



## City of Biddeford Planning Board

January 21, 2026 at 5:00 PM  
City Hall Council Chambers & Zoom

[Join Zoom Meeting Online](#)

Or call in by phone: +1 312 626 6799  
Meeting ID: 976 7834 8550  
Passcode: 073432

1. Other Business
  - 1.a Workshop the Comprehensive Plan with the Conservation Commission
2. Pledge of Allegiance
3. Declaration of Quorum/Voting Members
4. Adjustment(s) to Agenda
5. Planner's Business
  - 5.a Election of Officers: Vice Chair, Secretary
6. Consent Agenda
  - 6.a Approval of Meeting Minutes from December 17, 2025
7. Unfinished Business
8. New Business
  - 8.a 2025.46 The Planning Board will review a Sketch Plan for Mastoran Corporation (Burger King) to add another drive-thru lane at their location of 349 Alfred Street, also known as Tax Map 28, Lot 57 in the B2 Zone.
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.

## SECTION 11: NATURAL RESOURCES

### 1 Overview of Natural Resources

Biddeford is diverse in its geological and ecological setting. With a mix of large, regionally important forested wetlands, agricultural soils, coastal regions, ten (10) separate watersheds, both rural homes and dense downtown areas, as well as industrial areas — there is a need to find balance in the environmental effects of our continued growth on natural resources throughout Biddeford.

### 2 Natural Resources Trends at a Glance

#### Size & Characteristics

- Biddeford is roughly 16,000 acres?
- We have 12.8 miles of riverfront
- We have 16 miles of coastline
- 1,639 acres of undeveloped forest (29 parcels)
- 1,700 acres in conservation (11%)
- 254 acres of municipal-owned land classified as Open Space
- 799 acres of working woodlands (XX parcels)
- 463 acres enrolled in the farmland program

#### Wildlife & Habitat Info\*

- 31 special concern, threatened, or endangered plant and animal species
- 9 rare and exemplary Natural Communities
- 4 Significant Wildlife Habitats
- 2 Essential Wildlife Habitats
- A focus area of Statewide Ecological Significance
- Biddeford currently ranks 6th in all of Maine for the number of listed species.

Historically, Biddeford was home to ~4,300 acres of agricultural soils — today, XXX acres of that remain undeveloped (XX%).

\*Municipal Natural Resources Inventory, September 2025 (see appendix)

### **3 Zoning**

Current zoning in Biddeford was established in 1964. Much of the high-value habitat and natural resources in Biddeford had not been documented at that point, and as a result, there are currently inconsistencies between our Natural Resource needs and our current Zoning Ordinances that need to be reconciled.

There is a need for the City to review and update the Zoning Ordinances to reflect our understanding of these Natural Resources.

### **4 Soils**

Current z

#### **4.1 Soils**

Prime agricultural soils, whether forested or in active agricultural use, are a vital natural resource within Biddeford. Much of the prime soil acreage throughout Biddeford has already been developed, drastically reducing what was historically available.

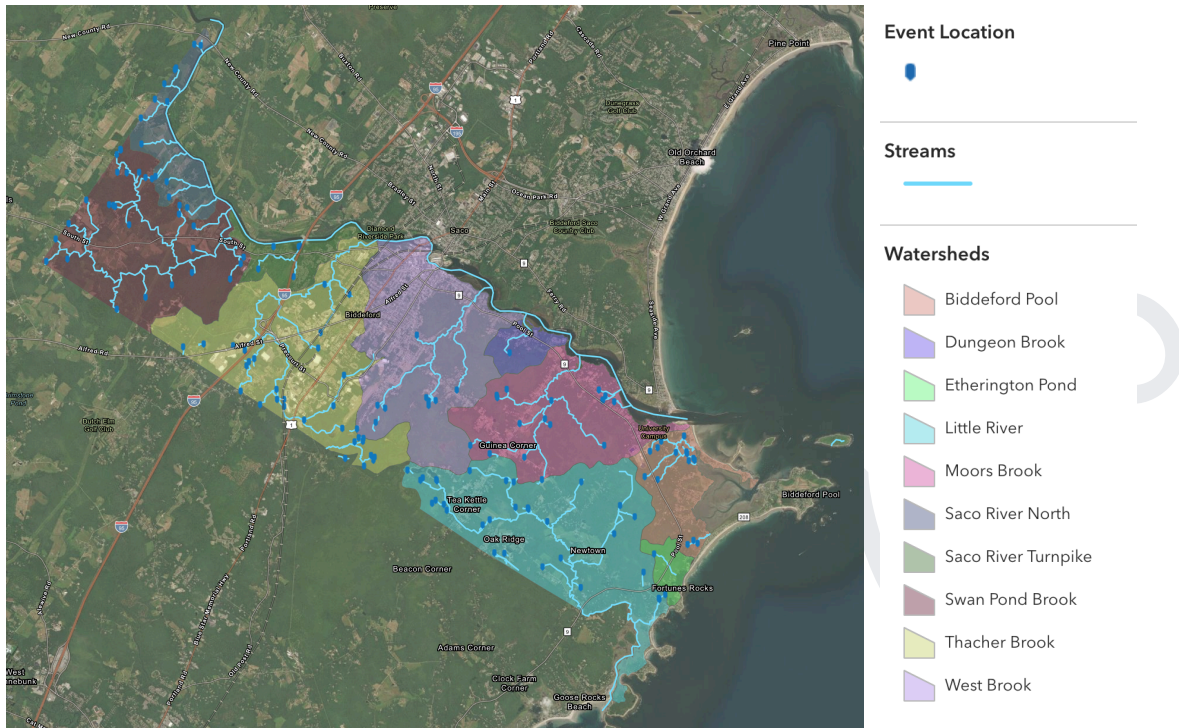
The qualities of these soils are not something easily replicated, and as such, the City should prioritize protections for these soils to ensure local food availability, agricultural viability, and other resiliency measures.

[ Insert Maine Geological Survey / NRCS maps ]

#### **4.2 Watersheds & Wetlands**

TBD summary (x10) and acknowledgement of the critical role this plays in water quality and riparian habitat.

[ Data to be pulled from Water Resources Chapter to align on details ]

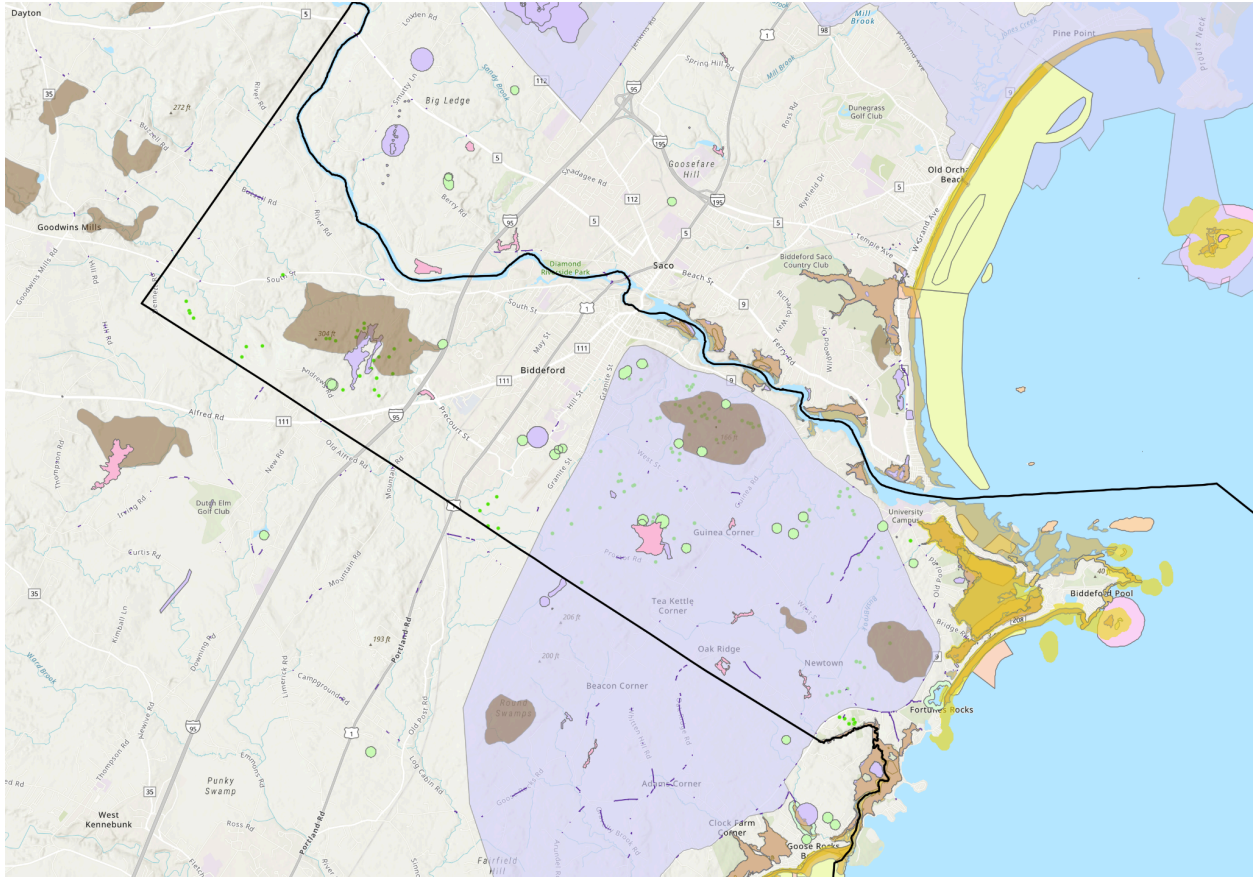


While the Water Resources chapter identifies specific strategies for maintaining and improving Biddeford’s watersheds, it’s important to recognize the interconnectedness of these habitats and how they support fish, waterfowl, and wildlife populations throughout Biddeford.

### 4.3 Wildlife & Habitats

Biddeford is home to a diverse range of wildlife, birds, fish, and invertebrates — and we are currently ranked 6th (out of all Maine municipalities) for the number of species listed as significant, threatened, or endangered.

Biddeford’s unique location forms an important “stepping stone” for wildlife in a region of Maine that is densely developed, and is part of one of the largest habitat blocks remaining east of the I-95 highway in southern Maine. State agencies have recognized that Biddeford might be the most biodiverse and at-risk municipality in the state.



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**Essential Wildlife Habitats**

1. Roseate Tern Nesting Area
2. Piping Plover-Least Tern Nesting, Feeding & Brood-Rearing Area

**Significant Wildlife Habitats**

1. Inland Waterfowl and Wading Bird
2. Tidal Waterfowl and Wading Bird
3. Significant Vernal Pools
4. Seabird Nesting Islands

**Natural Communities**

1. Oak-Hickory Forest (S1)
2. Pocket Swamp (S2)
3. Salt-hay Saltmarsh (S3)
4. Brackish Tidal Marsh (S3)
5. Freshwater Tidal Marsh (S2)
6. Pitch Pine Bog (S2)
7. Pitch Pine Woodland (S3)
8. Coastal Dune-marsh Ecosystem (S3)
9. Red Maple Swamp (S4)

**Focus Area of Statewide Ecological Significance**

1. Biddeford/Kennebunkport Coastal Forest

S1/G1 = Critically Imperiled

S2/G2 = Imperiled

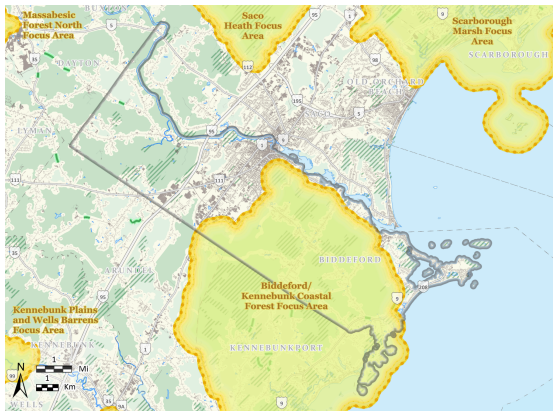
S3/G3 = Vulnerable

S4/G4 = Apparently Secure.

S5/G5 = Secure

#### 4.4 Biddeford/Kennebunkport Coastal Forest

Established around 2010, the Biddeford/Kennebunkport Coastal Forest (*formerly known as the Biddeford/Kennebunkport Vernal Pool Complex*) is a focus area of statewide ecological significance that covers roughly 16,000 acres. The biological significance of this area is due to a specific set of geological and soil features, and a high concentration of pocket swamps and vernal pools in undeveloped areas, which are becoming increasingly rare in Maine, and are specifically seeing increased development pressures within Biddeford.



While the State of Maine defines a Vernal Pool as “*Any natural water body that holds water long enough in a typical year to support breeding fairy shrimp, wood frogs, and/or spotted or blue-spotted salamanders.*” — it also acknowledges that, “*While vernal pools are typically natural landscape features, occasionally anthropogenically created or modified water bodies such as abandoned gravel pits, can function as important vernal pool breeding habitat as well.*”

Vernal Pools act as a “grocery store” within forested areas, serving as an important resource for wildlife communities. Pools provide services beyond habitat, including massive nutrient exchange (14% of our forest nitrogen comes from wood frogs alone), groundwater recharge, and flood prevention.



*Egg masses observed in Clifford Park.*

## 4.5 Deer Wintering Areas

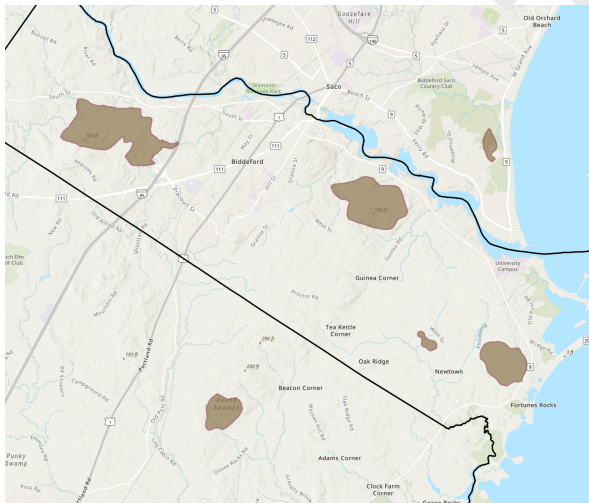
In the Winter months, deer seek out areas with a mix of shelter and nearby sources of food in the scarce Winter conditions. These are known as “deer wintering areas” or “deer yards,” of which Biddeford has historically documented multiple locations.

To reduce roadway collisions and mortality during the winter, these areas should be prioritized when considering habitat conservation and other means of preserving open space within the development of private parcels.



### **Shelter conditions typically include:**

- Conifer Forests — Hemlock, Pine, and Cedar provide thermal cover by blocking wind, preventing snow accumulation, and because their foliage absorbs heat from the sun.
- Southern Slopes & Valleys — These locations are often warmer due to the southern sun exposure, and tend to see less snow accumulation.



### **Energy conservation and food sources typically include:**

- Woody plants (twigs, stems), which are often readily available.
- Tree nuts (acorns, etc.) that remain accessible may also be forage opportunities.
- Deer are typically less active in the winter to conserve energy, often relying on a reduced metabolism and fat reserves to survive on a limited diet. However, the availability or lack of food sources during the Fall can drive them in search of food if their fat reserves are not sufficient to sustain them.

## **4.6 Riparian Habitats**

The areas adjacent to, and surrounding, wetlands and streams — known as Riparian Habitat — are inextricably linked to many significant wildlife species for feeding, nesting, denning, or as travel corridors in Biddeford.

- Over 85% of Maine’s vertebrate wildlife use riparian habitats at some point in their annual life cycle.
- Riparian habitats are often used as travel corridors between forested areas.
- Forested riparian zones are known to store large amounts of carbon and add to landscape-scale climate resilience.
- Forested riparian zones also reduce runoff and erosion risks by stabilizing the banks of rivers and streams.

The State of Maine maintains minimums of 100-foot “no cut” buffers, but also acknowledges that if opportunities exist to extend the “no cut buffer” distance, or to protect entire riparian habitats, there is a preference for those protections.

## **4.7 Freshwater Fisheries**

MDIF&W has identified Swan Pond Brook, its tributaries, and two unnamed tributaries to the Saco River upstream from where Swan Pond Brook outlets into the Saco River as being likely brook trout habitat. The Little River and its tributaries, including Bush Brook, are also identified as a likely brook trout habitat. These water bodies represent the characteristics conducive to brook trout: “clean, cool, well oxygenated water”.

MDIF&W has also identified Swan Pond Brook and its tributaries as a likely spawning habitat for Atlantic Salmon entering the Saco River.

From a habitat perspective, MDIF&W state:

*“Stream habitat suitability is maintained by the presence of intact, stable, mature wooded riparian corridors that: conserve forest soils, provide shade to reduce stream warming, protect stream water quality, provide cover for fish, provide a source of woody debris and leaf litter from mature trees that maintain critical in-stream habitat for fish and the aquatic insects they feed upon (leaves provide the energy source that drives productivity in streams). Floodplain and fringe wetlands associated with streams are a significant source of springs and groundwater discharge that maintain stream flows and cool temperatures during warm, low-flow summer periods. Protection of these important riparian and wetland functions ensures that the overall health of stream habitat and watershed is maintained.”*

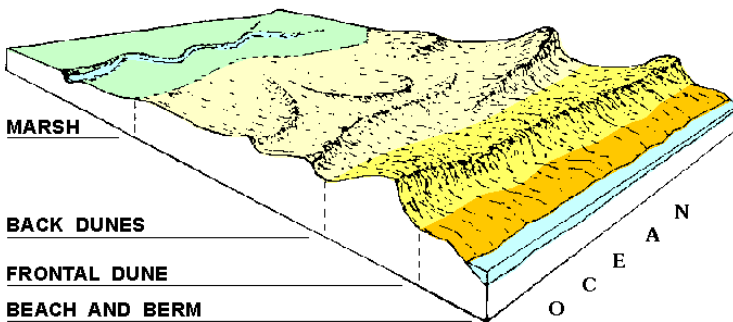
## 4.8 Tidal Flats & Marshes

Areas of the Saco River Estuary, coastal shorelines, and Biddeford Pool provide a diverse mix of mud and sand flats, as well as salt and brackish marshes. These areas provide vital habitat for wildlife and natural flood protection.

The mud flats of Biddeford Pool are comprised of sediment finer than sand, which is teeming with shellfish, worms, and other species that support both recreational and commercial harvesting, as well as attracting a variety of bird species.

## 4.9 Dunes and Shorelands

Sand dune systems are dynamic landforms of sand and gravel created by wind and water action. They include various features like beach berms, frontal dunes, and back dunes — and they serve as natural barriers against storms while providing vital habitat



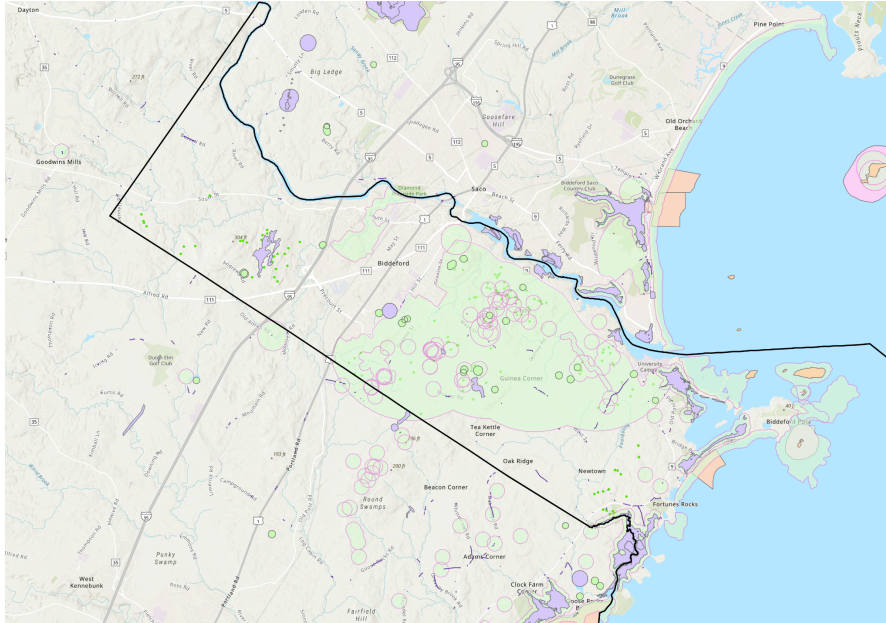
Dune formation and maintenance depend on a constant supply of sand and the stabilization provided by vegetation like dune grass.

According to the Maine Geological Society, there are generally seven (7) sand dune systems located within the City of Biddeford, as follows:

1. Hills Beach
2. Hills Beach – Fort Hill
3. Mile Stretch Beach
4. Fortunes Rocks Beach
5. Horseshoe Cove
6. New Barn Cove Beach
7. Curtis Cove Beach

## 4.10 Wildlife in Biddeford

Biddeford is home to 31 special concern, threatened, or endangered plant and animal species as identified by the Maine Department of Inland Fisheries & Wildlife. The green areas with magenta outlines indicate locations where these species have been observed. The observation areas overlap with the ideal habitats in these regions.



1. Endangered Species
  - a. Blandings Turtle
  - b. Atlantic Salmon (Swan Pond Brook, Saco River)
  - c. Peregrine Falcon (downtown core)
  - d. Piping Plover (coastal dunes)
  - e. Saltmarsh Sparrow (coastal marshes)
2. Threatened Species
  - a. Spotted Turtle
  - b. Harlequin Duck (coastal shorelines)
3. Species of Special Concern
  - a. Eastern Ribbonsnake (multiple areas throughout the Vernal Pool Complex)
  - b. Southern Pygmy Clubtail
  - c. Dusted Skipper

## 4.11 Scenic Resources

Scenic resources within a community are attributes that give communities identity and make them appealing places to live. These resources may be specific, extraordinary views, or they may be vistas of segments of the community, such as traditional working rural landscapes, village centers, or historic districts. The City of Biddeford is fortunate to have a diversity of geographical landscapes within the City's boundaries, including beaches, open areas, islands, harbors, tidal flats, wetlands, historical resources, and village centers. Some of the more well-known/familiar scenic areas are as follows:

1. Clifford Park & Trail System
2. Rotary Park
3. Biddeford Forest
4. Biddeford Pool
5. Maine Audubon East Point Sanctuary
6. Rachel Carson Wildlife Refuge
7. Blandings Park Wildlife Sanctuary
8. Wood Island Harbor and various neighboring islands
9. Wood Island Lighthouse
10. Timber Point
11. Hills Beach
12. Fortunes Rock
13. Curtis Cove, Horseshoe Cove, Fortunes Rock Cove, and New Barn Cove
14. Saco River & Riverwalk
15. Farmlands and open areas

[ add images ]

Biddeford's scenic resources are highly valued not only for their aesthetic appeal, but for the natural character and connected ecosystems they preserve in our city. These areas often sit at the junction of habitat, recreation, and tourism — requiring the City to balance the needs of each in protecting and maintaining these regions.

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## **5. Analysis**

### **5.1 Threats to Natural Resources**

- Human impact and disturbance through commercial, residential, or recreational uses
- Reduction and fragmentation of habitat by development, roads, parking lots, etc.
- Inappropriate zoning designations that conflict with natural resource protection goals
- Lack of habitat identification before development
- Deforestation or over-harvesting of resources
- Point and non-point source pollution (runoff)
- Degradation of water quality (increased temperatures, lack of canopy cover, etc.)
- Invasive species (insects, crabs, etc.)
- Invasive plants (knotweed, bittersweet, etc.)
- Increases in precipitation and climate events (flooding, erosion)
- State-wide policy changes from new administrations and legislators can upend long-term conservation and natural resource protections, and as such, the City of Biddeford should work to develop ordinances and zoning that don't rely on state-mandates and policies

### **5.2 Specific threats to identified resources:**

#### **Threats to Wetlands**

Land use development and human impact can result in the loss or degradation of wetlands, which can lead to impacts such as increased flooding, extinction of species, and decline in water quality. Untreated runoff from agricultural lands, urban areas, and other sources into wetlands can result in changed species composition, increased pollutant loadings, and replacement of complex wetland systems with open water. Land use development projects should be managed carefully to avoid these threats.

#### **Threats to Vernal Pools**

Land use development and human impact can result in the loss or degradation of vernal pools, including the upland areas around vernal pools that are necessary for parts of the lifecycle of many rare, threatened, and endangered species that rely on vernal pools. Land use development projects should be evaluated carefully to avoid these threats.

### **Threats to Thatcher Brook Watershed**

The Thatcher Brook Watershed Management Plan (TBWMP) 2015-2025, has identified the following threats to the water quality of the brook:

Thatcher Brook is listed as an Urban Impaired Stream in MDEP's Chapter 502. A stream is considered "urban impaired" if it fails to meet state and federal water quality classifications due to the effects of stormwater runoff from impervious surfaces such as rooftops, parking lots, and roads.

During the development of this Plan, the following threats to water quality (a.k.a. stressors) were identified:

- Stream channel alteration and the resulting stream bank erosion and degraded habitat;
- Elevated phosphorus and decreased dissolved oxygen [DO] (in part due to naturally-occurring conditions in associated wetlands); and,
- Elevated bacteria and specific conductance.

Additional monitoring and updates to the TBWMP are necessary to continue efforts to reduce runoff impacts and improve water quality.

### **Threats to Deer Wintering Areas**

New development and other modifications to the habitat within traditional deer wintering areas reduce the overall ability of an area to support deer during periods of severe winter weather. The more development that occurs within these areas, the greater the potential impact on local deer populations. The availability of high-quality winter range allows a higher winter population of deer, and enables them to more fully occupy their summer habitat.

However, one type of land use that is essential for deer wintering area management is timber harvesting. According to IFW, the general goal in managing deer wintering areas is to maintain approximately 50% of the area in mature conifer forest types. This allows each landowner in the deer wintering area to harvest as much as 20% of the total timber volume on his/her ownership in any 15-year period. Non-permanent, minimal disturbance (light or no bulldozing and no graveling of the travel surface) roads are recommended by IFW when a land management road must be located in a deer wintering area to allow access for timber harvesting.

### **Threats to Sand Dune Systems**

Coastal geological processes such as wind, waves, tides, currents, and coastal hazards such as storm surge, sea level rise, erosion, and inlet migration will all inevitably shift the locations and decrease the size of sand dune systems located within Biddeford. Coastal flooding and erosion can destroy improperly located structures on beaches and sand dunes. Winter northeaster storms striking during high tides cause the most serious beach and dune erosion.

Continuing natural movement of the beach and perhaps more abrupt shoreline changes caused by major coastal storms or an acceleration of sea level rise make some areas unsuitable for coastal development. Structures should be placed in locations that have minimal interference with natural geologic processes and are in areas with low risk from natural hazards.

## Goals, Policies & Strategies

### State Goals

- I. From the Maine Dept. of Inland Fisheries & Wildlife Strategic Plan (2020-2025)
  - A. Healthy Fish and Wildlife Habitats: Partner with the public to achieve shared goals for sustainability, and both maintaining and improving healthy fish and wildlife populations and habitats, despite environmental changes and shifts in land ownership.
- II. From the Maine Climate Action Plan (2025)
  - A. Increase, by 2030, the total acreage of conserved lands in the state to 30% through voluntary, focused purchases of land, and working forest/farm conservation easements.
  - B. Increasing carbon storage in our natural and working lands to offset carbon emissions and impacts from climate change.

### Local Goals

- III. To protect, maintain, and, where possible, improve the quality of the City's natural environment and resources. Including, but not limited to:
  - The Biddeford/Kennebunkport Coastal Forest
  - Wetlands and vernal pools
  - Wildlife and fisheries habitat
  - Sand dunes
  - Shorelands
  - Tidal flats
  - Riparian zones
  - Scenic resources
  - And other unique natural areas

### Policies

1. To conserve critical natural resources in the community.
2. To coordinate with neighboring communities and both regional/state resource agencies to protect shared critical natural resources.
3. Prioritize habitat connectivity in reviewing development proposals within critical natural resource areas, as a means of reducing habitat fragmentation and roadway mortality for all wildlife species.

**Strategies**

1 = Immediate (0-1 yr)

2 = Near-term (1-3 yrs)

3 = Medium-term (3-6 yrs)

4 = Long-term (6-10 yrs)

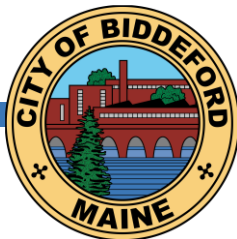
Ongoing = Indicates a strategy will take many years or continuous work for implementation.

