



**City of Biddeford  
City Council**

August 11, 2026 at 5:30 PM

**City Council Workshop**

City Hall Council Chambers & Teams

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Meeting ID: 220 779 684 673 53

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Phone conference ID: 712 420 118#

[Teams Instructions](#)

1. Roll Call
2. Pledge of Allegiance
3. Adjustment(s) to Agenda
4. Presentation
  - 4.a Lester B Orcutt Parking
  - 4.b Public Comment
  - 4.c City Council Discussion
5. Adjourn





## City Council

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**Meeting Date:** June 16, 2026  
**Meeting Time:** 6:00 PM  
**Agenda Item No:** 7.b  
**Item Description:** Lester B. Orcutt Right of Way Boundary Survey Presentation  
**Submitted By:** Craig Chekan, P.E., City Engineer

### Key Terms:

### Executive Summary:

On October 28, 2025, the Traffic Committee made a formal recommendation to the City Council to add parking restrictions near Ocean Ave. to the City Ordinance. In November 2025, the Council adopted no parking restriction on Lester B. Orcutt Blvd. near Ocean Ave. (Ordinance Section 42-90). The Council then directed staff to provide documentation on the existing right of way for potential vehicle and pedestrian improvements. This presentation will review the results of the boundary survey work that was conducted to assess the right-of-way.

### Detailed Review:

### Funding Source:

N/A

### Staff Recommendation:

### Next Steps:

### Attachments:

1. 2026-06-16\_LBO Blvd Presentation
2. 2026-04-21\_Lester B Orcutt Boundary Survey





# LESTER B. ORCUTT BOULEVARD

## RIGHT-OF-WAY STUDY



# LESTER B. ORCUTT BLVD - TIMELINE

## ◇ February 25<sup>th</sup>, 2025

- ◇ Traffic Committee reviewed existing parking on Lester B. Orcutt (LBO) Blvd near Ocean Ave

## ◇ March 25<sup>th</sup>, 2025

- ◇ Traffic Committee recommended parking restrictions near Ocean Ave

## ◇ June 15<sup>th</sup>, 2025

- ◇ Per Traffic Committee direction and Ordinance Sec. 42-2.1, Chief of Police enforced a 90-day parking restriction near Ocean Ave

## ◇ July 19<sup>th</sup>, 2025

- ◇ Biddeford Pool Improvement Association (BPIA) noted an improvement in pedestrian & vehicle during their public meeting

## ◇ October 28<sup>th</sup>, 2025

- ◇ Traffic Committee made a formal Council recommendation to add parking restrictions near Ocean Ave to the City Ordinance

## ◇ November 6<sup>th</sup>, 2025 & November 18<sup>th</sup>, 2025

- ◇ Council adopts no parking restrictions on LBO Blvd near Ocean Ave; Ordinance Section 42-90 updated
- ◇ **Council requests Staff provide documentation on existing right-of-way for additional potential vehicle & pedestrian improvements**

## ◇ November 25<sup>th</sup>, 2025

- ◇ Traffic Committee recommended 2-3 parking spaces be reserved for employees of the East Point Audubon Sanctuary

## ◇ March 3<sup>rd</sup>, 2026

- ◇ City Staff gave Council a public presentation on upcoming boundary survey work needed to fulfill their right-of-way assessment request

## ◇ March 4<sup>th</sup>, 2026

- ◇ City Staff held a virtual community meeting with residents to provide project update and notice of upcoming boundary survey

