



**City of Biddeford
City Council**

August 22, 2026 at 1:00 PM

Site walk of Lester B. Orcutt Blvd. Biddeford, ME.

This event will not be televised.

The group will gather at the corner of Lester B. Orcutt and Eighth Street to begin the site walk.

1. Site Walk of Lester B. Orcutt Blvd.
2. Lester B. Orcutt Blvd. Traffic Safety Improvements
 - 2.a Lester B Orcutt Blvd. Traffic Safety Improvements
3. Adjourn



City Council

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 25th, 2025

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

◇ March 25th, 2025

- ◇ Traffic Committee recommended parking restrictions near Ocean Ave

◇ June 15th, 2025

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

◇ July 19th, 2025

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

◇ October 28th, 2025

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

◇ November 6th, 2025 & November 18th, 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 25th, 2025

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

◇ March 3rd, 2026

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

◇ March 4th, 2026

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

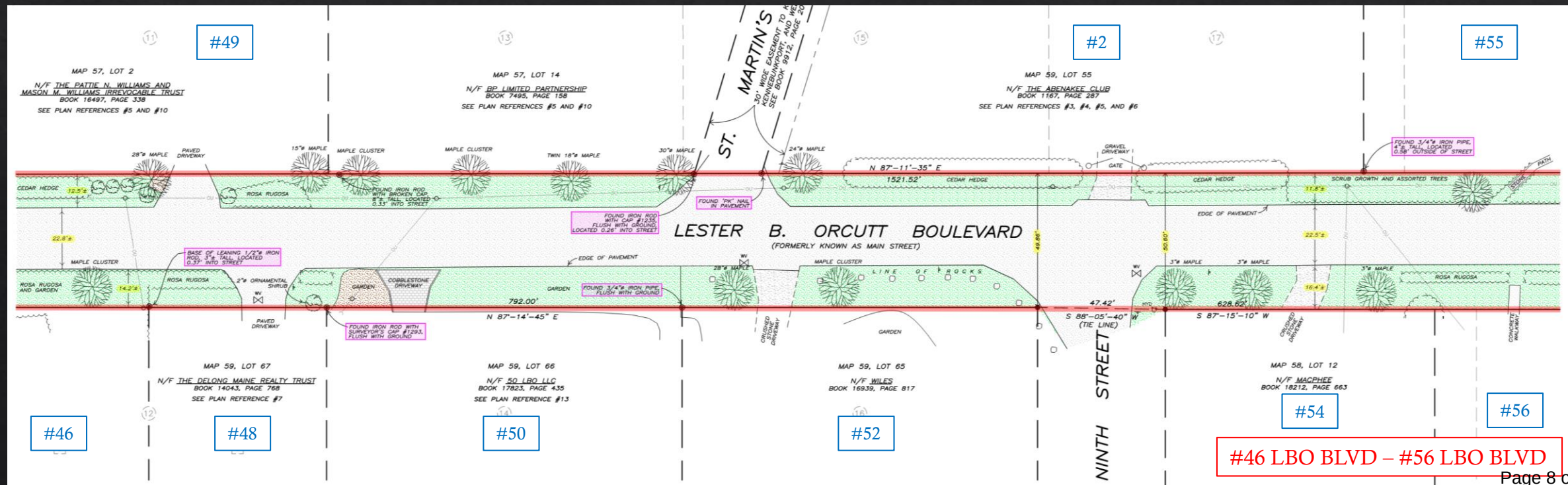
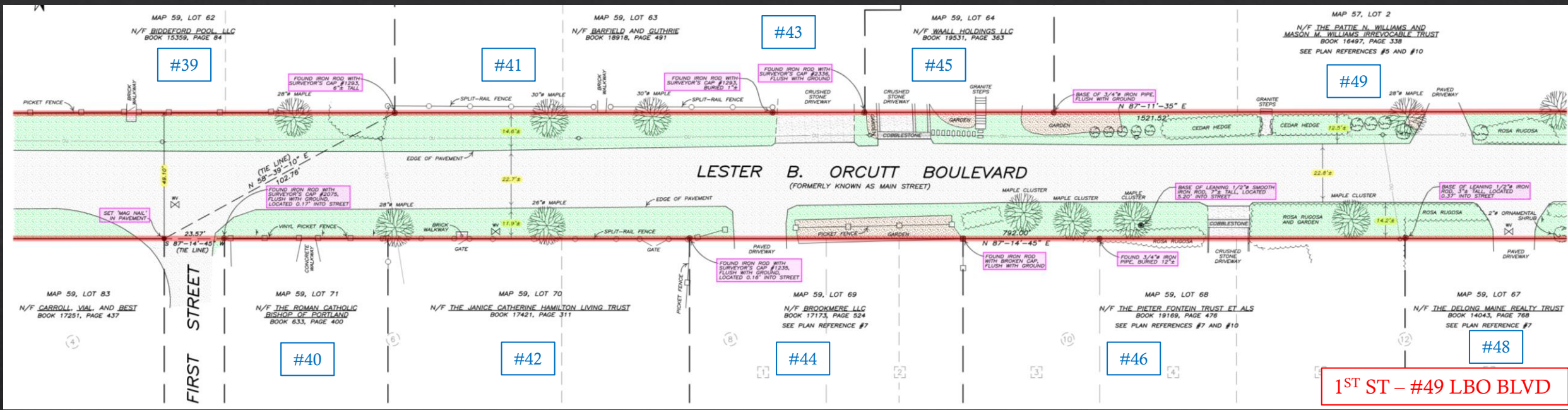
◇ March 16th, 2026 – April 14th, 2026

