11/16/2022
07/27/2022
11/16/2022
12/14/2022
02/09/2023
11/19/2023
07/13/2023
11/8/2023
1/5/2024
5/23/2024
5/21/2025

BY
PFH
PFH
PFH
PFH
PFH
PFH
PFH
PFH
PFH
PFH
PFH
PFH
PFH

UTILITY PLAN - 2

PROJECT NAME/ADDRESS
10, 20, 26, & 30 UPPER FALLS ROAD
REDEVELOPMENT - BIDDEFORD

CLIENT/OWNER OF RECORD
REVELER LLC, (F/K/A TOM WATSON & CO.)
511 CONGRESS STREET, SUITE 601, PORTLAND ME 04101

ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04101
(207) 775-2655

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

FILE: 1093.11_CIVIL

JN: 1093.11

SCALE: AS NOTED

DESIGNED BY: PFH

DRAWN BY: ZMS

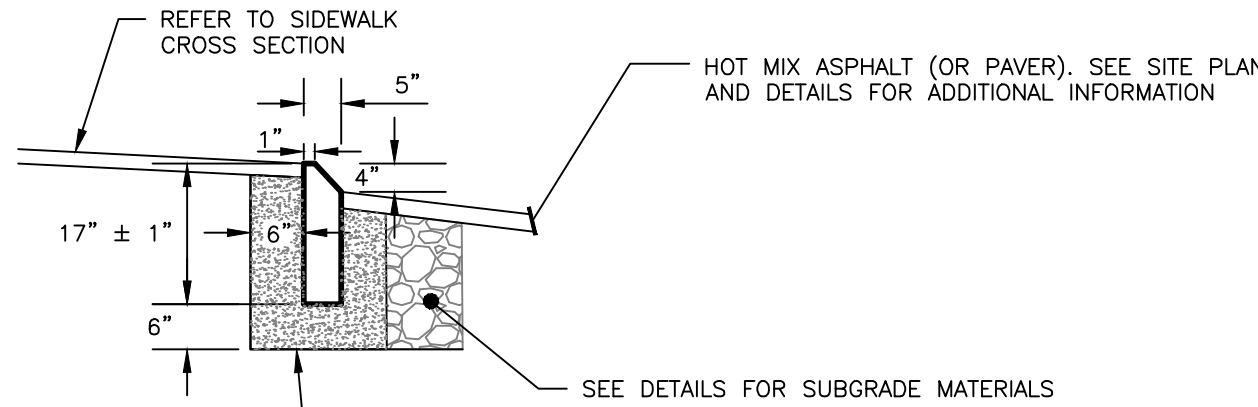
CHECKED BY: WHS

STATE OF MAINE
PETER F. HEIL
15318
LICENSED PROFESSIONAL ENGINEER

DRAWING NO.
C-21

GENERAL NOTES:

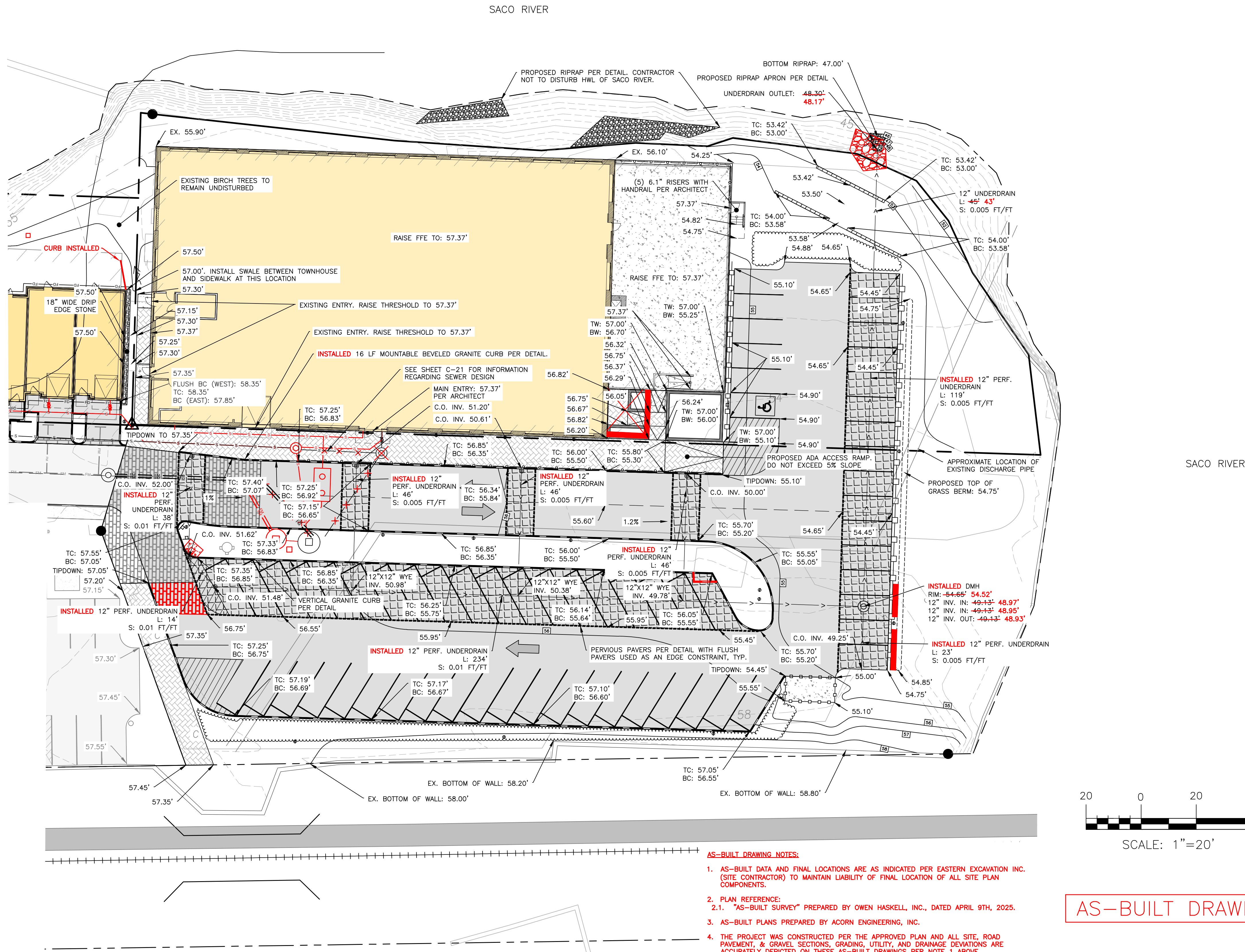
1. ALL WORK WITHIN THE CITY STREET RIGHT OF WAY SHALL MEET CITY OF BIDDEFORD STANDARDS.
2. DESIGN OF TEMPORARY SOIL RESTRAINT MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IF NECESSARY FOR CONSTRUCTION.
3. CONTRACTOR SHALL ENSURE THAT UNDERDRAINS ARE CONSTRUCTED WITH POSITIVE OUTLET TO PROPOSED CONNECTIONS.
4. CATCH BASIN INLET PROTECTION TO BE INSTALLED WITHIN ANY STRUCTURES DOWNGRADEMENT OF ACTIVE CONSTRUCTION.
5. SEDIMENTATION BARRIERS ARE TO BE INSTALLED DOWNGRADEMENT OF ALL ACTIVE CONSTRUCTION WORK PER DETAIL. BARRIERS TO NOT EXTEND PAST PROPERTY LINES; BARRIERS SHOWN OFFSET FROM PROPERTY LINES ON PLANS FOR VISUAL PURPOSES ONLY.
6. *ELEVATIONS RECORDED IN FIELD AND PROVIDED BY REVELER ON 4/22/24.



NOTES:

1. INSTALL PER MANUFACTURER'S SPEC'S.
2. PROVIDE CUSTOM TRANSITION CURB THAT TIPS DOWN 3" IN BETWEEN MOUNTABLE AND VERTICAL CURBS.
3. CURBING SHALL BE SET IN A 6-INCH BED OF POURED IN PLACE 3,000 PSI CONCRETE MIX.

MOUNTABLE BEVELED GRANITE CURB
NOT TO SCALE



AS-BUILT DRAWING NOTES:

1. AS-BUILT DATA AND FINAL LOCATIONS ARE AS INDICATED PER EASTERN EXCAVATION INC. (SITE CONTRACTOR) TO MAINTAIN LIABILITY OF FINAL LOCATION OF ALL SITE PLAN COMPONENTS.
2. PLAN REFERENCE:
 - 2.1. "AS-BUILT SURVEY" PREPARED BY OWEN HASKELL, INC., DATED APRIL 9TH, 2025.
3. AS-BUILT PLANS PREPARED BY ACORN ENGINEERING, INC.
4. THE PROJECT WAS CONSTRUCTED PER THE APPROVED PLAN AND ALL SITE, ROAD PAVEMENT, & GRAVEL SECTIONS, GRADING, UTILITY, AND DRAINAGE DEVIATIONS ARE ACCURATELY DEPICTED ON THESE AS-BUILT DRAWINGS PER NOTE 1 ABOVE.

AS-BUILT DRAWING

ISSUED FOR	BY
SKETCH	PFH
PRELIMINARY	PFH
COMMENT RESPONSE	PFH
DEP SW APP	PFH
FINAL SITE PLAN	PFH
SITE PLAN AMENDMENT	PFH
COMMENT RESPONSE	WHS
CONSTRUCTION	PFH
MINOR MODIFICATION	PFH
26 UFR FOUNDATION AS BUILT	PFH
30 UFR FFE MODIFICATION	PFH
AS-BUILT	PFH

DRAWING NAME: GRADING PLAN - 2
PROJECT NAME/ADDRESS: 10, 20, 26, & 30 UPPER FALLS ROAD REDEVELOPMENT - BIDDEFORD
CLIENT/OWNER OF RECORD: REVELER LLC, (F/K/A TOM WATSON & CO.)
511 CONGRESS STREET, SUITE 601, PORTLAND ME 04101

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

ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04101
(207) 775-2655

FILE: 1093.11_CIVIL
JN: 1093.11
SCALE: AS NOTED
DESIGNED BY: PFH
DRAWN BY: ZMS
CHECKED BY: WHS

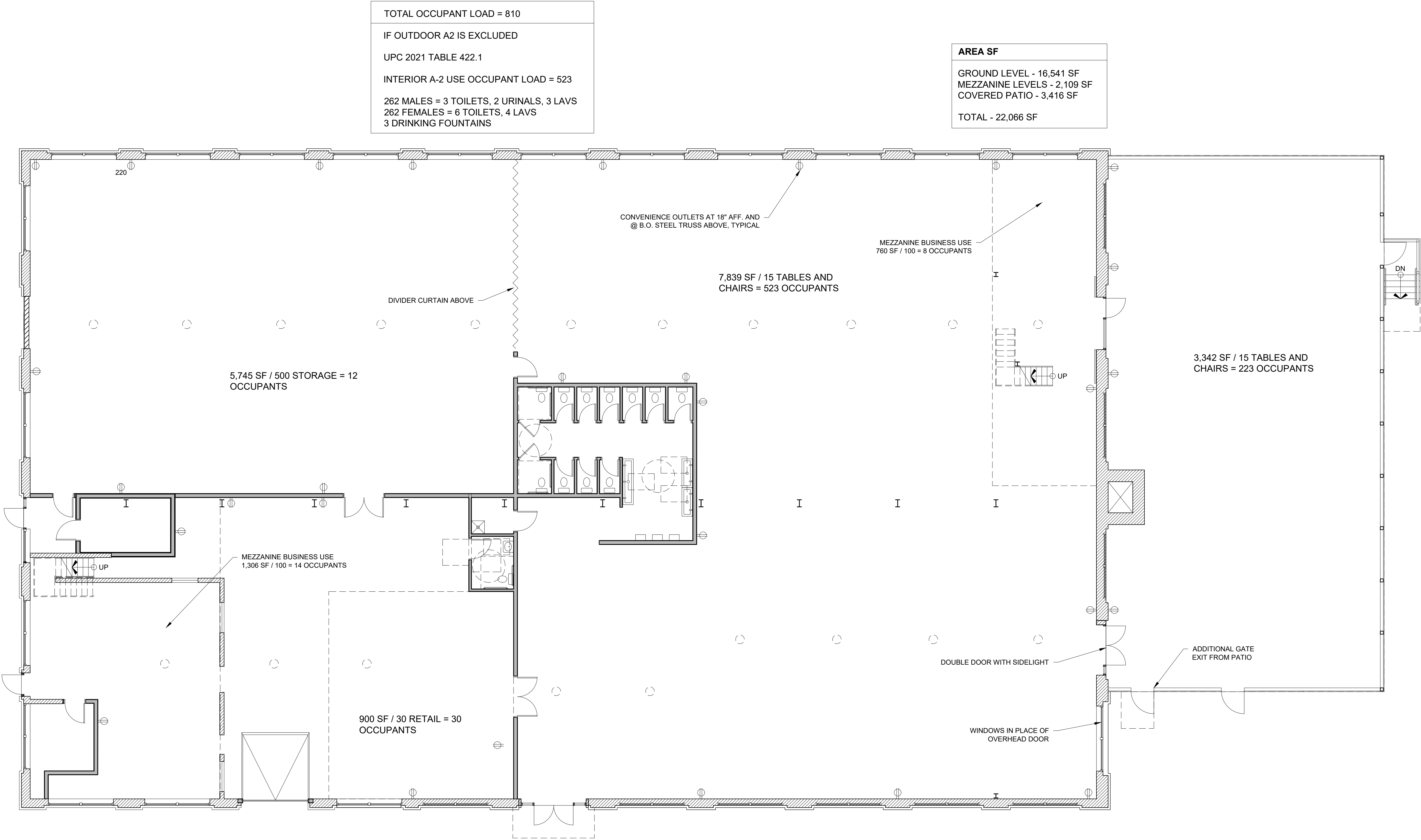


DRAWING NO.

C-31

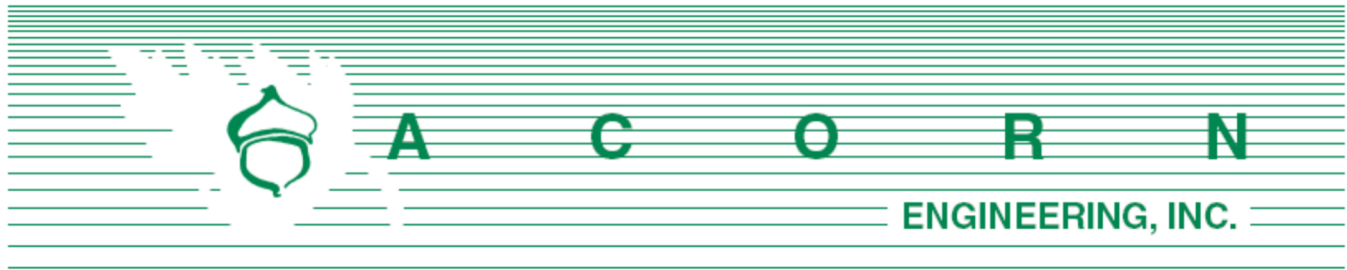
30 UPPER FALLS ROAD
BIDDEFORD, MAINE

09-11-25



1 TENANT CONCEPT PLAN
1/8" = 1'-0"

PROGRESS PRINT ONLY
Not for Construction



September 30, 2025

City of Biddeford
 Attn: Roby Fecteau, Director of Code Enforcement & Emergency Management
 205 Main Street, Suite 104
 Biddeford, Maine, 04005

Subject: Revised Trip Generation Calculations
 Upper Falls Road, Biddeford Maine

Roby,

We understand a potential tenant (Maine Venue Partners) is interested in occupying the commercial space located at 30 Upper Falls Road. As part of the fit up of the existing commercial space, the tenant would be looking to consolidate their business to provide a mix of warehouse/storage, office/retail, and event space. As part of the initial MaineDOT Traffic Movement Permit (TMP), allocations were provided for assumed potential uses with associated trip generation rates allocated for the entire project. As the proposed use for Maine Venue Partners is different than the previous assumed uses (brewery/bar/eatery), the below summarizes the current and proposed uses and the associated trip generation rates to show what is being proposed/current uses are within the allowable thresholds approved by the TMP.

Acorn ran some trip generation calculations, utilizing the ITE Trip Generation Manual, 11th Edition as summarized in Table 2 below. *The tables below have been revised to reflect the current and proposed uses within the development. Changes to the previous TMP approval are shown in red.*

TABLE 1 Upper Falls Road Current & Proposed Programming		
Upper Falls Road		
Building	Use	Quantity
1 Upper Falls Road	Residential/Commercial	96 Residential Units 320 Self-Storage Units
10 Upper Falls Road	Residential	51 Residential Units (No Commercial proposed)
20 Upper Falls Road	Residential	20 Residential Units
26 Upper Falls Road	Residential	11 Residential Units
30 Upper Falls Road	Commercial	1 Commercial Space (different Land Use Category)

TABLE 2
Upper Falls Road
Trip Generation (Peak Hour of Generator)
Based on the 11th Edition of the ITE Trip Generation Manual

Land Use Code	Quantity	Weekday AM Peak Hour Trips	Weekday PM Peak Hour Trips	Saturday Peak Hour Trips
LUC 221 – Multi-Family, Mid-rise (1, 10, 20, 26 UFR)	178 Units	63	73	72
LUC 151 – Mini Warehouse (1 UFR Self-Storage)	320 Units	8	8	9
LUC 712 – Small Office Building (30 UFR)	8,711 sf	23	27	5*
Event Space – 250 or less attendees** Assumed a vehicle occupancy of 2.5 (30 UFR Event Space)	7,839 sf	0***	100	100
Total		94	208	186
Approved Trips		72	376	281
Net Change		+22	-168	-95

Notes:

*Utilizes LUC 710 – General Office, as LUC 712 doesn't have Peak Saturday calculations in the 11th edition.

**There may be some events during the year that exceed 250 attendees, but this would be limited to less than 30 peak hours in a 12-month period as defined by MaineDOT for when a land use must be included in a TMP.

*** As the event center would not be open for events in the morning and associated staffing is included within the Small Office building calculation, assumed 0 trips associated with the event space



Conclusion

Based on the proposed uses and estimated trip generation calculations, it appears the project will have minimal impact to the existing / previously approved conditions of the site and surrounding street impact, and in some scenarios will improve the existing (previous approved) conditions. As part of the Maine DOT Traffic Movement Permit, the project is given a 99-trip buffer from what was established within the original issued TMP and a modification to the permit is only required if the land use changes increase trips by 100 or more trips. We look forward to your review of this project, if you have any questions regarding these application materials, please do not hesitate to reach out.

Sincerely,



Peter Heil P.E.
Senior Project Manager
Acorn Engineering, Inc.



Mini-Warehouse (151)

Vehicle Trip Ends vs: Storage Units (100s)

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 8

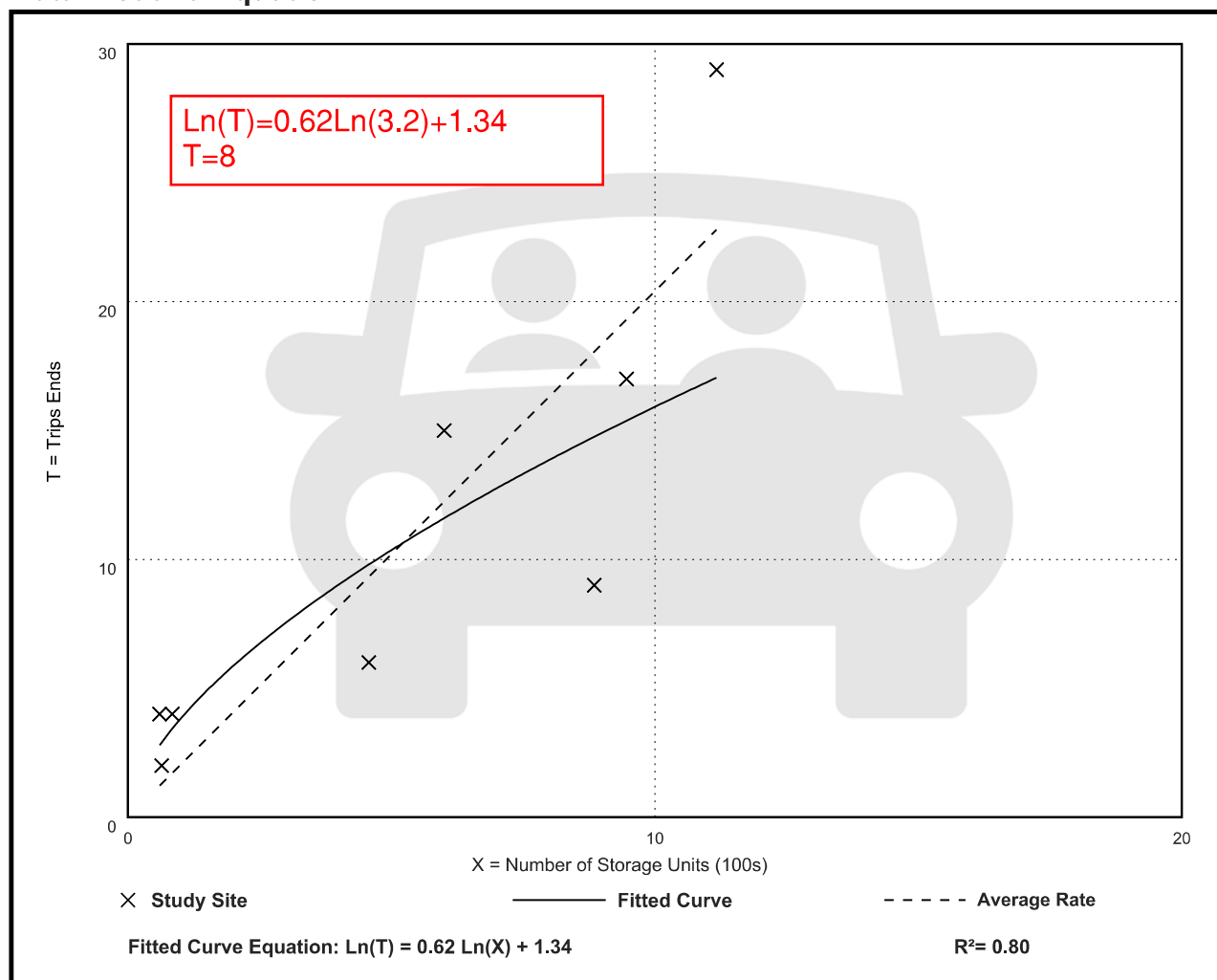
Avg. Num. of Storage Units (100s): 5

Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
2.04	1.02 - 6.67	1.00

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: Storage Units (100s)