## ◇ March 16<sup>th</sup>, 2026 – April 14<sup>th</sup>, 2026

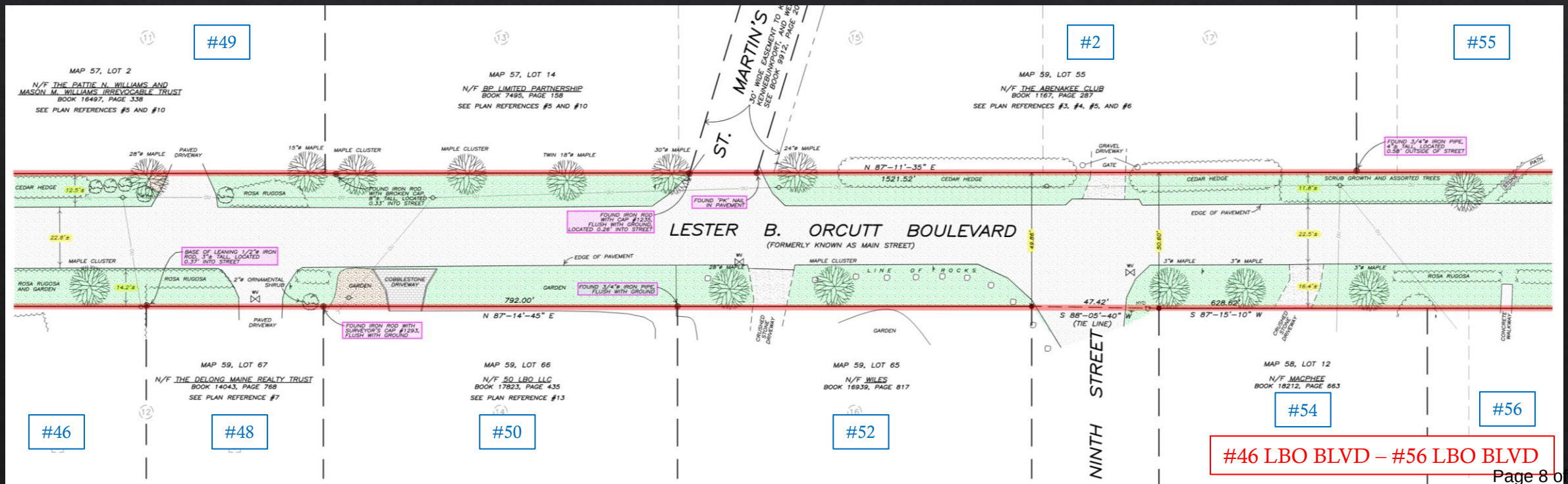
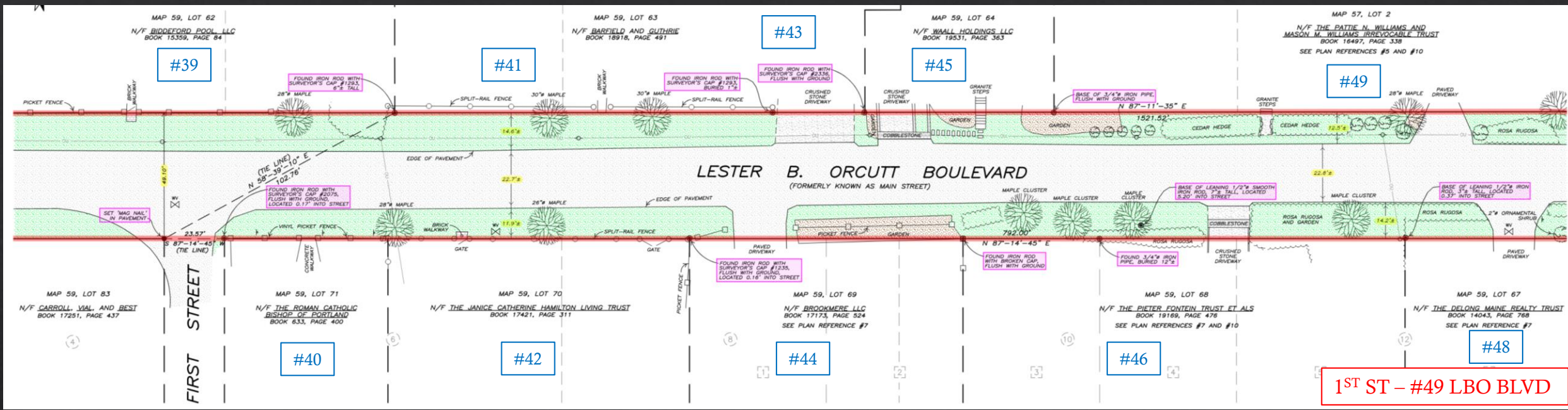
- ◇ After Staff issued a formal survey RFP, Dow & Coulombe performed a formal boundary survey of LBO Blvd from 1<sup>st</sup> Street to Ocean Avenue