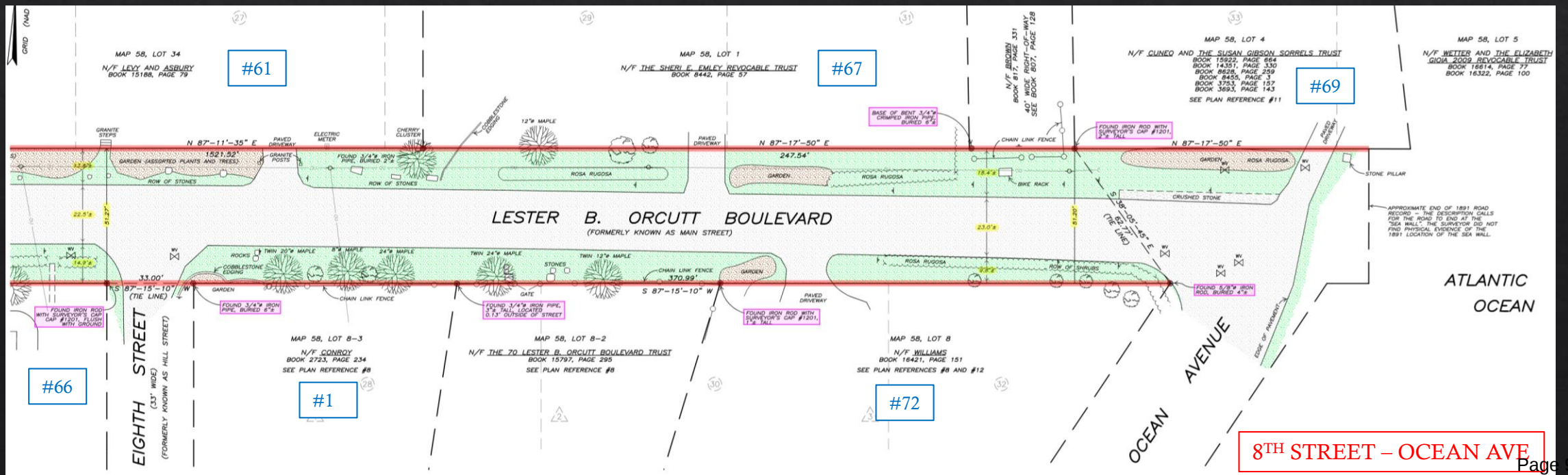
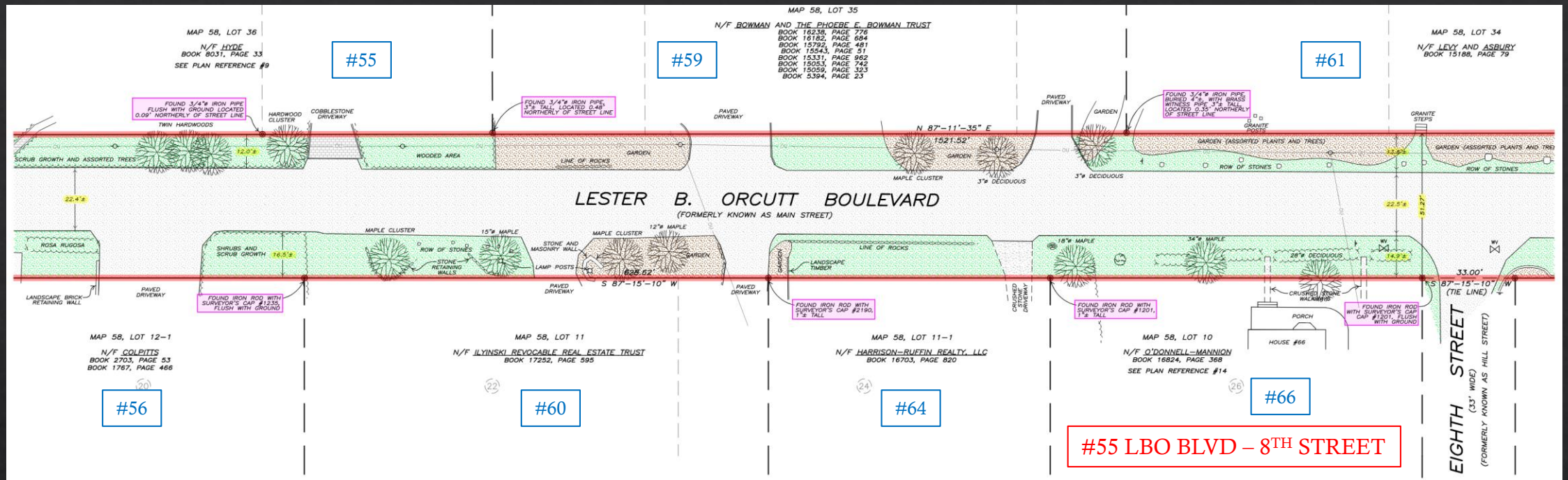
- ◇ After Staff issued a formal survey RFP, Dow & Coulombe performed a formal boundary survey of LBO Blvd from 1st Street to Ocean Avenue