Policy	Description of Strategy	Timeframe	Implementors
1	1a Ensure that land use ordinances are consistent with applicable state law regarding important natural resources.	Ongoing	Planning & Development Dept., Planning Board
1	1b The City shall designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.	1	Planning & Development Dept., Planning Board
1	1c The City shall review and upgrade its enacted Zoning Ordinances, which were conceived to protect and preserve the quality of local surface water and wildlife habitats, to A) develop new ordinances, zoning updates, overlay zones, and incentive programs to reduce development pressures in critical natural resource areas, B) prioritize projects with greater-than-minimum buffers, increased open space preservation, and wildlife habitat connectivity, and C) ensure development proposals identify critical natural resources that may be on-site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	2	Planning & Development Dept., Planning Board, Conservation Commission
1	1d Amend the Zoning Ordinance to ensure the Planning Board (or its designee) includes as part of the review process, consideration of pertinent BwH maps and information regarding critical natural resources.	1	Planning & Development Dept., Planning Board
1	1e Evaluate the Cluster Subdivision and Net Density Performance Standards in the Zoning Ordinance for their effectiveness and value with respect to protecting important natural resources, exploring new options/programs that include, but are not limited to A) Development Rights Transfer, B) Development Transfer Fee, and C) Conservation & Limited Development Projects (CLDP)	2	Planning & Development Dept., Planning Board, Conservation Commission

1	1f Revise the Wildlife Preservation Performance Standards to ensure that through the review of development proposals, wildlife preservation requirements are clear and practical.	Ongoing	Planning & Development Dept., Planning Board, Conservation Commission
1	1g Explore other regulatory means to protect important natural resources to the greatest extent practicable.	Ongoing	Planning & Development Dept., Planning Board, Conservation Commission
1	1h The City shall request state agency review for all developments in critical natural resource areas (Map X-X) to coordinate land-use decision-making with local and regional goals. Agencies include but are not limited to the Maine Department of Environmental Protection (DEP), Maine Department of Inland Fisheries and Wildlife (IFW), Maine Natural Areas Program (MNAP), and others.	Ongoing	Planning & Development Dept., Planning Board
1	1i Explore the ability to join the National Flood Insurance Program (NFIP) Community Rating System (CRS),	2	Planning & Development Dept., Code Enforcement
1	1j Pursue public/private partnerships to protect critical and important natural resources, such as through the purchase of land or easements from willing landowners.	Ongoing	Planning & Development Dept., Conservation Commission
1	1k Distribute or make available information about current use tax programs and applicable local, state, or federal regulations to those living in or near critical and/or important natural resource areas.	1 Ongoing	Conservation Commission
1	1l The City shall create a “no development, other than timber harvesting” ordinance that will protect all of the City’s deer wintering areas (as designated by the Maine Department of Inland Fisheries & Wildlife).	2	Conservation Commission, Policy Committee, Planning Board, City Council
1	1m Conduct bi-annual reviews of development growth, evaluating impacts on natural resources, to be reviewed as part of a zoning ordinance review process. This includes, but is not limited to: A) increase/decrease of habitat, B) habitat fragmentation, and C) development “hot spots” where development is taking place to identify proximity to natural resources.	Ongoing	Planning & Development Dept., Planning Board, Conservation Commission

1	1n Conduct an annual review of parcels identified as conservation, open space, municipal land, and public access areas to identify; A) the percentages of open space vs. habitat preservation (with the goal of balancing the needs of humans and wildlife in Biddeford), B) opportunities to increase unfragmented habitat blocks through the sale/donation of municipal lands, and C) identify trends and growth around/in natural resources areas	Ongoing	Conservation Commission, GIS Staff
1	1o Continue to monitor state agency GIS maps and data to integrate natural resource inventory information into Biddeford's own GIS maps and to inform municipal decision-making.	Ongoing	GIS Staff, Conservation Commission
1	1p Increase awareness of incentive programs to aid private landowners in investing in the long-term stewardship of their property.	Ongoing	Conservation Commission
1	1q Pursue more detailed surveys and documentation of vernal pools throughout Biddeford, with the State Focus Area of Ecological Significance being the priority. This work may be conducted in partnership with UNE, local land trusts, and/or consultants.	2	Conservation Commission, City Staff
1	1r Develop a pipeline for reduced processing time and permitting requirements for development applications that meet certain standards (e.g., habitat preserved, habitat connectivity, etc.) to encourage smart growth, habitat-friendly developments, and a focus on development in growth areas.	2	Planning & Development Dept., Planning Board
1	1s Incentivize increased buffers, habitat conservation, and connectivity through voluntary programs that allow smaller lot sizes in exchange for more open space preserved.	2	Planning & Development Dept., Planning Board, Conservation Commission
1	1t The City shall develop a list of buffers specific to each natural resource, seeking to increase buffers beyond state minimums, and to align with recommendations from habitat experts to protect Biddeford's specific natural resources.	2	Planning & Development Dept., Planning Board, Conservation Commission
1	1u The City shall select and hire a Consultant for all environmental reviews for development applications, to be paid for with funds from the developer, with the Consultant reporting directly to the City.	1	Planning & Development Dept., Planning Board

2	2a Collaborate with IFW's Beginning with Habitat Program to aid in the development of conservation planning, the development of overlay zoning, natural resource inventories, and/or other habitat protection programs to prioritize wildlife corridors and vernal pools.	1	Conservation Commission, Planning Board
2	2b Continue to collaborate with local Land Trusts through conservation planning, title-in-fee donations, and easements to protect parcels that can be added to, or begin forming unfragmented blocks of habitat and natural resources.	Ongoing	Planning & Development Dept., Conservation Commission
3	3a The City shall work with IFW to identify areas where wildlife crossings can benefit listed species, developing a plan and timeline for installation of crossings in natural resource areas — with “turtle crossings” being a priority. Design and implementation resources are listed in the appendix. (bmp_herp_2016.pdf, pages 30-32)	3	Planning & Development Dept., Public Works, Conservation Commission
3	3b Monitor public works projects (road work, infrastructure updates, etc) near stream crossings to identify opportunities to proactively update stream crossings to Stream Smart designs that improve and restore stream function.	Ongoing	Public Works
3	3c Conduct an annual review of reported wildlife collisions and roadkill removal requests to identify areas of increased roadway mortality that can benefit from the following (in priority order); A) altering wildlife behavior (reducing forage plants along roadways, adding fencing, and/or wildlife crossings beneath roadways), B) altering driver behavior (reduced speed limits, speed humps, etc.), and C) improved driver awareness (signage, lighting, roadway markings).	Ongoing	Conservation Commission, Police, Animal Control
3	3d Identify properties that may overlap with Saltmarsh Migration as sea levels rise, prioritizing the acquisition of these parcels to allow for habitat expansion and to reduce strains on municipal services in these areas.	3 / 4	Planning & Development Dept., Conservation Commission
<b>END</b>			



## PLANNING BOARD MEETING MINUTES

December 17, 2025

**DRAFT**

### 1. Workshop

#### 1.a. Workshop the Comprehensive Plan with the Conservation Commission.

Attendance: Planning Board: Larry Patoine, Roch Angers,

Conservation Commission: Richard Rhames, Patrick Conlon, Denis Rioux, Chris Veazie, Peter Robbins, Richard Rhames, Denis Rioux

Staff: David Galbraith, Adi Iriqat & Nan Whitten

- The two committees discussed the Natural Resources Chapter of the Comprehensive Plan.
- It was agreed to work on the overlay map as well as the Natural Resources Chapter at the next meeting.
- Workshop again at 5:00 PM January 7, 2026

### 2. Pledge of Allegiance Meeting came to order at 6:06 PM

### 3. Declaration of Quorum/Voting Members

Alexa Plotkin, Chair, Larry Patoine, Roch Angers, Kayla Lewis (Alternate)

Lewis to vote in place of Deschambault

Staff-David Galbraith & Nan Whitten

### 4. Adjustment(s) to Agenda-none

### 5. Planner's Business-none

### 6. Consent Agenda

#### 5.a. Approval of Meeting Minutes from December 1 & 3, 2025

MOTIONS: 6:08 PM

Motion-Angers-Motion to approve Meeting Minutes as posted

Second-Patoine

Vote-Motion passed unanimously

### 7. Open Public Hearing

#### 7.a. Review & Vote on the Electronic Vehicle Station Ordinance

- Galbraith introduced the project reminding the Board that they were not in favor of the previous in lieu fee of \$1,000.00 therefore it was dropped to \$25.00.
- Will Kochtitzky of the Sustainability Committee spoke in favor as a private citizen.
- Brad Favreau of the Planning & Economic Development Department & Kochtitzky answered questions from the Board.

- Patoine asked about the cost to install compared to the in-lieu fee. The commercial in-lieu fee is \$5,000.00, which is much less than the install cost.
- Anger is concerned that giving homeowners another item to be in compliance and this ordinance mandates one more thing.
- Lewis asked if it is best to add the charging port as the house is built or later.
- Patoine discussed that in order to make a house compliant with this ordinance would mean homes would be required to go to a 200-amp service as opposed to a 100-amp service. He wants to make sure people are aware of this cost.
- Plotkin reminded the Board that this ordinance would have to go through at least 2 other committees.
- Patoine suggested that the Board pass this ordinance onto the policy committee with a note making other committees aware that Planning Board is not in favor of the residential mandate and that if this is approved that people need to be aware that residential customers would have to upgrade their electric service from 100-amp to 200-amp.

**MOTION:6:33 PM**

**Motion-Lewis-Motion to approve the proposed Electric Vehicle Ordinance in Part III, Article VI Section 49.1 with the notes as discussed**

**Second-Patoine**

**Vote-Motion passed unanimously**

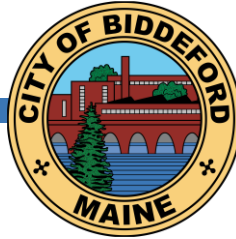
**8. Close Public Hearing 6:33 PM**

**9. New Business**

**9.a. Presentation by the Southern Maine Planning & Development Commission on policies and procedures for Planning Board Members TO BE RESCHEDULED**

**9.b. 2024.55 Final review of Subdivision for 3 Lincoln, LLC for proposed redevelopment of 3 Lincoln Street (Pearl Street, Lot 3) (Tax Map 71, Lot 2) in the MSRD 3 zone and shoreland overlay. This applicant wishes to amend the previous Major Site Plan and Subdivision Approval (2022.02) from 3 buildings on Lot 3 to 4. The amendment includes the addition of five (5) town homes and revises Building A from 85 residential units to up to 52 units, Building B from 129 residential units to up to 85 units, and Building C will remain as a restaurant with approximately 154 total seats.**

- Galbraith reminded the Board about the project and the updates. He introduced one of the attorneys for the City, Seth Peruzzza.
- Galbraith talked about the agreements with the applicants, the Conditions of Approval and the amendments to be made on the Findings of Fact.
- The PUD is not needed and will be removed from the FOF
- #28 of the Conditions of Approval has with words “congregate within” which will be removed.



205 Main Street / PO Box 586 • Biddeford, ME

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 City of Biddeford Government

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- Peter Heil of Acorn Engineering & Marieke Thormann of Fathom represented the applicants.
- Heil spoke about the legal agreements that have been approved, the stormwater permit through DEP and the TMP from MDOT will be in soon.
- Thormann told the Board that they have been approved for Brownfield funds if they need additional Brownfield work.
- Galbraith said they do have flexibility on the lease agreement with the parking garage as they are working through the City's attorney.
- PUBLIC COMMENTS
- Richard Rhames Ward 3
- BOARD
- Patoine confirmed that the street will be 22' wide and asked about a name for the street. The street does not need to be named until the pre-con meeting. The street is named through the Polic Chief.
- The applicant bears all the costs resulting from DEP & Riverwalk changes.
- Patoine asked about the additional Brownfield funds, the site has been cleaned up satisfactorily, but the additional funds are for additional work, if needed.
- Patoine asked about way finding signage. The applicant is working with the City on way finding signage.
- Angers asked about the parking garage situation. There is a letter from Premium Parking in the packet showing they are guaranteed 140 spaces.
- Patoine confirmed that the sidewalk will be moved to the other side of the street.

**MOTIONS: 7:12 PM**

**Motion-Angers- Motion to APPROVE Case # 2024.55 Final Site Plan, Subdivision and Shoreland Zoning Review for 3 Lincoln, LLC to redevelop the former MERC site at 3 Lincoln Street (Tax Map 71, Lot 2) in the MSRDL-3 zone and WR Shoreland Overlay zone as presented, with the adoption of Staff's recommended Findings of Fact (FOF) and Conditions of Approval (COA) as amended by the City Planner.**

**Second-Patoine**

**Vote-Motion passed unanimously**

**10. Unfinished Business-none**

**11. Adjourn 7:14 PM**

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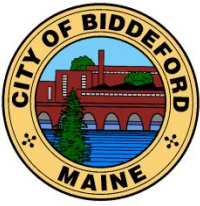
**Signature-Planning Board Chair**

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**Date**

**These minutes are summary and are not intended to be verbatim. Archived meetings are viewable on the City's website: [www.biddefordmaine.org](http://www.biddefordmaine.org).**

**DRAFT**



# 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](mailto: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 & Deputy Director of the Planning & Development Dept.

DATE: January 14, 2026

**RE: 2025.11 Sketch Plan Review for Mastoran Corporation (d.b.a Burger King Restaurant) for a Site Plan Amendment to an existing Development Plan to add a second drive-thru lane to their existing facility located at 349 Alfred Street (Tax Map 28, Lot 57) located within the B2 (Highway Business) Zoning District.**

MEETING DATE: January 21, 2026, 6:00 PM

#### 1. INTRODUCTION

This "Sketch Plan" application is being presented by Christopher McDonald, P.E. of BH2M Engineers, Project Engineer and Agent for Mastoran Corporation (d.b.a Burger King Restaurant) for an Site Plan Amendment to an existing Development Plan to add a second drive-thru lane to their existing facility located at 349 Alfred Street (Tax Map 28, Lot 57) located within the B2 (Highway Business) Zoning District.



**Burger King 349 Alfred Street – Existing Conditions**



**RE: 2025.11 Sketch Plan Review for Mastoran Corporation (d.b.a Burger King Restaurant) for a Site Plan Amendment to an existing Development Plan to add a second drive-thru lane to their existing facility located at 349 Alfred Street (Tax Map 28, Lot 57) located within the B2 (Highway Business) Zoning District.**

**MEETING DATE: January 21, 2026, at 6:00 PM**

The Application includes a project narrative from Mr. McDonald which is provided below in italics:

*BH2M has been retained by Mastoran Corporation to provide Engineering, Surveying, and Permitting services for improvements to their Burger King restaurant located at 394 Alfred Street in the 5-Points neighborhood in Biddeford.*

*The project proposes to construct an additional drive thru lane for access to the existing restaurant. Construction of the additional parking lane will provide a net reduction in imperious area of approximately 500 square feet and elimination of 11 existing parking spots, bringing the total to 60 parking spots, still well in excess of the 28 parking spots required. There are no proposed expansions or changes of use of the building or restaurant, and there are no additional drive thru windows proposed.*

*With construction of the proposed second drive thru lane, improvements to the existing drive thru lane and drive up window lane are proposed with replacement of existing curb and installation of concrete driving surfaces. The project also proposes to repave the existing parking lot, repair curbs along the periphery, and perform other site maintenance activities such as landscaping maintenance, replacement of striping, and restoration of other items that may be found to be damaged or dated at Mastoran’s discretion.*

*Of specific note, an apparent existing 60’ access easement was identified on previous surveys of the project along east side of the project. Researching this condition, we found that it was in fact a formerly leased area of the property by what is now the abutting Walgreens location (Map 28 Lots 55 and 56). Reviewing this lease, it was found that it was entered into by a previous property owner, and that lease was extinguished in July of 1986, per a deed included as Attachment 9. Given this, we understand that there is no current lease or easement for the 60’ wide area encumbering the Burger King property.*

*We have also had correspondence with the Biddeford Fire Department and as part of the pre-application efforts included as Attachment 7. Following these comments, in general, the access lane widths were found acceptable as was the fire truck turning maneuver for access to an abutting parking lot. The applicants have agreed to include a “Fire Lane” striping in the area of access to the neighboring parking, as well as moving the new signboard west to reduce cue lengths.*

**2. PROJECT DATA/INFORMATION**

1.		Applicant:	Mastoran Corporation 822 Lexington Street 2 <sup>nd</sup> Floor Waltham, MA 02452
2.		Owner of Property:	Mastoran Corporation 822 Lexington Street 2 <sup>nd</sup> Floor Waltham, MA 02452
3.		Agent:	Christopher McDonald P.E.

**RE: 2025.11 Sketch Plan Review for Mastoran Corporation (d.b.a Burger King Restaurant) for a Site Plan Amendment to an existing Development Plan to add a second drive-thru lane to their existing facility located at 349 Alfred Street (Tax Map 28, Lot 57) located within the B2 (Highway Business) Zoning District.**

**MEETING DATE: January 21, 2026, at 6:00 PM**

			BH2M Consulting Engineers 380B Main Street Gorham, ME 04038
4.		Surveyor:	Christopher McDonald P.E. BH2M Consulting Engineers 380B Main Street Gorham, ME 04038
5.		Project Location:	349 Alfred Street, Biddeford, ME
6.		Project Tax Map #/Lot #:	Tax Map 28, Lot 57
7.		Lot Size:	1.12-acres
8.		Base Zoning:	B2 (Highway Business)
9.		Overlay Zoning:	N/A
10.		Existing Use:	Burger King Restaurant – 1 drive thru lane
11.		Proposed Use:	Burger King Restaurant – 2 drive thru lanes
12.		Approvals Required:	Site Plan
13.		Uses in the Vicinity:	Commercial / Cemetery
14.		Waivers Needed:	a. None
15.		Waivers Granted:	a. None
16.		Other Non-City Permits Required:	a. None
17.		LDR Attachment A: Fees Paid	Sketch Plan Fees Paid
18.		Planning Board Review History:	Sketch Plan- January 21. 2026

**3. REVIEW PROCESS**

Per City ordinance, this application is subject to Site Plan Review (Article XI) and Article VI (Performance Standards) Section 56 Restaurants which require approval by the Planning Board. This process involves Sketch Plan review, followed by Preliminary Plan Review, and ultimately Final Plan review / approval.

**4. GENERAL REVIEW COMMENTS:**

- **APPLICATION COMPLETENESS:** This application is for subdivision sketch plan review, so the purpose of this memorandum introduces the project/s to the Board, with the desire to identify items the Board believes are important and necessary for the continued review of this plan / project.
5. **ZONING:** The subject property is zoned B2 (Highway Business) and restaurants are a permitted use within the district.
6. **WAIVERS:** None requested

**RE: 2025.11 Sketch Plan Review for Mastoran Corporation (d.b.a Burger King Restaurant) for a Site Plan Amendment to an existing Development Plan to add a second drive-thru lane to their existing facility located at 349 Alfred Street (Tax Map 28, Lot 57) located within the B2 (Highway Business) Zoning District.**

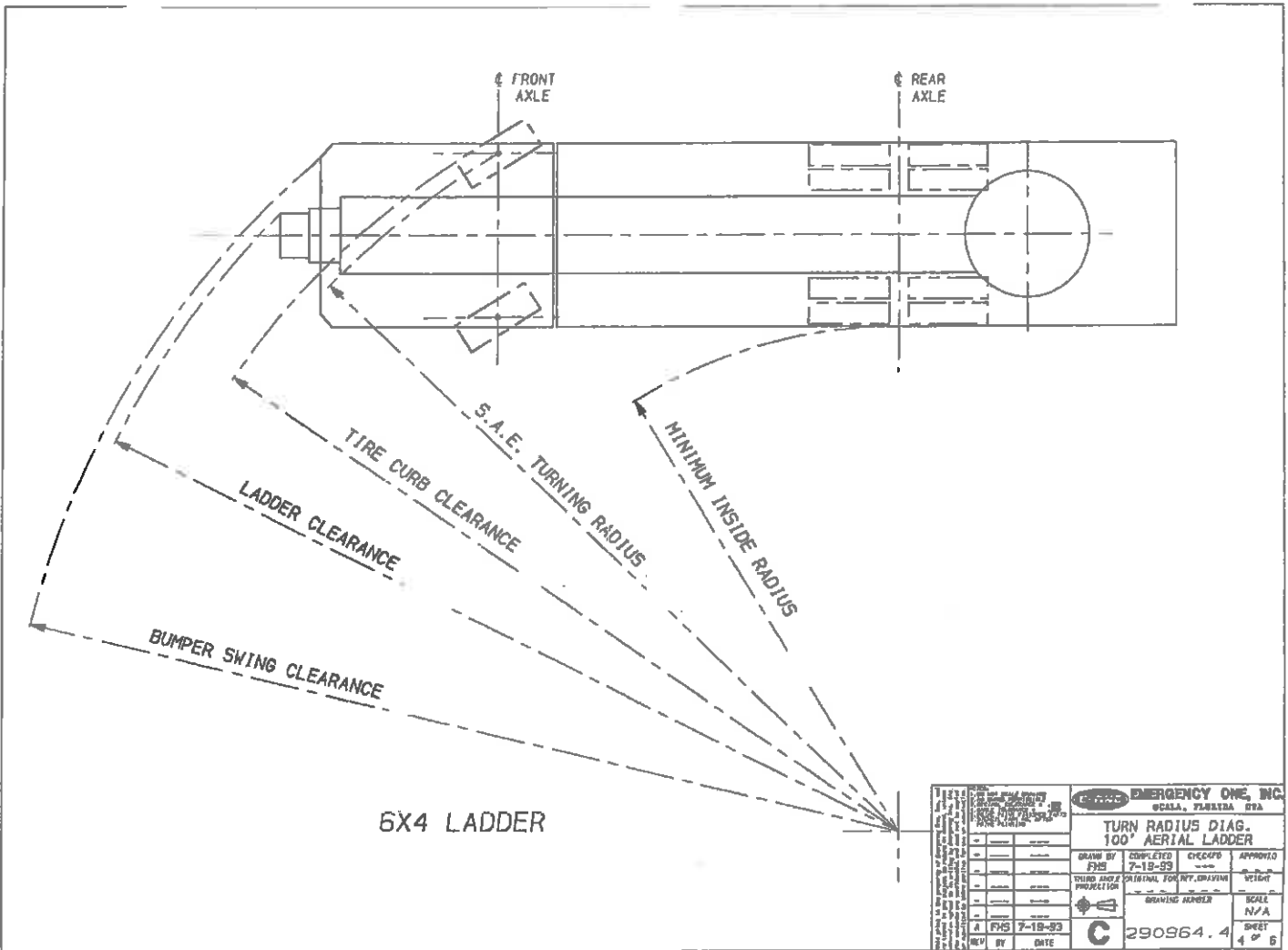
**MEETING DATE: January 21, 2026, at 6:00 PM**

**7. STAFF RECOMMENDATION**

The Application is for Subdivision “sketch plan review” so no formal Planning Board action is required. However, the Board should take this opportunity to review the proposed plans and identify any items the Board may wish to review or modify as part of this application. The Planning Board should also consider holding a “Site Walk” to review existing conditions and proposed site plan amendment.



SAE Turning Radius Calculations for Order No. 137950				
Wheelbase:	250"	Front Bumper Size:	12"	
Body Width:	100"	Front Bumper Extension:	24"	
Front Axle Kingpin Center:	71"	Front Wheel Type:	ALUMINUM	
Front Axle Track:	84.36"	Rear Wheel Type:	ALUMINUM	
Front Axle Tire Width:	16.2"	Tire Brand:	MICHELIN	
Dimension Over Rear Tires:	98.59"			
Body Front Overhang:	98"			
Inside Cramp Angle	S. A. E. Turning Radius	Tire Curb Clearance	Bumper Swing Clearance	Minimum Inside Radius
38	39.2'	39.9'	44.5'	25.5'
39	38.4'	39.1'	43.8'	24.6'
40	37.7'	38.4'	43.2'	23.7'
41	37'	37.7'	42.5'	22.8'
42	36.3'	37'	41.9'	22'
43	35.7'	36.3'	41.3'	21.2'
44	35.1'	35.7'	40.8'	20.4'
45	34.5'	35.1'	40.3'	19.7'
Nominal Cramp Angles:				
Leaf spring suspension: up to and including 425/65R22.5 tires		45 degrees		
Leaf spring suspension: 445/65R22.5 tires		38 degrees		
Independent Front Suspension (IFS): up to and including 425/65R22.5 tires		44 degrees		
Independent Front Suspension (IFS): 445/65R22.5 tires		42 degrees		
<b>This turning radius report reflects how the vehicle was ordered and entered into the E-One Production system. Any changes done off-line may slightly alter the turning radius of the vehicle and the data in this report.</b>				

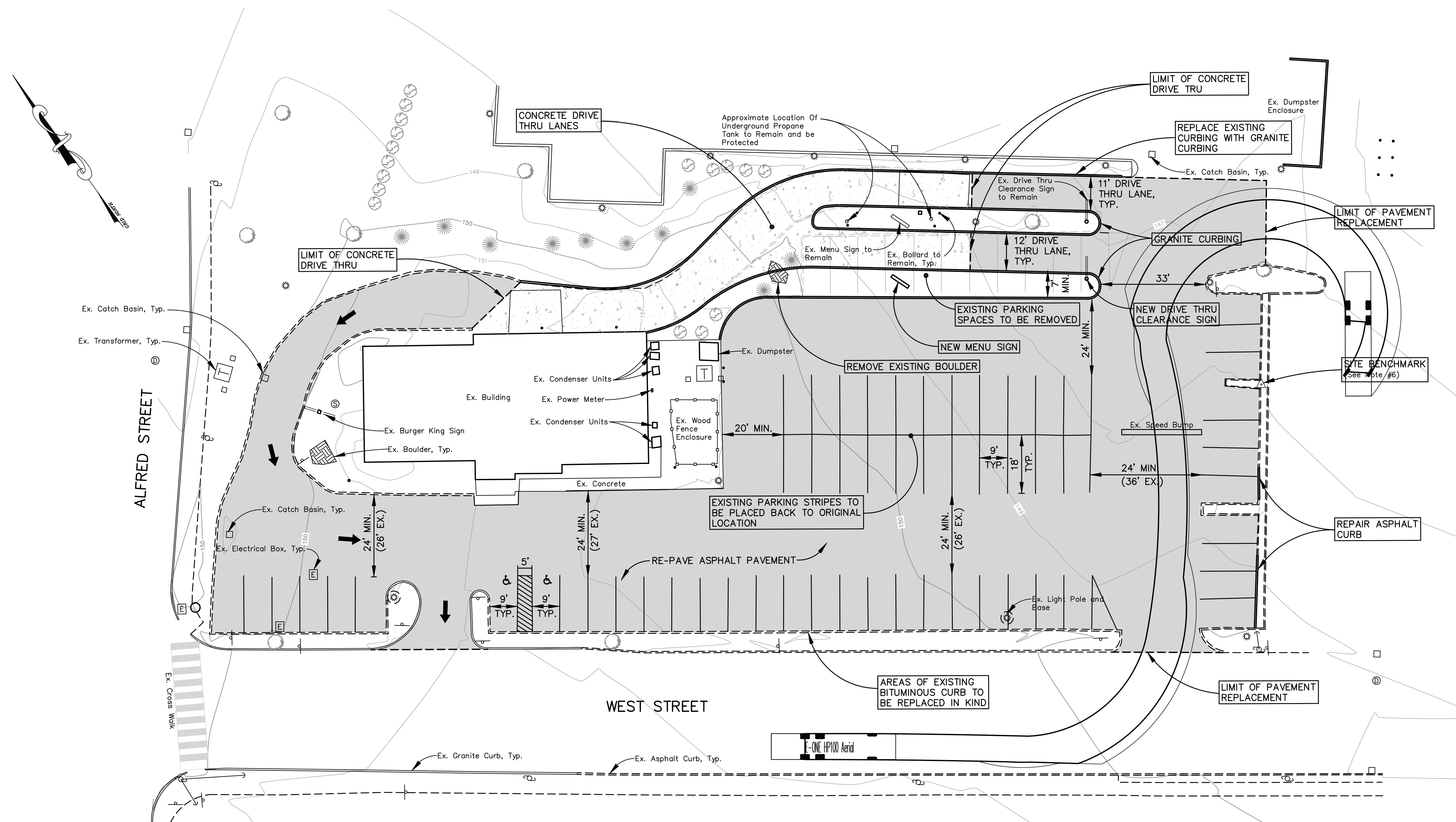


1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.	<b>EMERGENCY ONE, INC.</b> SCALA, FLORIDA 329			
	<b>TURN RADIUS DIAG.</b> <b>100' AERIAL LADDER</b>			
	DRAWN BY EWS	COMPLETED 7-18-93	CHECKED BY ---	APPROVED BY ---
	THIRD ANGLE PROJECTION	ORIGINAL FOR INT. DRAWING	WEIGHT	---
DRAWING NUMBER <b>C 290964.4</b>		SCALE N/A	SHEET 4 OF 6	
REV. BY A. FMS	DATE 7-18-93			

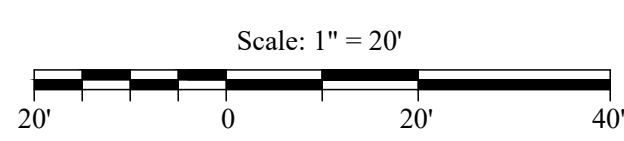
**NOTES:**

- OWNER: MASTORAN RESTAURANTS, INC  
822 LEXINGTON STREET  
WALTHAM, MA 02452
- SURVEYOR: ROBERT C. LIBBY JR. PLS #2190  
BH2M  
380B MAIN STREET  
GORHAM, MAINE
- DEED REFERENCE: BK. 10584, PG. 128
- TAX MAP REFERENCE: MAP 28, LOT 57
- TOPOGRAPHY: ON SITE FIELD LOCATIONS BY BH2M (NAVD88)
- BENCHMARK: 8" NAIL SET IN GROUND  
ELEV. 148.43 (NAVD88)
- THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY, EXISTING CONDITIONS PLAN ONLY.