# **BOUNDARY SURVEY RESULTS**

*(SHOWN ON NEXT SLIDES)*

- ◆ Dow & Coulombe provided a very detailed boundary survey of LBO Blvd (1<sup>st</sup> Street to Ocean Ave)
  - ◆ 29 existing survey pins/monumentation found; 15 record drawings referenced
- ◆ All infrastructure within the right-of-way identified (trees, vegetation, boulders, gardens, fencing, etc.)
- ◆ The City's Right-of-Way width ranges between 49-FT to 51-FT
- ◆ The existing road pavement width ranges between 22-FT to 23-FT
- ◆ Right-of-way shoulders range between 10-FT to 18-FT on either side of existing road









**FIRST AVE**  
*LOOKING EAST*





## #48 LBO BLVD

*LOOKING EAST*





**NINTH AVE**  
*LOOKING EAST*





**#60 LBO BLVD**  
*LOOKING EAST*





**#64 LBO BLVD**  
*LOOKING EAST*





**EIGHTH AVE**  
*LOOKING EAST*





**#61 LBO BLVD**  
*LOOKING EAST*





**#67 LBO BLVD**  
*LOOKING EAST*





## #72 LBO BLVD

LOOKING EAST



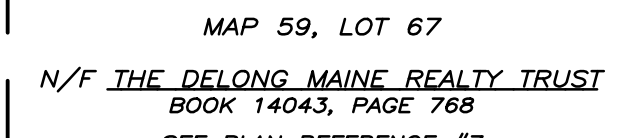


**OCEAN AVE**  
*LOOKING WEST*



***COUNCIL DISCUSSION***







GRID (NAD 1983) - SEE NOTE #4

MAP 57, LOT 2  
N/F THE PATTIE N. WILLIAMS AND  
MASON M. WILLIAMS IRREVOCABLE TRUST  
BOOK 16497, PAGE 338  
SEE PLAN REFERENCES #5 AND #10

MAP 57, LOT 14  
N/F BP LIMITED PARTNERSHIP  
BOOK 7495, PAGE 158  
SEE PLAN REFERENCES #5 AND #10

MAP 59, LOT 55  
N/F THE ABENAKEE CLUB  
BOOK 1167, PAGE 287  
SEE PLAN REFERENCES #3, #4, #5, AND #6

MAP 59, LOT 67  
N/F THE DELONG MAINE REALTY TRUST  
BOOK 14043, PAGE 768  
SEE PLAN REFERENCE #7

MAP 59, LOT 66  
N/F 50 LBO LLC  
BOOK 17823, PAGE 435  
SEE PLAN REFERENCE #13

MAP 59, LOT 65  
N/F WILES  
BOOK 16939, PAGE 817

MAP 58, LOT 12  
N/F MACPHEE  
BOOK 18212, PAGE 663

LEGEND :

- SET IRON ROD WITH CAP (UNLESS OTHERWISE NOTED)
- FOUND IRON ROD (AS LABELLED)
- FOUND IRON PIPE (AS LABELLED)
- HYDRANT
- WATER VALVE
- LAMP POST
- UTILITY POLE
- DECIDUOUS TREE SEE NOTE #7
- CONIFEROUS TREE SEE NOTE #7
- SHRUB OR BUSH
- DIAMETER
- NOW OR FORMERLY
- APPARENT LIMIT OF RIGHT OF WAY
- ABUTTING PROPERTY OR STREET LINE
- OLD SUBDIVISION LOT LINE PER PLAN REFERENCE #1
- OLD SUBDIVISION LOT LINE PER PLAN REFERENCE #8
- PICKET FENCE AS LABELLED
- SPLIT RAIL OR CHAIN LINK FENCE AS LABELLED
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- STREET SIGN
- GUY WIRE AND ANCHOR
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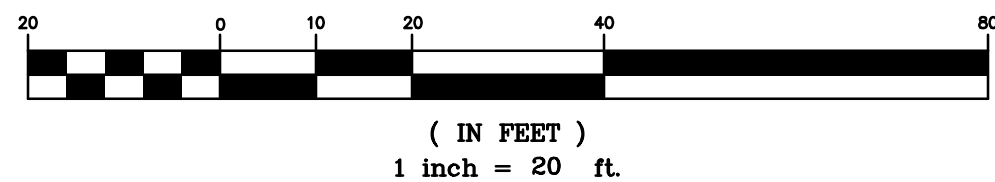
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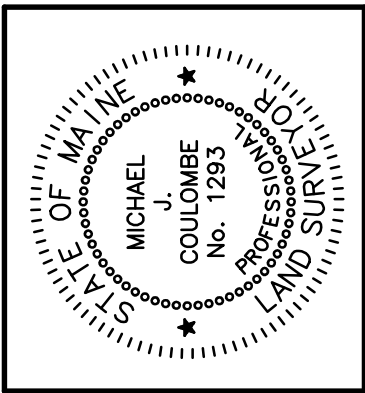
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A SURVEYOR'S REPORT WAS NOT PREPARED.
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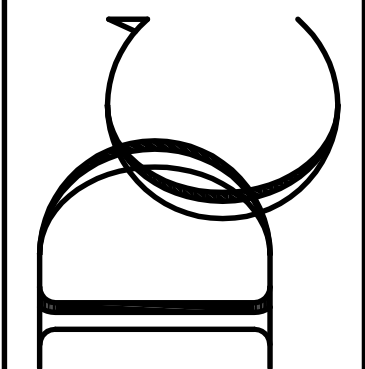
GRAPHIC SCALE