BOUNDARY SURVEY RESULTS

(SHOWN ON NEXT SLIDES)

- ◆ Dow & Coulombe provided a very detailed boundary survey of LBO Blvd (1st 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



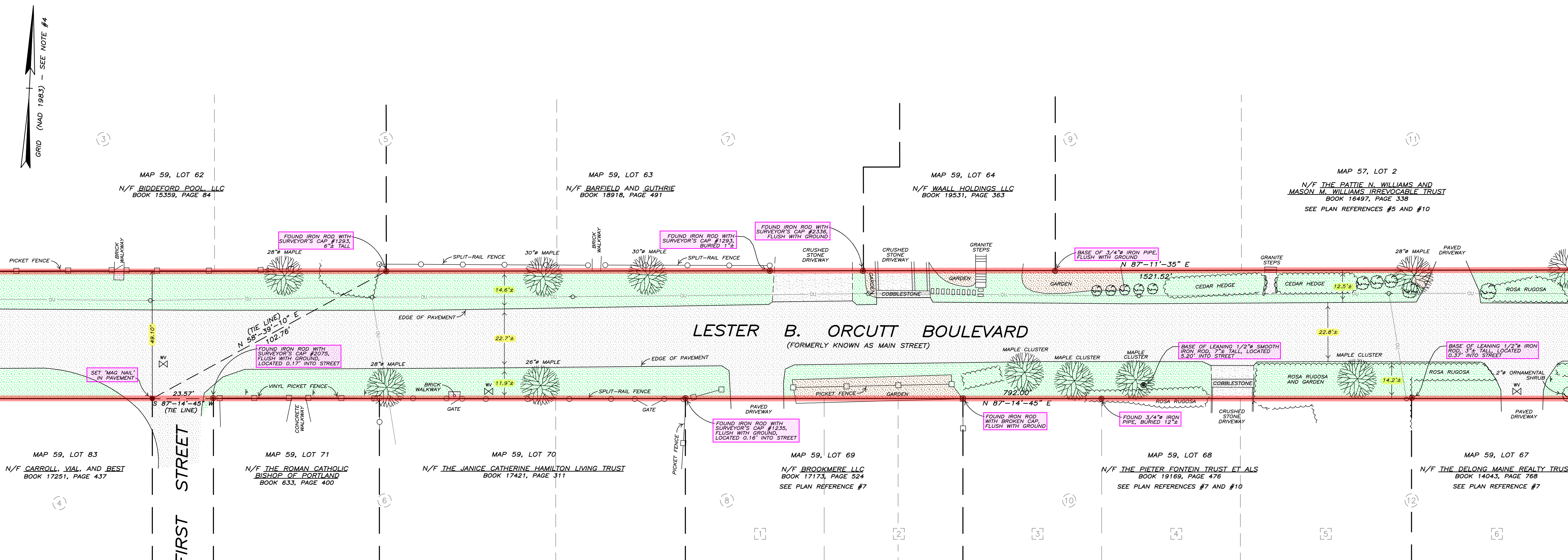
#72 LBO BLVD
LOOKING EAST



OCEAN AVE
LOOKING WEST



COUNCIL DISCUSSION



LEGEND :

