

**City of Biddeford
Staff Review Committee**

May 12, 2026 at 10:30 AM
City Hall Second Floor Conference Room & Teams

[Staff Review Committee Review for Conditional Use Permit Application
for Dale Wilkinson | Meeting-Join | Microsoft Teams](#)

1. Declaration of Quorum
2. New Business
 - 2.a 2026.15 Staff Review Commission to review Conditional Use Permit Application for Dale Wilkinson to build an 86' x 50' duplex with an attached 4-bay garage to be used as a contractor's yard. The property is located on Dennett Road (Tax Map 1, Lot 53-4) in the Rural Farm Zone.

Dale & Cheryl Wilkinson

132 Dennett Road

Biddeford, ME 04005

RE: construction of 4 bay garage for approval of contractor's yard with attached duplex.

Proposed Address: 130 Dennett Road

Duplex will be 130 Dennett road, units 101 and 201

Intention/Narrative: We are constructing a driveway with intentions of building a four bay garage with attached duplex. The purpose of this is to store our excavation equipment and to generate rental income.



City of Biddeford – Planning Department

Revised: March 17, 2026

Planning Board Application

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

207-284-9115

Type of Application:

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

Applicant Information:

Name: Dale + Cheryl WILKINSON

Mailing Address: 132 Dennett Rd, Biddeford, Me 04005

Telephone: [REDACTED]

Email: [REDACTED]

What is your legal interest in the property?

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

Owner's Information:

Name: Same as above

Mailing Address: _____

Telephone: _____

Email: _____

Agent's Information:

Name: Same as above

Mailing Address: _____

Telephone: _____

Email: _____

Engineer/Surveyor's Information:

Name: N/A

Mailing Address: _____

Telephone: _____

Email: _____

Project Location and Lot Information:

Street Address: Dennett Rd Drainage Watershed: N/A

Tax Map: 0010530040 Lot: _____

Current Zoning: RF Shoreland Zoning: _____

Size of Lot: 6 (Acres) ()s.f. Lot Frontage: 386'

Existing Use of Property: vacant field

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:

to construct an 86'x50' duplex with attached 4 car garage
to be used as contractor's yard.

Property to be Serviced by:

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

Limits of Disturbance: 7200 () acres ()s.f.

Net change in impervious cover: 7200 () 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: 4300 SQ feet

Total new square feet paving/parking: 2800 SQ ft

Waiver Requests (attach details):

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

Required Submittal Attachments:

- A. Letters of Approval
 - Fire Department – Contact Chief or Deputy Chief – 282-9986
 - Ability to Serve for Water Service – Maine Water – 282-1543
 - Ability to Serve for Sewer Service – Engineering Department – Tom Milligan 284-9118
 - Police Department – e-911 Road Name Designation – Contact Joanne Fisk 282-5127
 - Ability to Serve for Electrical Service-CMP-1-866-225-4200
 - Letter to Planning Board describing project, Waiver requests, proposed improvements, addressing permit requirements, etc.
- B. Photographs of Site.
- C. Architectural renderings/drawings of proposed buildings, as required.
- D. Engineering Plans, as required.
- E. Stormwater Management Report, as required.

Fees (Due at time of Submission):

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

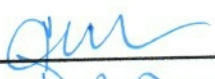
Required Signatures:


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

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

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

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

Signature of Applicant:  Date 3/17/26

Signature of Property Owner:  Date 3/17/26

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:

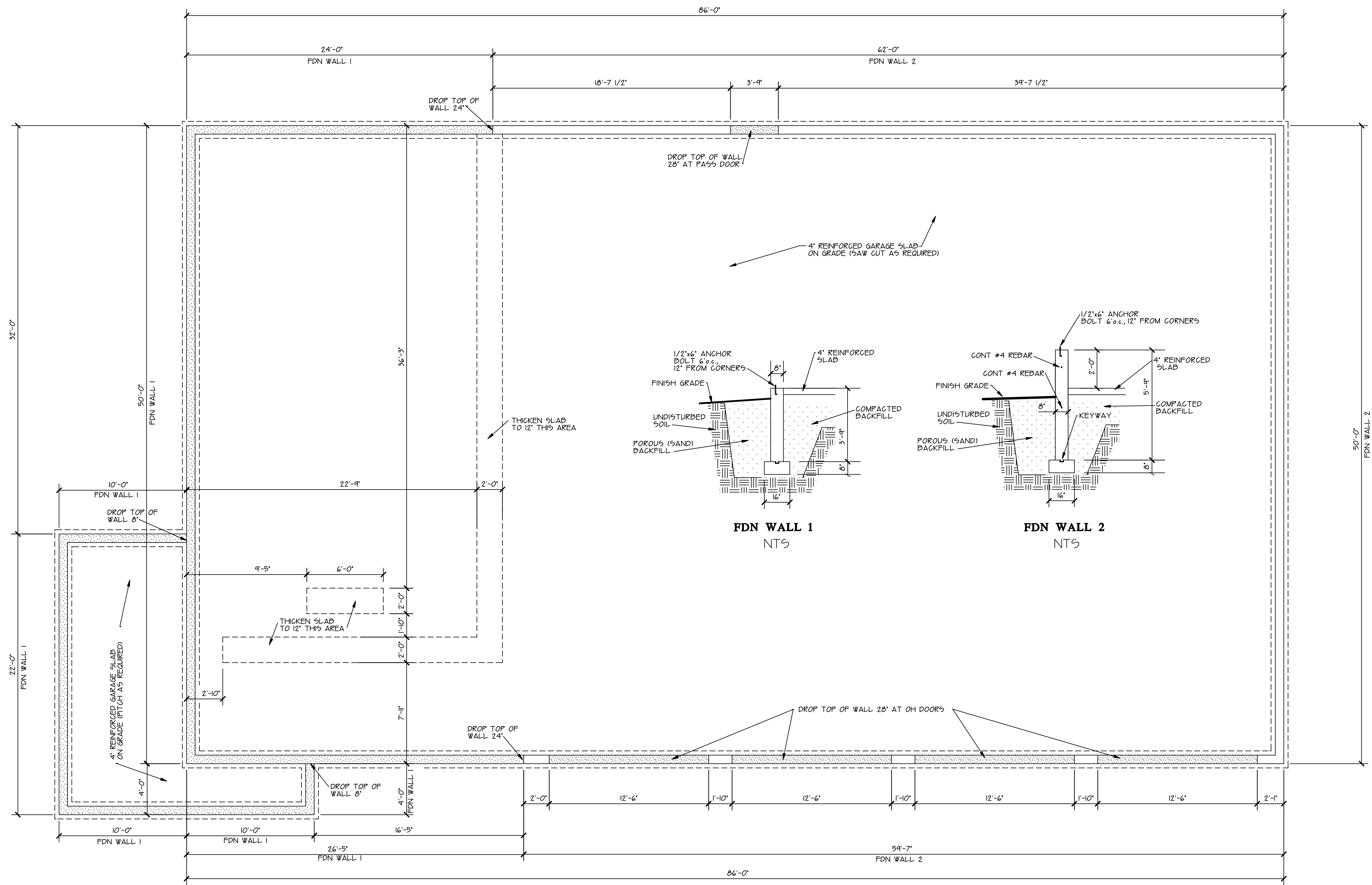
- A) INDIVIDUALLY NAMED PDFs OF EACH DRAWING (NOT A COMBINED PDF SET)
 - Individual Drawing PDF Naming Format: 'PROJECT/SHEETSET NAME_INDIVIDUAL DRAWING NAME.pdf'
- B) PDF COPIES OF ALL PERMIT APPROVALS, APPLICATIONS, REPORTS, NARRATIVES, LETTERS, ETC.
- C) FINAL CAD REFERENCE FILES IN DWG FORMAT (SURVEY & 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

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".