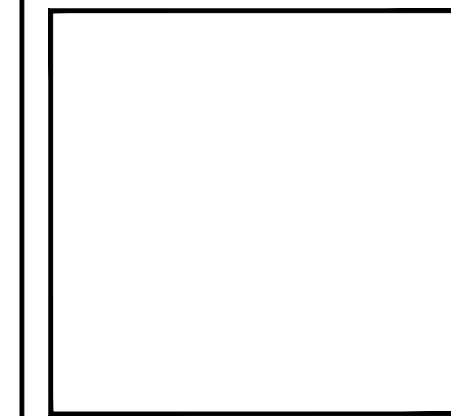
8. PARKING REQUIREMENTS: 1 SPACE/3 SEATS PER CITY ORDINANCE  
(ARTICLE VI, SECTION 49, "OFF STREET PARKING AND LOADING")
- CALCULATIONS:  $\frac{83 \text{ SEATS}}{3} = 28 \text{ SPACES REQUIRED}$
- EXISTING SPACES: 71  
PROPOSED SPACES: 60



SYMBOL	DESCRIPTION
	HYDRANT
	SEWER MANHOLE
	CATCH BASIN
	DRAIN MANHOLE
	LIGHT POLE
	BENCHMARK
	UTILITY POLE
	SIGN
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	EXISTING EDGE OF PAVEMENT
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE



NO.	DATE	REVISION DESCRIPTION
1	7/10/25	Issued for Initial Planning Discussion
2	10/09/25	Updated to Provide Fire Truck Turning Template



**BH2M**  
Berry, Huff, MacDonald, Milfigan Inc.  
Engineers, Surveyors  
380B Main Street  
Gorham, Maine 04038  
Tel: (207) 839-2771  
www.bh2m.com

FOR  
Mastoran Restaurants Inc.  
822 Lexington Street  
Waltham, MA 02452

**SITE PLAN**  
**BURGER KING BIDDEFORD**  
349 ALFRED STREET  
BIDDEFORD, MAINE

DESIGNED T. Springer	DATE July 2025
DRAWN Staff	SCALE 1" = 20'
CHECKED C. MacDonald	JOB. NO. 25094

SHEET  
**2**

REPRODUCTION OR REUSE OF THIS DOCUMENT WITHOUT THE EXPRESSED WRITTEN CONSENT OF BH2M IS PROHIBITED

**CITY OF BIDDEFORD - SITE PLAN APPLICATION DRAWING CHECKLIST**

LAST REVISED: 04/18/23

**CHECKLIST DIRECTIONS:**

1. The following checklist must be completely filled out by the applicant for any Site Plan submittal to the Planning Department.
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 submittal information with non-acceptable reasoning will be rejected.
4. Items in **BLACK** are required for 'Preliminary Site Plan' approval & 'Final Site Plan' approval.
5. Items in **BLUE** are only required for 'Final Site Plan' approval.

SUBMITTAL INFORMATION - TO BE FILLED OUT BY APPLICANT	
Project Name:	Burger King 5 Points Amended Site Plan
Planning Board # (if available):	
Applicant Name/Info:	Mastoran Corporation
Submittal #/Type (Prelim/Final):	Final
Submittal Date:	18-Dec-25

SUBMITTAL REQUIREMENT		APPLICANT RESPONSE		CITY REVIEW RESPONSE	
ITEM NUMBER	DESCRIPTION	INFORMATION PROVIDED (YES/NO)	REASON NOT PROVIDED/COMMENT	ACCEPTABLE (YES/NO-REVISE & RESUBMIT)	COMMENT
<b>1</b>	<b>GENERAL PLAN REQUIREMENTS</b>				
A	Drawing specific legends (linetypes, hatches, etc.)	Yes			
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, dated revision blocks	Yes			
D	All drawings and surveys must be in the following coordinate systems: NAD83 Maine State Plane West (Horizontal) and NAVD88 (Vertical)	Yes			
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			
<b>2</b>	<b>COVER SHEET</b>				
A	Project Name & Property Address	Yes			
B	Project Team Contact Information (Owner, Engineer, Contractor, etc.)	Yes			
C	Site Location Map	Yes			
D	Sheet Set List of Drawings	Yes			
E	Tax Map and Lot ID	Yes	Provided on Site Plan		
F	Zoning & Shoreland Zone Information	Yes	Provided on Site Plan		
G	Existing Use Description	Yes			
H	Proposed Use Description	Yes			
I	Required Waiver/Variations (Yes/No); if yes, plan must clearly list waivers/variances requesting	No	No waivers proposed		
J	Name of Drainage Watershed	Yes	See Sheet 1, Existing Conditions Plan		
K	Within the MS4 Urbanized Area (Yes/No)	Yes	See Sheet 1, Existing Conditions Plan		
L	Natural resources (streams, wetlands, etc.) located on-site or adjacent to the property (Yes/No)	No	No natural resources present		
M	Within the 100-year Flood Zone (Yes/No)	No	Not in a flood zone		
N	Public Road Proposed (Yes/No)	No	No public roads proposed		
O	Private Road Proposed (Yes/No)	No	No private roads proposed		
P	Public Sewer Connection (Yes/No); if yes, need to include a proposed sewer flow calculation per Maine's Subsurface Wastewater Disposal Rules, Chapter 241, Section 4 (Tables 4A & 4C)	No	No impacts or changes to sewer proposed; no changes to building or use		
Q	Public Storm Drain Connection (Yes/No)	No	No changes to stormwater run off, proposes a net reduction in impervious area		
R	Limits of Disturbance in acres	Yes	The entire parking lot is to be repaved		
S	Pervious Land Cover square footage, existing and proposed	Yes			
T	Impervious Land Cover square footage (Pavement/Gravel), existing and proposed	Yes			
U	Building Roof square footage, existing and proposed	Yes	See Sheet 1, Existing Conditions Plan		
V	Assigned Planning Board Number	No	Not yet assigned		
W	Estimated cut/fill earthwork volumes; if disturbing within Flood Zone, separate set of earthwork volumes required (site vs. within flood zone)	No	only minor disturbances proposed; no bulk fills or cuts proposed		
<b>3</b>	<b>EXISTING CONDITIONS PLAN</b>				
A	Horizontal & Vertical Datums annotated (NAD83 & NAVD88)	Yes			
B	Survey Benchmark Locations (with XYZ Coordinates annotated)	Yes			
C	Property & Right-of-Way Lines	Yes	See attached boundary survey by others		
D	Boundary line information (bearings, distances, etc.)	Yes	See attached boundary survey by others		
E	Property pin and monumentation locations	Yes	See attached boundary survey by others		
F	Existing easements with proper ownership identified	Yes	See cover letter for discussion on existing and proposed easements		
G	Road Names & Individual Lot Labels (Map, Lot, Owner, Acreage)	Yes			
H	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	No	No natural resources present		
I	100-year Flood Zone Limits & Elevation	No	Project not in a flood zone		
J	USDA-NRCS Soil Boundaries and Labels	No	No stormwater or subsurface disposal proposed		
K	Existing contours with adequate contour labelling; minimum 1' contour interval	Yes			
L	Existing building FFEs annotated	No	No changes in building proposed		
M	Spot elevations for existing building corners, door entrances, accessible parking/walkways, road centerlines, and bottom/top of curbs	No	No changes in building proposed		
N	Existing buildings & structures	No	No changes in building proposed		
O	Existing pavement areas & number of parking spaces	Yes			
P	Existing ADA ramp geometry, detectable warning plates, and ADA parking spaces	No	Not applicable on site		
Q	Existing site features (sidewalks, retaining walls, curbing, lightpoles, guide rails, dumpsters, fencing)	Yes			
R	Existing signage and striping	Yes			
S	Existing underground utility locations (storm, sewer, force main, water, gas, elec, tele)	No	No under ground work proposed		

T	Existing above-ground utility locations (manholes, catch basins, utility poles, hydrants, transformers, riprap)	Yes		
U	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)	No	No utilities proposed to be tied into	
V	Existing tree lines, street trees, free-standing trees (12" or larger diameter at breast height), and vegetation	Yes		
W	Location of any borings, drinking wells, and monitoring wells	No	No subsurface exploration proposed	
<b>4</b>	<b>SITE DEMOLITION &amp; EROSION CONTROL (E&amp;SC) PLAN</b>			
A	Limits-of-disturbance outlined and acreage annotated	Yes		
B	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	No	No natural resources present	
C	100-year Flood Zone Limits	No	Project not in a flood zone	
D	Callout existing site features to be demolished/removed/replaced	Yes		
E	Callout existing utilities to be demolished/removed/abandoned-in-place	Yes		
F	Hatch existing buildings and pavement to be removed	Yes		
G	Construction Entrance location(s)	no	As the project is being performed on existing paved surfaces, and staging to occur on pavement, a construction entrance is not applicable	
H	Perimeter E&SC control location(s) (i.e. silt fence, erosion berm mix)	Yes		
I	Stockpile and staging area(s) identified (with proper perimeter control)	Yes		
J	Inlet protection location(s)	Yes		
K	Note requiring contractor to implement dust control measures throughout construction	Yes		
L	Note requiring contractor to pave utility trenches within right-of-way within 3 days of excavation or prior to any rain event	Yes		
M	If groundwater expected, show dewatering/silt bag location(s); show temporary pumping routing	No	No deep excavations proposed	
N	If large development is proposed with an extensive underground stormwater conveyance network, show sediment trap/basin location(s) needed for constructability/phasing; provide sizing calculations	No	no large development proposed	
<b>5</b>	<b>SITE PLAN/SUBDIVISION PLAN</b>			
A	Partial Site Plans needed for any viewport scale greater than 1"=20'	No	Plans are shown as 1" = 20'	
B	Existing property and right-of-way lines	Yes	See attached boundary survey by others	
C	Proposed subdivision lot lines and labels	No	no subdivisions proposed	
D	Required Zoning Setbacks shown with dimensions and annotation	No	No buildings proposed	
E	Bulk requirement summary table (zoning/parking calculations)	Yes		
F	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	No	No natural resources present	
G	100-year Flood Zone Limits	No	Project not in a flood zone	
H	Proposed building outlines, door entrances and loading docks	No	No building modifications proposed	
I	Proposed building labels	No	No building modifications proposed	
J	Proposed road extents; provide clear annotation if roads will be public or private	No	No proposed roads	
K	Proposed parking and accessible parking locations; annotate parking space counts	Yes		
L	Proposed signage, parking striping, and traffic striping	Yes		
M	Detailed ADA ramp geometry, detectable warning surfaces, and ADA parking striping/signage; existing & proposed	Yes	Existing striping to be replicated	
N	Proposed site features (i.e. curbing, walls, fencing, guiderail, fire hydrant, transformers, light pole locations)	Yes		
O	Separate hatching for buildings, sidewalks, pavement, landscaping	Yes		
P	Proposed landscaping; detailed landscaping design should be on separate plans	No	landscaping limited to maintaining existing installations	
Q	Designated snow storage areas	No	no increases to parking proposed, snow management to remain as existing	
R	Proposed dumpster locations and trash removal access	No	no changes to dumpster location or access	
S	Linear dimensions of all drive aisles, sidewalk widths, parking spaces, loading docks	Yes		
T	Radial dimensions for all curbs, landscaped islands, sidewalks	Yes		
U	Road centerline stationing shown, labelled every 0+50' with curve data	No	No roads proposed or existing on site	
V	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	No	No roads proposed or existing on site	
W	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	No	No roads proposed or existing on site	
X	Planning Board signature block for final recording	Yes		
<b>6</b>	<b>GRADING PLAN</b>			
A	Partial Grading Plans needed for any viewport greater than 1"=20'	No	all plans are 1" = 20'	
B	Limits-of-disturbance outlined and acreage annotated	Yes		
C	Proposed Building Labels with Individual Finished Floor Elevations (FFE's)	No	no proposed buildings	
D	Existing contours with adequate contour labelling, screened; minimum 1' contour interval	Yes		
E	Proposed contours with adequate contour labelling; minimum 1' contour interval	Yes		
F	Detailed grading for all ditches, swales, outfalls, and riprap	No	no stormwater conveyance changes proposed	
G	All proposed contours tie-into existing contours at limits-of-disturbance outline	Yes		
H	Existing spot elevations for all asphalt and curb tie-in locations	Yes		
I	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	No	No natural resources present	
J	100-year Flood Zone Limits	No	Project not in a flood zone	
K	Proposed spot elevations for all important roadway geometric points and/or on a 50' maximum interval: low/high points, PC/PT, road centerline, edge-of-asphalt	No	No roads proposed or existing on site	
L	Proposed spot elevations for all curblines (bottom/top-of-curb) and sidewalks			
M	Proposed spot elevations for all parking and drive aisle geometry points			
N	Proposed spot elevations for all building corners and door-entry locations	No	no proposed buildings	
O	Proposed retaining wall/loading dock elevations (bottom/top of wall)	no	no proposed walls or loading docks	

P	Proposed spot elevations for all ADA ramp/landing/parking stall geometry points	no	no changes to ADA parking		
Q		no	no changes to ADA parking		
R	Proposed longitudinal % slope arrows for drainage ditch centerlines	no	no drainage ditches proposed		
S	Proposed % slope arrows for roads, parking areas, and landscape tie-in areas	no	existing grades to be maintained		
T	Estimated cut/fill earthwork volumes; if disturbing within Flood Zone, separate set of earthwork volumes required (site vs. within flood zone)	No	no cut and fill proposed		
<b>7</b>	<b>ROAD PROFILES (if public/private road proposed)</b>				
A	Existing surface; dashed and screened	No	No roads proposed or existing on site		
B	Proposed surface; continuous and bold	No	No roads proposed or existing on site		
C	Corresponding centerline stationing and curve data annotation	No	No roads proposed or existing on site		
D	Road cross-section including proposed surface cross slopes; include multiple sections for various road cross slope conditions proposed (crowned, superelevated)	No	No roads proposed or existing on site		
E	Horizontal and vertical scale bars	No	No roads proposed or existing on site		
F	Clear annotation if proposed road will be public or private	No	No roads proposed or existing on site		
G	If Private Road is proposed, plans must clearly note that proposed private roads will not be submitted in the future for public acceptance	No	No roads proposed or existing on site		
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	No	No roads proposed or existing on site		
<b>8</b>	<b>UTILITY PLAN</b>				
A	Existing underground utility locations; screened (storm, sewer, force main, water, gas, electric, telecom)	No	No utility changes proposed		
B	Existing above-ground utility locations; screened (manholes, catch basins, utility poles, hydrants, riprap)	No	No utility changes proposed		
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)	No	No utility changes proposed		
D	Proposed underground utility locations; bold (storm, sewer, force main, water, gas, electric, telecom, lighting)				
E	Proposed above-ground utility locations; bold (manholes, catch basins, utility poles, hydrants, transformers, riprap)				
F	Proposed storm culverts, outfalls, and riprap locations and sizes	No	No utility changes proposed		
G	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)	No	No utility changes proposed		
H	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope	No	No utility changes proposed		
I	Flow directional arrows for storm & sewer pipes	No	No utility changes proposed		
J	Proposed & existing site features shown that could conflict with proposed utilities (trees, signs, lightpoles, bollards, foundations, guiderails)	Yes			
K	All storm drains must be sized to convey the 25-year storm	No	no increases in stormwater proposed		
L	Sewer force main sizes and invert elevations	No	No utility changes proposed		
M	Sewer pump station locations, model, rim, inverts, pipe sizes, cardinal directions (N,E,S,W)	No	No utility changes proposed		
N	Grease trap & oil-water separator locations, sizes, elevations	No	No utility changes proposed		
O	Water, gas, electric, and telecom sizes labelled	No	No utility changes proposed		
<b>9</b>	<b>UTILITY PROFILES</b>				
A	Utility profiles for all gravity storm drains and sewer pipes, including all laterals, catch basins, culverts, and outfalls; profiles preferred to be aligned on the pipe centerline (not superimposed on the road centerline)	No	No utility changes proposed		
B	Existing surface; dashed and screened	Yes			
C	Proposed surface; continuous and bold	Yes			
D	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)	No	No utility changes proposed		
E	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope	No	No utility changes proposed		
F	Existing and proposed gravity pipe crossings shown; sizes labelled and depths/clearance annotated	No	No utility changes proposed		
G	Existing and proposed electric/water/telecom/gas crossings shown at approximate depths; sizes labelled and depths/clearance annotated	No	No utility changes proposed		
H	Known ledge or groundwater elevations	No	no sub surface exploration performed		
I	For all storm drains, 25-year HGL must be shown on profiles with starting tailwater condition identified	No	no increases in stormwater proposed		
J	For storm outfalls, include riprap sizing and grading extents	No	no increases in stormwater proposed		
K	Horizontal and vertical scale bars	Yes			
<b>10</b>	<b>DETAILS</b>				
A	Road section detail, including pavement & gravel depths	Yes			
B	Sidewalk, paver, crosswalk, and any other pavement section details	Yes			
C	Pavement sawcut detail	Yes			
D	Utility trench/backfill detail	Yes			
E	All site feature details; curbing, retaining walls, fencing, guiderails, dumpsters, etc.	Yes			
F	Signage, striping, and ADA details	Yes			
G	E&S notes and details; only show applicable/proposed measures	Yes			
H	Utility structure details (manholes, cleanouts, fittings, handholes, transformer pads, hydrants)	No	No utility changes proposed		
I	Storm outfall & riprap details	No	No utility changes proposed		
J	Drainage ditch cross section identifying minimum depth, minimum bed width, and maximum side slopes	No	No stormwater changes proposed		
K	Pump station, grease trap, and oil-water separator details	No	No utility changes proposed		
L	Conduit section details	No	No utility changes proposed		

M	Miscellaneous details (as needed)	No	No utility changes proposed		
<b>11</b>	<b>LANDSCAPING, LIGHTING &amp; PHOTOMETRIC PLANS</b>				
A	As required by ordinance; at a minimum: locations, counts, and species/models must be identified	No	No changes in lighting proposed		
B	Landscaping & lighting details	No	No changes in lighting proposed		
<b>12</b>	<b>DOCUMENTS/REPORTS/CALCULATIONS</b>				
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 v. Site Punchlist/As-Built Inspections post-construction	Yes			
B	Predevelopment & Post-development Drainage Area Maps, including: i. Subdrainage areas delineated and labeled ii. Points of Interest/Analysis shown and labeled iii. Hatching for different land cover areas (impervious, pervious, gravel) iv. Time of concentration (Tc) paths & durations v. Four City-standardized stormwater summary tables	No	no increases in stormwater proposed		
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)	No	no changes in sewer use proposed		
D	A Performance Guarantee Cost Estimate utilizing Planning's template	Yes			
E	25-year hydraulic calculations for all storm conveyance piping (rational method), including starting tailwater conditions/documentation	No	no increases in stormwater proposed		
F	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	No	no increases in stormwater proposed		
G	Sizing calculations for any SWM water quality BMP or detention facility	No	no increases in stormwater proposed		
H	A stormwater maintenance manual for any proposed SWM water quality BMP or detention facility, including: i. Annual maintenance requirements ii. 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 iii. 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	No	no stormwater facilities proposed		
I	Salt Management Plan	Yes	Included in application		
J	Sewer pump station sizing calculations	No	No utility changes proposed		
K	Sewer pump station maintenance plan	No	No utility changes proposed		
L	Grease trap sizing calculations	No	No utility changes proposed		
M	Homeowner Association (HOA) agreement for any private road serving two (2) lots or more	No	No private roads proposed		
N	Summary list & copy of any required DOT/DEP/USACE permits & approvals	No	No additional permits required		

# BURGER KING BIDDEFORD DRIVE THRU EXPANSION

349 ALFRED STREET  
BIDDEFORD, MAINE



For

MASTORAN CORPORATION  
822 LEXINGTON STREET 2<sup>ND</sup> FLOOR  
WALTHAM, MA 02452

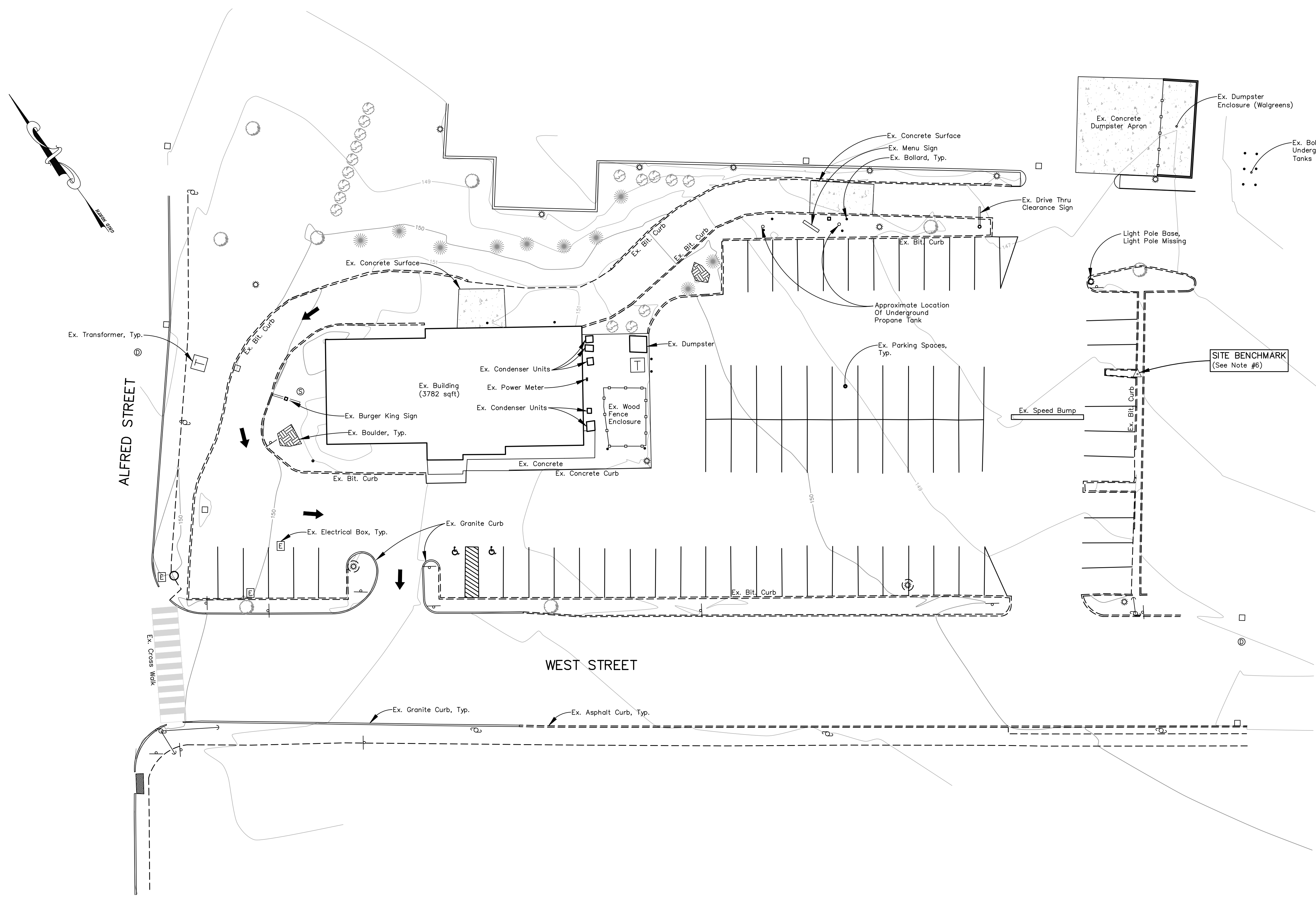
## PLAN INDEX

- 1 EXISTING CONDITIONS
  - 2 SITE PLAN
  - 3 GENERAL DETAILS
- 1 of 1 ALTA/ACSM LAND TITLE SURVEY (BY HSI, INC)



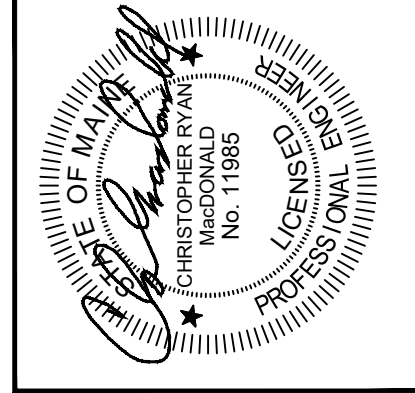
*Berry, Huff, McDonald, Milligan Inc.*  
Engineers, Surveyors

380B Main Street      Tel. (207) 839-2771  
Gorham, Maine 04038      www.bh2m.com



- NOTES:**
- OWNER: MASTORAN RESTAURANTS, INC  
822 LEXINGTON STREET  
WALTHAM, MA 02452
  - SURVEYOR: ROBERT C. LIBBY JR. PLS #2190  
BH2M  
380B MAIN STREET  
GORHAM, MAINE
  - DEED REFERENCE: BK. 10584, PG. 128
  - TAX MAP REFERENCE: MAP 28, LOT 57
  - TOPOGRAPHY: ON SITE FIELD LOCATIONS BY BH2M (NAVD88)
  - BENCHMARK: 8" NAIL SET IN GROUND  
ELEV. 148.43 (NAVD88)
  - EXISTING USE: RESTAURANT AND DRIVE-THRU
  - THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY, EXISTING CONDITIONS PLAN ONLY.
  - PROJECT IS LOCATED IN THE SACO RIVER WATERSHED, WITHIN THE MUNICIPAL MS4 URBANIZED AREA
  - LAND COVER: EXISTING CONDITIONS  
PAVEMENT/IMPERVIOUS: 40,286 SF. / 0.93 AC  
LANDSCAPE/PERVIOUS: 8,361 SF. / 0.19 AC
  - EXISTING PUBLIC AND PRIVATE UTILITY AND UNDERGROUND LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE, AND ALL UTILITIES AND PIPES ARE NOT NECESSARILY SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IN FIELD THE LOCATIONS OF UTILITIES SHOWN, AND FOR INVESTIGATING AND IDENTIFYING THE EXISTENCE AND LOCATIONS OF ANY ADDITIONAL PUBLIC AND PRIVATE UTILITIES NOT SHOWN ON THE PLANS, BEFORE COMMENCING ANY EXCAVATIONS, AND SHALL BE RESPONSIBLE FOR REPAIRING ALL UTILITIES AND PIPES, BOTH PUBLIC AND PRIVATE, WHETHER SHOWN ON PLANS OR NOT, THAT ARE DISTURBED DURING CONSTRUCTION. ALL COSTS INCURRED IN INVESTIGATING AND REPAIRING SAID UTILITIES SHALL BE BORNE BY THE CONTRACTOR, AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE WORK PAID FOR UNDER THE APPLICABLE LUMP SUM AND UNIT PRICES IN THE CONTRACT. UTILITIES INCLUDE BUT ARE NOT LIMITED TO ELECTRIC, TELEPHONE, NATURAL GAS, WATER, SEWER AND STORM DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE.

