



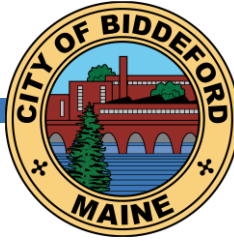
City of Biddeford
Historic Preservation Commission

September 9, 2026 at 4:30 PM

City Hall Council Chambers & Teams

[Historic Preservation Commission Meeting | Meeting-Join | Microsoft Teams](#)

1. Declaration of Quorum
2. Introduction of New Member-Louise Merriman
3. Meeting Minutes
 - 3.a Approval of Meeting Minutes from 7-22-26 & 8-20-26
4. Project Review
 - 4.a 2026.20 HPC Review of Archetype Architects to construct new retaining wall, fence and steps at new surface parking lot at 41 Main Street, Tax Map 41, Lot 138.
 - 4.b 2026.21 HPC Review of Nathan Lewis to replace existing wood windows with vinyl windows at 38 Jefferson Street, Tax Map 38, Lot 327.
5. Other Business
 - 5.a Appeal of 2026.16 HPC new fence at 9 Clark's Court
6. Postponed to be rescheduled: Survey Results by Amanda Jones-Taylor of Kleinfelder, Northeast
7. Adjourn



HISTORIC PRESERVATION MEETING MINUTES

July 22, 2026

DRAFT

1. Declaration of Quorum/Voting Members

Meeting brought to order at 5:02 PM

Wesley Painter, Julie Larry, Erin Ware, Dan Boucher

Staff: Brad Favreau

2. Approval of Meeting Minutes

2.a. Approval of Meeting Minutes of June 10, 2026

MOTIONS: 4:00 PM

Motion-Ware-Motion to approve

Second-Larry

Vote-Motion passed unanimously

3. Unfinished Business-none

4. New Business

4.a. 2026.15 HPC Review of Aiden Lane to expand second floor at 11 Smalls Court.

- Aiden Lane represented the application.
- Would like to extend second floor to remainder of his home.
- Foundation would not increase
- Larry, materials? Roofing will match
- Siding needs to be replaced with the entire house.
- It will be vinyl siding.
- Ware asked about the roof pitch, it will match
- Larry asked about the windows. 5 new windows, no grid, double hung to match rest of house.
- Larry confirmed that this is a noncontributing structure.

MOTIONS: 4:54 PM

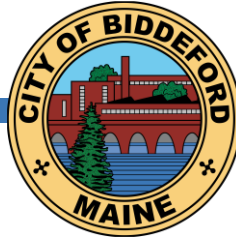
Motion-Ware-Motion to approve a Certificate of Appropriateness for Aidan Lane to construct a second floor addition at 11 Smalls Court, Tax Map 38, Lot 229, as presented, based on materials and assertions submitted and conditioned on the following: All permits must be obtaining before beginning work and the new roof line will be dropped slightly from original roof.

Second-Boucher

Vote-Motion passed unanimously

4.b. 2026.14 HPC Review of Coastal Oaks to Remodel the building at 12 Pearl Street for Residential Use.

- **King Weinstein represented the application**
- **Weinstein talked about the recent history of the building.**
- **He talked about the windows that need to be changed.**
- **Boucher asked if the Waterbed City sign would be removed-yes.**
- **Weinstein talked about the disrepair of the abutting building.**
- **Favreau talked about the change in traffic pattern in the area**
- **Larry asked him to talk about additional exterior work that will happen, no exterior insulation, the profile of the eaves will not change.**
- **Man from audience showed plans, was not introduced nor spoke from the podium.**
- **Larry, no elevator? No due to grade of the building.**
- **Boucher asked about the windows, they will be double hung windows with no grid pattern but can incorporate them if necessary.**
- **Roof top vents, none in walls**
- **Ware stated that as much as they want to see the building is put to good use, but the changes suggested are pushing the building into “non-contributing”. Changing windows is a big deal in historic integrity.**
- **The windows being added for egress**
- **Boucher asked if there was any way to keep some of the windows.**
- **Larry mentioned the difference in the installation of the windows, some inset and some maxed out.**
- **All windows will be set in, architectural submitted were erroneous.**
- **Larry asked why the windows on the North elevation are bigger than the others**
- **Larry spoke of her concerns that the applicant’s changes are changing the fundamental character of the structure and losing the rhythm of the windows in spots. A stronger preservation solution would be to have a regular pattern of windows.**
- **Ware talked about what was discussed at the site walk to deal with the window issues.**
- **Ware suggested the Commission postpone a vote until the applicant can work with the architect.**
- **Larry suggested that it would be helpful to bring a site plan to illustrate what construction or changes will be made to the outside.**
- **Larry also suggested an exterior lighting plan as well as signage proposal.**
- **Boucher talked about how this will be one of the last factory buildings to be redone.**
- **Favreau reiterated what is needed in next submission, window placement, roof top HVAC placement, potential screening, site plan, preserve any existing windows possible, exterior lighting, sign specs.**



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 City of Biddeford Government

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- Boucher would like to see grids in the windowpanes as he feels it fits the building.
- Ware feels that it would be more historically accurate to have one over one where they are not replicating existing windows.
- Larry asked what the door materials were, she would look at them in the packet.