FOUNDATION PLAN

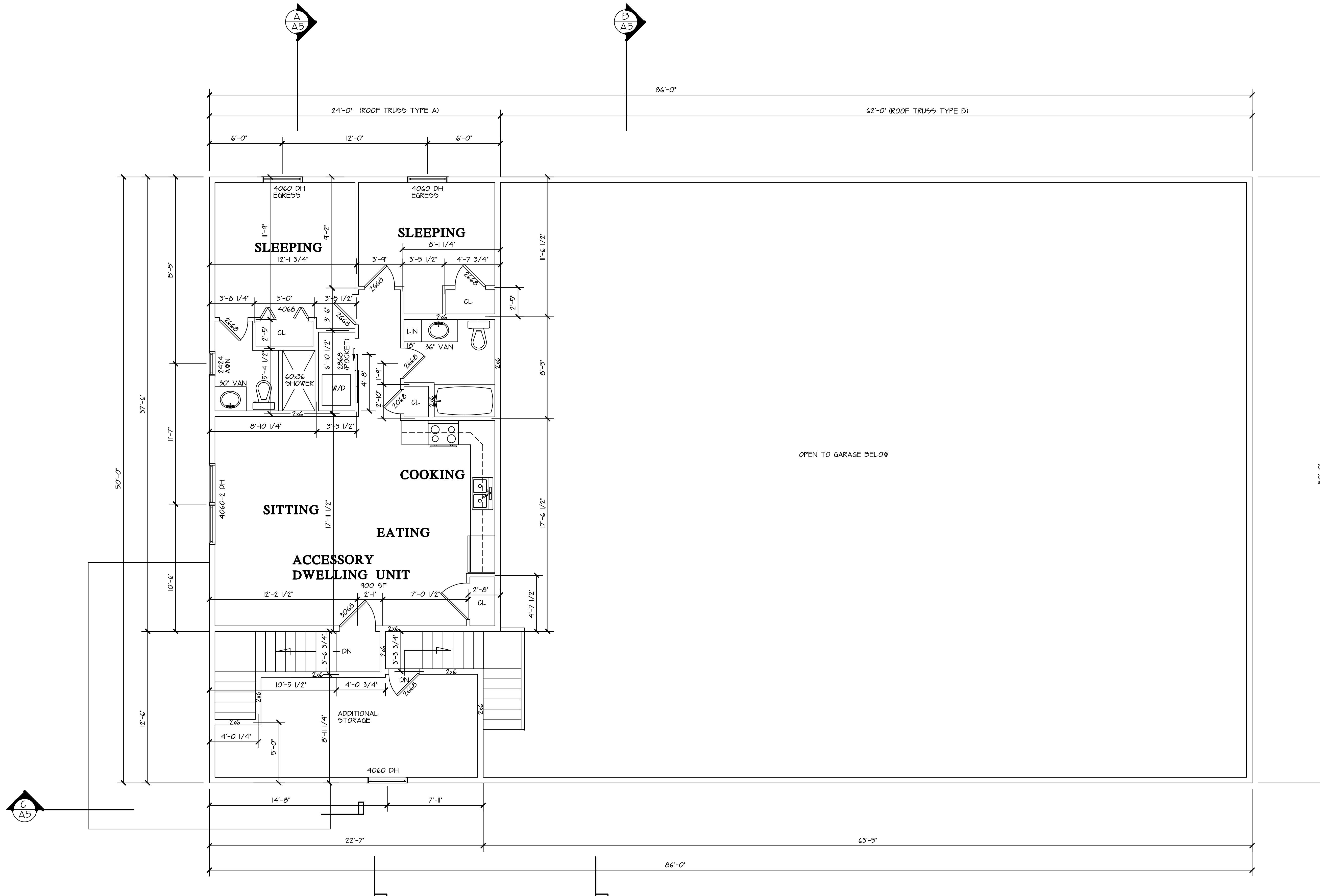
1/4" = 1'-0"

THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. THERE IS NO WARRANTY THAT THESE PLANS ARE IN COMPLIANCE WITH ANY APPLICABLE CODES AND/OR THE BUILDER'S RESPONSIBILITY TO CONSTRUCT THIS PROJECT IN CONFORMANCE WITH APPLICABLE CODES. ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER WILL CONFORM TO OR EXCEED LOCAL AND STATE CODES. USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK.

