



City of Biddeford Planning Board

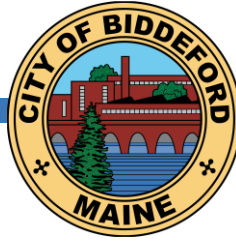
March 18, 2026 at 6:00 PM

City Hall Council Chambers & Teams

[Planning Board Meeting, 3rd Wednesday of each month | Meeting-
Join | Microsoft Teams](#)

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
3. Adjustment(s) to Agenda
4. Planner's Business
 - 4.a Staff Review Committee Minutes from March 3, 2026
5. Consent Agenda
 - 5.a Approval of Meeting Minutes from March 4, 2026
6. New Business
 - 6.a 2026.07 Shoreland Permit Application for 141-143 Cleaves Street, LLC who would like to construct a recreational dock consisting of a set of access landings and stairs, an elevated boardwalk, a pier, seasonal ramp and seasonal float that will provide seasonal access to the Saco River.
 - 6.b 2026.09 Sketch Plan review for 574 Alfred, LLC for a proposed mixed-use development consisting of two buildings containing a total of three suites at 574 Alfred Street. The applicant intends to remove the existing home and develop the property with one building consisting of 2,450 sf for quick-service food use with a drive-thru, and a second building containing 3,375 sf for quick-service food use with a drive-thru and 1,632 sf for a general retail/office space with a 168 sf for a shared utility room. The proposed location is 574 Alfred Street, (Tax Map 2, Lot 23-4) in the Business 2 zone (B2).
7. Other Business
8. 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.



STAFF REVIEW COMMITTEE MEETING MINUTES

March 3, 2026

Declaration of voting members/quorum

Staff- Tom Milligan & Craig Chekan from Engineering, Jacon Crocker & Ken Thorpe from Fire Dept., John McCurry from the Planning Board, David Galbraith & Nan Whitten from Planning & (Christine Reinhart from Wright Pierce, via Teams)

1. Pending Projects

1.a. 2026.09 Alfred Street, LLC; proposed mixed-use development consisting of two buildings containing a total of three suites at 574 Alfred Street. The applicant intends to remove the existing home and develop the property with one building consisting of 2,450 sf for quick service food use with a drive-thru and a second building containing 3,375 sf for quick service food use with a drive thru and 1,632 sf for a general retail/office space with a 168 sf for a shared utility room.

The property is located on Lot 23-4 on the City of Biddeford Tax Map 2. The site is approximately 2.33 acres in size and is located in the Business 2 (B2) Zoning District. The project area is currently developed as a single-family home with a garage and is bordered by a commercial development to the west, a stream and wetlands to the north and east and Alfred Street to the south.

- Galbraith introduced the project. He had already met with the applicants the prior week. He had told them that there would be no left turns coming from the site, there would only be right turns in and right turns out on Old Dogs Way.
- There will be 2 drive-thru lanes with a bi-pass lane on one.
- One of the lanes will be for food ordered and paid for ahead of time (pick up only)
- Engineering wants a sidewalk in the front and along Old Dogs Way
- A stormwater plan will be necessary as well as a state stormwater permit.
- A FOG Permit will be necessary
- Traffic Movement Permit is needed with the signal on Old Dogs Way be phased and adjusted.
- The sewer connection needs to be shown on a plan
- The easement with Five Guys needs to be detailed on the plan

- **Justification for the excess parking spaces**
 - **The committee thinks it would be wise to have MDOT & the City work together on the Popeye’s project and this project at the same time.**
 - **The Fire Department needs to see a turning template around the site using the department’s apparatus.**
 - **The lane to the far right is listed as 15’ wide, in order to accommodate the Fire Department, it must be 20’ wide.**
 - **The committee will have questions for the applicant regarding their concerns for the Queue line.**
 - **Due to the planned upgrades to some sewer pumps in the area, there will be sufficient sewer capacity for this project.**
- 1.b. 2026.03 Sopheak Lay proposes to demolish the 4-car garage and build a brand-new laundromat at 30 Emery Street, map 39, lot 90 in the MSR2-2 zone. The planner will provide the plans that have been submitted.**
- **This project discussion has been postponed until the committee has time to look at the plans in detail.**
- 1.c. 2026.07 141-143 Cleaves Street, LLC applicant proposes to add a set of Landings and a dock to access the Saco River.**
- **Galbraith introduced the project and the plans were discussed.**
 - **The applicant’s engineer must plan for a storm surge**
 - **The applicant must have approval from Saco River Corridor Commission and possibly the Army Corps of Engineers.**
 - **Galbraith will meet with Fecteau to discuss the project further**
 - **This project is coming to Planning Board for Sketch Plan on March 18, 2026**

Adjourn 11:15 AM

Signature-Planning Board Chair

Date

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



PLANNING BOARD MEETING MINUTES

March 4, 2026

DRAFT

1. Pledge of Allegiance Meeting came to order at 6:00 PM
2. Declaration of Quorum/Voting Members
John McCurry, Chair, Matt Sargent-Dubois, Roch Angers, Leah Schaffer & Rob Nicoll
(Alternate Member)
Staff-David Galbraith, Harry Center City Solicitor & Nan Whitten
3. Adjustment(s) to Agenda-none
4. Planner's Business-none
5. Consent Agenda
5.a. Approval of Meeting Minutes from February 18, 2026
MOTIONS: 6:02 PM
Motion-Schaffer -Motion to approve Meeting Minutes as posted
Second-Angers
Vote-Motion passed unanimously
6. Open Public Hearing
6.a. The Planning Board will review and vote on the Natural Resource Chapter of the Comprehensive Plan.
6.b. Overview by staff
6.c. Presentation by Applicant-Richard Rhames, Chair of the Conservation Commission presented the chapter to the Board.
6.b. Public Comments-None
7. Close Public Hearing
7.a. Close Public Comments
7.b. Planning Board Deliberation & Vote
MOTIONS: 6:07 PM
Motion-Angers-Motion to approve the Natural Resources Chapter of the Comprehensive Plan.
Second-Sargent-Dubois
Vote-Motion passed unanimously
8. Unfinished Business-None
9. New Business
9.a. 2026.04 The Planning Board will review a Shoreland Zoning Permit request for The Susan Kinell Living Trust located at 11 Bayberry Road (Tax Map 68, Lot 28) in the CR/LR Zone. The proposal is to raze the existing nonconforming house and rebuild a less conforming home.
 - Galbraith introduced the project.

- Galbraith outlined the 6 criteria that the Planning Board Members are to consider:
 1. Size of lot
 2. Slope of lot
 3. Chance of soil erosion
 4. Other structures on the lot and abutting lots
 5. Septic placement and other possible locations
 6. Vegetation on site

- Erik Peterson of Peterson Design represented the applicants
- The applicant is planning a new septic in the same location as the previous one.
- The new house will be smaller by 139 SF with the difference being used for a parking area.
- No Public Comments
- Schaffer asked for elevations of the house
- Peterson replied that he has worked with the Code Enforcement Officer and brought the site plan as instructed by the CEO.

MOTIONS: 6:19 PM

Motion-Sargent-Dubois-Motion to table until later in the meeting giving the Board Members time to look at the ordinance regarding height.

Second-Angers

Vote-Motion passed unanimously

9.b. 2025.46 Preliminary & Final 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.

- Galbraith introduced the project
- Chris MacDonald of BH2M represented the applicant.
- MacDonald explained that the applicant will be removing several parking spots in order to add a second drive-thru lane and keep a lane open for the fire department to access the site.
- The applicant will resurface the entire parking lot and curbing.
- MacDonald had researched the “no left turn” signs that were discussed in the last meeting. The signs were installed recently at the request of the Police Department.
- He also researched a question from Kayla Lewis at the last meeting about landscape screening and he confirmed that the screening mentioned was for lots abutting residential properties which this lot is not applicable.
- Nicoll asked about the replacement of some of the curbing. The medians will be vegetative; the propane tanks are under the median islands.
- Angers call Point of Order in order to let the public comment
- No public comments

MOTIONS: 6:31 PM

Motion-Sargent-Dubois- Motion to Approve Case #2025.46: Preliminary & Final Site Plan Amendment Review for Mastoran Corporation, to construct an additional drive-through lane at 349 Alfred Street (Tax Map 28, Lot 57) in the B-2 Zone, with the adoption of the proposed Findings of Fact (FOF) and Conditions of Approval (COA).

Second-Angers

Vote-Motion passed unanimously

9.c. 2025.41 The Planning Board will listen to a Minor Site Plan request by University of New England to expand Decary Hall located at 11 Hills Beach Road (Tax Map 52, Lot 4) in the Institutional Zone.

- **Galbraith introduced the project.**
- **The applicant is requesting a waiver for full stormwater review.**
- **Anrew Phillipe & Alan Thibeault from UNE & Tom Saucier from Site Design represented the applicant.**
- **Phillipe went through a power point presentation for the Board.**
- **PUBLIC**
- **Chris Stone-272 Hills Beach Road**
- **Ms Stone asked if this project is affected by the moratorium, Galbraith answered that this project pre-dates the moratorium, so it does not affect this project.**
- **Mr. Center wanted to make sure that an email between Galbraith and Thibeault was entered as part of the record.**
- **McCurry confirmed the Board had all read the UNE Master Plan and the Institutional Zone Ordinance.**
- **McCurry agreed with Ms. Stone that all of Hills Beach Road should be notified of projects from UNE going to Planning Board.**
- **Galbraith read the emails in question into the record.**
- **McCurry asked UNE how many projects under 1,000 SF do they have that are not listed in the Master Plan.**
- **Schaffer confirmed that the moratorium did not pause the review, but will it impact construction?**
- **Center answered that depending upon what happens it could.**
- **McCurry mentioned that he does not believe this project is in the Master Plan.**
- **Thibeault clarified the process of the Master Plan and how a site plan less than 1,000 sf does not trip site plan review.**
- **After much back-and-forth Center asked about demolition**
- **Nicoll said that demolition is not mentioned in the code therefore he doesn't feel demolition is germane to this project.**
- **Sargent-Dubois agreed that demolition is not in the ordinance and should not be considered for this project.**

MOTIONS: 7:15 PM

Motion-Sargent-Dubois- A. Motion to Approve project #2025.41: Preliminary & Final Site Plan Review for UNE to expand Decary Hall at 11 Hills Beach Road (Tax Map 52, Lot 4) in the Institutional & Shoreland Zones. The proposed project will expand Decary Hall by a net increase of 870 square feet, with the adoption of the draft Findings of Fact (FOF) and recommended Conditions of Approval (COA).

Second-Schaffer

Vote-Motion passed unanimously

9.d. 2025.12 The Planning Board will review a preliminary & final application for a private way for Jason Martel at 10 Wood Island Acres (Tax Map 8, Lot 5) in the SR-1 Zone.

- **Paul Gadbois represented the applicant.**
- **The road will be named Land Locked Drive.**
- **The applicant has offered \$7,000.00 for the sidewalk fund which needs to be approved by the Engineering Department.**
- **Galbraith said that the Findings of Fact will be red on the part for the sidewalk dollar amount for conditions 9 & 10**
- **There will be no personal guarantee the engineer will certify the road.**
- **No public comments**
- **McCurry asked how the sidewalk fund is calculated so that the City can be consistent**
- **Galbraith told how it is calculated, Gadbois calculates based on the road length.**
- **Schaffer said there are state calculations by county that can be used.**

MOTIONS: 7:23PM

Motion-Schaffer-Motion to Approve Case # 2025.12 for preliminary and final private way application for Jason Martel at 10 Wood Island Acres (Tax Map 8, Lot 5), within the Suburban Residential & Stream Protection (SR 1 & SP) zones, with the adoption of the drafted Findings of Fact (FOF) and Conditions of Approval (COA) including conditions #9 & 10.

Second-Sargent-Dubois

Vote-Motion passed unanimously

9.a. MOTION: 7:25 PM

Motion-Sargent-Dubois-Motion to take item 9.a. off the table

Second-Angers

Vote-Motion passed unanimously

- **Schaffer and Peterson discussed tiered height restrictions**
- **Galbraith mentioned that he and the CEO work together on Greatest Practical Extent and height is not included for the Planning Board**

MOTIONS: 7:34 PM

Motion-Sargent-Dubois-Motion to Approve the shoreland zone application for the proposal located at 11 Bayberry Road (Tax Map 68, Lot 28), within the Coastal Residential & Limited Residential (CR & LR) zoning district.

Second-Angers

Vote-Motion passed unanimously

10. Other Business-None

11. Adjourn

MOTION: 7:34 PM

Motion-Angers -Motion to adjourn

Second-Sargent-Dubois

Vote-Motion passed Unanimously

Signature-Planning Board Chair

Date

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

DRAFT

Whitten, Nan

From: Galbraith, David
Sent: Thursday, March 5, 2026 8:09 AM
To: Whitten, Nan
Cc: McCurry, John
Subject: FW: EXT: Decary Hall Expansion - UNE Master Plan
Attachments: UNE BIDDEFORD MP 1.18.23 (2).jpg

Nan, the below and attached is the email that we discussed at the public hearing last night when we discussed Decary Hall. This email, and attachment map, are to be included into the public record per the Planning Board discussion and recommendation from Harry Center, Esq.

From: Alan Thibeault <athibeault@une.edu>
Sent: Monday, March 2, 2026 12:05 PM
To: Galbraith, David <David.Galbraith@biddefordmaine.org>; Andrew Goldberg <agoldberg6@une.edu>
Subject: Fw: EXT: Decary Hall Expansion - UNE Master Plan

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

David, the ordinance requirements (Article V, Section 11, H.4.c) for contents for inclusion in the master plan are noted as follows:

A description of any significant changes in the type of use made of existing buildings, significant expansions of existing buildings, or new buildings and facilities that are anticipated to be needed in the next five years.

Thus, projects that do not require site plan review are not and have not been included in the Master Plan. The Decary Hall Addition is less than 1000sf of new impervious, so would not trigger site plan review in and of itself. Note that the Programming Building Blocks spreadsheet, located in Section 10 of the Master Plan, does not include any project with less than 1000sf of new impervious.

However, the Decary Hall Addition is noted on the Conceptual Development Plan in Section 10 of the Master Plan, as well as being referenced in Section 2.c. See attached. This was noted due to the highly visible location of the project, which fronts on Hills Beach Road and potentially required a permit from the SRCC.

As noted, the less than 1000sf addition is not a significant expansion of an existing building, thus was not more detailed in the Master Plan.

Thanks
AT

From: Galbraith, David <David.Galbraith@biddefordmaine.org>
Sent: Monday, March 2, 2026 10:24 AM
To: Andrew Philippe <aphilippe@une.edu>; Alan Thibeault <athibeault@une.edu>
Cc: Seth Perruzza <sperruzza@woodedlaw.com>
Subject: EXT: Decary Hall Expansion - UNE Master Plan

This email originated from outside of UNE.

Andrew / Alan, I received an email from a Planning Board member questioning if the “proposed Decary Hall expansion specifically listed in the current approved UNE master plan?” . If it is specifically mentioned, can you please provide me the chapter and verse?

The question came up as, “if the specific expansion isn’t listed”, then they are concerned that “we shouldn’t consider this project based on the current institutional zone wording”. I am trying to keep this project moving so any information from the Master Plan that supports the expansion would be most welcome.

Thanks

David

David C.M. Galbraith

Deputy Director Planning and Development / City Planner

City of Biddeford

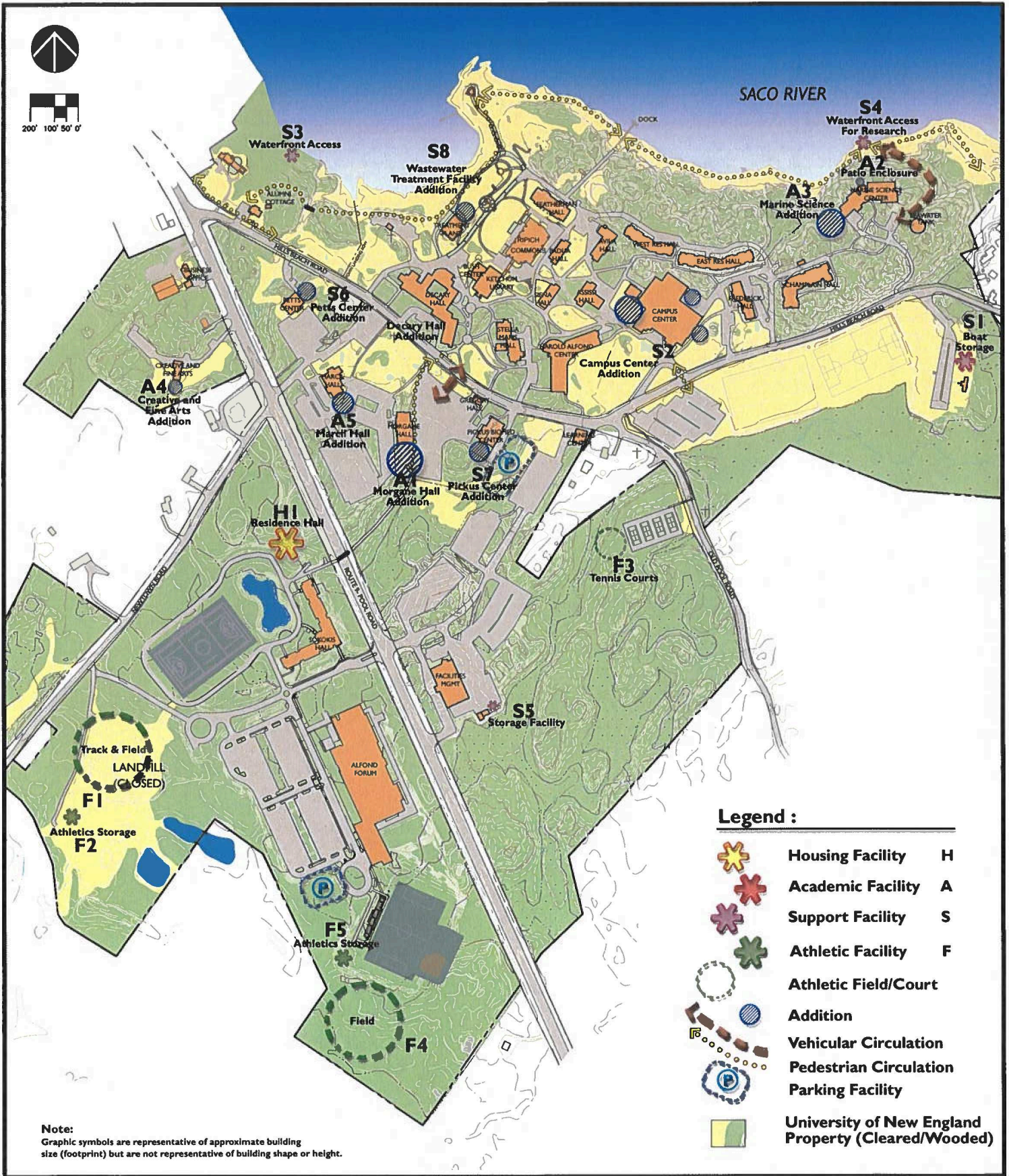
205 Main Street

Office Hours:

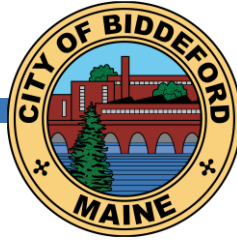
Monday- Tuesday 7:00 am – 5:00 pm

Wednesday- Thursday 8:00 am- 4:00 pm

Friday- Closed



January 18, 2023



PLANNING BOARD STAFF REPORT

TO: Chair McCurry and Members of the Biddeford Planning Board

FROM: David C.M. Galbraith, City Planner & Deputy Director of the Planning & Development Dept.

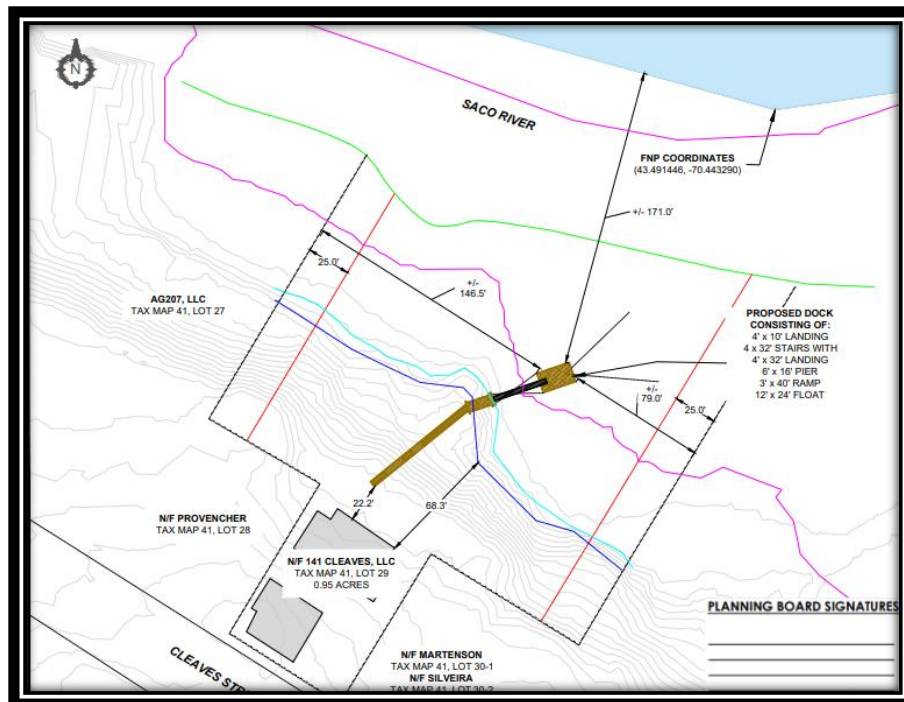
DATE: March 10, 2026

RE: 2026.07 Shoreland Permit Application for 141-143 Cleaves Street, LLC who would like to construct a recreational dock consisting of a set of access landings and stairs, an elevated boardwalk, a pier, seasonal ramp and seasonal float that will provide seasonal access to the Saco River.

MEETING DATE: March 18, 2026, 6:00 PM

1. INTRODUCTION:

This Shoreland Permit Application is being presented by Ellie Oberink of Flycatcher, LLC, Agent for 141-143 Cleaves St., LLC for a Shoreland Permit Application to construct a recreational dock consisting of a set of access landings and stairs, an elevated boardwalk, a pier, seasonal ramp and seasonal float located at 141-143 Cleaves Street (Tax Map 41, Lot 29) located within the MSRD2 (Main Street Revitalization District) and Shoreland Overlay (Limited Residential).



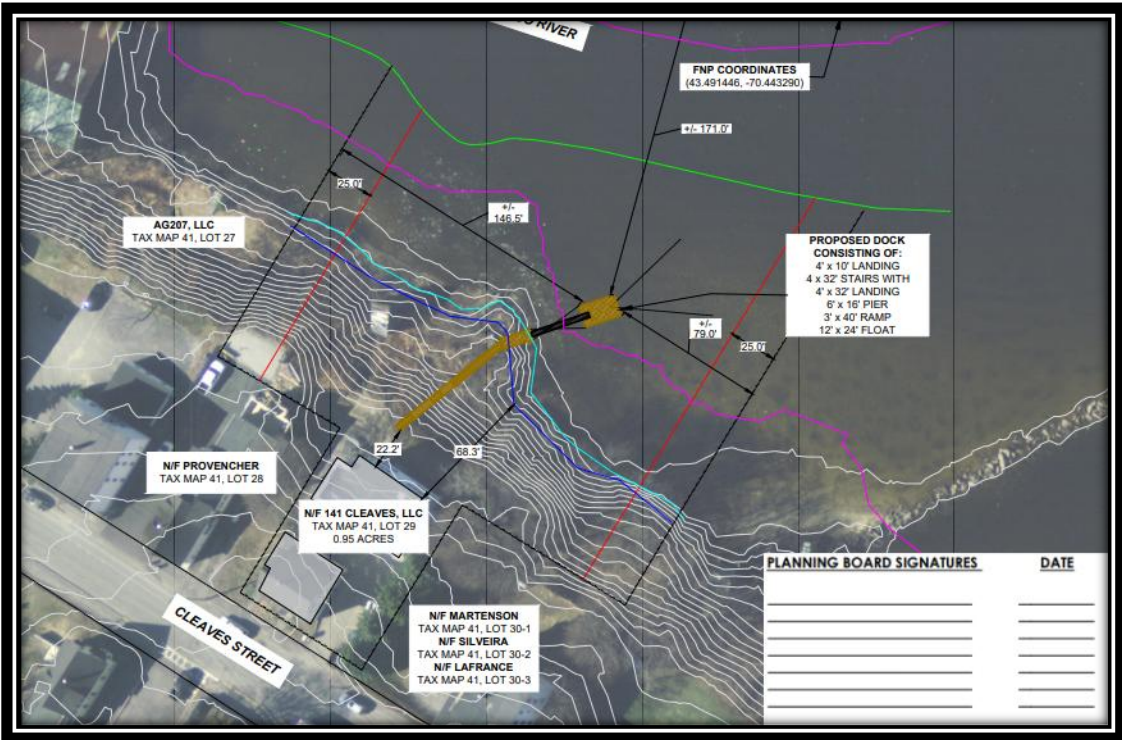
141-143 Cleaves Street – Proposed Dock

2026.07 Shoreland Permit Application for 141-143 Cleaves Street, LLC who would like to construct a recreational dock consisting of a set of access landings and stairs, an elevated boardwalk, a pier, seasonal ramp and seasonal float that will provide seasonal access to the Saco River. Location of project is 141-143 Cleaves Street (Tax Map 41, Lot 29) in the MSR2D with the LR Shoreland Overlay.

The subject property is approximately 0.95-acres in area which is a "T" shaped property which has street frontage on Cleaves Street approximately 80 feet in width. The lot continues this width back from Cleaves Street approximately 100 feet, then the lot widens to approximately 250 feet. The property has two (2) existing residential structures; 141 Cleaves a single-family residential structure constructed in 1928, and 143 Cleaves a six (6) unit, 3-story multi-family structure constructed in 1949.



141-143 Cleaves Street – Street View

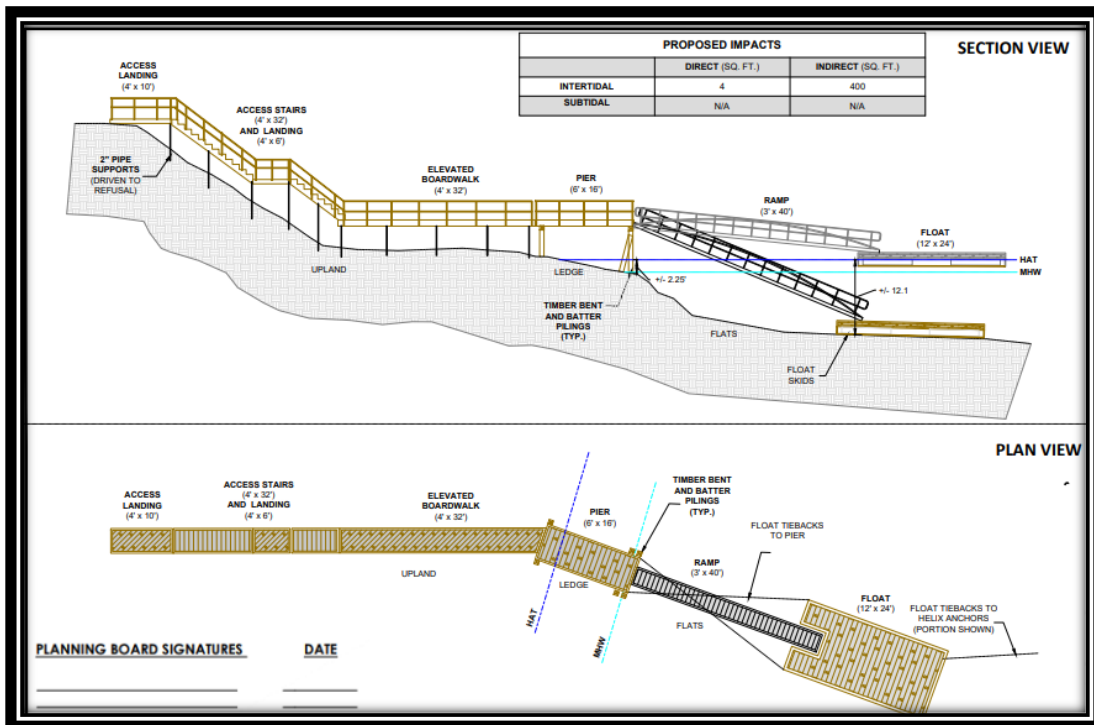


141-143 Cleaves Street – Proposed Dock

2026.07 Shoreland Permit Application for 141-143 Cleaves Street, LLC who would like to construct a recreational dock consisting of a set of access landings and stairs, an elevated boardwalk, a pier, seasonal ramp and seasonal float that will provide seasonal access to the Saco River. Location of project is 141-143 Cleaves Street (Tax Map 41, Lot 29) in the MSR2D with the LR Shoreland Overlay.

Project Description. The Applicant proposes to construct a series of landings and stairs and an elevated boardwalk that measure four (4) feet wide by eighty (80) feet long. These stairs will begin from the top of the bank and extend towards the center of the Applicant’s shore frontage. The stairs, landings, and elevated boardwalk will be supported with two (2) inch pipe supports that will be driven into the substrates to refusal and all structures will be located above the Highest Annual Tide (HAT) line so there are no proposed direct impacts to the coastal wetland as a result of the stairs and boardwalk. The end of the boardwalk will connect to a six (6) feet wide by sixteen (16) feet long pier that will be supported with a total of six (6), eight (8) inches by eight (8) inches pilings with four (4) located below the HAT. As a result of the support pilings located below the HAT, there will be approximately four (4) square feet of direct impacts to the coastal wetland. The pier will connect to a three (3) feet wide by forty (40) feet long seasonal ramp and a twelve (12) feet wide by twenty-four (24) feet long float. The float will be secured with float tiebacks pinned to the pier on the inboard side and float tiebacks to helix anchors on the outboard side. The float is constructed with float skids in order to elevate the float off the intertidal substrates during periods of low tide. During the off-season, the ramp will be stored on the pier and the float will be stored off-site in an upland location. The construction of the proposed dock does not require additional upland development; however, in order to construct the dock, some vegetation along the bank will be removed. In addition, one tree will be removed.

141-143 Cleaves Street – Applicant’s Dock Proposal Overview (excerpt)



141-143 Cleaves Street – Proposed Dock – Plan and Section Views

2026.07 Shoreland Permit Application for 141-143 Cleaves Street, LLC who would like to construct a recreational dock consisting of a set of access landings and stairs, an elevated boardwalk, a pier, seasonal ramp and seasonal float that will provide seasonal access to the Saco River. Location of project is 141-143 Cleaves Street (Tax Map 41, Lot 29) in the MSRD2 with the LR Shoreland Overlay.

2. PROJECT DATA/INFORMATION:

1.	Applicant:	141-143 Cleaves Street, LLC c/o Josh Caron 9 Canterbury Lane Scarborough, ME 04074
2.	Owner of Property:	Same as applicant
3.	Agent:	Ellie Oberink, Flycatcher, LLC 106 Lafayette Street, Suite 2A Yarmouth, ME 04096
4.	Surveyor:	
5.	Project Location:	141-143 Cleaves Street
6.	Project Tax Map #/Lot #:	Tax Map 41, Lot 29
7.	Lot Size:	0.95-acres
8.	Base Zoning:	Main Street Revitalization District 2 (MSRD2)
9.	Overlay Zoning:	Limited Residential (LR)
10.	Existing Use:	2 residential Buildings: 1 Single-family Home 6-unit multi-unit residential building
11.	Proposed Use:	Same use with recreational dock added
12.	Approvals Required:	Shoreland Permit
13.	Uses in the Vicinity:	Residential
14.	Waivers Needed:	a. None
15.	Waivers Granted:	a. None
16.	Other Non-City Permits Required:	1. Natural Resources Protection Act (MDEP), 2. Army Corps of Engineers (approval 9-29-2025) 3. Saco River Corridor Commission (SRCC) (approval 10-03-2024)
17.	LDR Attachment A: Fees Paid	Fees Paid
18.	Planning Board Review History:	Shoreland Zoning Permit March 18, 2026

3. REVIEW PROCESS:

Per City ordinance, this application is subject to Shoreland Zoning Permit (Article XIV) and Article VI (Performance Standards) Section 15 Shoreland Zoning Permit which require approval by the Planning Board.

2026.07 Shoreland Permit Application for 141-143 Cleaves Street, LLC who would like to construct a recreational dock consisting of a set of access landings and stairs, an elevated boardwalk, a pier, seasonal ramp and seasonal float that will provide seasonal access to the Saco River. Location of project is 141-143 Cleaves Street (Tax Map 41, Lot 29) in the MSRD2 with the LR Shoreland Overlay.

4. **APPLICATION COMPLETENESS:** This application, which has been determined to be “complete”, is for Shoreland Zoning Permit, 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. An accessory structure such as a dock is allowed in the MSRD2 Zone.
5. **ZONING:** The subject property is zoned MSRD2 Main Street Revitalization District 2.
6. **WAIVERS:** None requested
7. **STAFF RECOMMENDATION:**

The Application is for Shoreland Zoning Permit. It should be noted that this application has been reviewed by the City’s Director of Code Enforcement (Roby Fecteau) who found that the application meets City Ordinance standards. Staff have reviewed the application and recommend the Planning Board approval of the project with the adoption of the recommended Conditions of Approval (COA).

8. **SAMPLE MOTIONS**

A. **Motion to Approve Case #2026.07:** Shoreland Zoning Permit for 141-143 Cleaves Street, LLC, to construct a recreational dock consisting of a set of access landings and stairs, an elevated boardwalk, a pier, seasonal ramp and a seasonal float at 141-143 Cleaves Street (Tax Map 41, Lot 29) in the MSRD2 Zone, with the adoption of the below Conditions of Approval (COA).

- 1) The Saco River Corridor Commission (SRCC) approval was granted on October 3, 2024. SRCC permits are valid for a period of two years, therefore the required building permits must be issued prior to October 3, 2026. If building permits have not been issued prior to October 3, 2026, a new SRCC approval authorizing the dock construction shall be submitted.
- 2) All conditions imposed by the Saco River Corridor Commission (SRCC), Maine Department of Environmental Protection (MDEP), and US Army Corps of Engineers shall be complied with.
- 3) Erosion control measures meeting “best management practices” shall be utilized during construction until the ground has been stabilized to the satisfaction of the City’s Code Enforcement Office.
- 4) Building permits for the proposed dock shall be applied for, fees paid, and permits issued by the City’s Code Enforcement Office prior to the start of construction.
- 5) Prior to the issuance of a building permit for the proposed dock, the applicant shall submit a letter of approval from the City’s Harbor Master to the City’s Planning Department and the Code Enforcement Department.

2026.07 Shoreland Permit Application for 141-143 Cleaves Street, LLC who would like to construct a recreational dock consisting of a set of access landings and stairs, an elevated boardwalk, a pier, seasonal ramp and seasonal float that will provide seasonal access to the Saco River. Location of project is 141-143 Cleaves Street (Tax Map 41, Lot 29) in the MSRD2 with the LR Shoreland Overlay.

- 6) Prior to the issuance of a building permit for the proposed dock, the applicant shall submit a letter of approval from the Bureau of Submerged Lands to the City’s Planning Department and the Code Enforcement Department.

- 7) The Planning Board approval for the proposed dock construction is valid for one year (March 18, 2027). Failure to obtain required building permits prior to the expiration date (March 18, 2027) renders the approval null and void and the dock construction will require re-application and Planning Board approval.