MOTION: 4:39 PM

Motion-Ware-Motion to postpone decision for 12 Pearl Street, Tax Map 40, Lot 72 until the applicant can produce the items in the detailed list Favreau just discussed.

Second-Larry

Vote-Motion passed unanimously

- Weinstein asked about lighting specifications. He was referred to the Planning Department.

5. Other Business

- Favreau asked for comments on the Kleinfelder report
- Ware thought it was good.
- Favreau announced that we have the Historic District in Vision Appraisal.
- Favreau asked about possibly having Historic District signage like other towns.
- The Commission discussed Historic District signage.
- Favreau told the Commission that he had been fielding calls about the house on 29 Ferry. Word is out that it is going on the market, people can't wait to demolish the house. The Commission talked about the possibility of salvaging portions of the house.
- Ware asked about a table at River Jam, she won't be able to sit in the heat, but the Commission should man a table. Favreau to investigate it.

6. Adjourn

MOTIONS: 5:00 PM

Motion-Boucher-Motion to Adjourn

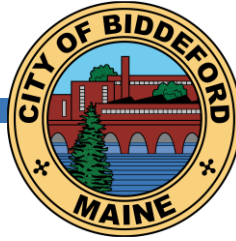
Second-Larry

Vote-Motion passed unanimously

Chair: Historic Preservation Commission

Date

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



HISTORIC PRESERVATION MEETING MINUTES

August 20, 2026

DRAFT

1. Declaration of Quorum/Voting Members

Meeting brought to order at 4:53 PM

Committee Members: Julie Larry, Erin Ware, Daniel Boucher

Staff: Brad Favreau & Nan Whitten

Meeting brought to order at 4:30 PM

2. Approval of Meeting Minutes of July 22, 2026

MOTION 4:32 PM

Motion-Boucher-Motion to approve minutes as presented

Second-Ware

Vote-Motion passed unanimously

3. Unfinished Business

3.a. 2026.14 HPC Review for Coastal Oaks, LLC to remodel the building at 12 Pearl Street, Tax Map 40 Lot 72, in the MSRD-1 Zone.

- Chuck represented the applicant
- He has modified windows with casements showing double hung grids with mutton bar. Double hung would not meet egress requirements.
- Owner wants to make it look like there are more small windows by adding false windows.
- Sign will be solid, but he has not gotten a cut sheet yet 7' x 5'
- Exterior lights will be installed cut sheet in packet
- Larry-what kind of HVAC will they use? Too early, they do not know yet.
- Boucher, run down list of items, Favreau complied.
- Larry can Committee approve the sign as a condition? Yes
- Larry appreciates the changes to the windows made; the false windows are not in keeping with the ordinance or National Park Service
- Ware said the screening will be work fencing? Yes, either wood or vinyl composite material.
- Larry, can the committee look at what will be used on top of the roof? Yes
- Committee prefers a metal railing; it does not need to look historical. We need something up there so we would need to see it.

- Larry, have you done any mortar testing on the building, yes, the proper mix must come out of North Carolina, it's a soft mortar.
- Larry talked about the COA she requested.

MOTIONS 4:48 PM

Motion-Larry-Motion to approve

Second-Ware

Motion passed unanimously

4. New Business

5. Other Business

- Favreau showed the mark up of the historic signs wanted for the historic district.
- They talked about color.
- Favreau explained the 3 versions of the sign
- He has not heard back from Public Works on installing them.
- Next month they anticipate having the appeal on the fence & Kleinfelder will be here to present their findings

6. Adjourn

MOTIONS 4:55 pm

Motion-Boucher-Motion to adjourn

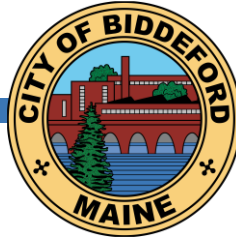
Second-Larry

Motion passed unanimously

Chair: Historic Preservation Commission

Date

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



HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

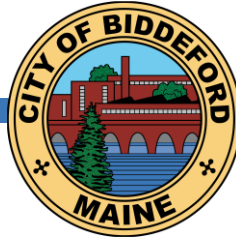
FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday September 9, 2026; 4:30 PM

RE: **Item 3.a: 2026.20 HPC Review for Archetype Architects to construct a retaining wall and steps at 41 Main Street, Tax Map 41 Lot 138, in the MSRD-1 Zone.**

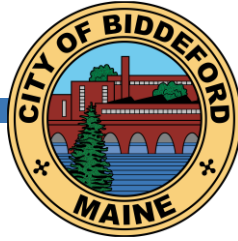
INTRODUCTION

In June of this year, this commission reviewed the demolition of the building at 41 Main Street to increase parking supply downtown. The applicant now proposes to construct a retaining wall and stairs adjacent to the sidewalk at this location.