No.	Date
1	2-25-2026
2	3-3-2026

PRIMARY & ACCESSORY DWELLING UNIT (ADU) FOR
DALE WILKINSON
 DENNETT ROAD BUDDEFORD MAINE

A2

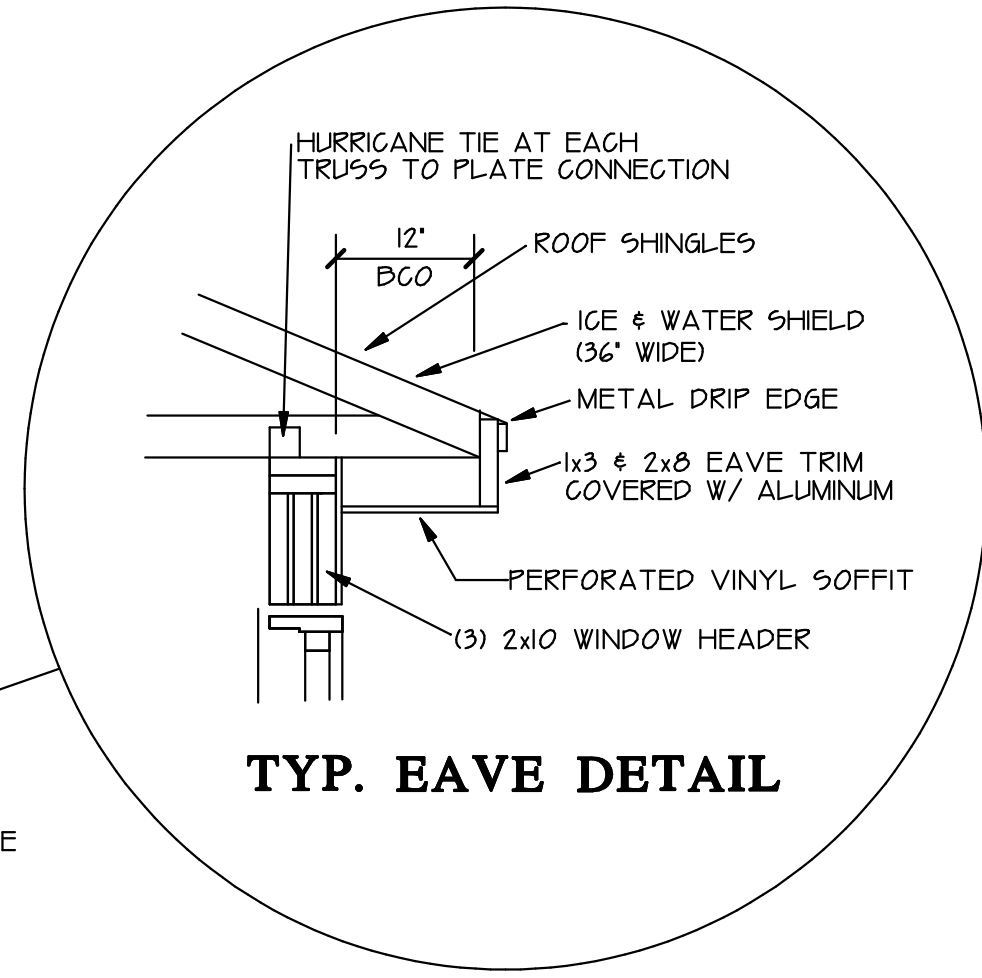
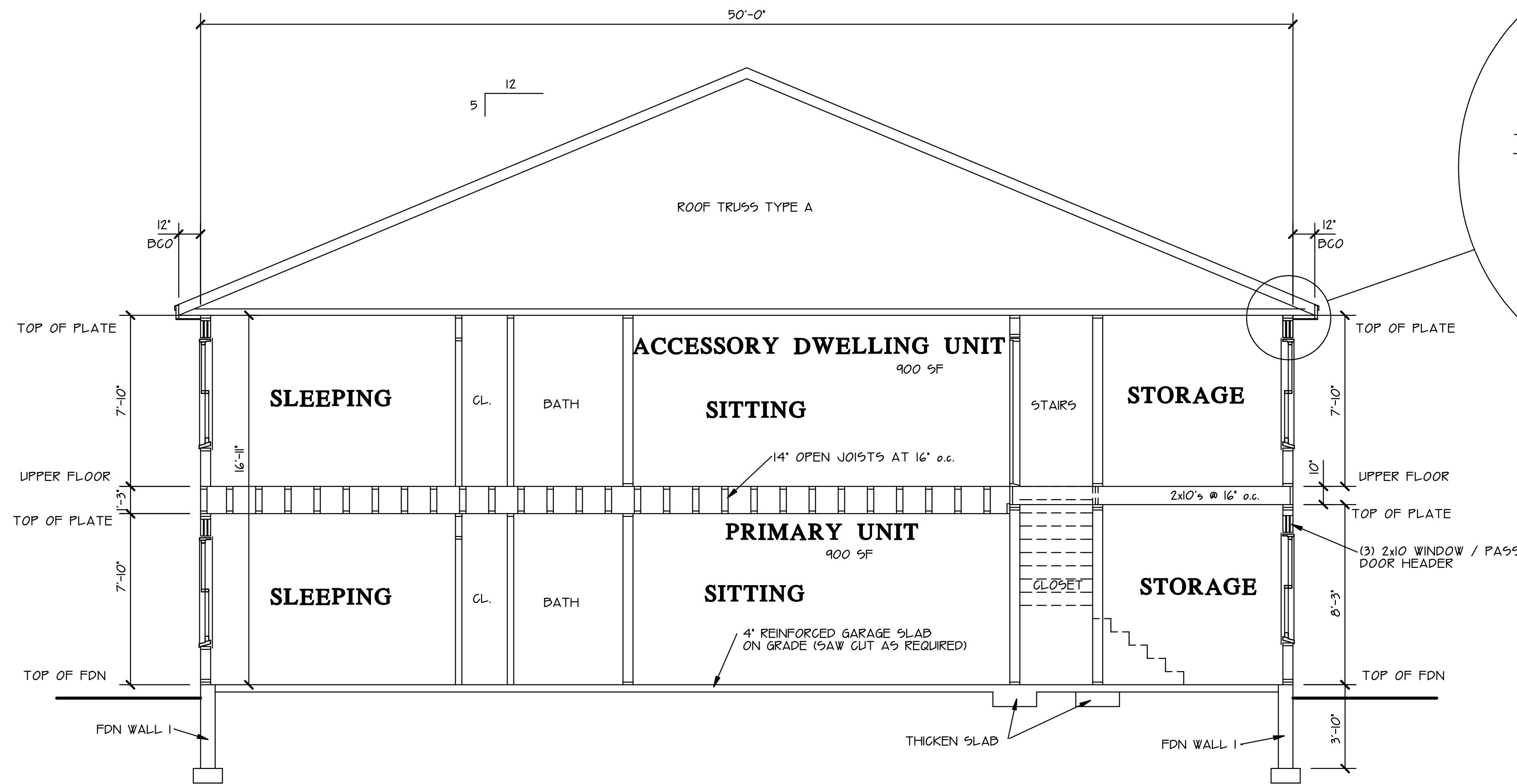


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PRIMARY & ACCESSORY DWELLING UNIT (ADU) FOR
DALE WILKINSON
DENNETT ROAD BIDEFORD MAINE

A4



TYP. ROOF CONSTRUCTION

- MAIN ROOF**
- ROOF SHINGLES OVER UNDERLAYMENT
 - 5/8" ADVANTECH SHEATHING
 - ROOF TRUSSES @ 24' o.c. W/ 12' BOTTOM CHORD OVERHANG ON BOTH ENDS
- COVERED PORCH ROOF**
- ROOF SHINGLES OVER UNDERLAYMENT
 - 1/2" ADVANTECH SHEATHING
 - 2x8 RAFTERS @ 16' o.c.
 - 2x6 CEILING JOISTS @ 16' o.c.

TYP. EXTERIOR WALL

- VERTICAL METAL SIDING
- TYVEK BUILDING WRAP
- 1/2" ADVANTECH SHEATHING
- 2x6 WALL STUDS AT 16' o.c.

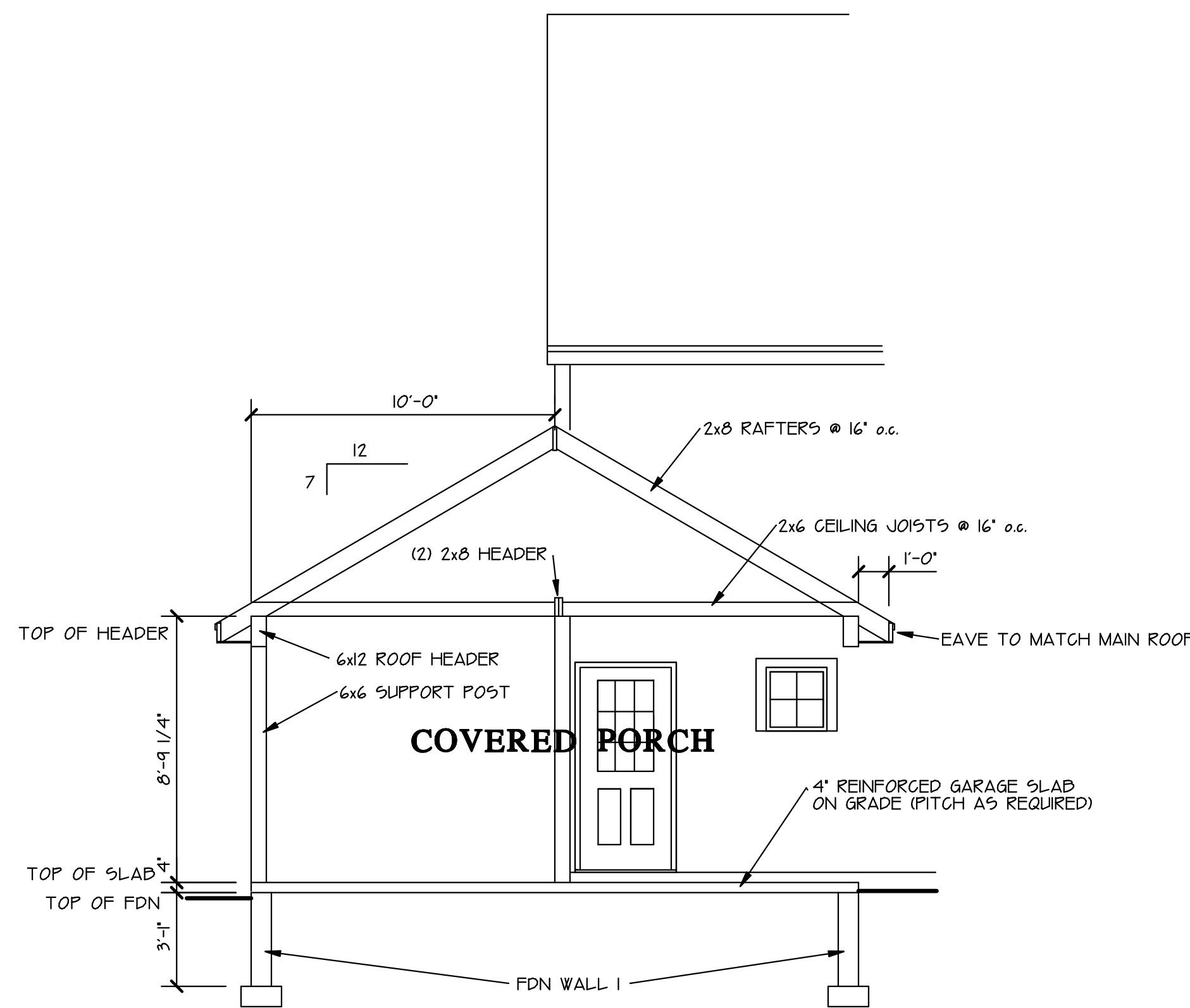
TYP. FLOOR CONSTR.