B. Motion to Table Case #2026.07: Shoreland Zoning Permit for 141-143 Cleaves Street, LLC, to construct a recreational dock consisting of a set of access landings and stairs, an elevated boardwalk, a pier, seasonal ramp and a seasonal float at 141-143 Cleaves Street (Tax Map 41, Lot 29) in the MSRD2 Zone, for the following reasons:

- 1) _____
- 2) _____
- 3) _____

C. Motion to Deny Case #2026.07: Shoreland Zoning Permit for 141-143 Cleaves Street, LLC, to construct a recreational dock consisting of a set of access landings and stairs, an elevated boardwalk, a pier, seasonal ramp and a seasonal float at 141-143 Cleaves Street (Tax Map 41, Lot 29) in the MSRD2 Zone, for the following reasons:

- 1) _____
- 2) _____
- 3) _____

141-143 CLEAVES ST

Location 141-143 CLEAVES ST

Mblu 41/ 29/ / /

Acct# 0410290000

Owner 141 CLEAVES LLC

Assessment \$674,400

Appraisal \$674,400

PID 4945

Building Count 2

Legal Description

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$366,100	\$308,300	\$674,400
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$366,100	\$308,300	\$674,400

Owner of Record

Owner 141 CLEAVES LLC
Co-Owner
Address 9 CANTERBURY LN
 SCARBOROUGH, ME 04074

Sale Price \$750,000
Certificate
Book 18797
Page 602
Sale Date 09/08/2021
Instrument 1G

Ownership History

Ownership History						
Owner	Sale Price	Certificate	Instrument	Sale Date	Book	Page
141 CLEAVES LLC	\$750,000		1G	09/08/2021	18797	602
SACCAL, LLC	\$325,000		1B	05/31/2012	16338	0482
FLEURANT, LORRAINE R & DAVID T	\$0		1A	07/22/2009	15689	0603
FLEURANT, LORRAINE	\$0				01706	0051

Building Information

Building 1 : Section 1

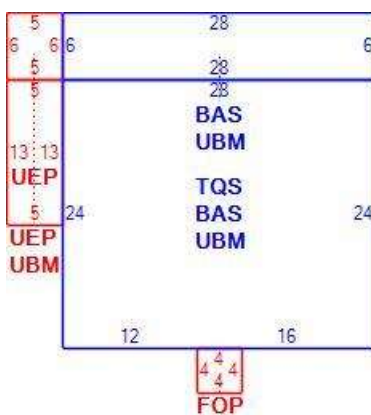
Year Built: 1928
Living Area: 1,378
Replacement Cost: \$240,338
Building Percent Good: 38
Replacement Cost Less Depreciation: \$91,300

Building Photo



(<https://images.vgsi.com/photos/BiddefordMEPhotos/\00\00\69\59.jpg>)

Building Layout



([ParcelSketch.ashx?](#)

([pid=4945&bid=5118](#))

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	840	840	
TQS	Three Quarter Story	672	538	
FOP	Porch, Open, Finished	16	0	
UBM	Basement, Unfinished	870	0	
UEP	Porch, Enclosed, Unfinished	95	0	
		2,493	1,378	

Building Attributes	
Field	Description
Style:	Conventional
Model	Residential
Grade:	Average
Stories:	1.75
Occupancy	1
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Plywood Panel
Interior Flr 1	Inlaid Sht Gds
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Modern
MH Park	

Building 2 : Section 1

Year Built: 1949
Living Area: 3,174
Replacement Cost: \$528,496
Building Percent Good: 52
Replacement Cost Less Depreciation: \$274,800

Building Attributes : Bldg 2 of 2	
Field	Description
Style:	Res Apt

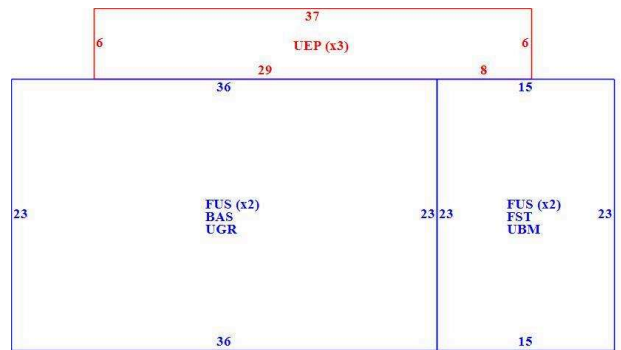
Model	Multi-Family
Grade:	Below Average
Stories:	3
Occupancy	6
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure:	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Inlaid Sht Gds
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	8 Bedrooms
Total Bthrms:	6
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	21
Bath Style:	Average
Kitchen Style:	Modern
MH Park	

Building Photo



(<https://images.vgsi.com/photos/BiddefordMEPhotos/\00\00\69\60.jpg>)

Building Layout



([ParcelSketch.ashx?pid=4945&bid=5119](#))

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	2,346	2,346
BAS	First Floor	828	828
FST	Utility, Finished	345	0
UBM	Basement, Unfinished	345	0
UEP	Porch, Enclosed, Unfinished	666	0
UGR	Garage, Unfinished	828	0
		5,358	3,174

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1090
Description MULTI HSES
Zone R2
Neighborhood 0003
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.95
Frontage 0
Depth 0
Assessed Value \$308,300
Appraised Value \$308,300

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$359,200	\$308,300	\$667,500
2023	\$359,200	\$305,000	\$664,200
2022	\$264,900	\$180,400	\$445,300

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$359,200	\$308,300	\$667,500
2023	\$359,200	\$305,000	\$664,200
2022	\$264,900	\$180,400	\$445,300

Visit History

Visit History		
Visit Date	Purpose of Visit	Notes
3/16/2017	UC & NC & BP/Letters Sent--NO response	
1/29/2014	LETTER / STATE REQUIREMENT	
8/28/2008	LETTER / STATE REQUIREMENT	
2/6/2003	PROPERTY REVIEW/TITLE 36 2005	
10/19/1989	MEAS & LISTD	



January 28, 2026

Mr. Roby Facteau
City of Biddeford
Code Enforcement Officer
205 Main Street
Biddeford, ME 04005

RE: Planning Board Permit Application for the Construction of a Recreational Dock on behalf of 141-143 Cleaves Street, LLC c/o Josh Caron for the construction of a recreational dock located at 141-143 Cleaves Street, Biddeford, Maine (Tax Map 41, Lot 29).

Dear Mr. Facteau,

On behalf of 141-143 Cleaves Street LLC c/o Josh Caron (Applicant), Flycatcher LLC (Flycatcher) requests the Town of Biddeford's Planning Board consider a Planning Board Application to construct a recreational dock consisting of a set of access landings and stairs, an elevated boardwalk, a pier, seasonal ramp, and seasonal float that will provide partial-tide, seasonal access to the Saco River. Flycatcher has reviewed the Town of Biddeford's Zoning Ordinance and believes the project is in compliance with those standards. Please review the attached information demonstrating compliance with the applicable sections of the ordinance.

The Applicant submitted a Natural Resources Protection Act (NRPA) Permit Application form to the Maine Department of Environmental Protection (MDEP) and to the U.S. Army Corps of Engineers (Corps). A copy of the Corps approval has been included below. Any correspondence with the MDEP will be forwarded upon receipt. In addition, a Saco River Corridor Commission permit was granted on September 25, 2024 and is included below.

Thank you in advance for your consideration of this Application. If you require any additional information or clarification, please feel free to contact me at (443) 480-6807 or by email at ellie@flycatcherllc.com.

Respectfully submitted,

Ellie Oberink
Permitting Specialist, Coastal Resources
Flycatcher LLC



AUTHORIZATION LETTER

DATE: December 30, 2023

By this letter, I authorize Flycatcher LLC to act on my behalf as my agent for the purpose of obtaining permits and approvals related to the proposed project located at:

141-143 Cleaves Street in Biddeford, Maine.

This authorization allows Flycatcher LLC to act as my agent for the preparation, signing and submission of federal, state, regional, and municipal permit applications, including conducting any necessary or pertinent consultations, preparation and submission of relevant documents and applications, advancing nominal funds as are required to file such applications, and representation at meetings and hearings for the applications.

This authorization is effective as of the date of this correspondence and will remain valid until revoked in writing.

Joshua Caron
Print Name

OWNER
Title

207 408 3879
jwcaron@gmail.com
Phone or Email

Joshua Caron
Signature

1/20/24
Date



City of Biddeford – Planning Department

Planning Board Application

P.O. Box 586, 205 Main Street Biddeford, Maine 04005

207-284-9115

Type of Application:

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

Applicant Information: Agent will be representing project before the board.

Name: 141-143 Cleaves Street, LLC c/o Josh Caron

Mailing Address: 9 Canterbury Lane, Scarborough, ME 04074

Telephone: (207) 408-3879

Email: jwcaron@gmail.com

What is your legal interest in the property?

- Owner ___ Potential Buyer with Contract ___ Lease/Rental Agreement

Owner's Information:

Name: 141-143 Cleaves Street, LLC c/o Josh Caron

Mailing Address: 9 Canterbury Lane, Scarborough, ME 04074

Telephone: (207) 408-3879

Email: jwcaron@gmail.com

Agent's Information:

Name: Ellie Oberink, Flycatcher LLC

Mailing Address: 106 Lafayette Street, Suite 2A, Yarmouth, Maine 04096

Telephone: (443) 480-6807

Email: ellie@flycatcherllc.com

Engineer/Surveyor's Information:

Name: _____

Mailing Address: _____

Telephone: _____

Email: _____

Project Location and Lot Information:

Street Address: 141-143 Cleaves Street Drainage Watershed: Saco River to Thatcher Brook Watershed

Tax Map: 41 Lot: 29

Current Zoning: LR Shoreland Zoning: yes

Size of Lot: 0.95 acres (x) acres () s.f. Lot Frontage: +/-338 feet on water, +/-75 feet on road

Existing Use of Property: The property is currently developed with two multi-unit residential buildings.

Property currently serviced by:

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

Slope Conditions in Area of Construction (if applicable):

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

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

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

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

Description of proposed use of property:

Project/Proposed Use:

The Applicant proposes to construct a set of access landings and stairs and a recreational dock to provide seasonal access to the Saco River.

Property to be Serviced by: N/A

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

Limits of Disturbance: +/- 7 sq. ft. total direct impacts* () acres (x) s.f. * as a result of pilings above and below Highest Astronomical Tide line (HAsT).

Net change in impervious cover: 7 square feet () acres () s.f.

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

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

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

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

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

If in a Shoreland Zone:

Percent of residential lot coverage (Max 20%): >5%

Percent of structure expansion (Max 30%): N/A

If Subdivision Review, number of lots proposed: N/A

If a Private Way is proposed, number of lots served: N/A

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

Total new square feet footprint of structure: 7 square direct impacts above and below HAsT

Total new square feet paving/parking: N/A

Waiver Requests (attach details):

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

Required Submittal Attachments:

A. Letters of Approval

N/A 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

N/A 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) __ (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: E. Oberink Date 1/9/2026

Signature of Property Owner: _____ Date _____

DIGITAL SUBMITTAL REQUIREMENTS FOR ALL SUBMITTALS:

- A) PDF OF SIGNED APPLICATION
- B) PDFs OF ALL DRAWING SETS AND OTHER REQUIRED SUBMITTAL ATTACHMENTS NOTED ABOVE

HARD-COPY SUBMITTAL REQUIREMENTS FOR PLANNING BOARD APPLICATIONS:

- A) SEVEN (7) FULL-SIZE PAPER COPIES OF DRAWING SETS

DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- A) INDIVIDUALLY NAMED PDFs OF EACH DRAWING (NOT A COMBINED PDF SET)
- Individual Drawing PDF Naming Format: 'PROJECT/SHEETSET NAME_INDIVIDUAL DRAWING NAME.pdf'
- B) PDF COPIES OF ALL PERMIT APPROVALS, APPLICATIONS, REPORTS, NARRATIVES, LETTERS, ETC.
- C) FINAL CAD REFERENCE FILES IN DWG FORMAT (SURVEY & PROPOSED DESIGN LINework)
- All drawings & CAD reference files must be to-scale and within the following coordinate systems:
- MAINE STATE PLANE WEST NAD83 (Horizontal Datum) & NAVD88 (Vertical Datum)

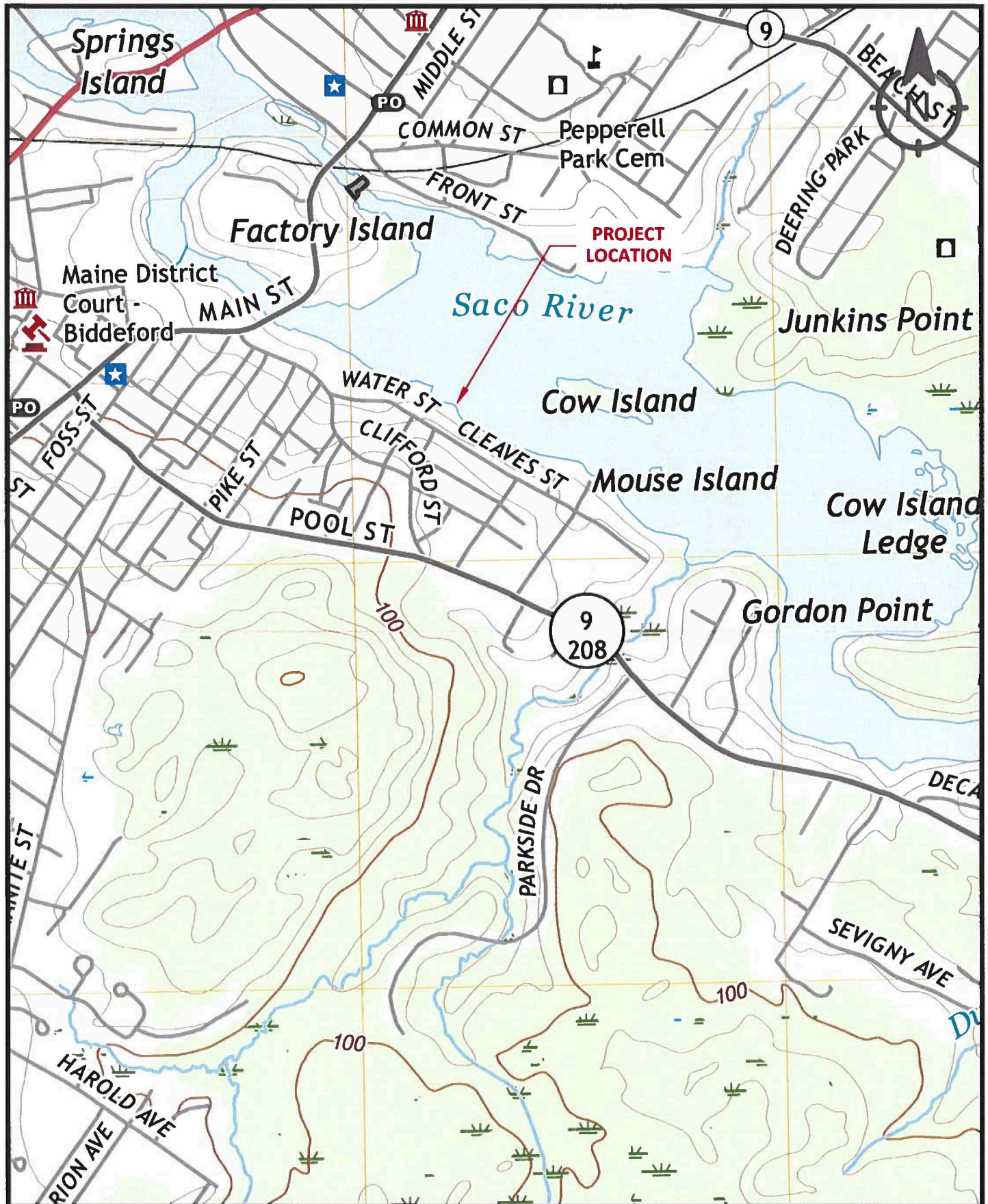
HARD-COPY SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

- A) THREE (3) FULL-SIZE PAPER COPIES OF INDIVIDUAL DRAWINGS REQUIRING BOARD SIGNATURE
- B) ONE (1) FULL-SIZE PAPER COPY OF ENTIRE DRAWING SET FOR ENGINEERING RECORDS

PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION

The City of Biddeford's Planning Department will never ask for fees to be paid by wire transfer. All invoices from the City of Biddeford will come from email addresses ending in "@biddefordmaine.org".

Location Map



Lower Falls Landing
 106 Lafayette Street,
 Suite 2A
 Yarmouth, ME 04096

PROJECT LOCATION
 141/ 143 CLEAVES STREET
 BIDDEFORD, MAINE 04005
 43.491036, -70.44395

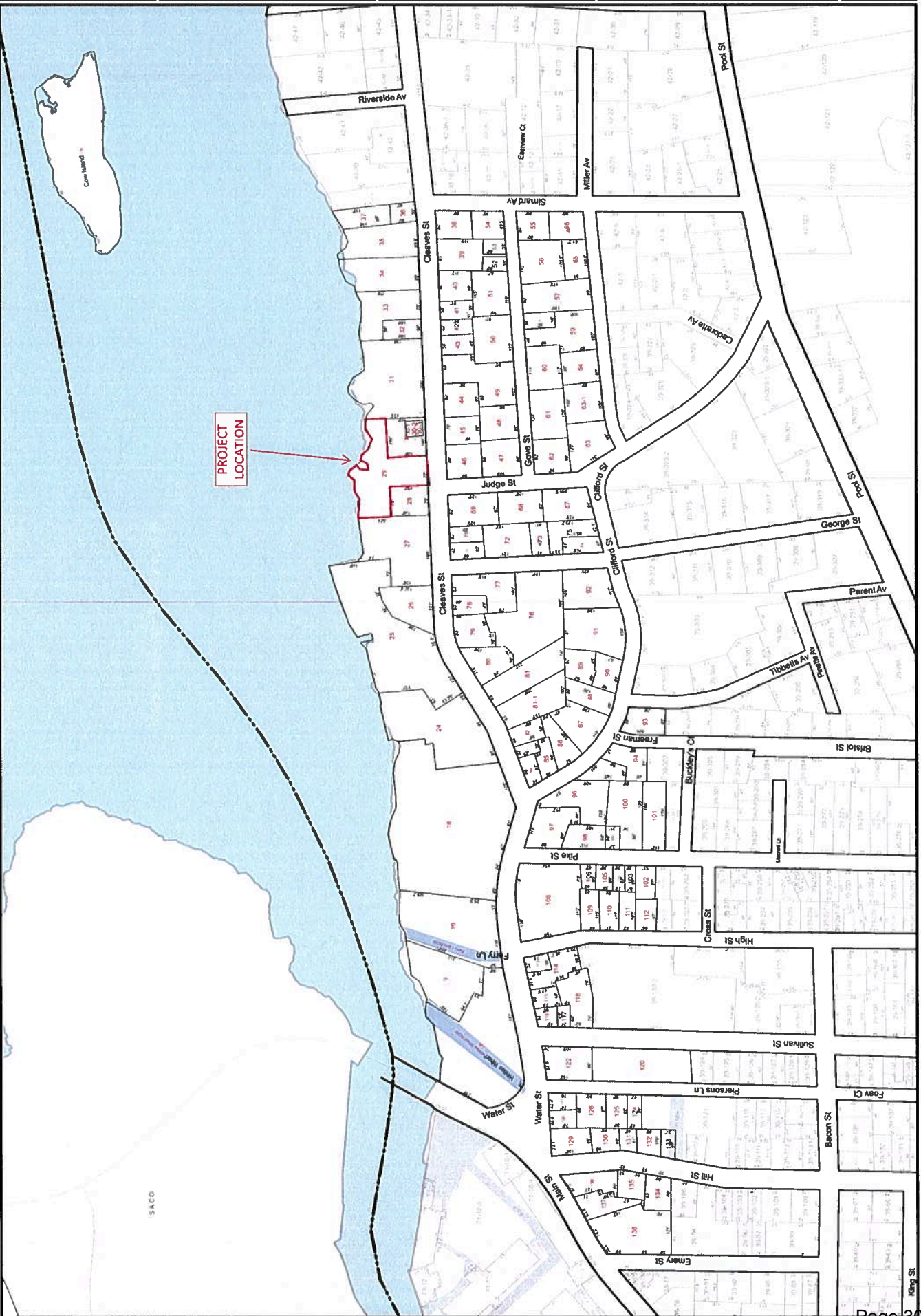
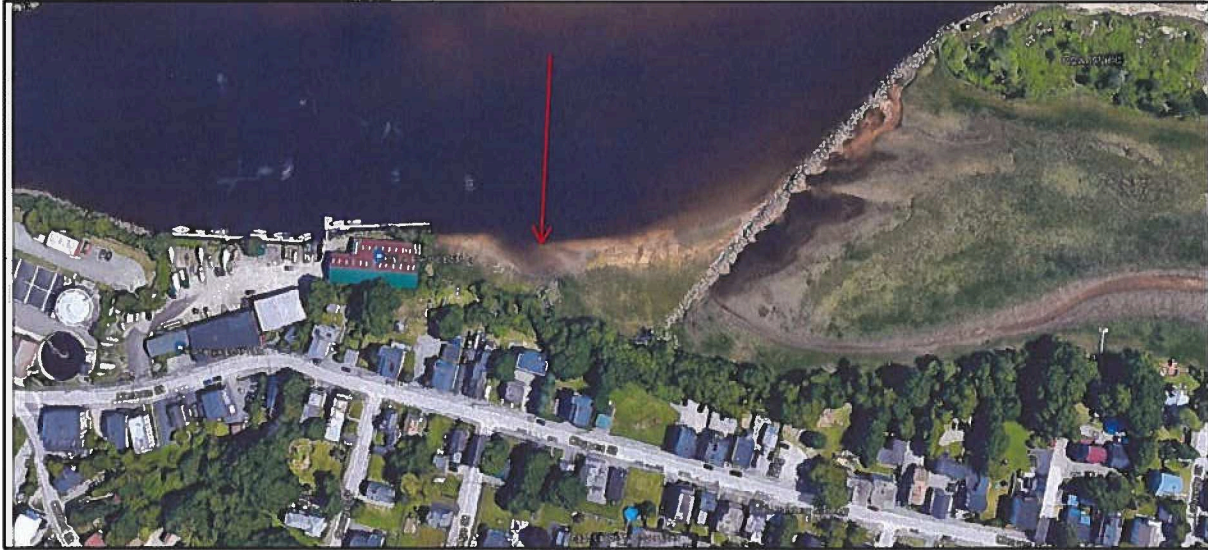
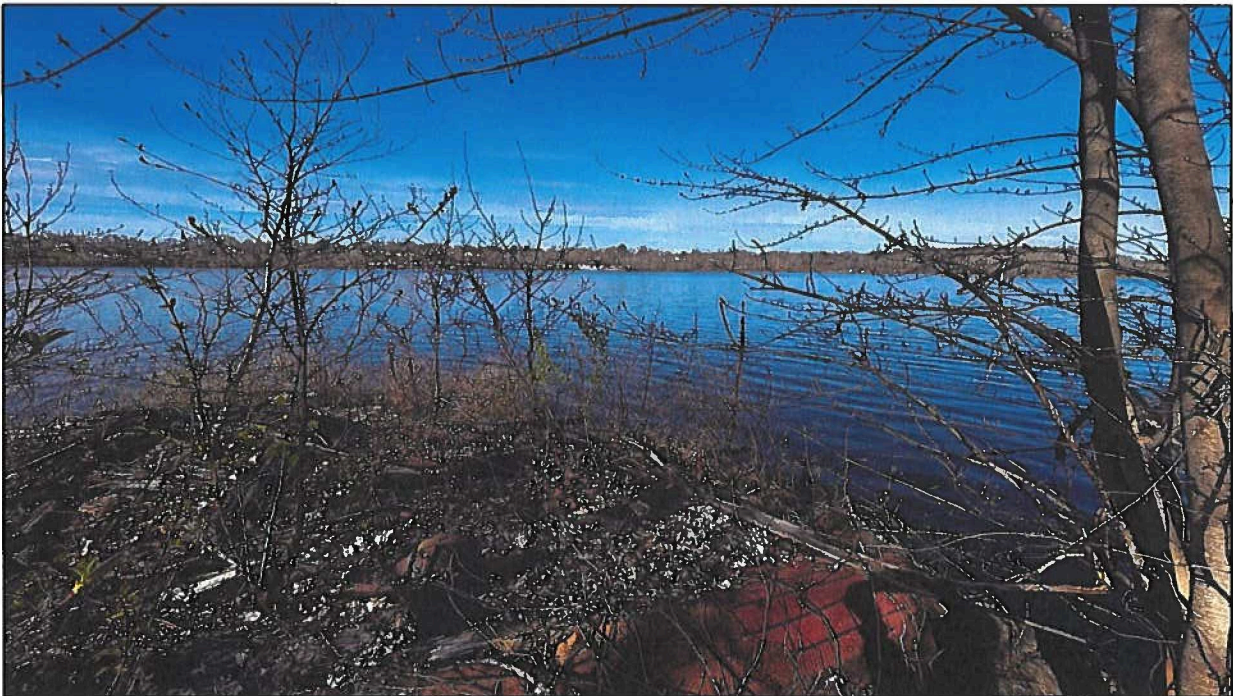


Exhibit 4. Photographs

The following photographs are taken from the site of the project and represent the existing conditions of the project located at 141-143 Cleaves Street in the Town of Biddeford, ME. All photographs were taken on December 19, 2023 and April 29, 2024 by Lisa Vickers of Flycatcher, LLC unless otherwise noted.



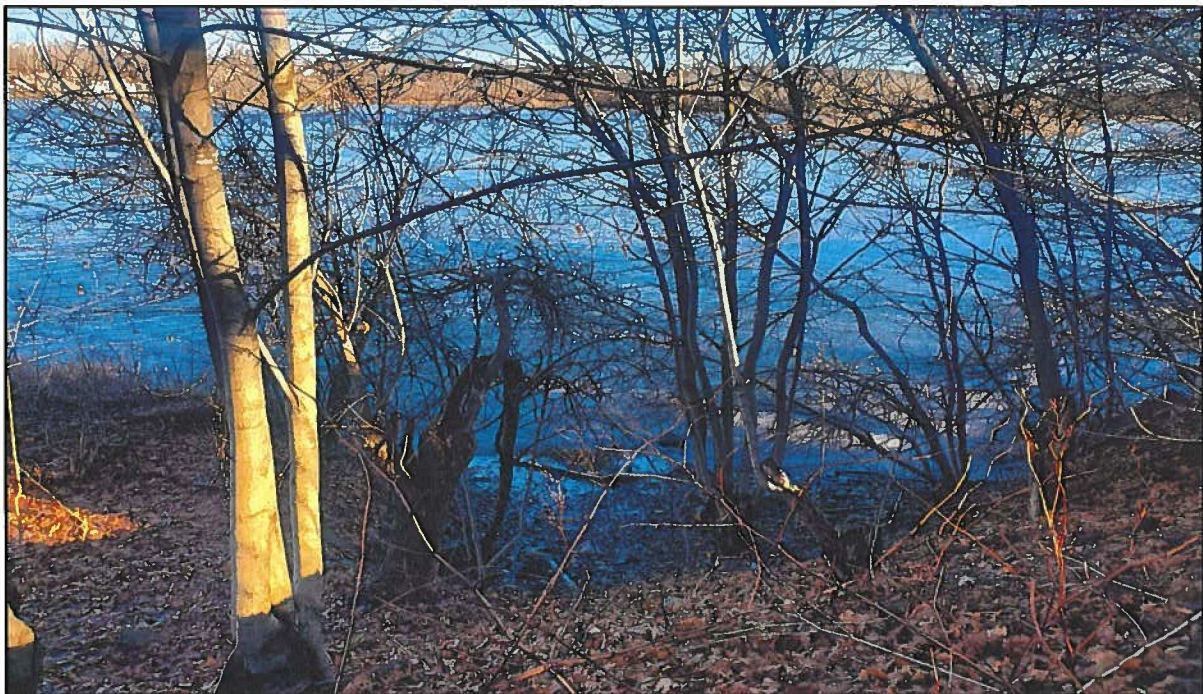
Photograph One. Aerial View of Project Site. Red arrow indicates approximate location of project. Source: Google Earth. Date: 2022.



Photograph Two. Facing northeast. View of proposed location of elevated boardwalk and pier.



Photograph Three. Facing northerly – additional view of approximate location of proposed access landings and stairs.



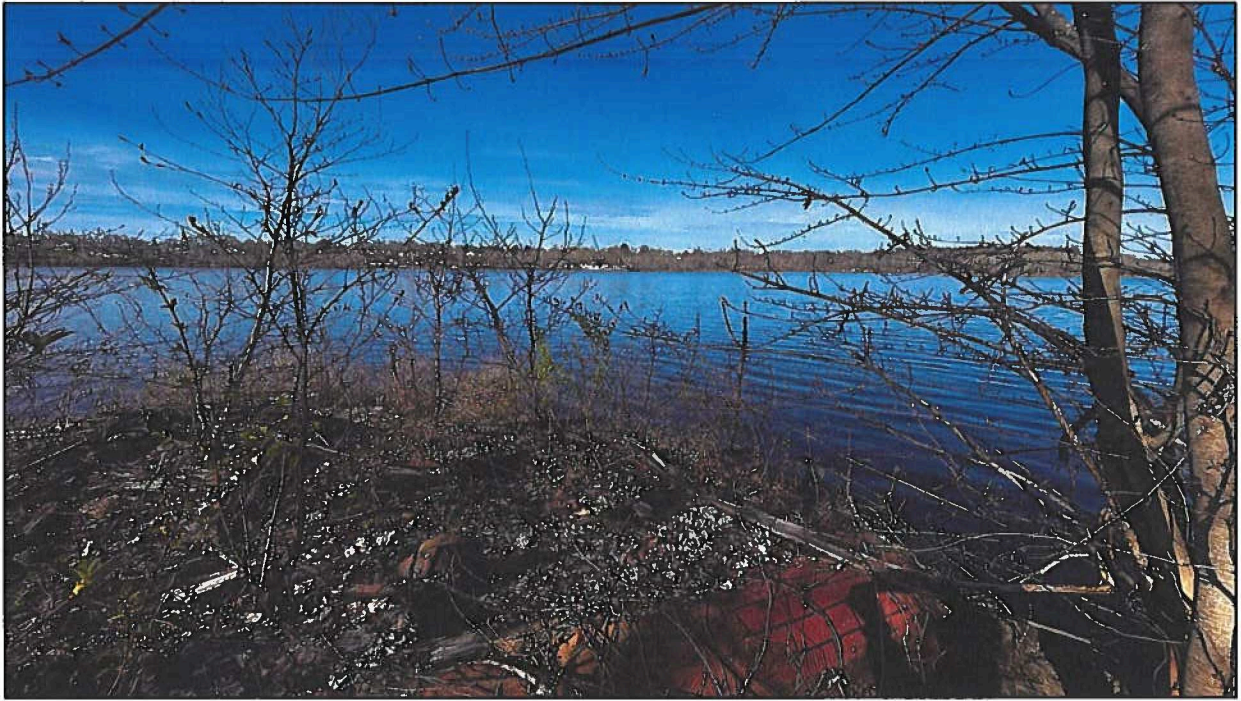
Photograph Four. Additional view of proposed dock area.



Photograph Five. Additional view of slope leading to location of proposed dock.



Photograph Six. View from base of slope where access landings and stairs will be located.



Photograph Seven. Additional view at base of slope where dock will extend from.

Project Description

Introduction and Project Purpose. The Applicant owns an approximate 0.95-acre parcel of land located at 141-143 Cleaves Street and adjacent to the Saco River in the Town of Biddeford, Maine. The site is developed with two multi-unit residential structures and associated development. The Applicant's project purpose is to construct a recreational dock to provide access to the Saco River from their property for their watercraft and other water related activities such as swimming, kayaking, and paddleboarding. Flycatcher investigated the site and the surrounding area to determine the feasibility of accessing the resource and constructing a dock that will accommodate the Applicant's project purpose and meet project goals while avoiding and minimizing impacts to the environment. Based on the Applicant's needs, the existing conditions of the site, and the outcome of our investigations, the following design criteria have been determined.

Project Description. The Applicant proposes to construct a series of landings and stairs and an elevated boardwalk that measure four (4) feet wide by eighty (80) feet long. These stairs will begin from the top of the bank and extend towards the center of the Applicant's shore frontage. The stairs, landings, and elevated boardwalk will be supported with two (2) inch pipe supports that will be driven into the substrates to refusal and all structures will be located above the Highest Annual Tide (HAT) line so there are no proposed direct impacts to the coastal wetland as a result of the stairs and boardwalk. The end of the boardwalk will connect to a six (6) feet wide by sixteen (16) feet long pier that will be supported with a total of six (6), eight (8) inches by eight (8) inches pilings with four (4) located below the HAT. As a result of the support pilings located below the HAT, there will be approximately four (4) square feet of direct impacts to the coastal wetland. The pier will connect to a three (3) feet wide by forty (40) feet long seasonal ramp and a twelve (12) feet wide by twenty-four (24) feet long float. The float will be secured with float tiebacks pinned to the pier on the inboard side and float tiebacks to helix anchors on the outboard side. The float is constructed with float skids in order to elevate the float off the intertidal substrates during periods of low tide. During the off-season, the ramp will be stored on the pier and the float will be stored off-site in an upland location. The construction of the proposed dock does not require additional upland development; however, in order to construct the dock, some vegetation along the bank will be removed. In addition, one tree will be removed.

Federal Navigation Project. The existing Federal Navigation Project (FNP) in the Saco River consists of an 8 feet (Mean Lower Low Water - MLLW) channel extending upstream approximately 6 miles from Saco Bay to a 6 – 8 feet (MLLW) maneuvering basin at Factory Island. In order to meet the

ACOE setback requirements for projects within two hundred (200) feet of a FNP, the Applicant will maintain a setback greater than three (3) times the depth of the channel. In this case, the minimum setback from the FNP would be twenty four (24) feet; however, the Applicant's float will be located approximately one hundred and seventy one (171) feet from the FNP.

Project Plans

Construction Plan

The site will be accessed via Cleaves Street and all materials and equipment for construction of the dock will be delivered from the upland. Any chromated copper arsenate (CCA) lumber used for the construction of the dock will be cured on dry land for 21 days prior to the start of construction. The project does not require the use of heavy equipment and all support pilings will be pinned to ledge or driven to refusal. The pipe supports will be driven to refusal in the upland with hand tools. The anchors are held in place and a power head winds the helix into the ground, resulting in minimal soil disturbance. The ramp and float are constructed off-site and will be set in place once the landings, stairs, and pier are constructed. The construction of the dock should take approximately two (2) to three (3) weeks and all work will be conducted at low tide or in the dry. It is not anticipated that measurable soil disturbance will occur as a result of the construction of the dock given the construction methods.

Erosion Control Plan

The project involves minimal excavation and/or earthmoving, and all work will be conducted at low tide. Given that minimal sedimentation if any, will occur and no heavy equipment will operate in the coastal wetland for the construction of the dock, no formal measures are proposed to control erosion or sedimentation. However, if there are any areas of soil disturbance at the completion of construction, the area will be stabilized with vegetation and mulch in accordance with the Department's permanent soil stabilization BMPs published in the most recent version of the Maine Erosion and Sediment Control BMPs manual.

Land Use Standards

City of Biddeford Ordinances- Art XIV- Shoreland Zoning Ordinance

Land Use Standards; Section 15-C: Piers, docks wharfs, bridges, and other structures and uses extending over or below the normal high-water line of a waterbody or within a wetland.

1. Except as provided in Section 15C11 and Section 15X7, no more than one pier, dock, wharf or similar structure extending or located below the normal high-water line of a water body or within a wetland is allowed on a single residential lot; except that when a single lot contains at least twice the minimum shore frontage as specified in Section 15A, a second structure may be allowed and may remain as long as the lot is not further divided.

The Applicant is only proposing one dock on the property.

2. Access from shore shall be developed on soils appropriate for such use and constructed so as to control erosion.

Construction access will primarily occur from the upland and any soil disturbance caused by construction will be seeded and hayed in accordance with the Department of Environmental Protection's best management practices for soil erosion.