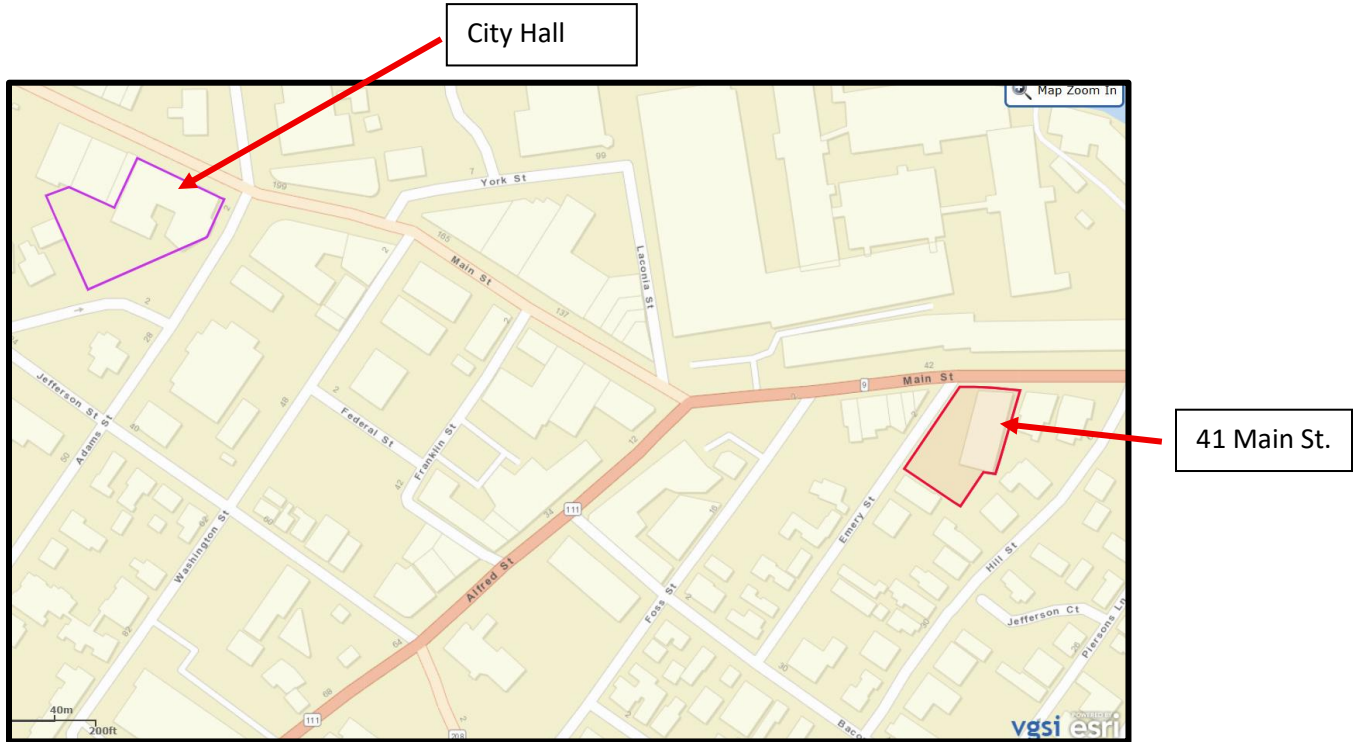


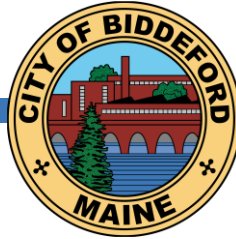
PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Abby Henderson Archetype Architects 48 Union Wharf Portland ME 04101
2.	Owner of Property:	41 Main LLC
3.	Agent:	Archetype Architects
4.	Engineer/Architect:	Archetype Architects
5.	Project Location:	41 Main Street
6.	Project Tax Map #/Lot #:	Tax Map 41, Lot 138
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Main Street Historic District
9.	Contributing?	No
10.	National Register of Historic Places?	No
11.	Approximate Date of Construction	Circa 1930
12.	Existing Use:	Commercial
13.	Proposed Use:	Surface Parking
14.	Uses in the Vicinity:	Mixed use
15.	Parcel Size:	0.52 acres
16.	Front Setback Required:	None
17.	Side Setbacks Required:	None
18.	Rear Setback Requires:	None
19.	Height Requirements:	Min 2 Stories or 26 feet, Max 60 feet
20.	LDR Attachment A: Fess Paid:	Yes
21.	Historic Preservation Commission Review History:	Meeting Date June 10, 2026. Posted June 3, 2026; Mail Notices to all abutters within 100'. 15 notices sent June 3, 2026.



EXISTING CONDITIONS





Above - This site is currently occupied by a circa 1920 building that will be demolished to increase parking supply for the redevelopment of Buildings 19 and 20 across Main Street. Note existing granite block retaining wall near the corner.

PROJECT PROPOSAL

The proposed project will include re-configuration of the parcel to accommodate a 54-space parking lot dedicated to the new residential units that are a part of the redevelopment of Building 19 and Building 20 across Main Street.