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 8

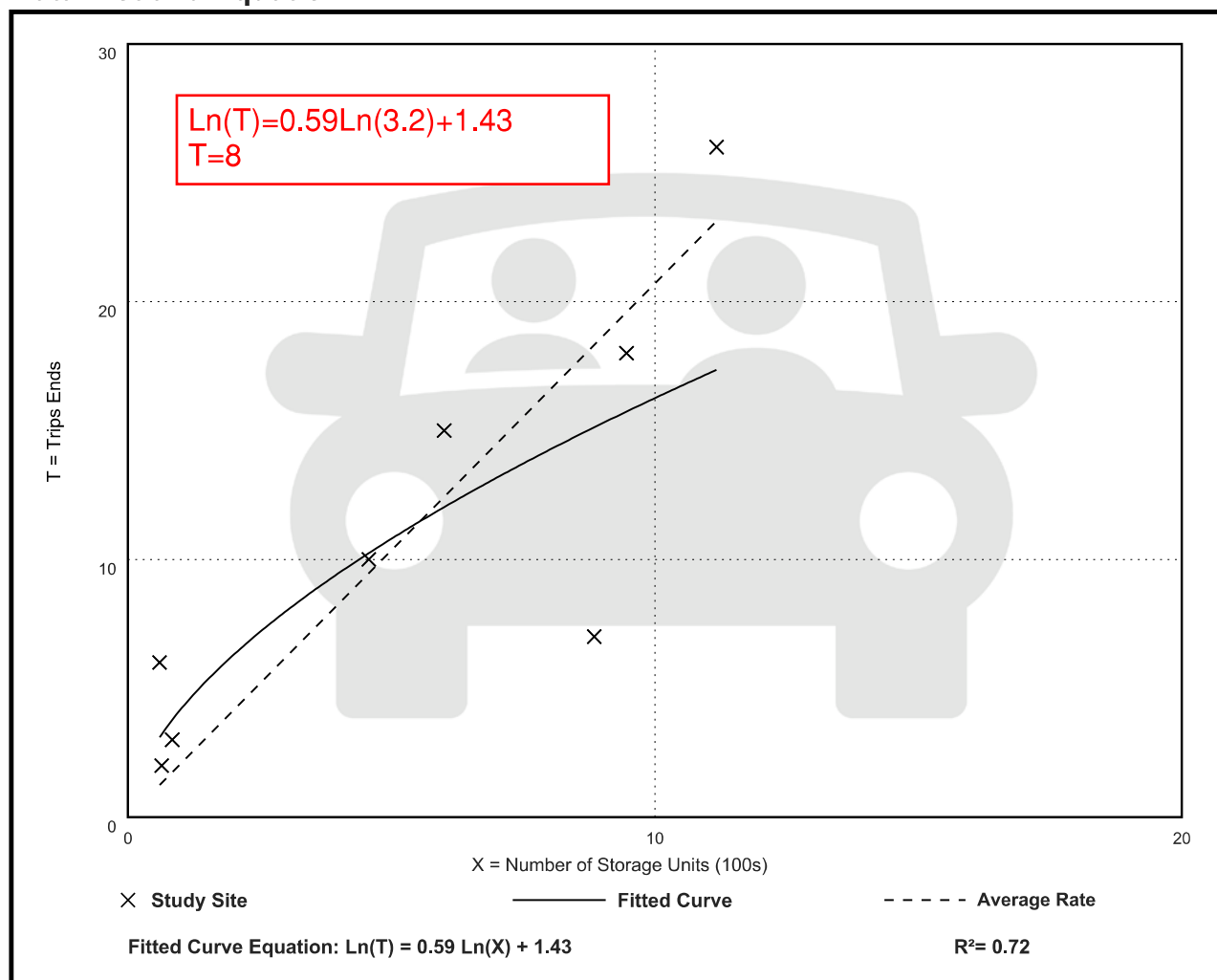
Avg. Num. of Storage Units (100s): 5

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
2.07	0.79 - 10.00	1.24

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: Storage Units (100s)

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 5

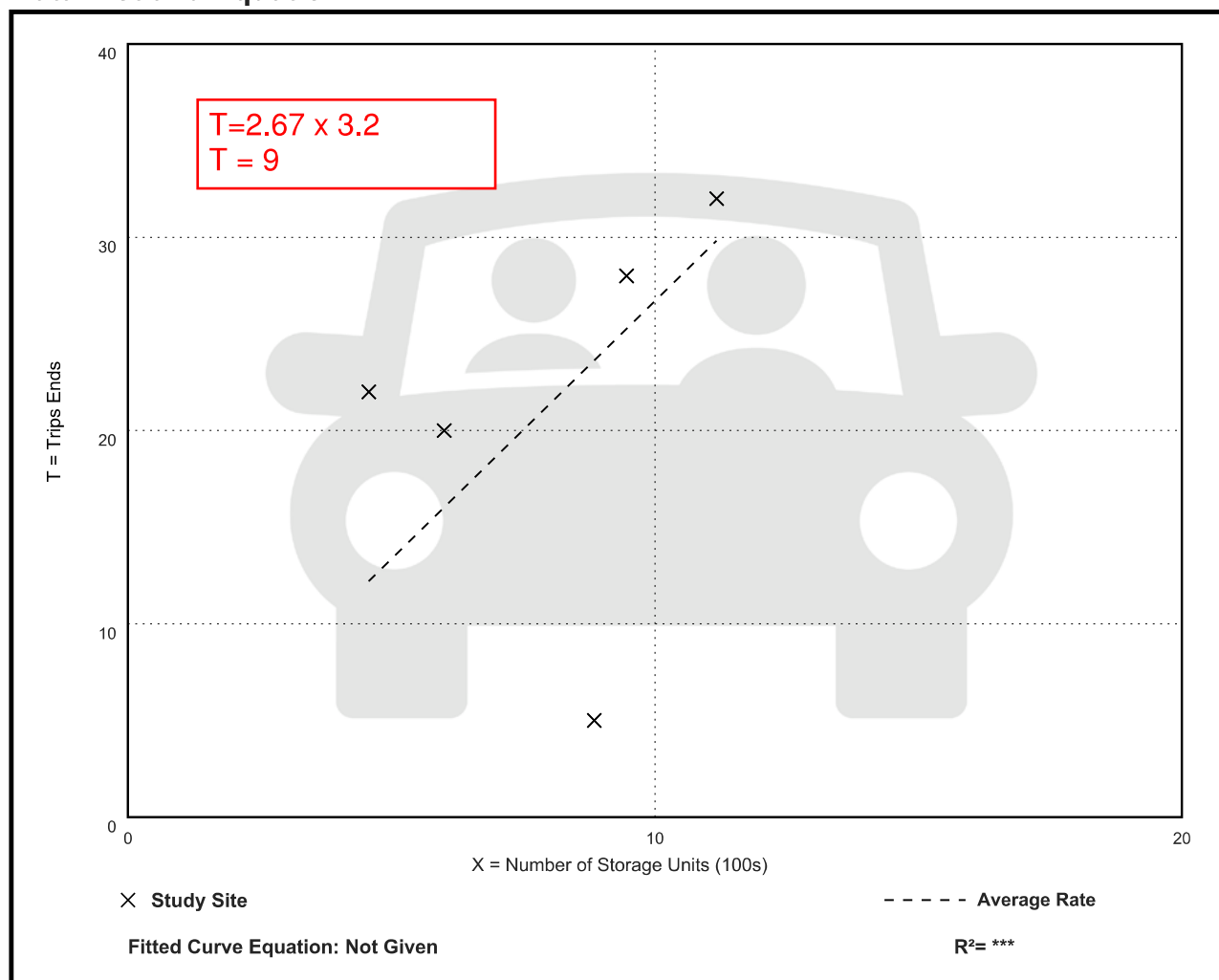
Avg. Num. of Storage Units (100s): 8

Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
2.67	0.56 - 4.81	1.41

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 23

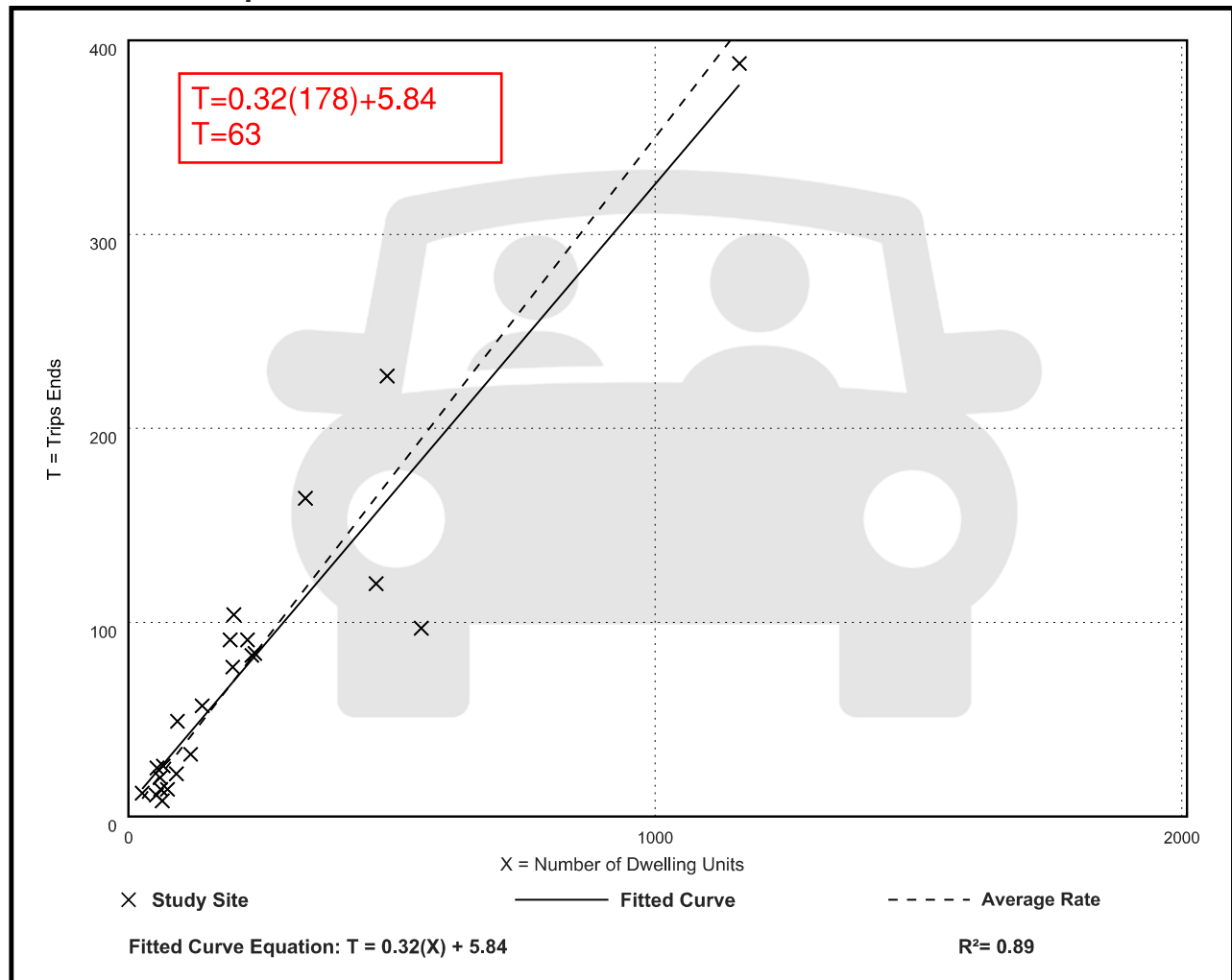
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.35	0.13 - 0.53	0.11

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 22

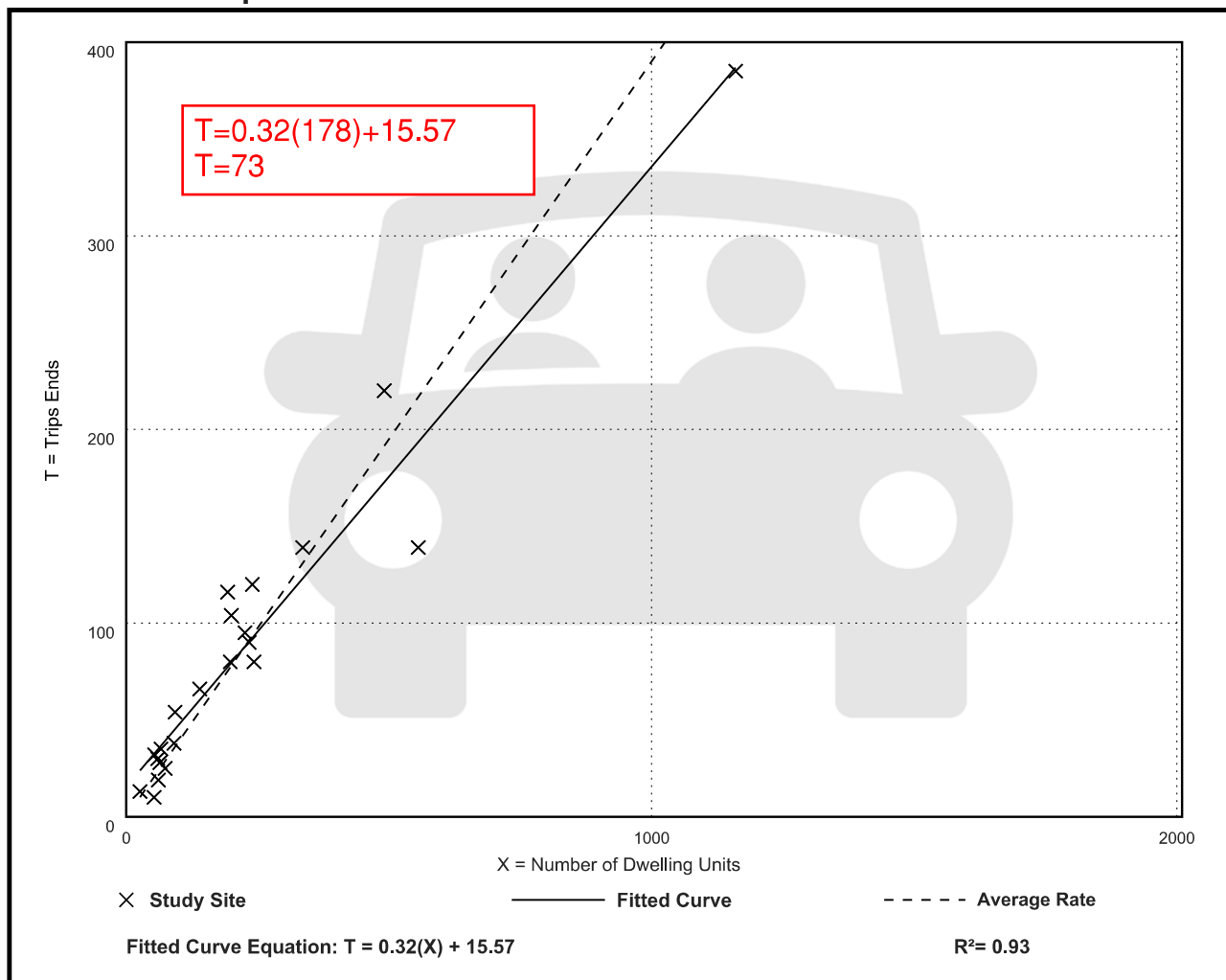
Avg. Num. of Dwelling Units: 221

Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.60	0.10

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 5

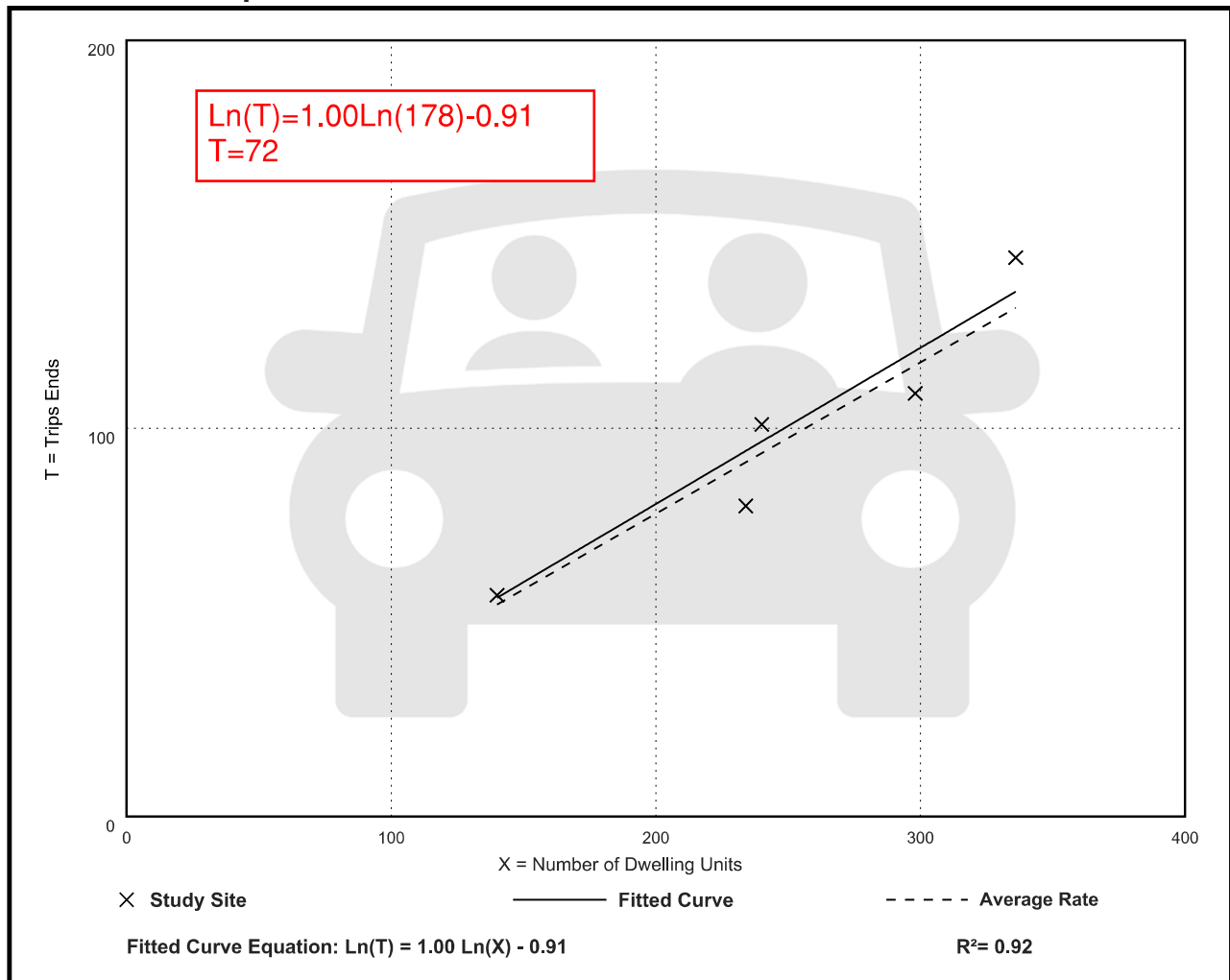
Avg. Num. of Dwelling Units: 250

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.34 - 0.43	0.04

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 22

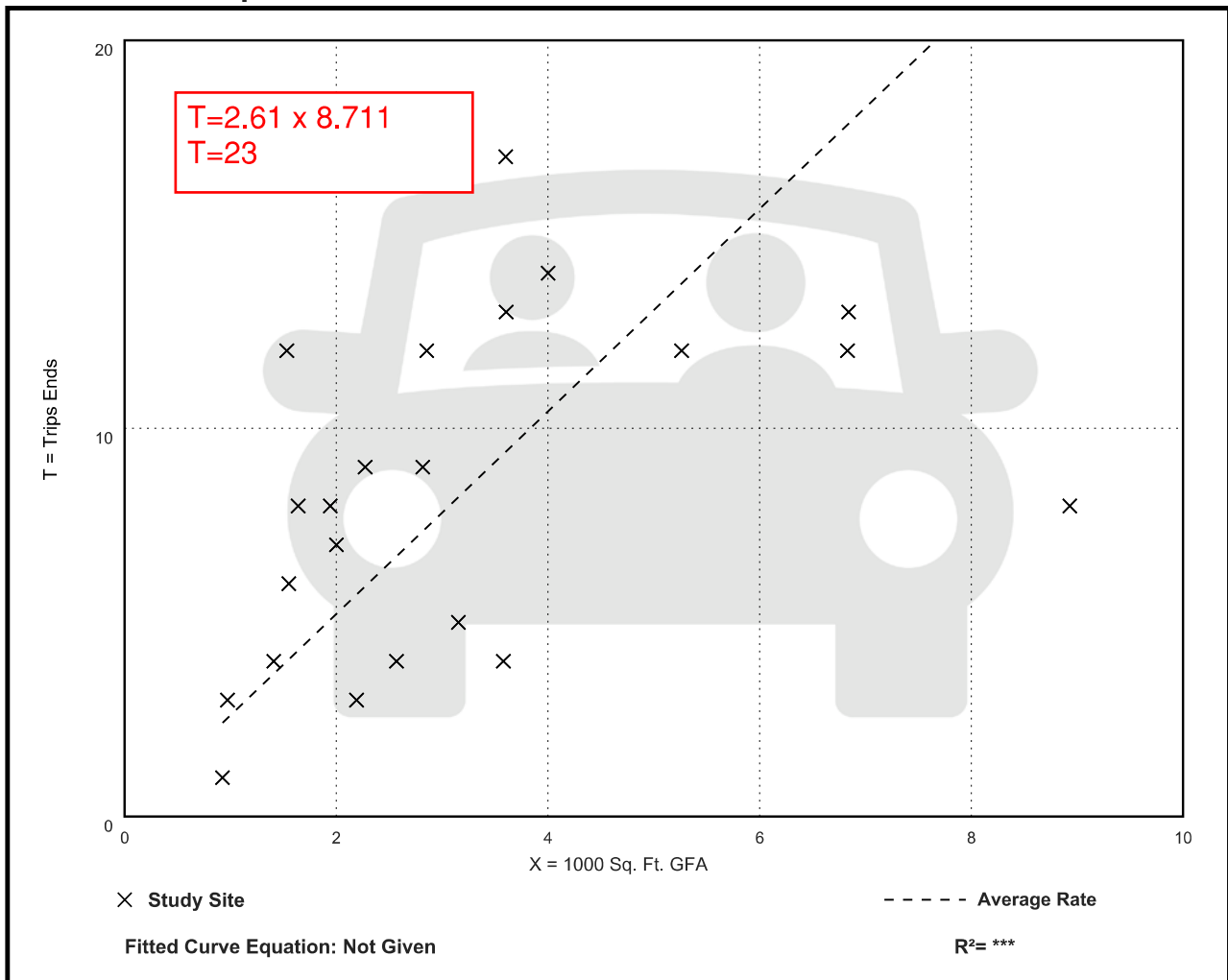
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.61	0.90 - 7.83	1.49