3. The location shall not interfere with existing developed or natural beach areas.

There are no existing natural beach areas within the project site.

4. The facility shall be located so as to minimize adverse effects on fisheries.

The proposed dock will primarily be located over ledge so as to minimize soil disturbance and the seasonal ramp and float will be removed during the winter months and stored in the upland so as to further reduce potential for impacts to fisheries.

5. The facility shall be no larger in dimension than necessary to carry on the activity and be consistent with the surrounding character and uses of the area. A temporary pier, dock, or wharf in nontidal waters shall not be wider than six feet for noncommercial uses.

The proposed dock is the minimum necessary length to safely access the resource on an all-tide basis.

6. No new structure shall be built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland unless the structure requires direct access to the water body or wetland as an operational necessity.

The proposed dock will not be built on top of or adjacent to another structure.

7. New permanent piers and docks on nontidal waters shall not be permitted unless it is clearly demonstrated to the Planning Board that a temporary pier or dock is not feasible, and a permit has been obtained from the Department of Environmental Protection, pursuant to the Natural Resources Protection Act.

The proposed dock will be built on tidal waters.

8. No existing structures built on, over or abutting a pier, dock, wharf or other structure extending beyond the normal high-water line of a water body or within a wetland shall be converted to residential dwelling units in any district.

The Applicant does not propose to convert any portion of the dock into a residential structure.

9. Except in the General Development District, structures built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland shall not exceed 20 feet in height above the pier, wharf, dock or other structure.

No part of the proposed dock will be more than twenty (20) feet in height.

10. Vegetation may be removed in excess of the standards in Section 15P of this ordinance in order to conduct shoreline stabilization of an eroding shoreline, provided that a permit is obtained from the Planning Board. Construction equipment must access the shoreline by barge when feasible as determined by the Planning Board.

The construction of the dock will not require any vegetation to be removed. If any groundcover disturbance occurs, the Applicant proposes to hay and seed the area in accordance with the DEP's Chapter 1000 standards for vegetation removal.

When necessary, the removal of trees and other vegetation to allow for construction equipment access to the stabilization site via land must be limited to no more than 12 feet in width. When the stabilization project is complete, the construction equipment accessway must be restored.

No access way or shoreline stabilization is proposed.

11. Revegetation must occur in accordance with Section 15S.

Upon completion of construction, the area will be stabilized with vegetation and mulch in accordance with the Department's permanent soil stabilization BMPs published in the most recent version of the Maine Erosion and Sediment Control BMPs manual and the standards outlined in Section 15S.

12. A deck over a river may be exempted from the shoreland setback requirements if it is part of a downtown revitalization project that is defined in a project plan approved by the legislative body of the municipality, and may include the revitalization of structures formerly used as mills that do not meet the structure setback requirements, if the deck meets the following requirements:
- a. The total deck area attached to the structure does not exceed 700 square feet;
 - b. The deck is cantilevered over a segment of a river that is located within the boundaries of the downtown revitalization project;
 - c. The deck is attached to or accessory to an allowed commercial use in a structure that was constructed prior to 1971 and is located within the downtown revitalization project;
 - d. The construction of the deck complies with all other applicable standards, except the shoreline setback requirements in Section 15B; and
 - e. The construction of the deck complies with all other state and federal laws.

The Applicant is not proposing to construct a deck over the water.

Title, Right, or Interest


DLN:1002140161693 WARRANTY DEED

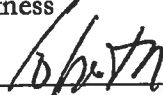
KNOW ALL PERSONS BY THESE PRESENTS, that **Saccal, LLC**, a Maine Limited Liability Company, with an address of 15 Woodside Avenue, Saco, ME 04072, for consideration paid, grants to **141 Cleaves, LLC**, a Maine Limited Liability Company, with an address of 9 Canterbury Lane, Scarborough, ME 04074, with **WARRANTY COVENANTS**, the premises in the City of Biddeford, County of York and State of Maine, bounded and described as follows:

See Exhibit A attached hereto

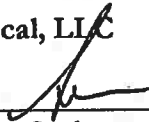
IN WITNESS WHEREOF, **Saccal, LLC** has caused this instrument to be signed this 8 day of September, 2021.

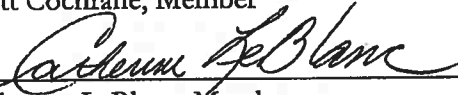
Maine R.E. Transfer Tax Paid



Witness


Witness


Saccal, LLC
By: 

Scott Cochrane, Member
By: 

Catherine LeBlanc, Member

STATE OF MAINE
COUNTY OF CUMBERLAND

On this 8 day of September, 2021, personally appeared before me the aforesaid **Scott Cochrane, Member and Catherine LeBlanc, Member of Saccal, LLC** and acknowledged the foregoing to be their free act and deed in their said capacity.



Notary Public/Attorney
Name: _____

Charles H. McLaughlin
Attorney at Law

Exhibit A

A certain lot or parcel of land, with the buildings thereon, situated in the City of Biddeford, County of York and State of Maine, on the Northeasterly side of Cleaves Street, formerly called Water Street, and being the Southeasterly half of lot numbered five (5) and lot numbered six (6) on Plan of land of Rowland Hill, Sarah E. Littlefield and Clara B. Hyde; said Plan being recorded in York County Registry of Deeds, Plan Book 3, Page 47, to which Plan reference is hereby made for a more particular description. Said parcel of land is seventy-five (75) feet on said Cleaves Street and extends back one hundred (100) feet, keeping the width of seventy-five (75) feet.

Also, another certain lot or parcel of land, with the buildings thereon, situated on the Northeasterly side of Cleaves Street, but not adjacent thereto, in said Biddeford, bounded and described as follows: Northwesterly by the extension in a Northeasterly direction to the Saco River of the Northwesterly sideline of lot numbered four (4) on Plan of house lots of Rowland Hill, Sarah E. Littlefield and Clara P. Hyde, recorded in York Registry of Deeds, in Plan Book 3, Page 47; Southwesterly by the Northeasterly boundaries of lots numbered four (4) to eight (8) both inclusive, on said Plan; Southeasterly by the extension in a Northeasterly direction to the Saco River of the Northwesterly sideline of lot numbered nine (9) on said Plan, and Northeasterly by the Saco River.

Meaning and intending to describe and convey the same premises conveyed to Saccal, LLC by Deed from Lorraine R. Fleurant and David T. Fleurant dated May 31, 2012 recorded on June 5, 2012 in the York County Registry of Deeds in Book 16338, Page 482.

Permits and Letters



DEPARTMENT OF THE ARMY
US ARMY CORPS OF ENGINEERS
NEW ENGLAND DISTRICT
696 VIRGINIA ROAD
CONCORD MA 01742-2751

September 29, 2025

Regulatory Division
File Number: NAE-2024-01237

Josh Caron
141 Cleaves Street, LLC
9 Canterbury Lane
Scarborough, ME 04074
Sent by email: jwcaron@gmail.com

Dear Mr. Caron:

The U.S. Army Corps of Engineers (USACE) has reviewed your application for the construction and maintenance of a 6-foot x 16-foot pile-supported pier with a 3-foot x 40-foot ramp leading to a 12-foot x 24-foot float, with associated mooring tackle below the high tide line and mean high water of the Saco River at 141-143 Cleaves Street, Biddeford, Maine. The work is shown on the enclosed plans titled "Proposed Dock For 141 Cleaves, LLC, LLC, 141 & 143 Cleaves Street, Biddeford, Maine" on three (3) sheets dated 04/30/2024.

Based on the information that you have provided; we verify that the activity is authorized under General Permit # 3. Structures, Floats and Lifts of October 14, 2020, federal permits known as the Maine General Permits (GPs). The GPs are available at <https://www.nae.usace.army.mil/Missions/Regulatory/State-General-Permits/Maine-General-Permit>.

Please review the enclosed GPs carefully, in particular the general conditions beginning on page 5, and ensure that you and all personnel performing work authorized by the GPs are fully aware of and comply with its terms and conditions.


This authorization expires on October 14, 2025. You must commence or have under contract to commence the work authorized herein by October 14, 2025 and complete the work by October 14, 2026. If not, you must contact this office to determine the need for further authorization and we recommend you contact us *before* the work authorized herein expires. Please contact us immediately if you change the plans or construction methods for work within our jurisdiction as we must approve any changes before you undertake them. Performing work within our jurisdiction that is not specifically authorized by this determination or failing to comply with the special condition(s) provided above or all of the terms and conditions of the GPs may subject you to the enforcement provisions of our regulations.

This authorization does not obviate the need to obtain other federal, state, or local authorizations required by law. Applicants are responsible for applying for and obtaining any other approvals.

We continually strive to improve our customer service. To better serve you, we would appreciate your completing our Customer Service Survey located at <https://regulatory.ops.usace.army.mil/customer-service-survey/>

Please contact Heather Stukas, of my staff at (207) 623-8367 ext. 8 or heather.s.stukas@usace.army.mil if you have any questions.

Sincerely,



Peter D. Olmstead
Chief, Maine Section
Regulatory Division

Enclosures
Plans

cc:
U.S. EPA, Region 1, Boston, MA; R1_CWA404_REG@epa.gov
Alison Sirois, Maine DEP; Alison.Sirois@maine.gov
Ellie Oberink, agent, ellie@flycatcherllc.com
Kaitlyn Shaw, NOAA, Kaitlyn.shaw@noaa.gov



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
17 STATE HOUSE STATION AUGUSTA, MAINE 04333-0017

DEPARTMENT ORDER

IN THE MATTER OF

141 CLEAVES STREET, LLC) NATURAL RESOURCES PROTECTION ACT
Biddeford, York County) COASTAL WETLAND ALTERATION
RESIDENTIAL PIER SYSTEM) SIGNIFICANT WILDLIFE HABITAT
L- 31154-4P-A-N (approval)) WATER QUALITY CERTIFICATION
L- 31154-TW-B-N (approval)) FINDINGS OF FACT AND ORDER

Pursuant to the provisions of 38 M.R.S. §§ 480-A–480-KK, Section 401 of the Clean Water Act (33 U.S.C. § 1341), and Chapters 310, 315 and 335 of Department rules, the Department of Environmental Protection (Department) has considered the application of 141 CLEAVES STREET, LLC with the supportive data, and agency review comments, and other related materials on file and FINDS THE FOLLOWING FACTS:

1. PROJECT DESCRIPTION:

A. Summary: The applicant is proposing to construct a residential pier system. The proposed pier system will consist of a series of landings and stairs and an elevated boardwalk that measures four-foot-wide by 80-foot long. The end of the boardwalk will connect to a six-foot-wide by 16-foot-long permanent pier. The permanent pier system will include a three-foot-wide by 40-foot-long seasonal ramp and a 12-foot-wide by 24-foot-long seasonal float with skids. The permanent pier system will be supported by six permanent pilings.

The proposed project is shown on a set of plans, entitled, “Overview of Existing and Proposed Conditions,” prepared by Flycatcher, LLC and dated April 30, 2024. The proposed pier system will directly impact 4 square feet of coastal wetland as a result of the permanent pilings. The pier system will indirectly impact 400 square feet of the coastal wetland as a result of shading over the resource. The project is located in a Tidal Waterfowl and Wading Bird Habitat (TWWH), a Significant Wildlife Habitat, as defined by the Natural Resources Protection Act (NRPA). The project site is located on Cleaves Street in the Town of Biddeford.

B. Current Use of the Site: The 0.95-acre parcel contains two existing multi-unit residential structures and associated development in the upland area of the property. The parcel is identified as Lot 29 on Map 41 of the Town of Biddeford’s tax maps.

2. EXISTING SCENIC, AESTHETIC, RECREATIONAL OR NAVIGATIONAL USES:

The NRPA, in 38 M.R.S. § 480-D(1), requires the applicant to demonstrate that the proposed project will not unreasonably interfere with existing scenic, aesthetic, recreational and navigational uses.

In accordance with Chapter 315, *Assessing and Mitigating Impacts to Scenic and Aesthetic Uses* (06-096 C.M.R. ch. 315, effective June 29, 2003), the applicant submitted a copy of the Department's Visual Evaluation Field Survey Checklist as Appendix A to the application along with a description of the property and the proposed project. The applicant also submitted several photographs of the proposed project site and surroundings, including an aerial photograph of the project site.

The proposed project is located in the Saco River, which is a scenic resource visited by the general public, in part, for the use, observation, enjoyment and appreciation of its natural and cultural visual qualities. The aesthetics of the proposed pier system will blend with the existing viewshed of the area. The proposed pier system will be compatible with the existing visual quality and landscape characteristics found within the viewshed of the scenic resources in the area. Other properties in the general vicinity contain similar residential structures and/or pier systems visible from the water.

The Department of Marine Resources (DMR) reviewed the project and stated that the proposed project should not cause any significant adverse impact to navigation or recreation based on the nature of the project and its location.

The Department determined that based on the nature of the proposed project and its location, there are no existing recreational or navigational uses of the resource that would be unreasonably impacted.

The Department finds that the proposed activity will not unreasonably interfere with existing scenic, aesthetic, recreational or navigational uses of the coastal wetland.

3. SOIL EROSION:

The NRPA, in 38 M.R.S. § 480-D(2), requires the applicant to demonstrate that the proposed project will not cause unreasonable erosion of soil or sediment nor unreasonably inhibit the natural transfer of soil from the terrestrial to the marine or freshwater environment.

The applicant submitted a construction plan and erosion control plan that outlines specific construction sequencing guidelines for construction and equipment access. Access for construction will be from the upland. The ramp and float will be constructed off-site and then set in place once the landings, stairs and pier are constructed. Support pilings will be pinned to ledge or driven to refusal. Construction will take place during dry or frozen conditions at low tide. Any disturbed soil areas will be stabilized with vegetation and mulch in accordance with the Department's standards.

The Department finds that the activity will not cause unreasonable erosion of soil or sediment nor unreasonably inhibit the natural transfer of soil from the terrestrial to the marine or freshwater environment.

4. HABITAT CONSIDERATIONS:

The NRPA, in 38 M.R.S. § 480-D(3), requires the applicant to demonstrate that the proposed project will not unreasonably harm significant wildlife habitat, freshwater wetland plant habitat, threatened or endangered plant habitat, aquatic or adjacent upland habitat, travel corridor, freshwater, estuarine or marine fisheries or other aquatic life.

The site is developed with two multi-unit apartment buildings and associated development. The upland extends to a steep, vegetated bank grading to intertidal mudflat. The intertidal zone consists of ledge that extends into the subtidal zone.

According to the Department's Geographic Information System (GIS) database, the project is located in an area mapped as a Tidal Waterfowl and Wading Habitat.

In its review, the Department of Marine Resources (DMR) stated that the proposed float will rest on soft bottom intertidal sediments at low tides. The applicant is proposing float skids and seasonal use of the proposed pier system. DMR stated that float skids and seasonal use can be expected to minimize these impacts. DMR stated that other impacts to marine habitat and resources are expected to be minimal.

The Maine Department of Inland Fisheries and Wildlife (MDIFW) reviewed the proposed project and stated that the project is located in Tidal Waterfowl and Wading Habitat. MDIFW stated that the float will be constructed with skids which will prevent grounding out at low tide and the seasonal portions of the dock will be stored outside of the mapped TWWH. MDIFW recommended minimizing vegetation removal, soil disturbances and time spent in the water to the greatest extent practicable. MDIFW recommended replanting with native shrubs and vegetation. The applicant responded to MDIFW comments and stated that only vegetation in the direct footprint of the stairs and pier will be disturbed. The applicant stated that native plantings and applicable erosion control measures will be incorporated as needed.

The Department finds that the activity will not unreasonably harm any significant wildlife habitat, freshwater wetland plant habitat, threatened or endangered plant habitat, aquatic or adjacent upland habitat, travel corridor, freshwater, estuarine or marine fisheries or other aquatic life.

5. WATER QUALITY CONSIDERATIONS:

The applicant proposes to use lumber treated with chromated copper arsenate (CCA) to construct the pier. To protect water quality, all CCA-treated lumber must be cured on dry land in a manner that exposes all surfaces to the air for 21 days prior to the start of construction.

Provided that CCA-treated lumber is cured as described above, the Department finds that the proposed project will not violate any state water quality law, including those governing the classification of the State's waters.

6. WETLANDS AND WATERBODIES PROTECTION RULES:

The applicant proposes to directly alter four square feet of coastal wetland to construct the proposed pier system. The project will create 400 square feet of indirect impact to the coastal wetland as a result of shading over the resource. Coastal wetlands are wetlands of special significance.

The *Wetlands and Waterbodies Protection Rules*, 06-096 C.M.R. ch. 310 (last amended November 11, 2018), interpret and elaborate on the Natural Resources Protection Act (NRPA) criteria for obtaining a permit. The rules guide the Department in its determination of whether a project's impacts would be unreasonable. A proposed project would generally be found to be unreasonable if it would cause a loss in wetland area, functions and values and there is a practicable alternative to the project that would be less damaging to the environment. Each application for a NRPA permit that involves a coastal wetland alteration must provide an analysis of alternatives in order to demonstrate that a practicable alternative does not exist.

A. Avoidance. An applicant must submit an analysis of whether there is a practicable alternative to the project that would be less damaging to the environment and this analysis is considered by the Department in its assessment of the reasonableness of any impacts. Additionally, for activities proposed in, on, or over wetlands of special significance the activity must be among the types listed in Chapter 310, § 5(A) or a practicable alternative less damaging to the environment is considered to exist and the impact is unreasonable. A pier is a water dependent use and its proposed construction is among the activities specifically provided for in Chapter 310, § 5(A)(1)(c). The applicant also submitted an alternatives analysis for the proposed project completed by Flycatcher, LLC and dated May 8, 2024. The purpose of the project is to construct a recreational dock to provide partial-tide access to the Saco River from their property for water-related activities. The applicant considered multiple alternatives to the proposed project, including the no-action approach but found that this would not meet the project purpose. The applicant considered constructing a temporary dock consisting entirely of seasonal structures that would be installed and removed each season. However, given the slope of the shoreline and the need for landings and stairs to provide safe access to the coastal wetland, a temporary dock was not a feasible option because the stairs and landings would need to be permanent. The applicant considered alternative locations on the parcel to site the dock; however, the applicant only owns 110 feet of shore frontage, and the proposed location meets riparian setbacks. Lastly, the applicant considered utilizing public and private facilities. A public facility would require trailering and launching their boat on a regular basis, while a private facility would be cost prohibitive. Overall, public and private facilities would not meet the applicant's project goal; therefore, this alternative was rejected. Based on these considerations and in order to meet the stated project purpose, there is no practicable alternative to the proposed pier system.

B. Minimal Alteration. In support of an application and to address the analysis of the reasonableness of any impacts of a proposed project, an applicant must demonstrate that the amount of coastal wetland to be altered will be kept to the minimum amount

necessary for meeting the overall purpose of the project. The applicant considered alternative designs for the proposed pier system that included increasing the spacing between deck boards or utilizing thru-flow decking in order to minimize potential shading impacts, however, it was determined that constructing the pier system with a 1:1 height to width ratio will provide more sunlight than alternative designs. In order to further minimize impacts within the TWWH, the applicant has designed the float to be constructed with skids to elevate the float off the substrates during periods of low tide. Additionally, the applicant has determined that the ramp and float will be in place seasonally and stored outside of the coastal wetland during the off-season, which will minimize shading impacts over the coastal wetland. Overall, the project has been designed to minimize impacts to the coastal wetland to the greatest practicable extent.

C. Compensation. In accordance with Chapter 310, § 5(C)(6)(b), compensation may be required to achieve the goal of no net loss of coastal wetland functions and values. This project will not result in over 500 square feet of fill in the resource, which is the threshold over which compensation is generally required. Further, the proposed project will not have an adverse impact on marine resources or wildlife habitat as determined by DMR and MDIFW. For these reasons, the Department determined that compensation is not required.

The Department finds that the applicant has avoided and minimized coastal wetland impacts to the greatest extent practicable, and that the proposed project represents the least environmentally damaging alternative that meets the overall purpose of the project.

7. OTHER CONSIDERATIONS:

The Department finds, based on the design, proposed construction methods, and location, the proposed project will not inhibit the natural transfer of soil from the terrestrial to the marine environment, will not interfere with the natural flow of any surface or subsurface waters, and will not cause or increase flooding. The proposed project is not located in a coastal sand dune system, is not a crossing of an outstanding river segment, and does not involve dredge spoils disposal or the transport of dredge spoils by water.

BASED on the above findings of fact, and subject to the conditions listed below, the Department makes the following conclusions pursuant to 38 M.R.S. §§ 480-A–480-KK and Section 401 of the Clean Water Act (33 U.S.C. § 1341):

- A. The proposed activity will not unreasonably interfere with existing scenic, aesthetic, recreational, or navigational uses.
- B. The proposed activity will not cause unreasonable erosion of soil or sediment.
- C. The proposed activity will not unreasonably inhibit the natural transfer of soil from the terrestrial to the marine or freshwater environment.

- D. The proposed activity will not unreasonably harm any significant wildlife habitat, freshwater wetland plant habitat, threatened or endangered plant habitat, aquatic or adjacent upland habitat, travel corridor, freshwater, estuarine, or marine fisheries or other aquatic life.
- E. The proposed activity will not unreasonably interfere with the natural flow of any surface or subsurface waters.
- F. The proposed activity will not violate any state water quality law including those governing the classifications of the State's waters, provided that CCA-treated lumber is cured as described in Finding 5.
- G. The proposed activity will not unreasonably cause or increase the flooding of the alteration area or adjacent properties.
- H. The proposed activity is not on or adjacent to a sand dune.
- I. The proposed activity is not on an outstanding river segment as noted in 38 M.R.S. § 480-P.

THEREFORE, the Department APPROVES the above noted application of 141 CLEAVES STREET, LLC to construct a residential pier system, as described in Finding 1, SUBJECT TO THE ATTACHED CONDITIONS, and all applicable standards and regulations:

1. Standard Conditions of Approval, a copy attached.
2. The applicant shall take all necessary measures to ensure that their activities or those of their agents do not result in measurable erosion of soil on the site during the construction of the project covered by this approval.
3. Severability. The invalidity or unenforceability of any provision, or part thereof, of this License shall not affect the remainder of the provision or any other provisions. This License shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.
4. All CCA-treated lumber shall be cured on dry land in a manner that exposes all surfaces to the air for 21 days prior to the start of construction.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DONE AND DATED IN AUGUSTA, MAINE, THIS 6TH DAY OF JANUARY, 2026.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

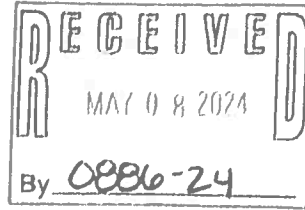
BY: 
For: Melanie Loyzim, Commissioner

PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES.

MM/L031154AN

April 29, 2024

submitted via email



To: Ms. Claudette Coyne, Maine Historic Preservation Commission
Mr. Isaac St. John, Houlton Band of Maliseet Indians
Mr. Donald Soctomah, Passamaquoddy Tribe of Indians, Pleasant Point Reservation
Mr. Donald Soctomah, Passamaquoddy Tribe of Indians, Indian Township Reservation
Ms. Jenny Gaenzle, Mi'kmaq Nation
Mr. Chris Sokalexis, Penobscot Nation

RE: Maine Department of Environmental Protection (DEP), Natural Resources Protection Act (NRPA) Application to construct a dock on behalf of 141 Cleaves Street, LLC c/o Josh Caron located at 141-143 Cleaves Street, Biddeford, Maine (Map 41, Lot 29).

Dear Sir or Madam:

141 Cleaves Street c/o Josh Caron (Applicant) has applied for a NRPA permit requesting approval to construct a residential dock consisting of a series of landings and stairs and an elevated boardwalk that measure 4' x 80' that connects to a 6' x 16' pile-supported pier, a 3' x 40' ramp, and a 12' x 24' float located at 141-143 Cleaves Street Biddeford, Maine. The pier will provide residential recreational water and boat access to the Saco River. Please find a location map, photographs, and an overview of the project for your review.

If you have any questions or concerns with this project, please feel free to contact me directly at (207) 837 - 2199 or by e-mail at tim@flycatcherllc.com. Thank you in advance for your timely comments.

Respectfully submitted,

Tim Forrester
Director, Coastal Resources
Lower Falls Landing, 106 Lafayette Street, Suite 2A
Yarmouth, ME 04096

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.

Kirk F. Mohney,
State Historic Preservation Officer
Maine Historic Preservation Commission

5/30/24
Date

The following photographs are taken from the site of the project and represent the existing conditions of the project located at 141-143 Cleaves Street in the Town of Biddeford, ME. All photographs were taken on December 19, 2023 and April 29, 2024 by Lisa Vickers of Flycatcher, LLC unless otherwise



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

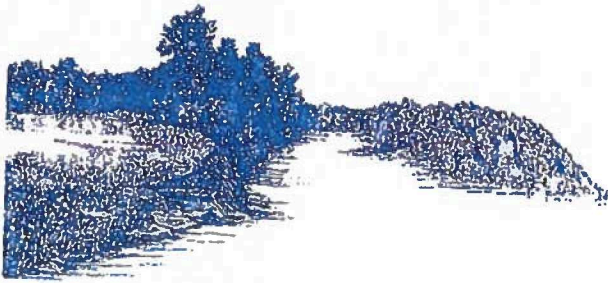
CHRIS SOCKALEXIS – TRIBAL HISTORIC PRESERVATION OFFICER
E-MAIL: chris.sockalexis@penobscotnation.org

NAME	Ellie Oberink
ADDRESS	Flycatcher Lower Falls Landing, 106 Lafayette Street, Suite 2A Yarmouth, ME 04096
OWNER'S NAME	Josh Caron - 141 Cleaves Street, LLC
TELEPHONE	(443) 480-6807
EMAIL	ellie@flycatcherllc.com
PROJECT NAME	Residential Dock - 141-143 Cleaves Street
PROJECT SITE	Biddeford, ME
DATE OF REQUEST	May 8, 2024
DATE REVIEWED	September 27, 2024

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

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

Chris Sockalexis, THPO
Penobscot Nation



Saco River Corridor Commission

"Communities Working Together To Protect Our Rivers"

October 3rd, 2024

141 CLEAVES STREET
C/O JOSH CARON
9 CANTERBURY LANE
SCARBOROUGH, ME 04074
PERMIT #20-492

Dear applicant,

Enclosed is Permit #20-492, which the Saco River Corridor Commission approved during the Commission meeting on September 25th, 2024. Copies of this permit have been sent to the parties listed below.

Please read the enclosed document carefully, particularly the conditions to it, which are as follows:

1. Standard Conditions of Approval (copy attached).
2. The stump and roots of the removed tree shall be left intact to preserve soil stability.
3. The debris on the peninsula shall be removed within one month of the project's completion.
 - a. Note: Further discussion after the vote clarified that the Commission expected only surface-level debris to be removed as part of the permit condition. If a foundation is discovered or significant ground disturbance is required to remove debris, they request that the applicant return to the Commission for further consideration of the debris removal.

When you have finished the development allowed by this permit, complete the enclosed Notice of Completion of Construction Form and send it to us. The Commission staff will then schedule a time to visit your site to confirm you have complied with the enclosed permit.

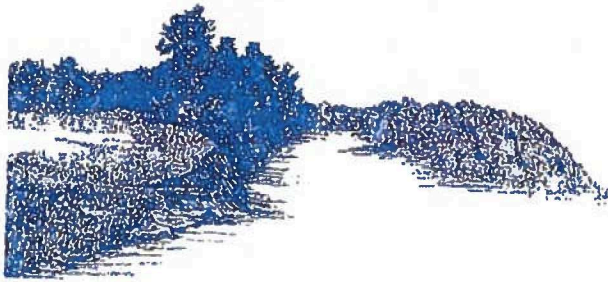
Thank you for your cooperation with this Commission. If you have any additional questions, please do not hesitate to contact us.

Sincerely,

Haley Lachance
Administrative Assistant
Saco River Corridor Commission

Enclosure

Cc: Ellie Oberink, Flycatcher LLC - Applicant's Agent
Robin Patterson, Biddeford City Clerk
Amber St. Ours, Biddeford Deputy City Clerk
Roby Fecteau, Biddeford Code Enforcement Officer
Danielle Charron, Biddeford Code Enforcement Office Manager
David Galbraith, Biddeford City Planner
Larry Patoine, Biddeford Planning Board Chair



Saco River Corridor Commission

"Communities Working Together To Protect Our Rivers"

COMMISSION ORDER IN THE MATTER OF

141 CLEAVES STREET
C/O JOSH CARON
9 CANTERBURY LANE
SCARBOROUGH, ME 04074
PERMIT #20-492

SACO RIVER CORRIDOR ACT
FINDINGS OF FACT AND ORDER

The Saco River Corridor Commission, created by the Maine State Legislature in the Saco River Corridor Act, 38 M.R.S.A. §951, et seq., (the Act), at a meeting held on September 25th, 2024, at the Dayton Town Hall in Dayton, Maine, and after a review of the application and supporting documents makes the following findings of fact:

PROJECT DESCRIPTION

1. The applicant is seeking a permit to construct access landings and stairs, an elevated boardwalk, and a pier connected to a seasonal ramp and float.

SITE LOCATION/DESCRIPTION

2. The property is described in the York County Registry of Deeds Book 18797, Page 602.
3. Location: Lot 29 (Map 41) at 141-143 Cleaves Street in Biddeford, Maine.
4. The 0.95-acre lot has 253 feet of frontage on the Saco River.
5. The proposed structures extend below the mean high water line.
6. The property is located in the General Development District.
7. The 100-year floodplain is present along the immediate shoreline.

ANALYSIS

8. The lot contains three multi-unit residential buildings, all predating the Act.
9. The applicant proposes to construct permanent structures to access the water, including:
 - a. A 4 x 10-foot landing starting at the top of the slope in the upland area;
 - b. A 4 x 32-foot set of stairs;
 - c. A 4 x 6-foot landing;
 - d. A 4 x 32-foot elevated boardwalk
 - e. A 6 x 16-foot pier
10. The proposed access stairs and landings are supported by (20) 2-inch pipe supports driven into the substrate by hand until refusal.
11. The proposed structures connect to a 3 x 40-foot seasonal ramp and a 12 x 24-foot seasonal float, both located below the mean high water line.
12. The applicant states the proposed project will involve minimal excavation or earthmoving. The use of heavy equipment is not proposed.
13. No measurable soil disturbance is anticipated; however, if any occurs, Maine Erosion and

Sediment Control Best Management Practices will be used, and soils will be stabilized post-construction.

14. The application states that existing conditions in the project area include a lawn at the top of the bank with ground cover and mature trees on the slope between 3 and 14 inches in diameter.
15. Vegetation removal is limited to the direct footprint of the access structures.
16. At the September 11th, 2024, Rules Committee meeting, the Committee and staff discussed erosion concerns.
17. Staff notes from the September 18th, 2024, site visit include:
 - a. There was a “shed” type structure that previously existed on the small peninsula where the proposed structure would be installed, but it has since burned. Remnants of burned wood with nails and what appears to be roofing are still present in the project area.
 - b. The project will not result in a significant direct line of sight to the water.
 - c. Erosion in the project area is possible if additional vegetation is removed.
 - d. The remnants of the burned “shed” may interfere with the installation of the proposed structure
18. At the Commission meeting on September 25th, 2024:
 - a. The applicant’s agent explained that the applicant had previously attempted to remove debris (from a burned shed) from the peninsula at the base of the slope and that further cleanup would be encouraged before the installation of the structures over the debris field and after the installation, which would make traversing the steep slope with larger pieces of debris more manageable.
 - b. The applicant’s agent clarified that one mature tree was proposed for removal.
 - c. Concerns were raised about removing the tree, the roots of which could aid soil retention on the eroding slope.

RELEVANT STANDARDS OF THE ACT

§957-A. Resource Protection District | §957-C. General Development District | §958. Existing Uses. | §959-A. Requirements for Granting Permits | §962. General Performance Standards | Chapter 102: Standard Conditions of Approval | Chapter 103: Standards to Address the Environmental Factors

BASED ON THE ABOVE FINDINGS, as determined at a duly noticed Commission Meeting, the Commission draws the following conclusions:

1. The applicant has shown the proposed design to be within the meaning of the Act.
2. The proposed use will not unreasonably involve any of the factors enumerated in §959-A(1)(A)-(K) of the Act.

THEREFORE, the Commission APPROVES the application of 141 Cleaves Street LLC, #20-492, for a permit to construct access landings and stairs, an elevated boardwalk, and a pier connected to a seasonal ramp and float on the property owned by them, provided the activity is carried out according to the application and UPON THE FOLLOWING CONDITIONS:

1. Standard Conditions of Approval (copy attached).
2. The stump and roots of the removed tree shall be left intact to preserve soil stability.
3. The debris on the peninsula shall be removed within one month of the project’s completion.

141 CLEAVES STREET LLC
PERMIT #20-492
PAGE 3

- a. Note: Further discussion after the vote clarified that the Commission expected only surface-level debris to be removed as part of the permit condition. If a foundation is discovered or significant ground disturbance is required to remove debris, they request that the applicant return to the Commission for further consideration of debris removal.

This decision, including any of its conditions, may be appealed pursuant to 38 M.R.S. §968, except that no appeal pursuant to 38 M.R.S. §968 shall be taken from a decision of the Commission which decision was made without a public hearing until a request for reconsideration has been submitted to the Commission, and the Commission has made a final determination in the matter. Any person wishing to file an appeal or to request reconsideration must do so within 30 days of the Commission's written decision and order. Requests for reconsideration must be submitted in accordance with applicable Commission regulations. To be valid, all permits must meet all federal, state, and local ordinances and regulations.

DONE AND DATED AT CORNISH, MAINE, THIS 2ND DAY OF OCTOBER 2024.