- 3/4" T&G ADVANTECH SUB-FLOOR (GLUED & SCREWED)
- 14' OPEN JOISTS @ 16' o.c. & 2x10 JOISTS @ 16' o.c.

- STAIRS :**
- RISERS : 7 3/4" MAX.
 - TREADS : 10" MIN.
 - HEADROOM : 6'-8" MIN.

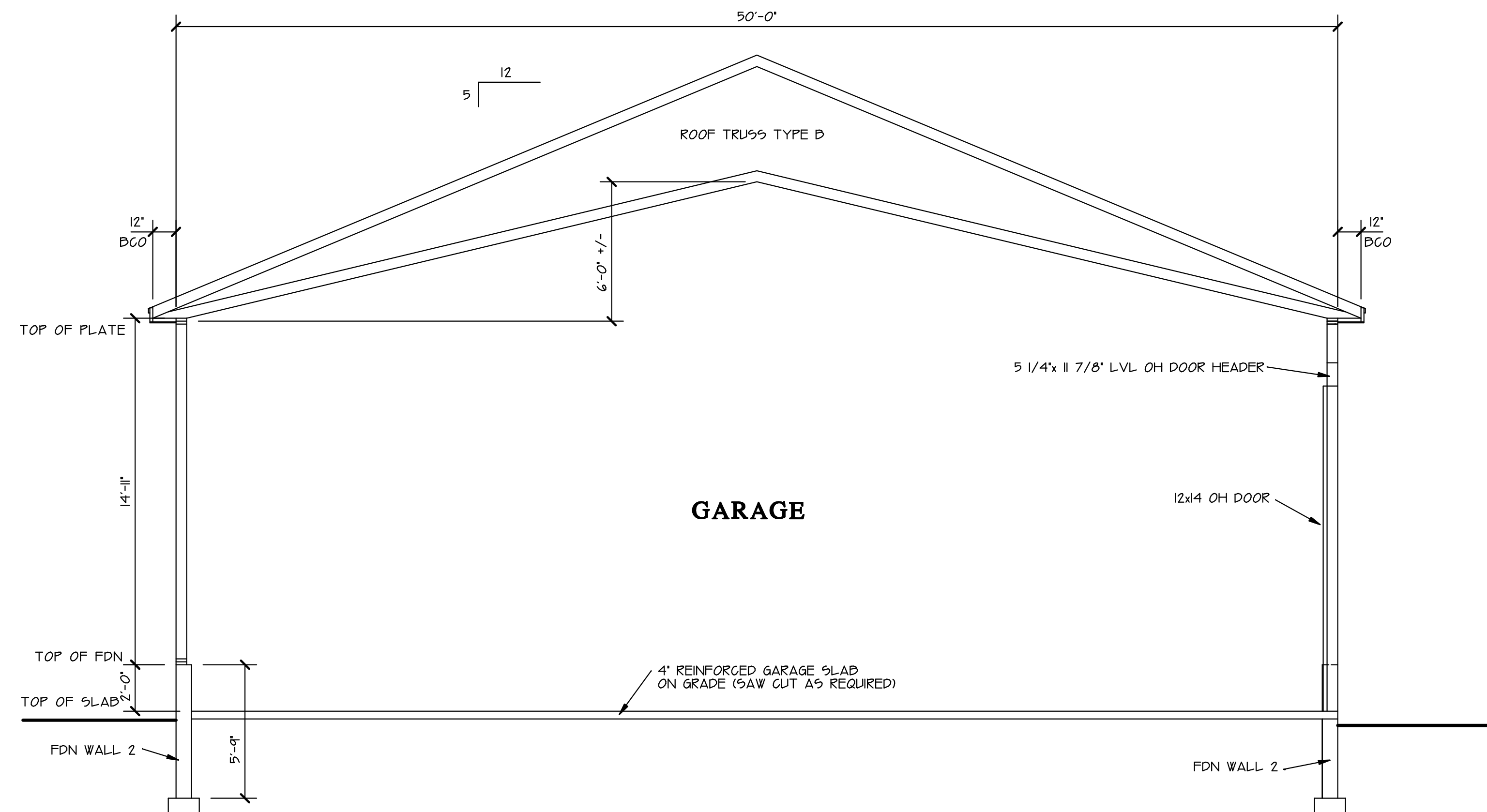
BUILDING SECTION A

1/4" = 1'-0"



BUILDING SECTION C

1/4" = 1'-0"



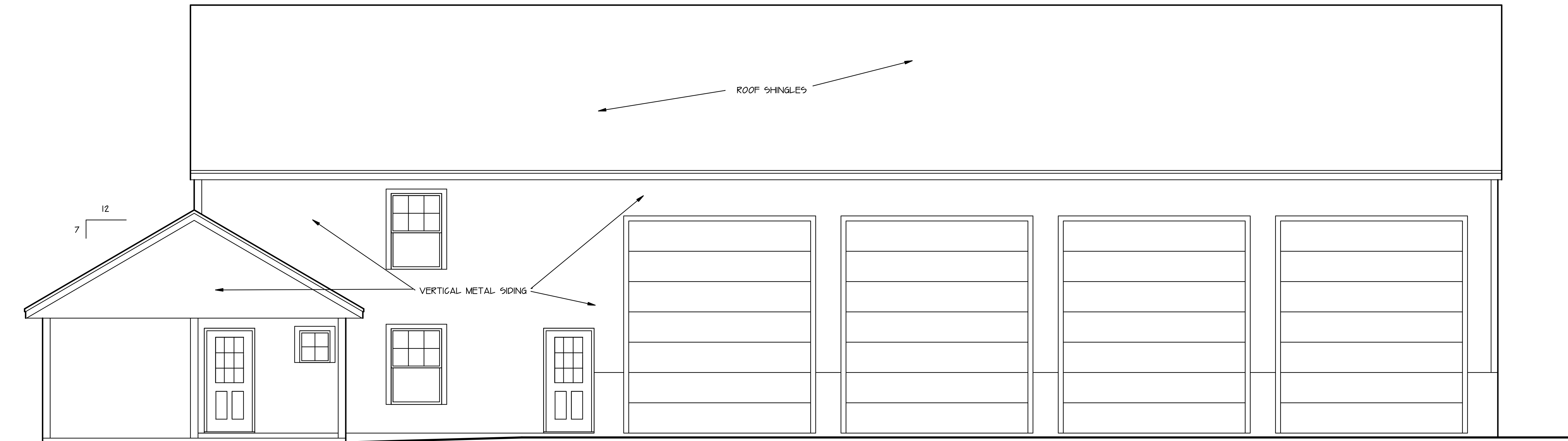
BUILDING SECTION B

1/4" = 1'-0"

THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. THERE IS NO GUARANTEE THAT THESE PLANS ARE IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND/OR THE BUILDER'S RESPONSIBILITY TO CONSTRUCT THIS PROJECT IN COMPLIANCE WITH APPLICABLE CODES. ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONFORM TO OR EXCEED LOCAL AND STATE CODES. USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK.