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 23

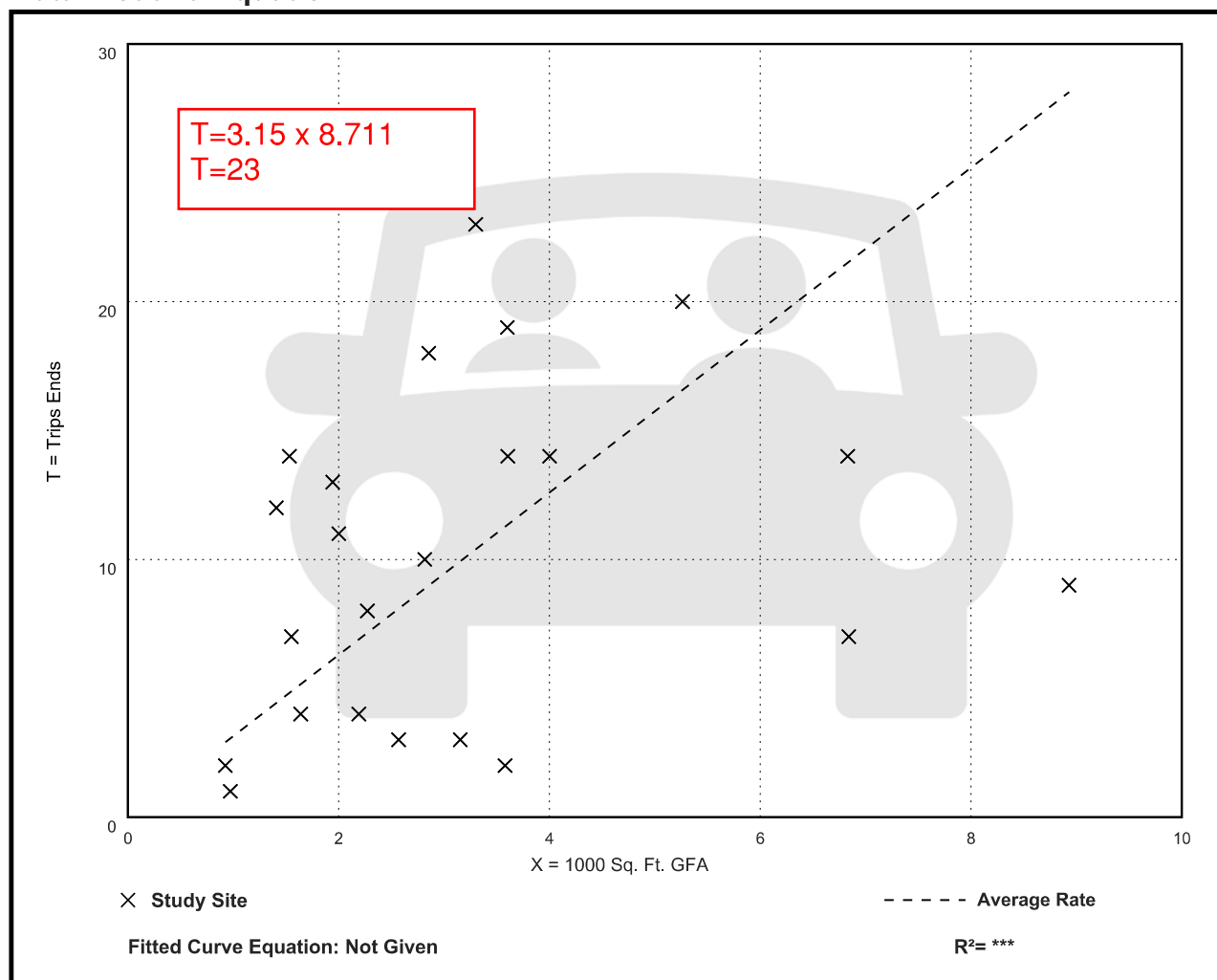
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 42% entering, 58% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.15	0.56 - 9.14	2.29

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 3

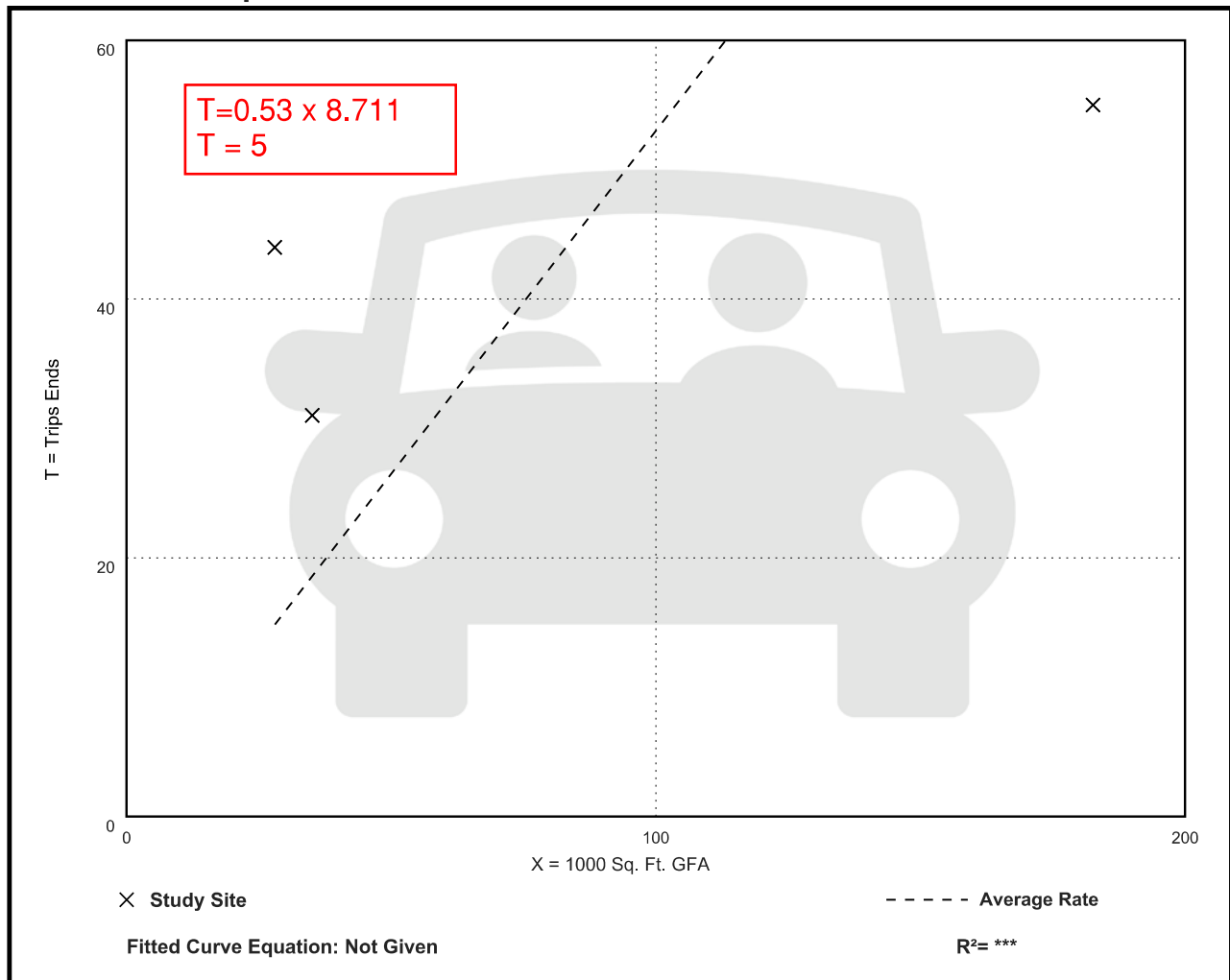
Avg. 1000 Sq. Ft. GFA: 82

Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.53	0.30 - 1.57	0.52

Data Plot and Equation





STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
16 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0016

Janet T. Mills
GOVERNOR

Bruce A. Van Note
COMMISSIONER

Applicant: Reveler LLC (f/k/a Tom Watson & Company, LLC)
c/o Port Property Management, Inc.
82 Hanover St., Suite 5,
Portland, ME. 04101

Project Location: Upper Falls Road, Biddeford, ME
Biddeford Tax Map 40, Lots 55, 55-3, 56

Project: Residential Apartments, Self-Storage, Brewery and Restaurants

Identification #: Reg. 01-000428 -A-N

Permit Category: 200+ PCE's

Traffic Engineer: T.Y. Lin International
Attn: Tom Erico, PE
12 Northbrook Drive
Building A, Suite One
Falmouth, Maine 04105
(207) 347-4354

Pursuant to the provision of 23 M.R.S.A. § 704-A and Chapter 305 of the MaineDOT's Regulations, the Maine Department of Transportation has considered the application of Tom Watson & Co. with supportive data, agency review and other related materials on file.

PROJECT DESCRIPTION

The proposed project is the development of residential apartment units, self-storage units a brewery and restaurants in four (4) buildings to be renovated/constructed on Upper Falls Road.

The project consists of the following:

1 Upper Falls Road

- 320 Self-Storage Units
- 96 Residential Apartment Units
- (80) 1-bedroom
- (16) 2-bedroom

10 Upper Falls Road

- 44 Residential Apartment Units
- 2,000 SF, 49 seat bar/eatery

20 A Upper Falls Road

- 16 Condo Flats (all 2-bedroom)

20 B Upper Falls Road

- 10 Townhouse Condos (all 3-bedroom)

30 Upper Falls Road (16,880 SF Mixed Use Retail)

- 7,600SF Brewery (30 employees)
- 3,800SF Bar/Eatery (4 employees)
- 3,800SF Bar Eatery (10 employees)

The project will utilize Upper Falls Road for access from Elm Street / Route 1, with parking on-site off Upper Falls Road.

The development is estimated to generate 72, 376 and 281 trip ends during the weekday AM, PM and Saturday Peak Hour of the Generator, respectively.

Findings

Based on a review of the files and related information, MaineDOT approves the Traffic Movement Permit Application of Tom Watson & Company subject to the following conditions:

MITIGATION

The mitigation is intended to describe that conceptually shown on the following plans provided by Acorn Engineering, Inc.

1. "Site Plan 10, 20, 26 and 30 Upper Falls Road Biddeford" Drawing No. C-10 and C-11, dated 01/05/2024

If the descriptions contained herein conflict with the plans, these descriptions shall take precedence over the plans. Not all the mitigation discussed herein may be shown on those or any plan. The following mitigation shall be constructed or implemented to MaineDOT's satisfaction prior to opening any of the facilities, unless otherwise approved by MaineDOT.

On-Site Mitigation

Entrances

Access to the development will be via Upper Falls Road from Elm Street / Route 1.

General Requirements for All Entrances

The entrances shall provide overhead illumination, if not existing, to illuminate the intersections per MaineDOT standards at a minimum. Overhead lighting shall have an average of 0.6 to 1.0 foot candles, with the maximum to minimum lighting ratio of not more than 10:1 and an average to minimum light level of not more than 4:1.

Off-Site Mitigation

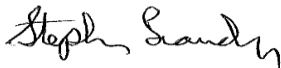
Impact Fees

The Applicant shall pay the Maine Department of Transportation an Impact Fee of \$330,000 towards the future Elm Street improvement project (WIN 025653.00) to address mobility and safety impacts given the additional vehicular traffic volumes due to the Development. The fee shall be paid prior to receiving this Traffic Movement Permit.

Overall Requirements

- A. Provide all necessary auxiliary signs, striping, and pavement markings to implement the improvements described herein according to MaineDOT and/or National standards. All Flashing LED Stop, Stop Ahead, and blank-out signs shall be a minimum of 36" x 36". Flashing LED chevrons shall be a minimum of 30" x 36".
- B. All plantings and signs (existing and/or proposed; permanent and/or temporary) shall be placed and maintained such that they do not block available sight distances and do not violate the State's "Installations and Obstructions" law. No signage, plantings, or structures shall be allowed within the "clear zone" if they constitute a deadly fixed object as determined by MaineDOT. All signs shall meet MRSA Title 23, Chapter 21, Section 1914: "On-Premise Signs".
- C. If any of the supporting data or representations for which this permit is based changes in any way or is found to be incorrect/inaccurate, the applicant shall request in writing from MaineDOT a decision of what impacts those changes will have on the permit. The applicant will then be required to submit those changes for review and approval and additional mitigation as a result of those changes may be required at the expense of the applicant.
- D. If the proposed project affects the State Highway and drainage systems and requires improvement to that system, the applicant must obtain approval of the design plans and coordinate work through MaineDOT's Region Engineer in Scarborough, who can be reached by phone at (207) 885-7000.
- E. This permit will lapse 5 years from the date signed for all development for which building permits have not been issued. This permit will lapse 7 years from the date signed for all development for which occupancy permits have not been issued.

By:



Stephen Landry, P.E.
State Traffic Engineer

Date: 12/12/2024

November 4, 2025

Mr. David Galbraith
Deputy Director Planning and Development
City of Biddeford
205 Main Street
Biddeford, ME 04005

RE: PRELIMINARY TRAFFIC IMPACT REVIEW – 30 UPPER FALLS ROAD

Dear David,

As requested, James W. Sewall Co. (Sewall) has completed preliminary review of the following materials submitted in the conditional use permit application for a convention center at 30 Upper Falls Road:

- “Revised Trip Generation Calculations, Upper Falls, Road, Biddeford, Maine”, prepared by Acorn Engineering, Inc., dated September 30, 2025
- Tenant Concept Plan, prepared by Ryan Senatore Architecture, dated 9-11-25
- Conditional Use Permit Application, Revised December 16, 2024

My preliminary review comments and requests for additional information and/or clarification are summarized as follows:

1. **Trip Generation Analysis.** The trip generation analysis was performed using the 11th Edition Institute of Transportation Engineers (ITE) Trip Generation. Some inconsistencies and concerns are noted below:

- All residential unit calculations were performed using land use code (LUC) 221 – Multifamily Housing (Mid-Rise). Previously, some of the proposed housing units were low-rise units or townhomes, which have higher trip generation rates. Mid-Rise housing is defined as 4 – 10 stories in height. Are all residential buildings at least four stories? If not, the calculations need to be revised accordingly. If all residential units are in mid-rise buildings, there is an error in the AM calculations. Acorn reported 63 AM trips, but it should be 67.

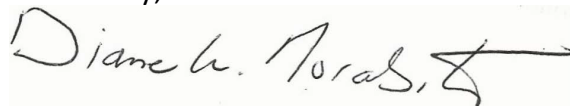
- The concept plan for the building shows the event space but also the office space and a retail space. What will the use of the retail space be? Will this space potentially be utilized when events are not occurring, i.e., daily? If this retail space is occupied by any restaurant use, such as a coffee shop, it could generate significant AM trips. In any case, there are no calculations for the retail space. Hence, it appears that the trip generation calculations need to be revised to include the retail space.
- I am unsure if the proposed office space at 30 Upper Falls Road is included in the calculations or not. The memorandum provides for 8,711 S.F. of small office space. The proposed business/office use in this building is 1,306 S.F. Overall office space located at Upper Falls needs to be clarified.
- No weekday AM trips were assumed for the event space. The trip generation memo indicates that the event space would not be open in the morning. It certainly seems a corporate or business meeting or convention could occur during the week, starting in the morning. Hence, there should be AM trip estimates for the event space (unless the approval prohibits any morning use of the space).

To summarize, some corrections and clarifications are needed regarding the submitted trip generation analysis. I concur with Acorn that a modified TMP is not required until the 100-trip threshold, over the permitted TMP level, is met. Once the trip generation analysis has been corrected, and has been found to be acceptable, I can determine if the existing TMP needs to be modified.

As always, please don't hesitate to contact me if you have any questions or concerns regarding my preliminary review findings.



Sincerely,



A handwritten signature in black ink that reads "Diane W. Morabito" followed by a stylized flourish.

Diane W. Morabito, P.E. PTOE
Vice President Traffic Engineering



STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
16 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0016

Janet T. Mills
GOVERNOR

Bruce A. Van Note
COMMISSIONER

Applicant: Reveler LLC (f/k/a Tom Watson & Company, LLC)
c/o Port Property Management, Inc.
82 Hanover St., Suite 5,
Portland, ME. 04101

Project Location: Upper Falls Road, Biddeford, ME
Biddeford Tax Map 40, Lots 55, 55-3, 56

Project: Residential Apartments, Self-Storage, Brewery and Restaurants

Identification #: Reg. 01-000428 -A-N

Permit Category: 200+ PCE's

Traffic Engineer: T.Y. Lin International
Attn: Tom Erico, PE
12 Northbrook Drive
Building A, Suite One
Falmouth, Maine 04105
(207) 347-4354

Pursuant to the provision of 23 M.R.S.A. § 704-A and Chapter 305 of the MaineDOT's Regulations, the Maine Department of Transportation has considered the application of Tom Watson & Co. with supportive data, agency review and other related materials on file.

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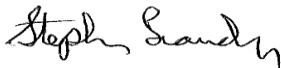
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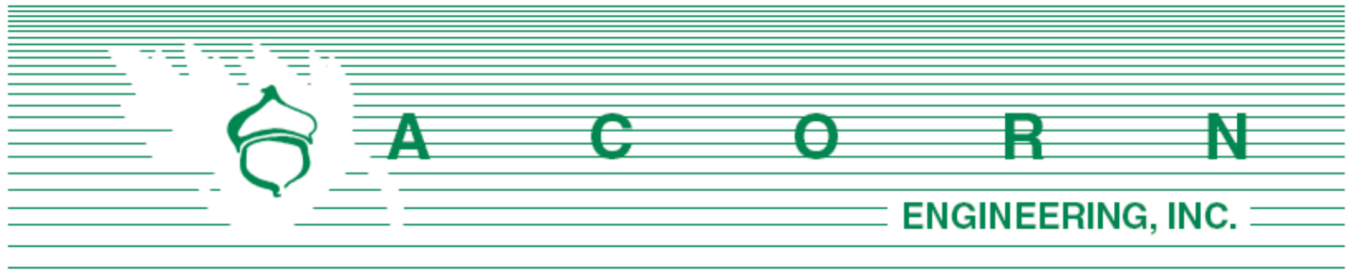
E. This permit will lapse 5 years from the date signed for all development for which building permits have not been issued. This permit will lapse 7 years from the date signed for all development for which occupancy permits have not been issued.

By:



Stephen Landry, P.E.
State Traffic Engineer

Date: 12/12/2024



September 30, 2025

City of Biddeford
 Attn: Roby Fecteau, Director of Code Enforcement & Emergency Management
 205 Main Street, Suite 104
 Biddeford, Maine, 04005

Subject: Revised Trip Generation Calculations
 Upper Falls Road, Biddeford Maine

Roby,

We understand a potential tenant (Maine Venue Partners) is interested in occupying the commercial space located at 30 Upper Falls Road. As part of the fit up of the existing commercial space, the tenant would be looking to consolidate their business to provide a mix of warehouse/storage, office/retail, and event space. As part of the initial MaineDOT Traffic Movement Permit (TMP), allocations were provided for assumed potential uses with associated trip generation rates allocated for the entire project. As the proposed use for Maine Venue Partners is different than the previous assumed uses (brewery/bar/eatery), the below summarizes the current and proposed uses and the associated trip generation rates to show what is being proposed/current uses are within the allowable thresholds approved by the TMP.

Acorn ran some trip generation calculations, utilizing the ITE Trip Generation Manual, 11th Edition as summarized in Table 2 below. *The tables below have been revised to reflect the current and proposed uses within the development. Changes to the previous TMP approval are shown in red.*

TABLE 1 Upper Falls Road Current & Proposed Programming		
Upper Falls Road		
Building	Use	Quantity
1 Upper Falls Road	Residential/Commercial	96 Residential Units 320 Self-Storage Units
10 Upper Falls Road	Residential	51 Residential Units (No Commercial proposed)
20 Upper Falls Road	Residential	20 Residential Units
26 Upper Falls Road	Residential	11 Residential Units
30 Upper Falls Road	Commercial	1 Commercial Space (different Land Use Category)

TABLE 2
Upper Falls Road
Trip Generation (Peak Hour of Generator)
Based on the 11th Edition of the ITE Trip Generation Manual

Land Use Code	Quantity	Weekday AM Peak Hour Trips	Weekday PM Peak Hour Trips	Saturday Peak Hour Trips
LUC 221 – Multi-Family, Mid-rise (1, 10, 20, 26 UFR)	178 Units	63	73	72
LUC 151 – Mini Warehouse (1 UFR Self-Storage)	320 Units	8	8	9
LUC 712 – Small Office Building (30 UFR)	8,711 sf	23	27	5*
Event Space – 250 or less attendees** Assumed a vehicle occupancy of 2.5 (30 UFR Event Space)	7,839 sf	0***	100	100
Total		94	208	186
Approved Trips		72	376	281
Net Change		+22	-168	-95

Notes:

*Utilizes LUC 710 – General Office, as LUC 712 doesn't have Peak Saturday calculations in the 11th edition.

**There may be some events during the year that exceed 250 attendees, but this would be limited to less than 30 peak hours in a 12-month period as defined by MaineDOT for when a land use must be included in a TMP.

*** As the event center would not be open for events in the morning and associated staffing is included within the Small Office building calculation, assumed 0 trips associated with the event space



Conclusion

Based on the proposed uses and estimated trip generation calculations, it appears the project will have minimal impact to the existing / previously approved conditions of the site and surrounding street impact, and in some scenarios will improve the existing (previous approved) conditions. As part of the Maine DOT Traffic Movement Permit, the project is given a 99-trip buffer from what was established within the original issued TMP and a modification to the permit is only required if the land use changes increase trips by 100 or more trips. We look forward to your review of this project, if you have any questions regarding these application materials, please do not hesitate to reach out.

Sincerely,



Peter Heil P.E.
Senior Project Manager
Acorn Engineering, Inc.