NO.	DATE	DESCRIPTION
1	12/18/25	Issued for Initial Site Plan Application



**BH2M**  
Berry, Huff, MacDonald, Milfigan Inc.  
Engineers, Surveyors  
380B Main Street  
Gorham, Maine 04038  
Tel: (207) 839-2771  
www.bh2m.com

FOR  
Mastoran Corporation  
822 Lexington Street, 2nd Floor  
Waltham, MA 02452

**EXISTING CONDITIONS PLAN**  
**BURGER KING BIDDEFORD DRIVE THRU EXPANSION**  
349 ALFRED STREET  
BIDDEFORD, MAINE

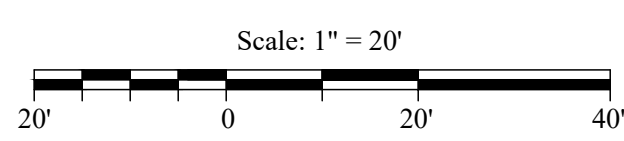
DESIGNED T. Taggett	DATE November 2025
DRAWN T. Taggett	SCALE 1" = 20'
CHECKED R. Libby, Jr.	JOB. NO. 25094

SHEET  
**1**

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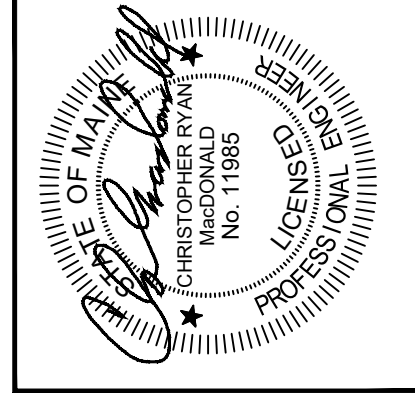
**LEGEND**

SYMBOL	DESCRIPTION
(Symbol)	HYDRANT
(Symbol)	SEWER MANHOLE
(Symbol)	CATCH BASIN
(Symbol)	DRAIN MANHOLE
(Symbol)	LIGHT POLE
(Symbol)	BENCHMARK
(Symbol)	UTILITY POLE
(Symbol)	SIGN
(Symbol)	DECIDUOUS TREE
(Symbol)	CONIFEROUS TREE
(Symbol)	SHRUB
(Symbol)	EXISTING EDGE OF PAVEMENT
(Symbol)	MAJOR CONTOUR LINE
(Symbol)	MINOR CONTOUR LINE



- NOTES:**
- OWNER: MASTORAN RESTAURANTS, INC  
822 LEXINGTON STREET  
WALTHAM, MA 02452
  - ENGINEER: CHRISTOPHER MacDONALD, PE #11985  
BH2M  
380B MAIN STREET  
GORHAM, MAINE
  - DEED REFERENCE: BK. 10584, PG. 128
  - TAX MAP REFERENCE: MAP 28, LOT 57
  - TOPOGRAPHY: ON SITE FIELD LOCATIONS BY BH2M (NAVDB8)
  - BENCHMARK: 8" NAIL SET IN GROUND  
ELEV. 148.43 (NAVDB8)
  - LAND COVER: PROPOSED CONDITIONS  
PAVEMENT/IMPERVIOUS: 39,734 SF. / 0.91 AC  
LANDSCAPE/PERVIOUS: 8,913 SF. / 0.21 AC
  - STOCKPILE AREAS TO BE IDENTIFIED PRIOR BY CONTRACTOR PRIOR TO CONSTRUCTION ALONG WITH EROSION AND SEDIMENTATION CONTROLS
  - CONTRACTOR TO IMPLEMENT DUST CONTROL MEASUREMENTS THROUGHOUT CONSTRUCTION.
  - PAVE UTILITY TRENCHES WITHIN THE CITY R.O.W. WITHIN 3 DAYS OF EXCAVATION OR PRIOR TO THE NEXT RAIN EVENT.
  - CONTRACTOR SHALL WORK WITH A STRUCTURAL ENGINEER ON FINAL DESIGN OF THICKNESS AND REINFORCEMENT REQUIRED FOR CONCRETE DRIVE ISLE.
  - EXISTING PUBLIC AND PRIVATE UTILITY AND UNDERGROUND LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE, AND ALL UTILITIES AND PIPES ARE NOT NECESSARILY SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IN FIELD THE LOCATIONS OF UTILITIES SHOWN, AND FOR INVESTIGATING AND IDENTIFYING THE EXISTENCE AND LOCATIONS OF ANY ADDITIONAL PUBLIC AND PRIVATE UTILITIES NOT SHOWN ON THE PLANS, BEFORE COMMENCING ANY EXCAVATIONS, AND SHALL BE RESPONSIBLE FOR REPAIRING ALL UTILITIES AND PIPES, BOTH PUBLIC AND PRIVATE, WHETHER SHOWN ON PLANS OR NOT, THAT ARE DISTURBED DURING CONSTRUCTION. ALL COSTS INCURRED IN INVESTIGATING AND REPAIRING SAID UTILITIES SHALL BE BORNE BY THE CONTRACTOR, AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE WORK PAID FOR UNDER THE APPLICABLE LUMP SUM AND UNIT PRICES IN THE CONTRACT. UTILITIES INCLUDE BUT ARE NOT LIMITED TO ELECTRIC, TELEPHONE, NATURAL GAS, WATER, SEWER AND STORM DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE.
  - PARKING REQUIREMENTS: 1 SPACE/3 SEATS PER CITY ORDINANCE (ARTICLE VI, SECTION 49, "OFF STREET PARKING AND LOADING")  
CALCULATIONS:  $\frac{83 \text{ SEATS}}{3} = 28 \text{ SPACES REQUIRED}$   
EXISTING SPACES: 71  
PROPOSED SPACES: 60 (MEETS REQUIREMENTS)

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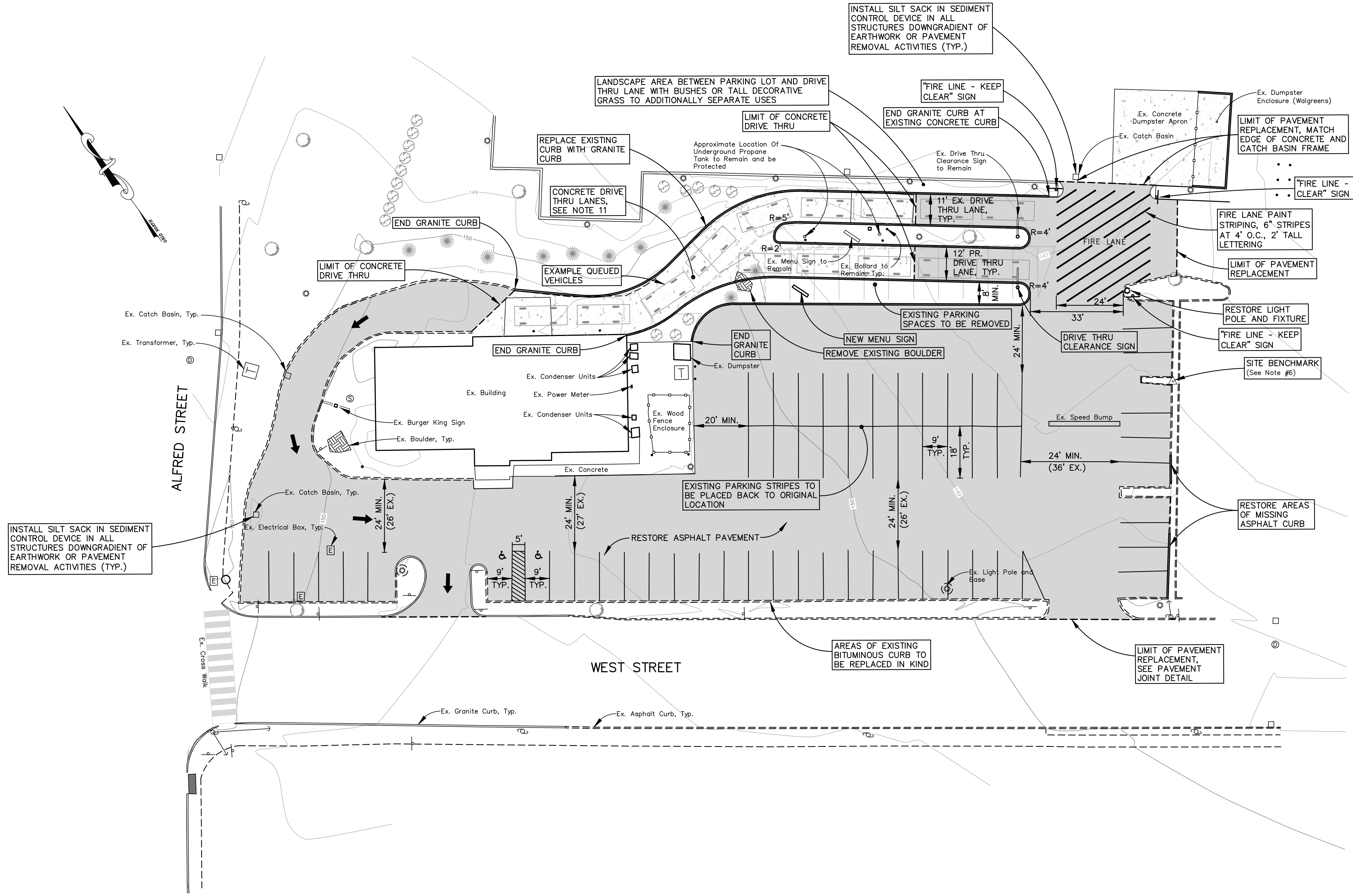
FOR  
Mastoran Corporation  
822 Lexington Street, 2nd Floor  
Waltham, MA 02452

**SITE PLAN**  
**BURGER KING BIDDEFORD DRIVE THRU EXPANSION**  
349 ALFRED STREET  
BIDDEFORD, MAINE

DESIGNED T. Springer	DATE November 2025
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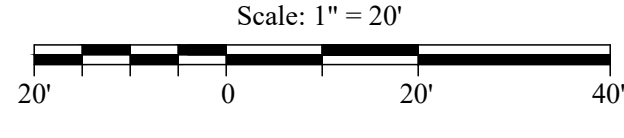
SHEET  
**2**

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**LEGEND**

SYMBOL	DESCRIPTION
⊗	HYDRANT
⊙	SEWER MANHOLE
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⊙	SHRUB
▭	CONCRETE PAVEMENT
▭	ASPHALT PAVEMENT
---	EXISTING EDGE OF PAVEMENT
---	MAJOR CONTOUR LINE
---	MINOR CONTOUR LINE



**EROSION AND SEDIMENT CONTROL PLAN**

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE LATEST REVISION TO THE 2016 MAINE EROSION AND SEDIMENT CONTROL BMP'S MANUAL FOR DESIGNERS AND ENGINEERS, AND THE LATEST REVISION TO THE 2014 MAINE EROSION AND SEDIMENT CONTROL FIELD GUIDE FOR CONTRACTORS. SEE MANUALS FOR ADDITIONAL INFORMATION AND DETAILS.

DURING CONSTRUCTION THE DEVELOPER/APPLICANT OR THEIR REPRESENTATIVES WILL BE RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL BMP'S AS WELL ROUTINE INSPECTIONS AND MAINTENANCE OF THE BMP'S.

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

- ALL CONSTRUCTION INSPECTIONS SHALL BE CONDUCTED BY SOMEONE WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL. INCLUDING STANDARDS AND PERMIT CONDITIONS. CONSTRUCTION INSPECTIONS SHALL BE PERFORMED AT LEAST ONCE A WEEK, AND PRIOR TO AND 24 HOURS AFTER A MET WEATHER EVENT (1 INCH OR MORE IN A 24 HOUR PERIOD). CONSTRUCTION INSPECTION AND CORRECTIVE ACTION DOCUMENTATION RECORDS SHALL BE MAINTAINED FOR A MINIMUM OF 5 YEARS.
- THE SCOPE OF CONSTRUCTION INSPECTIONS INCLUDE THE EROSION AND SEDIMENTATION CONTROL MEASURES AS WELL AS DISTURBED AREAS, MATERIAL STORAGE AREAS, AND LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S", DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST REVISION.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNGRADED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 75 FEET OF A WETLAND OR WATERBODY, THE AREA SHALL BE STABILIZED WITHIN 2 DAYS OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.
- EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 10 ACRES OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY.
- CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO MORE THAN ONE ACRE OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION.
- SEDIMENT BARRIERS (EROSION CONTROL MIX, STONE CHECK DAMS, STABILIZED CONSTRUCTION ENTRANCE, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- ALL SEDIMENT BARRIERS SHOULD BE INSTALLED ALONG THE CONTOUR, WITH THE ENDS TURNED UP SLOPE.
- INSTALL EROSION CONTROL MIX AT TIDE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE E.C. MIX DETAIL FOR PROPER INSTALLATION. EROSION CONTROL MIX WILL REMAIN IN PLACE PER NOTE #7. THE USE OF AN EROSION CONTROL MIX BERM IS PROHIBITED AT THE BASE OF SLOPES WHERE THERE IS FLOWING WATER. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE EROSION CONTROL MIX.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED, AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY BEFORE AND FOLLOWING ANY SIGNIFICANT RAINFALL (1.0 INCH OR MORE IN A 24-HOUR PERIOD) OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. IF AN INSPECTION DETERMINES THAT A CORRECTIVE ACTION IS REQUIRED, THE ACTION OR REPAIR SHALL BE COMPLETED WITHIN SEVEN DAYS OF THE NEXT WORKDAY AND COMPLETED WITHIN SEVEN DAYS OR BEFORE THE NEXT STORM EVENT. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF. EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION. PERMANENT STABILIZATION IS 90% GRASS CATCH IN VEGETATED AREAS.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN ONE AND ONE HALF TO ONE (1.5 TO 1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCHING (SOAKING SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED BY AUG. 15 OR 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCT. 1) TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
  - FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
  - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIME IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1000 SQUARE FEET USING 10-20-20 (N-P2005-K20) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1000 SQ. FT.).
  - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDING TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDING TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1000 SQ. FT. LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED. SEED MIX SHALL CONTAIN 10% ANNUAL RYE GRASS.
  - HAY MULCH AT THE RATE OF 70-90 LBS PER 1000 SQUARE FEET FOR OVER 75% COVERAGE. FOR UNPROTECTED OR WINDY AREAS, ANCHOR MULCH WITH PEG AND TWINE (1 SO. YD./BLOCK). HYDRAULIC MULCHES MAY ALSO BE USED, APPLIED AT A RATE OF 3 LBS PER 1000 SQUARE FEET FOR PAPER MULCH OR 40 LBS PER 1000 SQUARE FEET OR AS DIRECTED BY THE MANUFACTURER. ON SLOPES GREATER THAN 3:1 EROSION CONTROL MIX MAY BE USED, SEE EROSION CONTROL MIX NOTES BELOW.
  - FOR DISTURBED AREAS TO BE MAINTAINED IN POST-CONSTRUCTION AS A MEADOW BUFFER, APPLY NEW ENGLAND CONSERVATION WILDLIFE MIX BY NEW ENGLAND WETLAND PLANTS, INC., OF AMHERST, MASSACHUSETTS OR APPROVED EQUAL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS ONCE THE SITE IS STABILIZED WITH 90% GRASS CATCH IN VEGETATED AREAS. TEMPORARY EROSION AND SEDIMENT CONTROL BLANKET SHALL BE USED IN ALL DITCHES AND SWALES AS SHOWN IN DETAILS.
- WETLANDS WILL BE PROTECTED WITH A DOUBLE ROW OF EROSION CONTROL MIX OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE. ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS DURING WATER CONSTRUCTION.
- ALL STORMWATER WILL BE PREVENTED FROM RUNNING ONTO STOCKPILES. SEDIMENT BARRIERS WILL BE INSTALLED DOWNGRADIENT OF ALL STOCKPILES.
- PERMANENT POST-CONSTRUCTION BMP'S (VEGETATED SWALES, WET PONDS, ETC.) WILL NOT BE USED TO MANAGE FLOWS DURING CONSTRUCTION WITHOUT SPECIAL PROTECTION AND/OR RESTORATION.

**ADDITIONAL TEMPORARY SEED MIXTURE (FOR PERIODS LESS THAN 12 MONTHS)**

SEASON	SEED	RATE
SUMMER (5/15 - 8/15)	SUDANGRASS	40 LBS/ACRE
LATE SUMMER/EARLY FALL (8/15 - 9/15)	GATS	80 LBS/ACRE
FALL (9/15 - 11/1)	PERENNIAL RYEGRASS	40 LBS/ACRE
WINTER (11/1 - 4/1)	WINTER RYE	112 LBS/ACRE
WINTER (11/1 - 4/1)	MULCH W/ DORMANT SEED	80 LBS/ACRE**
SPRING (4/1 - 7/1)	GATS	80 LBS/ACRE
	ANNUAL RYEGRASS	40 LBS/ACRE

\*\*SEED RATE ONLY

**EROSION CONTROL MIX**

EROSION CONTROL MIX (ECM) SHALL MEET THE REQUIREMENTS PROVIDED IN THE LATEST REVISION OF MAINE DEP'S EROSION AND SEDIMENTATION CONTROL BMP MANUAL. ECM IS ACCEPTABLE FOR USE ON SLOPES GREATER THAN 3:1 BUT LESS THAN 2:1. ECM SHALL CONSIST OF WELL-GRADED ORGANIC COMPONENT 50 - 100% OF DRY WEIGHT, AND COMPRISED OF FIBROUS AND ELONGATED FRAGMENTS. ECM SHALL BE FREE FROM REFUSE, MATERIAL TOXIC TO PLANT GROWTH OR CONSTRUCTION DEBRIS. ECM SHALL BE EVENLY DISTRIBUTED AND APPLIED AT A THICKNESS OF 2" ON 3:1 SLOPES, WITH AN ADDITIONAL 1/2" PER 20' OF SLOPE FOR A MAXIMUM OF 100' IN LENGTH. SLOPES GREATER THAN 3:1, ECM SHALL BE APPLIED AT THICKNESS OF 4" OR 5" FOR SLOPES GREATER THAN 60' IN LENGTH.

NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN ONE AND ONE HALF TO ONE (1.5:1). EROSION CONTROL MIX IS AN ACCEPTABLE STABILIZATION MEASURE FOR SLOPES UP TO 3:1, WITH LIMITS THAT ARE COVERED BY NOTES ON THIS SHEET. SLOPES BETWEEN 3:1 AND 2:1 SHALL BE STABILIZED WITH EROSION CONTROL MIX, AND ALL SLOPES GREATER THAN 2:1 SHALL BE STABILIZED WITH RIPRAP. SEE SLOPE STABILIZATION DETAIL FOR ADDITIONAL INFORMATION.

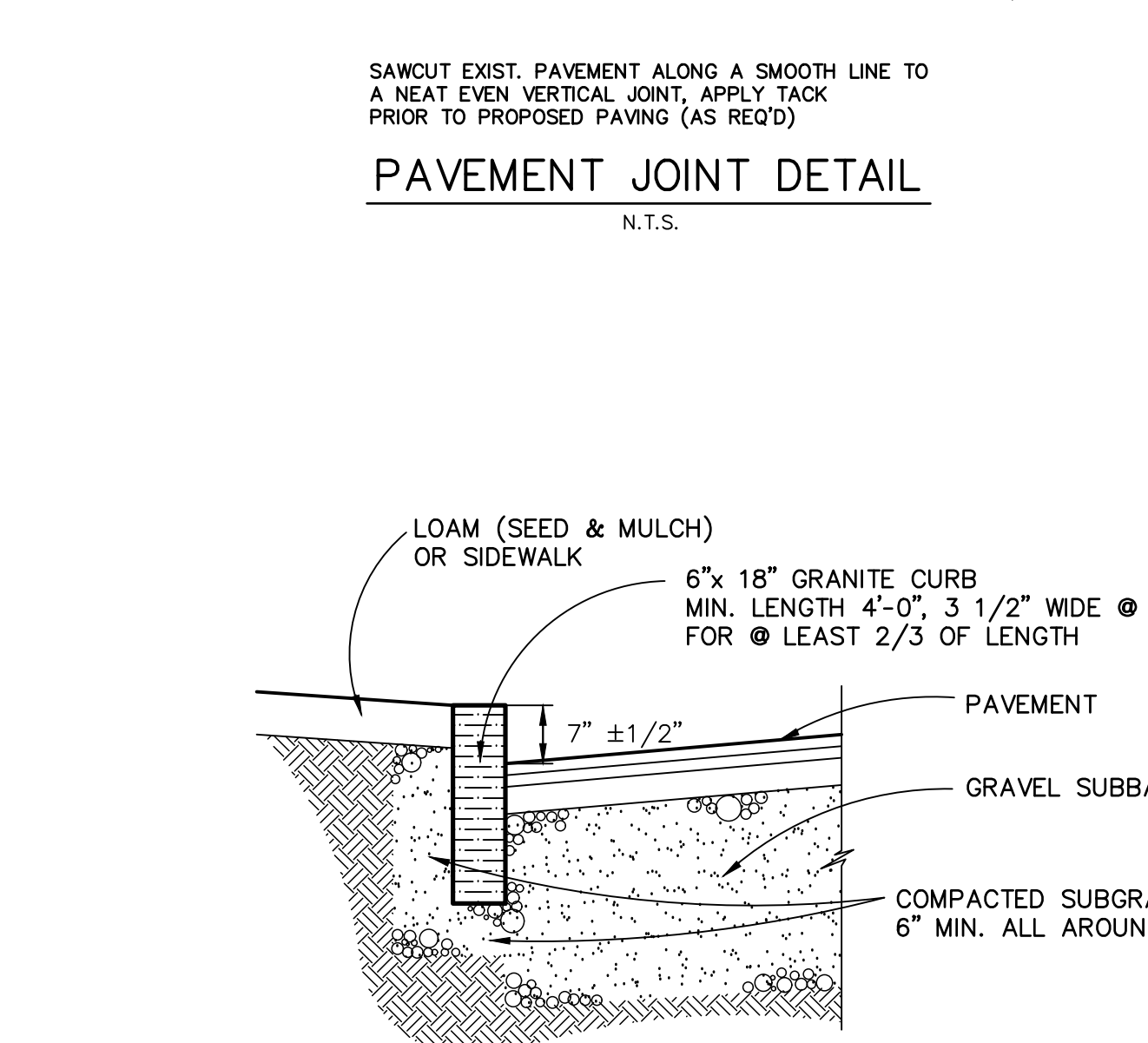
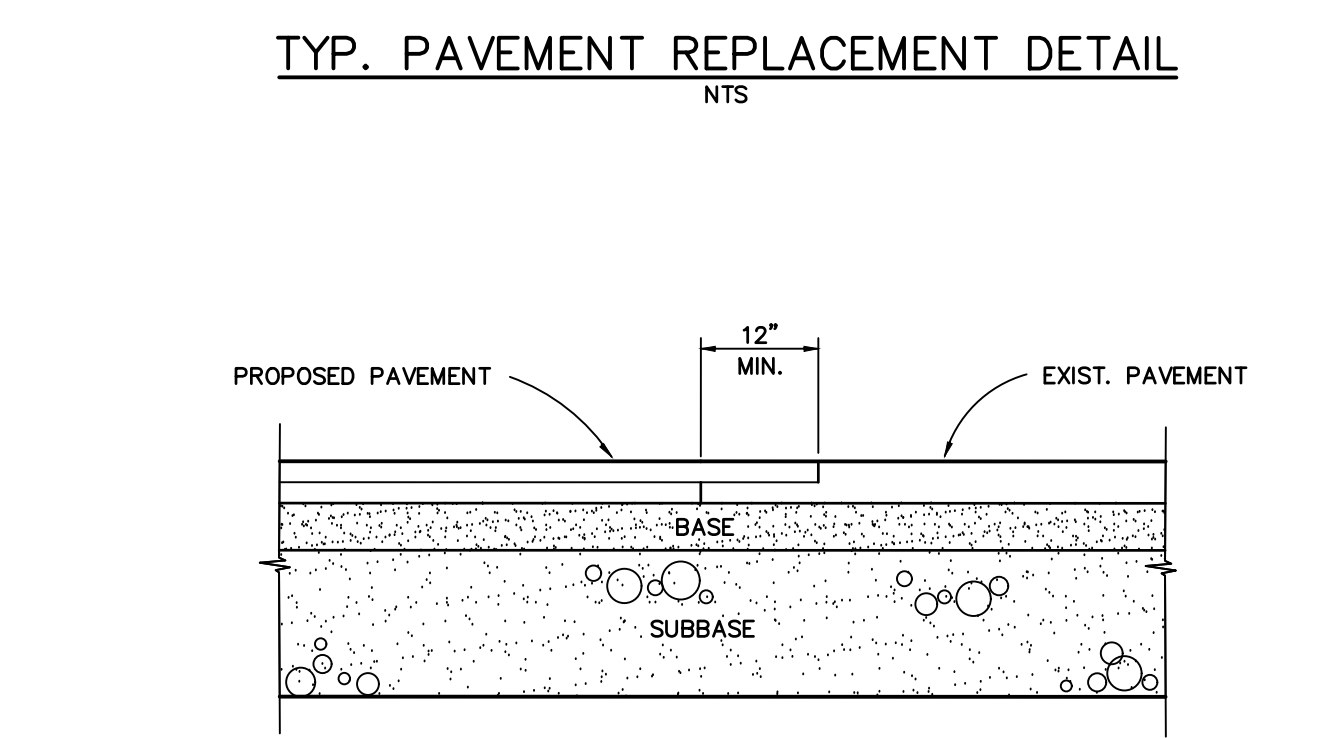
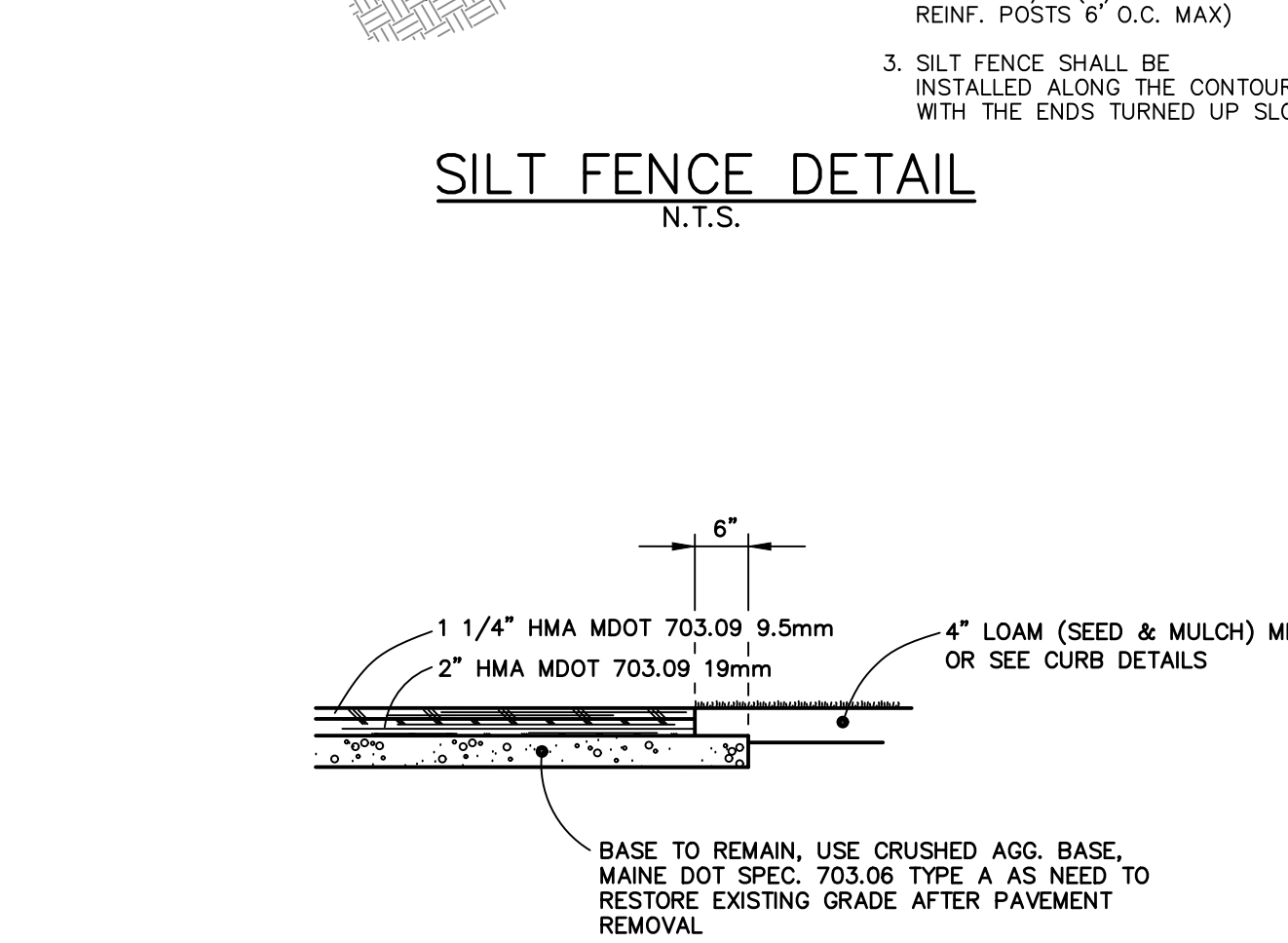
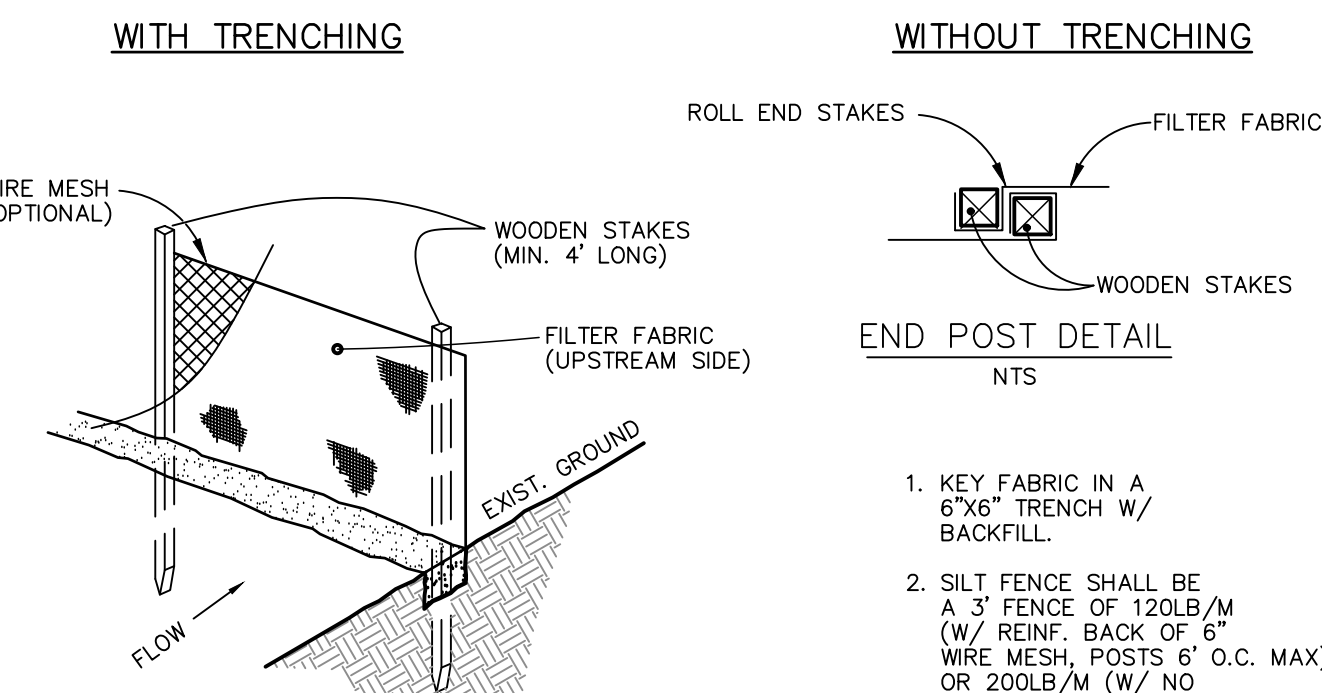
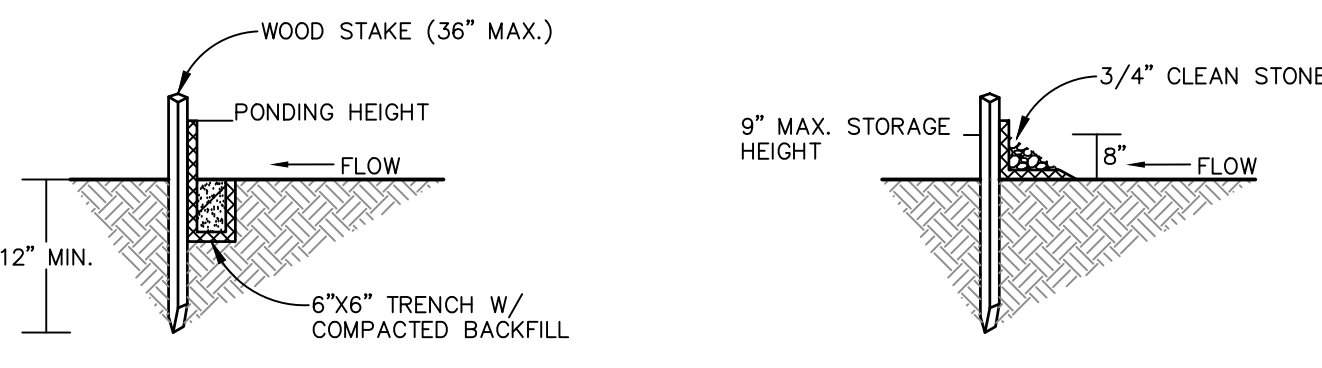
**EROSION CONTROL DURING CONSTRUCTION**