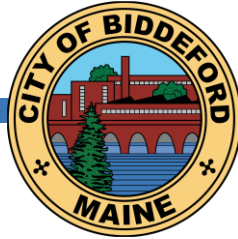
Because the new lot is approximately three to six feet above the elevation of the sidewalk at Main Street, a portion of the foundation wall of the existing building will be preserved, and along with new retaining wall and 42" metal railing, will provide a [pedestrian guardrail](#). This rail is made of powder-coated steel. Precast concrete steps will provide pedestrian access onto Main Street.

Vehicular access to the lot is via a ramp on the west (Emery Street) side of the lot. An ADA ramp is provided near the corner onto the sidewalk at Emery Street.

The existing granite blocks will be removed, and the new retaining wall will be constructed using [Stone Strong](#) split block wall system (see images in the agenda packet). While resembling a true masonry wall, the proposal is an engineered modular system with a decorative chiseled granite face only and interlocking structure behind.

The plan will include landscaped areas, and one large oak tree on the Emery Street side of the lot will be retained. The area near the corner of Main Street and Emery Street will be densely planted and will provide a barrier between pedestrians and the lower sidewalk.

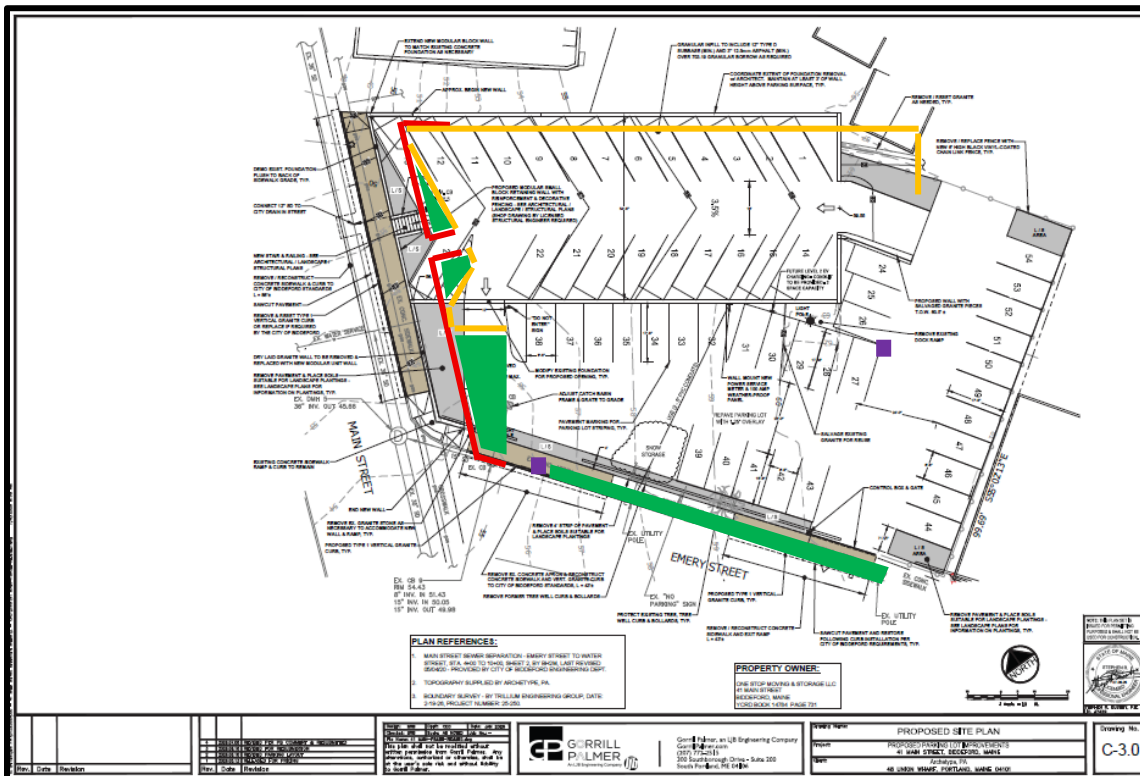
Lighting will be provided by two 14-foot-tall light poles. See cut sheet in the agenda packet for more information.