Mini-Warehouse (151)

Vehicle Trip Ends vs: Storage Units (100s)

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 8

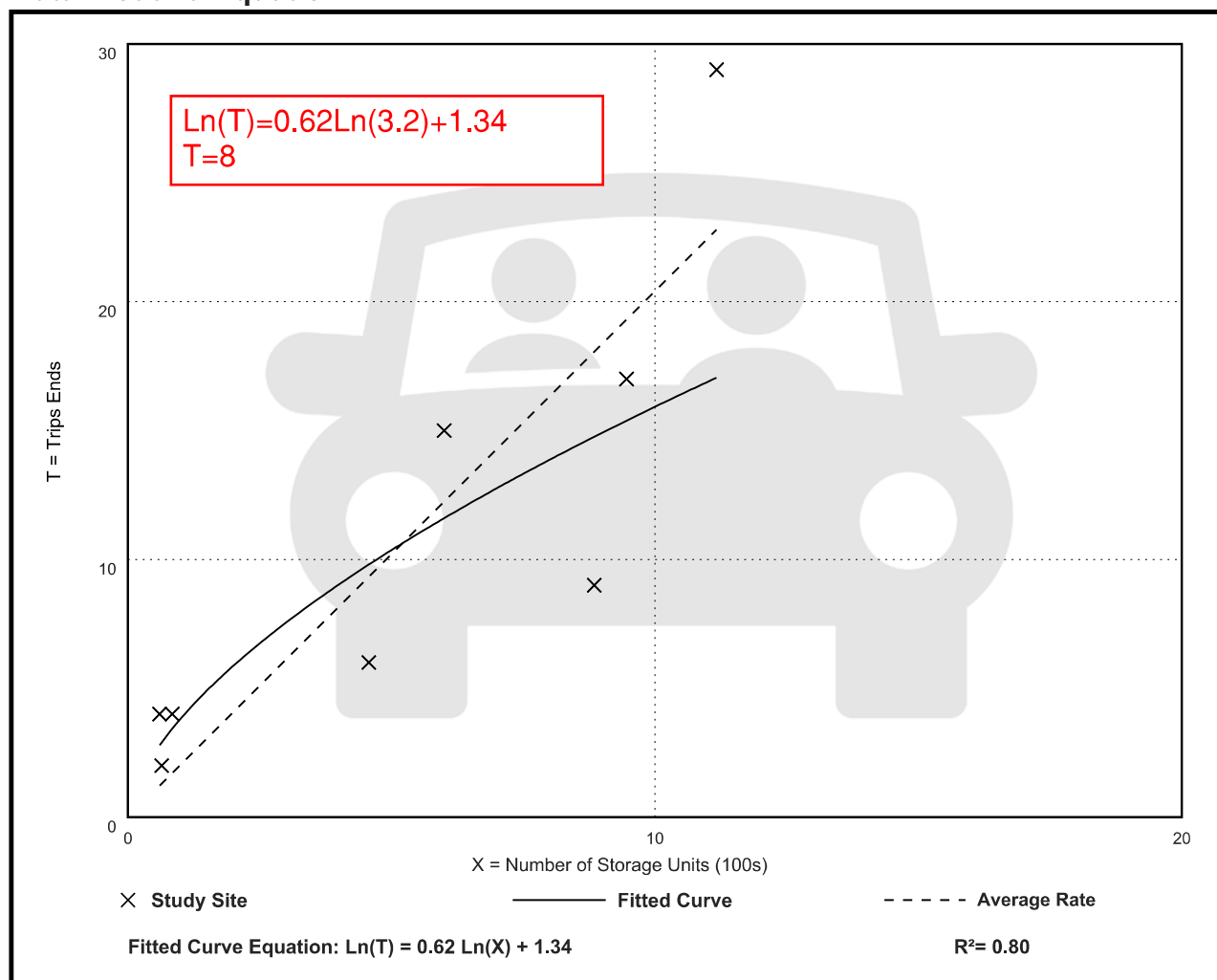
Avg. Num. of Storage Units (100s): 5

Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
2.04	1.02 - 6.67	1.00

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: Storage Units (100s)

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 8

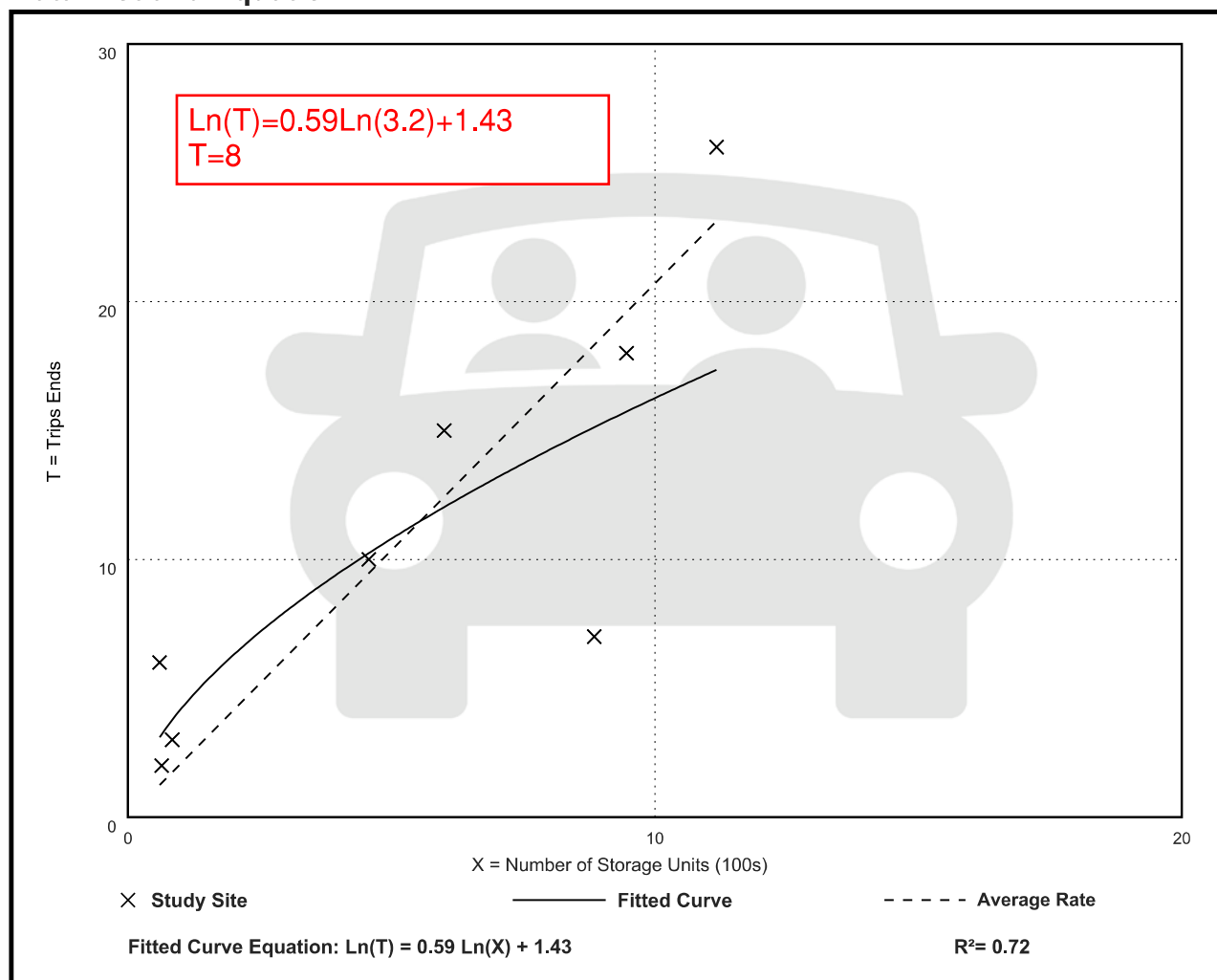
Avg. Num. of Storage Units (100s): 5

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
2.07	0.79 - 10.00	1.24

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: Storage Units (100s)

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 5

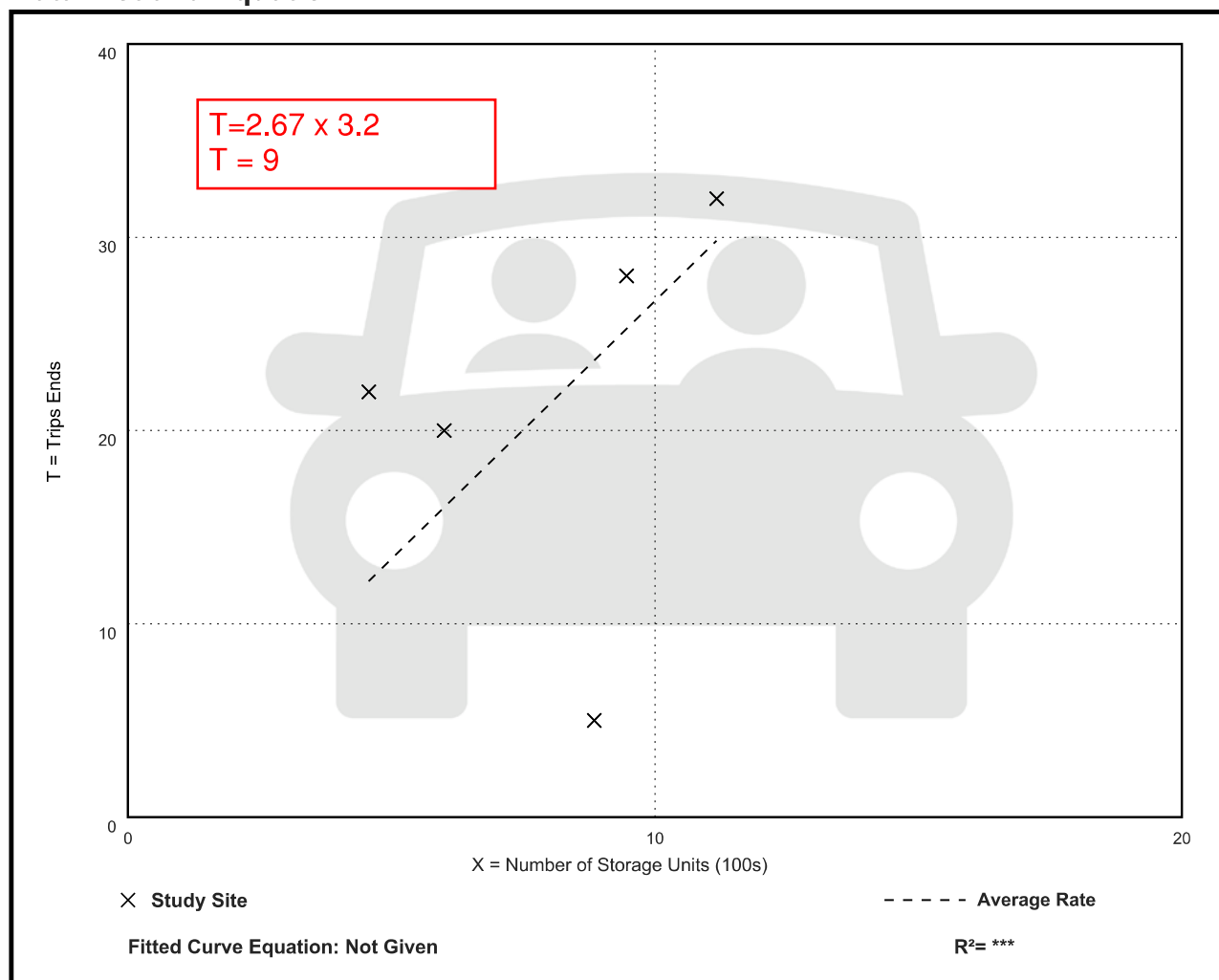
Avg. Num. of Storage Units (100s): 8

Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
2.67	0.56 - 4.81	1.41

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 23

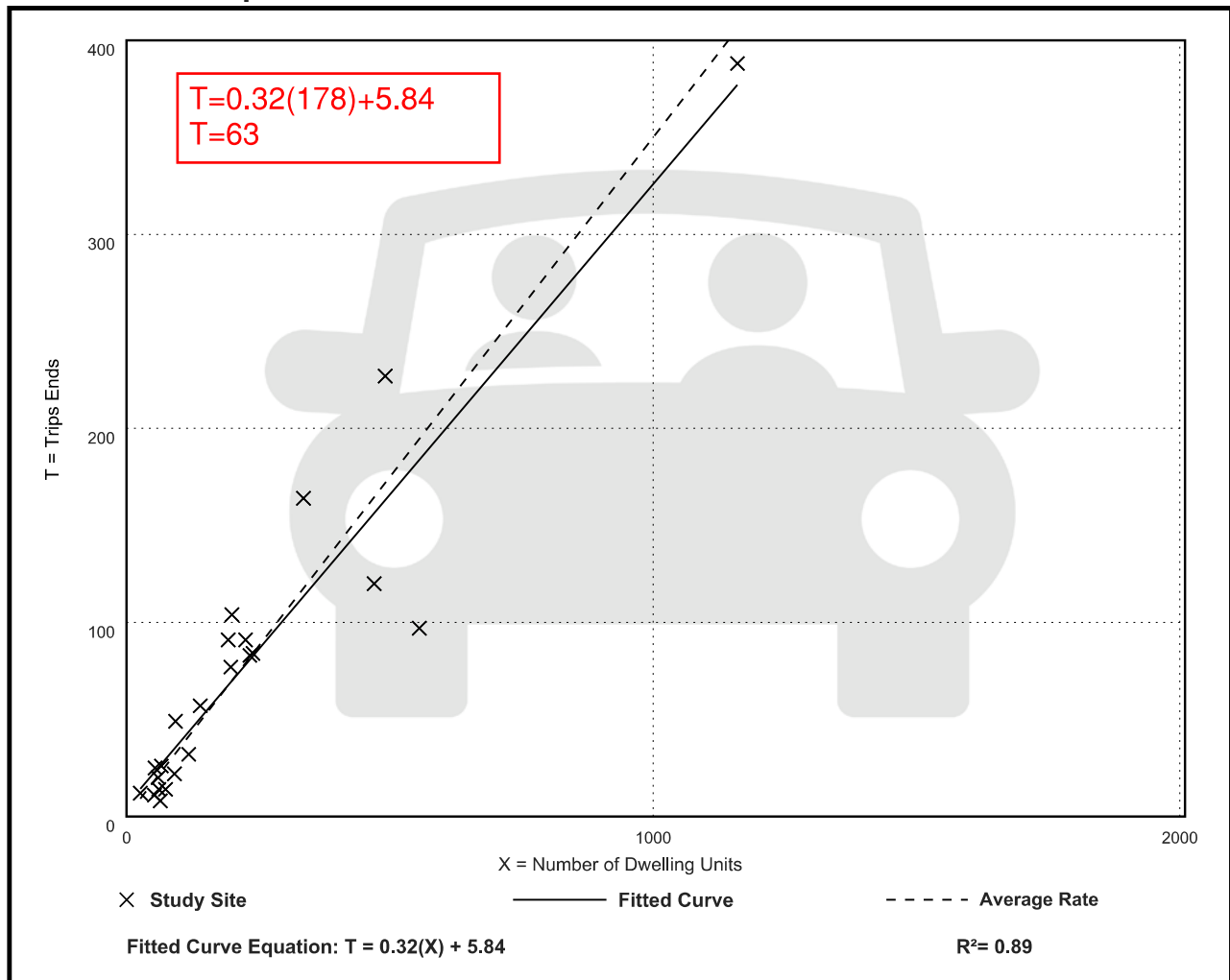
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.35	0.13 - 0.53	0.11