SACO RIVER CORRIDOR COMMISSION

BY:

Ben Pinault
Benjamin Pinault, Chairperson

10/2/24
Dated



Registry of Deeds Notarization Form


Saco River Corridor Commission Permit #20-492 141 Cleaves Street, LLC

Acknowledgment

State of Maine

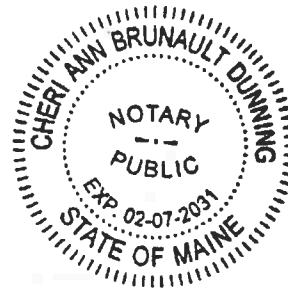
County of York

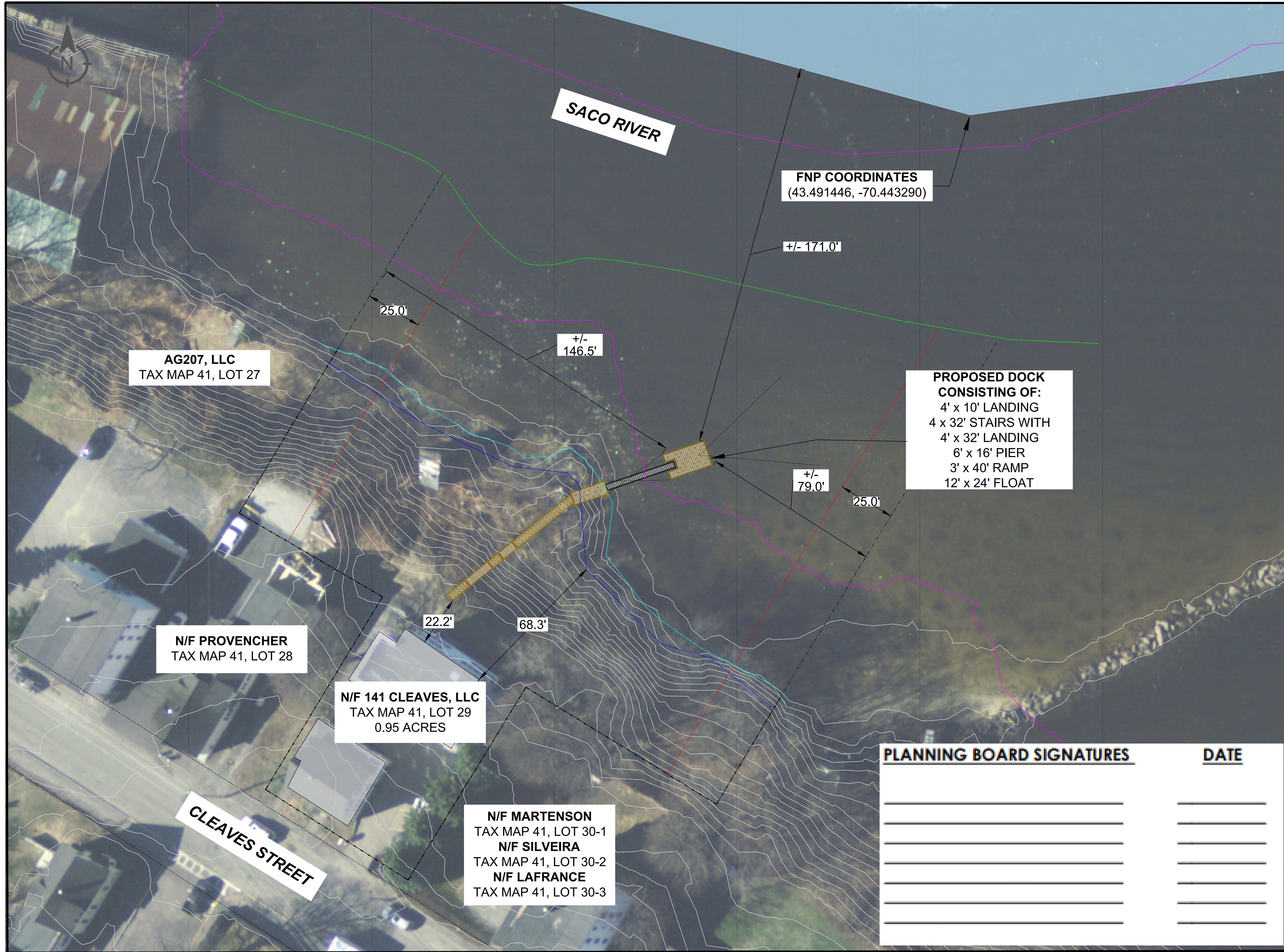
This record was acknowledged before me this 2nd day of October 2024, by Benjamin Pinault.



Signature of Notary Public

Cheri Ann Brunault Dunning
Notary Public, State of Maine
My commission expires: February 7, 2031





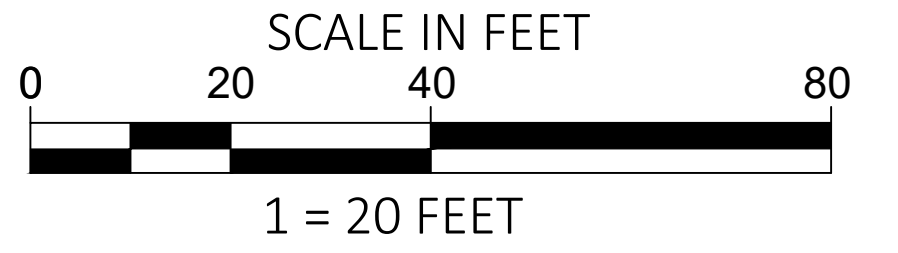
LEGEND

	PROPERTY LINE
	HIGHEST ANNUAL TIDE (HAT)
	MEAN HIGH WATER (MHW)
	MEAN LOW WATER (MLW)
	TIDAL WATERFOWL AND WADING BIRD HABITAT (TWWH)
	SACO RIVER FEDERAL NAVIGATION PROJECT (FNP)

FNP COORDINATES
(43.491446, -70.443290)

**PROPOSED DOCK
CONSISTING OF:**
4' x 10' LANDING
4 x 32' STAIRS WITH
4' x 32' LANDING
6' x 16' PIER
3' x 40' RAMP
12' x 24' FLOAT

- NOTES:**
- 1) BASE MAP IMAGERY FROM MAINE OFFICE OF GIS AERIAL IMAGERY (2018).
 - 2) HIGHEST ANNUAL TIDE (HAT) LINE AND MEAN HIGH WATER (MHW) ARE BASED ON SITE VISIT CONDUCTED ON APRIL 29, 2024 AND THE DATA FROM THE MAINE OFFICE OF GIS HIGHEST ASTRONOMICAL TIDE STATION - BIDDEFORD, SACOE RIVER (6.90 NAVD88). MLW WATER BASED ON AERIAL IMAGE.
 - 3) PROPERTY LINE DATA BASED ON CITY OF BIDDEFORD GIS DATA FOR LOT #29 ON TAX MAP #41.
 - 4) 2 FOOT CONTOUR DATA IS BASED ON MAINE OFFICE OF GIS TILE 19TJ81.
 - 5) PROPERTY LINE EXTENSION BASED ON CITY OF BIDDEFORD HARBORMASTER REQUIREMENTS.
 - 6) PLAN IS FOR DOCK PERMITTING PURPOSES ONLY.



PROJECT:
PROPOSED DOCK FOR 141 CLEAVES, LLC, 141 & 143 CLEAVES STREET, BIDDEFORD, MAINE.

TITLE:
OVERVIEW OF EXISTING AND PROPOSED CONDITIONS

PLANNING BOARD SIGNATURES	DATE
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

AG207, LLC
TAX MAP 41, LOT 27

N/F PROVENCHER
TAX MAP 41, LOT 28

N/F 141 CLEAVES, LLC
TAX MAP 41, LOT 29
0.95 ACRES

N/F MARTENSON
TAX MAP 41, LOT 30-1
N/F SILVEIRA
TAX MAP 41, LOT 30-2
N/F LAFRANCE
TAX MAP 41, LOT 30-3

DRAWN BY: LCV	SHEET: 1 OF 3
CHECKED BY: TAF	JOB NUMBER: C23A-019
DATE: 4/30/2024	REV DATE:

Flycatcher
LAND + SCIENCE + PEOPLE

Lower Falls Landing
106 Lafayette Street,
Suite 2A
Yarmouth, ME 04096



LEGEND	
	PROPERTY LINE
	HIGHEST ANNUAL TIDE (HAT)
	MEAN HIGH WATER (MHW)
	MEAN LOW WATER (MLW)
	TIDAL WATERFOWL AND WADING BIRD HABITAT (TWWH)
	SACO RIVER FEDERAL NAVIGATION PROJECT (FNP)

SACO RIVER

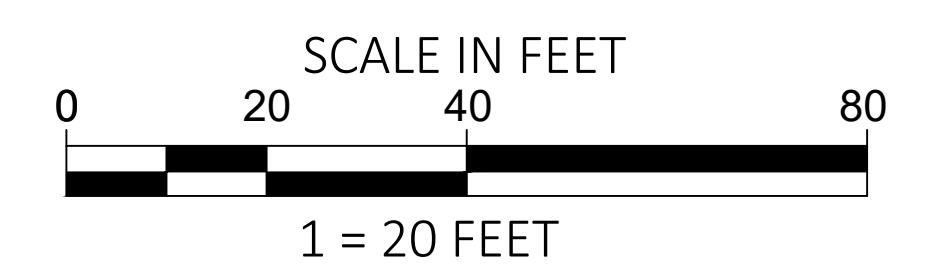
FNP COORDINATES
(43.491446, -70.443290)

+/- 171.0'

AG207, LLC
TAX MAP 41, LOT 27

PROPOSED DOCK
CONSISTING OF:
4' x 10' LANDING
4 x 32' STAIRS WITH
4' x 32' LANDING
6' x 16' PIER
3' x 40' RAMP
12' x 24' FLOAT

- NOTES:
- 1) BASE MAP IMAGERY FROM MAINE OFFICE OF GIS AERIAL IMAGERY (2018).
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 - 6) PLAN IS FOR DOCK PERMITTING PURPOSES ONLY.



N/F PROVENCHER
TAX MAP 41, LOT 28

N/F 141 CLEAVES, LLC
TAX MAP 41, LOT 29
0.95 ACRES

CLEAVES STREET

N/F MARTENSON
TAX MAP 41, LOT 30-1
N/F SILVEIRA
TAX MAP 41, LOT 30-2
N/F LAFRANCE
TAX MAP 41, LOT 30-3

PLANNING BOARD SIGNATURES

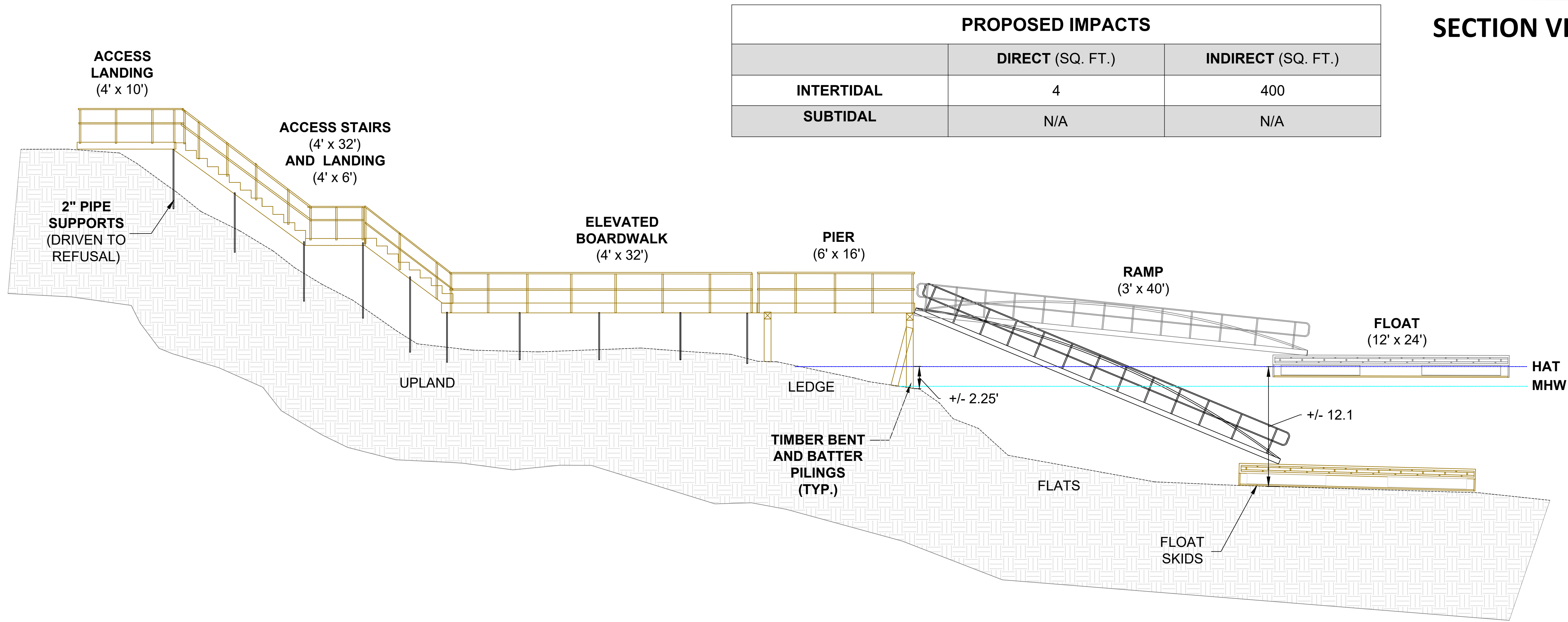
DATE

PROJECT:
PROPOSED DOCK FOR 141 CLEAVES, LLC, 141 & 143 CLEAVES STREET, BIDDEFORD, MAINE.

TITLE:
OVERVIEW OF EXISTING AND PROPOSED CONDITIONS

DRAWN BY: LCV	SHEET: 2 OF 3
CHECKED BY: TAF	JOB NUMBER: C23A-019
DATE: 4/30/2024	REV DATE:

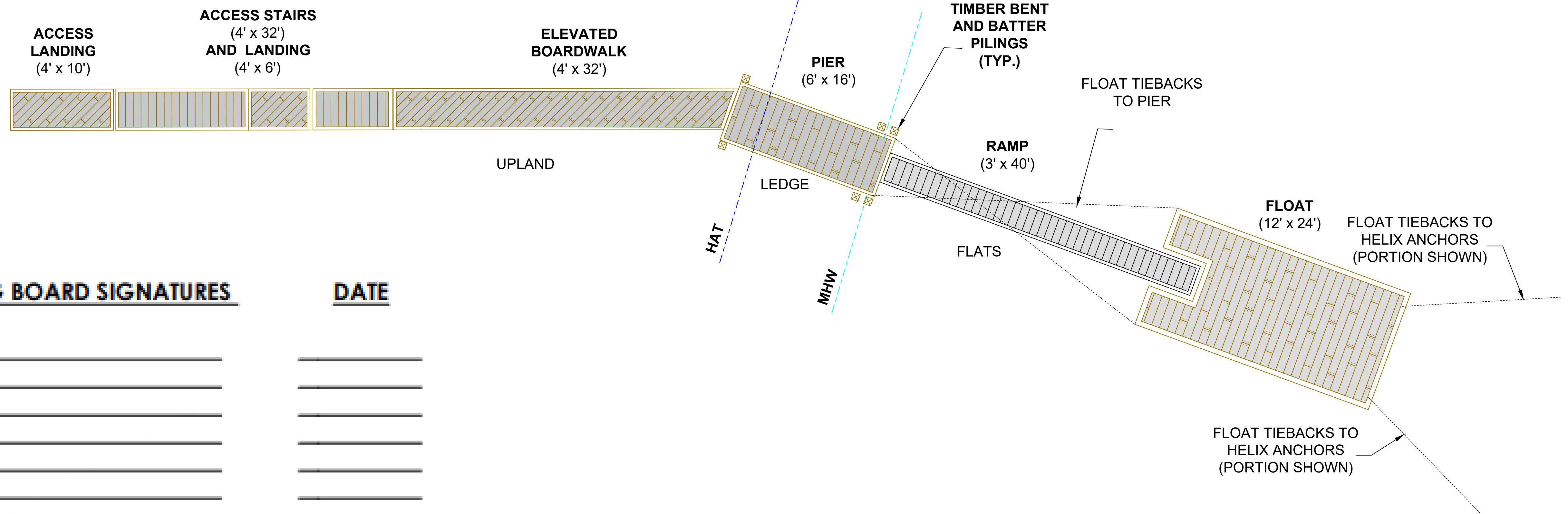
Lower Falls Landing
106 Lafayette Street,
Suite 2A
Yarmouth, ME 04096



PROPOSED IMPACTS		
	DIRECT (SQ. FT.)	INDIRECT (SQ. FT.)
INTERTIDAL	4	400
SUBTIDAL	N/A	N/A

SECTION VIEW

- NOTES:
- 1) ALL PT LUMBER WILL BE CURED IN THE UPLAND FOR 21 DAYS PRIOR TO INSTALL.
 - 2) STAIRS AND LANDING STRINGERS AND PLATFORM FRAMING SUPPORTED BY 1-1/2" 6061 GRADE ALUMINUM RAIL BRACKET WITH 3/8" STAINLESS STEEL START HEAD THREADED PLUGS. PIPES ARE DRIVEN INTO SOIL UNTIL IT HITS BEDROCK OR REFUSAL.
 - 3) O/C JOIST FRAMING DEPENDENT ON DECK CHOICE. RAILING SYSTEM TO BE SET AT MINIMUM 42" OF HEIGHT FROM TOP DECK TO TOP RAIL CAPS.
 - 4) FLOAT IS CONSTRUCTED WITH FLOAT SKIDS AND HELD IN PLACE WITH FLOAT TIEBACKS PINNED TO THE PIER ON THE INBOARD SIDE AND FLOAT TIEBACK AND HELIX ANCHORS ON THE OUTBOARD SIDE.
 - 5) RAMP AND FLOAT ARE REMOVED IN THE OFF-SEASON AND STORED AT A LOCAL MARINE CONTRACTOR FACILITY.
 - 6) EROSION CONTROLS WILL BE ESTABLISHED PRIOR TO THE START OF CONSTRUCTION AND WILL REMAIN IN PLACE UNTIL SITE IS STABILIZED.
 - 7) PLAN IS FOR PERMITTING PURPOSES ONLY.



PLAN VIEW

PLANNING BOARD SIGNATURES

DATE

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

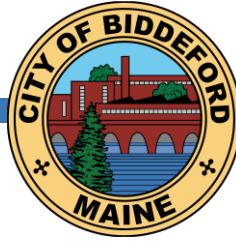
PROJECT:
PROPOSED DOCK FOR 141 CLEAVES, LLC, 141 & 143 CLEAVES STREET, BIDDEFORD, MAINE.

TITLE:
OVERVIEW AND SECTION VIEW OF PROPOSED DOCK MODIFICATIONS

DRAWN BY: LCV	SHEET: 3 OF 3
CHECKED BY: TAF	
DATE: 4/30/2024	REV DATE: 5/20/2024

Flycatcher
 LAND • SCIENCE • PEOPLE

Lower Falls Landing
 106 Lafayette Street,
 Suite 2A
 Yarmouth, ME 04096



PLANNING BOARD STAFF REPORT

TO: Chair McCurry and Members of the Biddeford Planning Board

FROM: David C.M. Galbraith, City Planner / Acting Director Planning & Development Department

DATE: March 11, 2026

RE: Case # 2026.09 Sketch Plan Review for 574 Alfred Street, LLC for a proposed mixed-use development consisting of two buildings containing a total of three suites at 574 Alfred Street (Tax Map 2, and Lot 23-4) located within the B2 (Highway Business) Zoning District.

MEETING DATE: March 18, 2026, 6:00 PM

1. INTRODUCTION

This "Sketch Plan" application is being presented by Aaron C. Hunter, P.E. of Sebago Technics, the Project Engineer and Agent for 574 Alfred Street, LLC, for a mixed-use subdivision located at 574 Alfred Street (Tax Map 2, and Lot 23-4) located within the B2 (Highway Business) Zoning District. As proposed, the project, proposed to be called Biddeford Commons, consists of proposed mixed-use development consisting of two buildings containing a total of three suites. The first building would be 2,450 square feet and is proposed to be a quick service food use with a drive-thru. The second proposed building includes two (2) tenant spaces; a building containing 3,375 sf for quick service food use with a drive-thru and 1,632 sf for a general retail/office space with 168 SF for a shared utility room.

Access to the property will be provided by means of two entrances. The existing driveway to the single-family residence, which is proposed to be demolished, will be replaced with a new 30-foot-wide paved driveway that will act as a right-in/right-out entrance. An existing curbed concrete median within Alfred street restricts left-in/left-out turning movements from this driveway. A second vehicle access is proposed from the rear of the site through a connection to the adjacent Biddeford Shoppes development. Existing 30-foot and 50-foot access easements allow the connection to the signalized intersection at Alfred Street. Public entrances to the proposed businesses will occur from the front of the buildings. Delivery vehicles to the property will access the rear of the buildings when the businesses are closed to allow trucks to maneuver through the parking area when vehicles are not there.

Case # 2026.09 Sketch Plan Review for 574 Alfred Street, LLC - Proposed mixed-use development consisting of two buildings containing a total of three suites at 574 Alfred Street (Tax Map 2, and Lot 23-4) located within the B2 (Highway Business) Zoning District.

Sketch Plan Review Date: March 18, 2026, at 6:00pm



574 Alfred Street – Conceptual Site Plan

2. PROJECT DATA/INFORMATION

1.	Applicant:	574 Alfred Street, LLC 291 Carl Broggi Highway Lebanon, ME 04027
2.	Owner of Property:	Same as Applicant
3.	Agent:	Sebago Technics, Inc. Aaron P. Hunter, P.E. 75 John Roberts Road, Suite 4A South Portland, ME 04106
4.	Surveyor:	Same as Agent
5.	Project Location:	574 Alfred Street Biddeford, ME 04005

Case # 2026.09 Sketch Plan Review for 574 Alfred Street, LLC - Proposed mixed-use development consisting of two buildings containing a total of three suites at 574 Alfred Street (Tax Map 2, and Lot 23-4) located within the B2 (Highway Business) Zoning District.

Sketch Plan Review Date: March 18, 2026, at 6:00pm

6.	Project Tax Map #/Lot #:	Tax Map 2, and Lot 23-4
7.	Lot Size:	2.33 Acres
8.	Base Zoning:	B2 (Highway Business)
9.	Overlay Zoning:	N/A
10.	Existing Use:	Single Family Home
11.	Proposed Use:	Two buildings with quick-serving foot service & 1 with general office/retail space
12.	Approvals Required:	A. Site Plan Review – Article XI B. Mixed use subdivision
13.	Uses in the Vicinity:	Commercial
14.	Waivers Requested:	a. None
15.	Waivers Granted:	a. None
16.	Other Non-City Permits Required:	a. Traffic Movement Permit
17.	LDR Attachment A: Fees Paid	
18.	Planning Board Review History:	Sketch Plan- March 18. 2026

3. REVIEW PROCESS

Per City ordinance, this application is subject to Site Plan Review. This process, at minimum, 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) restaurant & office business is permitted in this zone. The project is also required to comply with the City’s Performance Standards (Article VI), Section 56 – Restaurants and Section 61 – Stormwater management, .
6. **WAIVERS:** None requested at this time.

7. Staff Review Committee (SRC) Preliminary Comments:

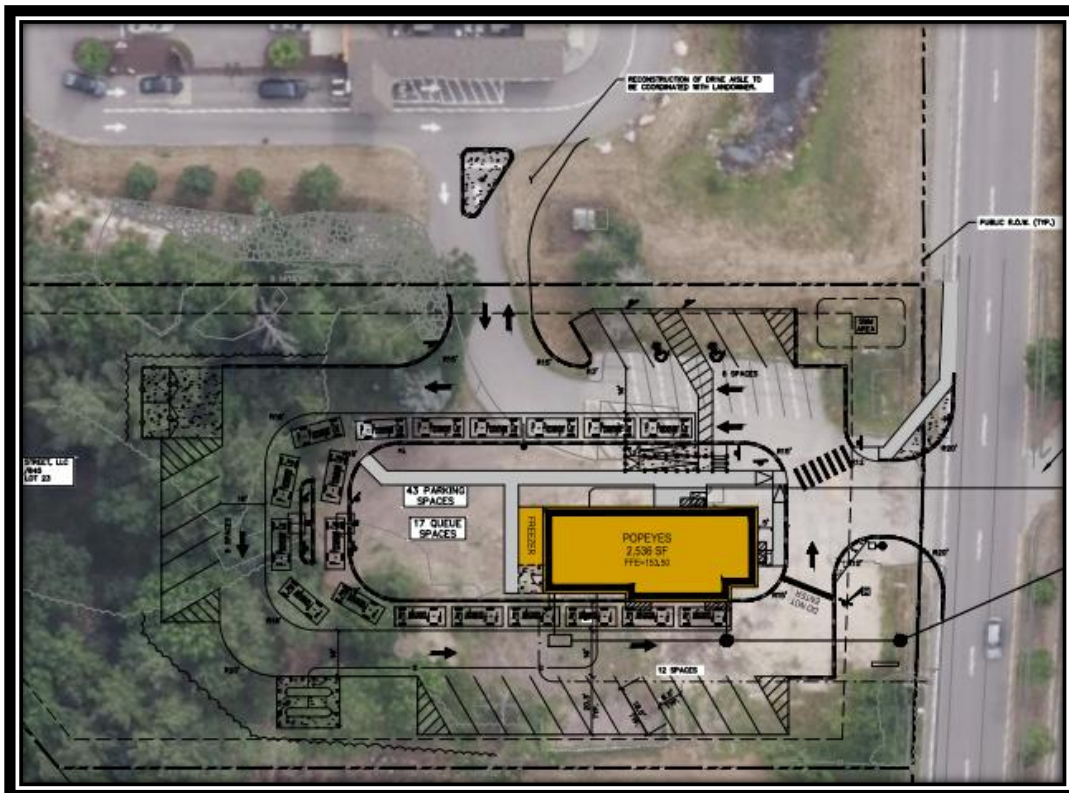
- A. **Traffic Impact Study:** One of the most important elements of the proposed development will be vehicle circulation / access. The proposal is seeking approval of two (2), freestanding quick service food restaurants each with a drive-thru facility. This project will require the submittal of a traffic impact study and will likely require a Traffic Movement Permit, to be issued by the Maine Department of Transportation (MDOT).

The proposal includes vehicle access from the rear of the site through a connection to the adjacent Biddeford Shoppes development primary drive aisle, a signalized intersection at Old Dogs Lane. The Biddeford Shoppes Shopping Center, located to the immediate west

Case # 2026.09 Sketch Plan Review for 574 Alfred Street, LLC - Proposed mixed-use development consisting of two buildings containing a total of three suites at 574 Alfred Street (Tax Map 2, and Lot 23-4) located within the B2 (Highway Business) Zoning District.

Sketch Plan Review Date: March 18, 2026, at 6:00pm

of the proposed development, is a multi-tenant shopping center which includes a Dunkin Donuts with a drive-thru facility. The City has also been working with Golden Chicken of Biddeford (dba Popeye's Chicken Case # 2026.01) who are planning to construct a 2,536 square foot Popeye's Chicken to the immediate west of Biddeford Shoppes. Popeye's is proposing a "right-in, right-out" curb-cut from Alfred Street. However, Popeye's design also includes a cross-access agreement to Biddeford Shoppes so that vehicles seeking to turn east from the proposed Popeye's will need to enter the Biddeford Shoppes property to access Old Dogs Lane, a traffic-controlled intersection with Alfred Street.



Popeye's Chicken Restaurant – Proposed to be developed at 584 Alfred Street

The Biddeford Commons proposal includes two (2) additional drive-thru restaurants, whose exiting eastbound traffic would also utilize Old Dogs Lane. Staff are concerned with the traffic impacts of four (4) drive-thru restaurants all utilizing Old Dogs Lane for all eastbound traffic. The traffic study shall include both on-site and off-site traffic. Further, Staff has concerns with any proposed traffic signal timing modifications which would impact the traffic flow of the thru traffic on Alfred Street. The study shall also provide vehicle stacking requirements based upon the actual proposed restaurants and shall evaluate vehicle movements and stacking at Old Dogs Lane. Traffic impacts will be one of the more significant hurdles to overcome before City Staff will support the proposed development.

Case # 2026.09 Sketch Plan Review for 574 Alfred Street, LLC - Proposed mixed-use development consisting of two buildings containing a total of three suites at 574 Alfred Street (Tax Map 2, and Lot 23-4) located within the B2 (Highway Business) Zoning District.

Sketch Plan Review Date: March 18, 2026, at 6:00pm

- B. Thatcher Brook Watershed: The property is located within the Thatcher Brook Watershed so is subject to the related impact fees which will be paid prior to the issuance of a building permit. This fee will be calculated prior to Final Site Plan review and approval.
- C. Site distances from the proposed Alfred Street curb-cut shall be provided on revised plans.
- D. The proposed one-way, fifteen (15) foot wide drive aisle, located at the east of the property shall be a minimum of twenty (20) feet in width to accommodate the City's largest Fire Department apparatus.
- E. Fire hydrant locations within 250 feet of the property shall be illustrated on revised plans.
- F. Vehicle turning templates through the site shall be provided and shall accommodate the City's largest Fire Department apparatus.
- G. A five (5) foot wide concrete sidewalk, connecting to the Biddeford Shoppes shall be provided along the Alfred Street frontage of the property.
- H. Grease traps for the proposed restaurants shall be provided and illustrated on plans. A fats, oils and grease (FOG) permits will be required for each of the proposed restaurants.
- I. The Preliminary Submittal / Plans shall include the following:
 - 1) Utility Plan including proposed sewer connections.
 - 2) Existing and proposed topography.
 - 3) Existing stream and properly identified required setbacks from the resource.
 - 4) Stormwater Management / stormwater detention plans (Article VI – Performance Standards, Section 61)
 - 5) Colored building elevations for each building.
 - 6) A detailed landscape plan including a table of proposed plantings (Maine native species), numbers of each species and proposed sizes at installation.
- J. Access easement areas, with Biddeford Shoppes Shopping Center (BSSC) shall be shown on the plans. This shall include an overall plan of the BSSC with the access agreements of Biddeford Commons and the proposed Popeye's restaurant proposal.
- K. The submitted plans illustrate 60 parking stalls including 3 handicapped stalls where City Ordinance only requires 33 stalls. Please justify the excess parking spaces.
- L. Turning template needed around the site using the Fire Department's apparatus.
- M. The lane on the right at 15' needs to be 20' wide to accommodate the Fire Department's vehicles.
- N. Pedestrian trash receptacles shall be provided on-site and shall be illustrated on revised plans.

Case # 2026.09 Sketch Plan Review for 574 Alfred Street, LLC - Proposed mixed-use development consisting of two buildings containing a total of three suites at 574 Alfred Street (Tax Map 2, and Lot 23-4) located within the B2 (Highway Business) Zoning District.

Sketch Plan Review Date: March 18, 2026, at 6:00pm

- O. The two proposed restaurants include outdoor patios areas. Please provide information on the proposed chairs, tables, street furniture (benches, garbage cans, etc.) utilizing these spaces.
- P. Formal application plans shall include dimensions of all drive aisles, large pavement areas (including between buildings), and parking stalls.
- Q. Snow storage areas shall be illustrated on formal application plans, and the narrative shall be updated to include a snow removal description.
- R. How will refuse and recycling be handled? Please provide details of the proposed refuse and recycling enclosure including materials and dimensions. The enclosure shall be constructed of the same materials and colors as the proposed buildings.
- S. Stormwater Management Plans shall be included in the Preliminary Application submittal.
- T. Provide details of all proposed retaining walls including dimensions and proposed materials.
- U. On site traffic signage shall be shown on revised plans including type, size and location. This is of particular importance where one-way traffic transitions into two-way traffic such as the northeast corner of the parking lot.

8. STAFF RECOMMENDATION

The Application is for Site Plan “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. City Staff strongly recommends conducting a “Site Walk” to review existing conditions and proposed site plan.

THE LAND IS DESCRIBED AS FOLLOWS:

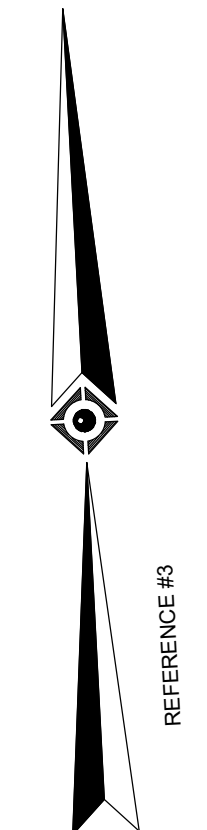
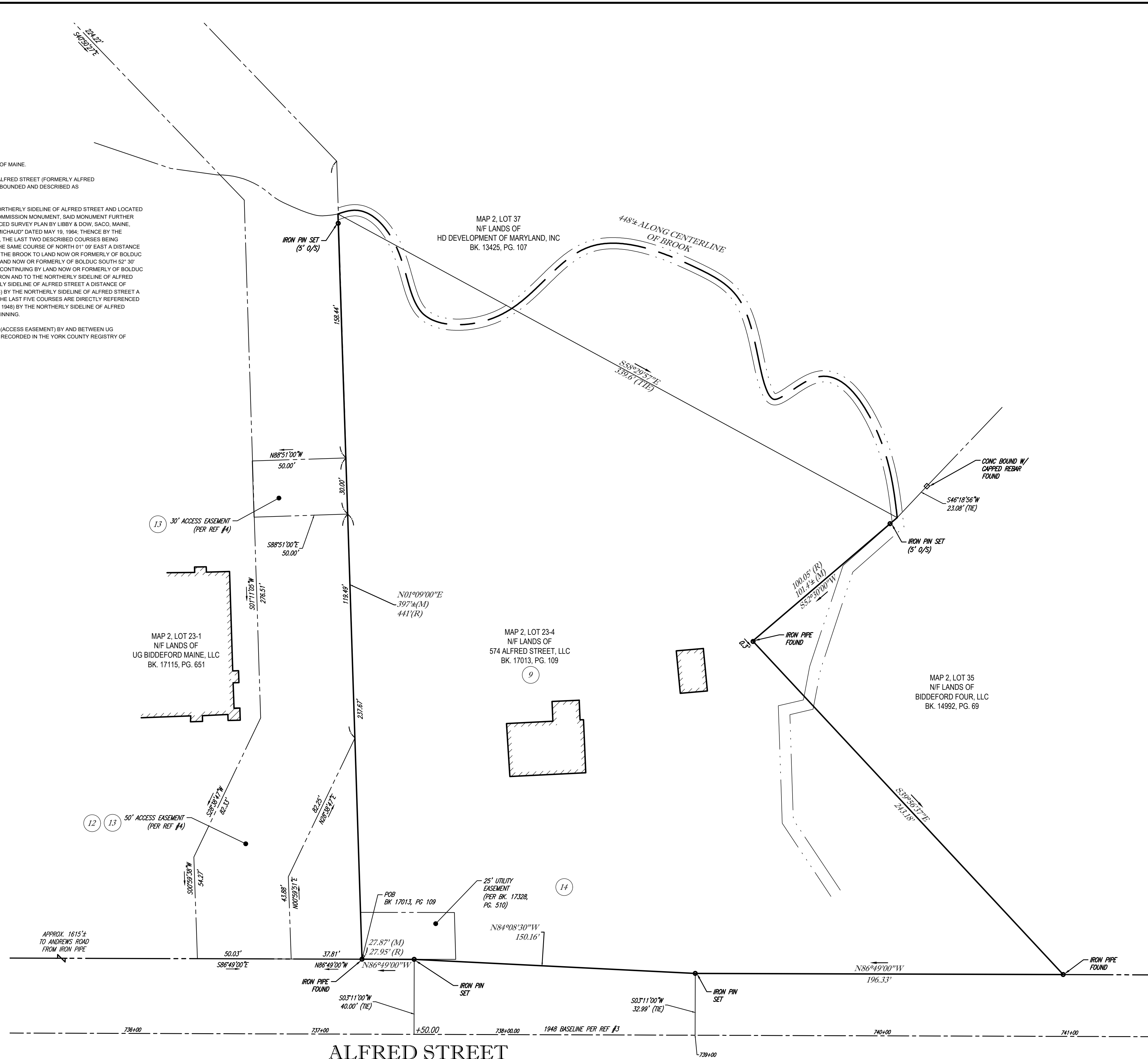
REAL PROPERTY, IN THE CITY/TOWN OF BIDDEFORD, COUNTY OF YORK, AND STATE OF MAINE.