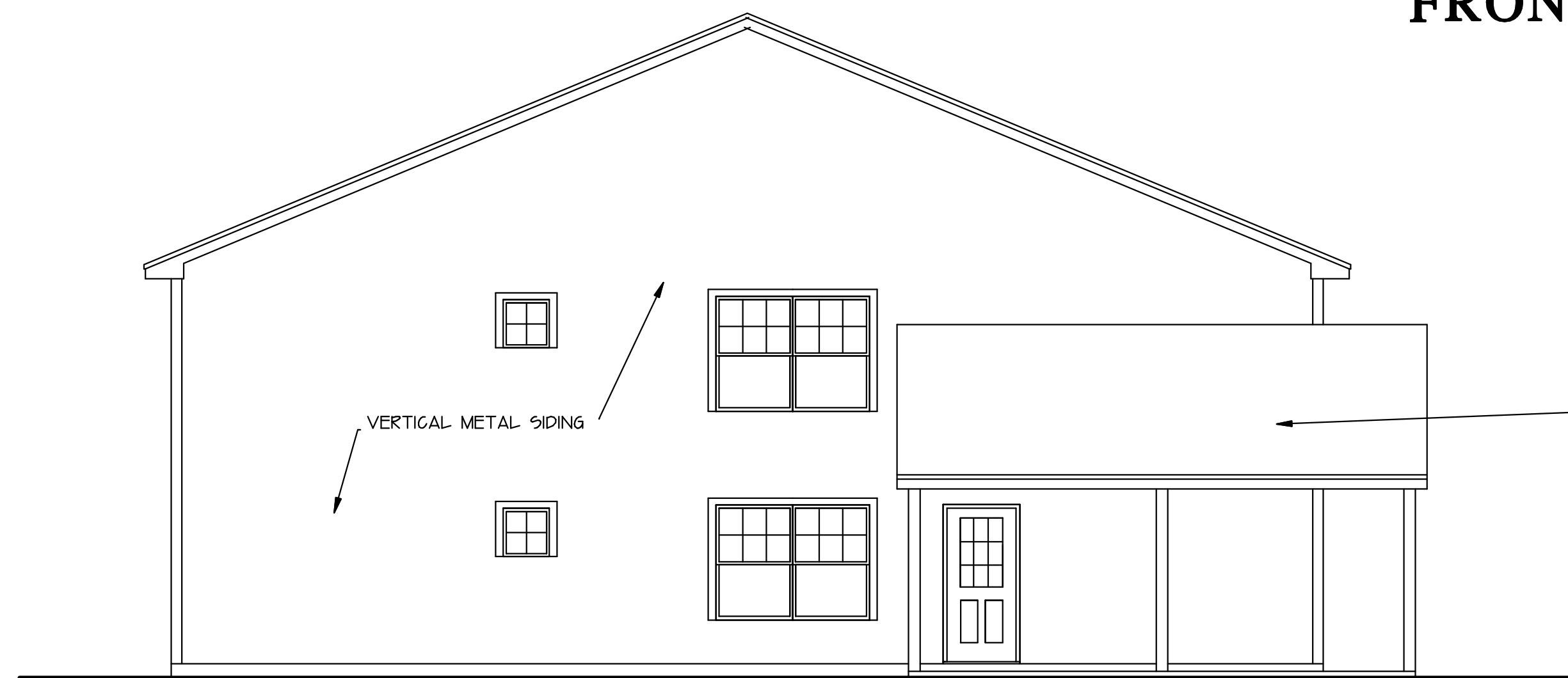
No.	Date
1	2-25-2026
2	3-3-2026

PRIMARY & ACCESSORY DWELLING UNIT (ADU) FOR
DALE WILKINSON
 DENNETT ROAD BIDDEFORD MAINE



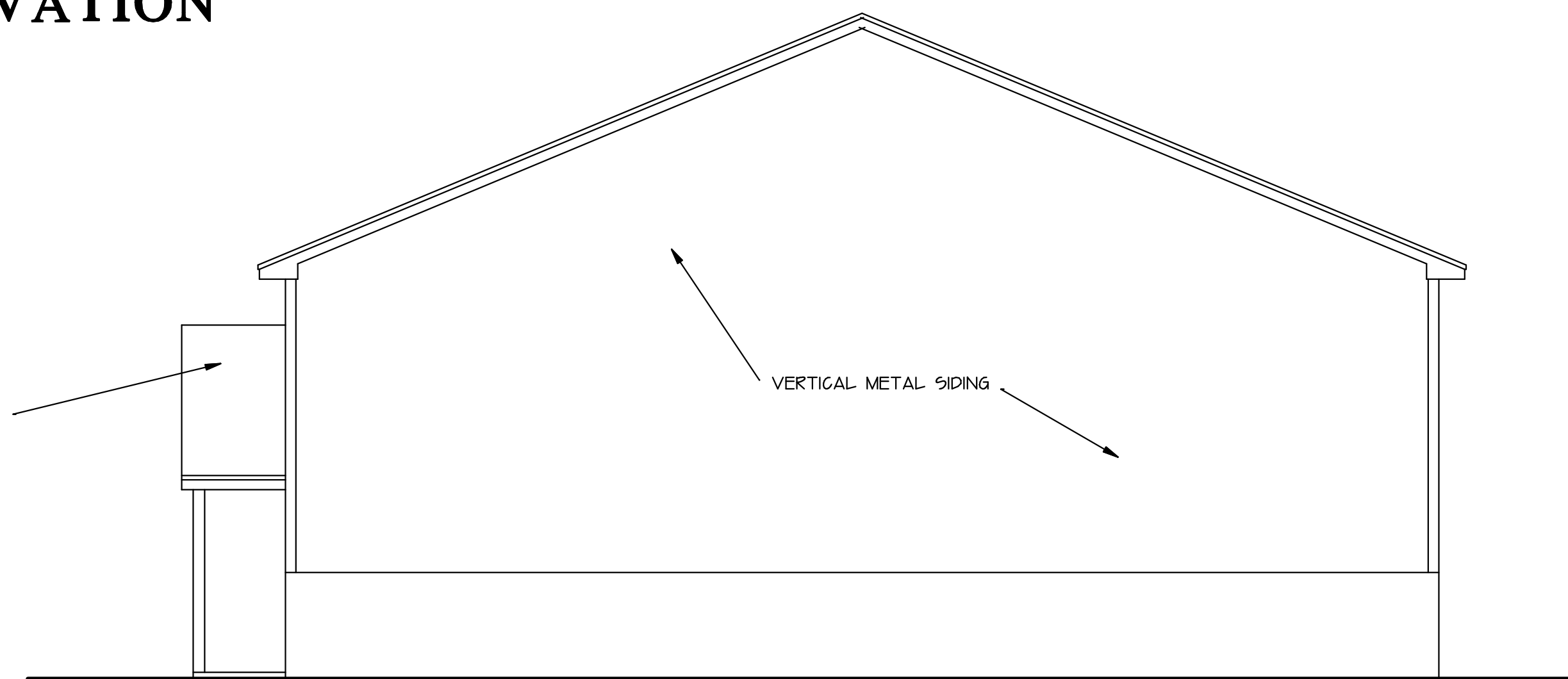
FRONT ELEVATION

1/4" = 1'-0"