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 22

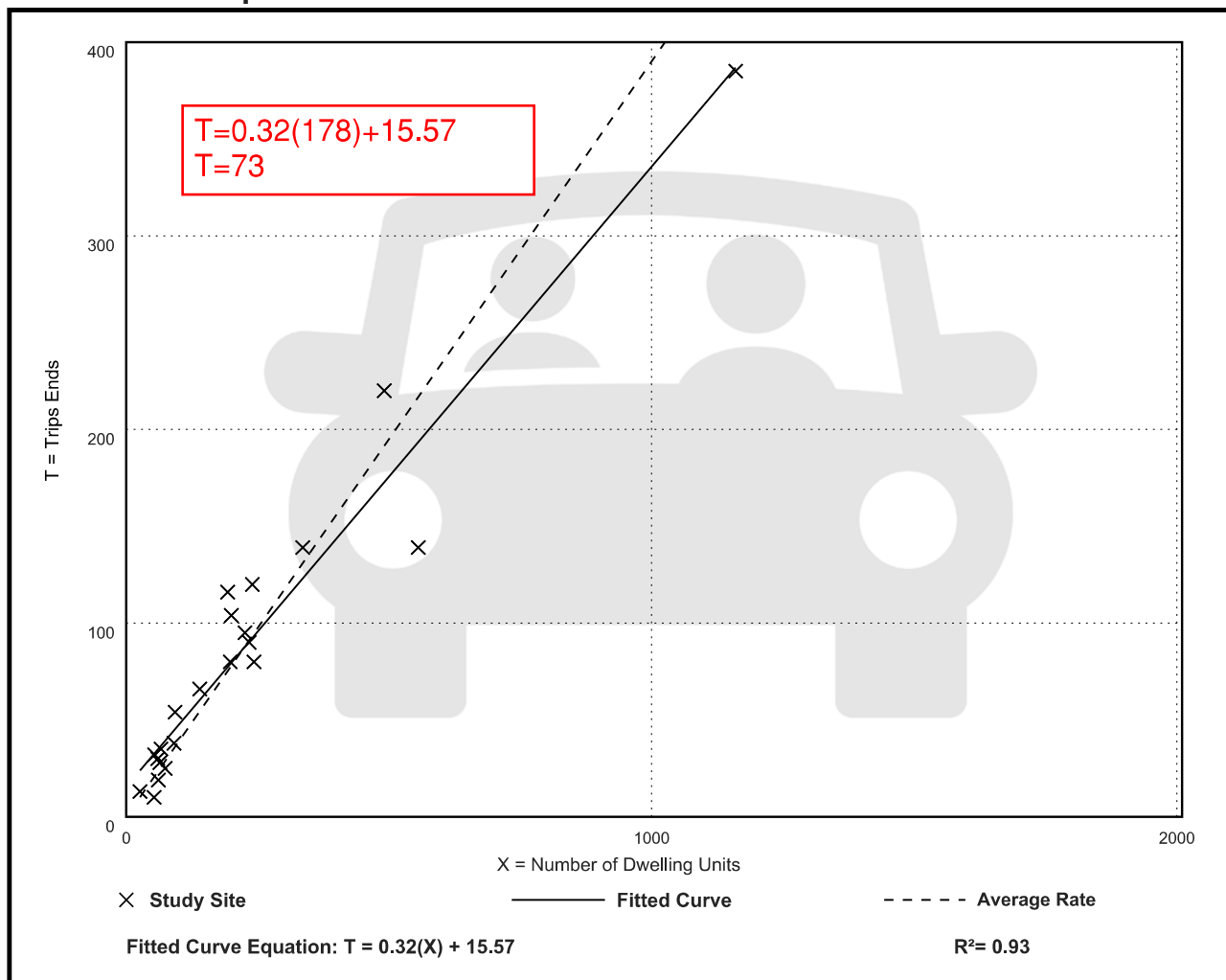
Avg. Num. of Dwelling Units: 221

Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.60	0.10

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 5

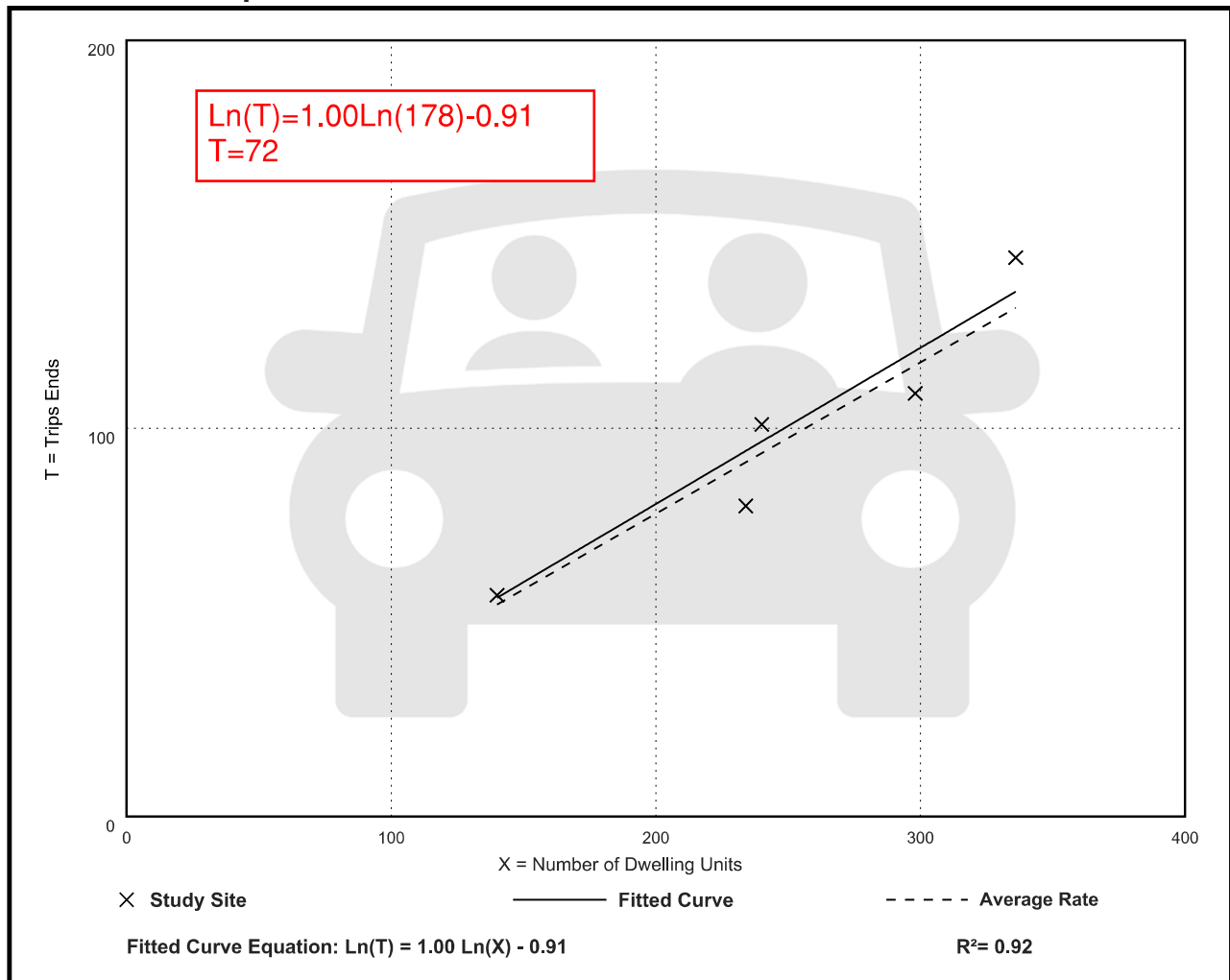
Avg. Num. of Dwelling Units: 250

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.34 - 0.43	0.04

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 22

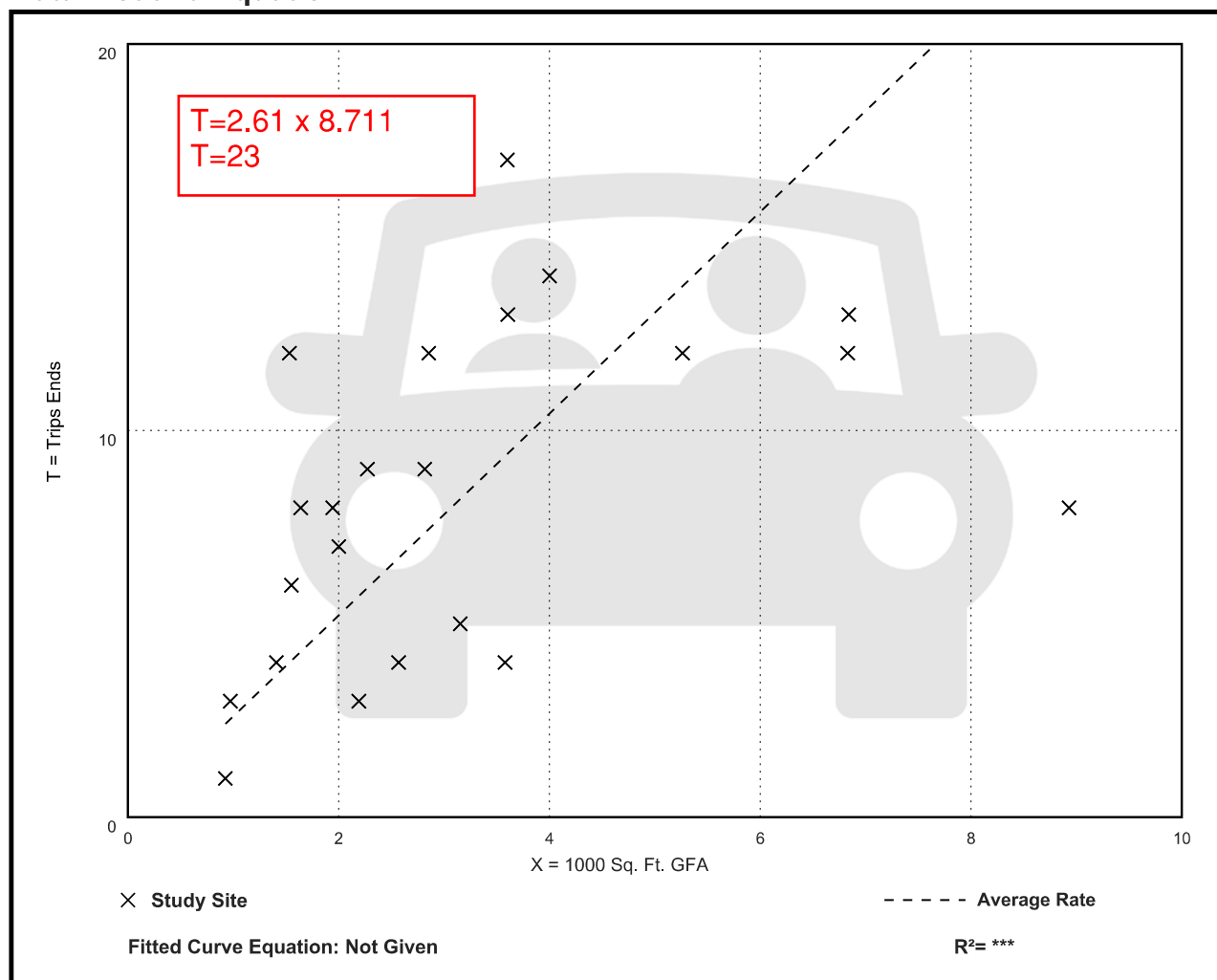
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.61	0.90 - 7.83	1.49

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 23

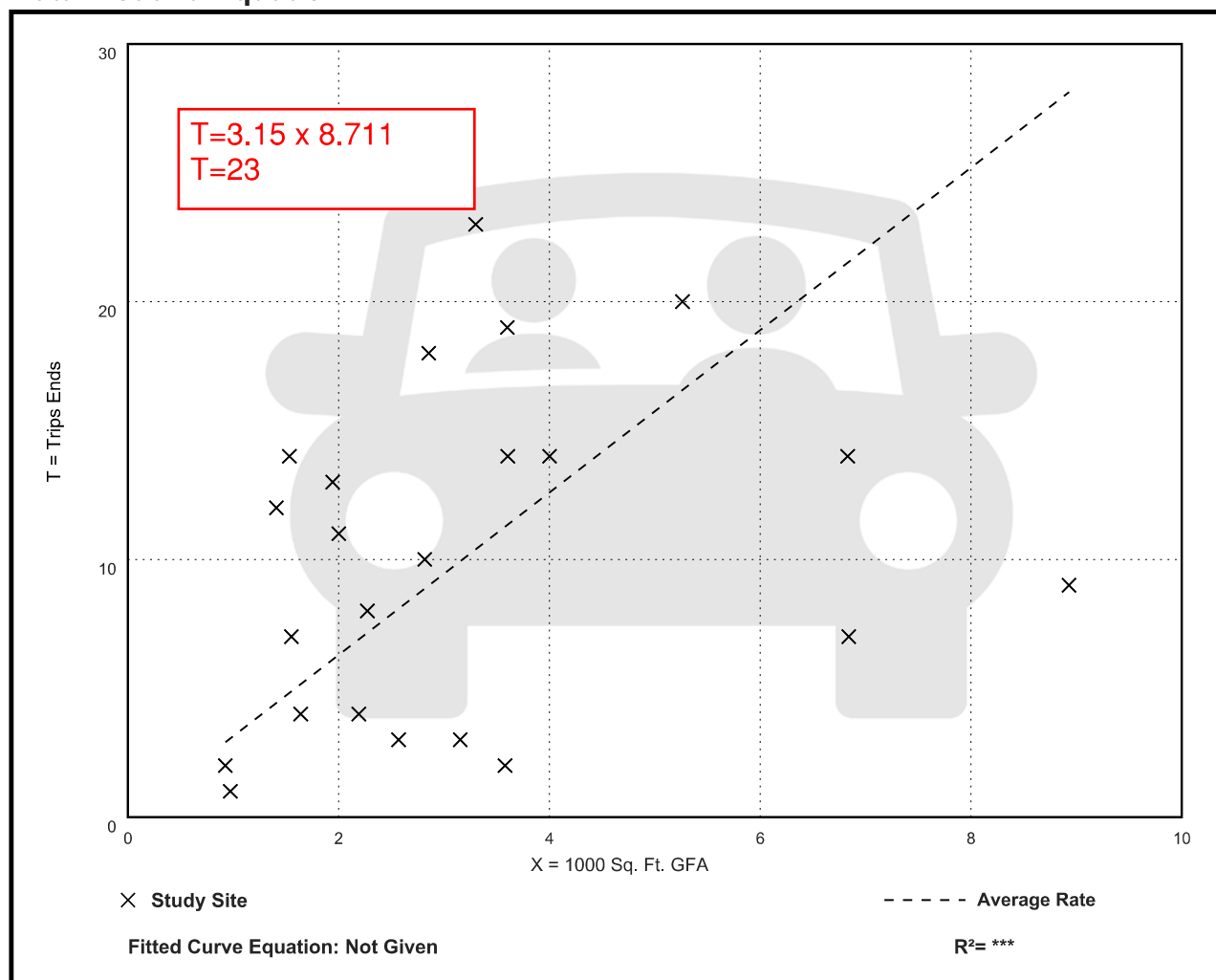
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 42% entering, 58% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.15	0.56 - 9.14	2.29

Data Plot and Equation



General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 3

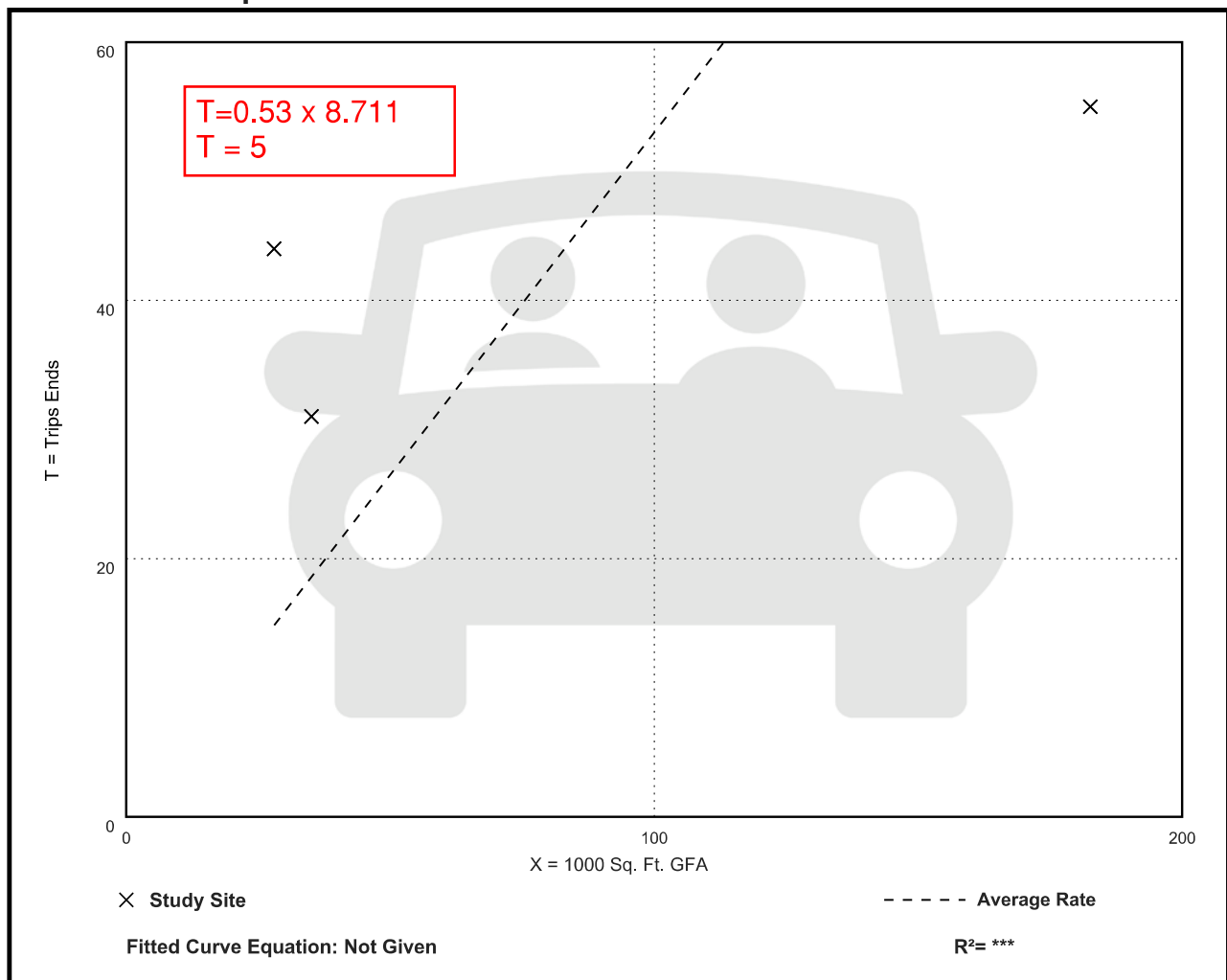
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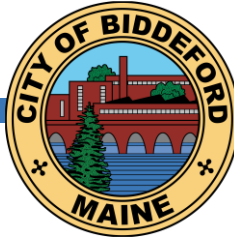
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Data Plot and Equation





PLANNING BOARD STAFF REPORT

TO: Chair Plotkin and Members of the Biddeford Planning Board

FROM: David C.M. Galbraith, City Planner & Deputy Director of the Planning & Development Dept.

DATE: November 12, 2025

**RE: 2025.52 Three (3) Lot Subdivision Review for Aaron Shields / Pinehurst Development, LLC.
three (3) lot subdivision of the property located at 13 Brook Street (Tax Map 32, Lot 16)
located within the R-1B Zoning District.**

MEETING DATE: November 19, 2025, 6:00 PM

1. INTRODUCTION

On behalf of the applicant, Aaron Shields, Member - Pinehurst Development LLC., is proposing a three (3) lot subdivision of the property located at 13 Brook Street (Tax Map 32, Lot 16). The application seeks the following waivers from the Planning Board:

- A. **Simultaneous Preliminary and Final Approval:** The Applicant is seeking a waiver from Chapter 66 – Minor Subdivision, Section 66-33 – Review of Major and Minor Subdivision Plans, which include the following:

Sec. 66-33 Review of major and minor subdivision plans. [Ord. of 6-20-1995]

- (a) In regards to the review for major subdivisions, the Board shall require detailed information outlined in Sections 66-35 through 66-38. Specific waivers may be requested by the applicant.
- (b) Minor subdivisions may be submitted with a minimum of information that will allow the Board to make a determination of the adequacy of the plan and the impact that the proposal will have on abutting parcels and the neighborhood in general. The Board may require additional information in accordance with Section 66-35(a) and (b).
- (c) The Board may grant simultaneous preliminary and final plan approvals for minor subdivisions in clear cases where the purposes of this chapter will not be reduced. Such waiver of the Board's approval process shall be indicated on the final plan.

- B. The Applicant is also seeking waivers of §§ 66-35 through 66-38, consistent with the Board's authority under § 66-33(a), which include:

RE: 2025.52 Three (3) Lot Subdivision Review for Aaron Shields / Pinehurst Development, LLC.
three (3) lot subdivision of the property located at 13 Brook Street (Tax Map 32, Lot 16)
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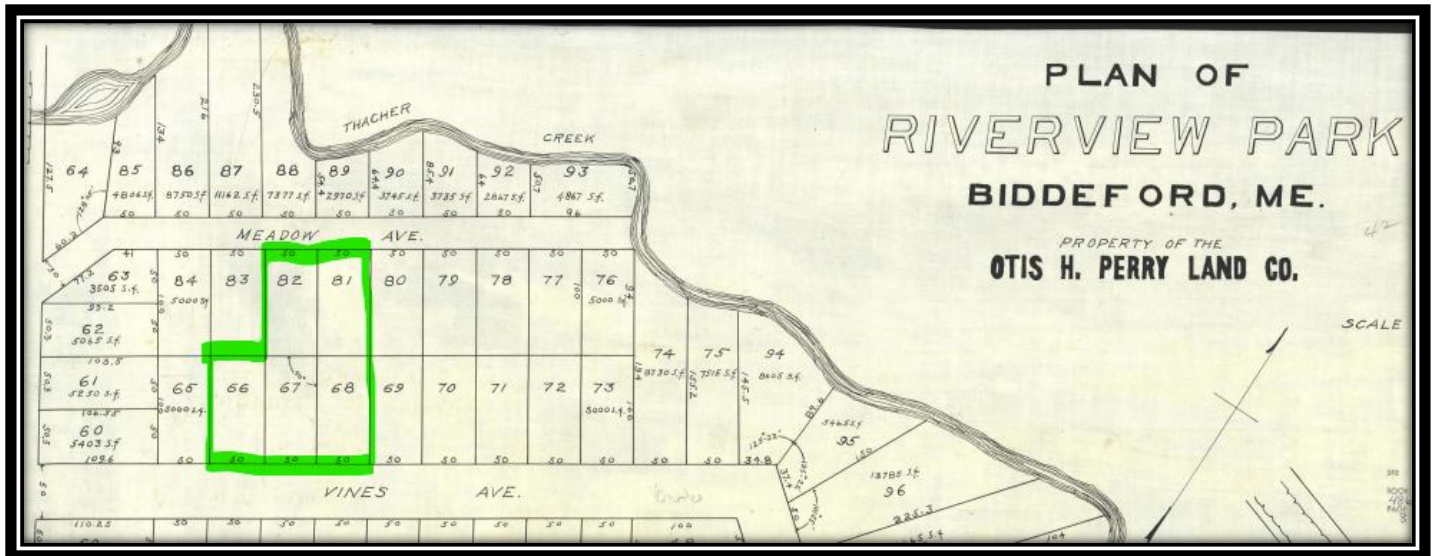
MEETING DATE: June 18, 2025, 6:00 PM

- (a) Sec. 66-35 - Required information.
- (b) Sec. 66-37 - (Reserved) N/A
- (c) Sec. 66-38 - Board may require studies to be made.

C. Chapter 66 – Subdivisions, Article III – Design Standards and Improvements

Mr. Shields of Pinehurst Development LLC submitted a detailed overview of the proposed subdivision which I have included below in italics:

On behalf of Pinehurst Development, LLC we would like to request a subdivision amendment to the Riverview Park Subdivision approved in 1917 and identified as lots 66, 67, 68, 81 and 82 on the approved plan. The property is located at 13 Brook Street and identified as Tax Map 32, Lot 16 with an area of 25,000 square feet and 150 ft of street frontage on Brook Street. The current zoning of the property is R1B with a minimum lot size of 5,000 square feet and 50 ft of frontage and are served by Public Water and Public Sewer.



Riverview Park Subdivision 1917 – Subject Properties Highlighted in Green

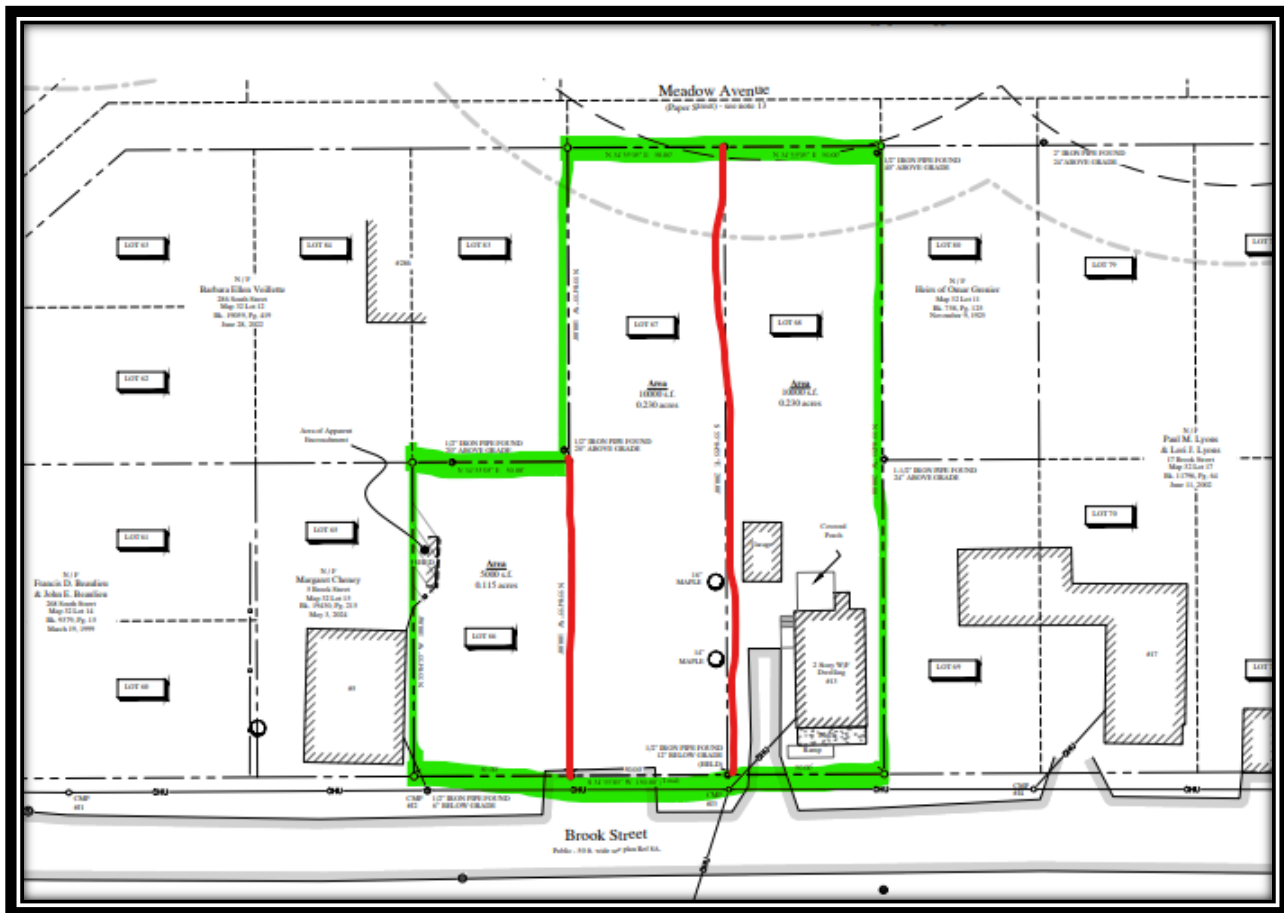
The previous owner of the home at 13 Brook Street owned the 5 contiguous lots in common; thus causing them to be merged under the non-conforming lots of record regulations in the zoning ordinance. This was due to a previous zoning requirement that required larger lots and frontages. The current zoning requirements are more in line with the original approved plan in 1917, 5,000 sf lots and 50 ft frontage. We are proposing to amend the plan as follows which would result in a net reduction from 5 lots to 3 lots.

RE: 2025.52 Three (3) Lot Subdivision Review for Aaron Shields / Pinehurst Development, LLC.
three (3) lot subdivision of the property located at 13 Brook Street (Tax Map 32, Lot 16)
located within the R-1B Zoning District.

MEETING DATE: June 18, 2025, 6:00 PM

*Lot 66 – No Change – 50 ft frontage and 5,000 sf lot
Lots 67 and 82 - Combined – 50 ft frontage and 10,000 sf lot
Lots 68 and 81 – Combined – 50 ft frontage and 10,000 sf lot with existing home.*

David, we appreciated your attempt to review these changes at a Staff level citing “The intent of this Zoning Ordinance is to regulate nonconforming lots, uses and structures. This ordinance intends to be realistic so that: nonconforming vacant lots of record can be reasonably developed”. At the same we also understand that it would be difficult for the Code Officer to ignore the Non-Conforming Lots of Record section of the ordinance. Given the simple nature of the amendment, we would ask that you recommend preliminary and final approvals at one meeting, and we also request waivers of the subdivision design review standards.