A CERTAIN LOT OR PARCEL OF LAND SITUATED NORTHERLY OF AND ADJACENT TO ALFRED STREET (FORMERLY ALFRED ROAD) IN THE CITY OF BIDDEFORD, COUNTY OF YORK, STATE OF MAINE, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE HEREIN CREATED DIVISION LINE ON THE NORTHERLY SIDELINE OF ALFRED STREET AND LOCATED SOUTH 86° 49' EAST A DISTANCE OF 221.00 FEET FROM A FOUND STATE HIGHWAY COMMISSION MONUMENT, SAID MONUMENT FURTHER DESCRIBED AS SMC STONE STA. 735-00 AS SHOWN ON THE HERETOFORE REFERENCED SURVEY PLAN BY LIBBY & DOW, SACS, MAINE, ENTITLED "PLAN SHOWING LAND IN BIDDEFORD, MAINE CONVEYED BY PARADIS TO MICHAUD" DATED MAY 19, 1984, THENCE BY THE DIVISION LINE NORTH 01° 09' EAST A DISTANCE OF 426.00 FEET TO AN IRON ROD SET, THE LAST TWO DESCRIBED COURSES BEING REFERENCED TO THE MAGNETIC MERIDIAN OF 1948; THENCE CONTINUING ALONG THE SAME COURSE OF NORTH 01° 09' EAST A DISTANCE OF 15 FEET PLUS OR MINUS TO THE BROOK, THENCE RUNNING SOUTHEASTERLY BY THE BROOK TO LAND NOW OR FORMERLY OF BOLDUC AND TO AN IRON AS SHOWN ON THE REFERENCED LIBBY & DOW PLAN, THENCE BY LAND NOW OR FORMERLY OF BOLDUC SOUTH 52° 30' WEST (MAGNETIC MERIDIAN 1953) A DISTANCE OF 100.05 FEET TO AN IRON, THENCE CONTINUING BY LAND NOW OR FORMERLY OF BOLDUC SOUTH 39° 05' EAST (MAGNETIC MERIDIAN 1953) A DISTANCE OF 243.18 FEET TO AN IRON AND TO THE NORTHERLY SIDELINE OF ALFRED STREET, THENCE NORTH 86° 49' WEST (MAGNETIC MERIDIAN 1948) BY THE NORTHERLY SIDELINE OF ALFRED STREET A DISTANCE OF 196.33 FEET TO A POINT, THENCE NORTH 84° 08' 30" WEST (MAGNETIC MERIDIAN 1948) BY THE NORTHERLY SIDELINE OF ALFRED STREET A DISTANCE OF 150.16 FEET TO A FOUND STATE HIGHWAY COMMISSION MONUMENT, THE LAST FIVE COURSES ARE DIRECTLY REFERENCED TO THE 1984 LIBBY & DOW PLAN, THENCE NORTH 86° 49' WEST (MAGNETIC MERIDIAN 1948) BY THE NORTHERLY SIDELINE OF ALFRED STREET A DISTANCE OF 27.95 FEET TO AN IRON ROD SET AND TO THE POINT OF BEGINNING.

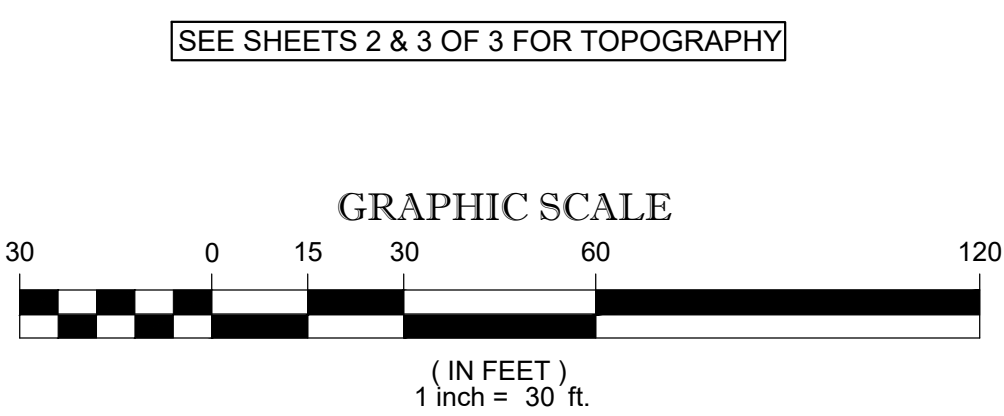
TOGETHER WITH THE EASEMENT RIGHTS SET FORTH IN AN EASEMENT AGREEMENT (ACCESS EASEMENT) BY AND BETWEEN UG BIDDEFORD ME, LLC AND 574 ALFRED STREET, LLC DATED SEPTEMBER 14, 2016 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 17328, PAGE 496.

EXHIBIT A



- NOTES:
1. PROPERTY KNOWN AS LOT 23-4 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF BIDDEFORD, YORK COUNTY, STATE OF MAINE MAP NO. 2.
2. AREA = 101,400± SQUARE FEET OR 2.328± ACRES
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:
QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY, NOT FIELD VERIFIED.
QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING, INCLUDES MARKOUT BY OTHERS.
QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND/OR REFERENCE MAPPING, INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. NCS-1165492-CLE, WITH AN EFFECTIVE DATE OF FEBRUARY 13, 2023, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2:
GENERAL EXCEPTIONS 1 THRU 5, 7, 8, 11 AND 15 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.
9. RIGHTS AND EASEMENTS AS SET FORTH IN AN INSTRUMENT FROM PATRICK MICHAUD AND PEARL L. MICHAUD TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED DECEMBER 10, 1965 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 1697, PAGE 340 - BLANKET IN NATURE; ELECTRICAL AND COMMUNICATION LINES AND EQUIPMENT SHOWN HEREON.
10. SUCH STATE OF FACTS AS SHOWN ON AN PLAN ENTITLED "DIVISION PLAN LAND OF PATRICK AND PEARL L. MICHAUD, ALFRED STREET, BIDDEFORD, MAINE" BY WILLIAM PIERCE DATED NOVEMBER 5, 1985 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 146, PAGE 14 - BLANKET IN NATURE; STATE OF FACTS SHOWN HEREON.
11. EASEMENT RIGHTS RESERVED IN A DEED FROM OLD DOGS OF BIDDEFORD, LLC TO UG BIDDEFORD ME, LLC DATED OCTOBER 13, 2016 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 17115, PAGE 651 (AFFECTS THE APPURTENANT ACCESS EASEMENT INSURED HEREUNDER) - 50' ACCESS EASEMENT SHOWN HEREON.
12. TERMS AND CONDITIONS OF AN APPURTENANT EASEMENT AGREEMENT (ACCESS EASEMENT) BY AND BETWEEN UG BIDDEFORD ME, LLC AND 574 ALFRED STREET, LLC DATED SEPTEMBER 14, 2016 AND RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 17328, PAGE 496 - 30' AND 50' ACCESS EASEMENTS SHOWN HEREON.
13. EASEMENT AGREEMENT (25' WIDE UTILITY EASEMENT) FROM 574 ALFRED STREET, LLC TO UG BIDDEFORD ME, LLC DATED SEPTEMBER 22, 2016 AND RECORDED IN BOOK 17328, PAGE 510 - EASEMENT SHOWN HEREON.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE C (AREAS OF MINIMAL FLOODING) PER REF. #2
7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
TEMPORARY BENCH MARKS SET:
TBM-A: X-CUT ON BONNET BOLT OF FIRE HYDRANT. ELEVATION = 139.43'
TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT. ELEVATION = 124.36'
PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
9. THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.
10. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
11. NO PARKING STRIPING OBSERVED AT THE TIME OF SURVEY.
12. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
13. CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED REVEALED IN THE TITLE REPORT AND REFERENCED MAPS HAVE BEEN SHOWN.
14. THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT AS EXHIBIT "A" IS THE SAME AS SHOWN ON THE SURVEY.

- REFERENCES:
1. THE TAX ASSESSOR'S MAP OF BIDDEFORD, YORK COUNTY, MAINE, SHEET #2
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM, FLOOD INSURANCE RATE MAP, CITY OF BIDDEFORD, MAINE, YORK COUNTY, PANEL 8 OF 11," COMMUNITY-PANEL NUMBER 230145 0008 B, MAP REVISED: MAY 15, 1984.
3. MAP ENTITLED "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY "U", BIDDEFORD, YORK COUNTY," DATED JUNE 1948, S.H.C. FILE NO. 16-69, SHEET NO. 7 OF 9.
4. MAP ENTITLED "SITE PLAN OF RETAIL & DRIVE THRU FACILITY, 580 ALFRED ROAD, BIDDEFORD, MAINE FOR UNITED GROWTH," PREPARED BY SEBAGO TECHNOLOGIES, DATED AUGUST 3, 2015, LAST REVISED NOVEMBER 4, 2015, SHEET 3 OF 11.
5. MAP ENTITLED "FIELD SKETCH 574 ALFRED STREET-BIDDEFORD MAINE," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED NOVEMBER 23, 2022. SUE PROJECT #08-220762.
6. UNDERGROUND WATER MAPPING PROVIDED BY MAINE WATER.



SEE SHEETS 2 & 3 OF 3 FOR TOPOGRAPHY

THIS SURVEY IS CERTIFIED TO: NEW POTATO CREEK HOLDINGS LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, 574 ALFRED STREET, LLC.

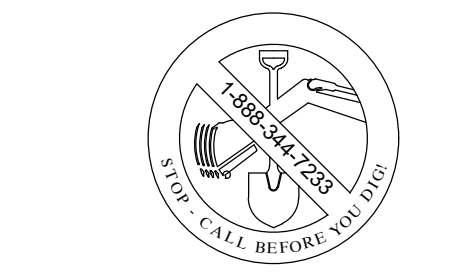
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CHRISTOPHER R. MICHAUD, PLS
MAINE PROFESSIONAL LAND SURVEYOR #2385

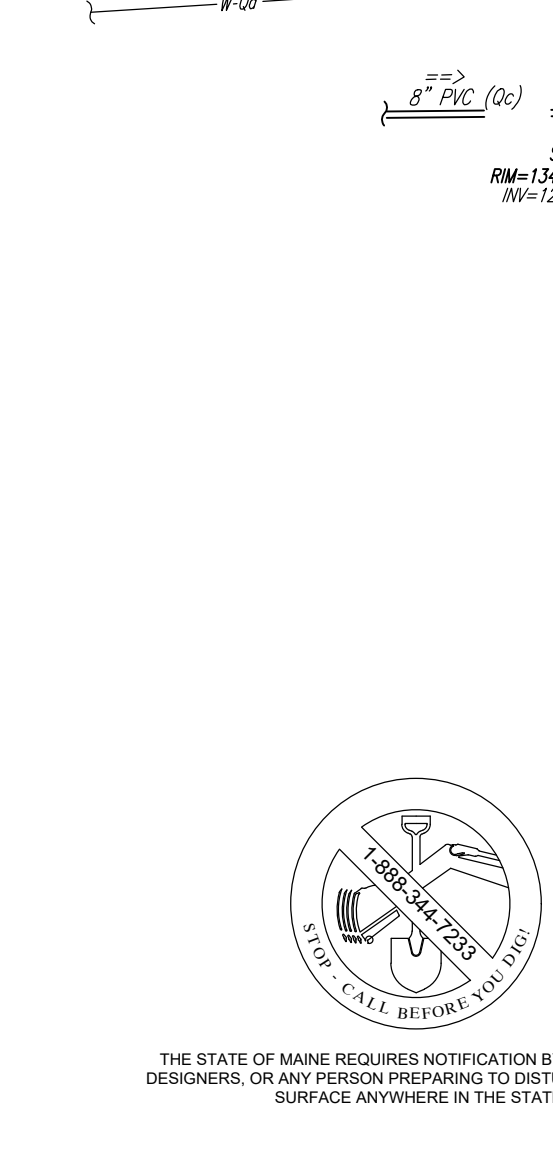
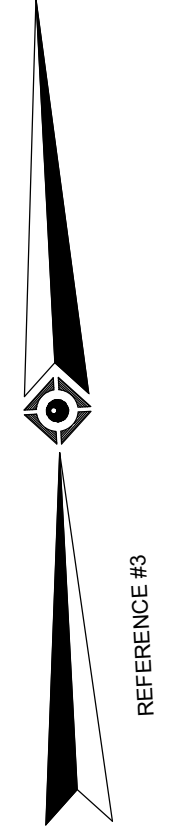
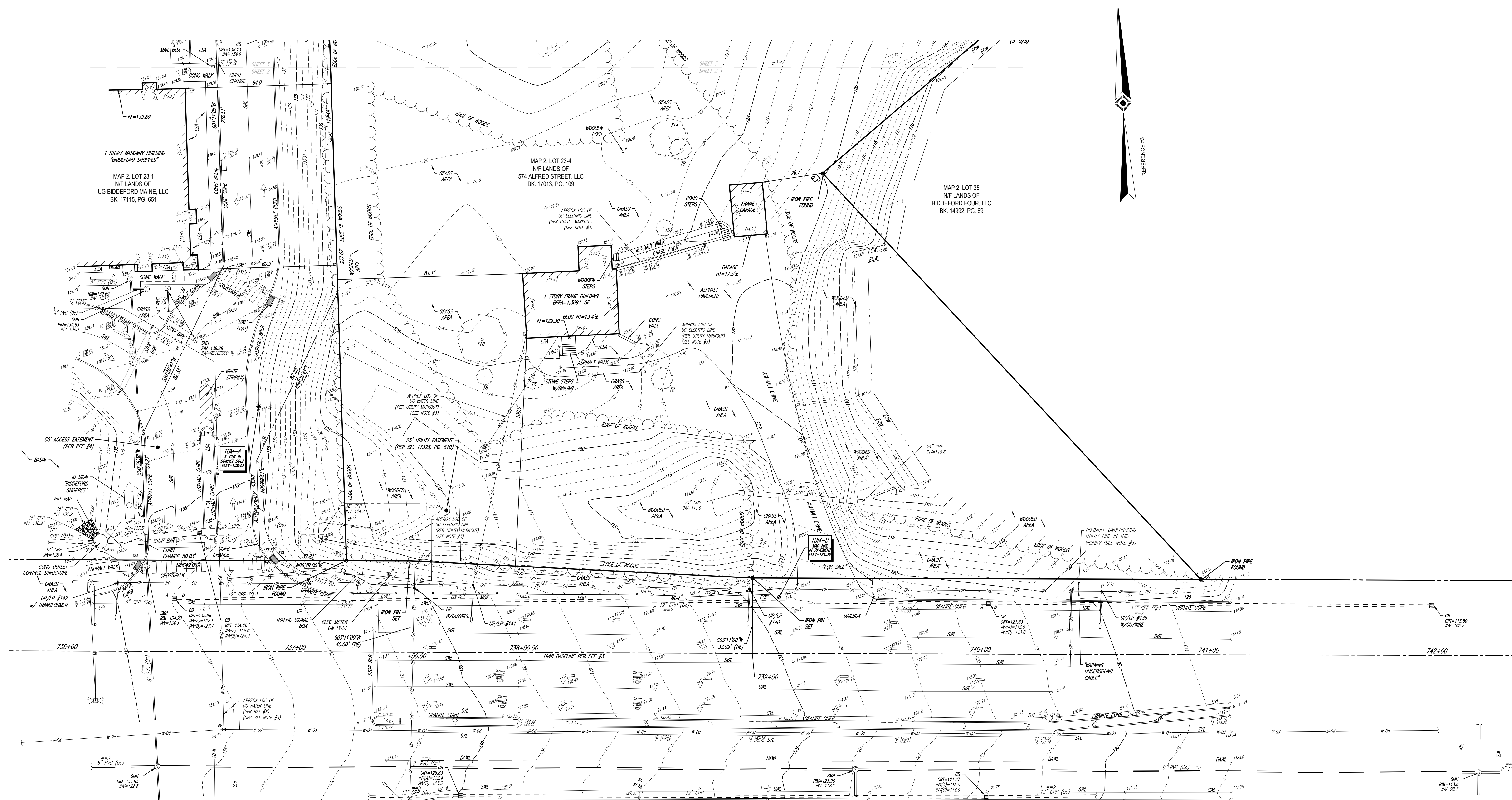
Table with survey details including field date (11-28-2022), field book number (22-15MA), field book page (83), field crew (B.S.B.), and client information (ALTA/ACSM LAND TITLE SURVEY BOHLER ENGINEERING NY, LLC).

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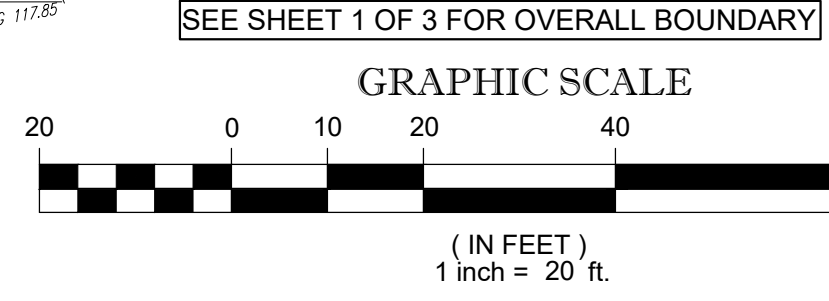
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LEGEND	
---	EXISTING CONTOUR
×	EXISTING SPOT ELEVATION
×	EXISTING TOP OF CURB ELEVATION
×	EXISTING GUTTER ELEVATION
×	EXISTING TOP OF WALL ELEVATION
×	EXISTING BOTTOM OF WALL ELEVATION
×	EXISTING FINISHED FLOOR ELEVATION
○	HYDRANT
○	WATER VALVE
○	GAS METER
○	ELECTRIC METER
○	OVERHEAD WIRES
---	APPROX. LOC. UNDERGROUND ELECTRIC LINE
---	APPROX. LOC. UNDERGROUND WATER LINE
UP #	UTILITY POLE
UP #	UTILITY POLE/LIGHT POLE
GW	GUY WIRE
○	TRAFFIC SIGNAL POLE
□	TRAFFIC SIGNAL
□	AREA LIGHT
□	SIGN
○	MAIL BOX
DC	DEPRESSED CURB
EDC	EDGE OF CONCRETE
EDP	EDGE OF PAVEMENT
EDW	EDGE OF WATER
LSA	LANDSCAPED AREA
MC	METAL COVER
(TYP)	TYPICAL
SMH	SANITARY/SEWER MANHOLE
CB	CATCH BASIN OR INLET
FLOW ==>	CATCH BASIN OR INLET FLOW DIRECTION
○	WELL
○	WOODEN POST
○	TREE & TRUNK SIZE
○	PARKING SPACE CURT
DWP	DEPRESSED WARNING PAD
SWL	SOLID WHITE LINE
SYL	SOLID YELLOW LINE
HT	HEIGHT
BLDG	BUILDING
BTPA	BUILDING FOOTPRINT AREA
PVC	POLYVINYL CHLORIDE PIPE
CPP	CORRUGATED PLASTIC PIPE
INV	INVERT ELEVATION
GRT	GRATE ELEVATION
WGR	WOODEN GUIDE RAIL
MGR	METAL GUIDE RAIL
R	RECORD
M	MEASURED

ALFRED STREET
(AKA ROUTE 111)
(PUBLIC - VARIABLE WIDTH)
(ASPHALT ROADWAY)
TWO WAY TRAFFIC



THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 7(B), 7(C), 8, 9, 11(B), 13, 14, 16, 17 & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON **NOVEMBER 28, 2022**.
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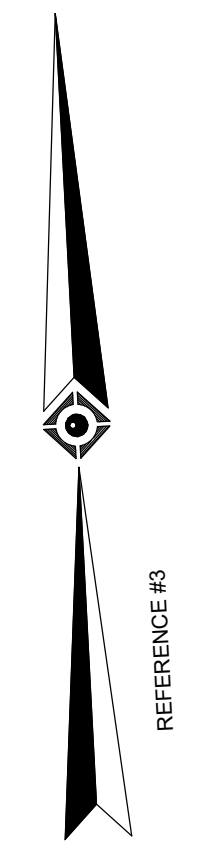


3-16-2023
DATE

FIELD DATE	11-28-2022	ALTA/ACSM LAND TITLE SURVEY
FIELD BOOK NO.	22-15MA	
FIELD BOOK PG.	83	BOHLER ENGINEERING NY, LLC
FIELD CREW	B.S.B.	
DRAWN	A.L.S.	574 ALFRED STREET
REVIEWED	R.J.K.	LOT 23-4, MAP 2
APPROVED	C.R.M.	CITY OF BIDDEFORD, YORK COUNTY
DATE	3-16-2023	STATE OF MAINE
SCALE	1"=20'	CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTH BOKROUCH, MA 01772 508.948.3000 - 508.948.3003 FAX
FILE NO.	03-170102-01	
DWG. NO.	2 OF 3	BOSTON, MA 02403311 ALBANY, NY 518217000 CHAMFONT, PA 615720000 MANHATTAN, NY 646780011 MT LAUREL, NJ 6098573999 WARREN, NJ 908680999

CHRISTOPHER R. MICHAUD, PLS
MAINE PROFESSIONAL LAND SURVEYOR #2385

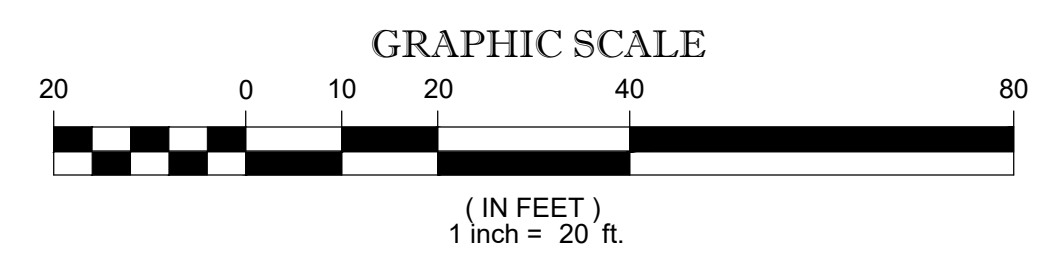
LEGEND																																																																									
---	EXISTING CONTOUR	⊠	TRAFFIC SIGNAL	⊠	TRAFFIC SIGNAL	⊠	AREA LIGHT	⊠	SIGN	⊠	MAIL BOX	⊠	DEPRESSED CURB	⊠	DEPRESSED CURB	⊠	DETECTABLE WARNING PAD	⊠	SOLID WHITE LINE	---	SOLID YELLOW LINE	---	HEIGHT	---	BUILDING	---	BUILDING FOOTPRINT AREA	---	POLYVINYL CHLORIDE PIPE	---	CORRUGATED PLASTIC PIPE	---	INVERT ELEVATION	---	GRATE ELEVATION	---	WOODEN GUIDE RAIL	---	METAL GUIDE RAIL	---	RECORD	---	MEASURED																														
×	EXISTING SPOT ELEVATION	×	EXISTING TOP OF CURB ELEVATION	×	EXISTING GUTTER ELEVATION	×	EXISTING TOP OF WALL ELEVATION	×	EXISTING BOTTOM OF WALL ELEVATION	×	EXISTING FINISHED FLOOR ELEVATION	○	HYDRANT	○	WATER VALVE	○	GAS METER	○	ELECTRIC METER	○	OVERHEAD WIRES	---	APPROX. LOC. UNDERGROUND ELECTRIC LINE	---	APPROX. LOC. UNDERGROUND WATER LINE	---	UTILITY POLE	---	UTILITY POLE/LIGHT POLE	---	GUY WIRE	---	TRAFFIC SIGNAL	⊠	TRAFFIC SIGNAL	⊠	AREA LIGHT	⊠	SIGN	⊠	MAIL BOX	⊠	DEPRESSED CURB	⊠	DEPRESSED CURB	⊠	DETECTABLE WARNING PAD	⊠	SOLID WHITE LINE	---	SOLID YELLOW LINE	---	HEIGHT	---	BUILDING	---	BUILDING FOOTPRINT AREA	---	POLYVINYL CHLORIDE PIPE	---	CORRUGATED PLASTIC PIPE	---	INVERT ELEVATION	---	GRATE ELEVATION	---	WOODEN GUIDE RAIL	---	METAL GUIDE RAIL	---	RECORD	---	MEASURED



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THIS SURVEY IS CERTIFIED TO:
 NEW POTATO CREEK HOLDINGS LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY
 574 ALFRED STREET, LLC

SEE SHEET 1 OF 3 FOR OVERALL BOUNDARY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17 & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON **NOVEMBER 28, 2022**.
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CHRISTOPHER R. MICHAUD, PLS
 MAINE PROFESSIONAL LAND SURVEYOR #2385



3-16-2023 DATE

FIELD DATE	11-28-2022	ALTA/ACSM LAND TITLE SURVEY	
FIELD BOOK NO.	22-15MA	BOHLER ENGINEERING NY, LLC	
FIELD BOOK PG.	83	574 ALFRED STREET	
		LOT 23-4, MAP 2	
		CITY OF BIDDEFORD, YORK COUNTY	
		STATE OF MAINE	
FIELD CREW	B.S.B.	CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.948.5000 - 508.948.3003 FAX	
DRAWN:	A.L.S.		
REVIEWED:	R.J.K.	APPROVED:	C.R.M.
		DATE:	3-16-2023
		SCALE:	1"=20'
		FILE NO.:	03-170102-01
		DWG. NO.:	3 OF 3



**City of Biddeford
Planning Board Sketch Plan Review**

Prepared for:

**Biddeford Commons
574 Alfred Street**

Applicants:

**574 Alfred Street, LLC
291 Carl Broggi Highway
Lebanon, Maine 04027**

Prepared by:

**Sebago Technics, Inc.
75 John Roberts Road, Suite 4A
South Portland, Maine 04106**

February 25, 2026

15004-02

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Cover Letter

**Exhibit 1 Planning Board Application Form and
Agent Authorization**

Exhibit 2 Location and Resource Maps

Exhibit 3 Right, Title, or Interest

Exhibit 4 Abutter List and Map

Exhibit 5 Natural Resources Delineation Report

Exhibit 6 Preliminary Architectural Elevations and Signage

**Appended Existing Conditions Plan and
Conceptual Site Plan**



February 25, 2026
15004-01

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

Sketch Plan Application - Biddeford Commons
574 Alfred Street, Tax Map 2, Lot 23-4
574 Alfred Street, LLC

Dear David,

On behalf of 574 Alfred Street, LLC, Sebago Technics, Inc. is pleased to submit this letter, application form, enclosed plans and associated documents for a Sketch Plan application for a proposed mixed-use development consisting of two buildings containing a total of three suites at 574 Alfred Street. The applicant intends to remove the existing home and develop the property with one building consisting of 2,450 sf for quick service food use with a drive-thru, and a second building containing 3,375 sf for quick service food use with a drive-thru and 1,632 sf for a general retail/office space with a 168 sf for a shared utility room.

The property is located on Lot 23-4 on the City of Biddeford Tax Map 2. The site is approximately 2.33 acres in size and is located in the Business 2 (B2) Zoning District. The project area is currently developed as a single-family home with a garage and is bordered by a commercial development to the west, a stream and wetlands to the north and east, and Alfred Street to the South.

The following information is provided to assist in review of the project.

Site Access

Access to the property will be provided by means of two entrances. The existing driveway to the single-family residence will be replaced with a new 30-foot-wide paved driveway that will act as a right-in/right-out entrance. An existing curbed concrete median within Alfred street restricts left-in/left-out turning movements from this driveway. A second access is proposed from the rear of the site through a connection to the adjacent Biddeford Shoppes development. Existing 30-foot and 50-foot access easements allow the connection to the signalized intersection at Alfred Street. Public entrances to the proposed businesses will occur from the front of the buildings. Delivery vehicles to the property will access the rear of the buildings when the businesses are closed to allow trucks to maneuver through the parking area when vehicles are not there.

The parking lot includes 60 parking spaces with 24-foot drive aisles on the north and south side of the buildings for two-way traffic, a 15-foot drive aisle to the east, and a 12-foot drive aisle to the west to allow for one-way traffic. The drive-thru for Suite 1 consists of a 13-foot dedicated

pickup lane for digital orders placed in advance via the business app or website. Customers do not order at a speaker; they drive up, provide their name at the window, and receive their pre-prepared food, allowing for a fast, contact-free experience. The drive-thru for Suite 2 similarly consists of a 13-foot dedicated lane that operates as a hybrid of traditional ordering and digital, app-based pickup. Customers can order at the speaker menu board, or more efficiently, order ahead via the app/website, announce their name at the speaker, and pick up at the window.

A pre-application meeting was held with Maine Department of Environmental Protection where it was confirmed that activity within 25 feet of the stream will require an Individual Application. A Permit-by-Rule will also be required for the widened entrance on Alfred Street that involves replacement of a culvert associated with a stream crossing.

Stormwater

The project will create more than one acre of impervious area, but less than three acres such that the project will require a Stormwater Management Permit from the Maine Department of Environmental Protection (MDEP). The project will be designed to comply with MDEP basic and general standards. Additionally, the City requires that the peak flow of post-development runoff not exceed that of pre-development runoff. Accordingly, stormwater management will involve a series of catch basins within the access drives and parking areas to collect the runoff and transport it via subsurface storm drains, to a proposed subsurface detention/treatment device prior to discharging from the site.

Utilities

Sanitary sewer service for the existing single-family residence is provided by an onsite subsurface sewage disposal system and potable water service is provided by an onsite well. The site development proposes to connect to public utilities via extensions of the sanitary sewer main and water main in Alfred Street within the proposed access drive to the site. The City Engineering Department reviewed the anticipated sewer flows for the project and confirmed that the City will accept sewage from the proposed development. A formal letter will be provided by the Engineering Department and included in the formal site plan submission. Electric and telecommunications service is proposed to be extended underground from one of the existing utility poles located along Alfred Street.

Solid Waste

The site is equipped with a location for solid waste management at the north end of the development including two trash enclosures containing dumpsters and associated recycling containers for each building. The applicant intends to contract with a private hauler.

Traffic

A Traffic Movement Permit (TMP) is required through the Maine Department of Transportation (MDOT) as the development is anticipated to generate greater than 200 trips. A TMP application will be submitted to MDOT for their review and the City will be invited to the required scoping meeting.

Architecture

Preliminary architectural elevations and perspectives have been provided in the application materials. Building mounted signage is proposed along with one free standing pylon sign adjacent to site entrance on Alfred Street. The architecture will be supplemented by led lighting and landscaping that will be detailed in the formal site plan submission.

Closure

We look forward to being able to discuss the project in more detail with the Planning Board at their next regularly scheduled meeting. Should you have any questions or require any additional information please contact me via email at ahunter@sebagotechnics.com or by phone at (207) 200-2099.

Sincerely,

SEBAGO TECHNICS, INC.



Aaron C. Hunter, P.E.
Project Manager

Cc: Danny Bouzianis, 574 Alfred Street, LLC

Exhibit 1

Planning Board Application Form and Agent Authorization

Exhibit 1 – Planning Board Application Form and Agent Authorization

Please see this exhibit for the Planning Board Application Form for Sketch Plan review, and an agent authorization letter from the applicant to Sebago Technics.



City of Biddeford – Planning Department

Planning Board Application

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

Type of Application:

Shoreland Zoning Permit Site Plan Review (Please include checklist) Extraction
Conditional Use Permit Subdivision (Please include Checklist) Private Way
X Other: Sketch Plan Review

Applicant Information:

Name: 574 Alfred Street, LLC c/o Danny Bouzianis
Mailing Address: 291 Carl Broggi Highway, Lebanon, ME 04027
Telephone: 207-229-8600
Email: dannyb3@gmail.com

What is your legal interest in the property?

X Owner Potential Buyer with Contract Lease/Rental Agreement

Owner's Information:

Name: See applicant Information
Mailing Address:
Telephone:
Email:

Agent's Information:

Name: Sebago Technics, Inc. c/o Aaron Hunter, PE
Mailing Address: 75 John Roberts Road, Suite 4A, South Portland, ME 04106
Telephone: 207-200-2099
Email: ahunter@sebagotechnics.com

Engineer/Surveyor's Information:

Name: See agent information
Mailing Address:
Telephone:
Email:

Project Location and Lot Information:

Street Address: 574 Alfred Street Drainage Watershed: Thatcher Brook
Tax Map: 2 Lot: 23-4
Current Zoning: B2 Shoreland Zoning: N/A
Size of Lot: 2.33 (X)acres ()s.f. Lot Frontage: 374.36 LF
Existing Use of Property: Single family residence with a garage, paved driveway and associated utility infrastructure.

Property currently serviced by:

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

Slope Conditions in Area of Construction (if applicable):

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

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

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

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

Description of proposed use of property:

Project/Proposed Use:

The project will consist of the construction of two buildings, including a quick-service restaurant with drive-thru, and second building containing a quick-service restaurant with a drive-thru and a general retail/office space. The development will include associated parking, drainage, and utility infrastructure.

Property to be Serviced by:

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

Limits of Disturbance: 1.35 (X)acres ()s.f.

Net change in impervious cover: 0.91 (X)acres ()s.f.

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

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

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

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

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

If in a Shoreland Zone:

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

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: 7,625

Total new square feet paving/parking: 39,855

Waiver Requests (attach details):

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

Required Submittal Attachments:

A. Letters of Approval

- Fire Department – Contact Chief or Deputy Chief – 282-9986
- Ability to Serve for Water Service – Maine Water – 282-1543
- Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118
- Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127
- Ability to Serve for Electrical Service-CMP-1-866-225-4200
- Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.

B. Photographs of Site.

C. Architectural renderings/drawings of proposed buildings, as required.

D. Engineering Plans, as required.

E. Stormwater Management Report, as required.

Fees (Due at time of Submission):

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

Letters of approval to be provided for preliminary site plan submission

Required Signatures:


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

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

Will the proposed project cause 1 acre or more of site disturbance? (Yes) (No)

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

Signature of Applicant:



Date

02-24-26

Signature of Property Owner:



Date

02-24-26

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

AGENT AUTHORIZATION

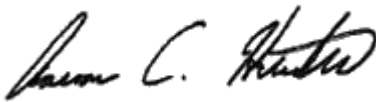
APPLICANT/ OWNER	Name	574 Alfred Street, LLC c/o Danny Bouzianis		
PROPERTY DESCRIPTION	Physical Address	574 Alfred Street, Biddeford, ME 04005	Map	23-4
			Lot	2
APPLICANT'S AGENT INFORMATION	Name	Aaron Hunter		
	Phone	(207) 200-2099	Business Name & Mailing Address	SEBAGO TECHNICS, INC 75 John Roberts Road, Suite 4A South Portland, ME 04106



APPLICANT SIGNATURE DATE 01-09-2026

Danny Bouzianis

PLEASE TYPE OR PRINT NAME HERE



APPLICANT'S AGENT SIGNATURE DATE

Aaron C. Hunter 12/18/2025

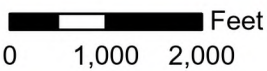
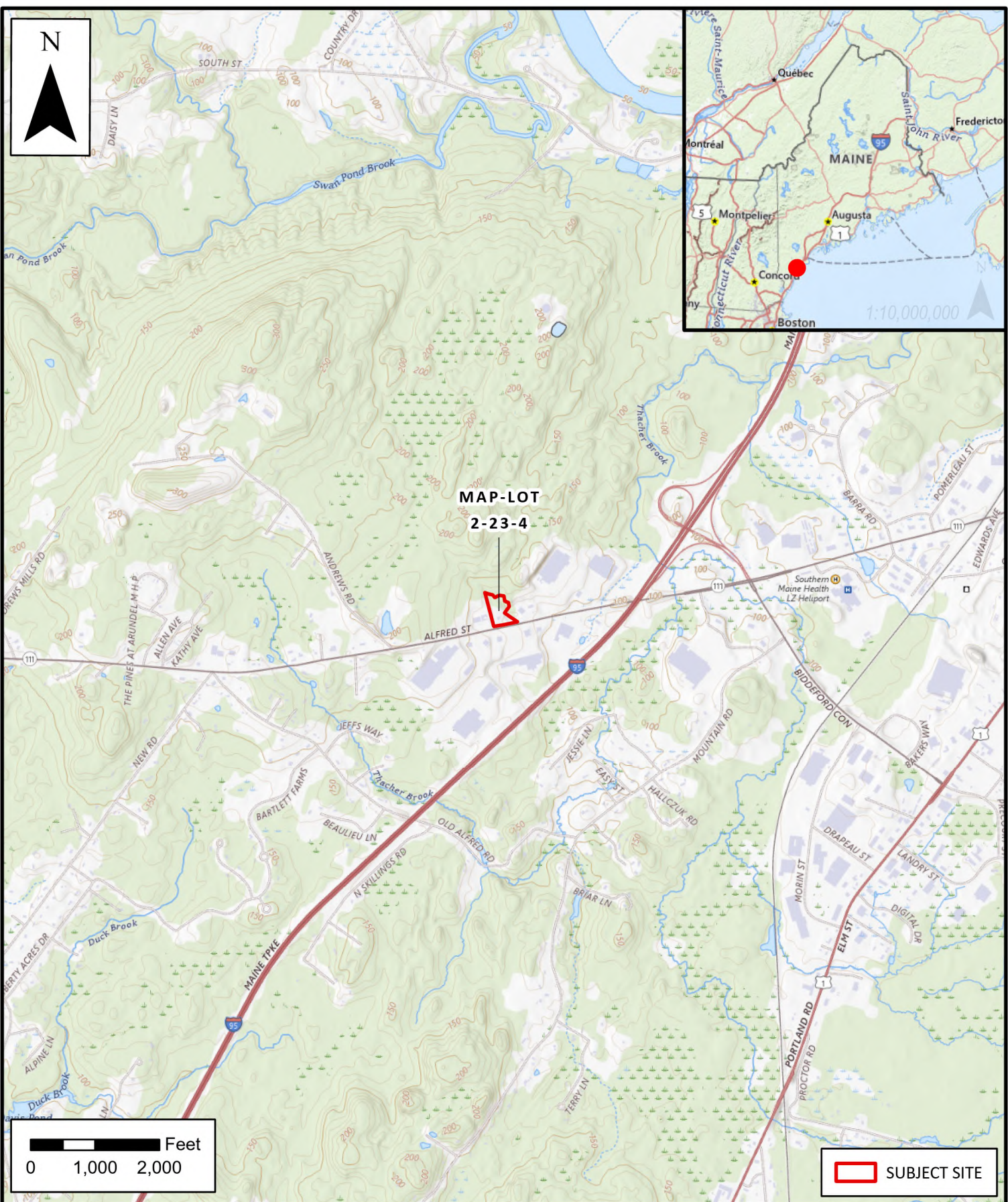
PLEASE TYPE OR PRINT NAME HERE

Exhibit 2

Location and Resource Maps

Exhibit 2 – Location and Resource Maps

- A. Location Map:** This map includes an excerpt from the USGS quadrangle showing the property location for identification purposes. The project site is an existing single family residence that was built in 1986 and is located on Alfred Street (Route 111) between Andrews Road to the west and the Biddeford Connector to the east.
- B. Zoning Map:** The project is located in the B2 Highway Business zoning district as shown on the map exhibit in this section.
- C. Flood Map:** The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 23031C0432G, effective July 17, 2024, shows that the site does not fall within a special flood hazard area. The site falls within an area identified as other areas Zone X, areas of minimal flood hazard. A copy of the referenced map showing the project site is enclosed in this section.
- D. Watershed Map:** The property is tributary to Thatcher Brook and is located within the Saco River Watershed as shown on the enclosed USGS Watershed map.
- E. Soils Map:** According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) 2020 Soil Survey information, the site predominantly consists of BuC, Buxton silt loam and LyC, Lyman- Rock outcrop complex, with with 8-15% slopes. A project area soil map and a copy of the overall property soil resource report are enclosed in this section.