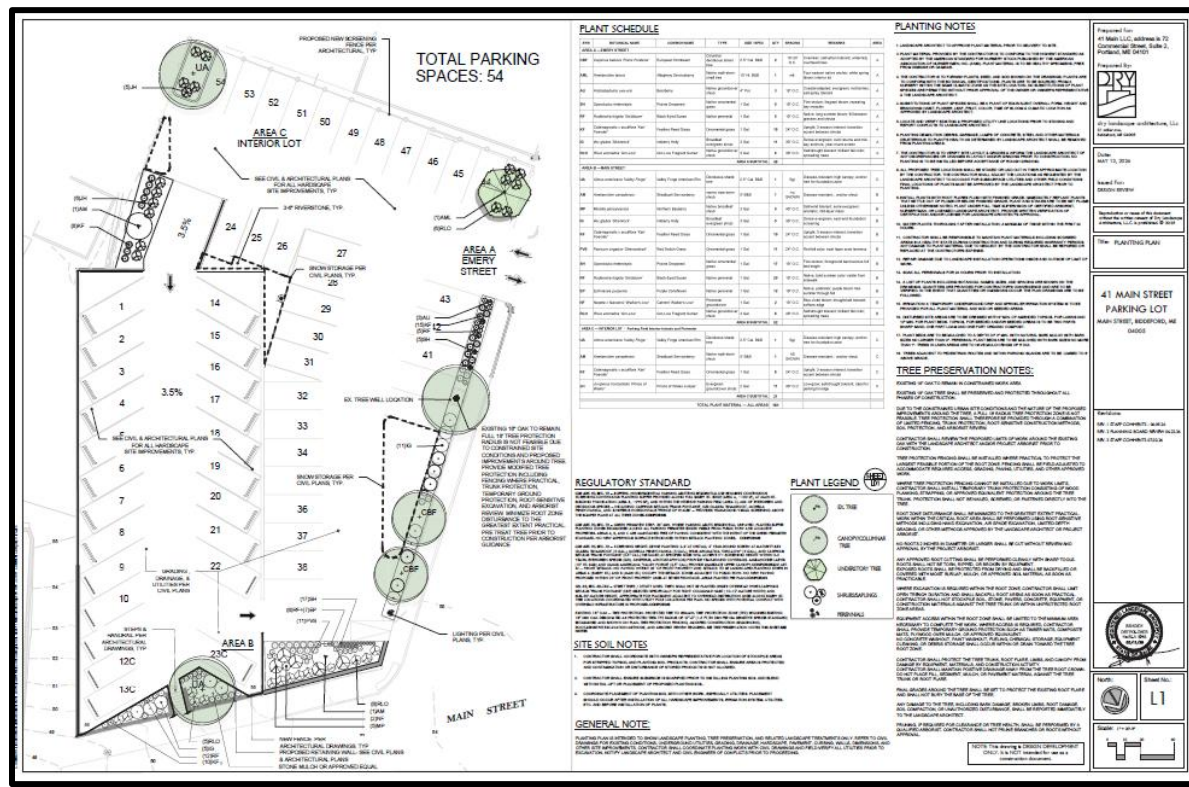
Conceptual rendering of the proposed project:

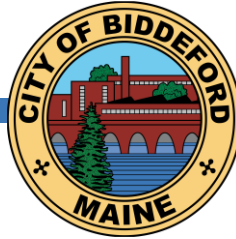


The site plan below shows the major architectural elements of the proposed project:



The Landscape Plan is shown below:





PUBLIC COMMENT

On August 31, 2026, 9 abutter notices were sent. As of September 7, 2026, no public comment has been received.

STAFF REVIEW

Per the Biddeford Design Guidelines:

- a) New walls and fences should be consistent with the setback of the subject building and adjacent properties.
- b) New walls and fences must adhere to the height, material, and replacement requirements outlined in Biddeford's zoning ordinances.
- c) New fences and perimeter walls should be appropriate to the character of the districts and HPC Review Area. Concrete block and stucco finishes are not likely to be approved, particularly in locations visible from the public right-of-way. Simple, unobtrusive fences in traditional designs in powder coated steel or aluminum or wood picket fences are most appropriate. Vinyl fences will not be approved.

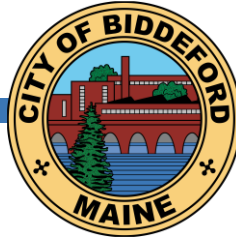
According to the National Park Service:

In historic districts, retaining walls may be part of the **cultural landscape**. The NPS guidelines for cultural landscapes emphasize preserving the **integrity of the setting** and ensuring that new or restored walls do not disrupt the historic character. This may involve:

- a) Using traditional masonry techniques and materials.
- b) Matching wall height, thickness, and detailing to adjacent historic walls.
- c) Ensuring drainage and stability without altering the historic appearance.

STAFF RECOMMENDATION

The proposed block wall and steel guardrails proposed here echo the brick, masonry, and metal fencing seen throughout the downtown and the Mill District. The texture of the proposed block varies from the traditional granite block retaining and foundation walls found elsewhere in the downtown, but the project nominally adheres to the use of historic materials and generally upholds the historic character of Main Street.