13 Brook Street – Proposed Three (3) Lot Subdivision

**RE: 2025.52 Three (3) Lot Subdivision Review for Aaron Shields / Pinehurst Development, LLC.
three (3) lot subdivision of the property located at 13 Brook Street (Tax Map 32, Lot 16)
located within the R-1B Zoning District.**

MEETING DATE: June 18, 2025, 6:00 PM

2. PROJECT DATA/INFORMATION

1.	Applicant:	Aaron Shields, Member Pinehurst Development LLC PO Box 452 Gorham, ME 04038
2.	Owner of Property:	Same as Applicant
3.	Agent:	Aaron Shields, Member Pinehurst Development LLC PO Box 452 Gorham, ME 04038
4.	Surveyor:	Terradyn Consultants, LLC 41 Campus Drive, Suite 301 New Gloucester, ME 04260
5.	Project Location:	13 Brook Street Biddeford, ME
6.	Project Tax Map #/Lot #:	Tax Map 32, Lot 16
7.	Lot Size:	25,000 square feet
8.	Base Zoning:	R-1B Zoning District
9.	Overlay Zoning:	Resource Protection- 1
10.	Existing Use:	Existing two-family House
11.	Proposed Use:	Re-subdividing parent lot into three (3) lots
12.	Approvals Required:	Subdivision Approval
13.	Uses in the Vicinity:	Residential
14.	Waivers Needed:	Chapter 66 – Subdivision Review, as outlined within.
15.	Waivers Granted:	N/A
16.	Other Non-City Permits Required:	N/A
17.	Fees Paid:	Yes
18.	Planning Board Review History:	11-19-2025: Preliminary and Final Subdivision Review

RE: 2025.52 Three (3) Lot Subdivision Review for Aaron Shields / Pinehurst Development, LLC.
three (3) lot subdivision of the property located at 13 Brook Street (Tax Map 32, Lot 16)
located within the R-1B Zoning District.

MEETING DATE: June 18, 2025, 6:00 PM

3. REVIEW PROCESS

Per City Ordinance, this application is subject to the City of Biddeford Code of Ordinances, Land Development Regulations, Chapter 66 (Subdivisions). The review process for this project involves a tiered Plan Review (simultaneously requesting Preliminary and Final Subdivision approval).

4. GENERAL REVIEW COMMENTS:

- **APPLICATION COMPLETENESS:** This application is for preliminary/ final plan review, so the purpose of this memorandum is not only to introduce the project to the Board, but to grant preliminary and final approval, and that the subdivision is classified as a Minor Subdivision, pursuant to § 66-33(b).
- **ZONING:** The subject property is zoned R-1B Zoning District, and the proposed use (single-family and two-family homes) are permitted uses within the district.

- **REVIEW STANDARDS:**

Staff found that the Preliminary/Final Plan Application satisfied City subdivision requirements.

5. STAFF REVIEW COMMENTS:

The City's Director of Code Enforcement and the City Planner have reviewed the proposed land division and have determined the proposed lots meet all of the City's dimensional regulations and the proposed lots also meet the City's desire for additional housing lots. The proposed subdivision is fairly minor in nature and Staff believes the proposed lots will not negatively impact the existing neighborhood.

6. STAFF RECOMMENDATION

As outlined in the Applicant's project narrative, the subject property was originally approved as five (5) lots in the 1917 Riverview Park Subdivision. Meadow Lane, shown on both of the above plans, was never constructed, therefore no street frontage exist and no new roadways are being proposed. The three (3) proposed lots (one developed) meet the minimum dimensional standards will be accessed from Brook Street. Staff are supportive of the proposed project and granting the Preliminary Site and Subdivision Plan Approval in one hearing. Staff is also supportive of the requested waivers as the proposed subdivision is quite minor in nature, and the proposed subdivision will not alter the general character of the neighborhood.

Planning Board Sample Motions:

- A. Motion to Approve: I motion to APPROVE Case # 2025.52 Three (3) Lot Subdivision Review for Aaron Shields / Pinehurst Development, LLC. three (3) lot subdivision of the property located at 13 Brook Street (Tax Map 32, Lot 16) located within the R-1B Zoning District along with the requested waivers outlined within this report.
- B. Motion to Deny I motion to DENY Case # 2025.52 Three (3) Lot Subdivision Review for Aaron Shields / Pinehurst Development, LLC. three (3) lot subdivision of the property located at 13 Brook Street (Tax Map 32, Lot 16) located within the R-1B Zoning District along with the requested waivers outlined within this report, for the following reasons:

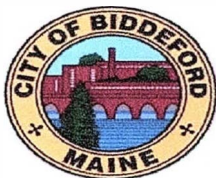
**RE: 2025.52 Three (3) Lot Subdivision Review for Aaron Shields / Pinehurst Development, LLC.
three (3) lot subdivision of the property located at 13 Brook Street (Tax Map 32, Lot 16)
located within the R-1B Zoning District.**

MEETING DATE: June 18, 2025, 6:00 PM

- 1) _____.
- 2) _____.
- 3) _____.

C. Motion to Table: I motion to TABLE Case # 2025.52 Three (3) Lot Subdivision Review for Aaron Shields / Pinehurst Development, LLC. three (3) lot subdivision of the property located at 13 Brook Street (Tax Map 32, Lot 16) located within the R-1B Zoning District along with the requested waivers outlined within this report, for the following reasons:

- 1) _____.
- 2) _____.
- 3) _____.



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
☒ Other: Subdivision Amendment

Applicant Information:

Name: Pinehurst Development LLC
Mailing Address: PO Box 452 Gorham ME 04038
Telephone: Aaron 207-419-9632 / 207-450-7653 with
Email: aaron.shields71@gmail.com
What is your legal interest in the property?
☒ Owner ☐ Potential Buyer with Contract ☐ Lease/Rental Agreement

Owner's Information:

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

Agent's Information:

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

Engineer/Surveyor's Information:

Name: TERRADYN CONSULTANTS
Mailing Address: 41 Campus Drive, Suite 301 New Gloucester
Telephone: 207-926-5111
Email: Jim@terradyconsultants.com

Project Location and Lot Information:

Street Address: 13 Brook St Drainage Watershed: N/A
Tax Map: Map 32 / Lot 16 Lot: Lot 16
Current Zoning: R1B Shoreland Zoning: SP
Size of Lot: 25,000 () acres (X) s.f. Lot Frontage: 150'
Existing Use of Property: Residential lots / Home

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

See plans
See plans

Description of proposed use of property:

Project/Proposed Use:

Residential - Subdivision Amendment

Property to be Serviced by:

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

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

Net change in impervious cover: TBD () 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%): N/A

Percent of structure expansion (Max 30%): N/A

If Subdivision Review, number of lots proposed: NO new lots -

If a Private Way is proposed, number of lots served: N/A

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

Total new square feet footprint of structure: N/A

Total new square feet paving/parking: N/A

Waiver Requests (attach details):

1. wetlands ★ see letter attached
2. Topo
3. Peer Review
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.

★ See Letter Attached

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:

David Shields

Date

10/27/25

Signature of Property Owner:

David Shields

Date

10/27/25

DIGITAL SUBMITTAL REQUIREMENTS FOR ALL SUBMITTALS:

- A) PDF OF SIGNED APPLICATION
- B) PDFs OF ALL DRAWING SETS AND OTHER REQUIRED SUBMITTAL ATTACHMENTS NOTED ABOVE

HARD-COPY SUBMITTAL REQUIREMENTS FOR PLANNING BOARD APPLICATIONS:

- A) SEVEN (7) FULL-SIZE PAPER COPIES OF DRAWING SETS

DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- A) INDIVIDUALLY NAMED PDFs OF EACH DRAWING (NOT A COMBINED PDF SET)
 - *Individual Drawing PDF Naming Format: 'PROJECT/SHEETSET NAME_ INDIVIDUAL DRAWING NAME.pdf'*
- B) PDF COPIES OF ALL PERMIT APPROVALS, APPLICATIONS, REPORTS, NARRATIVES, LETTERS, ETC.
- C) FINAL CAD REFERENCE FILES IN DWG FORMAT (SURVEY & PROPOSED DESIGN LINEWORK)
 - *All drawings & CAD reference files must be to-scale and within the following coordinate systems:*
 - *MAINE STATE PLANE WEST NAD83 (Horizontal Datum) & NAVD88 (Vertical Datum)*

HARD-COPY SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- A) THREE (3) FULL-SIZE PAPER COPIES OF INDIVIDUAL DRAWINGS REQUIRING BOARD SIGNATURE
- B) ONE (1) FULL-SIZE PAPER COPY OF ENTIRE DRAWING SET FOR ENGINEERING RECORDS

PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION

1. The purpose of this plan is to amend the Riverview Park Subdivision Plan such that Lots 82 & 81 of the City-approved Subdivision (see Plan Ref. 8A) is merged into Lots 67 & 68, respectively. The result is that Lots 82 & 81 cease to exist and Lots 67 & 68 are now each 10,000 square foot lots, located and dimensioned as depicted hereon.

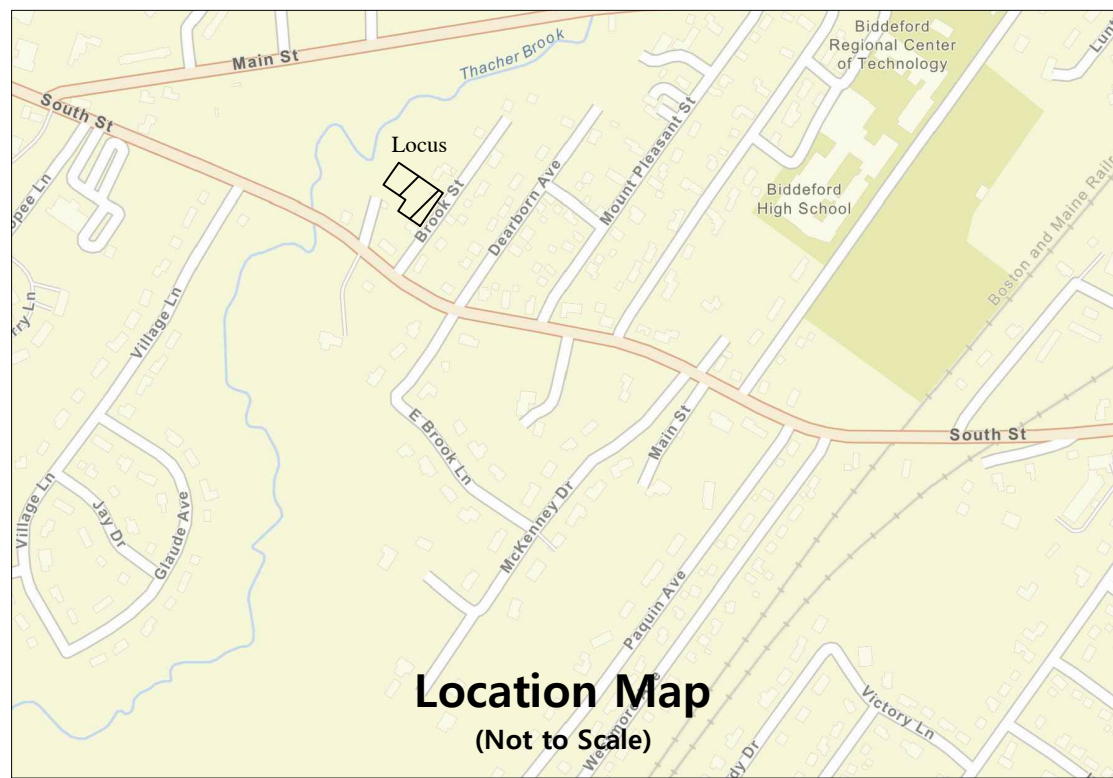
This plan is valid only when signed and sealed by the licensed professional land surveyor whose name appears hereon.
2. All Book and Page numbers refer to the York County Registry of Deeds, unless otherwise noted.
3. The record owner of the subject parcel is Pinehurst Development, LLC by deed dated August 5, 2025 and recorded in Book 19724, Page 322.
4. The subject parcels are located in the Single Family Residential B District (R1B) with a portion in the Stream Protection Overlay Zone (SP).

5. Space and bulk standards for the R1B (assumed with public sewer & water) and SP District as of the date of this plan are as follows:

	R1B	SP
Min. Lot Size:	5,000 sq ft	40,000 sq ft
Min. Frontage:	50 ft	-
Min. Shore Frontage:	-	200 ft
Min. Front Setback:	10 ft	-
Min. Side Setback:	5 ft	-
Min. Rear Setback:	5 ft	-
Max. Building Height:	35 ft	-
6. Total area of the subject parcel is 25,000 sq ft.
7. Boundary information shown hereon is based on an on the ground survey conducted by Terradyn Consultants, LLC in September of 2025.

8. Plan References
A. "Plan of Riverview Park, Biddeford, Me" Prepared for Otis H. Perry Land Co. by R.W. Libby. Dated Oct. 1917. Recorded as Plan Book 9, Page 42.
9. Plan orientation is Grid North, Maine State Plane Coordinate System, West Zone 1802-NAD83.
10. A portion of the subject parcel is located within Zone AE, a Special Flood Hazard Area Without Base Flood Elevation (BFE), as delineated on the Flood Insurance Rate Map for the Town of Biddeford, York County, Community-Panel Number 23031C0451G, having an Effective Date of July 17, 2024. The remainder of the subject parcel is located within Zone X, Areas of Minimal Flood Hazard.
11. A wetland delineation was not performed as part of this project.
12. The depth, size, location, existence or nonexistence of underground utilities and/or structures were not investigated as part of this survey. Utilities depicted herein may not necessarily represent all existing utilities. Owners, contractors, and/or designers need to contact Dig-Safe Systems, Inc. (CALL 811) and field verify existing utilities prior to digging or breaking ground.

13. Meadow Avenue appears to be a paper street that has never been developed. The City of Bideford did not recognize and reserve Meadow Avenue, the abutting lots extend to the centerline of the paper street. Private rights may still exist within the paper street. Legal consultation is advised.



DATE: 9/29/2025

[illegible][illegible]

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PHONE:
(207) 926-5111

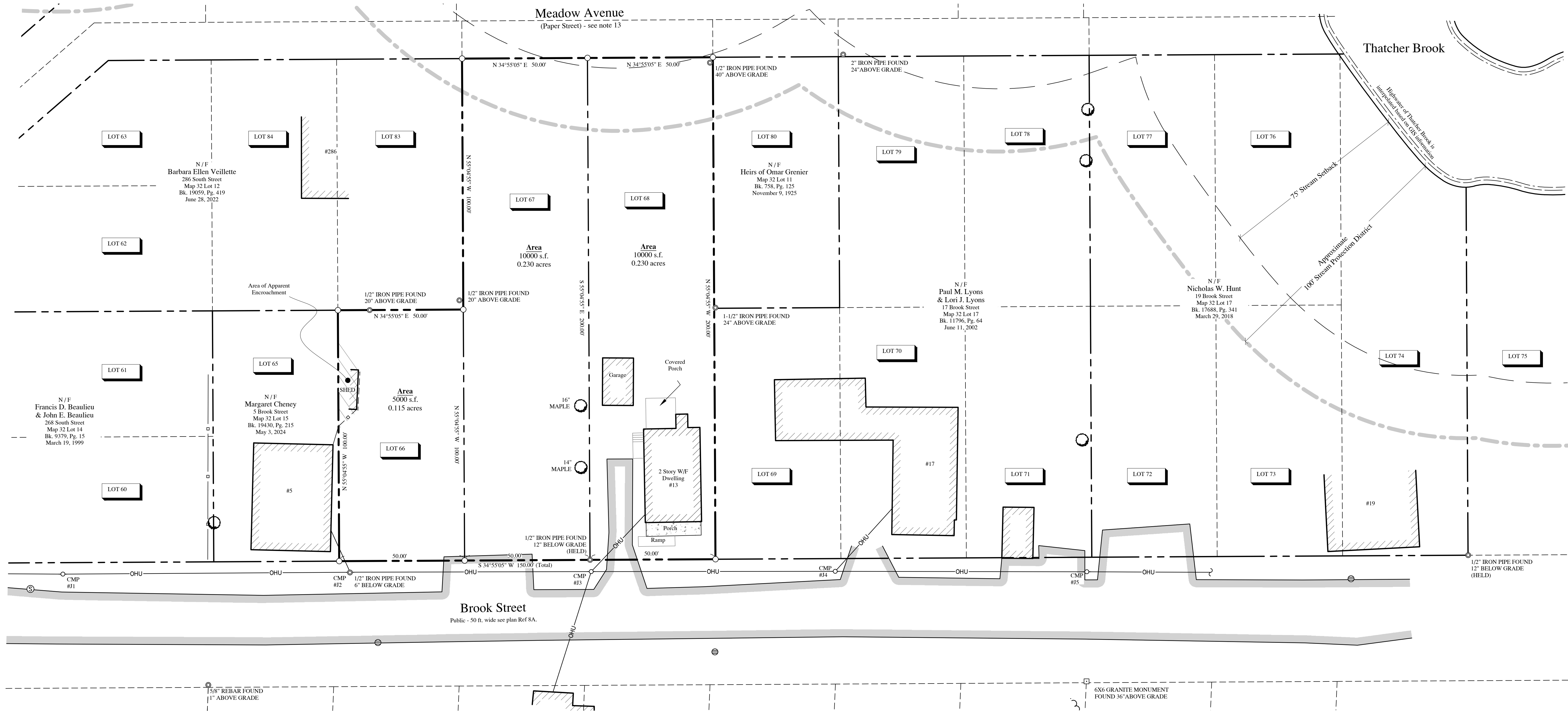
WEB SITE:
www.terradyneconsultants.com

surveying | Geomatics
| Environmental Permitting



PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: **RIVERVIEW PARK**
 13 BROOK STREET, BIDDEFORD ME
 DATE: 9/29/2025
 SCALE: 1" = 20'
 JOB NO: 25-173
 SHEET: 1 OF 1



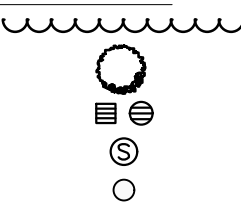
This survey was performed under my direct supervision, and, to the best of my knowledge and belief, it was done in accordance with Chapter 90, Part 1 (Professional Standards of Practice) and Part 2 (Technical Standards of Practice) of the Maine Board of Licensure for Professional Land Surveyors,

Except as Follows:

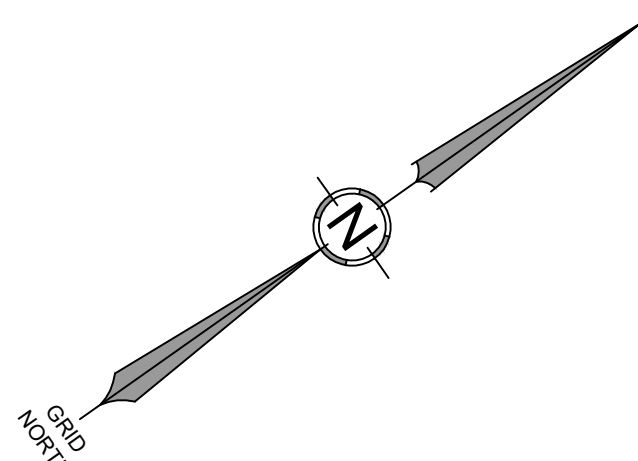
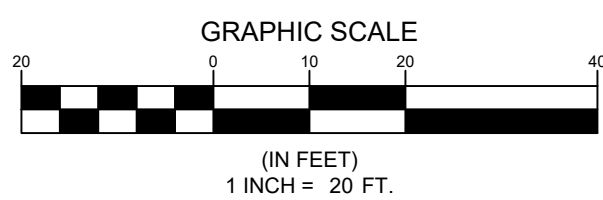
1. Survey Report Limited to Notes on the Plan
2. No Deed Description to Date

Plan Prepared by: *Sidney O. Jackson*
Sidney O. Jackson, PLS

	RECORD PROPERTY LINE/R.O.W.
	ABUTTER PROPERTY LINE/R.O.W.
	DEED/PLAN LINE/R.O.W.
	MONUMENT (AS NOTED)
	IRON PIPE/REBAR (AS NOTED)
	BUILDING
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	EDGE OF CONCRETE
	EDGE OF WATER
	HYDRANT
	OVERHEAD UTILITY
	UTILITY POLE
	STOCKADE FENCE



TREE LINE
DECIDUOUS TREE
CATCH BASIN
SEWER MANHOLE
CAPPED 5/8" REBAR INSCRIBED PLS 2656



APPROVED BY THE CITY OF BIDDEFORD PLANNING BOARD:

SIGNED: _____

DATE _____

STATE OF MAINE
York County Registry of Deeds

Received _____, 20____

At ____h ____m ____M. and recorded in

Plan Book _____ Page _____

Attest _____
Registrar

Pinehurst Development LLC

PO BOX 452, GORHAM MAINE 04038

October 27, 2025

David Galbraith, City Planner
City of Biddeford Maine
Planning Department
205 Main Street
Biddeford, ME 04005

Riverview Park Subdivision Amendment – Brook Street

On behalf of Pinehurst Development, LLC we would like to request a subdivision amendment to the Riverview Park Subdivision approved in 1917 and identified as lots 66, 67, 68, 81 and 82 on the approved plan. The property is located at 13 Brook Street and identified as Tax Map 32, Lot 16 with an area of 25,000 square feet and 150 ft of street frontage on Brook Street. The current zoning of the property is R1B with a minimum lot size of 5,000 square feet and 50 ft of frontage and are served by Public Water and Public Sewer.

The previous owner of the home at 13 Brook Street owned the 5 contiguous lots in common; thus causing them to be merged under the non-conforming lots of record regulations in the zoning ordinance. This was due to a previous zoning requirement that required larger lots and frontages. The current zoning requirements are more in line with the original approved plan in 1917, 5,000 sf lots and 50 ft frontage. We are proposing to amend the plan as follows which would result in a net reduction from 5 lots to 3 lots.

Lot 66 – No Change – 50 ft frontage and 5,000 sf lot

Lots 67 and 82 - Combined – 50 ft frontage and 10,000 sf lot

Lots 68 and 81 – Combined – 50 ft frontage and 10,000 sf lot with existing home.

David, we appreciated your attempt to review these changes at a Staff level citing “*The intent of this Zoning Ordinance is to regulate nonconforming lots, uses and structures. This ordinance intends to be realistic so that: nonconforming vacant lots of record can be reasonably developed*”. At the same we also understand that it would be difficult for the Code Officer to ignore the Non-Conforming Lots of Record section of the ordinance.