- SET IRON ROD WITH CAP (UNLESS OTHERWISE NOTED)
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- 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
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- NOW OR FORMERLY
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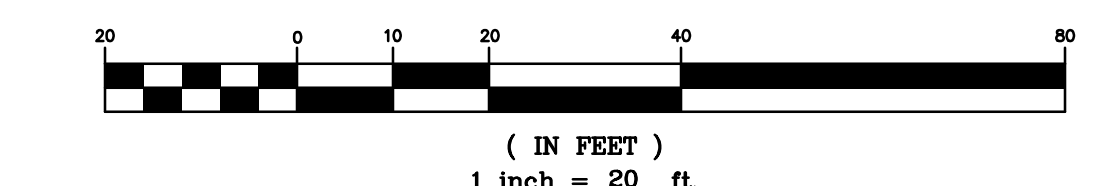
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GRAPHIC SCALE



No.	Revision	Date
1.	NEW SURVEY FOR 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

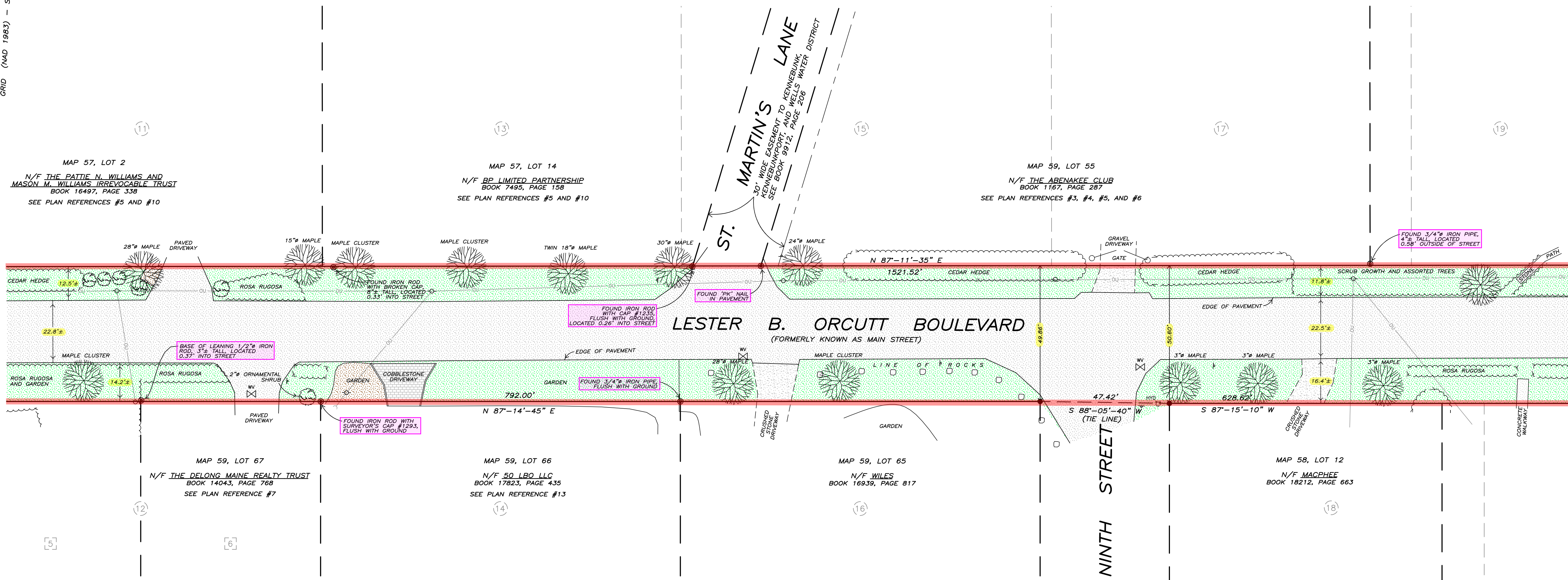
13 Park Street, Saco, Maine 04072
Telephone: (207)284-4521 * Fax: (207)284-4522
info@dowcoulombe.com * www.dowcoulombe.com