| No. | Revision                          | Date       |
|-----|-----------------------------------|------------|
| 1.  | NEW SURVEY<br>DEPARTMENT COMMENTS | 04-27-2026 |



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**CITY OF BIDDEFORD**  
C/O CRAIG CHEKAN, P.E.  
(MAILING ADDRESS : P.O. BOX 586, BIDDEFORD, ME 04005)  
**BIDDEFORD MAINE**



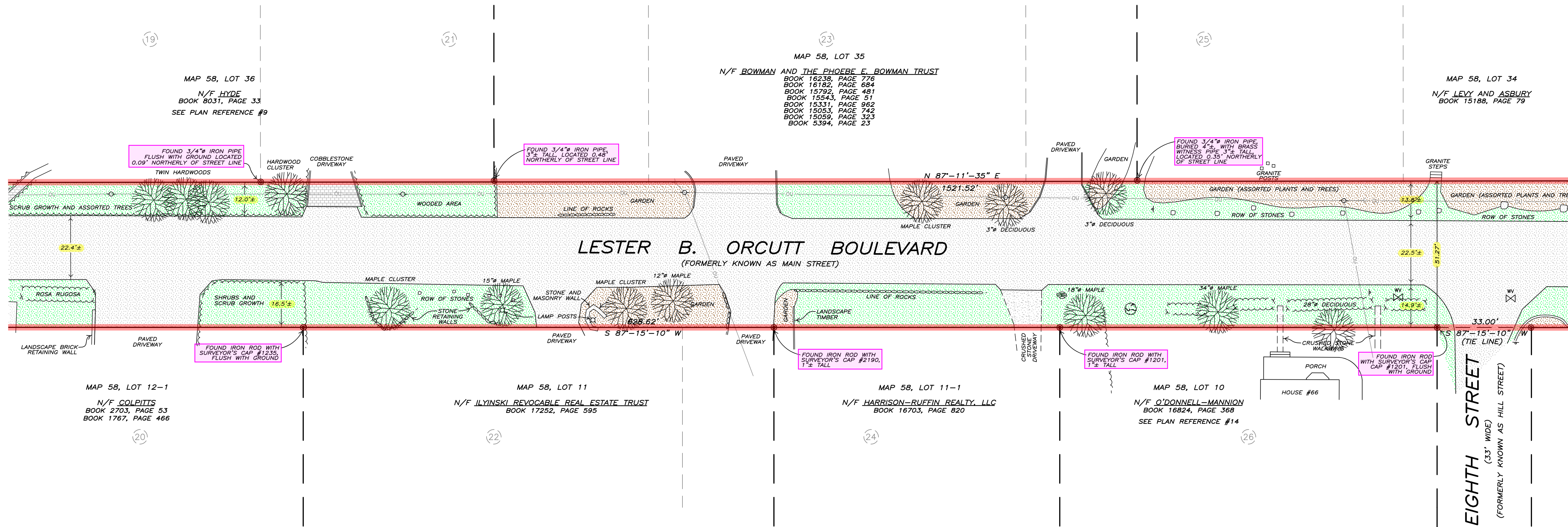
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| Date:     | April 14, 2026 |
| H. Scale: | Drawn by:      |
| 1" = 20'  | JMS            |
| Chk'd by: | Appv'd by:     |
| PDD       | MJC            |