Given the simple nature of the amendment, we would ask that you recommend preliminary and final approvals at one meeting, and we also request waivers of the subdivision design review standards. Thank you for your consideration, and please call me if you have any questions as you review the enclosed plans and information.

Sincerely,



Aaron D. Shields
Pinehurst Development LLC Member

DLN: 3050713

(space above is reserved for recording information)

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That **Alice Louise Doherty**, sometimes called **A. Louise Doherty** and sometimes called **Louise Doherty**, having a mailing address of 13 Brook Street, Biddeford, Maine 04005 for consideration paid, grants to **Pinehurst Development, LLC**, a Maine Limited Liability Company having a mailing address of P.O. Box 452, Gorham, Maine 04038 with **WARRANTY COVENANTS** the land in Biddeford in the County of York and State of Maine, described as follows:

Certain lots or parcels of land, with the buildings thereon, situated in Biddeford, County of York and State of Maine and being **Lots numbered 66, 67, 68, 81 and 82** on plan of Riverview Park, made by R. W. Libby, Surveyor, dated October 1917, recorded in Plan Book 9, Page 42 of the York County Registry of Deeds to which plan reference may be had for a more particular description thereof.

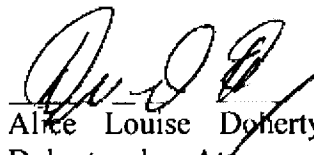
Being the same premises conveyed to Joseph G. Doherty and Alice Louise Doherty as joint tenants by deed of R. Eugene Blank, III and another dated July 15, 1975 and recorded in the York County Registry of Deeds in Book 2088, Page 288. The said Joseph G. Doherty died on April 16, 2016 and title passed to the within Grantor by operation of law.

WITNESS my hand this 21 day of August, 2025.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:



Witness



Alice Louise Doherty, by Douglas G. Doherty, her Attorney in Fact under Power of Attorney dated September 22, 2016, to be recorded in the York County Registry of Deeds

STATE OF MAINE
COUNTY OF YORK, ss.

August 21, 2025

Personally appeared the above named Douglas G. Doherty, Attorney in Fact for Alice Louise Doherty, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,



~~Notary Public~~/Maine Attorney at Law

Printed Name: Paul D. Weinstein

B-#5225

My commission expires: _____

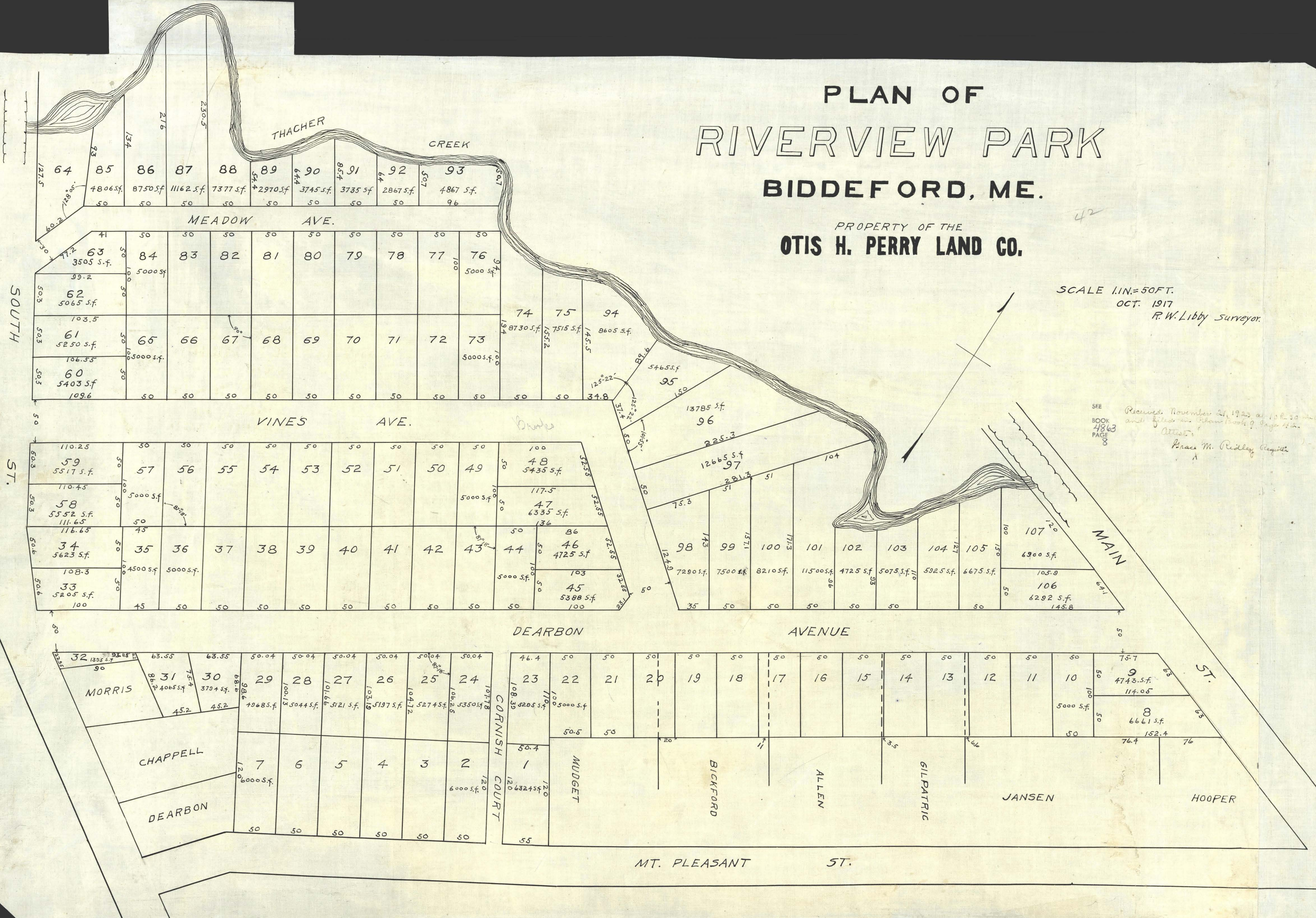
n:\shared\rah\doherty, a.l. 21930\000\warrantydeed.doc

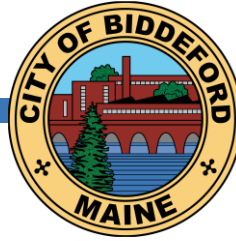
PLAN OF RIVERVIEW PARK BIDDEFORD, ME.

PROPERTY OF THE
OTIS H. PERRY LAND CO.

SCALE 1 IN. = 50 FT.
OCT. 1917
R. W. Libby Surveyor.

SEE
BOOK
4863
PAGE
8
Received, November 21, 1923, at 10 P.M. M.
and filed in Plans Book 9, Page 12.
Attest:
Grace M. Ridley, Register





PLANNING BOARD REPORT

TO: Alexa Plotkin, Chair & Members of the Biddeford Planning Board

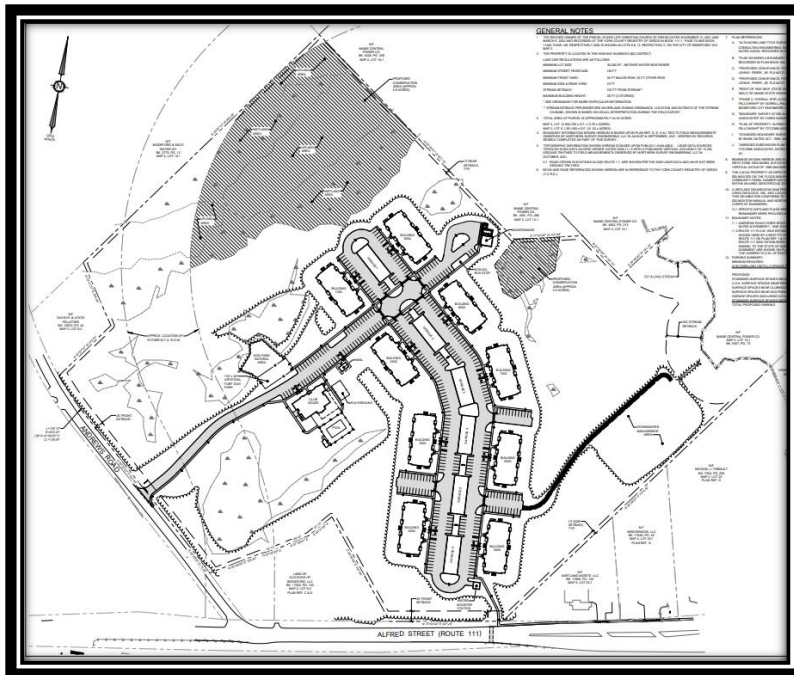
FROM: David C.M. Galbraith, Interim Deputy Director / City Planner

DATE: November 13, 2025

RE: **Case # 2022.24 – Biddeford Residential (AKA Devine Capital) Subdivision Amendment – Lot Line Adjustment for 216-unit multi-family development at 588 and 590 Alfred Street (Tax Map 2, Lots 6 and 12).**

MEETING DATE: November 19, 2025

1. INTRODUCTION / PROJECT HISTORY:



On January 18, 2023, the Planning Board granted Biddeford Residential (AKA Devine Capital) Final Subdivision and Site Plan Approval for 216-unit multi-family development located at 588 and 590 Alfred Street. The approved project consists of 9 residential buildings, 6 garage structures, a maintenance building, a clubhouse, a pool, a dog park, and a community garden. Residential units will be a mixture of studio, 1, 2 and 3 bedrooms, as stipulated by the Joint Development Agreement (JDA) / Contract Zone #21, entered into by the applicant and City.

Biddeford Residential / Devine Capital – Approved Site Plan

When completed, the site would include, covered and at grade parking, 12 electric vehicle charging stations distributed around the site, landscaped areas and on-site lighting. Each unit within the development is required to provide two (2) parking stalls per unit for a total required parking of 432

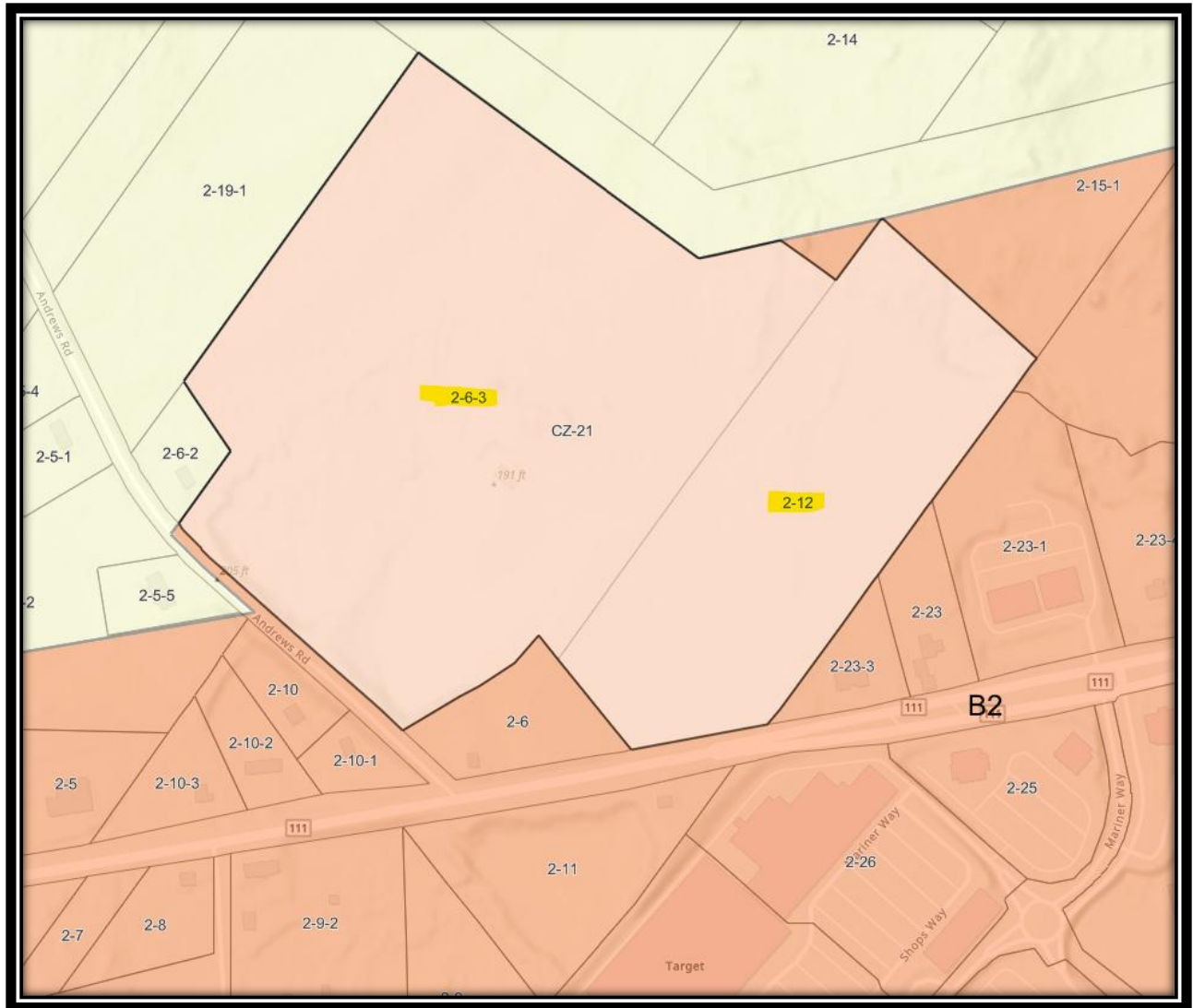
Case # 2022.24 – Biddeford Residential (AKA Devine Capital) Subdivision Amendment – Lot Line Adjustment for 216-unit multi-family development at 588 and 590 Alfred Street (Tax Map 2, Lots 6 and 12).

Hearing Date: November 19, 2025

stalls. Total parking provided, with the revised plan, is 474 total parking stalls including 108 garage parking stalls.

2. SUBDIVISION AMENDMENT REQUEST:

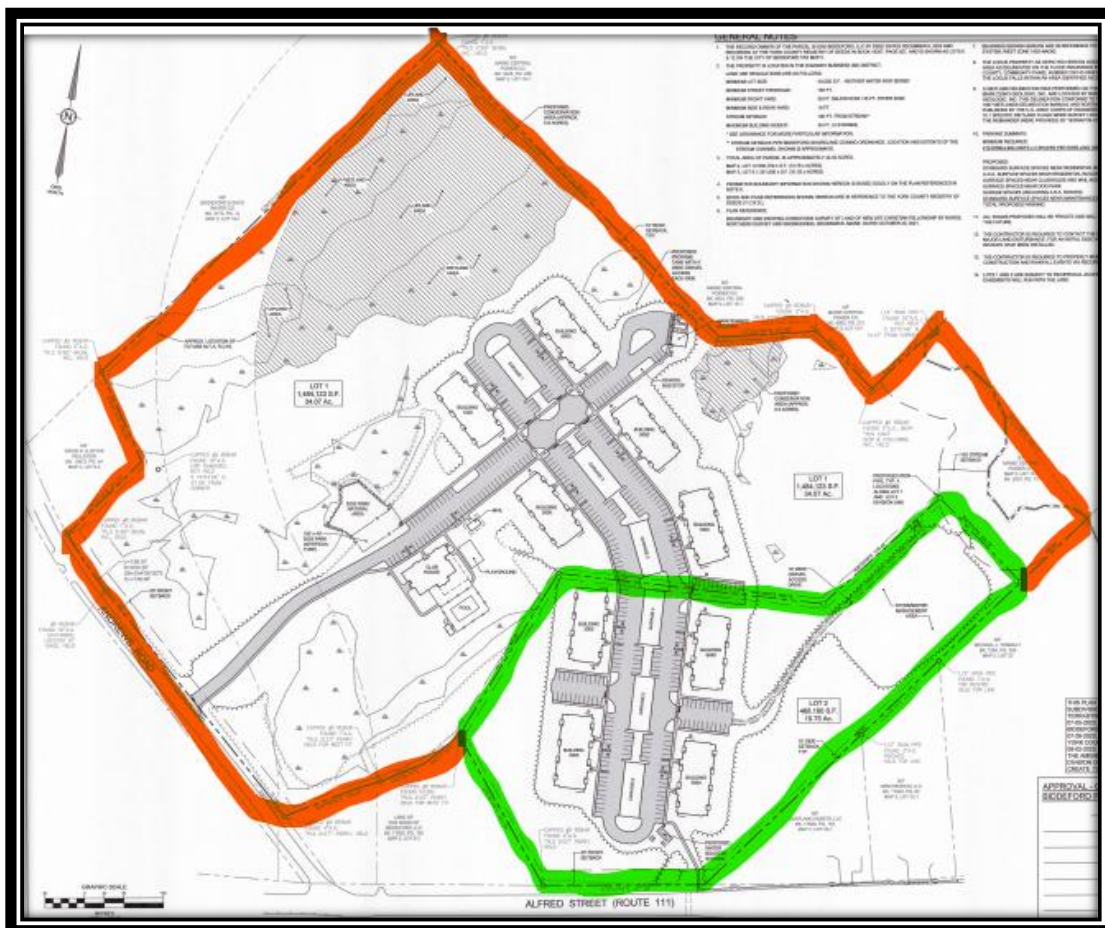
This application returns to the Planning Board for a Subdivision Amendment / for a lot line adjustment.



Devine Capital "Biddeford Residential" Existing Lot Lines

Case # 2022.24 – Biddeford Residential (AKA Devine Capital) Subdivision Amendment – Lot Line Adjustment for 216-unit multi-family development at 588 and 590 Alfred Street (Tax Map 2, Lots 6 and 12).

Hearing Date: November 19, 2025



Proposed Subdivision Amendment / Lot Line Adjustment

The Applicant's application includes a letter from Richard "Rick" Meek, P.E., Senior Project Engineer of Terradyn Consultants, LLC / Agent and Project Engineer who wrote the following:

"On behalf of KDK Biddeford, LLC, please find an amended subdivision plan for the Biddeford Residential project. This amendment is strictly limited to an internal lot division that was requested by the applicant's financial institution. No other changes are proposed. We request placement on the next available Planning Board meeting agenda".

As this project required a Joint Development Agreement / Contract Zone (#21) approval by the City Council I reviewed the proposed Subdivision Amendment with Seth Perruzza, Esq. of Woodman Edmands, P.A., the City's Solicitor as I wanted to verify the proposed amendment did not require further City Council review / approval. Mr. Perruzza offered the following comments:

"I read through the Joint Development Agreement and Contract Zone documents, and my opinion is in line with yours. I do not see anything within the Agreements which would cause this change to trigger City Council review, as none of the substantive terms are changing and both lots are already subject to the Agreements (the JDA and Contract Zone Agreements apply to Map 2, Lots 6 and 12, which assumedly will still exist after the proposed lot line redrawing)".

Case # 2022.24 – Biddeford Residential (AKA Devine Capital) Subdivision Amendment – Lot Line Adjustment for 216-unit multi-family development at 588 and 590 Alfred Street (Tax Map 2, Lots 6 and 12).

Hearing Date: November 19, 2025

Mr. Perruzza further stated:

“Under Chapter 66, Article 1, Section 66-57(d), the Board has the power to approve any changes to approved subdivisions and there are no requirements that they be divided amongst multiple meetings. As a result, I am of the opinion that the Planning Board may review and approve the lot redivision in one meeting/hearing. As for the Board’s review, the subdivider must prove to the Board that the proposed change to the approved plan is necessary, and the Board may choose to hold a public hearing on any application for a proposed change to an approved subdivision under Section 66-57(e)”. (Empasis added).

3. PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Devine Capital, LLC 30 Milk Street, 3 rd Floor Portland, ME 04101
2.	Owner of Property:	New Life Christian Fellowship 551 Alfred Street Biddeford, ME 04005
3.	Agent:	Roz Anton 40 Main Street, Suite 13-404 Biddeford, ME 04005
4.	Engineer/Surveyor:	Richard Meek, P.E., Terradyn Consultants 41 Campus Drive, Suite 301 New Gloucester, ME 04260
5.	Project Location:	588 & 590 Alfred Street
6.	Project Tax Map #/Lot #:	Tax Map 2, Lots 6 & 12
7.	Existing Zoning:	B-2 – Contract Zone required
8.	Overlay Zoning:	None.
9.	Existing Use:	Vacant property
10.	Proposed Use:	216 Unit Multifamily Residential Subdivision
11.	Approvals Required:	Site Plan, Subdivision, Site Location (Local)
12.	Uses in the Vicinity:	Residential, Commercial, Retail
13.	Parcel Size:	44.53 acres
14.	Limits of Disturbance:	17.77 acres
15.	Drainage Watershed:	Thatcher Brook
16.	Water Supply:	Maine Water
17.	Sewerage Disposal:	City of Biddeford
18.	Solid Waste Disposal:	Private Hauler
19.	Fire Protection:	City of Biddeford
20.	Other Non-City Permits Required:	N/A
21.	LDR Attachment A: Fess Paid:	All Required Fees Paid

4. STAFF REVIEW

Case # 2022.24 – Biddeford Residential (AKA Devine Capital) Subdivision Amendment – Lot Line Adjustment for 216-unit multi-family development at 588 and 590 Alfred Street (Tax Map 2, Lots 6 and 12).

Hearing Date: November 19, 2025

A. **APPLICATION COMPLETENESS:** The applicant has submitted a complete application, featuring all required elements as specified under City of Biddeford’s Code of Ordinances - Part II, Chapter 66 – Subdivisions.

B. **WAIVERS SAUGHT:** None

5. STAFF RECOMMENDATION

As outlined above, the modifications to the existing lot lines are minor in nature and are being requested at the request of the Applicant’s financial institution. The reasoning behind the request is due to the existing lot lines run through two of the buildings, and for financing purposes the adjustment is being sought. The Applicant has also requested that Preliminary and Final Subdivision approval be granted simultaneously. Staff is supportive of the Applicant’s request which is also supported by the City Attorney. As outlined within Chapter 66 – Subdivisions, “The Board may grant simultaneous preliminary and final plan approvals for minor subdivisions in clear cases where the purposes of this chapter will not be reduced”. At this time Staff recommend that the Planning Board grant preliminary and final plan approval, while reaffirming the previously approved Conditions of Approval (COA).

6. SAMPLE MOTIONS:

A. **Motion to Approve** Case # 2022.24 – Biddeford Residential (AKA Devine Capital) Preliminary and Final Subdivision Amendment – Lot Line Adjustment for 216-unit multi-family development at 588 and 590 Alfred Street (Tax Map 2, Lots 6 and 12) and reaffirming the previously approved Conditions of Approval (COA).