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

SHEET 1 OF 4

ZONE-18
CDwgs2026/LB018r1

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
- WV WATER VALVE
- LP LAMP POST
- UP UTILITY POLE
- DT DECIDUOUS TREE SEE NOTE #7
- CT CONIFEROUS TREE SEE NOTE #7
- SB SHRUB OR BUSH
- φ DIAMETER
- N/F NOW OR FORMERLY
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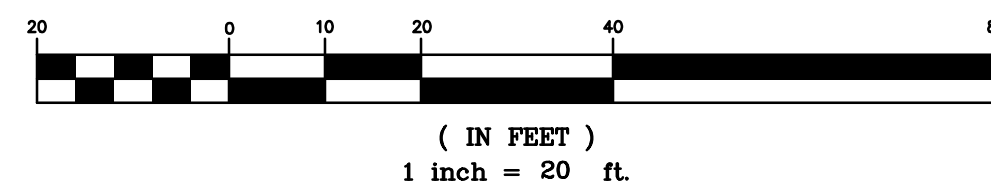
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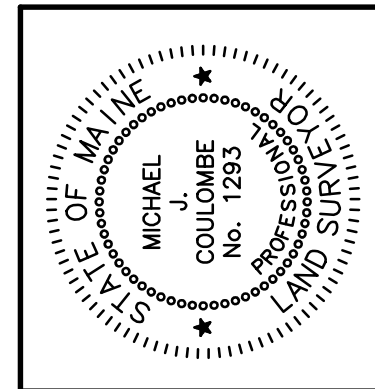
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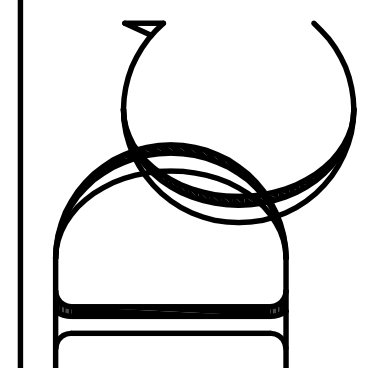
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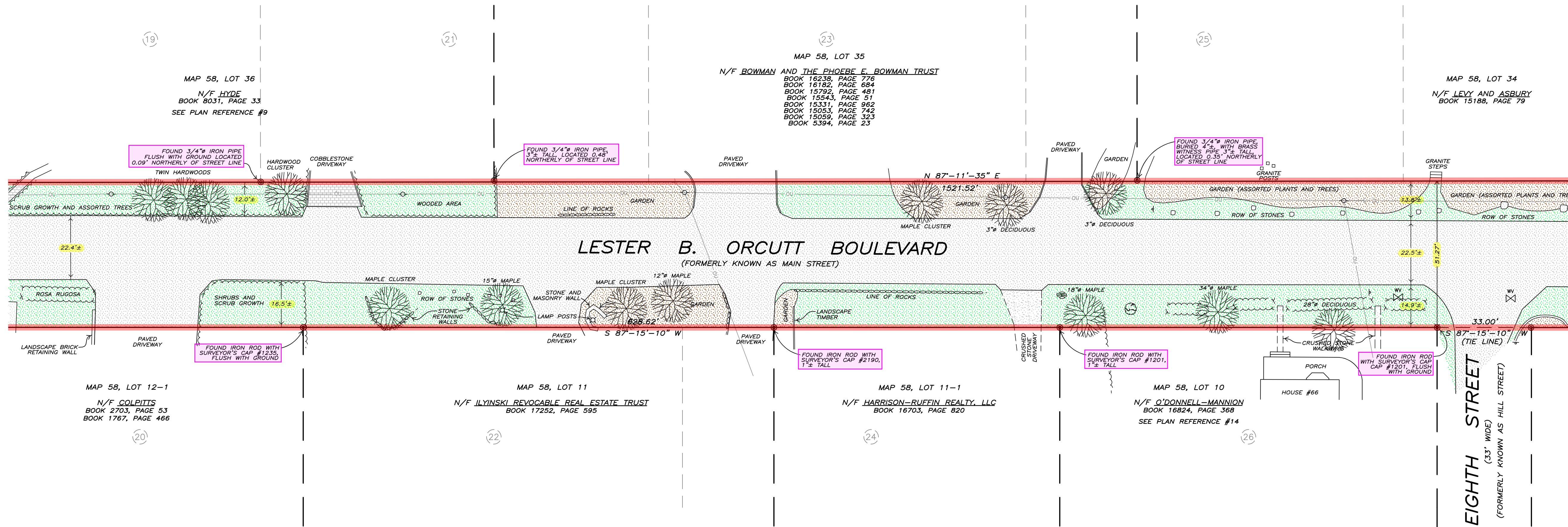