**WINTER CONSTRUCTION**

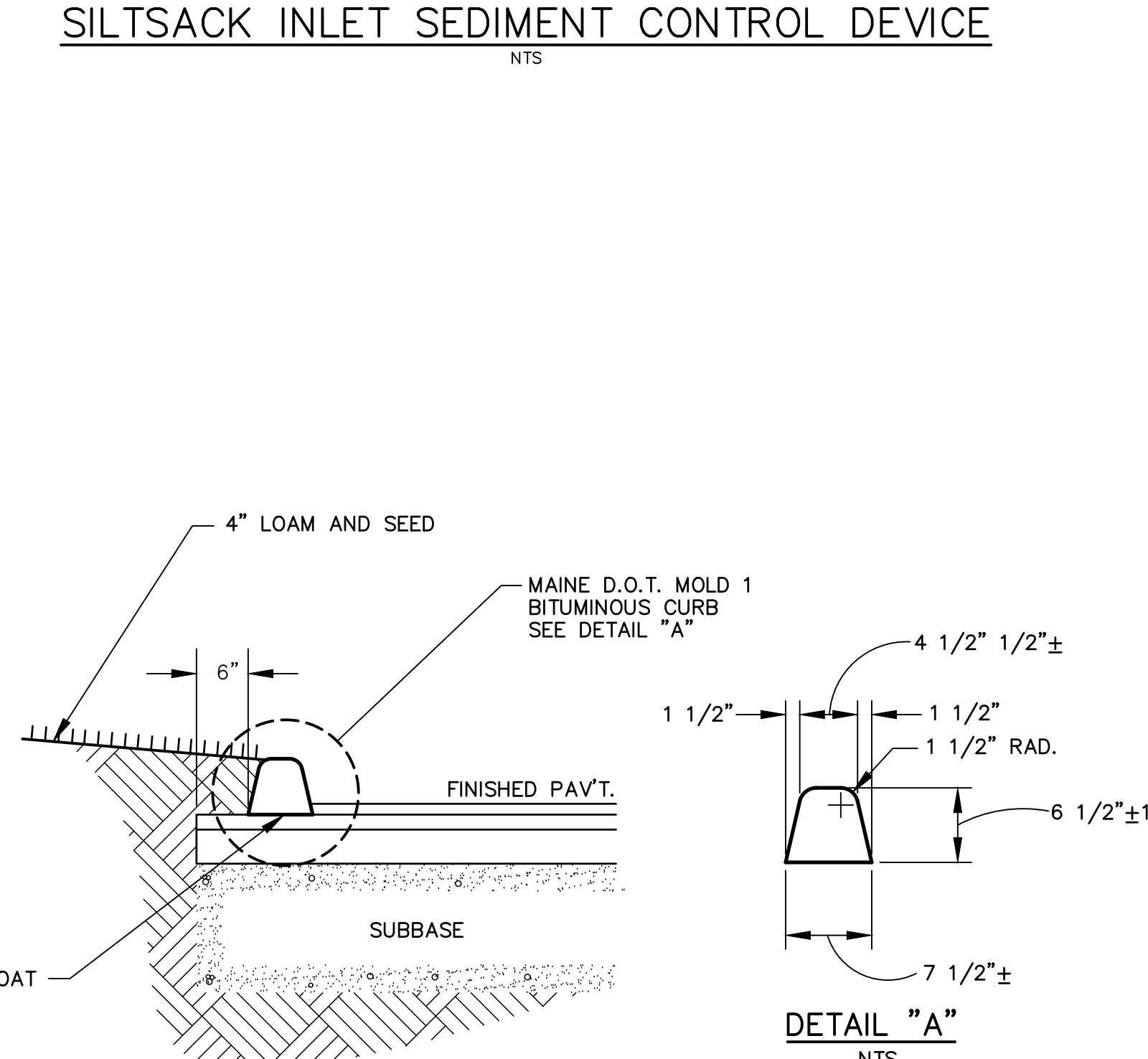
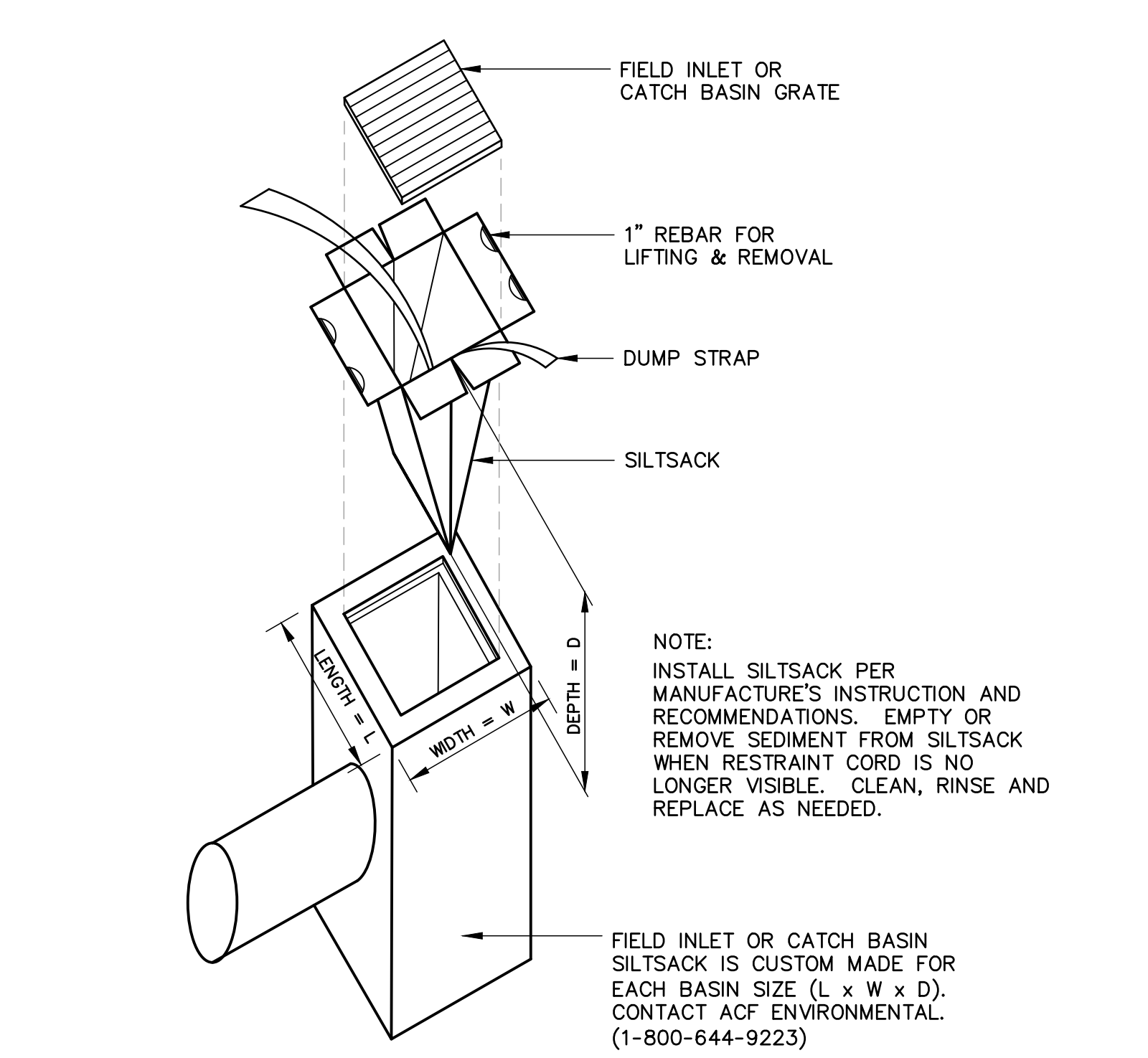
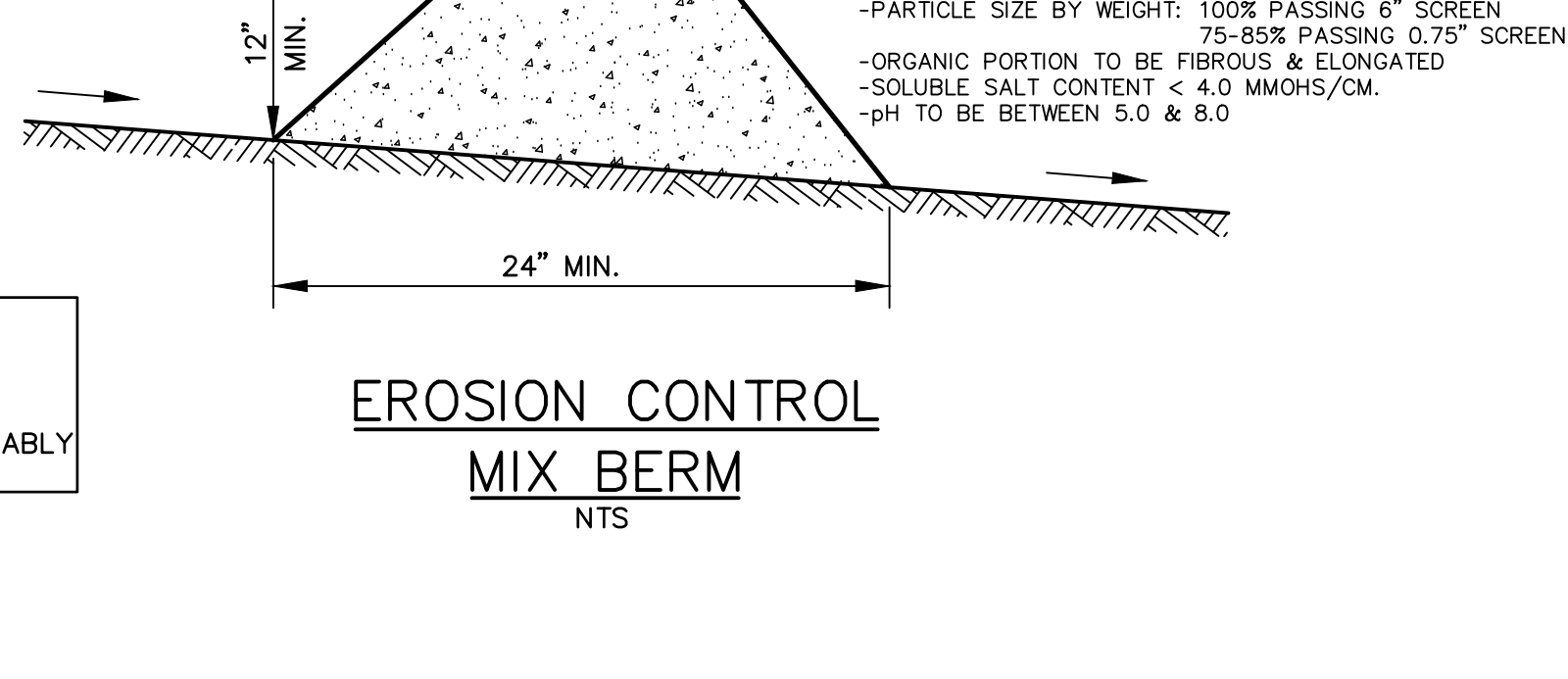
- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15
- OVERWINTER STABILIZATION OF DITCHES AND CHANNELS:
  - ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL GRASS LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A DITCH OR CHANNEL IS NOT GRASS-LINED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.
    - INSTALL A SOO LINING IN THE DITCH. A DITCH MUST BE LINED WITH STONE RIPRAP BY OCTOBER 1. PROPER INSTALLATION INCLUDES: PINNING THE SOO ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOO TO GUARANTEE CONTACT BETWEEN THE SOO AND UNDERLYING SOIL, AND WATERING THE SOO TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. AND ANCHORING SOO AT THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOO FROM SLOUGHING DURING FLOW CONDITIONS. SEE THE PERMANENT VEGETATION BMP SECTION.
    - INSTALL A STONE LINING IN THE DITCH. THE DISTURBED SLOPE MUST BE STABILIZED BY NOVEMBER 15. A REGISTERED PROFESSIONAL ENGINEER MUST BE HIRED TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTH WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.
  - OVERWINTER STABILIZATION OF DISTURBED SOILS:
    - ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDING AND MULCHED BY SEPTEMBER 1. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF A SLOPE IS NOT VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS. BY OCTOBER 1, THE DISTURBED SOIL MUST BE SEEDING WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIPRAP AS DESCRIBED IN THE FOLLOWING STANDARDS.
    - STABILIZE THE SOIL WITH SOO: THE DISTURBED SLOPE MUST BE STABILIZED WITH PROPERLY INSTALLED SOO BY OCTOBER 1. PROPER INSTALLATION INCLUDES PINNING THE SOO ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOO TO GUARANTEE CONTACT BETWEEN THE SOO AND UNDERLYING SOIL, AND WATERING THE SOO TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE SEASON SOO INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
    - STABILIZE THE SOIL WITH EROSION CONTROL MIX: EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE. SEE THE EROSION CONTROL MIX NOTES FOR ADDITIONAL CRITERIA.
    - STABILIZE THE SOIL WITH STONE RIPRAP: PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPMENTS OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.
  - OVERWINTER STABILIZATION OF DISTURBED SOILS:
    - BY SEPTEMBER 15, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% MUST BE SEEDING AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SOIL FOR OVER-WINTER PROTECTION AS DESCRIBED BELOW.
      - STABILIZE THE SOIL WITH TEMPORARY VEGETATION: BY OCTOBER 1, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET. LIGHTLY MULCH WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 80% OF THE DISTURBED SOIL BY NOVEMBER 1, THEN MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED BELOW.
      - STABILIZE THE SOIL WITH SOO: STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOO BY OCTOBER 1. PROPER INSTALLATION INCLUDES PINNING THE SOO ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOO TO GUARANTEE CONTACT BETWEEN THE SOO AND UNDERLYING SOIL, AND WATERING THE SOO TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
      - STABILIZE THE SOIL WITH MULCH: BY NOVEMBER 15, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL. PROVIDE NETTING ON ALL SLOPES GREATER THAN 15%.
    - MAINTENANCE: IF AN INSPECTION DETERMINES THAT A CORRECTIVE ACTION IS REQUIRED, THE ACTION OR REPAIR SHALL BE STARTED BY THE END OF THE NEXT WORKDAY AND COMPLETED WITHIN SEVEN DAYS OF THE NEXT STORM EVENT. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON, ONCE A WEEK AND BEFORE AND AFTER EACH STORM EVENT. THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL, IN THE SPRING, INSPECT AND REPAIR ANY DAMAGES AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. STABILIZATION SCHEDULE BEFORE WINTER:
      - SEPTEMBER 15: ALL DISTURBED AREAS MUST BE SEEDING AND MULCHED. ALL SLOPES GREATER THAN 15% MUST BE SEEDING AND MULCHED. ALL GRASS LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR AN EROSION CONTROL BLANKET.
      - OCTOBER 1: IF THE SLOPE IS STABILIZED WITH AN EROSION CONTROL BLANKET AND SEEDING, ALL DISTURBED AREAS TO BE PROTECTED WITH AN ANNUAL GRASS MUST BE SEEDING AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND MULCHED.
      - NOVEMBER 15: ALL STONE LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED. SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THAT DATE. ALL DISTURBED AREAS MUST BE SEEDING AND MULCHED.
  - DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
  - AREAS WITHIN 75 FEET OF STREAMS, WETLANDS, AND OTHER PROTECTED NATURAL RESOURCES THAT ARE NOT STABILIZED WITH VEGETATION BY DEC. 1 SHALL BE MULCHED AND ANCHORED WITH NETTING. IF WORK CONTINUES IN THIS AREA DURING THE WINTER, A DOUBLE LINE SEDIMENT BARRIERS MUST BE USED.

**HOUSEKEEPING**

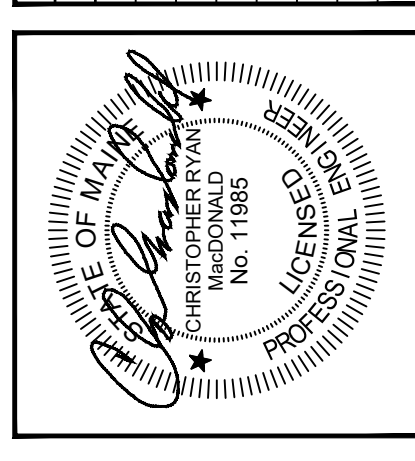
- SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS 1. ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
- GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN INFILTRATION AREA IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY, AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL, DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
- FUGITIVE SEDIMENT AND DUST: ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MY NOT BE USED FOR DUST CONTROL. ANY OFFSITE TRACKING OF MUD OR SEDIMENT SHALL BE VACUUMED IMMEDIATELY AND PRIOR TO THE NEXT SIGNIFICANT STORM EVENT.
- DEBRIS AND OTHER MATERIALS: LITTER, CONSTRUCTION DEBRIS, AND CHEMICALS EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- TRENCH OR FOUNDATION DE-WATERING: TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COVER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER MUST BE REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, AND MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE. LIKE A COFFERDAM SEDIMENTATION BASIN AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
- NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES, WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST. THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
  - DISCHARGES FROM FIREFIGHTING ACTIVITY:
    - FIRE HYDRANT FLUSHINGS;
    - VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
  - DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3) OF MAINE DEP 06-096 CHAPTER 500;
  - ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
  - PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
  - UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
  - UNCONTAMINATED GROUNDWATER OR SPRING WATER;
  - FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
  - UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX (C) MAINE DEP 06-096 CHAPTER 500);
  - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
  - LANDSCAPE IRRIGATION.
- UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX (C)(6) MAINE DEP 06-096 CHAPTER 500. SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
  - WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
  - FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
  - SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
  - TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.
- ADDITIONAL REQUIREMENTS: ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.



PLACE BARRIER ALONG RELATIVELY LEVEL CONTOUR. ECM BERM PROHIBITED AT THE BASE OF SLOPES > 8% OR WHERE THERE IS FLOWING WATER. SEE MAINE EROSION AND SEDIMENT CONTROL FIELD GUIDE FOR CONTRACTORS FOR INSTALLATION INSTRUCTIONS.



NO.	DATE	REVISION
1	12/18/25	Issued for Initial Site Plan Application



**BH2M**  
Berry, Huff, MacDonald, Milfigan Inc.  
Engineers, Surveyors  
3808 Main Street  
Gorham, Maine 04038  
Tel: (207) 859-2771  
www.bh2m.com

FOR  
Masteron Corporation  
822 Levington Street, 2nd Floor  
Wattham, MA 02452

**GENERAL DETAILS**  
**BURGER KING BIDDEFORD DRIVE THRU EXPANSION**  
349 ALFRED STREET  
BIDDEFORD, MAINE

DESIGNED	DATE
T. Springer	November 2025
DRAWN	SCALE
Staff	As Noted
CHECKED	JOB. NO.
C. MacDonald	25094

SHEET  
**3**  
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**City of Biddeford**

**Amended Site Plan Application**

**BURGER KING DRIVE THRU EXPANSION**

349 Alfred Street, Biddeford, Maine

October 2025

**Applicant**

Mastoran Corporation  
822 Lexington St. 2<sup>nd</sup> Floor  
Waltham, MA 02452

**Agent**

BH2M  
380B Main Street  
Gorham, Maine 04038



David Galbraith  
City Planner of Biddeford, Maine  
205 Main Street  
P.O. Box 586  
Biddeford, ME 04005

December 18, 2025

Re: Burger King Drive Thru Expansion  
Amended Site Plan Application

Dear David;

BH2M has been retained by Mastoran Corporation to provide Engineering, Surveying, and Permitting services for improvements to their Burger King restaurant located at 394 Alfred Street in the 5-Points neighborhood in Biddeford.

The project proposes to construct an additional drive thru lane for access to the existing restaurant. Construction of the additional parking lane will provide a net reduction in imperious area of approximately 500 square feet and elimination of 11 existing parking spots, bringing the total to 60 parking spots, still well in excess of the 28 parking spots required. There are no proposed expansions or changes of use of the building or restaurant, and there are no additional drive thru windows proposed.

With construction of the proposed second drive thru lane, improvements to the existing drive thru lane and drive up window lane are proposed with replacement of existing curb and installation of concrete driving surfaces. The project also proposes to repave the existing parking lot, repair curbs along the periphery, and perform other site maintenance activities such as landscaping maintenance, replacement of striping, and restoration of other items that may be found to be damaged or dated at Mastoran's discretion.

Of specific note, an apparent existing 60' access easement was identified on previous surveys of the project along east side of the project. Researching this condition, we found that it was in fact a formerly leased area of the property by what is now the abutting Walgreens location (Map 28 Lots 55 and 56). Reviewing this lease, it was found that it was entered into by a previous property owner, and that lease was extinguished in July of 1986, per a deed included as Attachment 9. Given this, we understand that there is no current lease or easement for the 60' wide area encumbering the Burger King property.

We have also had correspondence with the Biddeford Fire Department and as part of the pre-application efforts included as Attachment 7. Following these comments, in general, the access lane widths were found acceptable as was the fire truck turning maneuver for access to an abutting parking lot. The applicants have agreed to include a "Fire Lane" striping in the area of access to the neighboring parking, as well as moving the new signboard west to reduce cue lengths.

In support of these permit applications, we are including the following attachments:

- Attachment 1 - City of Biddeford Planning Department Forms and Checklists
- Attachment 2 - Agent Authorization Letter
- Attachment 3 – Property Deed
- Attachment 4 - Financial Capacity and Cost Estimate
- Attachment 5 – Certificate of Good Standing
- Attachment 6 - Technical Capacity
- Attachment 7 - Correspondence with City of Biddeford Emergency Services
- Attachment 8 – Salt Management Plan
- Attachment 9 – Access Area Lease Termination Deed

We trust that this Amended Site Plan application provides you with the necessary information to bring the applications to the Planning Board for review. If you need any additional information, feel free to contact me directly.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christopher MacDonald".