B. **Motion to Deny** Case # 2022.24 – Biddeford Residential (AKA Devine Capital) Preliminary and Final Subdivision Amendment – Lot Line Adjustment for 216-unit multi-family development at 588 and 590 Alfred Street (Tax Map 2, Lots 6 and 12), for the following reasons:

- 1) _____.
- 2) _____.
- 3) _____.

C. **Motion to Table** Case # 2022.24 – Biddeford Residential (AKA Devine Capital) Preliminary and Final Subdivision Amendment – Lot Line Adjustment for 216-unit multi-family development at 588 and 590 Alfred Street (Tax Map 2, Lots 6 and 12), for the following reasons:

- 1) _____.
- 2) _____.
- 3) _____.

**Pineland**

Cumberland Hall
41 Campus Drive, Suite 301
New Gloucester, ME 04260

Portland

565 Congress Street, Suite 201
Portland, ME 04101

October 29, 2025

21-49

Mr. David Galbraith, City Planner
P.O. Box 586
Biddeford, ME 04005

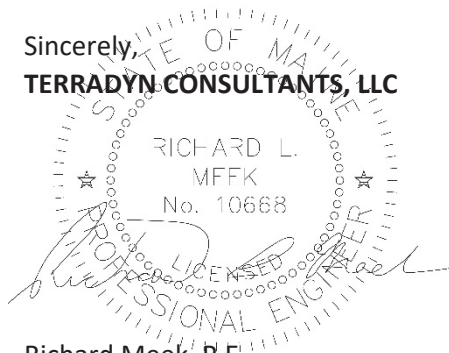
Planning Board Application, Subdivision Amendment – KDK Biddeford, LLC
216 Unit Multi-Family Apartment Complex (Biddeford Residential)
588 & 590 Alfred Street (Tax Map 2, Lots 6 & 12)

Dear David,

On behalf of KDK Biddeford, LLC, please find an amended subdivision plan for the Biddeford Residential project. This amendment is strictly limited to an internal lot division that was requested by the applicant's financial institution. No other changes are proposed. We request placement on the next available Planning Board meeting agenda.

Please let me know if you have any questions or require additional information regarding this project. Thank you for your consideration.

Sincerely,
TERRADYN CONSULTANTS, LLC



Richard Meek, P.E.
Sr. Project Engineer

Enc.
cc: KDK Biddeford, LLC

**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: KDK Biddeford, LLC
 Mailing Address: 10 Memorial Blvd., Ste. 901, Providence, RI 02903
 Telephone: 401-273-8600
 Email: r.granara@kgiproperties.com
 What is your legal interest in the property?
☒ Owner ☐ Potential Buyer with Contract ☐ Lease/Rental Agreement

Owner's Information:

Name: KDK Biddeford, LLC
 Mailing Address: 10 Memorial Blvd., Ste. 901, Providence, RI 02903
 Telephone: 401-273-8600
 Email: r.granara@kgiproperties.com

Agent's Information:

Name: Richard Meek c/o Terradyn Consultants, LLC
 Mailing Address: 41 Campus Drive, Suite 301, New Gloucester, ME 04260
 Telephone: 207-926-5111
 Email: rick@terradyconsultants.com

Engineer/Surveyor's Information:

Name: Richard Meek c/o Terradyn Consultants, LLC
 Mailing Address: 41 Campus Drive, Suite 301, New Gloucester, ME 04260
 Telephone: 207-926-5111
 Email: rick@terradyconsultants.com

Project Location and Lot Information:

Street Address: Andrews Road Drainage Watershed: Thacher Brook
Tax Map: 2 Lot: 6 & 12
Current Zoning: B-2 Shoreland Zoning: _____
 Size of Lot: 44.53 (X)acres ()s.f. Lot Frontage: 327 ft. (Alfred St.), 721 ft. (Andrews Rd)
 Existing Use of Property: Undeveloped - forested

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 [Not anticipated]

Description of proposed use of property:

Project/Proposed Use:

216-unbit multifamily apartment development

Property to be Serviced by:

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

Limits of Disturbance: 15.662 (X)acres ()s.f.

Net change in impervious cover: +7.796 (X)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%): N/A

Percent of structure expansion (Max 30%): N/A

If Subdivision Review, number of lots proposed: 216 apartment units

If a Private Way is proposed, number of lots served: 216 apartment units

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

Total new square feet footprint of structure: 127,290 sq. ft.

Total new square feet paving/parking: 223,950 sq.ft.(includes all non-structure impervious)

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? X (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 10/2/2025

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

DLN: 1002340258487

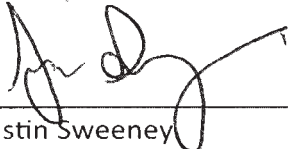
QUITCLAIM DEED
WITH COVENANT
STATUTORY SHORT FORM
TITLE 33, §775

New Life Christian Fellowship, a Maine religious nonprofit corporation, with a mailing address of 551 Alfred Street, Biddeford, Maine 04005-9474, for consideration paid, grants to **KDK Biddeford LLC**, a Maine limited liability company, with a mailing address c/o Fletcher, Selser & Devine, LLC, 30 Milk Street, Third Floor, Portland, Maine 04401, **with Quitclaim Covenant**, a certain lot or parcel of land situated in the City of Biddeford, County of York, and State of Maine, as described in **Exhibit A** attached hereto and made a part hereof.

DATED: December 6, 2023

NEW LIFE CHRISTIAN FELLOWSHIP

By:


Justin Sweeney

Its Duly Authorized: President and Lead Pastor

STATE OF MAINE
COUNTY OF YORK, SS

December 6, 2023

Then personally appeared the above-named Justin Sweeney, President and Lead Pastor of NEW LIFE CHRISTIAN FELLOWSHIP and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of NEW LIFE CHRISTIAN FELLOWSHIP.



Notary Public / Attorney at Law

Print name:

My commission expires:

RICHARD A. HULL

Maine R.E. Transfer Tax Paid

EXHIBIT A
Legal Description
(±44.53 Acres)

A certain **parcel** of land situated on the northerly sideline of Alfred Street (a/k/a State Route 111), so called, and the northeasterly sideline of Andrews Road, so called, in the City of Biddeford, County of York, State of Maine, being shown on the **2023 Terradyn Plan** (see reference below), and being more particularly bounded and described as follows:

Beginning on the northerly sideline of said Alfred Street (State Route 111), so called, at a capped #5 rebar (PLS #2127) found at the southeasterly corner of land now or formerly of the Saco Valley Credit Union (Deed Reference: Book 18980, Page 539);

Thence along land now or formerly of said Saco Valley Credit Union the following courses:

1. N 39°00'05" W, 347.84 feet to a capped #5 rebar (PLS #2127) found;
2. S 40°41'00" W, 87.10 feet;
3. S 57°36'47" W, 99.43 feet to a capped #5 rebar (PLS #2127) found;
4. S 63°35'29" W, 52.73 feet;
5. S 59°08'55" W, 155.40 feet to a capped #5 rebar (PLS #2127) found on the northeasterly sideline of said Andrews Road, so called, at the northwesterly corner of land of said Saco Valley Credit Union;

Thence along said sideline of Andrews Road the following courses:

1. N 46°48'42" W, 75.98 feet;
2. N 48°20'32" W, 507.44 feet;
3. By a curve to the right, having a radius of 933.25' and long-chord of N 44°06'00" W, 138.06 feet, and arc length of 138.19 feet, to a capped #5 rebar (PLS #2190) found at the southerly-most corner of land now or formerly of Daryl J. Blums and Katahli Blums (Deed Reference: Book 19144, Page 945);

Thence along land now or formerly of said Blums the following courses:

1. N 35°57'12" E, 210.54 feet;
2. N 33°41'37" W, 200.00 feet to a capped #5 rebar (PLS 2190) found on the southeasterly line of land now or formerly of the Biddeford & Saco Water Co. (Deed Reference: Book 2775, Page 12) at the northerly-most corner of land now or formerly of said Blums;

Thence N 35°57'12" E, 953.28 feet along land now or formerly of said Biddeford & Saco Water Co. to a capped #5 rebar (PLS #2190) found on the southwesterly line of land now or formerly of the Central Maine Power Company (*hereafter referred to as CMP*), transmission line section 238A, at the northeasterly corner of land now or formerly of said Biddeford & Saco Water Co.;

Thence along land now or formerly of said CMP the following courses:

1. S 53°36'41" E, 821.73 feet to a corner in said CMP land;
2. N 77°02'48" E, 197.88 feet to a capped #5 rebar (PLS #2190) found at a corner in said CMP land;

3. S 53°30'09" E, 161.72 feet to a capped #5 rebar (PLS #1293) found at a corner in said CMP land;
4. N 36°48'26" E, 181.97 feet to the centerline of a stream;
5. In a general southeasterly direction along said stream, 720 feet, more or less, to the northwesterly corner of land now or formerly of HD Development of Maryland, Inc. (Deed Reference: Book 13425, Page 107), and the northeasterly corner of land now or formerly of Winchendon, LLC (Deed Reference: Book 17648, Page 62);

Thence S 36°28'23" W, 1 foot, more or less, along land now or formerly of said Winchendon, LLC to a point bearing S 47°51'28" E, 492.77 feet on a tie-line from the terminus of the 4th described course along CMP land;

Thence continuing S 36°28'23" W, 1073.26 feet, along the northwesterly line of land now or formerly of said Winchendon, LLC, the northwesterly line of land now or formerly of 584 Alfred Street, LLC (Deed Reference: Book 19151, Page 645), and the northwesterly line of land now or formerly of Gartland Assets, LLC (Deed Reference: Book 17669, Page 143) to the northerly sideline of said Alfred Street;

Thence S 79°52'44" W, 327.29 feet by said Alfred Street to the **Point of Beginning.**

Containing approximately 44.53 acres.

Meaning and intending to convey and hereby conveying the land owned by the New Life Christian Fellowship (f/k/a New Life Advent Christian Church of Biddeford, Maine) by the following deeds:

Tax Map 2, Lot 12: Warranty Deed from James A. Mininni, Sr. dated November 13, 2001 and recorded in Deed Book 11111, Page 70.

Tax Map 2, Lot 6: Warranty Deed from Energy Homes, Inc. dated March 5, 2002 and recorded in Deed Book 11449, Page 147.

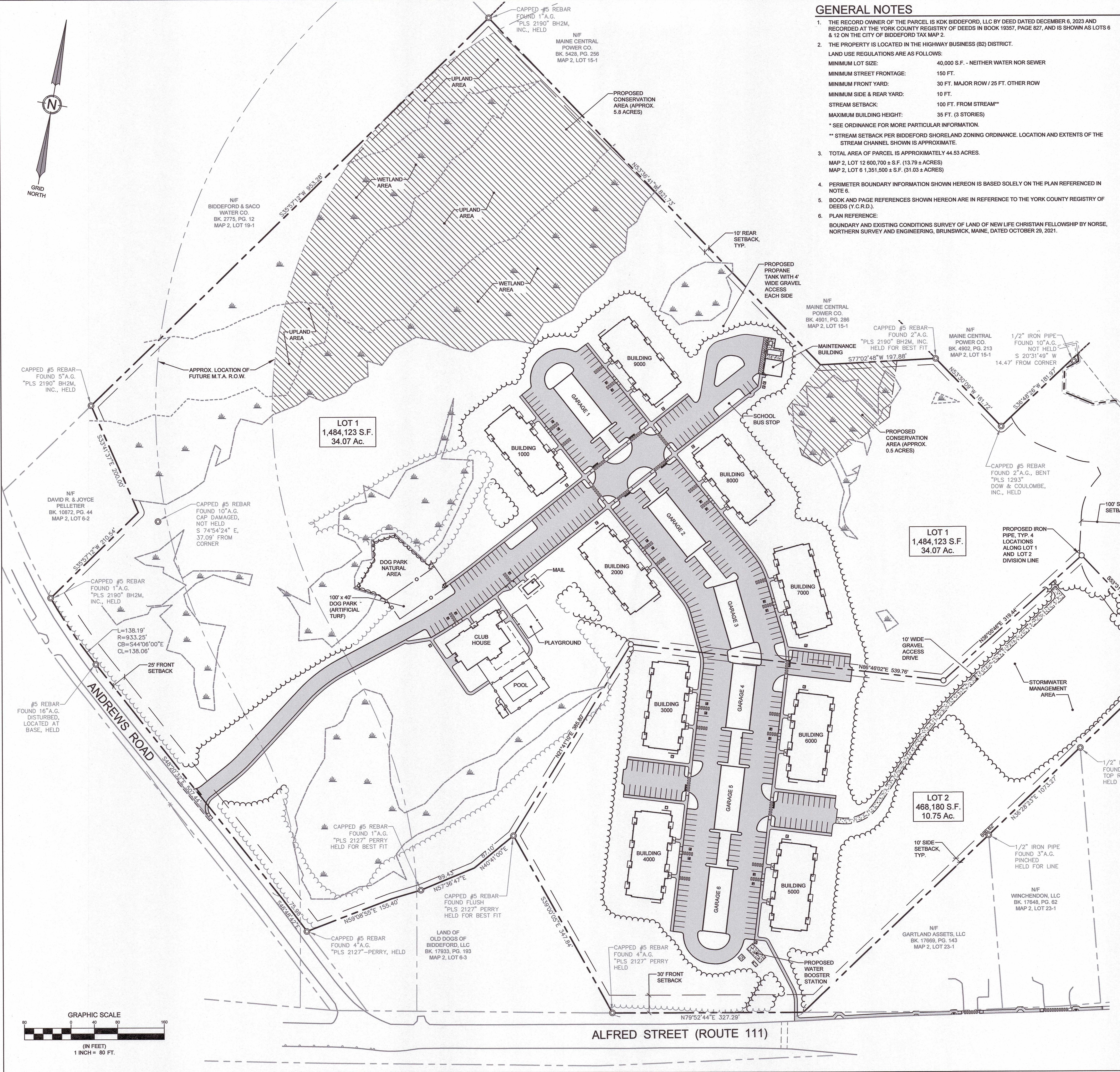
Excepting, however, therefrom the property conveyed by Warranty Deed dated April 19, 2019, from New Life Christian Fellowship to Old Dogs of Biddeford, LLC recorded at Book 17933, Page 197 in the York County Registry of Deeds

Note: All references to the ***"2023 Terradyn Plan"*** refer to a plan titled "Biddeford Residential – Subdivision Plan" prepared by Terradyn Consultants, LLC, Job No. 2149 dated July 5, 2023 and recorded in Plan Book 433, Page 40. Metes and bounds of the above-described parcel are derived solely from this plan.

This property is conveyed **subject to and/or together with** all easements and/or encumbrances of record, if any.

Unless otherwise noted:

- All bearings are in reference to Grid North, U.S. State Plane Coordinate System, Maine West Zone, NAD83 as shown on the ***2023 Terradyn Plan*** referenced above.
- All Book and Page Numbers are in reference to the York County Registry of Deeds.



GENERAL NOTES

- 1. THE RECORD OWNER OF THE PARCEL IS KDK BIDDEFORD, LLC BY DEED DATED DECEMBER 6, 2023 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 19357, PAGE 827, AND IS SHOWN AS LOTS 6 & 12 ON THE CITY OF BIDDEFORD TAX MAP 2.
- 2. THE PROPERTY IS LOCATED IN THE HIGHWAY BUSINESS (B2) DISTRICT. LAND USE REGULATIONS ARE AS FOLLOWS:
 - MINIMUM LOT SIZE: 40,000 S.F. - NEITHER WATER NOR SEWER
 - MINIMUM STREET FRONTAGE: 150 FT.
 - MINIMUM FRONT YARD: 30 FT. MAJOR ROW / 25 FT. OTHER ROW
 - MINIMUM SIDE & REAR YARD: 10 FT.
 - STREAM SETBACK: 100 FT. FROM STREAM**
 - MAXIMUM BUILDING HEIGHT: 35 FT. (3 STORIES)** SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- 3. TOTAL AREA OF PARCEL IS APPROXIMATELY 44.53 ACRES.
 - MAP 2, LOT 12 800,700 ± S.F. (13.79 ± ACRES)
 - MAP 2, LOT 6 1,351,500 ± S.F. (31.03 ± ACRES)
- 4. PERIMETER BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY ON THE PLAN REFERENCED IN NOTE 6.
- 5. BOOK AND PAGE REFERENCES SHOWN HEREON ARE IN REFERENCE TO THE YORK COUNTY REGISTRY OF DEEDS (Y.C.R.D.).
- 6. PLAN REFERENCE: BOUNDARY AND EXISTING CONDITIONS SURVEY OF LAND OF NEW LIFE CHRISTIAN FELLOWSHIP BY NORSE, NORTHERN SURVEY AND ENGINEERING, BRUNSWICK, MAINE, DATED OCTOBER 28, 2021.
- 7. BEARINGS SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83.
- 8. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR CITY OF BIDDEFORD, MAINE, YORK COUNTY, COMMUNITY-PANEL NUMBER 230145 0008 B, HAVING AN EFFECTIVE DATE OF MAY 15, 1984. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
- 9. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN AUGUST, 2021 BY MARK CENCI, MARK CENCI GEOLOGIC, INC. AND LOCATED BY NORTHERN SURVEY ENGINEERING AND MARK CENCI GEOLOGIC, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. 10.1 SPECIFIC WETLAND FLAGS WERE SURVEY LOCATED BY NORTHERN SURVEY ENGINEERING, LLC. THE REMAINDER WERE PROVIDED BY TERRADYN CONSULTANTS, LLC. SEE LEGEND.
- 10. PARKING SUMMARY:
 - MINIMUM REQUIRED: 216 DWELLING UNITS x 2 SPACES PER DWELLING UNIT = 432 SPACES
 - PROPOSED:
 - STANDARD SURFACE SPACES NEAR RESIDENTIAL BUILDINGS = 305 SPACES
 - A.D.A. SURFACE SPACES NEAR RESIDENTIAL BUILDINGS = 18 SPACES
 - SURFACE SPACES NEAR CLUBHOUSE AND MAIL KIOSK (INCLUDING A.D.A.) = 27 SPACES
 - SURFACE SPACES NEAR DOG PARK = 13 SPACES
 - GARAGE SPACES (INCLUDING A.D.A. SPACES) = 108 SPACES
 - STANDARD SURFACE SPACES NEAR MAINTENANCE BUILDING = 3 SPACES
 - TOTAL PROPOSED PARKING = 474 SPACES
- 11. ALL ROADS PROPOSED WILL BE PRIVATE AND WILL NOT BE SUBMITTED FOR PUBLIC ACCEPTANCE IN THE FUTURE.
- 12. THE CONTRACTOR IS REQUIRED TO CONTACT THE CITY'S ENGINEERING DEPARTMENT PRIOR TO MAJOR LAND DISTURBANCE, FOR AN INITIAL E&SC INSPECTION ONCE ALL PERIMETER CONTROL DEVICES HAVE BEEN INSTALLED.
- 13. THE CONTRACTOR IS REQUIRED TO PROPERLY MAINTAIN ALL E&SC BMP'S THROUGHOUT CONSTRUCTION AND RAINFALL EVENTS VIA RECORDED INSPECTION LOGS/REPORTING.
- 14. LOTS 1 AND 2 ARE SUBJECT TO RECIPROCAL ACCESS, UTILITY, AND DRAINAGE EASEMENTS. THESE EASEMENTS WILL RUN WITH THE LAND.

LEGEND

- ABUTTER PROPERTY LINE
- LOCUS PROPERTY LINE
- SETBACK LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- PROPOSED EDGE OF GRAVEL
- PROPOSED CURB
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED FENCE
- WETLAND AREA (SURVEY LOCATED)
- WETLAND AREA (NON-SURVEY LOCATED)
- PROPOSED PAVEMENT

THIS PLAN IS AN AMENDMENT TO THE SUBDIVISION PLAN PREPARED BY TERRADYN CONSULTANTS, LLC, DATED 07-05-2023, APPROVED BY THE CITY OF BIDDEFORD PLANNING BOARD ON 07-26-2023, AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS ON 08-02-2023. THE AMENDMENT CONSISTS OF A DIVISION OF THE OVERALL PARCEL TO CREATE TWO LOTS.

APPROVAL - CITY OF BIDDEFORD PLANNING BOARD

DATE _____

CHAIRPERSON _____

RECEIVED _____

AT _____ h _____ m _____ M. AND RECORDED IN _____ PLAN BOOK _____ PAGE _____

DESIGNED: _____

JOB NO: _____

FILE: _____

SHEET _____

STATE OF MAINE
YORK COUNTY REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____ h _____ m _____ M. AND RECORDED IN _____ PLAN BOOK _____ PAGE _____

ATTEST _____ REGISTER _____

STATE OF MAINE
JIMMY C. COURRON
No. 2532
PROFESSIONAL LAND SURVEYOR

DATE: 10-29-2025

STATE OF MAINE
RICHARD L. MEEK
No. 10668
PROFESSIONAL LAND SURVEYOR

DATE: 10-29-2025

NO.	REVISIONS	DATE
2	10-29-2025	SUBMIT AMENDED SUBDIVISION PLAN TO CITY
1	07-05-2023	SUBMIT SUBDIVISION PLAN TO CITY

PROJECT: BIDDEFORD RESIDENTIAL
SHEET: AMENDED SUBDIVISION PLAN

RECORD OWNER: KDK BIDDEFORD, LLC
10 MEMORIAL BLVD., SUITE 901
PROVIDENCE, RI 02903

585 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102

41 CAMPUS DRIVE
SUITE 301
NEW GLOUCESTER, ME 02860

OFFICE: (207) 926-5111 FAX: (207) 221-1317
www.terradyconsultants.com

Civil Engineering | Land Planning | Stormwater Design | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: BIDDEFORD RESIDENTIAL
SHEET: AMENDED SUBDIVISION PLAN

RECORD OWNER: KDK BIDDEFORD, LLC
10 MEMORIAL BLVD., SUITE 901
PROVIDENCE, RI 02903

DATE: 07-05-2023

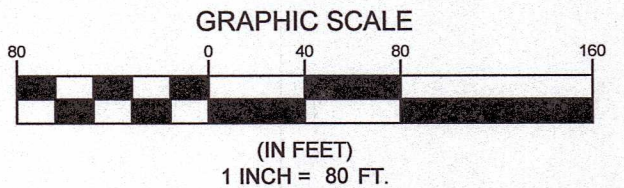
SCALE: 1" = 80'

DESIGNED: RLM

JOB NO: 2149

FILE: 2149.SB

SHEET C-1.0



[illegible]