 SUBJECT SITE

SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

LOCATION MAP

BIDDEFORD COMMONS - 574 ALFRED STREET, LLC

SCALE: 1:24,000

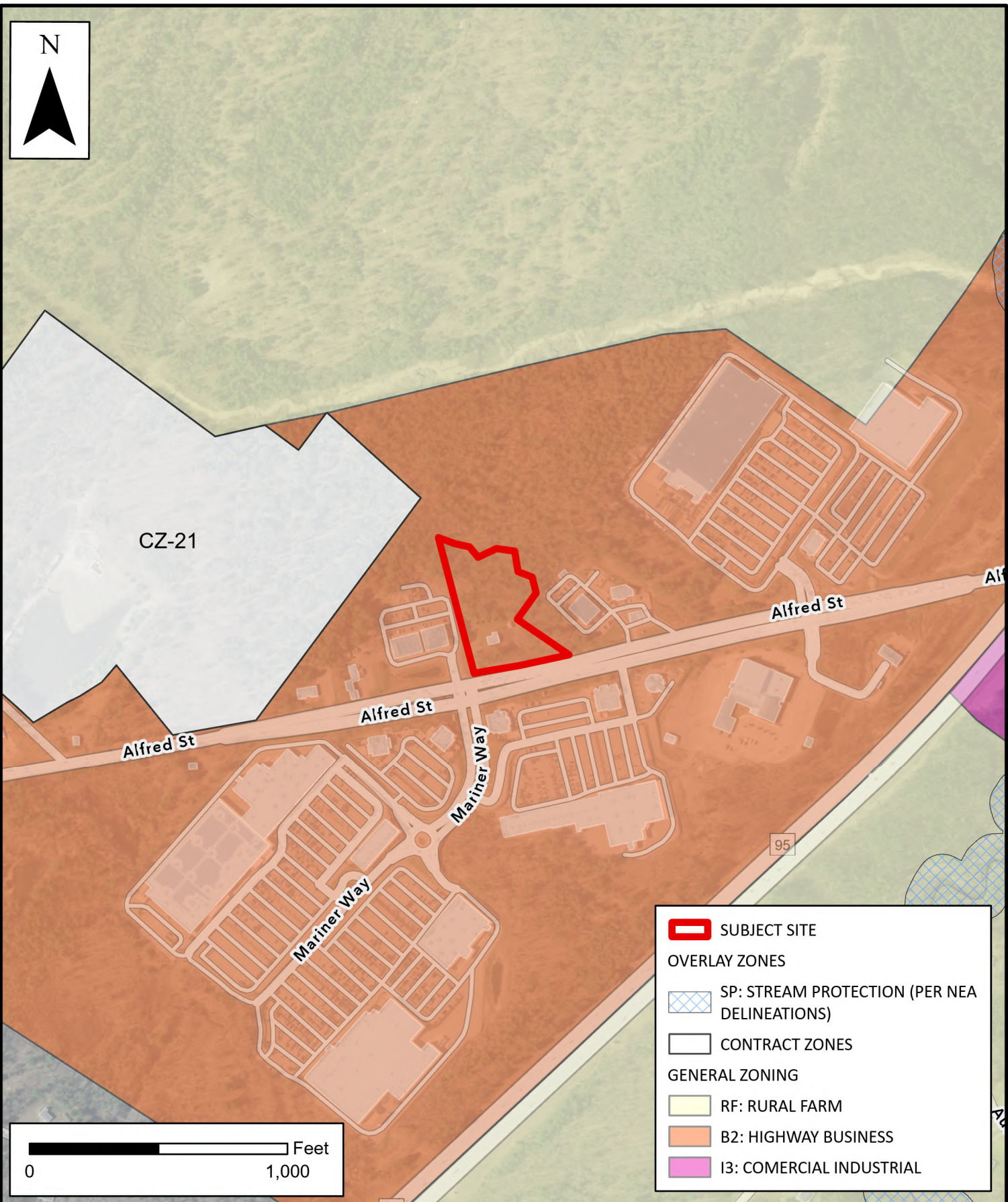
DATE: 2/24/2026

LOCATION:

574 ALFRED STREET
BIDDEFORD, MAINE

INFORMATION:

MAINE GEOLIBRARY
USGS QUADRANGLE



SEBAGO
TECHNICS

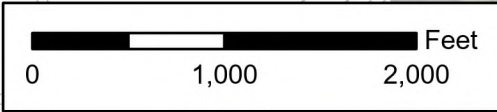
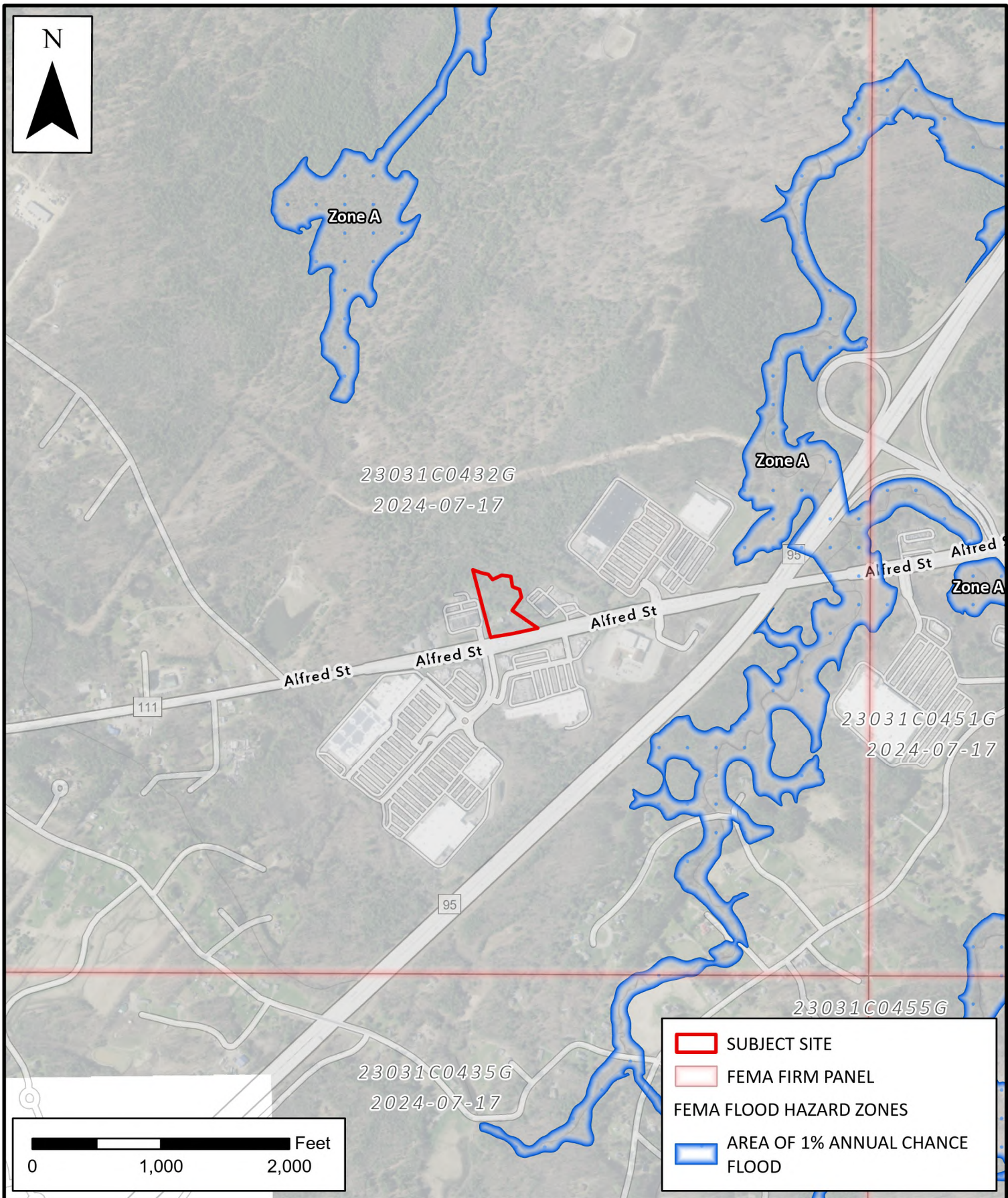
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75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100




ZONING MAP

BIDDEFORD COMMONS - 574 ALFRED STREET, LLC

LOCATION:	INFORMATION:
574 ALFRED STREET BIDDEFORD, MAINE	BIDDEFORD ZONING APPROVED AUGUST 20, 2024

SCALE:	1:6,000
DATE:	2/24/2026



	SUBJECT SITE
	FEMA FIRM PANEL
FEMA FLOOD HAZARD ZONES	
	AREA OF 1% ANNUAL CHANCE FLOOD

SEBAGO
TECHNICS

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75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

FEMA NATIONAL FLOOD HAZARDS
BIDDEFORD COMMONS - 574 ALFRED STREET, LLC

LOCATION:
574 ALFRED STREET
BIDDEFORD, MAINE

SCALE: 1:12,000
DATE: 2/24/2026

INFORMATION:
FEMA NATIONAL FLOOD HAZARD LAYER
EFFECTIVE JULY 17, 2024



HUC: 010600021104
 SWAN POND-SWAN POND
 BROOK WATERSHED

HUC: 010600021105
 OUTLET SACO
 RIVER WATERSHED

HUC: 010600030102
 KENNEBUNK RIVER
 WATERSHED

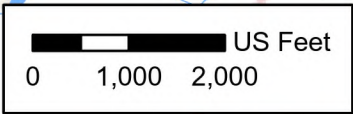
Davis Pond

Swan Pond Brook

Saco River

Thacher Brook

Duck Brook



	SUBJECT SITE
	USGS HUC12



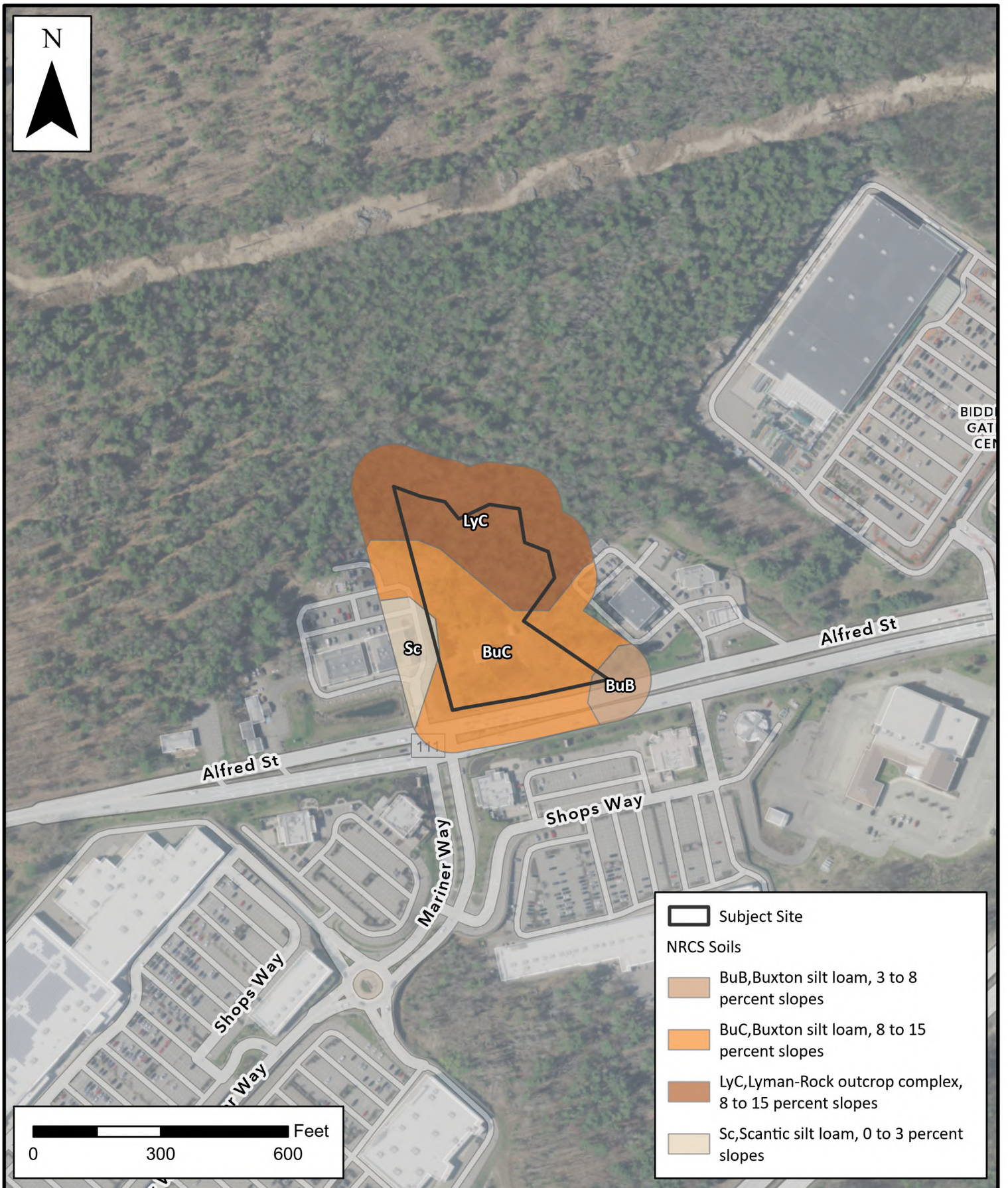
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 75 John Roberts Rd. - Suite 4A
 South Portland, ME 04106
 Tel. 207-200-2100


USGS WATERSHED MAP
 BIDDEFORD COMMONS - 574 ALFRED STREET, LLC

SCALE: 1:24,000
 DATE: 2/24/2026





LOCATION:
 574 ALFRED STREET
 BIDDEFORD, MAINE

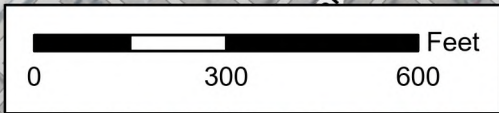
INFORMATION:
 MAINE GEOLIBRARY
 USGS WATERSHED BOUNDARY DATASET



 Subject Site

NRCS Soils

-  BuB, Buxton silt loam, 3 to 8 percent slopes
-  BuC, Buxton silt loam, 8 to 15 percent slopes
-  LyC, Lyman-Rock outcrop complex, 8 to 15 percent slopes
-  Sc, Scantic silt loam, 0 to 3 percent slopes



 WWW.SEBAGOTECHNICS.COM 75 John Roberts Rd. - Suite 4A South Portland, ME 04106 Tel. 207-200-2100	NRCS SOIL SURVEY MAP		SCALE: 1:3,600
	BIDDEFORD COMMONS - 574 ALFRED STREET, LLC		DATE: 2/24/2026
LOCATION: 574 ALFRED STREET BIDDEFORD, MAINE	INFORMATION: MAINE GEOLIBRARY USDA NRCS SOIL SURVEY 2020		

Custom Soil Resource Report for York County, Maine



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

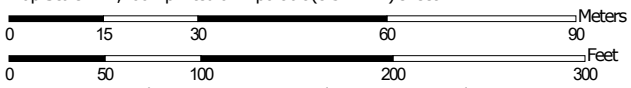
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map




Map Scale: 1:1,200 if printed on A portrait (8.5" x 11") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: York County, Maine
 Survey Area Data: Version 24, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2022—Jul 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BuB	Buxton silt loam, 3 to 8 percent slopes	0.0	0.5%
BuC	Buxton silt loam, 8 to 15 percent slopes	1.9	60.8%
LyC	Lyman-Rock outcrop complex, 8 to 15 percent slopes	1.2	37.9%
Sc	Scantic silt loam, 0 to 3 percent slopes	0.0	0.8%
Totals for Area of Interest		3.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

Custom Soil Resource Report

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

York County, Maine

BuB—Buxton silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9k54

Elevation: 10 to 900 feet

Mean annual precipitation: 34 to 48 inches

Mean annual air temperature: 43 to 46 degrees F

Frost-free period: 90 to 160 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Buxton and similar soils: 85 percent

Minor components: 7 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Buxton

Setting

Landform: Coastal plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Linear

Parent material: Glaciolacustrine deposits derived from siltstone and/or fine-silty marine deposits

Typical profile

H1 - 0 to 7 inches: silt loam

H2 - 7 to 19 inches: silt loam

H3 - 19 to 37 inches: silty clay

H4 - 37 to 65 inches: silty clay

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)

Depth to water table: About 7 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 9.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: D

Hydric soil rating: No

Minor Components

Scantic

Percent of map unit: 5 percent

Landform: Coastal plains

Custom Soil Resource Report

Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: Yes

Biddeford

Percent of map unit: 2 percent
Landform: Coastal plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

BuC—Buxton silt loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 9k55
Elevation: 10 to 900 feet
Mean annual precipitation: 34 to 48 inches
Mean annual air temperature: 43 to 46 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Buxton and similar soils: 85 percent
Minor components: 2 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Buxton

Setting

Landform: Coastal plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Glaciolacustrine deposits derived from siltstone and/or fine-silty marine deposits

Typical profile

H1 - 0 to 7 inches: silt loam
H2 - 7 to 19 inches: silt loam
H3 - 19 to 37 inches: silty clay
H4 - 37 to 65 inches: silty clay

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained

Custom Soil Resource Report

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 0.20 in/hr)

Depth to water table: About 18 to 30 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 9.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C

Hydric soil rating: No

Minor Components

Scantic

Percent of map unit: 2 percent

Landform: Coastal plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: Yes

LyC—Lyman-Rock outcrop complex, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2trqj

Landscape: Glaciated uplands

Elevation: 0 to 790 feet

Mean annual precipitation: 36 to 65 inches

Mean annual air temperature: 36 to 52 degrees F

Frost-free period: 60 to 160 days

Farmland classification: Not prime farmland

Map Unit Composition

Lyman, very stony, and similar soils: 62 percent

Rock outcrop: 25 percent

Minor components: 2 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lyman, Very Stony

Setting

Landscape: Glaciated uplands

Landform: Mountains, Hills

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Mountaintop, mountainbase, side slope, crest

Down-slope shape: Convex

Custom Soil Resource Report

Across-slope shape: Convex

Parent material: Loamy supraglacial till derived from granite and gneiss and/or loamy supraglacial till derived from phyllite and/or loamy supraglacial till derived from mica schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material

A - 1 to 3 inches: loam

E - 3 to 5 inches: fine sandy loam

Bhs - 5 to 7 inches: loam

Bs1 - 7 to 11 inches: loam

Bs2 - 11 to 18 inches: channery loam

R - 18 to 28 inches: bedrock

Properties and qualities

Slope: 8 to 15 percent

Surface area covered with cobbles, stones or boulders: 1.5 percent

Depth to restrictive feature: 11 to 24 inches to lithic bedrock

Drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 14.03 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: D

Ecological site: F144BY701ME - Shallow Till

Hydric soil rating: No

Description of Rock Outcrop

Setting

Landscape: Glaciated uplands

Landform: Mountains, Hills

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Mountaintop, mountainbase, crest, side slope

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Igneous and metamorphic rock

Typical profile

R - 0 to 10 inches: bedrock

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: 0 inches to lithic bedrock

Capacity of the most limiting layer to transmit water (Ksat): Very low to very high (0.00 to 14.17 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Ecological site: F144BY801ME - Rockland (reserved)

Hydric soil rating: Unranked

Minor Components

Brayton, very stony

Percent of map unit: 2 percent

Landscape: Glaciated uplands

Landform: Mountains, Hills

Microfeatures of landform position: Open depressions, open depressions, closed depressions, closed depressions

Landform position (two-dimensional): Footslope, toeslope

Landform position (three-dimensional): Mountaintop, mountainbase, crest, side slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Sc—Scantic silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2slv3

Landscape: Plains

Elevation: 10 to 900 feet

Mean annual precipitation: 33 to 60 inches

Mean annual air temperature: 39 to 45 degrees F

Frost-free period: 90 to 160 days

Farmland classification: Farmland of local importance

Map Unit Composition

Scantic and similar soils: 85 percent

Minor components: 5 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Scantic

Setting

Landscape: Plains

Landform: River valleys, Marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glaciomarine deposits

Typical profile

Ap - 0 to 9 inches: silt loam

Bg1 - 9 to 16 inches: silty clay loam

Bg2 - 16 to 29 inches: silty clay

Cg - 29 to 65 inches: silty clay

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Ecological site: F144BY304ME - Wet Clay Flat
Hydric soil rating: Yes

Minor Components

Biddeford

Percent of map unit: 3 percent
Landscape: Plains
Landform: River valleys, Marine terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Linear, concave
Ecological site: F144BY002ME - Marine Terrace Depression
Hydric soil rating: Yes

Roundabout

Percent of map unit: 2 percent
Landscape: Plains
Landform: Marine terraces, River valleys
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

References

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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

Exhibit 3

Right, Title, or Interest

Exhibit 3 – Right, Title, or Interest

The record owner of the overall property is 574 Alfred Street, LLC per the enclosed deed recorded in the York County Registry of Deeds in Book 17013, Page 109, dated May 7, 2015.

A copy of the existing access easement and utility easement are listed below and provided after the deed.

Access Easement – Book 17328, Page 496

Utility Easement – Book 17328, Page 510



BK 17013 PGS 109 - 110 05/07/2015 08:50:57 AM
 INSTR # 2015016373 DEBRA ANDERSON
 RECEIVED YORK SS REGISTER OF DEEDS

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS,

THAT I, **PATRICK MICHAUD**, of Biddeford, County of York State of Maine, for consideration paid, grant to **574 ALFRED STREET, LLC, a Maine Limited Liability Company**, of Biddeford, County of York, and State of Maine, whose mailing address is c/o Van Meer & Belanger, 215 Commercial Street, 4th floor, Portland, ME 04101 with **warranty covenants**, the following property in Biddeford, County of York, and State of Maine, described as follows:

A certain lot or parcel of land with any buildings thereon situated northerly of and adjacent to Alfred Street (formerly Alfred Road) in the City of Biddeford, County of York, State of Maine, being bounded and described as follows:

Beginning at an iron rod set at the herein created division line on the northerly sideline of Alfred Street and located S 86° 49' E a distance of 221.00 feet from a found State Highway Commission monument, said monument further described as SHC Stone Sta. 735+00 as shown on the here to fore referenced survey plan by Libby & Dow, Saco, Maine, entitled, 'Plan Showing Land in Biddeford Maine conveyed by Paradis to Michaud' dated May 19, 1964; thence by the division line N 01° 09' E a distance of 426.00 feet to an iron rod set, the last two described courses being referenced to the magnetic meridian of 1948; thence continuing along the same course of N 01° 09' E a distance of 15 feet plus or minus to the brook; thence running southeasterly by the brook to land now or formerly of Bolduc and to an iron as shown on the referenced Libby & Dow Plan; thence by land now or formerly of Bolduc S 52° 30' W (magnetic meridian 1953) a distance of 100.05 feet to an iron; thence continuing by land now or formerly of Bolduc S 39° 05' E (magnetic meridian 1953) a distance of 243.18 feet to an iron and to the northerly sideline of Alfred Street; thence N 86° 49' W (magnetic meridian 1948) by the northerly sideline of Alfred Street a distance of 196.33 feet to a point; thence N 84° 08' 30" W (magnetic meridian 1948) by the northerly sideline of Alfred Street a distance of 150.16 feet to a found State Highway Commission monument, the last five courses are directly referenced to the 1964 Libby & Dow Plan; thence N 86° 49' W (magnetic meridian 1948) by the northerly sideline of Alfred Street a distance of 27.95 feet to an iron rod set and to the point of beginning.

Being the same premises conveyed to the said Patrick Michaud and Pearl L. Michaud, as joint tenants, by deed of Patrick Michaud and Pearl L. Michaud dated May 17, 1986 and recorded in the York County Registry of Deeds in Book 3848, Page 41. The said Pearl L. Michaud died April 5, 2005, leaving the within Grantor the surviving joint tenant owner of the premises.

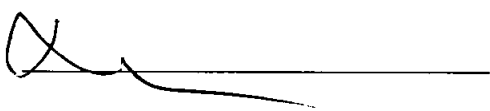
IN WITNESS WHEREOF, I, Patrick Michaud, have hereunto set my hand and seal this 1st day of May 2015.

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF

Maine R.E. Transfer Tax Paid

2pg -> Van Meer & Belanger
 215 Commercial St. - 4th fl.
 Portland, ME. 04101




Patrick Michaud

STATE OF MAINE

County of York, ss.

May 4, 2015

Then personally appeared the above named Patrick Michaud and acknowledged the foregoing instrument to be his free act and deed.

Before me,



~~Notary Public~~/ Maine Attorney at Law

PRINT NAME Donna a Bailey

Bar # 5308



EASEMENT AGREEMENT
(Access Easement)

KNOW ALL BY THESE PRESENTS, that UG BIDDEFORD ME, LLC, a Delaware limited liability company and its successors and assigns (“UG Biddeford”), with a mailing address of c/o United Growth Capital Management, LLC, 1000 Fourth Street, Suite 290, San Rafael, CA 94901, for consideration paid and the covenants set forth herein, hereby grants unto 574 ALFRED STREET, LLC, a Maine limited liability company and its successors and assigns (“574 Alfred Owner”), with an address of Van Meer & Belanger, 215 Commercial Street, 4th Floor, Portland, ME 04101, a non-exclusive right of way for the purposes set forth below over that easement area particularly described on the attached Exhibit A as the “Easement Area” that forms a part of a certain tract or parcel of land northerly of Route 111 in the City of Biddeford, County of York and State of Maine as described on Exhibit B attached hereto (the “UG Biddeford Parcel”), subject to the terms and conditions and 574 Alfred Owner’s agreements set forth herein.

This right of way is a perpetual easement intended to benefit certain adjacent property owned by 574 Alfred Owner as described on Exhibit C attached hereto (the “574 Alfred Parcel”), and touches and concerns the land. The easement granted herein may be used by 574 Alfred Owner, its successors and its tenants, employees, customers and invitees (the “Permitted Users”) only for vehicle and pedestrian ingress and egress.

UG Biddeford hereby agrees that 574 Alfred Owner may construct a driveway (including pedestrian walkways, directional signage, lighting, drainage, and associated utility infrastructure necessary for safe and convenient passage) within that portion of the Easement Area marked as the “30 Foot Easement Area” on Exhibit A (the “574 Alfred Driveway Work”); provided that such driveway complies with all laws as required for access and the provisions set forth below. 574 Alfred Owner shall submit plans and specifications for the 574 Alfred Driveway Work to UG Biddeford for review and approval, which approval shall not be unreasonably withheld. Such 574 Alfred Driveway Work shall use materials and be performed in a manner of construction similar to the driveway constructed by UG Biddeford within the portion of the Easement Area shown as the “50 Foot Easement Area” on Exhibit A, with a grade level of the driveway reasonably consistent with the grade level of the UG Biddeford Parcel to permit unobstructed vehicular and pedestrian access to and ingress and egress over, across and from the 574 Alfred Parcel to the 50 Foot Easement Area and proper draining of the driveway such that there will be no pooling of water resulting from the 574 Alfred Driveway Work on the UG Biddeford Parcel. UG Biddeford shall approve or disapprove the plans for the 574 Alfred Driveway Work within ten (10) business days after receipt of the same. 574 Alfred Owner, at its sole cost and expense, shall diligently apply for and pursue all requisite permits and approvals in connection with the 574 Alfred Driveway Work. UG Biddeford shall reasonably cooperate with 574 Alfred in obtaining such permits and approvals at no cost to UG Biddeford.

574 Alfred Owner may not commence the 574 Alfred Driveway Work until receiving UG Biddeford’s approval as provided above and the permits and approvals and providing at least twenty-four (24) hours advance notice to UG Biddeford. Once 574 Alfred Owner commences the 574 Alfred Driveway Work, 574 Alfred Owner shall diligently proceed with the 574 Alfred

E 14P → Vanmeer & Belanger
 215 Commercial St. 4th Fl
 Portland ME 04101

Driveway Work and complete it within ninety (90) days of commencing the 574 Alfred Driveway Work. 574 Alfred Owner shall perform the 574 Alfred Driveway Work on the UG Biddeford Parcel in a good and workmanlike manner, in compliance with all laws, rules, regulations, orders, permits, approvals and licenses of governmental authorities having jurisdiction and otherwise as provided elsewhere herein and shall clean up any construction debris on the UG Biddeford Parcel on a daily basis.

574 Alfred Owner shall indemnify, defend, and hold harmless UG Biddeford, and its successors and assigns, from any damages or injury to persons or property that might arise from the 574 Alfred Driveway Work and its maintenance and use of the Easement Area unless caused by the negligence or misconduct of UG Biddeford, its employees, agents or contractors. 574 Alfred Owner shall be responsible for any and all damages to the UG Biddeford Parcel by its employees, agents, and contractors in connection with the 574 Alfred Driveway Work. During the course of the 574 Alfred Driveway Work, 574 Alfred Owner will carry (or cause its contractor to carry) and keep in force, at its own expense, Commercial General Liability insurance with companies that do business in the State of Maine, in an amount not less than \$1,000,000.00 single limited personal injury and property damage; and \$2,000,000.00 combined personal injury and property damage and name UG Biddeford as an additional insured thereunder.

In the event any construction or mechanic's lien is filed against the UG Biddeford Parcel as a result of the 574 Alfred Driveway Work or any subsequent work performed by or on behalf of 574 Alfred Owner, 574 Alfred Owner agrees that, within thirty (30) days of the date 574 Alfred Owner becomes aware of such lien or receives written notice of same, whichever is earlier, it will cause such lien to be released and discharged of record, either by paying the indebtedness which gave rise to such lien or by posting bond or other security as shall be required by law to obtain such release and discharge. 574 Alfred Owner shall defend, indemnify and hold harmless UG Biddeford from any mechanics liens or other loss, liability or expense (including reasonable legal fees) arising out of the exercise of rights hereunder.

In connection with the 574 Alfred Driveway Work, or any construction or development upon the 574 Alfred Parcel, the 574 Alfred Owner shall not allow construction vehicles to utilize the 50 Foot Easement Area, except to the extent necessary to (i) cause the 574 Alfred Driveway Work to be performed so as to achieve a consistent grade and otherwise properly integrate with the driveway upon the 50 Foot Easement Area, and (ii) properly perform 30 Foot Easement Maintenance (as defined below). The intent of the foregoing is to cause construction vehicles serving the 574 Alfred Parcel to enter and leave the Alfred Road public way via the vehicular entrance or exits upon the frontage of the 574 Alfred Road Parcel, rather than via the 50 Foot Easement. Following completion of the 574 Alfred Driveway Work, except as limited above, the Permitted Users shall at all times have open and unobstructed access to, from and between the 574 Alfred Parcel over and across the Easement Area, except that UG Biddeford may temporarily close any or all of the Easement Area to prevent the accrual of rights to any person or the public or for other reasonable purposes, provided that any such closure is coordinated with 574 Alfred Owner to minimize disruption of business or occupancy upon the 574 Alfred Parcel.

574 Alfred Owner shall be responsible, at its sole cost and expense, for maintaining and repairing the 30 Foot Easement Area in good condition and repair with a continuous impervious material, such as concrete or asphalt, of sufficient bearing strength so as to accommodate vehicular and pedestrian traffic and to properly drain the 30 Foot Easement Area such that there is no pooling of water on the UG Biddeford Parcel, all as necessary and appropriate for use of the 30 Foot Easement Area for its intended purposes as permitted under this Easement Agreement, including, without limitation, repairing potholes and cracks, providing surface striping for the coordinated movement and circulation of vehicles and pedestrian traffic through the 30 Foot Easement Area, and removing snow, ice and debris from the 30 Foot Easement Area (the "30 Foot Easement Maintenance"). UG Biddeford shall be responsible, at its sole cost and expense, for maintaining and repairing the 50 Foot Easement Area in good condition and repair as necessary and appropriate for use of the 50 Foot Easement Area for its intended purposes as permitted under this Easement Agreement, including, without limitation, repairing potholes and cracks, providing surface striping for the coordinated movement and circulation of vehicles and pedestrian traffic through the 50 Foot Easement Area, and removing snow, ice and debris from the 50 Foot Easement Area (the "50 Foot Easement Maintenance"). No obstructions or barriers may be erected on or about the Easement Area.

If either 574 Alfred Owner or UG Biddeford fails to maintain its respective portion of the Easement Area as required, the other party may give such party a written notice describing in detail the applicable 30 Foot Easement Maintenance or 50 Foot Easement Maintenance that the party determines has not been performed. If 574 Alfred Owner or UG Biddeford fails to commence the 30 Foot Easement Maintenance or 50 Foot Easement Maintenance, as applicable, within thirty (30) days from the date of receipt of the written notice or fails to complete such maintenance within a reasonable time after commencement, then the non-defaulting party may perform such work and the defaulting party shall reimburse the non-defaulting party for all self-help costs incurred by the non-defaulting party. In addition, the defaulting party shall be liable for all costs of enforcement or collection (including reasonable legal fees). Any bill for expenses delivered to the defaulting party pursuant to this section must include an itemization of all expenses incurred together with copies of invoices. In exigent circumstance, where an imminent threat to persons or property or material disruption of business arises from the defaulting party's failure to immediately perform maintenance or repairs, such thirty (30) day notice and opportunity to effect a cure before the non-defaulting party may act shall be reduced to a reasonable period in light of the circumstances.