Christopher MacDonald, P.E.  
Civil Engineer

Cc John Lucier – Mastoran Corporation  
Marc Rochon – Mastoran Corporation



**ATTACHMENT 1**  
**PLANNING DEPARTMENT FORMS AND CHECKLISTS**





**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: Amended Site Plan Application

**Applicant Information:**

Name: Mastoran Corporation - Marc Rochon

Mailing Address: 822 Lexington St. 2nd Floor, Waltham, MA 02452

Telephone: (781)893-0990

Email: marc.rochon@mastoran.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: BH2M - Christopher MacDonald, PE

Mailing Address: 380B Main Street, Gorham, Maine

Telephone: (207)839-2771

Email: cmacdonald@bh2m.com

**Engineer/Surveyor's Information:**

Name: Same as Agent

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

**Project Location and Lot Information:**

Street Address: 349 Alfred Street Drainage Watershed: Saco River

Tax Map: 28 Lot: 57

Current Zoning: B 2 Shoreland Zoning: N/A

Size of Lot: 1.120 (X)acres ( )s.f. Lot Frontage: 490'+/-

Existing Use of Property: Burger King Restaurant

**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:

Project proposes upgrades to the existing Burger King Restaurant with the addition of a second drive thru lane. The project does not propose additional drive up windows or expansions of the restaurant. The project also proposes to resurface the existing parking lot, repair or curbs, and address site maintenance items

**Property to be Serviced by:**

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

Limits of Disturbance: 35,000 +/- ( ) acres (X)s.f. (Note: This includes areas of existing pavement restoration)

Net change in impervious cover: - 552 (reduction) ( ) 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: None, the project does not propose modifications to building

Total new square feet paving/parking: The project proposes a net reduction of 552 sf in pavement and 11 less parking stalls, remaining spaces in exceedance of code requirements

**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
  - N/A Ability to Serve for Water Service – Maine Water – 282-1543
  - N/A Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118
  - Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127
  - N/A Ability to Serve for Electrical Service-CMP-1-866-225-4200
  - Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.
- B. Photographs of Site.
- C. Architectural renderings/drawings of proposed buildings, as required.
- D. Engineering Plans, as required.
- E. Stormwater Management Report, as required.

**Fees (Due at time of Submission):**

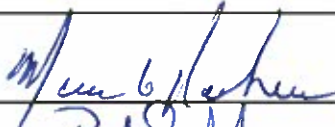
- \$75 Nonrefundable Administration Fee is required for every application.
- Refer to “Attachment A Fees and Charges” of the Land Development Regulations for more information. Consult with Planning Staff if you have questions.

**Required Signatures:**

By signing this application, as the foresaid applicant or authorized agent:

- I certify that I have read and completely understand the application;
- I certify that the information contained in this application and its attachments are true and correct;
- I understand that all information provided on this form and all other documents submitted as part of my proposal is a matter of public record;
- I understand that copies of this information may be supplied upon request to an interested party.
- I understand that additional funds may be required through the course of the review for special studies, legal review costs, and/or engineering review.
- I understand that by submitting an application I am not guaranteed a place on any particular agenda. I further understand that the City Planner will place me on an agenda for review when the application is deemed substantially complete.

Will the proposed project cause 1 acre or more of site disturbance? \_\_ (Yes) X (No)  
 - If Yes, applicant is responsible for any required Maine Construction General Permits and shall comply with the requirements of DEP Chapter 500 Stormwater Regulations, as they apply.

**Signature of Applicant:**  **Date** 11/12/25  
**Signature of Property Owner:**  **Date** 11/17/25

**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**

**CITY OF BIDDEFORD - SITE PLAN APPLICATION DRAWING CHECKLIST**

LAST REVISED: 04/18/23

**CHECKLIST DIRECTIONS:**

1. The following checklist must be completely filled out by the applicant for any Site Plan submittal to the Planning Department.
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 submittal information with non-acceptable reasoning will be rejected.
4. Items in **BLACK** are required for 'Preliminary Site Plan' approval & 'Final Site Plan' approval.
5. Items in **BLUE** are only required for 'Final Site Plan' approval.

SUBMITTAL INFORMATION - TO BE FILLED OUT BY APPLICANT	
Project Name:	Burger King 5 Points Amended Site Plan
Planning Board # (if available):	
Applicant Name/Info:	Mastoran Corporation
Submittal #/Type (Prelim/Final):	Final
Submittal Date:	18-Dec-25

ITEM NUMBER	SUBMITTAL REQUIREMENT DESCRIPTION	APPLICANT RESPONSE		CITY REVIEW RESPONSE	
		INFORMATION PROVIDED (YES/NO)	REASON NOT PROVIDED/COMMENT	ACCEPTABLE (YES/NO-REVISE & RESUBMIT)	COMMENT
<b>1</b>	<b>GENERAL PLAN REQUIREMENTS</b>				
A	Drawing specific legends (linetypes, hatches, etc.)	Yes			
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, dated revision blocks	Yes			
D	All drawings and surveys must be in the following coordinate systems: NAD83 Maine State Plane West (Horizontal) and NAVD88 (Vertical)	Yes			
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			
<b>2</b>	<b>COVER SHEET</b>				
A	Project Name & Property Address	Yes			
B	Project Team Contact Information (Owner, Engineer, Contractor, etc.)	Yes			
C	Site Location Map	Yes			
D	Sheet Set List of Drawings	Yes			
E	Tax Map and Lot ID	Yes	Provided on Site Plan		
F	Zoning & Shoreland Zone Information	Yes	Provided on Site Plan		
G	Existing Use Description	Yes			
H	Proposed Use Description	Yes			
I	Required Waiver/Variations (Yes/No); if yes, plan must clearly list waivers/variances requesting	No	No waivers proposed		
J	Name of Drainage Watershed	Yes	See Sheet 1, Existing Conditions Plan		
K	Within the MS4 Urbanized Area (Yes/No)	Yes	See Sheet 1, Existing Conditions Plan		
L	Natural resources (streams, wetlands, etc.) located on-site or adjacent to the property (Yes/No)	No	No natural resources present		
M	Within the 100-year Flood Zone (Yes/No)	No	Not in a flood zone		
N	Public Road Proposed (Yes/No)	No	No public roads proposed		
O	Private Road Proposed (Yes/No)	No	No private roads proposed		
P	Public Sewer Connection (Yes/No); if yes, need to include a proposed sewer flow calculation per Maine's Subsurface Wastewater Disposal Rules, Chapter 241, Section 4 (Tables 4A & 4C)	No	No impacts or changes to sewer proposed; no changes to building or use		
Q	Public Storm Drain Connection (Yes/No)	No	No changes to stormwater run off, proposes a net reduction in impervious area		
R	Limits of Disturbance in acres	Yes	The entire parking lot is to be repaved		
S	Pervious Land Cover square footage, existing and proposed	Yes			
T	Impervious Land Cover square footage (Pavement/Gravel), existing and proposed	Yes			
U	Building Roof square footage, existing and proposed	Yes	See Sheet 1, Existing Conditions Plan		
V	Assigned Planning Board Number	No	Not yet assigned		
W	Estimated cut/fill earthwork volumes; if disturbing within Flood Zone, separate set of earthwork volumes required (site vs. within flood zone)	No	only minor disturbances proposed; no bulk fills or cuts proposed		
<b>3</b>	<b>EXISTING CONDITIONS PLAN</b>				
A	Horizontal & Vertical Datums annotated (NAD83 & NAVD88)	Yes			
B	Survey Benchmark Locations (with XYZ Coordinates annotated)	Yes			
C	Property & Right-of-Way Lines	Yes	See attached boundary survey by others		
D	Boundary line information (bearings, distances, etc.)	Yes	See attached boundary survey by others		
E	Property pin and monumentation locations	Yes	See attached boundary survey by others		
F	Existing easements with proper ownership identified	Yes	See cover letter for discussion on existing and proposed easements		
G	Road Names & Individual Lot Labels (Map, Lot, Owner, Acreage)	Yes			
H	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	No	No natural resources present		
I	100-year Flood Zone Limits & Elevation	No	Project not in a flood zone		
J	USDA-NRCS Soil Boundaries and Labels	No	No stormwater or subsurface disposal proposed		
K	Existing contours with adequate contour labelling; minimum 1' contour interval	Yes			
L	Existing building FFEs annotated	No	No changes in building proposed		
M	Spot elevations for existing building corners, door entrances, accessible parking/walkways, road centerlines, and bottom/top of curbs	No	No changes in building proposed		
N	Existing buildings & structures	No	No changes in building proposed		
O	Existing pavement areas & number of parking spaces	Yes			
P	Existing ADA ramp geometry, detectable warning plates, and ADA parking spaces	No	Not applicable on site		
Q	Existing site features (sidewalks, retaining walls, curbing, lightpoles, guide rails, dumpsters, fencing)	Yes			
R	Existing signage and striping	Yes			
S	Existing underground utility locations (storm, sewer, force main, water, gas, elec, tele)	No	No under ground work proposed		

T	Existing above-ground utility locations (manholes, catch basins, utility poles, hydrants, transformers, riprap)	Yes		
U	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)	No	No utilities proposed to be tied into	
V	Existing tree lines, street trees, free-standing trees (12" or larger diameter at breast height), and vegetation	Yes		
W	Location of any borings, drinking wells, and monitoring wells	No	No subsurface exploration proposed	
<b>4</b>	<b>SITE DEMOLITION &amp; EROSION CONTROL (E&amp;SC) PLAN</b>			
A	Limits-of-disturbance outlined and acreage annotated	Yes		
B	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	No	No natural resources present	
C	100-year Flood Zone Limits	No	Project not in a flood zone	
D	Callout existing site features to be demolished/removed/replaced	Yes		
E	Callout existing utilities to be demolished/removed/abandoned-in-place	Yes		
F	Hatch existing buildings and pavement to be removed	Yes		
G	Construction Entrance location(s)	no	As the project is being performed on existing paved surfaces, and staging to occur on pavement, a construction entrance is not applicable	
H	Perimeter E&SC control location(s) (i.e. silt fence, erosion berm mix)	Yes		
I	Stockpile and staging area(s) identified (with proper perimeter control)	Yes		
J	Inlet protection location(s)	Yes		
K	Note requiring contractor to implement dust control measures throughout construction	Yes		
L	Note requiring contractor to pave utility trenches within right-of-way within 3 days of excavation or prior to any rain event	Yes		
M	If groundwater expected, show dewatering/silt bag location(s); show temporary pumping routing	No	No deep excavations proposed	
N	If large development is proposed with an extensive underground stormwater conveyance network, show sediment trap/basin location(s) needed for constructability/phasing; provide sizing calculations	No	no large development proposed	
<b>5</b>	<b>SITE PLAN/SUBDIVISION PLAN</b>			
A	Partial Site Plans needed for any viewport scale greater than 1"=20'	No	Plans are shown as 1" = 20'	
B	Existing property and right-of-way lines	Yes	See attached boundary survey by others	
C	Proposed subdivision lot lines and labels	No	no subdivisions proposed	
D	Required Zoning Setbacks shown with dimensions and annotation	No	No buildings proposed	
E	Bulk requirement summary table (zoning/parking calculations)	Yes		
F	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	No	No natural resources present	
G	100-year Flood Zone Limits	No	Project not in a flood zone	
H	Proposed building outlines, door entrances and loading docks	No	No building modifications proposed	
I	Proposed building labels	No	No building modifications proposed	
J	Proposed road extents; provide clear annotation if roads will be public or private	No	No proposed roads	
K	Proposed parking and accessible parking locations; annotate parking space counts	Yes		
L	Proposed signage, parking striping, and traffic striping	Yes		
M	Detailed ADA ramp geometry, detectable warning surfaces, and ADA parking striping/signage; existing & proposed	Yes	Existing striping to be replicated	
N	Proposed site features (i.e. curbing, walls, fencing, guiderail, fire hydrant, transformers, light pole locations)	Yes		
O	Separate hatching for buildings, sidewalks, pavement, landscaping	Yes		
P	Proposed landscaping; detailed landscaping design should be on separate plans	No	landscaping limited to maintaining existing installations	
Q	Designated snow storage areas	No	no increases to parking proposed, snow management to remain as existing	
R	Proposed dumpster locations and trash removal access	No	no changes to dumpster location or access	
S	Linear dimensions of all drive aisles, sidewalk widths, parking spaces, loading docks	Yes		
T	Radial dimensions for all curbs, landscaped islands, sidewalks	Yes		
U	Road centerline stationing shown, labelled every 0+50' with curve data	No	No roads proposed or existing on site	
V	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	No	No roads proposed or existing on site	
W	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	No	No roads proposed or existing on site	
X	Planning Board signature block for final recording	Yes		
<b>6</b>	<b>GRADING PLAN</b>			
A	Partial Grading Plans needed for any viewport greater than 1"=20'	No	all plans are 1" = 20'	
B	Limits-of-disturbance outlined and acreage annotated	Yes		
C	Proposed Building Labels with Individual Finished Floor Elevations (FFEs)	No	no proposed buildings	
D	Existing contours with adequate contour labelling, screened; minimum 1' contour interval	Yes		
E	Proposed contours with adequate contour labelling; minimum 1' contour interval	Yes		
F	Detailed grading for all ditches, swales, outfalls, and riprap	No	no stormwater conveyance changes proposed	
G	All proposed contours tie-into existing contours at limits-of-disturbance outline	Yes		
H	Existing spot elevations for all asphalt and curb tie-in locations	Yes		
I	Location of any Natural Resources and their respective buffers (wetlands, streams, etc.)	No	No natural resources present	
J	100-year Flood Zone Limits	No	Project not in a flood zone	
K	Proposed spot elevations for all important roadway geometric points and/or on a 50' maximum interval: low/high points, PC/PT, road centerline, edge-of-asphalt	No	No roads proposed or existing on site	
L	Proposed spot elevations for all curblines (bottom/top-of-curb) and sidewalks			
M	Proposed spot elevations for all parking and drive aisle geometry points			
N	Proposed spot elevations for all building corners and door-entry locations	No	no proposed buildings	
O	Proposed retaining wall/loading dock elevations (bottom/top of wall)	no	no proposed walls or loading docks	
P	Proposed spot elevations for all ADA ramp/landing/parking stall geometry points	no	no changes to ADA parking	

Q		no	no changes to ADA parking		
R	Proposed longitudinal % slope arrows for drainage ditch centerlines	no	no drainage ditches proposed		
S	Proposed % slope arrows for roads, parking areas, and landscape tie-in areas	no	existing grades to be maintained		
T	Estimated cut/fill earthwork volumes; if disturbing within Flood Zone, separate set of earthwork volumes required (site vs. within flood zone)	No	no cut and fill proposed		
<b>7</b>	<b>ROAD PROFILES (if public/private road proposed)</b>				
A	Existing surface; dashed and screened	No	No roads proposed or existing on site		
B	Proposed surface; continuous and bold	No	No roads proposed or existing on site		
C	Corresponding centerline stationing and curve data annotation	No	No roads proposed or existing on site		
D	Road cross-section including proposed surface cross slopes; include multiple sections for various road cross slope conditions proposed (crowned, superelevated)	No	No roads proposed or existing on site		
E	Horizontal and vertical scale bars	No	No roads proposed or existing on site		
F	Clear annotation if proposed road will be public or private	No	No roads proposed or existing on site		
G	If Private Road is proposed, plans must clearly note that proposed private roads will not be submitted in the future for public acceptance	No	No roads proposed or existing on site		
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	No	No roads proposed or existing on site		
<b>8</b>	<b>UTILITY PLAN</b>				
A	Existing underground utility locations; screened (storm, sewer, force main, water, gas, electric, telecom)	No	No utility changes proposed		
B	Existing above-ground utility locations; screened (manholes, catch basins, utility poles, hydrants, riprap)	No	No utility changes proposed		
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)	No	No utility changes proposed		
D	Proposed underground utility locations; bold (storm, sewer, force main, water, gas, electric, telecom, lighting)				
E	Proposed above-ground utility locations; bold (manholes, catch basins, utility poles, hydrants, transformers, riprap)				
F	Proposed storm culverts, outfalls, and riprap locations and sizes	No	No utility changes proposed		
G	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)	No	No utility changes proposed		
H	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope	No	No utility changes proposed		
I	Flow directional arrows for storm & sewer pipes	No	No utility changes proposed		
J	Proposed & existing site features shown that could conflict with proposed utilities (trees, signs, lightpoles, bollards, foundations, guiderails)	Yes			
K	All storm drains must be sized to convey the 25-year storm	No	no increases in stormwater proposed		
L	Sewer force main sizes and invert elevations	No	No utility changes proposed		
M	Sewer pump station locations, model, rim, inverts, pipe sizes, cardinal directions (N,E,S,W)	No	No utility changes proposed		
N	Grease trap & oil-water separator locations, sizes, elevations	No	No utility changes proposed		
O	Water, gas, electric, and telecom sizes labelled	No	No utility changes proposed		
<b>9</b>	<b>UTILITY PROFILES</b>				
A	Utility profiles for all gravity storm drains and sewer pipes, including all laterals, catch basins, culverts, and outfalls; profiles preferred to be aligned on the pipe centerline (not superimposed on the road centerline)	No	No utility changes proposed		
B	Existing surface; dashed and screened	Yes			
C	Proposed surface; continuous and bold	Yes			
D	Storm/sewer structure labels must include: rim, inverts in, inverts out, pipe sizes, cardinal directions (N, E, S, W)	No	No utility changes proposed		
E	Storm/sewer pipe labels must include: linear footage, pipe size, material, slope	No	No utility changes proposed		
F	Existing and proposed gravity pipe crossings shown; sizes labelled and depths/clearance annotated	No	No utility changes proposed		
G	Existing and proposed electric/water/telecom/gas crossings shown at approximate depths; sizes labelled and depths/clearance annotated	No	No utility changes proposed		
H	Known ledge or groundwater elevations	No	no sub surface exploration performed		
I	For all storm drains, 25-year HGL must be shown on profiles with starting tailwater condition identified	No	no increases in stormwater proposed		
J	For storm outfalls, include riprap sizing and grading extents	No	no increases in stormwater proposed		
K	Horizontal and vertical scale bars	Yes			
<b>10</b>	<b>DETAILS</b>				
A	Road section detail, including pavement & gravel depths	Yes			
B	Sidewalk, paver, crosswalk, and any other pavement section details	Yes			
C	Pavement sawcut detail	Yes			
D	Utility trench/backfill detail	Yes			
E	All site feature details; curbing, retaining walls, fencing, guiderails, dumpsters, etc.	Yes			
F	Signage, striping, and ADA details	Yes			
G	E&S notes and details; only show applicable/proposed measures	Yes			
H	Utility structure details (manholes, cleanouts, fittings, handholes, transformer pads, hydrants)	No	No utility changes proposed		
I	Storm outfall & riprap details	No	No utility changes proposed		
J	Drainage ditch cross section identifying minimum depth, minimum bed width, and maximum side slopes	No	No stormwater changes proposed		
K	Pump station, grease trap, and oil-water separator details	No	No utility changes proposed		
L	Conduit section details	No	No utility changes proposed		
M	Miscellaneous details (as needed)	No	No utility changes proposed		
<b>11</b>	<b>LANDSCAPING, LIGHTING &amp; PHOTOMETRIC PLANS</b>				

A	As required by ordinance; at a minimum: locations, counts, and species/models must be identified	No	No changes in lighting proposed		
B	Landscaping & lighting details	No	No changes in lighting proposed		
<b>12</b>	<b>DOCUMENTS/REPORTS/CALCULATIONS</b>				
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	Predevelopment & Post-development Drainage Area Maps, including: i. Subdrainage areas delineated and labeled ii. Points of Interest/Analysis shown and labeled iii. Hatching for different land cover areas (impervious, pervious, gravel) iv. Time of concentration (Tc) paths & durations v. Four City standardized stormwater summary tables	No	no increases in stormwater proposed		
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)	No	no changes in sewer use proposed		
D	A Performance Guarantee Cost Estimate utilizing Planning's template	Yes			
E	25-year hydraulic calculations for all storm conveyance piping (rational method), including starting tailwater conditions/documentation	No	no increases in stormwater proposed		
F	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	No	no increases in stormwater proposed		
G	Sizing calculations for any SWM water quality BMP or detention facility	No	no increases in stormwater proposed		
H	A stormwater maintenance manual for any proposed SWM water quality BMP or detention facility, including: i. Annual maintenance requirements ii. 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 iii. 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	No	no stormwater facilities proposed		
I	Salt Management Plan	Yes	Included in application		
J	Sewer pump station sizing calculations	No	No utility changes proposed		
K	Sewer pump station maintenance plan	No	No utility changes proposed		
L	Grease trap sizing calculations	No	No utility changes proposed		
M	Homeowner Association (HOA) agreement for any private road serving two (2) lots or more	No	No private roads proposed		
N	Summary list & copy of any required DOT/DEP/USACE permits & approvals	No	No additional permits required		




**ATTACHMENT 2  
AGENT AUTHORIZATION LETTER**



To Whom It May Concern,

By this letter, the undersigned authorizes Berry Huff McDonald Milligan Inc. (BH2M) to act as the agent for the undersigned, Mastoran Corporation in the preparation and submission of all Federal, State, and Local permit applications and relevant documents and correspondence for all necessary permits for the construction of site plan improvements for the Burger King restaurant located at 349 Alfred Street in the City of Biddeford, to attend meetings and site visits; to appear before all boards, commissions, and committees, and to provide such other services as are necessary and appropriate in furtherance of the aforementioned project.

Sincerely,

  
\_\_\_\_\_  
Signature

Marc G. Reardon Director of Const.  
Printed Name and Title

4/17/25  
Date



**ATTACHMENT 3  
PROPERTY DEED**



WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that MAINE CHANCE CORPORATION, a New Hampshire corporation with an address of 500 Market Street, Suite 10, Portsmouth, New Hampshire 03801, FOR CONSIDERATION PAID, hereby grants to MASTORAN RESTAURANTS, INC., a Massachusetts corporation with a principal place of business at 822 Lexington Street, Waltham, Massachusetts 02452, with WARRANTY COVENANTS, a certain lot or parcel of land, together with any improvements thereon and all rights appurtenant thereto, located at Five Points, so-called, Town of Biddeford, York County, Maine; being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Title reference is made to a deed from Biddeford Limited partnership to Maine Chance Corporation dated July 12, 1988 and recorded at the York County Registry of Deeds in Book 4773 at page 167.

IN WITNESS WHEREOF, Maine Chance Corporation has caused to be executed by Thomas N. Willcox, President duly authorized as of this 10<sup>th</sup> day of April 2001.

MAINE R.E. TRANSFER TAX PAID

MAINE CHANCE CORPORATION

C. Wesley Crowell  
Witness  
Print name: C. WESLEY CROWELL

Thomas N. Willcox  
By: THOMAS N. WILLCOX  
Its President thereunto duly authorized

STATE OF MASSACHUSETTS  
COUNTY OF MIDDLESEX, ss.

April 10, 2001

PERSONALLY APPEARED before me, the above-named Thomas N. Willcox and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Maine Chance Corporation.

Edmund C. Grant  
Notary Public  
Print Name: EDMUND C. GRANT  
My Commission Expires: 8-24-2001

EXHIBIT A

A certain lot or parcel of land together with the buildings thereon situated at "Five Points", so-called, in the City of Biddeford, County of York and State of Maine, and being more particularly bounded and described as follows: Beginning at a spike marking the intersection of the Southerly sideline of Elm Street with the Easterly sideline of West Street; thence, by said Elm Street on a course of North 50° 30' East and a distance of 30.02 feet to a spike; thence by the new state taking line (new Southerly sideline of Alfred Street) as recorded in the York County Registry of Deeds in Book 1677, Page 225, dated August 5, 1965 and as shown on State Highway Commission Plan recorded in said Registry of Deeds in Plan Book 42, Page 33, on a course of North 70° 31' 30" East and a distance of 94.92 feet to a spike and the Westerly sideline of land now or formerly of Robert S. Shuris, et al; thence by said Shuris land on the following described courses: South 41° 00" East, a distance of 77.34 feet to a point; thence South 37° 19' East, a distance of Fifty (50) feet to an iron rod set in the ground; thence North 79° 43' East, a distance of Forty (40) feet to an 18" maple tree and land now or formerly of Irving and Loretta Sandler, Inc. and being leased to Hannaford Bros., Co.; thence, by said Sandler land on the following described courses: South 38° 03' 45" East a distance of 15.50 feet to an iron rod set in the ground; thence South 37° 48' East, a distance of 109.27 feet to an iron rod set in the ground and the Northerly sideline of the other parcel described herein; thence, turning and running South 50° 52' West, a distance of 152.67 feet to an iron rod set in the ground and the Easterly sideline of West Street; thence by said West Street on a course of North 39° 08' West, a distance of 303.04 feet to the point of beginning.

Also another certain lot or parcel of land together with any buildings thereon situated on the Northeasterly side of West Street, so-called, in the City of Biddeford, County of York and State of Maine and being more particularly bounded and described as follows; Beginning at an iron rod set in the ground on the Northeasterly side of said West Street, said iron rod marking the Southwesterly corner of the above-described parcel of land and the Northwesterly corner of the parcel herein described; thence running North 50° 52' East, along the Southerly sideline of the above-described parcel of land, a distance of 152.67 feet to an iron rod set in the ground at land of Sandler, now being leased to Hannaford Bros., Co.; thence, turning and running in a general Southeasterly direction along land of said Sandler, a distance of Sixty (60) feet, more or less to a point which point marks the Northeasterly corner of land formerly of Harry B. Center, now being leased to New England Telephone and Telegraph Company; thence turning and running in a general Southwesterly direction along said land being leased to New England Telephone & Telegraph Company, a distance of 151 feet, more or less, to a point on the Northeasterly side of said West Street; thence, turning and running in a general Northwesterly direction along the Northeasterly sideline of said West Street, a distance of Sixty (60) feet, more or less to an iron rod set in the ground at the point of beginning.

RECEIVED YORK S S.

2001 APR 25 A 10:57

ATTEST: *Louis M. Meuse*  
 REGISTER OF DEEDS

*Brown + Bond*  
 7  
 2 P

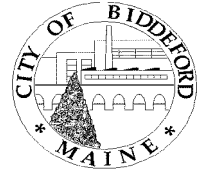


**ATTACHMENT 4**  
**FINANCIAL CAPACITY AND COST ESTIMATE**



# City of Biddeford, Maine

## COST ESTIMATE WORKSHEET



OWNER/APPLICANT: Mastoran Corporation

PB #:

PROJECT NAME: Burger King 5 Points

DATE: 18-Dec-25

	<i>ITEM</i>	<i>UNIT</i>	<i>QUANTITY</i>	<i>UNIT COST</i>	<i>TOTAL</i>
1	Clearing and Grubbing	Acre	0.25	\$6,000.00	\$1,500.00
2	Erosion/Sediment Control	Lump Sum	1	\$2,500.00	\$2,500.00
3	Site Stabilization	Lump Sum	1	\$2,500.00	\$2,500.00
4	Ledge Removal	Cubic Yard			\$0.00
5	Sanitary Sewer				
	Manholes	Each			\$0.00
	Main	Linear Foot			\$0.00
	House Services	Linear Foot			\$0.00
6	Water Main				
	Main	Linear Foot			\$0.00
	House Services	Linear Foot			\$0.00
	Hydrants	Each			\$0.00
7	Electric				
	Underground Utility Trench	Linear Foot			\$0.00
	Conduit/Wiring	Linear Foot			\$0.00
	Transformer Bases	Each			\$0.00
8	Storm Drainage				
	Pipe/Culvert	Linear Foot			\$0.00
	Catch Basin	Each			\$0.00
	Other Treatment Devices	Each			\$0.00
9	Stormwater Management				
	Outlet Control Structure	Each			\$0.00
	Stromwater Management Facilities	Each			\$0.00
10	Excavate and Grade Subgrade	Cubic Yard	50	\$20.00	\$1,000.00
11	Roadways				
	Subbase Gravel	Cubic Yard			\$0.00
	Base/Finish Gravel	Cubic Yard			\$0.00
	Base Paving	Ton			\$0.00
	Finish Paving	Ton			\$0.00
	Geotextile Fabric	Ton			\$0.00
12	Sidewalks				
	Subbase Gravel	Cubic Yard			\$0.00
	Base/Finish Gravel	Cubic Yard			\$0.00
	Base Paving	Ton			\$0.00
	Finish Paving	Ton			\$0.00
13	Parking Lots/Other Areas				
	Subbase Gravel	Cubic Yard			
	Base/Finish Gravel	Cubic Yard			
	Base Paving	Ton	367	\$120.00	\$44,048.10
	Finish Paving	Ton	230	\$120.00	\$27,596.40

# *City of Biddeford, Maine*

## COST ESTIMATE WORKSHEET

14	Curbing – Bituminous	Linear Foot	855	\$15.00	\$12,825.00
15	Curbing - Concrete				
15	Curbing – Granite	Linear Foot	683	\$35.00	\$23,905.00
16	Pavement Striping	Linear Foot	1475	\$5.00	\$7,375.00
17	Guardrail	Linear Foot			\$0.00
18	Fencing	Linear Foot			\$0.00
19	Loam and Seed	1,000 Square Feet	2	\$400.00	\$800.00
20	Riprap	Cubic Yard			\$0.00
21	Landscaping	Lump Sum	1	\$10,000.00	\$10,000.00
22	Street Lights	Each			\$0.00
23	Site Lighting	Each	1	\$1,500.00	\$1,500.00
24	Monuments/Iron Pipes	Lump Sum			\$0.00
25	Clean Up	Lump Sum	1	\$5,000.00	\$5,000.00
26	As Builts	Lump Sum	1	\$5,000.00	\$5,000.00
27	Other				\$0.00
28	Other				\$0.00
29	Other				\$0.00
30	Other				\$0.00
31	Other				\$0.00

**COST ESTIMATE TOTAL:**

**\$145,549.50**

**150% of TOTAL:**

**\$218,324.25**

<b>FOR OFFICE USE ONLY</b>	
EROSION CONTROL/SITE STABILIZATION BOND (IF APPLICABLE):	
PERFORMANCE GUARANTEE REQUIRED:	
Name:	
Signature:	
Date:	



MASTORAN CORP  
822 LEXINGTON STREET SECOND FLOOR  
WALTHAM MA 02452-4848

Page: 1 of 2  
Statement Period: Oct 01 2025-Oct 31 2025  
Cust Ref #: 8264156156-715-E-###  
Primary Account #: 826-4156156

**TD Small Business Premium Money Mar**

MASTORAN CORP

Account # 826-4156156

**ACCOUNT SUMMARY**

Beginning Balance	378,133.54	Average Collected Balance	378,166.72
Other Credits	1,028.83	Interest Earned This Period	1,028.83
Ending Balance	379,162.37	Interest Paid Year-to-Date	35,754.55
		Annual Percentage Yield Earned	3.25%
		Days in Period	31

**DAILY ACCOUNT ACTIVITY**

**Other Credits**

POSTING DATE	DESCRIPTION	AMOUNT
10/31	INTEREST PAID	1,028.83
	Subtotal:	1,028.83

**DAILY BALANCE SUMMARY**

DATE	BALANCE	DATE	BALANCE
09/30	378,133.54	10/31	379,162.37

# How to Balance your Account

**Begin by adjusting your account register as follows:**

- Subtract any services charges shown on this statement.
- Subtract any automatic payments, transfers or other electronic withdrawals not previously recorded.
- Add any interest earned if you have an interest-bearing account.
- Add any automatic deposit or overdraft line of credit.
- Review all withdrawals shown on this statement and check them off in your account register.
- Follow instructions 2-5 to verify your ending account balance.