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Telephone: (207)284-4521 * Fax: (207)284-4522
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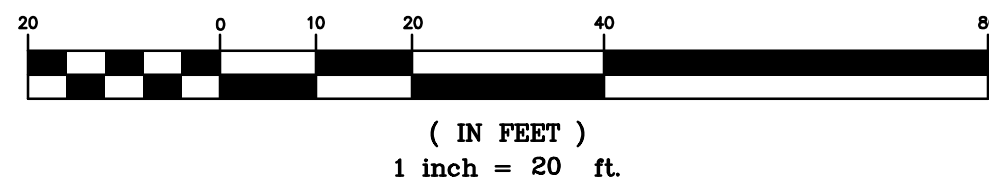
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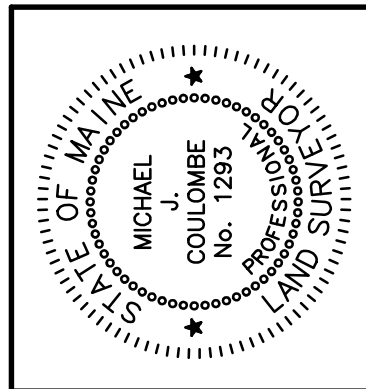
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- THE TIE LINES SHOWN ON THIS PLAN DO NOT REPRESENT BOUNDARY LINES. THE PURPOSE OF THE TIE LINES IS TO SHOW THE MATHEMATICAL RELATIONSHIP BETWEEN THE MARKERS AT THE ENDPPOINTS OF THE TIE LINES.
- TREES SHOWN WERE LOCATED AT THE APPROXIMATE CENTER OF THEIR BASE AND DIAMETERS MEASURED AT CHEST HEIGHT.

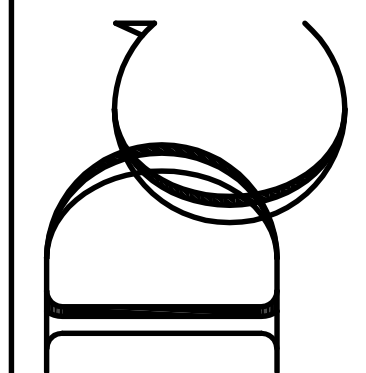
GRAPHIC SCALE



No.	Revision	Date
1.	NEW SURVEY ENGINEERING 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