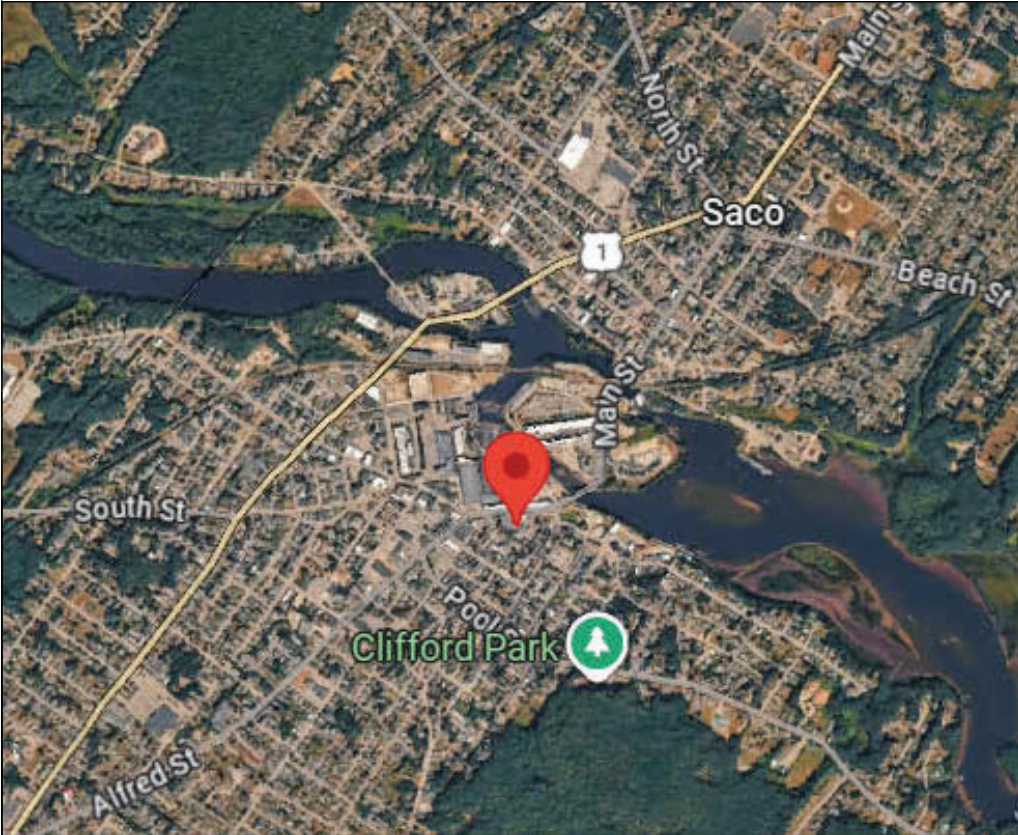
SAMPLE MOTIONS

1. Motion to approve a Certificate of Appropriateness for Archetype Architects to construct a retaining wall and steps at 41 Main Street, Tax Map 41 Lot 138, as presented, based on materials and assertions submitted and conditioned on the following:
 - a. All permits must be obtained before beginning work.
 - b. _____
 - c. _____
2. Motion to deny a Certificate of Appropriateness for Archetype Architects to construct a retaining wall and steps at 41 Main Street, Tax Map 41 Lot 138, as presented, based on the following:
 - a. _____
 - b. _____
3. Motion to postpone a decision for a Certificate of Appropriateness for Archetype Architects to construct a retaining wall and steps at 41 Main Street, Tax Map 41 Lot 138, based on the following additional information or materials required for further review:
 - a. _____
 - b. _____

41 MAIN STREET - PHASE 1

BIDDEFORD, ME 04005

ARCHETYPE
ARCHITECTS



LOCATION MAP NOT TO SCALE

SIZE OF LOT: 0.52 ACRES
TAX MAP: 41
LOT ID: 138
CURRENT ZONING: MSRD1

EXISTING USE: SELF STORAGE FACILITY AND PARKING
PROPOSED USE: PARKING

DRAWING LIST

- C-3.0 PROPOSED SITE PLAN
- C-3.1 SITE DETAILS
- C-3.2 SITE DETAILS
- L1 PLANTING PLAN
- LD-1 LANDSCAPE DETAILS
- A-1 PLAN DIAGRAMS PHASE 1
- S-1 BOUNDARY SURVEY
- L-1 PHOTOMETRICS CLACULATION