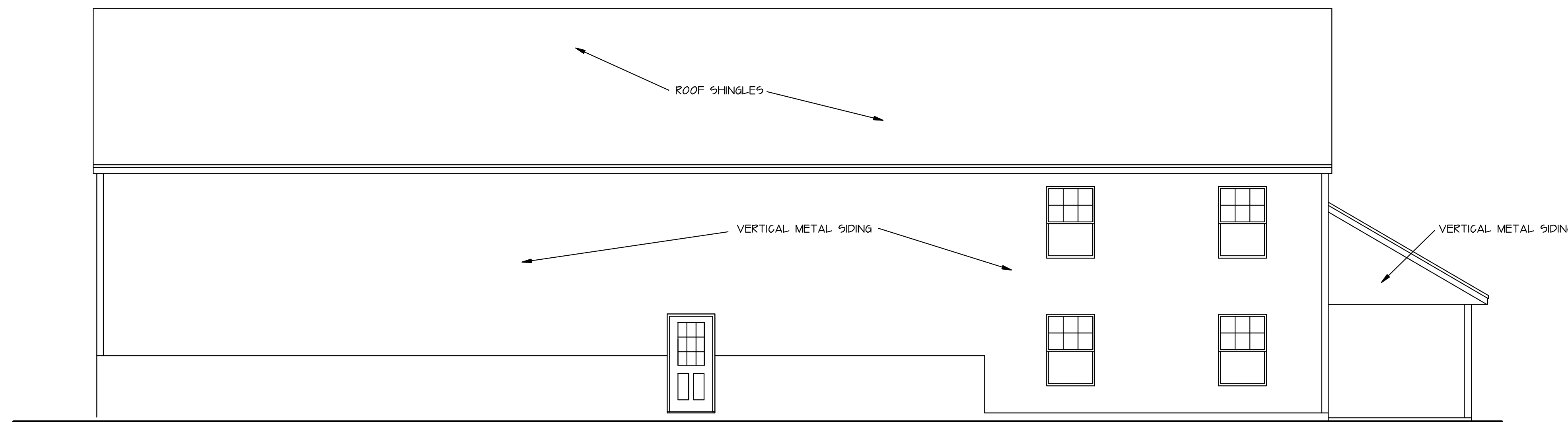
LEFT ELEVATION

3/16" = 1'-0"



RIGHT ELEVATION

3/16" = 1'-0"



BACK ELEVATION

3/16" = 1'-0"

SHT DESCRIPTION

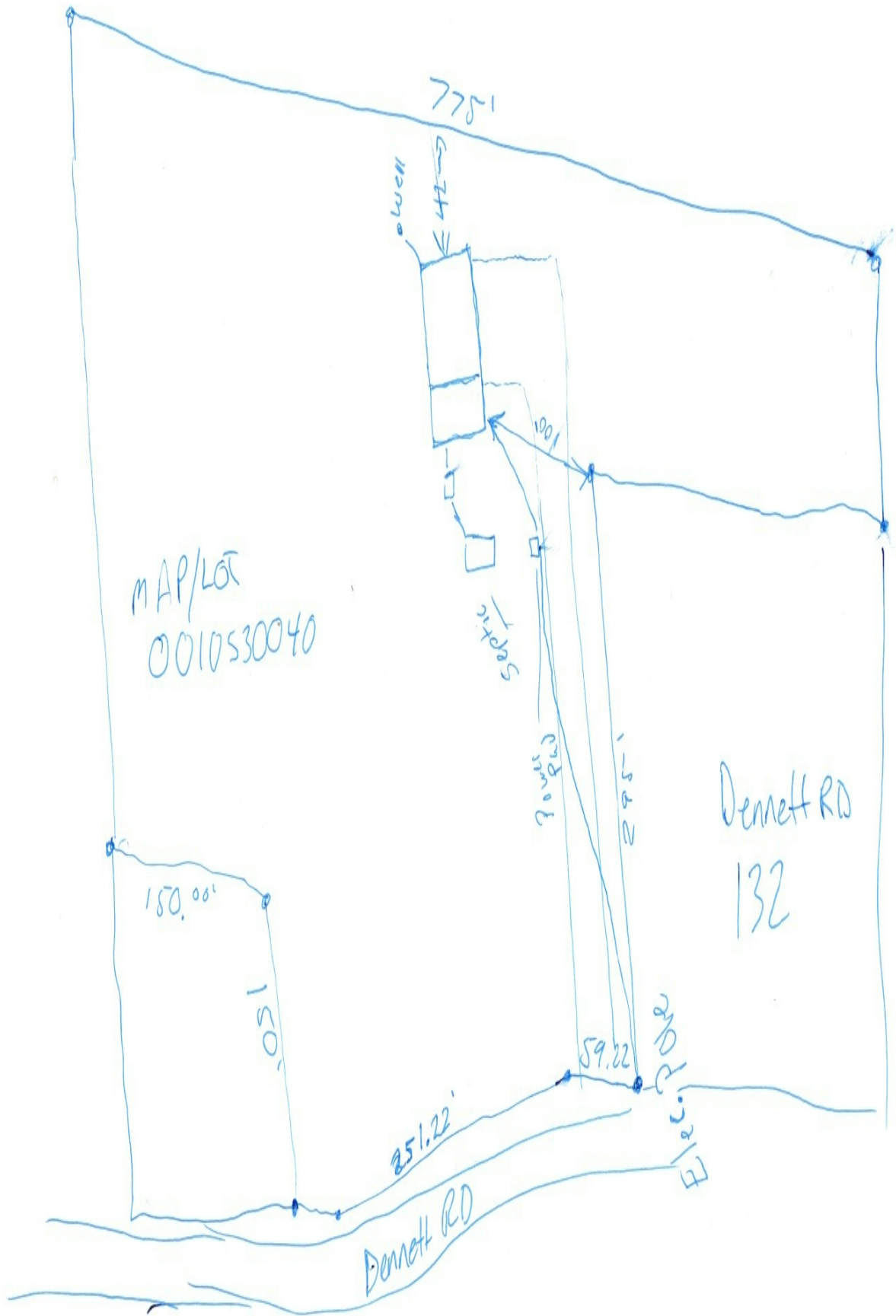
- A1 ELEVATIONS
- A2 FOUNDATION PLAN &
- A3 LOWER FLOOR PLAN
- A4 UPPER FLOOR PLAN
- A5 BLDG SECTION A,B & C

THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES AND ARE NOT A SUBSTITUTE FOR THE PROFESSIONAL DESIGN AND CONSTRUCTION OF THIS PROJECT. COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT IN COMPLIANCE WITH APPLICABLE CODES. ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER AND/OR BUILDER ASSUME ALL RESPONSIBILITY FOR PROJECTS THAT WILL CONFORM TO OR EXCEED LOCAL AND STATE CODES. USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK.