1. Your ending balance shown on this statement is:
2. List below the amount of deposits or credit transfers which do not appear on this statement. Total the deposits and enter on Line 2.
3. Subtotal by adding lines 1 and 2.
4. List below the total amount of withdrawals that do not appear on this statement. Total the withdrawals and enter on Line 4.
5. Subtract Line 4 from 3. This adjusted balance should equal your account balance.

<b>1</b>	<b>Ending Balance</b>		<b>379,162.37</b>
<b>2</b>	<b>Total Deposits</b>	<b>+</b>	
<b>3</b>	<b>Sub Total</b>		
<b>4</b>	<b>Total Withdrawals</b>	<b>-</b>	
<b>5</b>	<b>Adjusted Balance</b>		

**2**

DEPOSITS NOT ON STATEMENT	DOLLARS	CENTS
<b>Total Deposits</b>		<b>2</b>

**4**

WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS
		<b>4</b>

WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS
<b>Total Withdrawals</b>		<b>4</b>

**FOR CONSUMER ACCOUNTS ONLY — IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS:**

If you need information about an electronic fund transfer or if you believe there is an error on your bank statement or receipt relating to an electronic fund transfer, telephone the bank immediately at the phone number listed on the front of your statement or write to:

**TD Bank, N.A., Deposit Operations Dept, P.O. Box 1377, Lewiston, Maine 04243-1377**

We must hear from you no later than sixty (60) calendar days after we sent you the first statement upon which the error or problem first appeared. When contacting the Bank, please explain as clearly as you can why you believe there is an error or why more information is needed. Please include:

- Your name and account number.
- A description of the error or transaction you are unsure about.
- The dollar amount and date of the suspected error.

When making a verbal inquiry, the Bank may ask that you send us your complaint in writing within ten (10) business days after the first telephone call.

We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will credit your account for the amount you think is in error, so that you have the use of the money during the time it takes to complete our investigation.

**INTEREST NOTICE**

Total interest credited by the Bank to you this year will be reported by the Bank to the Internal Revenue Service and State tax authorities. The amount to be reported will be reported separately to you by the Bank.

**FOR CONSUMER LOAN ACCOUNTS ONLY — BILLING RIGHTS SUMMARY**

In case of Errors or Questions About Your Bill:

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us at P.O. Box 1377, Lewiston, Maine 04243-1377 as soon as possible. We must hear from you no later than sixty (60) days after we sent you the FIRST bill on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights. In your letter, give us the following information:

- Your name and account number.
- The dollar amount of the suspected error.
- Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

**FINANCE CHARGES:** Although the Bank uses the Daily Balance method to calculate the finance charge on your Moneyline/Overdraft Protection account (the term "ODP" or "OD" refers to Overdraft Protection), the Bank discloses the Average Daily Balance on the periodic statement as an easier method for you to calculate the finance charge. The finance charge begins to accrue on the date advances and other debits are posted to your account and will continue until the balance has been paid in full. To compute the finance charge, multiply the Average Daily Balance times the Days in Period times the Daily Periodic Rate (as listed in the Account Summary section on the front of the statement). The Average Daily Balance is calculated by adding the balance for each day of the billing cycle, then dividing the total balance by the number of Days in the Billing Cycle. The daily balance is the balance for the day after advances have been added and payments or credits have been subtracted plus or minus any other adjustments that might have occurred that day. There is no grace period during which no finance charge accrues. Finance charge adjustments are included in your total finance charge.

MASTORAN CORP  
822 LEXINGTON ST SECOND FLOOR  
WALTHAM MA 02452-4848

Page: 1 of 11  
Statement Period: Oct 01 2025-Oct 31 2025  
Cust Ref #: 8263066257-408-E-###  
Primary Account #: 826-3066257

**Business Analysis**

MASTORAN CORP

Account # 826-3066257

**ACCOUNT SUMMARY**

Beginning Balance	497,368.98	Average Collected Balance	443,979.37
Deposits	55,888.68	Interest Earned This Period	0.00
Electronic Deposits	1,694,990.66	Interest Paid Year-to-Date	0.00
Other Credits	3,669,041.30	Annual Percentage Yield Earned	0.00%
		Days in Period	31
Electronic Payments	2,711,541.91		
Other Withdrawals	2,652,111.73		
Ending Balance	553,635.98		

**DAILY ACCOUNT ACTIVITY**

**Deposits**

POSTING DATE	DESCRIPTION	AMOUNT
10/15	DEPOSIT	25,383.47
10/30	DEPOSIT	30,505.21
	Subtotal:	55,888.68

**Electronic Deposits**

POSTING DATE	DESCRIPTION	AMOUNT
10/01	TD ETREASURY CR, Transfer From CK 8263065936	200,000.00
10/01	TD ETREASURY CR, Transfer From CK 240021890	28,000.00
10/02	TD ETREASURY CR, Transfer From CK 240021890	40,000.00
10/06	CCD DEPOSIT, MASTORAN CORPORA CORP PAY	74,000.00
10/06	TD ETREASURY CR, Transfer From CK 240021890	62,000.00
10/07	TD ETREASURY CR, Transfer From CK 240021890	52,000.00
10/08	CCD DEPOSIT, MASTORAN CORPORA ACH SINGLE 3228643	50,000.00
10/08	TD ETREASURY CR, Transfer From CK 240021890	34,000.00
10/09	CTX DEPOSIT, US_BURGER KING C PAYMENTS 200003743433005	155,000.00
10/09	TD ETREASURY CR, Transfer From CK 240021890	17,000.00
10/10	TD ETREASURY CR, Transfer From CK 240021890	27,000.00
10/14	TD ETREASURY CR, Transfer From CK 240021890	74,000.00
10/15	CCD DEPOSIT, MASTORAN CORPORA CORP PAY	64,000.00
10/15	CCD DEPOSIT, MASTORAN CORPORA ACH SINGLE 3232121	22,000.00
10/15	TD ETREASURY CR, Transfer From CK 8265293048	150,000.00
10/15	TD ETREASURY CR, Transfer From CK 240021890	57,000.00
10/16	TD ETREASURY CR, Transfer From CK 240021890	32,000.00
10/17	TD ETREASURY CR, Transfer From CK 240021890	22,000.00
10/20	TD ETREASURY CR, Transfer From CK 240021890	55,000.00

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<b>1</b>	<b>Ending Balance</b>		<b>553,635.98</b>
<b>2</b>	<b>Total Deposits</b>	<b>+</b>	
<b>3</b>	<b>Sub Total</b>		
<b>4</b>	<b>Total Withdrawals</b>	<b>-</b>	
<b>5</b>	<b>Adjusted Balance</b>		

**2**

DEPOSITS NOT ON STATEMENT	DOLLARS	CENTS
<b>Total Deposits</b>		<b>2</b>

**4**

WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS
<b>Total Withdrawals</b>		<b>4</b>

WITHDRAWALS NOT ON STATEMENT	DOLLARS	CENTS
<b>Total Withdrawals</b>		<b>4</b>

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- The dollar amount and date of the suspected error.

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- Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.

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America's Most Convenient Bank®

STATEMENT OF ACCOUNT

MASTORAN CORP

Page: 3 of 11
Statement Period: Oct 01 2025-Oct 31 2025
Cust Ref #: 8263066257-408-E-###
Primary Account #: 826-3066257

DAILY ACCOUNT ACTIVITY

Electronic Deposits (continued)

Table with 3 columns: POSTING DATE, DESCRIPTION, AMOUNT. Contains 12 rows of electronic deposit data and a Subtotal row.

Other Credits

Table with 3 columns: POSTING DATE, DESCRIPTION, AMOUNT. Contains 28 rows of other credit data.

Call 1-800-747-7000 for 24-hour Bank-by-Phone services or connect to www.tdbank.com

MASTORAN CORP

Page: 4 of 11  
 Statement Period: Oct 01 2025-Oct 31 2025  
 Cust Ref #: 8263066257-408-E-###  
 Primary Account #: 826-3066257

**DAILY ACCOUNT ACTIVITY**

**Other Credits (continued)**

10/09	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	80,132.83
10/09	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	3,081.40
10/09	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	374.48
10/10	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	84,781.85
10/10	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674480	78,856.09
10/10	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	2,217.61
10/10	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	315.41
10/14	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	89,472.60
10/14	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	10,117.61
10/14	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	1,372.96
10/15	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	393,712.60
10/15	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674480	31,358.21
10/15	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263681089	18,800.00
10/15	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	2,739.35
10/15	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	210.96
10/16	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	79,258.75
10/16	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	2,827.41
10/16	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	409.75
10/17	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	83,200.59
10/17	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674480	69,578.43
10/17	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	2,560.34
10/17	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	424.89
10/17	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674399	172.61
10/20	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	87,965.88
10/20	WIRE TRANSFER INCOMING, MASTORAN CORPORATION	40,033.70
10/20	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	7,876.10
10/20	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	82.86
10/21	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	320,222.89
10/21	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674480	29,890.56
10/21	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	3,023.88
10/21	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	1,008.99
10/22	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	82,778.27
10/22	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	3,027.13
10/22	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	193.57
10/23	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	84,276.47
10/23	WIRE TRANSFER INCOMING, MASTORAN CORPORATION	35,357.00
10/23	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	2,798.98
10/23	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	466.30
10/24	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	90,022.36
10/24	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674480	72,897.60
10/24	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	2,295.77

MASTORAN CORP

Page: 5 of 11  
 Statement Period: Oct 01 2025-Oct 31 2025  
 Cust Ref #: 8263066257-408-E-###  
 Primary Account #: 826-3066257

**DAILY ACCOUNT ACTIVITY**

**Other Credits (continued)**

10/24	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	343.12
10/27	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	95,104.65
10/27	WIRE TRANSFER INCOMING, MASTORAN CORPORATION	19,001.00
10/27	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	7,579.27
10/27	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263681089	5,061.81
10/27	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	398.59
10/28	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	323,557.14
10/28	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674480	33,899.27
10/28	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	3,055.28
10/28	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	1,166.36
10/28	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674399	154.30
10/29	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	85,629.58
10/29	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	3,120.33
10/29	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	405.05
10/30	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	83,010.95
10/30	WIRE TRANSFER INCOMING, MASTORAN CORPORATION	29,413.00
10/30	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263681089	21,508.80
10/30	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	2,940.33
10/30	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	378.54
10/31	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674505	89,678.88
10/31	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674480	71,709.13
10/31	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263674521	2,496.12
10/31	ZBA CREDIT TRANSFER, ZBA XFER FROM CHECKING ACCT 8263066281	203.70
	Subtotal:	3,669,041.30

**Electronic Payments**

POSTING DATE	DESCRIPTION	AMOUNT
10/01	5CD DEBIT, BCBS MASS PREMIUM 4951521	74,731.75
10/01	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	27,751.17
10/01	5CD DEBIT, BCBS MASS PREMIUM 4951521	16,779.16
10/01	ELECTRONIC PMT-WEB, CITY OF PORTLAND PAYMENT 999000000052264	12,672.85
10/01	ACH DEBIT, ELEVANTA LLC OCT 25 ACH Mastoran Corp	10,643.11
10/01	5CD DEBIT, BCBS MASS PREMIUM 4951521	4,376.24
10/01	ACH DEBIT, CMP CMP PMT 53234161091025	4,188.85
10/01	ACH DEBIT, CMP CMP PMT 53237865091025	3,984.32
10/01	CTX DEBIT, BIMBO QSR OHIO VENDOR_PYM	3,730.47
10/01	5CD DEBIT, SERVICEHQTRS AUTH PAYME G-7D3A5BEC00914	2,442.14
10/01	ELECTRONIC PMT-WEB, AMERIGAS UTILITY 7691811	2,253.26
10/01	5CD DEBIT, SERVICEHQTRS AUTH PAYME G-2C3CB537C9F64	2,131.95
10/01	ELECTRONIC PMT-WEB, CITY OF PORTLAND PAYMENT 999000000052267	934.84
10/01	5CD DEBIT, SPRAGUE5694 EFT DRAW	791.56
10/01	ELECTRONIC PMT-WEB, CITY OF PORTLAND PAYMENT 999000000052269	583.83

MASTORAN CORP

Page: 6 of 11  
 Statement Period: Oct 01 2025-Oct 31 2025  
 Cust Ref #: 8263066257-408-E-###  
 Primary Account #: 826-3066257

**DAILY ACCOUNT ACTIVITY**

**Electronic Payments (continued)**

POSTING DATE	DESCRIPTION	AMOUNT
10/01	5CD DEBIT, CITY OF WALTHAM TREAS 7643446	537.08
10/01	5CD DEBIT, SPRAGUE5694 EFT DRAW	440.78
10/01	5CD DEBIT, COMM OF MASS EFT MA DOR PAY 175272480	379.40
10/01	5CD DEBIT, SERVICEHQTRS AUTH PAYME G-4FBF076F4F354	326.35
10/02	5CD DEBIT, BURGER KING PAYMENTS 200003706133005	82,210.54
10/02	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	52,141.93
10/02	5CD DEBIT, GET SHIFT INC. SALE	1,430.00
10/02	5CD DEBIT, PORTLAND WATER UTILITY 7746133	750.61
10/02	5CD DEBIT, SPRAGUE5694 EFT DRAW	747.58
10/02	5CD DEBIT, PORTLAND WATER UTILITY 7778814	693.37
10/02	ACH DEBIT, NATL FOUND LIFE INS. PREM 02N208107000002	523.01
10/02	5CD DEBIT, SPRAGUE5694 EFT DRAW	435.06
10/02	5CD DEBIT, SPRAGUE5694 EFT DRAW	67.34
10/03	ACH DEBIT, PACIFIC PREMIER AT TRNSFER	65,642.17
10/03	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	43,494.24
10/03	ACH DEBIT, PACIFIC PREMIER AT TRNSFER	18,319.72
10/03	ELECTRONIC PMT-WEB, EVERSOURCE WEB_PAY 05147013091225	4,932.59
10/03	ACH DEBIT, PACIFIC PREMIER AT TRNSFER	4,553.48
10/03	ACH DEBIT, DTIQ TECHNOLOGIE PAYMENT 85791	432.34
10/03	ELECTRONIC PMT-WEB, NGRID06 NGRID06WEB 9233389000	49.43
10/06	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	37,290.44
10/06	5CD DEBIT, READING MUNICIPA UTILITY 8816687	3,231.02
10/06	5CD DEBIT, TWN OF DANVERS ELECTRIC 9264729	3,159.56
10/06	5CD DEBIT, VERIFONE INC PAYMENTS 3780439	1,586.78
10/06	ACH DEBIT, HMF HMFUSA.COM 20221100977465	775.45
10/07	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	102,612.76
10/07	ELECTRONIC PMT-WEB, DANVERS REALESTATE 202510031551115	9,813.81
10/07	ELECTRONIC PMT-WEB, EVERSOURCE WEB_PAY 05496150091625	7,135.46
10/07	5CD DEBIT, JPMORGAN CHASE EXT TRNSFR 26095439537	1,533.09
10/07	5CD DEBIT, EQUIP FINANCING CNTRCT PMT 097-0203272-000	816.47
10/07	ACH DEBIT, LEASE SERVICES BILLPAY OSG ACH CC	226.51
10/07	ELECTRONIC PMT-WEB, UNIPAYFEE ONE FEE 202510031551115	0.50
10/08	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	36,483.82
10/08	CTX DEBIT, BIMBO QSR OHIO VENDOR_PYM	21,364.11
10/08	ACH DEBIT, COMCAST-XFINITY CABLE SVCS 0410525	723.90
10/08	ELECTRONIC PMT-WEB, NGRID07 NGRID07WEB 8089730001	629.44
10/09	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	68,111.90
10/09	5CD DEBIT, EVERSOURCE WEB_PAY 05881169091825	4,478.64
10/09	ACH DEBIT, CMP CMP PMT 53357031091825	4,347.37
10/09	ELECTRONIC PMT-WEB, FITCHBURG MA COL FITCHBURG	890.74

MASTORAN CORP

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 Statement Period: Oct 01 2025-Oct 31 2025  
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**DAILY ACCOUNT ACTIVITY**

**Electronic Payments (continued)**

POSTING DATE	DESCRIPTION	AMOUNT
10/09	ELECTRONIC PMT-WEB, NISSAN RET AUTO LOAN 0018030838	592.01
10/09	ELECTRONIC PMT-WEB, FITCHBURG MA COL FITCHBURG	376.29
10/09	ELECTRONIC PMT-WEB, CITY HALL SYSTEM CITY HALL	0.50
10/09	ELECTRONIC PMT-WEB, CITY HALL SYSTEM CITY HALL	0.50
10/10	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	46,610.06
10/10	5CD DEBIT, NUCO2 LLC WEB PAY NuCO2	15,003.93
10/10	ACH DEBIT, CMP CMP PMT 53385238091925	4,160.79
10/14	5CD DEBIT, BURGER KING PAYMENTS 200003808133005	258,755.66
10/14	5CD DEBIT, BURGER KING PAYMENTS 200001401139005	175,953.09
10/14	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	94,816.77
10/14	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	35,784.43
10/14	5CD DEBIT, NH ELECTRIC COOP ELECT PMNT 6000799200	9,461.21
10/14	ELECTRONIC PMT-WEB, AMERIGAS UTILITY 2568859	2,312.58
10/14	ELECTRONIC PMT-WEB, AMERIGAS UTILITY 2893309	977.85
10/14	5CD DEBIT, SPRAGUE5694 EFT DRAW	744.75
10/14	5CD DEBIT, SPRAGUE5694 EFT DRAW	560.78
10/14	ELECTRONIC PMT-WEB, EVERSOURCE WEB_PAY 06399068092325	402.75
10/14	5CD DEBIT, NH ELECTRIC COOP ELECT PMNT 6000980300	82.93
10/14	5CD DEBIT, SPRAGUE5694 EFT DRAW	39.11
10/15	5CD DEBIT, ME BUREAU OF TAX INTRNET DR 1597141	82,276.02
10/15	5CD DEBIT, NH DEPT REVENUE NH TX PAYM 727948	72,396.00
10/15	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	29,255.16
10/15	CTX DEBIT, BIMBO QSR OHIO VENDOR_PYM	21,990.42
10/15	ELECTRONIC PMT-WEB, EVERSOURCE WEB_PAY 06570264092425	5,352.27
10/15	5CD DEBIT, SERVICEHQTRS AUTH PAYME G-C849A4C6F7284	2,437.52
10/15	5CD DEBIT, SERVICEHQTRS AUTH PAYME G-47E65FABDB3F4	973.19
10/15	ACH DEBIT, GM FINANCIAL GMF PYMT 00211086955085	806.38
10/16	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	57,294.91
10/16	ACH DEBIT, BUDDERFLY OP 2 PAYMENT 180071	8,036.79
10/16	ACH DEBIT, BUDDERFLY OP 2 PAYMENT 180370	2,991.14
10/16	5CD DEBIT, CITY OF SOMERSWO CITY OF SO	1,256.51
10/16	ACH DEBIT, UNITIL ME UT BILL 000005061354501	616.08
10/16	ACH DEBIT, NORTHERN UTILITI UT BILL 000004070045501	390.86
10/16	5CD DEBIT, SOMERSWORTH 877- SOMERSWORT	2.50
10/17	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	62,083.56
10/17	5CD DEBIT, ALLY ALLY PAYMT 228328994165	1,796.96
10/17	ELECTRONIC PMT-WEB, VERIZON VZ BILLPAY 6532664390001	333.98
10/20	5CD DEBIT, CAPITAL ONE CRCARDPMT CA0F046063F0EFE	68,957.25
10/20	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	34,404.42
10/20	ELECTRONIC PMT-WEB, UTICA MUTUAL INS CSR PAY 000001779163913	10,830.00



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STATEMENT OF ACCOUNT

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DAILY ACCOUNT ACTIVITY

Electronic Payments (continued)

Table with 3 columns: POSTING DATE, DESCRIPTION, and AMOUNT. Contains 40 rows of transaction data including dates from 10/20 to 10/28 and various payment descriptions like 'ELECTRONIC PMT-WEB, EVERSOURCE WEB\_PAY' and '5CD DEBIT, LINEAGE FOODSERV LLC ACH'.

MASTORAN CORP

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 Statement Period: Oct 01 2025-Oct 31 2025  
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**DAILY ACCOUNT ACTIVITY**
**Electronic Payments (continued)**

POSTING DATE	DESCRIPTION	AMOUNT
10/28	5CD DEBIT, BIDDEFORD TAXES 7851406	9,675.15
10/28	ELECTRONIC PMT-WEB, FRAMINGHAM MA CO FRAMINGHAM	7,799.82
10/28	5CD DEBIT, BIDDEFORD TAXES 7851403	1,390.91
10/28	ACH DEBIT, HONDA PMT 8005435636 2V9Q3O8IWPZDM1W	1,024.61
10/28	ACH DEBIT, CHASE LOANS 12408517301611	811.26
10/28	ELECTRONIC PMT-WEB, TOYOTA ACH RTL 10252025 ZNSQONPSUBWNCQ	775.36
10/28	ELECTRONIC PMT-WEB, TOYOTA ACH RTL 10252025 Q14B89TUP6GHQXL	736.67
10/28	5CD DEBIT, SPRAGUE5694 EFT DRAW	713.55
10/28	5CD DEBIT, SPRAGUE5694 EFT DRAW	516.31
10/28	ELECTRONIC PMT-WEB, FITCHBURG MA COL FITCHBURG	325.07
10/28	ELECTRONIC PMT-WEB, NGRID06 NGRID06WEB 7827764006	128.19
10/28	ELECTRONIC PMT-WEB, NGRID06 NGRID06WEB 6581851001	74.80
10/28	5CD DEBIT, INVOICE CLOUD EPAYMENT 7851418	0.60
10/28	5CD DEBIT, INVOICE CLOUD EPAYMENT 7851420	0.60
10/28	ELECTRONIC PMT-WEB, CITY HALL SYSTEM CITY HALL	0.50
10/28	ELECTRONIC PMT-WEB, CITY HALL SYSTEM CITY HALL	0.50
10/29	5CD DEBIT, UTICA MUTUAL INS WEB PAY 000001782125840	49,686.00
10/29	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	38,490.86
10/29	CTX DEBIT, BIMBO QSR OHIO VENDOR_PYM	20,228.89
10/29	5CD DEBIT, SPRAGUE5694 EFT DRAW	858.56
10/29	5CD DEBIT, SPRAGUE5694 EFT DRAW	756.55
10/29	5CD DEBIT, SPRAGUE5694 EFT DRAW	755.58
10/29	5CD DEBIT, CONCUR TECHNOLOG 0000421209 080600128117	345.84
10/30	5CD DEBIT, COMM OF MASS EFT MA DOR PAY 1978833440	87,932.69
10/30	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	57,256.19
10/30	5CD DEBIT, COMM OF MASS EFT MA DOR PAY 1699813920	35,014.51
10/30	ACH DEBIT, CMP CMP PMT 53681425100925	3,615.60
10/30	ACH DEBIT, CMP CMP PMT 53678921100925	3,504.97
10/30	5CD DEBIT, SPRAGUE5694 EFT DRAW	486.87
10/30	5CD DEBIT, SPRAGUE5694 EFT DRAW	72.02
10/31	5CD DEBIT, LINEAGE FOODSERV LLC ACH 0003800115	47,464.13
10/31	ACH DEBIT, CRUM AND FORSTER DEBITPMT #526155345	23,608.00
10/31	ELECTRONIC PMT-WEB, AMERIGAS UTILITY 8867809	2,162.89
	Subtotal:	2,711,541.91

**Other Withdrawals**

POSTING DATE	DESCRIPTION	AMOUNT
10/01	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	380,367.88
10/01	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	1,965.32
10/01	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674589	60.58

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**DAILY ACCOUNT ACTIVITY**
**Other Withdrawals (continued)**

POSTING DATE	DESCRIPTION	AMOUNT
10/02	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	70,225.13
10/02	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	5,824.67
10/02	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	1,755.07
10/02	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674589	53.51
10/03	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	50,434.54
10/03	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	3,926.48
10/03	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674589	369.35
10/06	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	32,843.73
10/06	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	18,168.01
10/06	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	2,217.38
10/06	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674521	1,998.58
10/06	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674589	26.58
10/07	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	41,733.32
10/07	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	7,190.61
10/08	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	191,818.08
10/08	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	2,157.02
10/08	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	826.42
10/09	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	67,536.27
10/09	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	1,989.14
10/10	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	1,906.41
10/10	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066281	125.79
10/14	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	43,452.00
10/14	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	2,006.64
10/14	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	917.38
10/15	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	378,667.55
10/15	SERVICE CHARGE, ANALYSIS FEES	12,386.66
10/15	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	9,364.66
10/16	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	67,681.06
10/16	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	2,620.00
10/16	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	1,751.87
10/17	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	72,312.08
10/17	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	1,844.33
10/20	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	40,175.37
10/20	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	18,400.94
10/20	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	1,974.64
10/21	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	14,959.38
10/21	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	7,355.32
10/22	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	262,268.04
10/22	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	21,903.65
10/22	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	2,244.50

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**DAILY ACCOUNT ACTIVITY**
**Other Withdrawals (continued)**

POSTING DATE	DESCRIPTION	AMOUNT
10/23	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	80,256.72
10/23	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	16,873.63
10/23	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	1,808.35
10/24	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	124,256.98
10/24	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	2,002.34
10/27	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	12,696.94
10/27	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	8,373.68
10/27	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	2,142.84
10/28	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	7,187.42
10/28	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	100.94
10/29	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	386,706.35
10/29	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	2,190.88
10/30	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674399	66,240.96
10/30	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	28,632.39
10/30	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	1,848.23
10/31	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263066231	61,014.45
10/31	ZBA DEBIT TRANSFER, ZBA XFER TO CHECKING ACCT 8263674505	1,972.69
Subtotal:		2,652,111.73

**DAILY BALANCE SUMMARY**

DATE	BALANCE	DATE	BALANCE
09/30	497,368.98	10/17	380,995.61
10/01	258,622.68	10/20	387,645.54
10/02	170,585.24	10/21	646,288.10
10/03	144,210.94	10/22	451,564.88
10/06	283,789.27	10/23	441,752.67
10/07	519,624.17	10/24	459,468.64
10/08	438,952.14	10/27	562,567.32
10/09	546,217.49	10/28	857,482.46
10/10	671,581.47	10/29	621,617.91
10/14	220,276.71	10/30	525,770.31
10/15	369,575.47	10/31	553,635.98
10/16	341,429.66		



**ATTACHMENT 5  
CERTIFICATE OF GOOD STANDING**





**Corporate Name Search**

## Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Thu Oct 02 2025 15:04:24. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
MASTORAN CORPORATION	20011193 F	BUSINESS CORPORATION DOING BUSINESS IN MAINE	GOOD STANDING

Qualification Date	Expiration Date	Jurisdiction
06/14/2001	N/A	MASSACHUSETTS

Other Names	(A=Assumed ; F=Former)
MASTORAN RESTAURANTS INCORPORATED	F

### Principal Home Office Address

#### Physical

822 LEXINGTON STREET  
SECOND FLOOR  
WALTHAM, MA 02452

#### Mailing

822 LEXINGTON STREET  
SECOND FLOOR  
WALTHAM, MA 02452

### Clerk/Registered Agent

#### Physical

DAVID STROCK  
ONE MONUMENT SQUARE  
SUITE 600  
PORTLAND, ME 04101

#### Mailing

DAVID STROCK  
ONE MONUMENT SQUARE  
SUITE 600  
PORTLAND, ME 04101

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**ATTACHMENT 6  
TECHNICAL CAPACITY**





Mastoran Corporation/LBK, LLC is a Waltham, MA based franchisee of Burger King with a fifty-one-restaurant portfolio spread across the states of Maine, Massachusetts and New Hampshire.