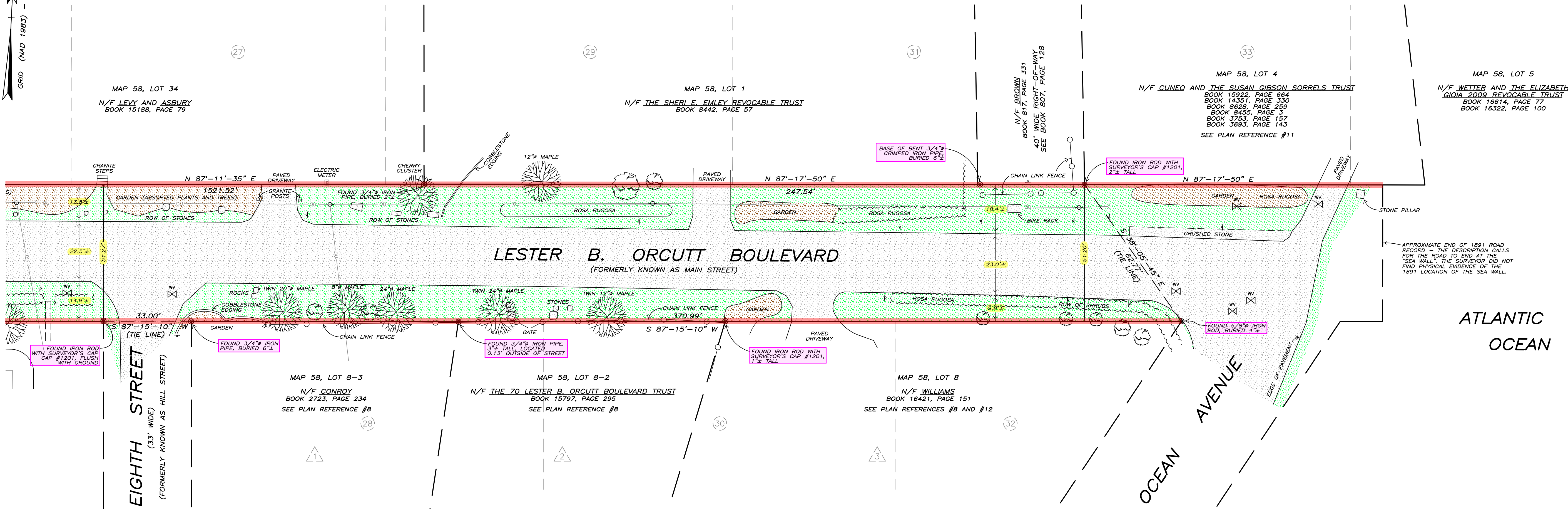


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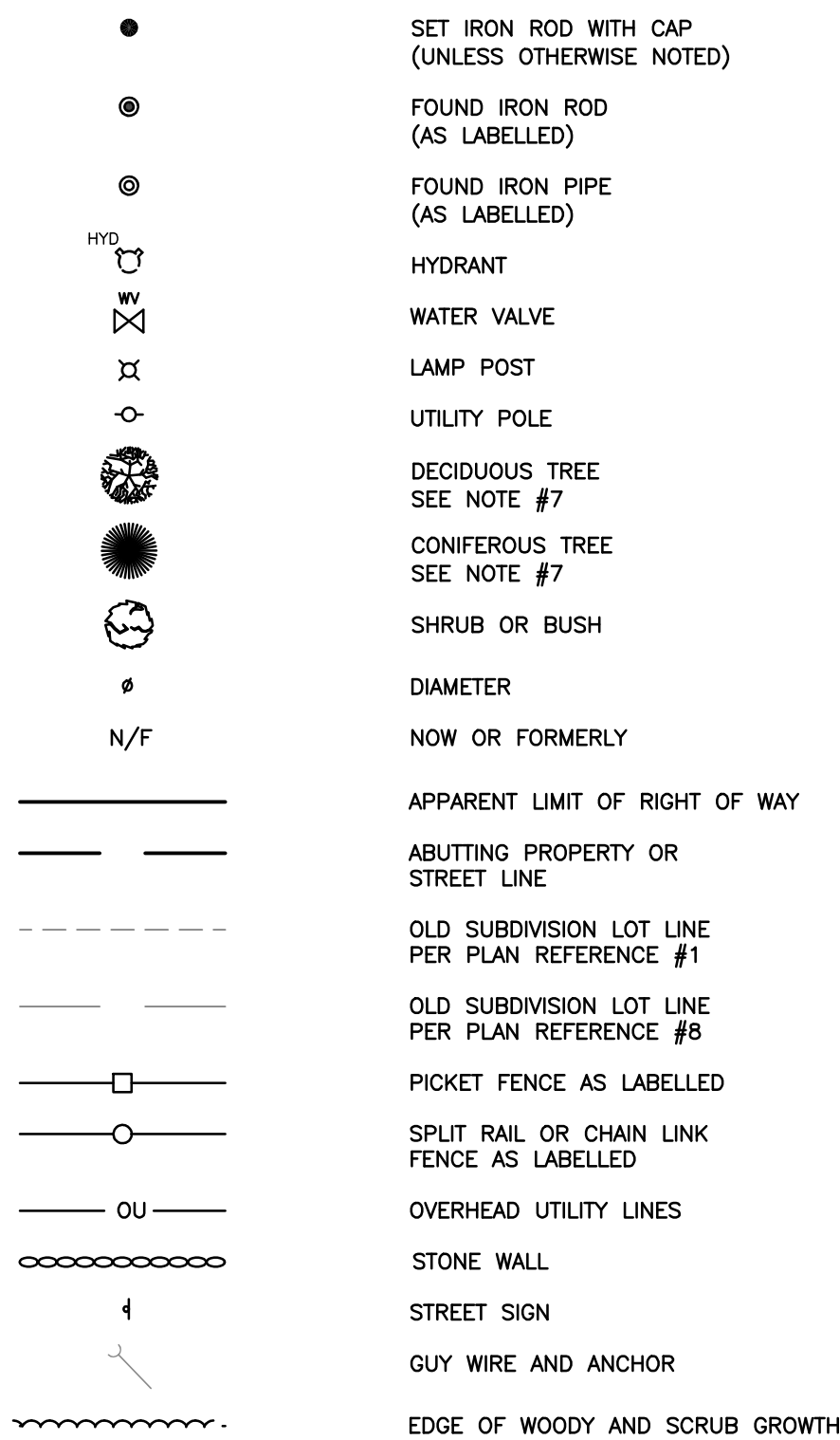
Date:	April 14, 2026
H. Scale:	Drawn by:
1" = 20'	JMS
Chk'd by:	Appv'd by:
PDD	MJC