No.	Date
1	2-25-2026
2	3-3-2026

PRIMARY & ACCESSORY DWELLING UNIT (ADU) FOR
DALE WILKINSON
 PENNETT ROAD BIDDDEFORD MAINE

A1



1" = 100'

8535

SUBSURFACE WASTEWATER DISPOSAL SYSTEM PERMIT APPLICATION

Maine CDC: Drinking Water Program
Attn: SSWW Unit
286 Water Street, 3rd floor
Augusta, ME 04330

Property Address

Address (# & Street) Dennett Road
 City/Town/ Plantation Biddeford
 Municipal Tax Map # 1 Lot # 53-4

Property Owner or Applicant Information

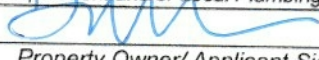
Owner Name (Last, First) Wilkinson Dale
 Applicant Name

Owner or Applicant Mailing Address

Street 132 Dennett Road
 City Biddeford State ME Zip 04005
 Phone 710-1143
 Email dwilkinson132@gmail.com

Owner/ Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector(s) to deny a permit.

X  3/19/26
 Property Owner/ Applicant Signature Date

Installer Information

Name Wilkinson Excavation Phone 710-1143
 Email dwilkinson132@gmail.com

Issuing Municipality or Territory

Permit # Date Issued
 X

Local Plumbing Inspector Signature LPI #

A subsurface wastewater disposal system may not be installed until a permit is issued by the Local Plumbing Inspector. The permit authorizes the installation of the disposal system in accordance with 10-144-CMR Chapter 241.

CAUTION: INSPECTION REQUIRED

"I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application."

X
 Local Plumbing Inspector Signature Date

X
 Local Plumbing Inspector Signature Date

Fee Calculations (For Town/ LPI Use Only)

- Revision
- Doubled Fee
- Variance
- Seas. Conv.

Total Fee	\$
Town Share	\$
State 25%	\$
DEP WQS	\$

The Town retains all doubled fees
 The State receives 25% for First-time variances requiring State approval only
 Seas. Conv. must be a stand-alone permit

Type of Application

- 1. First Time System
- 2. Replacement System
Type Replaced
Year Installed
- 3. Expansion
 <25% (Minor) Expansion
 ≥25% (Major) Expansion
- 4. Experimental System
- 5. Seasonal Conversion Permit

Variance Requirements

- 1. No Rule Variance
- 2. First Time System
LPI Only
State Required
- 3. Replacement System
LPI Only
State Required
- 4. Minimum Lot Size
- 5. Seasonal Conversion

Treatment Tank(s)

- 1. Concrete Regular Low Profile H-20
 - 2. Plastic
 - 3. External Grease Interceptor Capacity gals
 - 4. Other Specify
- Tank Capacity 1500 gals Total # of New Tanks 1

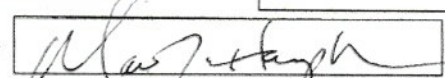
Notes:
 Riser(s) required in accordance with 10-144-CMR Chapter 241 (7)(F)(2)(a)

Disposal System Components

- 1. Complete Non-Engineered System (Field /Tank /Pump)
Specify Total Number of New Tanks
 - 2. Primitive/ Limited System (Greywater + Alternative Toilet)
Specify Type
 - 3. Alternative Toilet
Specify Type
 - 4. Non-Engineered Treatment Tank(s) (750 gals or over*)
Specify Total # of New Tanks:
 - 5. Holding Tank
 - 6. Non-Engineered Disposal Field
 - 7. Complete Engineered System (Field/ 2 Tanks/ Pump)
New: # Disposal Fields # Tanks # Pumps
 - 8. Engineered Tank(s) Only Specify # of New Tanks
 - 9. Engineered Field(s) Only
 - 10. Miscellaneous Components Specify
 - 11. Pre-Treatment Tank (Tank fees apply)**
 - 12. Pre-Treatment Component (Misc. Component fees apply)**
- *Includes Grease Interceptors, Pump Tanks, etc. **Details on Pg. 2

Site Evaluator Statement

I certify that I have completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Name (Print) Mark J Hampton Phone 756-2900 SE # 263
 Signature  Date 2/13/26 Email

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine DHHS/CDC – Division of Environmental and Community Health
(207) 287-2070 | Fax (207) 287-4172 | subsurface.wastewater@maine.gov

Owner
Address

Property Size
 sq. ft. acres

Shoreland Zoning

Yes No

Current Use

Seasonal Undeveloped
 Year-Round Commercial

Latitude & Longitude (D.M.S.)

Latitude	43	29	41
Longitude	70	33	41

GPS margin of error

Disposal System to Serve

1. Single Family Dwelling Unit
of bedrooms:

2. Multiple Family Dwelling Units
of bedrooms:

3. Accessory Dwelling Unit(s)
of bedrooms:

4. Other

Specify:

Design Flow

Gallons per Day

Based on (select one)

1. Table 5A (Dwelling Units)
 2. Table 5C (Other Facilities)

Show Calculations for "Other Facilities"

2-2 bedroom duplex 180 gpd per unit
+ 12 GPD for bathroom in garage (1 person use)

3. Section 5(G) – Meter Readings
ATTACH WATER METER DATA

Type of Water Supply

1. Drilled Well 2. Dug/ Point Well
 3. Private 4. Public 5. Other

Specify:

Disposal Field Type & Size

1. Stone Bed
 2. Stone Trench
 3. Proprietary Device
 Cluster Array Linear
 Regular Load
 4. Other

Specify:

Size sq. ft. acres

Soil Data & Design Class

/

Profile Condition

At Observation Hole #

Limiting Factor Depth

Limiting Factor Elevation

Highest Elevation within Disposal Field

Effluent/ Ejector Pump

Required: Yes No Maybe

Dose (Engineered Systems) gals

Garbage Disposal Unit

Yes No Maybe *If Yes...*

Multi-compartment Tank
 Tanks in Series # of Tanks
 Increase Tank Capacity
 Filter on Tank Outlet

Pre-/ Advanced Treatment Systems

Make
Model

Notes:

Maintenance contract (HHE-300A) required

Make
Model

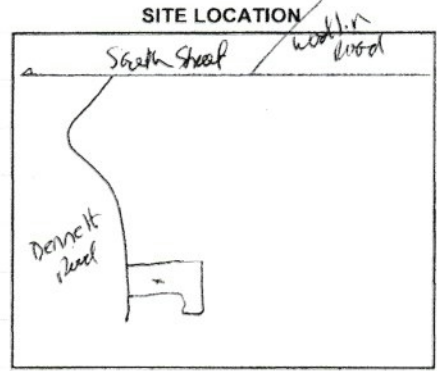
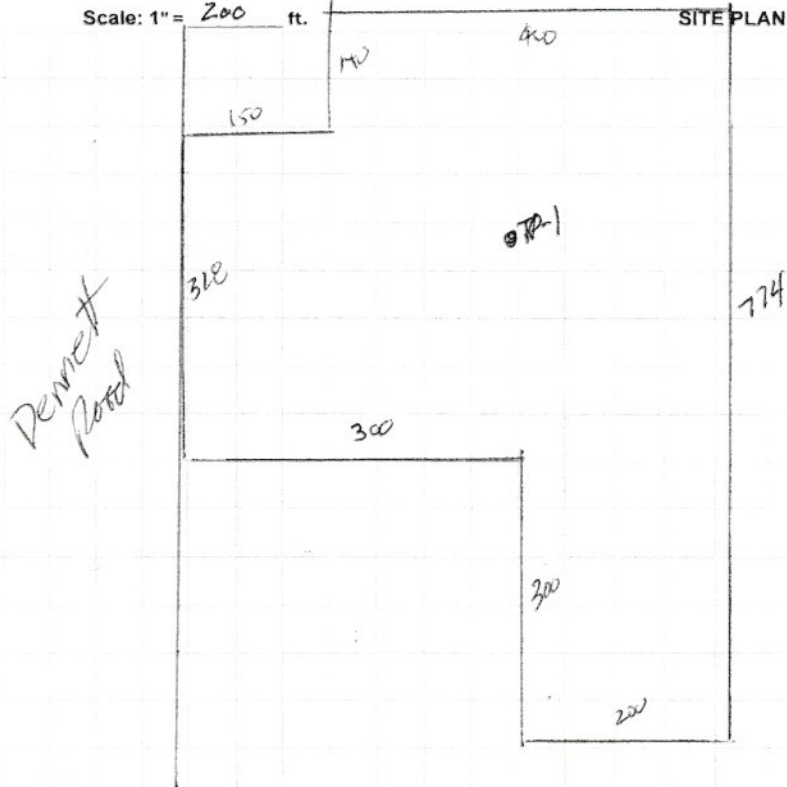
Notes:

Maintenance contract (HHE-300A) required

Additional Notes

263 2/13/26
Site Evaluator Signature or Initials SE # Date

Owner
 Address



SOIL PROFILE DESCRIPTION AND CLASSIFICATION

Observation Hole # Organic Horizon Thickness
 Test Pit Boring Ground Surface Elevation
 Depth to Exploration or Refusal

(Location of Observation Holes Shown Above)

Observation Hole # Organic Horizon Thickness
 Test Pit Boring Ground Surface Elevation
 Depth to Exploration or Refusal

Textures	Consistence	Color	Redox Features
0 Fine Sandy Loam	Friable	Dark Brown	
6 Fine Sandy Loam	Friable	Brown	
12			
18 Silty Clay Loam	Firm	Olive Gray	Common and Distinct
24			
30			
36			
42			
48			

Textures	Consistence	Color	Redox Features
0			
6			
12			
18			
24			
30			
36			
42			
48			

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground water
8	2%	16	<input type="checkbox"/> Restrictive Layer
Profile	Condition		<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground water
	%		<input type="checkbox"/> Restrictive Layer
Profile	Condition		<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

W. W. Taylor 243 2/13/26
 Site Evaluator Signature or Initials SE # Date

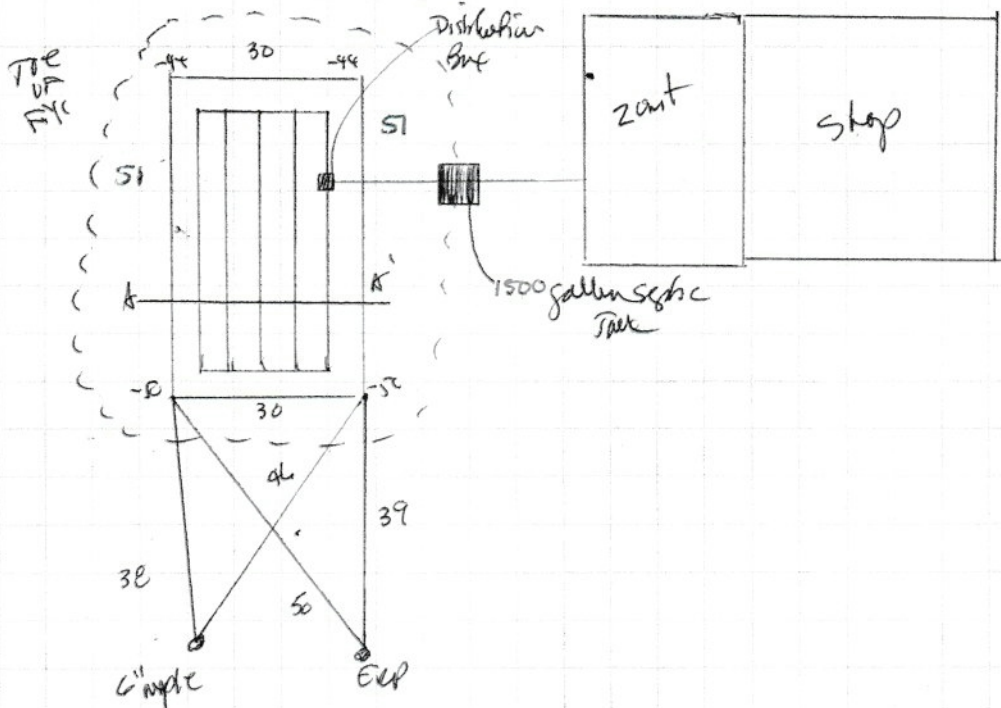
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine DHHS/CDC – Division of Environmental and Community Health
 (207) 287-2070 | Fax (207) 287-4172 | subsurface.wastewater@maine.gov

Owner: Dale Wilkinson
 Address: Dennett Road

Scale 1" = 30 ft.

SUBSURFACE WASTEWATER DISPOSAL PLAN



Backfill Requirements Above Existing Grade

Depth of Backfill (upslope)	20 "
Depth of Backfill (downslope)	26 "
Depths at Cross- Section (shown below)	

Construction Elevations from Elevation Reference Point

Finished Grade Elevation	-24 "
Top of Distribution Pipe or Proprietary Device	-36 "
Bottom of Disposal Field	-50 "

Elevation Reference Point

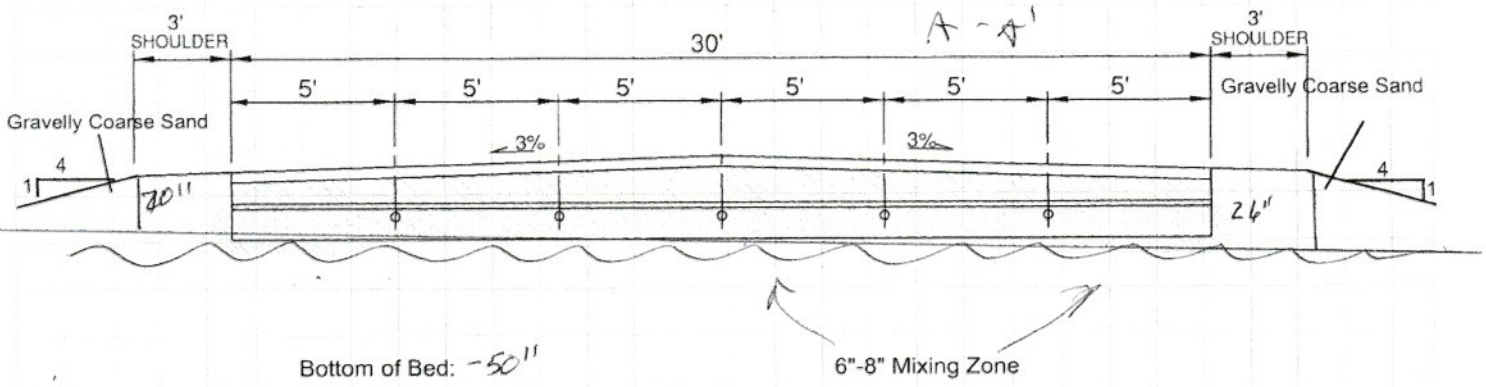
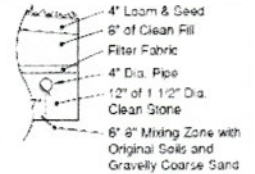
Location & Description:	
Nail 58 inches up 8 inch diameter maple	
Reference Elevation is: 0.0 " or	"

Scales:
 Vertical: 1" = 6 ft.
 Horizontal: 1" = 4 ft.

DISPOSAL AREA CROSS-SECTION

Note: All ground to be filled must be scarified.

Note: Materials and installation shall be in accordance with Maine Subsurface Wastewater Disposal Rules dated 9/23 as amended



[Signature]
 Site Evaluator Signature or Initials SE # 263 Date 2/13/26