SHEET 2 OF 4  
**ZONE-18**  
CDwgs2026/LB018r1



GRID (NAD 1983 - SEE NOTE #4)



LEGEND :

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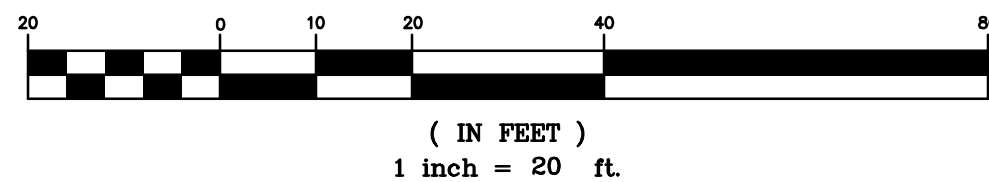
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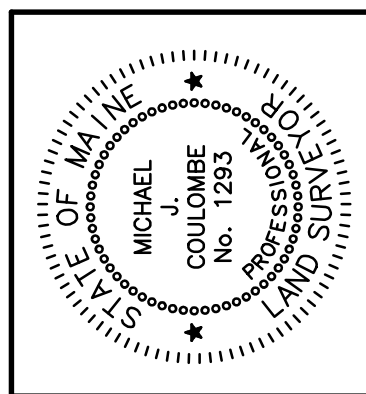
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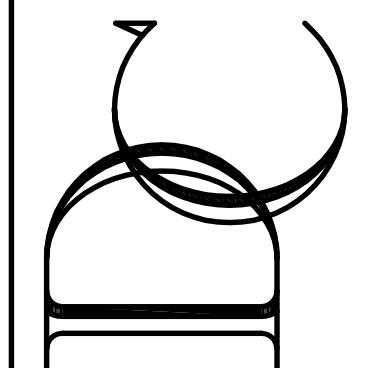
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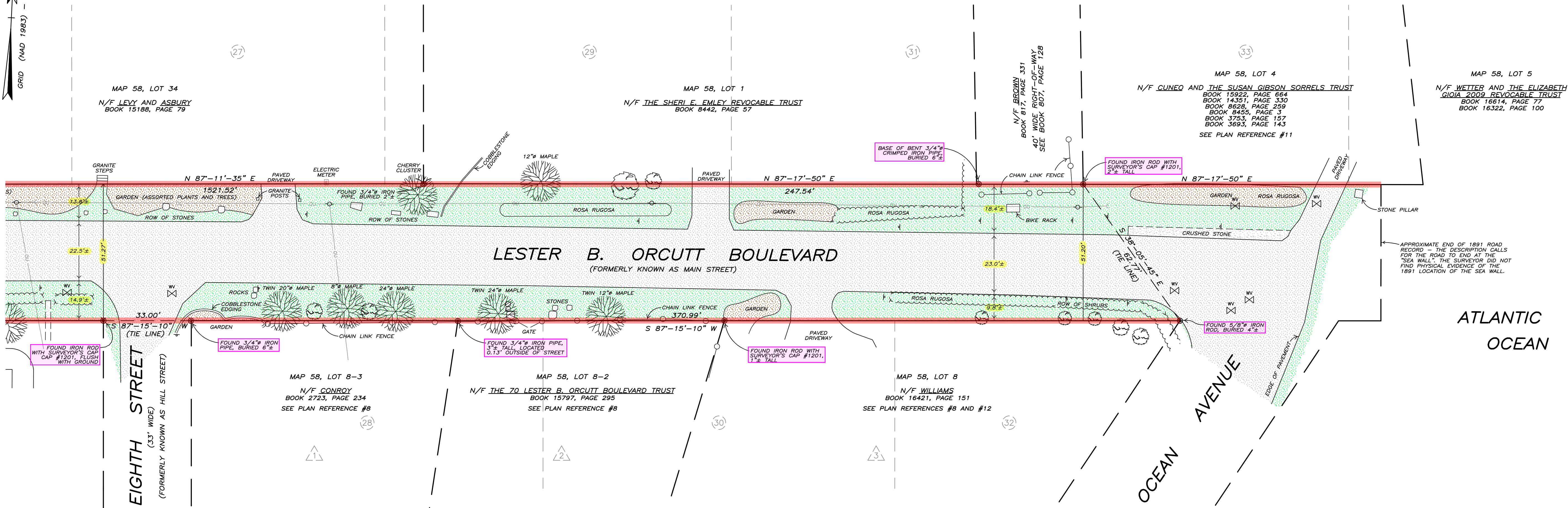
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| PDD       | MJC            |