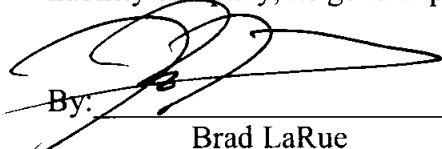
All notices or other communications required or permitted under this Easement Agreement must be in writing and will be considered as properly given if deposited in the United States mail, certified with return receipt requested or deposited with a national courier service for delivery on the next business day. Addresses to be used for notices and other communications will be as set forth above unless another address is designated by a party by written notice as required herein to the other party.

IN WITNESS WHEREOF, UG BIDDEFORD ME, LLC has caused this instrument to be executed by its duly authorized representative and 574 ALFRED STREET, LLC has caused this instrument to be executed by its duly authorized representative, this 14th day of September, 2016.

UG BIDDEFORD ME, LLC,
a Delaware limited liability company

By: UNITED GROWTH DEVELOPMENT, LP, a
Delaware limited partnership, its managing member

By: UNITED GROWTH CAPITAL
MANAGEMENT, LLC, a Delaware limited
liability company, its general partner

By: 
Brad LaRue
Its Managing Member
Thereunto duly authorized

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin

On SEPT. 14, 2016 before me, LISA IMMENDORF, a notary public, personally appeared BRAD LARUE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.


Witness my hand and official seal.

Signature 



Accepted and agreed:

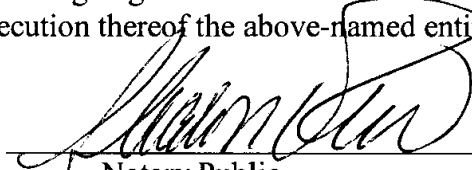
574 ALFRED STREET, LLC
A Maine Limited Liability Company

By: 
Richard N. Bryant
Its Authorized Agent
Thereunto duly authorized

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

September 13, 2016

Personally appeared before me, the above-named RICHARD N. BRYANT, personally known to me or whose identity was satisfactorily proven to me by governmental identification, and acknowledged to me that he executed the foregoing instrument as his free act and deed in the above-described capacity, and that by his execution thereof the above-named entity duly executed the foregoing instrument.



Notary Public

Print Name:

Commission Expires:

SHARON K. O'NEILL
Notary Public of Maine
My Commission Expires July 19, 2017

Seal

JOINDER AND CONSENT

TD Bank, N.A., as the mortgagee of UG Biddeford Parcel, hereby joins in the execution of this Easement Agreement between UG Biddeford ME, LLC and 574 ALFRED STREET, LLC solely to evidence and acknowledge its consent thereto and agrees that the liens of TD Bank, N.A. shall be subordinate to the terms, conditions, covenants and easements set forth in the Easement Agreement.

TD BANK, N.A.

Ell Niewoehner

By: Ellen Niewoehner

Its: Vice President

Date: Sept. 7, 2016

STATE OF MAINE

COUNTY OF Cumberland, ss.

September 7, 2016

Personally appeared before me, the above-named Ellen Niewoehner, personally known to me or whose identity was satisfactorily proven to me by governmental identification, and acknowledged to me that she executed the foregoing instrument as her free act and deed in the above-described capacity, and that by her execution thereof the above-named entity duly executed the foregoing instrument.

Alexandra E. Caulfield

Notary Public

Print Name: **Alexandra E. Caulfield**

Commission Expires: Attorney at Law

JOINDER AND CONSENT

GORHAM SAVINGS BANK, as the mortgagee of 574 Alfred Parcel, hereby joins in the execution of this Easement Agreement between UG Biddeford ME, LLC and 574 ALFRED STREET, LLC solely to evidence and acknowledge its consent thereto and agrees that the liens of Gorham Savings Bank shall be subordinate to the terms, conditions, covenants and easements set forth in the Easement Agreement.

GORHAM SAVINGS BANK



By: Matt Early

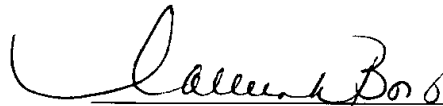
Its: Senior Vice President

Date: 09-06-2016

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

09-06, 2016

Personally appeared before me, the above-named MATT EARLY, personally known to me or whose identity was satisfactorily proven to me by governmental identification, and acknowledged to me that he executed the foregoing instrument as his free act and deed in the above-described capacity, and that by his execution thereof the above-named entity duly executed the foregoing instrument.



Notary Public

Print Name:

Commission Expires:

COLLEEN K. BOIS

Notary Public Maine

My Commission Expires Oct 7 2018

Seal

EXHIBIT A TO ACCESS EASEMENT DEED

EASEMENT AREA

Grantor: UG Biddeford ME, LLC
Grantee: 574 Alfred Street, LLC
Property: 580 Alfred Street, Biddeford, Maine

30 FOOT EASEMENT AREA

A certain lot or parcel of land located on the northerly side of State Route 111, Alfred Road, in the City of Biddeford, County of York, State of Maine, said lot or parcel of land is depicted on a plan entitled "Site Plan Of Retail & Drive Thru Facility, 580 Alfred Road, Biddeford, Maine For United Growth, 999 5th Avenue, Suite 390, San Rafael, CA 94901" dated August 3, 2015 and revised through September 11, 2015 by Sebago Technics, Inc., Project No. 14365, said lot or parcel being more particularly bounded and described as follows:

Commencing at the southeasterly corner of the parcel of land owned by UG Biddeford ME, LLC, as described in a deed recorded at the York County Registry of Deeds in Book 17115, Page 651 and the southwesterly corner of land owned by 574 Alfred Street, LLC, as described in a deed recorded at the York County Registry of Deeds in Book 17013, Page 109 on the northerly sideline of State Route 111;

Thence N 01°11'05" E, along land now or formerly of 574 Alfred Street, LLC, a distance of 236.36 feet to the **Point Of Beginning**;

Thence N 01°11'05" E, along land now or formerly of 574 Alfred Street, LLC, a distance of 30.00 feet to a point on the northerly sideline of the 30-foot wide Access Easement;

Thence N 88°48'55" W, through land of UG Biddeford ME, LLC, a distance of 50.00 feet to a point;

Thence S 01°11'05" W, through land of UG Biddeford ME, LLC, a distance of 30.00 feet to a point on the southerly sideline of the 30-foot wide Access Easement;

Thence S 88°48'55" E, through land of UG Biddeford, ME, LLC, a distance of 50.00 feet to the Point Of Beginning.

The herein described lot or parcel of land contains approximately 1,500 square feet. Bearings herein are referenced to Magnetic North in 1948.

50 FOOT EASEMENT AREA

A certain lot or parcel of land located on the northerly side of State Route 111, Alfred Road, in the City of Biddeford, County of York, State of Maine, said lot or parcel of land is depicted on a plan entitled "Site Plan Of Retail & Drive Thru Facility, 580 Alfred Road, Biddeford, Maine For United Growth, 999 5th Avenue, Suite 390, San Rafael, CA 94901" dated August 3, 2015 and revised through September 11, 2015 by Sebago Technics, Inc., Project No. 14365, said lot or parcel being more particularly bounded and described as follows:

Beginning at a point on the northerly sideline of State Route 111, said point being N 86°49'00" W, a distance of 37.81 feet from the southeasterly corner of the parcel of land owned by UG Biddeford ME, LLC, as described in a deed recorded at the York County Registry of Deeds in Book 17115, Page 651 and the southwesterly corner of land now or formerly of 574 Alfred Street, LLC, as described in a deed recorded at the York County Registry of Deeds in Book 17013, Page 109;

Thence N 00°59'51" E, through land of UG Biddeford ME, LLC, a distance of 43.88 feet to a point;

Thence N 28°38'47" E, through land of UG Biddeford ME, LLC, a distance of 82.25 feet to a point at land now or formerly of 574 Alfred Street, LLC;

Thence N 01°11'05" E, along land now or formerly of 574 Alfred Street, LLC, a distance of 181.42 feet to a point on the southerly sideline of a 30-foot wide Access Easement to abutting site;

Thence continuing N 01°11'05" E, along land now or formerly of 574 Alfred Street, LLC, a distance of 30.00 feet to a point on the northerly sideline of a 30-foot wide Access Easement to abutting site;

Thence continuing N 01°11'05" E, along land now or formerly of 574 Alfred Street, LLC, a distance of 96.51 feet to a point;

Thence N 40°50'27" W, through land of UG Biddeford ME, LLC, a distance of 240.93 feet to a point at land now or formerly of New Life Christian Fellowship, as described in a deed recorded at the York County Registry of Deeds in Book 11111, Page 70;

Thence S 52°01'00" W, along land now or formerly of New Life Christian Fellowship, a distance of 50.06 feet to a point on the southerly sideline of the herein described 50-foot wide Access Easement;

Thence S 40°50'27" E, through land of UG Biddeford ME, LLC, a distance of 224.22 feet to a point;

Thence S 01°11'05" W, through land of UG Biddeford ME, LLC, a distance of 276.51 feet to a point;

Thence S 28°38'47" W, through land of UG Biddeford ME, LLC, a distance of 82.34 feet to a point;

Thence S 0°59'38" W, through land of UG Biddeford ME, LLC, a distance of 54.27 feet to a point on the northerly sideline of State Route 111;

Thence S 86°49'00" E, along the northerly sideline of State Route 111, a distance of 50.03 feet to the Point Of Beginning.

Subject to whatever rights may exist in the 30-foot wide Access Easement to abutting site previously mentioned herein.

The herein described lot or parcel of land contains approximately 32,809 square feet.

Bearings herein are referenced to Magnetic North in 1948.

EXHIBIT B TO ACCESS EASEMENT DEED

UG BIDDEFORD PARCEL

Grantor: UG Biddeford ME, LLC
Grantee: 574 Alfred Street, LLC
Property: 580 Alfred Street, Biddeford, Maine

Two certain lots or parcels of land situated on the northerly side of the Alfred Road, Route 111, in the City of Biddeford, County of York and State of Maine, described as follows:

PARCEL ONE:

A certain lot or parcel of land, with any buildings and improvements thereon, situated in the City of Biddeford, bounded and described as follows:

BEGINNING at an iron pipe driven into the ground on the northerly side of the Alfred Road; said iron pipe being the southeasterly corner of land conveyed by Gerard and Hermine Paradis to one Plante by deed dated September 3, 1966, and recorded in the York County Registry of Deeds in Book 1735, Page 179, said iron pipe bears South 88° 49' East 66.0 feet to an iron and granite stone set in the ground on said northerly side of said road opposite Station 733+0 as shown on "Maine State Highway Commission – Right of way Map – State Highway 'U' Federal Aid Project No. F360(1) Sheet 7 of 9," dated June 1948 and recorded in York County Registry of Deeds.

THENCE South 88° 49' East by said road 130.51 feet to an iron pipe driven into the ground and land conveyed by Paradis to one Michaud by deed dated May 2, 1964, and recorded in the York County Registry of Deeds in Book 1595, Page 298; said last mentioned iron pipe bears North 88° 49' West 4.0 feet from a granite stone set in the ground on said northerly side of said road opposite Station 735+0 as shown on said Map;

THENCE North 01° 11' East by said land conveyed to Michaud 545.88 feet to a solid iron driven into the ground and land of Mininni;

THENCE South 52° 01' West by said land of Mininni 168.5 feet to an iron pipe driven into the ground and said land conveyed to Plante;

THENCE South 01° 11' West by said land conveyed to Plante 439.26 feet to the point of beginning.

The above bearings refer to the 1948 magnetic meridian.

PARCEL TWO:

A certain lot or parcel of land, with the buildings and improvements thereon, situated on the northerly side of the Alfred Road, in the City of Biddeford, County of York and State of Maine, bounded and described as follows:

BEGINNING at an iron pipe driven into the ground at other land now or formerly of Patrick Michaud and Pearl Michaud, which iron pipe bears North 86° 49' West 4.0 feet from a granite stone set in the ground on said northerly side of said Alfred Road opposite Station 735+0 as shown on plan entitled "Maine State Highway Commission – Right of Way Map State Highway 'U' Federal Air [sic] Project No. F360(1) Sheet 7 of 9," dated June 1948 and duly recorded in York County Registry of Deeds;

THENCE North 04° 30' East by other land now or formerly of Michaud, a distance of 545.88 feet to a solid iron driven into the ground and land now or formerly of Mininni;

THENCE North 53° 05' East by said Mininni land to an iron pipe found driven into the ground near the bank of Gravely Brook, so-called;

THENCE continuing by the same course and by land of Mininni to the thread of said brook or so far as Grantor may own to land on [sic] one Eon;

THENCE southeasterly by the thread of said brook or for so far as grantor may own and by land now or formerly of one Eon to a point which lies North 01° 09' East, a distance of 15 feet, more or less, from an iron pipe driven into the ground at remaining land of Patrick Michaud and Pearl Michaud;

THENCE South 01° 09' West by said Michaud land a distance of 15 feet to said iron pipe;

THENCE South 01° 09' East a distance of 426 feet to an iron pipe driven into the ground on the northerly side of said Alfred Road;

THENCE North 86° 49' West by the northerly sideline of said Alfred Road, a distance of 221.00 feet to the aforesaid granite monument;

THENCE continuing the same course a distance of 4 feet to the iron pipe driven into the ground which marks the point of beginning.

The first bearing above described refers to the 1964 magnetic meridian. The second bearing refers to the 1953 magnetic meridian and all other bearings refer to the 1946 magnetic meridian.

The above described property is depicted on an unrecorded "Boundary Survey at 580 Alfred Road – Route 111 Biddeford, Maine made for Deluca Hoffman Associates" by Owen Haskell, Inc. dated January 15, 2007, and more particularly described as follows:

BEGINNING at in iron rod found at the southwest corner of land now or formerly of Patrick Michaud (Book 1595, Page 298) on the assumed northerly sideline of Alfred Road, so-called;

Thence N 86° 49' 00" W a distance of two hundred twenty-one (221.00) feet along the assumed sideline of Alfred Road;

Thence N 88° 49' 00" W a distance of one hundred thirty-four and forty-three hundredths (134.43) feet continuing along said Alfred Road to a point and land now or formerly of Michael J. Thibault (Book 7364, Page 206);

Thence N 01° 11' 00" E a distance of four hundred thirty-nine and nineteen hundredths (439.19) feet along said land of Thibault to an iron pipe found and land now or formerly of New Life Christian Fellowship (Book 11111, Page 70);

Thence N 52° 01' 00" E a distance of four hundred seventeen (417) feet, more or less, along said land of New Life Christian Fellowship to the thread of a brook;

Thence southeasterly along the thread of a brook and land now or formerly of HD Development of Maryland, Inc. (Book 13425, Page 107) to a point and land now or formerly of Patrick Michaud (Book 1595, Page 298);

Thence S 01° 11' 41" W a distance of two hundred thirty and seven hundredths (230.07) feet along said land of Michaud to an iron rod found, being the point of BEGINNING.

Bearings are based on the locus deed and a Maine State Highway Commission Right of Way Map State Highway "U" North Kennebunkport – Biddeford June 1948 S.H.C. File No. 16-69" Sheet 7 Recorded in Plan Book 23, Page 17.

EXHIBIT C TO ACCESS EASEMENT DEED

574 ALFRED PARCEL

Grantor: UG Biddeford ME, LLC
Grantee: 574 Alfred Street, LLC
Property: 580 Alfred Street, Biddeford, Maine

A certain lot or parcel of land situated northerly of and adjacent to Alfred Street (formerly Alfred Road) in the City of Biddeford, County of York, State of Maine, and being bounded and described as follows:

Beginning at an iron rod set at the herein created division line on the northerly sideline of Alfred Street and located S 86° 49' E a distance of 221.00 feet from a found State Highway Commission monument, said monument further described as SHC Stone Sta. 735+00 as shown on the heretofore referenced survey plan by Libby & Dow, Saco, Maine, entitled "Plan Showing Land in Biddeford, Maine Conveyed by Paradis to Michaud" dated May 19, 1964; thence by the division line N 01° 09' E a distance of 426.00 feet to an iron rod set, the last two described courses being referenced to the magnetic meridian of 1948; thence continuing along the same course of N 01° 09' E a distance of 15 feet plus or minus to the brook; thence running southeasterly by the brook to land now or formerly of Bolduc and to an iron as shown on the referenced Libby & Dow Plan; thence by land now or formerly of Bolduc S 52° 30' W (magnetic meridian 1953) a distance of 100.05 feet to an iron; thence continuing by land now or formerly of Bolduc S 39° 05' E (magnetic meridian 1953) a distance of 243.18 feet to an iron and to the northerly sideline of Alfred Street; thence N 86° 49' W (magnetic meridian 1948) by the northerly sideline of Alfred Street a distance of 196.33 feet to a point; thence N 84° 08' 30" W (magnetic meridian 1948) by the northerly sideline of Alfred Street a distance of 150.16 feet to a found State Highway Commission monument, the last five courses are directly referenced to the 1964 Libby & Dow Plan; thence N 86° 49' W (magnetic meridian 1948) by the northerly sideline of Alfred Street a distance of 27.95 feet to an iron rod set and to the point of beginning.



BK 17328 PGS 510 - 519 09/26/2016 12:24:38 PM
 INSTR # 2016041305 DEBRA ANDERSON
 RECEIVED YORK SS REGISTER OF DEEDS

EASEMENT AGREEMENT
(25' Wide Utility Easement)

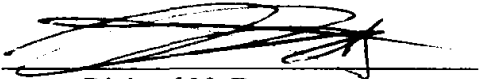
KNOW ALL BY THESE PRESENTS, that 574 ALFRED STREET, LLC, a Maine limited liability company and its successors and assigns ("574 Alfred Owner"), with an address of Van Meer & Belanger, 215 Commercial Street, 4th Floor, Portland, ME 04101 hereby grants unto UG BIDDEFORD ME, LLC, a Delaware limited liability company and its successors and assigns ("UG Biddeford"), with a mailing address of c/o United Growth Capital Management, LLC, 1000 Fourth Street, Suite 290, San Rafael, CA 94901, for consideration paid and the covenants set forth herein, a an easement for installation, maintenance, repair and replacement of drainage utilities over that tract of land particularly described on the attached Exhibit A as the "Easement Area" that forms a part of a certain tract or parcel of land northerly of Route 111 in the City of Biddeford, County of York and State of Maine as described on Exhibit B attached hereto (the "574 Alfred Parcel"), subject to the terms and conditions and 574 Alfred Owner's agreements set forth herein.

This easement is a perpetual easement intended to benefit the adjacent property of UG Biddeford as described on Exhibit C attached hereto (the "UG Biddeford Parcel"), and touches and concerns the land. The rights hereunder shall include the right to install, maintain, repair and replace a drainage culvert and other associated utility infrastructure, including, but not limited to the right to enter the 574 Alfred Parcel for the purposes described above. 574 Alfred Owner shall construct no improvements and plant no trees in the Easement Area. UG Biddeford shall defend, indemnify and hold harmless 574 Alfred Owner from any mechanics liens or other loss, liability or expense (including reasonable legal fees) arising out of the exercise of its rights hereunder. UG Biddeford shall be responsible for maintaining any improvements made by such holder in good condition and repair and in compliance with applicable law, and following failure to do so after written notice and a reasonable opportunity to cure, 574 Alfred Owner shall be entitled to carry out such maintenance and recover the reasonable costs thereof, together with the costs of enforcement (including reasonable legal fees).

All notices or other communications required or permitted under this Easement Agreement must be in writing and will be considered as properly given if deposited in the United States mail, certified with return receipt requested or deposited with a national courier service for delivery on the next business day. Addresses to be used for notices and other communications will be as set forth above unless another address is designated by a party by written notice as required herein to the other party.

IN WITNESS WHEREOF, UG BIDDEFORD ME, LLC has caused this instrument to be executed by its duly authorized representative and 574 ALFRED STREET, LLC has caused this instrument to be executed by its duly authorized representative, this September 22, 2016.

574 ALFRED STREET, LLC
 A Maine Limited Liability Company

By: 
 Richard N. Bryant
 Its Authorized Agent
 Thereunto duly authorized

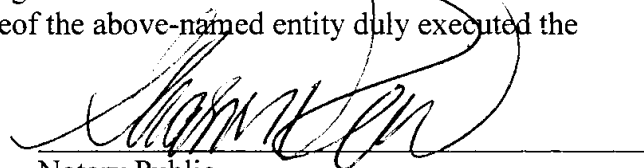
10p → Van Meer & Belanger

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

September 22, 2016

Personally appeared before me, the above-named RICHARD N. BRYANT, personally known to me or whose identity was satisfactorily proven to me by governmental identification, and acknowledged to me that he executed the foregoing instrument as his free act and deed in the above-described capacity, and that by his execution thereof the above-named entity duly executed the foregoing instrument.

Seal



Notary Public
Print Name:
Commission Expires: _____


SHARON K. O'NEILL
Notary Public of Maine
My Commission Expires July 19, 2017

Accepted and agreed:

UG BIDDEFORD ME, LLC,
a Delaware limited liability company

By: UNITED GROWTH DEVELOPMENT, LP,
a Delaware limited partnership, its managing member

By: UNITED GROWTH CAPITAL MANAGEMENT,
LLC, a Delaware limited liability company, its general partner

By: 
Brad LaRue
Its Managing Member
Thereunto duly authorized

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin

On Sept. 14, 2016 before me, LISA IMMENDORF, a notary public, personally appeared BRAD LARUE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

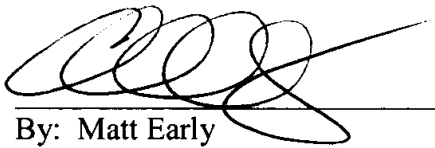
Signature 



JOINDER AND CONSENT

GORHAM SAVINGS BANK, as the mortgagee of 574 Alfred Parcel, hereby joins in the execution of this Easement Agreement between UG Biddeford ME, LLC and 574 ALFRED STREET, LLC solely to evidence and acknowledge its consent thereto and agrees that the liens of Gorham Savings Bank shall be subordinate to the terms, conditions, covenants and easements set forth in the Easement Agreement.

GORHAM SAVINGS BANK

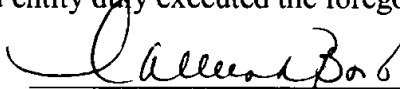


By: Matt Early
Its: Senior Vice President
Date: 09-06-2016

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

09-06 -, 2016

Personally appeared before me, the above-named MATT EARLY, personally known to me or whose identity was satisfactorily proven to me by governmental identification, and acknowledged to me that he executed the foregoing instrument as his free act and deed in the above-described capacity, and that by his execution thereof the above-named entity duly executed the foregoing instrument.



Notary Public
Print Name: **COLLEEN K. BOIS**
Commission Expires: **Notary Public Maine**
My Commission Expires Oct 7 2018

Seal

JOINDER AND CONSENT

TD Bank, N.A., as the mortgagee of UG Biddeford Parcel, hereby joins in the execution of this Easement Agreement between UG Biddeford ME, LLC and 574 ALFRED STREET, LLC solely to evidence and acknowledge its consent thereto and agrees that the liens of TD Bank, N.A. shall be subordinate to the terms, conditions, covenants and easements set forth in the Easement Agreement.

TD BANK, N.A.

Ellen Niewoehner

By: Ellen Niewoehner

Its: Vice President

Date: Sept. 7, 2016

STATE OF MAINE

COUNTY OF Cumberland, ss.

September 7, 2016

Personally appeared before me, the above-named Ellen Niewoehner, personally known to me or whose identity was satisfactorily proven to me by governmental identification, and acknowledged to me that she executed the foregoing instrument as her free act and deed in the above-described capacity, and that by her execution thereof the above-named entity duly executed the foregoing instrument.

Alexandra E. Caulfield
Notary Public
Print Name: **Alexandra E. Caulfield**
Commission Expires: _____
Attorney at Law

EXHIBIT A TO 25' UTILITY EASEMENT DEED

EASEMENT AREA

Grantor: 574 Alfred Street, LLC
Grantee: UG Biddeford ME, LLC
Property: 574 Alfred Street, Biddeford, Maine

A certain lot or parcel of land located on the northerly side of State Route 111, Alfred Road, in the City of Biddeford, County of York, State of Maine, said lot or parcel of land is depicted on a plan entitled "Site Plan Of Retail & Drive Thru Facility, 580 Alfred Road, Biddeford, Maine For United Growth, 999 5th Avenue, Suite 390, San Rafael, CA 94901" dated August 3, 2015 and revised through November 4, 2015 by Sebago Technics, Inc., Project No. 14365, said lot or parcel being more particularly bounded and described as follows:

Beginning at a point on the northerly sideline of State Route 111, the southeasterly corner of the parcel of land owned by UG Biddeford ME, LLC, as described in a deed recorded at the York County Registry of Deeds in Book 17115, Page 651 and the southwesterly corner of land owned by 574 Alfred Street, LLC, as described in a deed recorded at the York County Registry of Deeds in Book 17013, Page 109;

Thence N 01°11'05" E, along land now or formerly of 574 Alfred Street, LLC, a distance of 25.01 feet to a point;

Thence S 86°53'33" E, through land of 574 Alfred Street, LLC, a distance of 50.08 feet to a point;

Thence S 01°21'37" W, through land of 574 Alfred Street, LLC, a distance of 25.01 feet to a point on the northerly sideline of State Route 111;

Thence N 86°53'33" W, along the northerly sideline of State Route 111, a distance of 50.00 feet to the Point of Beginning.

The herein described lot or parcel of land contains approximately 1,251 square feet. Bearings herein are referenced to Magnetic North in 1948.

EXHIBIT B TO 25' UTILITY EASEMENT DEED

574 ALFRED PARCEL

Grantor: 574 Alfred Street, LLC
Grantee: UG Biddeford ME, LLC
Property: 574 Alfred Street, Biddeford, Maine

A certain lot or parcel of land situated northerly of and adjacent to Alfred Street (formerly Alfred Road) in the City of Biddeford, County of York, State of Maine, and being bounded and described as follows:

Beginning at an iron rod set at the herein created division line on the northerly sideline of Alfred Street and located S 86° 49' E a distance of 221.00 feet from a found State Highway Commission monument, said monument further described as SHC Stone Sta. 735+00 as shown on the heretofore referenced survey plan by Libby & Dow, Saco, Maine, entitled "Plan Showing Land in Biddeford, Maine Conveyed by Paradis to Michaud" dated May 19, 1964; thence by the division line N 01° 09' E a distance of 426.00 feet to an iron rod set, the last two described courses being referenced to the magnetic meridian of 1948; thence continuing along the same course of N 01° 09' E a distance of 15 feet plus or minus to the brook; thence running southeasterly by the brook to land now or formerly of Bolduc and to an iron as shown on the referenced Libby & Dow Plan; thence by land now or formerly of Bolduc S 52° 30' W (magnetic meridian 1953) a distance of 100.05 feet to an iron; thence continuing by land now or formerly of Bolduc S 39° 05' E (magnetic meridian 1953) a distance of 243.18 feet to an iron and to the northerly sideline of Alfred Street; thence N 86° 49' W (magnetic meridian 1948) by the northerly sideline of Alfred Street a distance of 196.33 feet to a point; thence N 84° 08' 30" W (magnetic meridian 1948) by the northerly sideline of Alfred Street a distance of 150.16 feet to a found State Highway Commission monument, the last five courses are directly referenced to the 1964 Libby & Dow Plan; thence N 86° 49' W (magnetic meridian 1948) by the northerly sideline of Alfred Street a distance of 27.95 feet to an iron rod set and to the point of beginning.

EXHIBIT C TO 25' UTILITY EASEMENT DEED

580 ALFRED STREET, BIDDEFORD, MAINE

Grantor: 574 Alfred Street, LLC
Grantee: UG Biddeford ME, LLC
Property: 574 Alfred Street, Biddeford, Maine

Two certain lots or parcels of land situated on the northerly side of the Alfred Road, Route 111, in the City of Biddeford, County of York and State of Maine, described as follows:

PARCEL ONE:

A certain lot or parcel of land, with any buildings and improvements thereon, situated in the City of Biddeford, bounded and described as follows:

BEGINNING at an iron pipe driven into the ground on the northerly side of the Alfred Road; said iron pipe being the southeasterly corner of land conveyed by Gerard and Hermine Paradis to one Plante by deed dated September 3, 1966, and recorded in the York County Registry of Deeds in Book 1735, Page 179, said iron pipe bears South 88° 49' East 66.0 feet to an iron and granite stone set in the ground on said northerly side of said road opposite Station 733+0 as shown on "Maine State Highway Commission – Right of way Map – State Highway 'U' Federal Aid Project No. F360(1) Sheet 7 of 9," dated June 1948 and recorded in York County Registry of Deeds.

THENCE South 88° 49' East by said road 130.51 feet to an iron pipe driven into the ground and land conveyed by Paradis to one Michaud by deed dated May 2, 1964, and recorded in the York County Registry of Deeds in Book 1595, Page 298; said last mentioned iron pipe bears North 88° 49' West 4.0 feet from a granite stone set in the ground on said northerly side of said road opposite Station 735+0 as shown on said Map;

THENCE North 01° 11' East by said land conveyed to Michaud 545.88 feet to a solid iron driven into the ground and land of Mininni;

THENCE South 52° 01' West by said land of Mininni 168.5 feet to an iron pipe driven into the ground and said land conveyed to Plante;

THENCE South 01° 11' West by said land conveyed to Plante 439.26 feet to the point of beginning.

The above bearings refer to the 1948 magnetic meridian.

PARCEL TWO:

A certain lot or parcel of land, with the buildings and improvements thereon, situated on the northerly side of the Alfred Road, in the City of Biddeford, County of York and State of Maine, bounded and described as follows:

BEGINNING at an iron pipe driven into the ground at other land now or formerly of Patrick Michaud and Pearl Michaud, which iron pipe bears North 86° 49' West 4.0 feet from a granite stone set in the ground on said northerly side of said Alfred Road opposite Station 735+0 as shown on plan entitled "Maine State Highway Commission – Right of Way Map State Highway 'U' Federal Air [sic] Project No. F360(1) Sheet 7 of 9," dated June 1948 and duly recorded in York County Registry of Deeds;

THENCE North 04° 30' East by other land now or formerly of Michaud, a distance of 545.88 feet to a solid iron driven into the ground and land now or formerly of Mininni;

THENCE North 53° 05' East by said Mininni land to an iron pipe found driven into the ground near the bank of Gravely Brook, so-called;

THENCE continuing by the same course and by land of Mininni to the thread of said brook or so far as Grantor may own to land on [sic] one Eon;

THENCE southeasterly by the thread of said brook or for so far as grantor may own and by land now or formerly of one Eon to a point which lies North 01° 09' East, a distance of 15 feet, more or less, from an iron pipe driven into the ground at remaining land of Patrick Michaud and Pearl Michaud;

THENCE South 01° 09' West by said Michaud land a distance of 15 feet to said iron pipe;

THENCE South 01° 09' East a distance of 426 feet to an iron pipe driven into the ground on the northerly side of said Alfred Road;

THENCE North 86° 49' West by the northerly sideline of said Alfred Road, a distance of 221.00 feet to the aforesaid granite monument;

THENCE continuing the same course a distance of 4 feet to the iron pipe driven into the ground which marks the point of beginning.

The first bearing above described refers to the 1964 magnetic meridian. The second bearing refers to the 1953 magnetic meridian and all other bearings refer to the 1946 magnetic meridian.

The above described property is depicted on an unrecorded "Boundary Survey at 580 Alfred Road – Route 111 Biddeford, Maine made for Deluca Hoffman Associates" by Owen Haskell, Inc. dated January 15, 2007, and more particularly described as follows:

BEGINNING at in iron rod found at the southwest corner of land now or formerly of Patrick Michaud (Book 1595, Page 298) on the assumed northerly sideline of Alfred Road, so-called;

Thence N 86° 49' 00" W a distance of two hundred twenty-one (221.00) feet along the assumed sideline of Alfred Road;

Thence N 88° 49' 00" W a distance of one hundred thirty-four and forty-three hundredths (134.43) feet continuing along said Alfred Road to a point and land now or formerly of Michael J. Thibault (Book 7364, Page 206);

Thence N 01° 11' 00" E a distance of four hundred thirty-nine and nineteen hundredths (439.19) feet along said land of Thibault to an iron pipe found and land now or formerly of New Life Christian Fellowship (Book 11111, Page 70);

Thence N 52° 01' 00" E a distance of four hundred seventeen (417) feet, more or less, along said land of New Life Christian Fellowship to the thread of a brook;

Thence southeasterly along the thread of a brook and land now or formerly of HD Development of Maryland, Inc. (Book 13425, Page 107) to a point and land now or formerly of Patrick Michaud (Book 1595, Page 298);

Thence S 01° 11' 41" W a distance of two hundred thirty and seven hundredths (230.07) feet along said land of Michaud to an iron rod found, being the point of BEGINNING.

Bearings are based on the locus deed and a Maine State Highway Commission Right of Way Map State Highway "U" North Kennebunkport – Biddeford June 1948 S.H.C. File No. 16-69" Sheet 7 Recorded in Plan Book 23, Page 17.

Exhibit 4

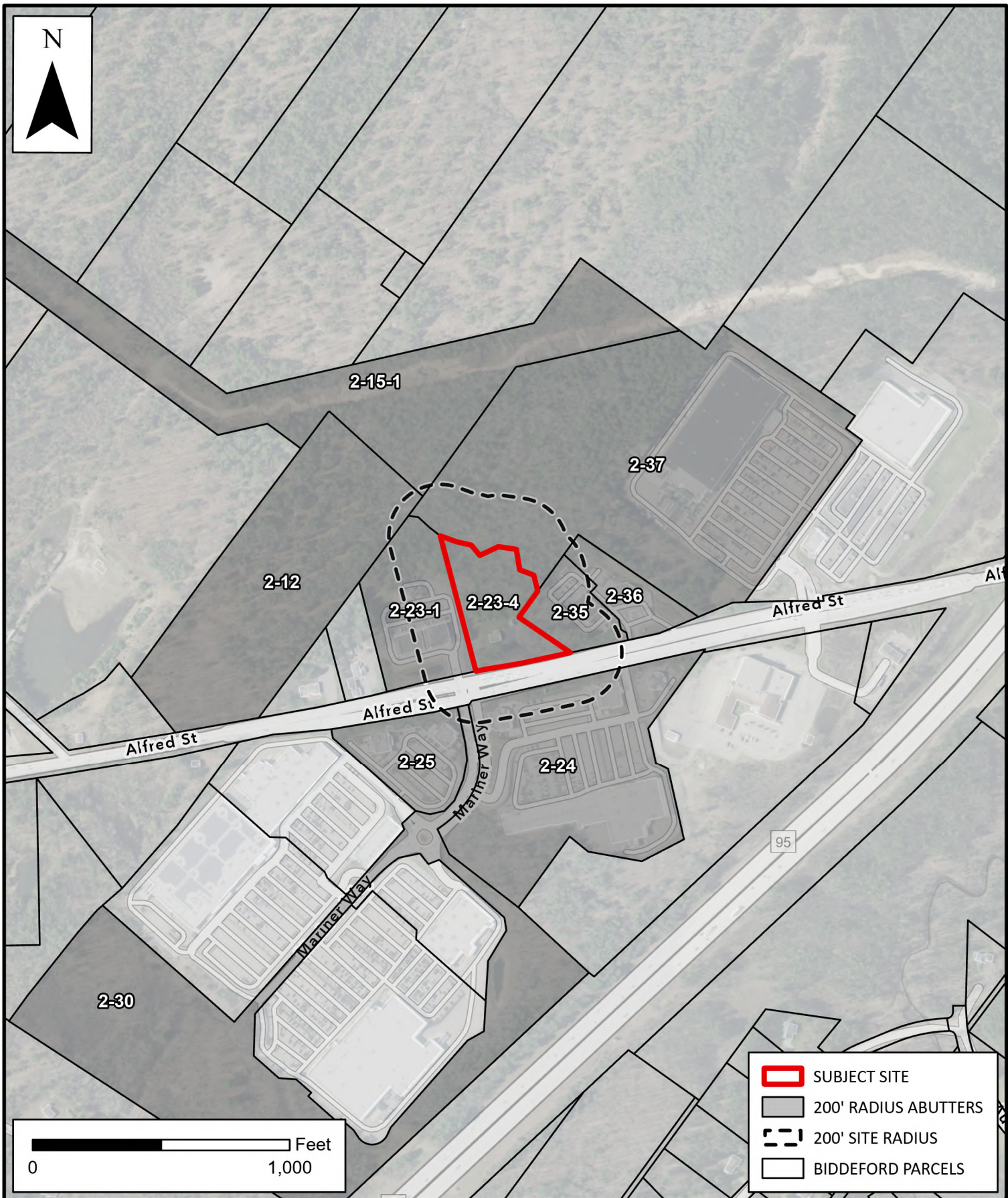
Abutter List and Map





Exhibit 4 – Abutter List and Map

Please see this Exhibit for a 200 foot abutter list and corresponding tax map overlay.