SHEET 3 OF 4
ZONE-18
CDwgs2026/LB018r1

GRID (NAD 1983) - SEE NOTE #4



LEGEND :



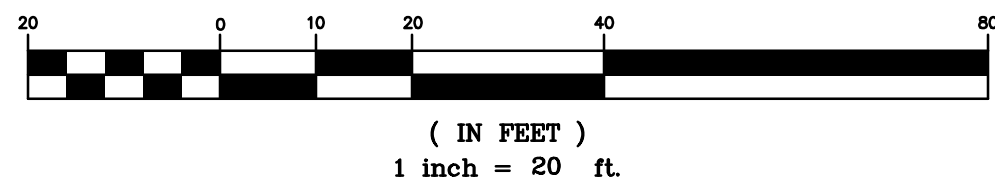
PLAN REFERENCES :

- "A PLAN OF LAND OF ISAAC BICKFORD OF BIDDEFORD, LAND SITUATED AT THE POOL BEING THE SOUTH POINT FIELD SO CALLED, SURVEYED AND LOTTED IN JULY, 1872", BY DOMINICUS JORDAN.
- "PLAN SHOWING THE EAST POINT PASTURE, BIDDEFORD POOL, MAINE, OWNED BY THE DEVEISEES OF CAROLINE V. BROWN", DATED OCTOBER, 1928 BY LIBBY & DOW, AS REVISED NOVEMBER 19, 1937 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 12.
- "PLAN OF A PART OF LAND OF DEVEISEES OF CAROLINE V. BROWN, BIDDEFORD POOL, BIDDEFORD, MAINE", DATED OCTOBER 13, 1928 BY LIBBY & DOW AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 14, PAGE 24.
- "PLAN SHOWING A BOUNDARY SURVEY MADE FOR THE ABENAKEE CLUB", DATED FEBRUARY 20, 2002 BY DOW & COULOMBE, INC.
- "PLAN SHOWING LANDS OF ROBERT L. BLACK AND MARGARET B. MOULINIER, BIDDEFORD POOL, MAINE", DATED MAY, 1929 BY LIBBY & DOW.
- "PLAN SHOWING A BOUNDARY SURVEY MADE FOR THE ABENAKEE GOLF CLUB", DATED APRIL 25, 2008 BY DOW & COULOMBE, INC.
- "PLAN SHOWING PROPERTY OF ARMAND J. PAULHUS, BIDDEFORD POOL, MAINE", DATED AUGUST 13, 1949 BY LIBBY & DOW AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 15, PAGE 29.
- "PLAN SHOWING LAND OF T. EDWARD ANUSZEWSKI ET. AL., BIDDEFORD POOL, BIDDEFORD, MAINE", DATED APRIL 11, 1968 BY LIBBY & DOW, AS REVISED APRIL 18, 1968.
- "PLAN SHOWING LAND OF ESPY, BIDDEFORD POOL, BIDDEFORD, MAINE", DATED MARCH 15, 1972 BY LIBBY & DOW.
- "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.

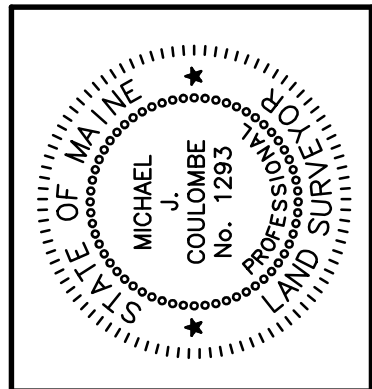
NOTES :

- 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.
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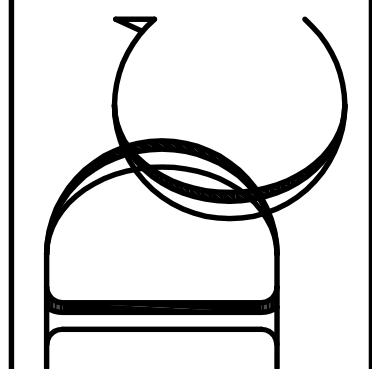
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SHEET 4 OF 4

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