The company was founded by the owner's father and mother, Larry and Paige Kohler, in 1985 with an acquisition of two Massachusetts stores.

New construction followed, as well as several acquisitions, and the company has grown to its current size. Critical to the company's expansion was the company's four-member in-house, Construction, Remodeling and Maintenance Department.

Department Head Marc G. Rochon has over forty years of broad construction experience and possesses a diverse and wide range of skills from heavy equipment operations to finish carpentry. During his tenure at the company, he built six restaurants from the ground up and renovated and remodeled over thirty.

Mastoran Corporation/LBK, LLC is confident that it is well-suited to undertake the process of adding an additional Drive Thru at the Alfred Street location and is looking forward to a vibrant future of additional growth and opportunity.

### **MASTORAN CORPORATION/LBK, LLC**

822 Lexington Street • Second Floor • Waltham, MA 02452 • (781)893-0990 • Fax: (781)899-6977

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A Franchisee of Burger King Corporation

## INTRODUCTION TO BH2M

**Berry Huff McDonald Milligan Inc. (BH2M)** is a locally owned civil engineering, planning and surveying firm, founded in 1978. BH2M is headquartered in Gorham, Maine. Our multifaceted staff of 16 includes engineers, planners, project managers, construction managers, and land surveyors. Over the past 44 years BH2M has provided a broad spectrum of services including:



### Surveying

- Boundary Surveys
- Topographic Surveys
- Existing Condition Surveys
- Utility Surveys
- As-Built Surveys
- Construction Stakeout
- Elevation Certificates and Letters of Map Amendment
- ALTA/NSPS Surveys
- Mortgage Loan Inspections

### Engineering and Planning

- Municipal Engineering
- Roadway Design
- Pedestrian and Bicycle Enhancement
- Shared Use Paths
- Athletic Facilities
- Vehicular Access and Parking
- Site Planning
- Comprehensive Land Planning
- Construction Cost Estimating
- Environmental and Local Permitting
- Stormwater Management
- Erosion Control
- Wastewater Collection and Pumping Systems
- ADA Accessibility



**BH2M** is a small firm mostly comprised of staff members that have been with the firm for 20 years or more. Our size, ability to offer a variety of services in-house, and experience working with one another enables us to provide efficient and cost-effective solutions to municipal infrastructure projects.

## CAPABILITIES

### Surveying

**BH2M** has the benefit of offering a full-service survey department. Our survey department provides the foundation for each project we undertake. Having the ability to self-perform survey services provides us with a cohesive transition from field reconnaissance to design and then to construction. Typically, our Project Managers will accompany the survey crew early in the process. We've found this to be an effective approach that reduces the time needed for field survey and guarantees that designers will have the critical information needed for an accurate design. Our survey staff is highly trained in property line, existing conditions, utility and topographic surveys as well as construction layout.



### Civil Engineering

**BH2M** has provided developers, contractors, and municipalities with civil engineering services since our inception in 1978. Our Staff includes four Maine licensed professional engineers. We have provided civil engineering services for residential, commercial, municipal, institutional, and utility projects. Our Staff is highly skilled in roadway design, utility design, stormwater management design, and erosion & sedimentation control design.



**BH2M** routinely supports developers, contractors, institutions, and municipalities by providing construction documents, contract documents, technical specifications, bidding support, assistance with bid selection, RFI responses, shop drawing reviews, value engineering, construction inspections, and stormwater compliance inspections. Our ability to lead a project from conceptual planning through construction is highly valued by our clients.

### Planning and Permitting

Most of our projects require some level of environmental permitting. **BH2M** has a long history of managing regulatory constraints for municipal projects. Our Staff has a constant dialogue with regulators at the State and Federal Levels. Our environmental and municipal permitting expertise includes:

- Stormwater Management Law
- Site Location of Development (Site Law)
- Maine Construction General Permits
- Natural Resource Protection Act (NRPA)
- Municipal Site Plan, Subdivision, and Conditional Use
- Traffic Movement, Driveway/Entrance, and Utility Location Permits



**ATTACHMENT 7**  
**CORRESPONDENCE WITH EMERGENCY SERVICES**

## Chris MacDonald

---

**From:** Chris MacDonald  
**Sent:** Monday, October 6, 2025 3:47 PM  
**To:** 'Fisk, JoAnne'  
**Cc:** John Lucier; Marc Rochon  
**Subject:** Burger King 5-Points - Drive Thru Lane Expansion  
**Attachments:** Burger King Drive Thru - DRAFT Site Plan (2025-07-10).pdf

Good afternoon Chief Fisk,

We are working with Mastoran Corporation who owns and operates the Burger King restaurant located in the 5-points neighborhood in at the corner of Alfred and West Streets in Biddeford. They are proposing to the addition of a second drive thru lane to service the restaurant with an Amended Site Plan application to be filed to the Planning Board in the coming weeks.

On the attached plan you will see the proposed changes to accommodate the second drive thru. The changes are all within the project site in the area of the existing drive thru, with the biggest change being the removal of approximately 11 parking spaces to accommodate the new drive thru. This upgrade does not propose to add a new drive thru window or make any changes to the restaurant itself, and both existing and proposed drive thru lanes will use the same windows. Otherwise, the project proposes to resurface the remainder of the parking lot, restore paint striping, repair and/or replace curbing, and provide a concrete finished surface for the existing and proposed drive thru lanes. The project does not otherwise propose to modify circulation around the property or change points of access from West Street, nor close off the access to abutting property parking lots (Walgreens and Biddeford Housing Authority) in the east corner.

In accordance with the City of Biddeford Planning requirements, we would like to ask you to review the project for safety compliance with the City of Biddeford. Given that the project does not propose to significantly change internal or external circulation, and the addition of the second drive thru lane should help reduce the overall queue lengths for the drive thru area on site, we do not anticipate any impacts to emergency access.

We welcome any comments you may have on this plan, and would be happy to meet with you if you wish to discuss.

Thank you,  
-crm

**Christopher MacDonald, P.E.**  
Civil Engineer

**BH2M**  
380B Main Street  
Gorham, Maine 04038  
207 839-2771 x 203

## Chris MacDonald

---

**From:** Crocker, Jason <Jason.Crocker@Biddefordmaine.org>  
**Sent:** Friday, October 10, 2025 10:39 AM  
**To:** Galbraith, David; Chris MacDonald  
**Cc:** Thorpe, Kenneth; Iriqat, Adi; Whitten, Nan; Chekan, Craig; Fecteau, Roby  
**Subject:** RE: Burger King - PRELIMINARY STAFF COMMENTS

Good morning David,

I have reviewed the attached turning template based on the dimensions we provided. At this time, it appears that our largest apparatus, Truck 32, has the necessary clearance to make the turn in question. Thank you.

### ***Jason A. Crocker***

Firefighter/Paramedic, CFI-I, CFPE  
Biddeford Fire Department  
Office of Fire Prevention



152 Alfred Street  
Biddeford, Maine 04005  
(207)282-6632  
jason.crocker@biddefordmaine.org

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**From:** Galbraith, David <David.Galbraith@biddefordmaine.org>  
**Sent:** Thursday, October 9, 2025 10:33 AM  
**To:** cmacdonald <cmacdonald@bh2m.com>  
**Cc:** Crocker, Jason <Jason.Crocker@Biddefordmaine.org>; Thorpe, Kenneth <kenneth.thorpe@biddefordmaine.org>; Iriqat, Adi <adi.iriqat@biddefordmaine.org>; Whitten, Nan <Nan.Whitten@Biddefordmaine.org>; Chekan, Craig <Craig.Chekan@Biddefordmaine.org>; Fecteau, Roby <Roby.Fecteau@Biddefordmaine.org>  
**Subject:** RE: Burger King - PRELIMINARY STAFF COMMENTS

Jason / Ken, Do the attached turning movements meet your needs for emergency circulation?

CHRIS: Yes, we should discuss the former access easement. Please contact Nan to schedule a meeting between us. Thanks again for responding so quickly.

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**From:** Chris MacDonald <[cmacdonald@bh2m.com](mailto:cmacdonald@bh2m.com)>  
**Sent:** Wednesday, October 8, 2025 4:49 PM  
**To:** Galbraith, David <[David.Galbraith@biddefordmaine.org](mailto:David.Galbraith@biddefordmaine.org)>  
**Cc:** Crocker, Jason <[Jason.Crocker@Biddefordmaine.org](mailto:Jason.Crocker@Biddefordmaine.org)>; Thorpe, Kenneth <[kenneth.thorpe@biddefordmaine.org](mailto:kenneth.thorpe@biddefordmaine.org)>; Iriqat, Adi <[adi.iriqat@biddefordmaine.org](mailto:adi.iriqat@biddefordmaine.org)>; Whitten, Nan <[Nan.Whitten@Biddefordmaine.org](mailto:Nan.Whitten@Biddefordmaine.org)>; Chekan, Craig <[Craig.Chekan@Biddefordmaine.org](mailto:Craig.Chekan@Biddefordmaine.org)>; Fecteau, Roby <[Roby.Fecteau@Biddefordmaine.org](mailto:Roby.Fecteau@Biddefordmaine.org)>  
**Subject:** RE: Burger King - PRELIMINARY STAFF COMMENTS

**Caution:** This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the IT Department

Good afternoon All,

Just a quick follow-up to our initial response: Had a moment to check the turning template as requested, and this shows that there is sufficient space for the ladder truck to be able to access the parking lot and make the turn into 206 Graham Street's parking lot. We should be able to continue to accommodate that movement in proposed conditions without modifying the "blue" curb area and light pole. Please see the attached updated draft site plan now showing the truck turn template.

**David:** Let's find a time to discuss the former access easement / lease aspects of this project and just make sure we are on the same page with abutting uses and how best to move forward.

Thank you,  
-crm

**Christopher MacDonald, P.E.**  
Civil Engineer

**BH2M**

380B Main Street  
Gorham, Maine 04038  
207 839-2771 x 203  
[www.bh2m.com](http://www.bh2m.com)



---

**From:** Chris MacDonald  
**Sent:** Wednesday, October 8, 2025 2:42 PM  
**To:** Galbraith, David <[David.Galbraith@biddefordmaine.org](mailto:David.Galbraith@biddefordmaine.org)>  
**Cc:** Crocker, Jason <[Jason.Crocker@Biddefordmaine.org](mailto:Jason.Crocker@Biddefordmaine.org)>; Thorpe, Kenneth <[kenneth.thorpe@biddefordmaine.org](mailto:kenneth.thorpe@biddefordmaine.org)>; Iriqat, Adi <[adi.iriqat@biddefordmaine.org](mailto:adi.iriqat@biddefordmaine.org)>; Whitten, Nan <[Nan.Whitten@Biddefordmaine.org](mailto:Nan.Whitten@Biddefordmaine.org)>; Chekan, Craig <[Craig.Chekan@Biddefordmaine.org](mailto:Craig.Chekan@Biddefordmaine.org)>; Fecteau, Roby <[Roby.Fecteau@Biddefordmaine.org](mailto:Roby.Fecteau@Biddefordmaine.org)>  
**Subject:** RE: Burger King - PRELIMINARY STAFF COMMENTS

Good afternoon All,

Thank you very much for giving this initial concept a review. We'll take a detailed look at these comments and work with the applicant on resolving these to the extent you have suggested. I do have a few initial responses to these below in **RED** that may need to be considered.

One item that I wanted to bring to this group was the status of the "easement" that was thought to exist in this area of the drive thru. I sent along a detailed email on October 6 explaining that, at one time, there was an access lease through this area of the property, effectively granting Hannaford (now Walgreens) an access easement through there, but that lease was released back in 1986 and is no longer encumbering

the property. As far as access to abutting properties, would that change any of the fire safety aspects that are discussed below? Are there any current permitted fire routes for the abutting properties that would go through Burger King's property?

Happy to jump on a call to discuss details of these.

Thank you,  
-crm

**Christopher MacDonald, P.E.**  
Civil Engineer

**BH2M**

380B Main Street  
Gorham, Maine 04038  
207 839-2771 x 203  
[www.bh2m.com](http://www.bh2m.com)



---

**From:** Galbraith, David <[David.Galbraith@biddefordmaine.org](mailto:David.Galbraith@biddefordmaine.org)>  
**Sent:** Wednesday, October 8, 2025 1:31 PM  
**To:** Chris MacDonald <[cmacdonald@bh2m.com](mailto:cmacdonald@bh2m.com)>  
**Cc:** Crocker, Jason <[Jason.Crocker@Biddefordmaine.org](mailto:Jason.Crocker@Biddefordmaine.org)>; Thorpe, Kenneth <[kenneth.thorpe@biddefordmaine.org](mailto:kenneth.thorpe@biddefordmaine.org)>; Iriqat, Adi <[adi.iriqat@biddefordmaine.org](mailto:adi.iriqat@biddefordmaine.org)>; Whitten, Nan <[Nan.Whitten@Biddefordmaine.org](mailto:Nan.Whitten@Biddefordmaine.org)>; Chekan, Craig <[Craig.Chekan@Biddefordmaine.org](mailto:Craig.Chekan@Biddefordmaine.org)>; Fecteau, Roby <[Roby.Fecteau@Biddefordmaine.org](mailto:Roby.Fecteau@Biddefordmaine.org)>  
**Subject:** FW: Burger King - PRELIMINARY STAFF COMMENTS

Chris, we discussed the Burger King project at yesterday's Staff Review Committee (SRC) meeting. There were a couple of items discussed, which are outlined below:

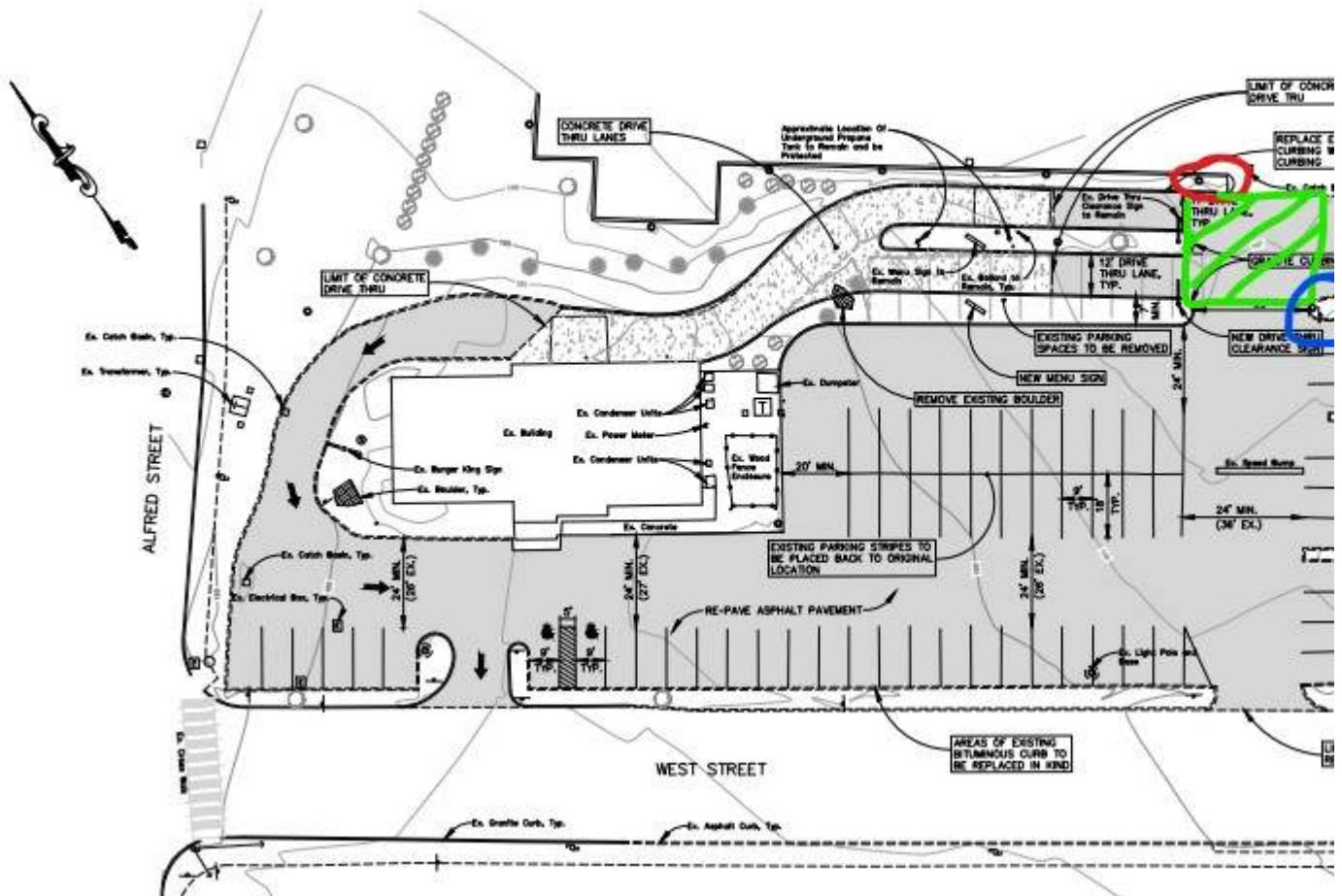
1. The Fire Department (Jason Crocker and Ken Thorpe) requested you provide a truck turning template at the internal intersection on the Burger King property where Walgreens and the 206 Graham Street property intersect. Below is your provided site plan and Fire is interested you providing the template to show how their emergency vehicles turn from the Burger King property, and the cross access between the properties when trying to get from the West Street curb-cut to the 206 Graham Street property. The island, shown in blue, may need to be shaved back to allow this turning movement. **THIS ISLAND IS AN EXISTING CONDITION ON SITE AND NOT PROPOSED TO BE MODIFIED. AS FAR AS SHAVING THE CORNER OFF, THE ONE THING TO NOTE ON HERE IS THAT THERE IS AN EXISTING LIGHT POLE AT THE "NOSE" OF THAT BLUE CIRCLED AREA THAT YOU SHOW. WE'LL RUN THE TRUCK TEMPLATE AND SEE HOW THE TRUCK TURN WILL WORK THROUGH THIS, BUT IF WE DO SHOW A CONFLICT WITH THE FIRE TRUCK TURN, IS THE CITY REQUESTING THAT THE EXISTING LIGHTS BE RELOCATED TO ACCOMMODATE THIS REQUEST FOR ACCESS TO ABUTTING PROPERTIES?**
2. Shown in green would be include pavement hatching and "do not block intersection" signage. **WE WILL DISCUSS WITH THE APPLICANT, BUT SHOULD BE ABLE TO ACCOMMODATE AS NECESSARY (SEE COMMENTS ABOVE ON RELEASED LEASE TO HANNAFORD).**
3. Please review the small island detail (shown in red) as it seems to project into the primary drive aisle. This drive aisle should maintain a 24' wide drive aisle. **THE RED CIRCLED AREA IS AN EXISTING CONDITION LOCATED IN THE FIELD AND IS NOT PROPOSED TO BE MODIFIED IN PROPOSED CONDITIONS; THE PROPOSED CURB WILL END AT OR JUST PRIOR TO THAT. THE WIDTH OF THE DRIVE AISLE FROM THE**

**END OF THAT NOSE TO THE LIGHT POLE NEAR THE DUMPSTER ENCLOSURE IS APPROXIMATELY 45', WELL IN EXCEEDANCE OF 24'. IS THAT ACCEPTABLE?**

4. The southern drive thru lane order board should be slightly relocated to the west to provide additional vehicle stacking. **WE WILL DISCUSS WITH THE APPLICANT, BUT SHOULD BE ABLE TO ACCOMMODATE.**

I hope this helps  
David

11/10/25 BY BRJLM (N/A/URS)  
LAND  
(85)  
SURVEY, EXISTING CONDITIONS



**From:** Crocker, Jason <[Jason.Crocker@Biddefordmaine.org](mailto:Jason.Crocker@Biddefordmaine.org)>  
**Sent:** Tuesday, October 7, 2025 3:55 PM  
**To:** Galbraith, David <[David.Galbraith@biddefordmaine.org](mailto:David.Galbraith@biddefordmaine.org)>  
**Cc:** Thorpe, Kenneth <[kenneth.thorpe@biddefordmaine.org](mailto:kenneth.thorpe@biddefordmaine.org)>  
**Subject:** Burger King

David,

Reference the vehicle turning overlay for the Burger King project, please see the below information as well as the attached file reference Biddeford Fire Department Truck 32. Again, we would be looking for a turning diagram into the 206 Graham Street property.

**Truck 32:**

Overall Length is 48'-0"

Bumper to Bumper Length is 41'-6"

Bucket extends 4' beyond front bumper

Rear appliance extends 1' beyond rear bumper

10'-0" overall width

8'-4" cab width

Wheelbase is 250"

12'-10" front center of rear axles to body end with 20" of clearance at body end (angle of departure)

87" from tire contact to front bumper with 18" of clearance (angle of approach)

Cramp angles, turning radius and clearances on attached documents

Please reach out with any additional questions. Thank you.

**Jason A. Crocker**

Firefighter/Paramedic, CFI-I, CFPE

Biddeford Fire Department

Office of Fire Prevention



152 Alfred Street

Biddeford, Maine 04005

(207)282-6632

[jason.crocker@biddefordmaine.org](mailto:jason.crocker@biddefordmaine.org)



**ATTACHMENT 8  
SALT MANAGEMENT REPORT**



## SALT MANAGEMENT PLAN

**For: Burger King 5 Points – Amended Site Plan - Biddeford, Maine**

### **Owner/Responsible Party:**

Mastoran Corporation  
822 Lexington Street, 2<sup>nd</sup> Floor  
Waltham, MA 02452  
(781) 893-0990 (Tel.)

### **Purpose**

The following Management Plan provides a guide for monitoring and documenting winter salt storage and application as well as snow storage and disposal.

### **Applicability**

Paved access drives, parking areas and sidewalks at the existing Burger King restaurant at the corner of Alfred and West Streets, the 5-Points neighborhood of Biddeford.

### **Responsibility**

The owner of the facility will have primary responsibility for ensuring that winter maintenance activities are conducted in accordance with this plan. The owner may elect to subcontract winter maintenance responsibilities. A copy of this plan shall be provided to any subcontractors providing winter maintenance services.

### **Material Storage, Handling and Application**

Minimal salt will be stored onsite. Salt that is stored on site will primarily be used for sidewalk and walkway applications. Salt that is stored onsite will be contained in covered, portable and water tight structures. The structures will be periodically inspected to ensure that they are operating as intended. When the structures show signs of deterioration that limit their effectiveness they will be replaced. Any salt that is spilled during loading and unloading operations will be collected and returned to the salt containment structure.

Plowing of snow in parking areas and removal of snow from walking areas will be completed prior to applying salt. Care will be taken to remove as much snow as possible from these areas prior to application of salt materials or as safety conditions dictate. Application of salt in parking and access drives will primarily be performed mechanically by truck mounted spreaders. Hand spreading of walkway areas will be permitted.

### **Snow Storage and Disposal**

For the majority of the winter storms, plowed snow will be stored onsite. Care will be taken to avoid storage of plowed snow within stormwater management facilities. When accumulated plowed snow exceeds the capacity of the site for storage it will be removed by a subcontractor employed by the owner. The owner and subcontractor shall discuss the selected disposal location at the start of the winter season.



**ATTACHMENT 9  
ACCESS AREA LEASE TERMINATION DEED**



QUITCLAIM DEED  
Without Covenant

**Know all Men by these Presents,**

**That** HANNAFORD BROS. CO., a corporation organized and existing under the laws of the State of Maine and having a principal place of business in Scarborough, County of Cumberland and State of Maine,

in consideration of One Dollar and Other Valuable Consideration,

paid by KEY BANK OF SOUTHERN MAINE and ROBERT H. CENTER, Trustees under a Trust Agreement of HARRY B. CENTER, dated June 27, 1977, as amended,

whose mailing address is One Canal Plaza  
Portland, Maine 04112

the receipt whereof it does ~~xxx~~ hereby acknowledge, do ~~es~~ hereby ~~remit~~, ~~release~~, ~~bargain~~, ~~sell and convey~~, and forever ~~quitclaim~~ unto the said KEY BANK OF SOUTHERN MAINE and ROBERT H. CENTER, Trustees under a Trust Agreement of HARRY B. CENTER, dated June 27, 1977, as amended, their successors

~~xxx~~ and assigns forever,

Hereby releasing and conveying all rights in and to a certain lease dated June 6, 1976 by and between Harry B. Center, Lessor and Hannaford Bros. Co., Lessee, recorded in the York County Registry of Deeds in Book 2134, Page 395, including without limitation the option to purchase said premises.

NO. R.E. TRANSFER TAX PAID

Bid

**To have and to hold** the same, together with all the privileges and appurtenances

thereunto belonging, to the said KEY BANK OF SOUTHERN MAINE and ROBERT H. CENTER, Trustees under a Trust Agreement of HARRY B. CENTER, dated June 27, 1977, as amended, their successors

holds and assigns forever.

**In Witness Whereof,** the said HANNAFORD BROS. CO. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by JAMES L. MOODY, JR., its ~~CHAIRMAN~~ thereunto duly authorized, ~~x and x~~

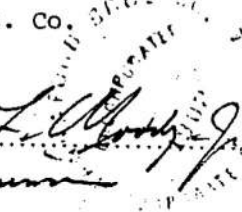
~~husband/wife/sister/son~~

~~joining in this deed as executor, and in his right as executor conveying all rights by descent and all other rights in the above described premises, hereinafter set forth~~ hand and seal this 14

day of the month of July, A.D. 19 86.

**Signed, Sealed and Delivered**  
in presence of

*Charles H. Crockett*

Hannaford Bros. Co.   
BY *James L. Moody, Jr.*  
its *Chairman*

State of Maine, County of Cumberland ss. July 14, 1986.

Then personally appeared the above named JAMES L. MOODY, JR. ~~CHAIRMAN OF THE BOARD~~ of said Hannaford Bros. Co. and acknowledged the foregoing instrument to be his free act and deed. in his said capacity and the free act and deed of said Hannaford Bros. Co.

Before me, *Charles H. Crockett*

Notary Public  
Attorney at Law  
My Commission Expires June 2, 1992  
Name: CHARLES H. CROCKETT

RECEIVED YORK, SS  
1986 JUL 16 AM 9:28  
RECORDED REGISTRY