Map-Lot	OWNER 1	OWNER 2	Mailing Address 1	CITY	STATE	ZIP
2-25	DSM MB II LLC	C/O DEMOULAS SUPER MARKETS, INC.	875 EAST ST	TEWKSBURY	MA	01876
2-12	NEW LIFE CHRISTIAN FELLOWSHIP		551 ALFRED ST	BIDDEFORD	ME	04005
2-6	CUMBERLAND FARMS, INC		165 FLANDERS RD	WESTBOROUGH	MA	01581
2-23-1	WINCHENDON, LLC		355 MAIN ST	WOBURN	MA	01801
2-30	DSM MB II LLC	C/O DEMOULAS SUPER MARKETS, INC.	875 EAST ST	TEWKSBURY	MA	01876
2-35	BIDDEFORD FOUR, LLC		460 COE AVENUE	EAST HAVEN	CT	06512
2-24	DSM MB II LLC	C/O DEMOULAS SUPER MARKETS, INC.	875 EAST ST	TEWKSBURY	MA	01876
2-15-1	CENTRAL MAINE POWER CO	C/O AVANGRID MANAGEMENT CO - LOCAL TAX	ONE CITY CENTER 5TH FLOOR	PORTLAND	ME	04101
2-37	HD DEVELOPMENT OF MARYLAND INC	C/O HOME DEPOT USA PROP TAX DEPT 2405	PO BOX 105842	ATLANTA	GA	30348
2-23-4*	574 ALFRED STREET, LLC		C/O DANNY BOUZIANIS	BIDDEFORD	ME	04005

***Subject Site**



	SUBJECT SITE
	200' RADIUS ABUTTERS
	200' SITE RADIUS
	BIDDEFORD PARCELS



SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

TAX PARCEL MAP
BIDDEFORD COMMONS - 574 ALFRED STREET, LLC

LOCATION:
574 ALFRED STREET
BIDDEFORD, MAINE

SCALE: 1:6,000
DATE: 2/24/2026

INFORMATION:
CITY OF BIDDEFORD
GIS PARCELS FEATURE SERVER

Exhibit 5

Natural Resources Delineation Report

Exhibit 5 – Natural Resources Delineation Report

A copy of the Natural Resources Delineation Report dated December 9, 2025, by Sebago Technics is enclosed in this section. The wetlands and streams were delineated using a sub-meter capable global navigation satellite system receiver paired with a digital data-collection application.



NATURAL RESOURCES DELINEATION REPORT

Project Number: 015004	Delineation Date: 12/8/2025	Report Date: 12/9/2025
Field Delineator: Sam Hayden, PWS Chad Flinkstrom, PWS		Author: Sam Hayden, PWS
Project Address: 574 Alfred Street, Biddeford, ME		Map/Lot: 2/23-4
Prepared for: Danny Bouzianis		
Area of Investigation: Entire Parcel.		
Conditions: 35F, partly cloudy. Snowpack approximately 6 inches at time of survey.		

Wetland Delineation Criteria:

- U.S. Army Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1 (January 1987), and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0 (January 2012).
- Field Indicators of Hydric Soils in the United States, Version 8.2, USDA-NRCS (2018).
- Field Indicators for Identifying Hydric Soils in New England, Version 4, New England Hydric Soil Technical Committee (June 2020).
- National Wetland Plant List: Northcentral and Northeast Region, U.S. Army Corps of Engineers (2022).
- Chapter 335: Significant Wildlife Habitat, Maine Department of Environmental Protection Rules (2014), and Vernal Pool Survey Protocol, Maine Association of Wetland Scientists (April 2015).
- Maine Statute Definition of Stream, Title 38 §480-B(9).

Field Notes:

Wetlands were identified, delineated, and mapped using a sub-meter-capable global navigation satellite system (GNSS) receiver paired with a digital data-collection application. Pink Glo “WETLAND DELINEATION” flagging was installed and alpha-numerically labeled along the wetland boundaries where woody or sturdy herbaceous vegetation allowed. Resource notes are provided in Table 1, and all mapped features are shown on the Natural Resources Map in Attachment 1. Site photographs are included in the photolog in Attachment 2. U.S. Army Corps of Engineers (USACE) Wetland Determination Forms are provided in Attachment 3. The USACE Antecedent Precipitation Tool (APT) was used to evaluate hydrologic conditions at the time of the delineation and is included in Attachment 4. Due to the constraints of the non-growing season survey, only the most constraining and obvious resources were delineated. The southern/western bank of Stream S1 was delineated which is the jurisdictional boundary.

Table 1:

Resource ID	Notes
Wetland A	PFO1 along base of fill from property to the west and lowland adjacent to Alfred Street. Drained by Stream S2. In southwestern corner, the wetland is fed by an existing culvert Typical vegetation: Red maple, speckled alder, broad-leaf cattail, sensitive fern. Hydric soil: Depleted Matrix (F3) WOSS within 25' of stream.
Wetland B	PFO1 along Stream S1. Typical vegetation: Red maple, hemlock, speckled alder. Hydric Soil: Depleted Matrix (F3) WOSS within 25' of stream.
Wetland C	PFO1 between S1 and S2 at their confluence. Typical vegetation: Red maple, hemlock. Hydric Soil: Depleted Matrix (F3) WOSS within 25' of stream.
Stream S1	Perennial stream ranging from 4 – 8' in width. Begins off site to the northwest and continues offsite to the southeast (flows southeast). Only the southern/interior bank of this stream was delineated.
Stream S2	Intermittent stream ranging from 2 – 4' in width. Crosses the existing driveway at a failed, perched, metal culvert. Flows into Stream S1. Begins in Wetland A at a confluence of wetland drains.

Regulatory Information:

U.S. Army Corps of Engineers (USACE)

The U.S. Army Corps of Engineers (USACE) regulates direct impacts to Waters of the United States (WOTUS) including wetlands, streams, and other jurisdictional waters under the Maine Regional General Permit (NAE-2025-00485). Any activity that proposes fill, excavation, or other work in WOTUS must be authorized either under one of the 37 Regional General Permits or, for projects that exceed those thresholds or present greater environmental impacts, through an Individual Permit under Section 404 of the Clean Water Act. Projects that involve more than 5,000 square feet of impacts to WOTUS trigger compensatory mitigation, following USACE’s mitigation sequencing of avoidance, minimization, and compensation. Additional information regarding federal permitting requirements and the Maine General Permits is available upon request.

Maine Department of Environmental Protection (MDEP)

The Maine Department of Environmental Protection (MDEP) regulates any activity that may alter protected natural resources, including freshwater and coastal wetlands, rivers, streams, brooks, great ponds, and vernal pools under the Natural Resources Protection Act (NRPA), 38 M.R.S. §§ 480-A to 480-HH. Within this framework, NRPA designates certain wetlands with exceptional ecological, hydrologic, or wildlife value as Wetlands of Special Significance (WOSS). Impacts to WOSS or their adjacent areas are subject to stricter avoidance, minimization, and compensation standards as outlined in MDEP Chapters 305, 310, and 335.

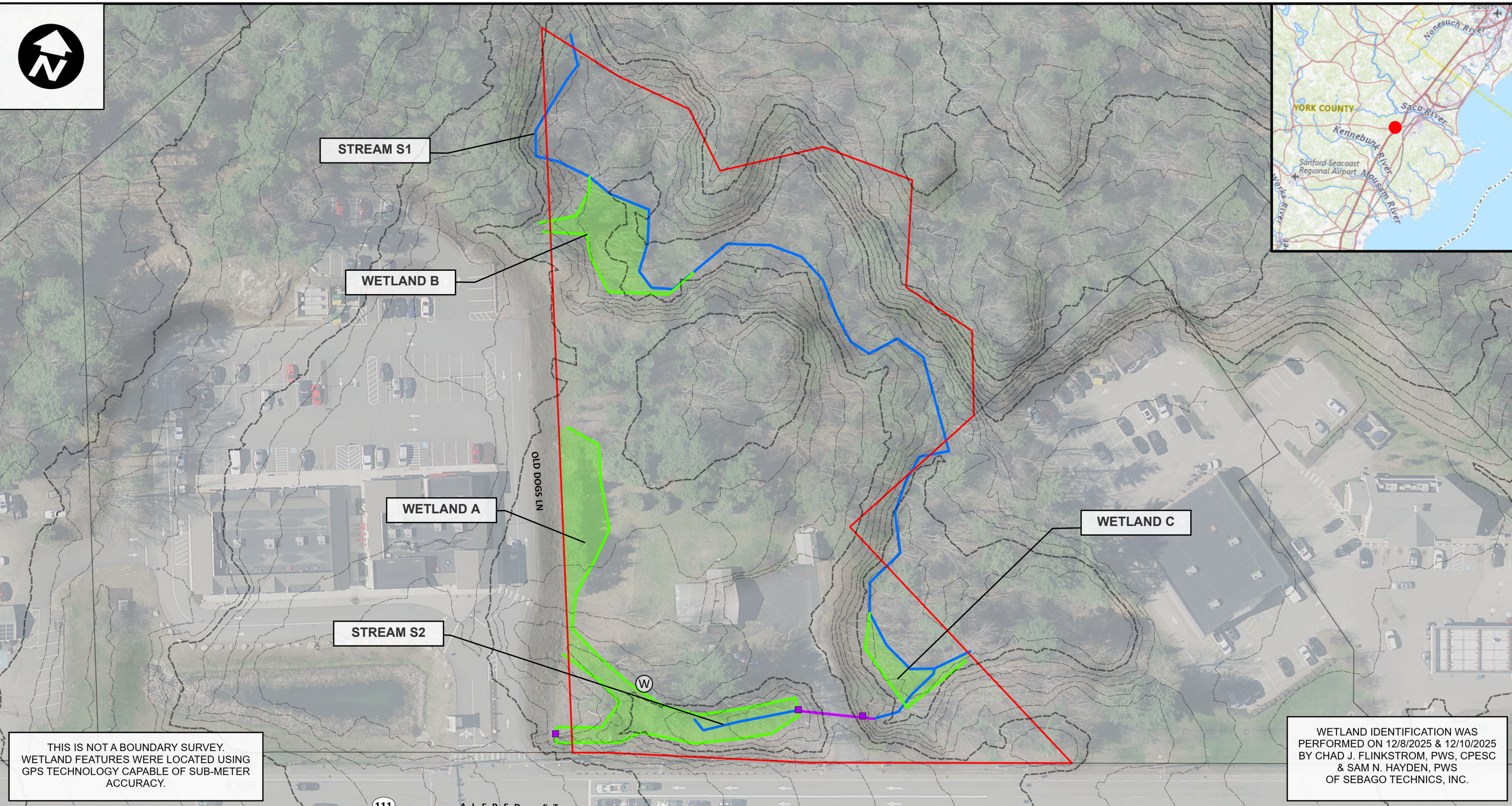
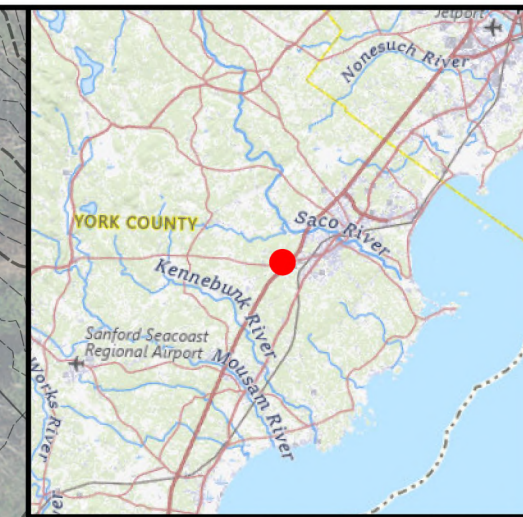
A single and complete project that affects less than 4,300 square feet of non-WOSS wetlands is generally exempt from NRPA permitting; however, any project involving WOSS, their buffers, more than 4,300 square feet of wetland impact, or any amount of stream impact requires an NRPA permit. In addition, activities located within 75 feet of a river, stream, or brook require NRPA review and approval. Except for limited exempt activities identified in MDEP Chapter 305, a minimum 25-foot setback must be maintained between the normal high-water line or upland edge of the protected natural resource and the activity. Areas with slopes of 3 horizontal feet to 1 vertical foot (approximately 33 percent) or steeper may not be counted toward satisfying the 25-foot setback requirement. Existing vegetation within the setback must remain undisturbed, except for qualifying cutting activities that meet the exemption criteria under 38 M.R.S. § 480-Q(23). Additional guidance, including performance standards and mitigation expectations, is available upon request.

Municipal

The Maine Mandatory Shoreland Zoning Act (38 M.R.S. §§435–449) is the statewide law that requires every municipality to adopt and enforce zoning rules for land located within 250 feet of great ponds, rivers, tidal waters, and the upland edge of ≥10-acre freshwater wetlands, and within 75 feet of certain streams. The Act declares that Maine’s shorelands are of “statewide significance” and must be protected for water quality, wildlife habitat, flood control, scenic character, and public health. It sets minimum standards for all towns covering setbacks, clearing limits, vegetative buffers, erosion/sedimentation control, lot size and shore-frontage requirements, and regulation of structures and uses in the shoreland zone and authorizes the Maine DEP to adopt or impose ordinances if a municipality fails to meet these minimums. In short, the Act creates the statewide baseline rules that all local shoreland zoning ordinances must meet or exceed.

ATTACHMENT 1

Delineation Map



THIS IS NOT A BOUNDARY SURVEY. WETLAND FEATURES WERE LOCATED USING GPS TECHNOLOGY CAPABLE OF SUB-METER ACCURACY.

WETLAND IDENTIFICATION WAS PERFORMED ON 12/8/2025 & 12/10/2025 BY CHAD J. FLINKSTROM, PWS, CPESC & SAM N. HAYDEN, PWS OF SEBAGO TECHNICS, INC.



WWW.SEBAGOTECHNICS.COM

75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

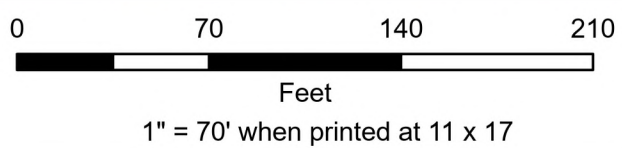


EXHIBIT 1: NATURAL RESOURCES

BIDDEFORD COMMONS

INFORMATION:	LOCATION:	DATE:
MAINE GEOLIBRARY 2019 ORTHOREGIONAL IMAGERY	574 ALFRED ROAD BIDDEFORD, MAINE	12/16/2025
		PROJECT NUMBER: 15004-02
		15004-02.aprx

- AREA OF INTEREST (AOI)
- BIDDEFORD PARCELS
- APPROX. STREAM LOCATION
- APPROX. CULVERT LOCATION
- APPROX. WETLAND BOUNDARY
- CULVERT
- W WELL
- 10' CONTOUR
- 2' CONTOUR

ATTACHMENT 2

Site Photographs

North East

☉ 62°NE (T) ☉ 43.477048°N, 70.511011°W ±32ft



Stream S1

15004-02
08 Dec 2025, 14:23:19

Photo 1

South

☉ 183°S (T) ☉ 43.476784°N, 70.510306°W ±32ft



S1 going off site near TownFairTire

15004-02
08 Dec 2025, 14:40:22

Photo 2

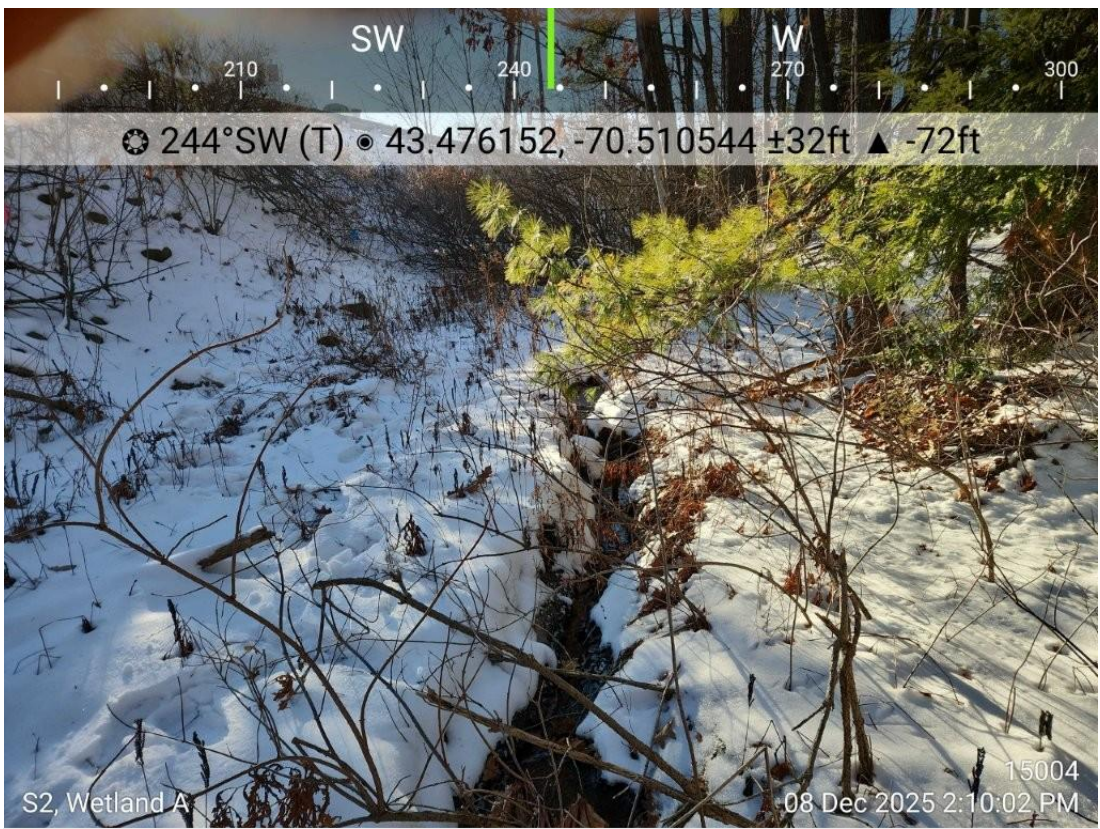


Photo 3



Photo 4

ATTACHMENT 3
USACE Wetland Determination Forms

Project/Site: _____ City/County: _____ Sampling Date: _____
 Applicant/Owner: _____ State: _____ Sampling Point: _____
 Investigator(s): _____ Section, Township, Range: _____
 Landform (hillside, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope %: _____
 Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	Is the Sampled Area within a Wetland? Yes _____ No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) ___ Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ___ FAC-Neutral Test (D5)
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Field Observations: Surface Water Present? Yes _____ No _____ Depth (inches): _____ Water Table Present? Yes _____ No _____ Depth (inches): _____ Saturation Present? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: _____

<u>Tree Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A) Total Number of Dominant Species Across All Strata: _____ (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
	_____ =Total Cover			Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
<u>Sapling/Shrub Stratum</u> (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
	_____ =Total Cover			Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
<u>Herb Stratum</u> (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
	_____ =Total Cover			Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.
<u>Woody Vine Stratum</u> (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
	_____ =Total Cover			Hydrophytic Vegetation Present? Yes _____ No _____

Remarks: (Include photo numbers here or on a separate sheet.)



Project/Site: _____ City/County: _____ Sampling Date: _____
 Applicant/Owner: _____ State: _____ Sampling Point: _____
 Investigator(s): _____ Section, Township, Range: _____
 Landform (hillside, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope %: _____
 Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	Is the Sampled Area within a Wetland? Yes _____ No _____ If yes, optional Wetland Site ID: _____
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Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) ___ Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ___ FAC-Neutral Test (D5)
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Field Observations: Surface Water Present? Yes _____ No _____ Depth (inches): _____ Water Table Present? Yes _____ No _____ Depth (inches): _____ Saturation Present? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: _____

<u>Tree Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status		
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A) Total Number of Dominant Species Across All Strata: _____ (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)	
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
_____ =Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____	
<u>Sapling/Shrub Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status		
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
_____ =Total Cover				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
<u>Herb Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status		
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
12. _____	_____	_____	_____		
_____ =Total Cover				Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.	
<u>Woody Vine Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status		
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
_____ =Total Cover				Hydrophytic Vegetation Present? Yes _____ No _____	

Remarks: (Include photo numbers here or on a separate sheet.)



PLOT 2
2025-12-08

Lat/Long: 43.475520, -70.510812

Veg



PLOT 2
2025-12-08

Lat/Long: 43.476378, -70.511676

Soil

Project/Site: _____ City/County: _____ Sampling Date: _____
 Applicant/Owner: _____ State: _____ Sampling Point: _____
 Investigator(s): _____ Section, Township, Range: _____
 Landform (hillside, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope %: _____
 Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	Is the Sampled Area within a Wetland? Yes _____ No _____ If yes, optional Wetland Site ID: _____
--	--

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) ___ Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ___ FAC-Neutral Test (D5)
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Field Observations: Surface Water Present? Yes _____ No _____ Depth (inches): _____ Water Table Present? Yes _____ No _____ Depth (inches): _____ Saturation Present? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: _____

<u>Tree Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status		
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A) Total Number of Dominant Species Across All Strata: _____ (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)	
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
_____ =Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____	
<u>Sapling/Shrub Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status		
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
_____ =Total Cover				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
<u>Herb Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status		
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
12. _____	_____	_____	_____		
_____ =Total Cover				Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.	
<u>Woody Vine Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status		
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
3. _____	_____	_____	_____		
4. _____	_____	_____	_____		
_____ =Total Cover				Hydrophytic Vegetation Present? Yes _____ No _____	

Remarks: (Include photo numbers here or on a separate sheet.)



PLOT 3
2025-12-08

Lat/Long: 43.476402, -70.511801

Veg



PLOT 3
2025-12-08

Lat/Long: 43.474029, -70.512289

Soil

Project/Site: _____ City/County: _____ Sampling Date: _____
 Applicant/Owner: _____ State: _____ Sampling Point: _____
 Investigator(s): _____ Section, Township, Range: _____
 Landform (hillside, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope %: _____
 Subregion (LRR or MLRA): _____ Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	Is the Sampled Area within a Wetland? Yes _____ No _____ If yes, optional Wetland Site ID: _____
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Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) ___ Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ___ FAC-Neutral Test (D5)
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Field Observations: Surface Water Present? Yes _____ No _____ Depth (inches): _____ Water Table Present? Yes _____ No _____ Depth (inches): _____ Saturation Present? Yes _____ No _____ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: _____

<u>Tree Stratum</u> (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A) Total Number of Dominant Species Across All Strata: _____ (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ =Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
<u>Sapling/Shrub Stratum</u> (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
_____ =Total Cover				
<u>Herb Stratum</u> (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
_____ =Total Cover				
<u>Woody Vine Stratum</u> (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ =Total Cover				

Hydrophytic Vegetation Indicators:
 ___ 1 - Rapid Test for Hydrophytic Vegetation
 ___ 2 - Dominance Test is >50%
 ___ 3 - Prevalence Index is ≤3.0¹
 ___ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 ___ Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:
Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.
Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.
Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.
Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes _____ No _____

Remarks: (Include photo numbers here or on a separate sheet.)



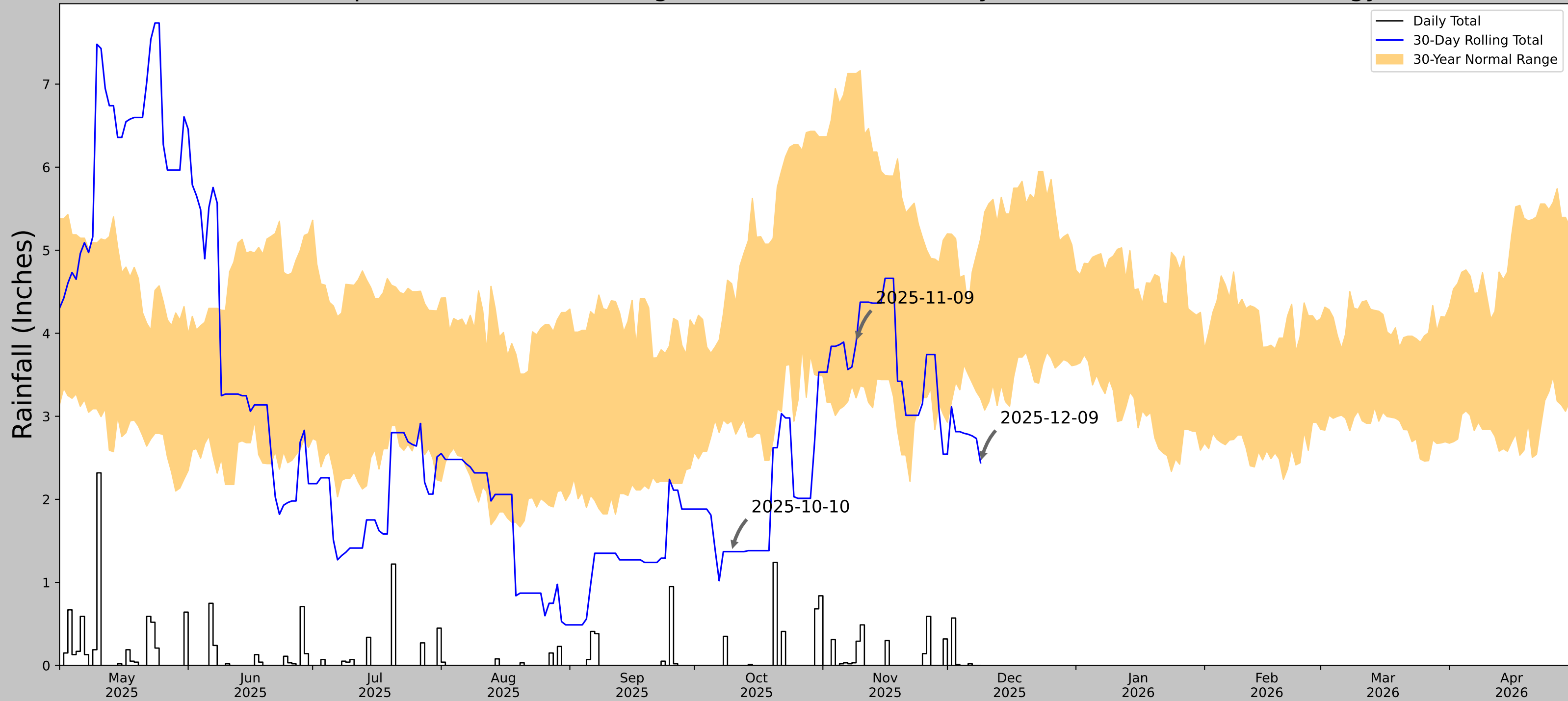
PLOT 4
2025-12-08 Lat/Long: 43.476445, -70.511681 Soil



PLOT 4
2025-12-08 Lat/Long: 43.476419, -70.511849 Veg

ATTACHMENT 4
Antecedent Precipitation Tool

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	43.47644, -70.51068
Observation Date	2025-12-09
Elevation (ft)	124.905
Drought Index (PDSI)	Severe drought (2025-11)
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2025-12-09	3.217323	5.133071	2.440945	Dry	1	3	3
2025-11-09	3.222047	7.126378	3.885827	Normal	2	2	4
2025-10-10	2.946063	4.596851	1.370079	Dry	1	1	1
Result							Drier than Normal - 8

Figures and tables made by the
Antecedent Precipitation Tool
Version 3.0



US Army Corps
of Engineers



Developed by:
U.S. Army Corps of Engineers and
U.S. Army Engineer Research and
Development Center

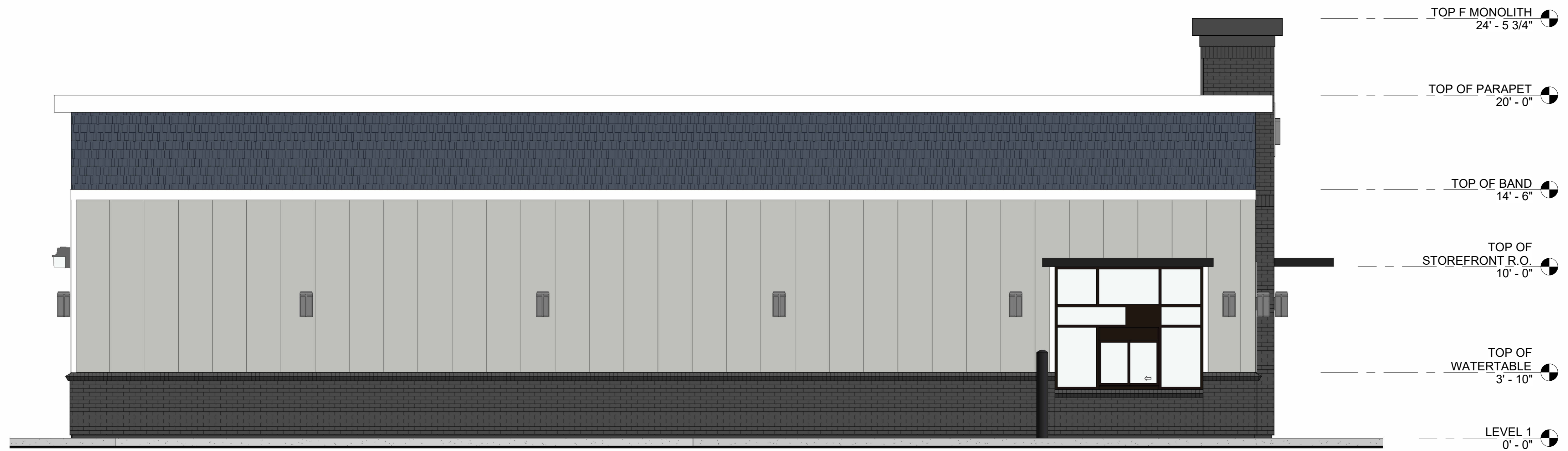
Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
PORTLAND JETPORT	43.6425, -70.3045	43.963	15.434	80.942	8.195	11353	90

Exhibit 6

Preliminary Architectural Elevations and Signage

Exhibit 6 – Preliminary Architectural Elevations and Signage

Please see this exhibit for preliminary architectural elevations for the proposed buildings and a preliminary pylon sign dated December 15, 2025, by Aharonian & Associates, Inc. Architects.



② PROPOSED WEST ELEVATION
1/4" = 1'-0"



① PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

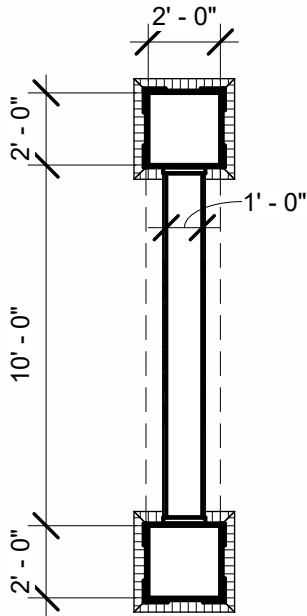








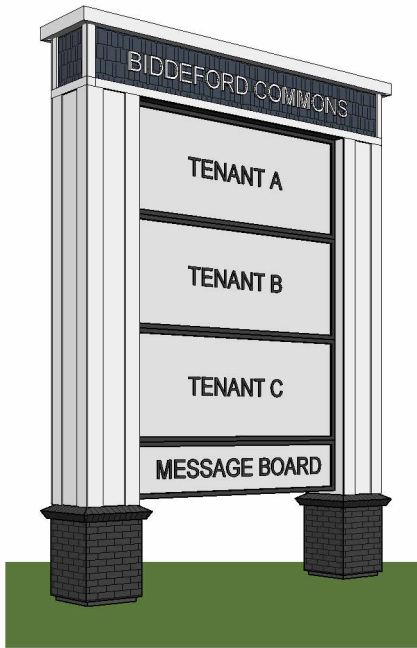




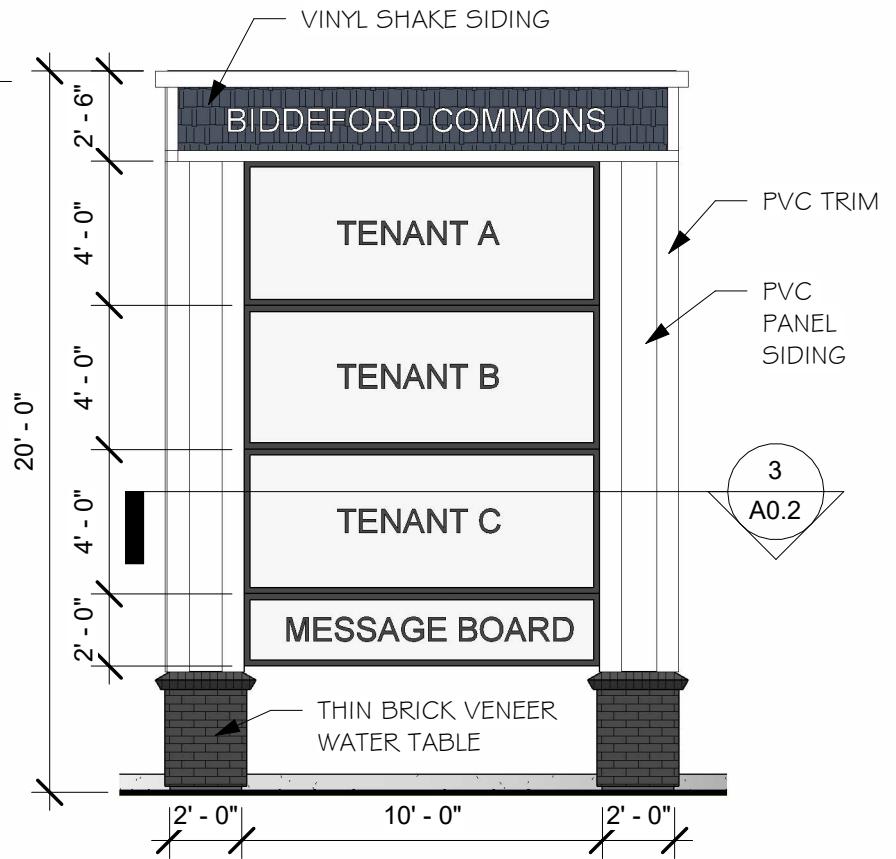
PYLON SIGN SCHEDULE		
TENANT	ALLOWABLE AREA (SF)	AREA PROVIDED (SF)
TENANT A	72 SF	35.50 SF
TENANT B	72 SF	35.50 SF
TENANT C	72 SF	35.50 SF
MESSAGE BOARD	-	16 SF
TOTAL	210 SF ALLOWABLE	113 SF

NOTE: INTERNAL LED ILLUMINATION AT ALL 4 PANELS

3 PYLON SIGN PLAN DETAIL
3/16" = 1'-0"



2 PYLON SIGN PERSPECTIVE



1 PYLON SIGN ELEVATION
3/16" = 1'-0"

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PROJECT TITLE

BIDDEFORD COMMONS

574 ALFRED ST
BIDDEFORD, ME

FOR REVIEW

REVISIONS

Number REMARKS DATE

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING TITLE:

PYLON SIGN ELEVATION

DATE: DEC 15, 2025 PROJECT NUMBER: 25161

DRAWN BY: MG CHECKED BY: JB

DRAWING NUMBER:

A0.2