Client:
41 Main LLC
72 Commercial Street
Suite 2
Portland, ME 04101

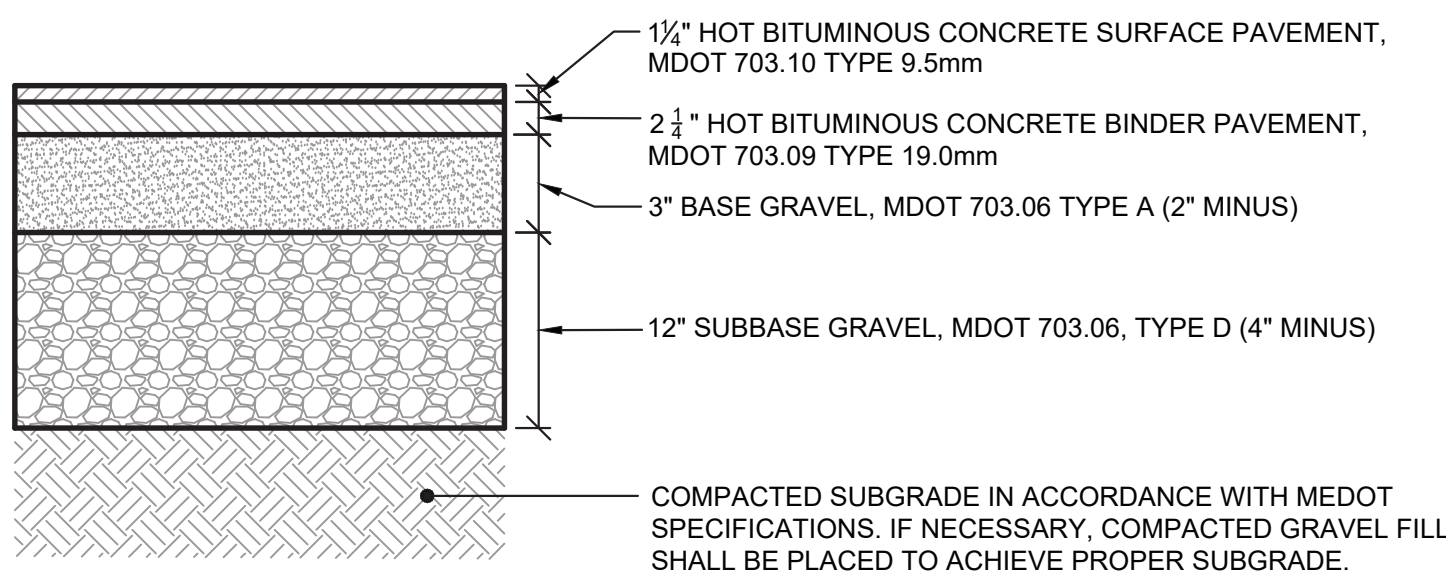
Architect:
Archetype Architects
48 Union Wharf
Portland, ME
04101
207.772.6022

Civil Engineer:
Gorrill Palmer
300 Southborough Dr #200
South Portland, ME
04106
207.772.2515

Landscape Architect:
Dry Landscape Architecture,
LLC
31 Miller Ave
Biddeford, ME 04005
603.496.8020

Surveyor:
Trillium Engineering Group
251 US-1 Suite O-2
Falmouth, ME
04105
207.307.0872

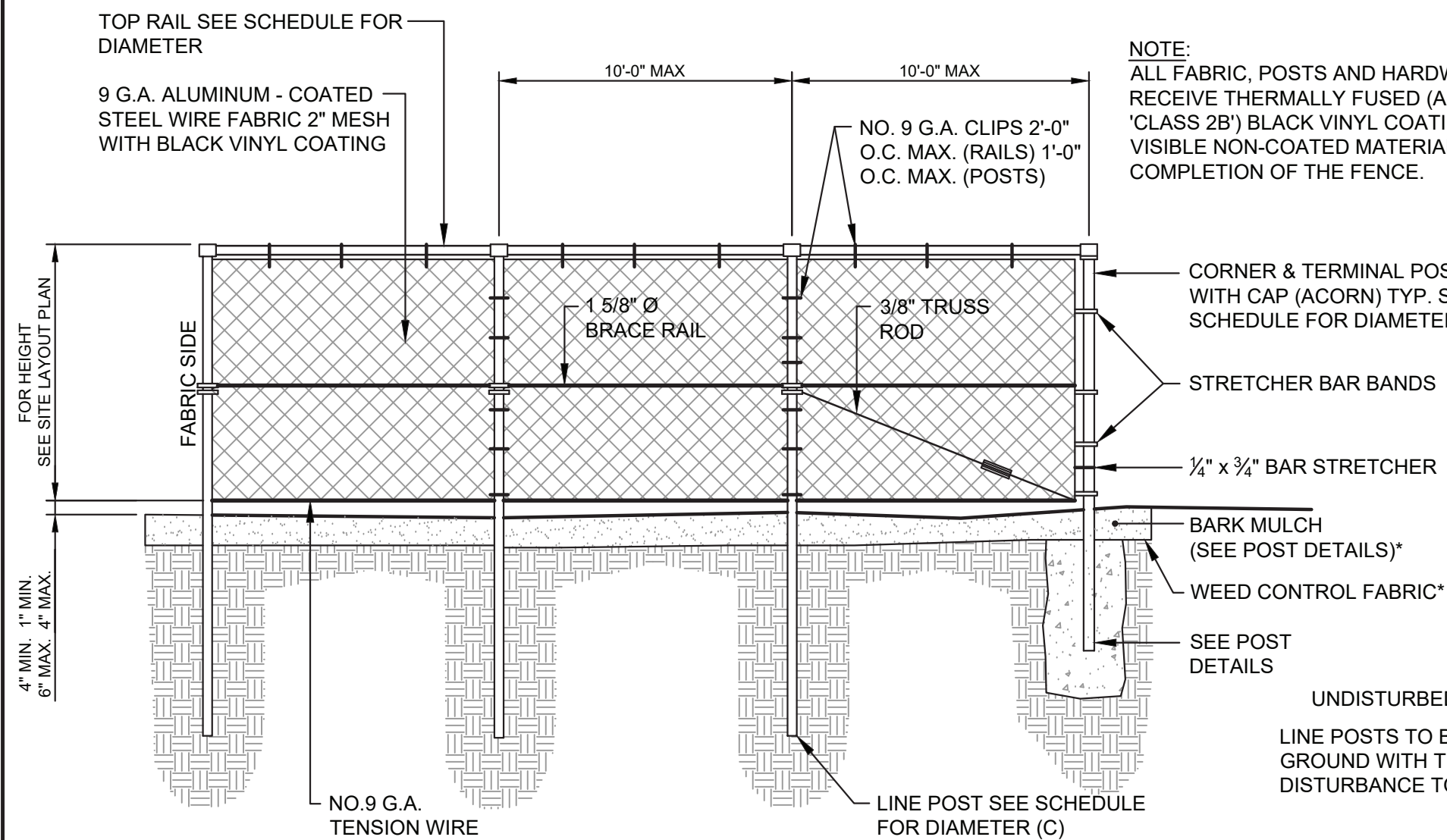
Contractor:
JM Excavating Inc.
83 Long Hill Rd
Gray, ME
04039
207.316.4148