SHEET 3 OF 4  
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GRID (NAD 1983) - SEE NOTE #4



LEGEND :

|     |                                                |
|-----|------------------------------------------------|
| ●   | SET IRON ROD WITH CAP (UNLESS OTHERWISE NOTED) |
| ⊙   | FOUND IRON ROD (AS LABELLED)                   |
| ⊗   | FOUND IRON PIPE (AS LABELLED)                  |
| HYD | HYDRANT                                        |
| ⊕   | WATER VALVE                                    |
| ⊗   | LAMP POST                                      |
| ⊕   | UTILITY POLE                                   |
| ⊗   | DECIDUOUS TREE SEE NOTE #7                     |
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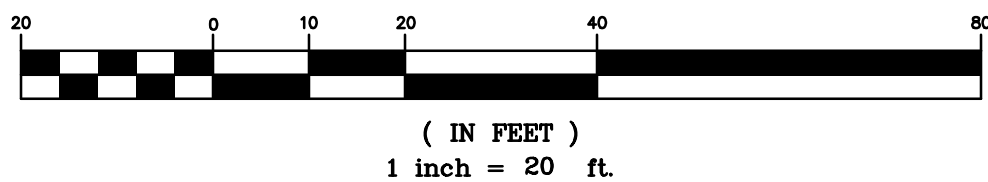
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- "STANDARD BOUNDARY SURVEY PLAN SHOWING ANNA S. BLACK LOTS, LESTER B. ORCUTT BLVD., BIDDEFORD POOL, MAINE", DATED JULY 24, 1991 BY WILLIAM PIERCE AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 203, PAGE 20.
- "PLAN SHOWING A BOUNDARY SURVEY MADE FOR KENNETH A. CUNEO", DATED APRIL 7, 2006 BY DOW & COULOMBE, INC.
- "PLAN SHOWING A BOUNDARY SURVEY MADE FOR DAVID WILLIAMS", DATED SEPTEMBER 10, 2012 BY DOW & COULOMBE, INC., AS REVISED APRIL 17, 2017.
- "PLAN SHOWING A BOUNDARY SURVEY MADE FOR 50 LBO LLC", DATED FEBRUARY 4, 2019 BY DOW & COULOMBE, INC.
- "PLAN SHOWING A BOUNDARY SURVEY MADE FOR MARGUERITE O'DONNELL-MANNION", DATED MARCH 23, 2026 BY DOW & COULOMBE, INC.

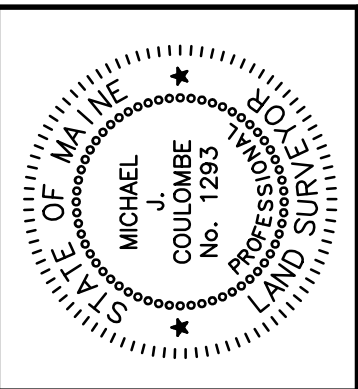
NOTES :

- TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY CONFORMS TO STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS: CHAPTER 90, ADOPTED APRIL, 2001. EXCEPTIONS: A PROPOSED LEGAL DESCRIPTION WAS NOT PREPARED. A SURVEYOR'S REPORT WAS NOT PREPARED.
- INFORMATION IN PARENTHESES COPIED FROM DEED AND PLAN REFERENCES.
- LOT NUMBERS (10) REFER TO PLAN REFERENCE #1.
- LOT NUMBERS (1) REFER TO PLAN REFERENCE #7.
- LOT NUMBERS (1) REFER TO PLAN REFERENCE #8.
- THE BEARINGS AND COORDINATES SHOWN ON THIS PLAN REFER TO THE MAINE COORDINATE GRID SYSTEM, WEST ZONE, NAD 83 (2011) EPOCH 2010.00, GEOID 18, AS DERIVED FROM GPS OBSERVATIONS AND THE ONLINE POSITIONING USER SERVICE (OPUS) PROVIDED BY THE NATIONAL GEODETIC SURVEY.
- REFERENCE IS MADE TO THE ACCEPTANCE OF MAIN STREET FOUND IN THE CITY OF BIDDEFORD RECORDS, BOOK 1, PAGE 347 DATED MAY 11, 1891. THIS RECORD CALLS FOR A 3 ROD (49.50') ROAD WIDTH. BECAUSE PHYSICAL EVIDENCE OF THE LOCATION OF THIS ROAD CALLED FOR AT THE SOUTHEASTERLY END OF THE LAYOUT DESCRIPTION WAS NOT FOUND, AND THE SURVEYOR IS NOT AWARE OF ANY SUBSEQUENT SURVEY INFORMATION INDICATING A RECOVERY OF THE ORIGINAL MARKERS AT THIS END, IT IS THE PROFESSIONAL OPINION OF THE SURVEYOR THAT THE RECORD LOCATION OF THE STREET CANNOT BE ACCURATELY RECOVERED ON THE GROUND. CONSEQUENTLY, THE APPARENT LIMITS OF THE RIGHT OF WAY OF LESTER B. ORCUTT BOULEVARD SHOWN ON THIS PLAN ARE BASED ON RECORDS OF SURVEYS PERFORMED BY DOW & COULOMBE, INC. AND THEIR PREDECESSORS OVER THE LAST 120 YEARS TOGETHER WITH THE DEEDS AND PLANS REFERENCED ON THIS PLAN.
- THE TIE LINES SHOWN ON THIS PLAN DO NOT REPRESENT BOUNDARY LINES. THE PURPOSE OF THE TIE LINES IS TO SHOW THE MATHEMATICAL RELATIONSHIP BETWEEN THE MARKERS AT THE ENDPPOINTS OF THE TIE LINES.
- TREES SHOWN WERE LOCATED AT THE APPROXIMATE CENTER OF THEIR BASE AND DIAMETERS MEASURED AT CHEST HEIGHT.

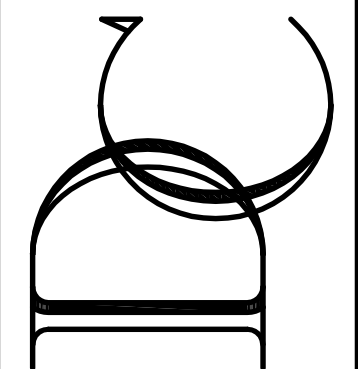
GRAPHIC SCALE



| No. | Revision                       | Date       |
|-----|--------------------------------|------------|
| 1.  | NEW SURVEY DEPARTMENT COMMENTS | 04-27-2026 |



PLAN SHOWING A BOUNDARY SURVEY OF A PORTION OF LESTER B. ORCUTT BOULEVARD MADE FOR THE  
**CITY OF BIDDEFORD**  
C/O CRAIG CHEKAN, P.E.  
(MAILING ADDRESS : P.O. BOX 586, BIDDEFORD, ME 04005)  
**BIDDEFORD MAINE**



**Dow & Coulombe, Inc.**  
Land Surveyors & Land Planners Since 1864  
13 Park Street, Saco, Maine 04072  
Telephone: (207)284-4521 \* Fax: (207)284-4522  
info@dowcoulombe.com \* www.dowcoulombe.com

|           |                |
|-----------|----------------|
| Date:     | April 14, 2026 |
| H. Scale: | Drawn by:      |
| 1" = 20'  | JMS            |
| Chk'd by: | Appv'd by:     |
| PDD       | MJC            |

SHEET 4 OF 4

**ZONE-18**  
CDwgs2026/LB018r1