- NOTES:
1. APPLY TACK COAT BETWEEN BINDER AND SURFACE COURSES.
 2. ALL MATERIALS AND EXECUTION SHALL CONFORM TO MDT SPECIFICATIONS, LATEST REVISION.
 3. COMPACTION OF ALL MATERIALS TO BE IN ACCORDANCE WITH MDT STANDARD SPECIFICATIONS.

ACCESS DRIVES / PARKING AREAS
BITUMINOUS CONCRETE PAVEMENT SECTION

A
N.T.S.



CHAIN LINK FENCE INSTALLATION SCHEDULE			
FENCE HEIGHT (A)	TOP RAIL PIPE DIA. (B)	LINE POST PIPE DIA. (C)	CORNER, TERMINAL & GATE POST PIPE DIA. (D)
4'	1.66"	1.90"	2.375"
6'	1.66"	1.90"	2.375"
8'	1.66"	2.375"	2.875"
10'	1.66"	2.875"	2.875"

NOTE: ALL FABRIC, POSTS AND HARDWARE SHALL RECEIVE THERMALLY FUSED (ASTM F-568 'CLASS 2B') BLACK VINYL COATING WITH NO VISIBLE NON-COATED MATERIALS UPON COMPLETION OF THE FENCE.

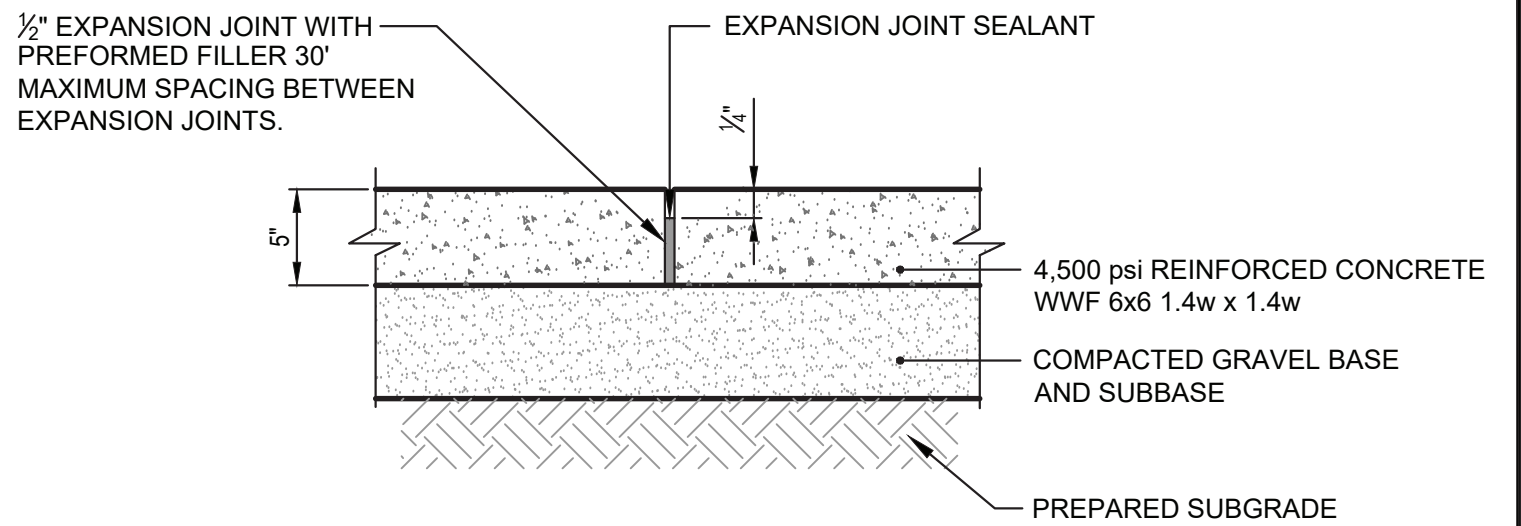
INTERMEDIARY LINE POST DETAIL

CORNER & TERMINAL POST DETAIL

*USE BARK MULCH NEAR PARKING LOT AND LOAM & SEED IN OTHER AREAS

VINYL COATED CHAIN LINK FENCE

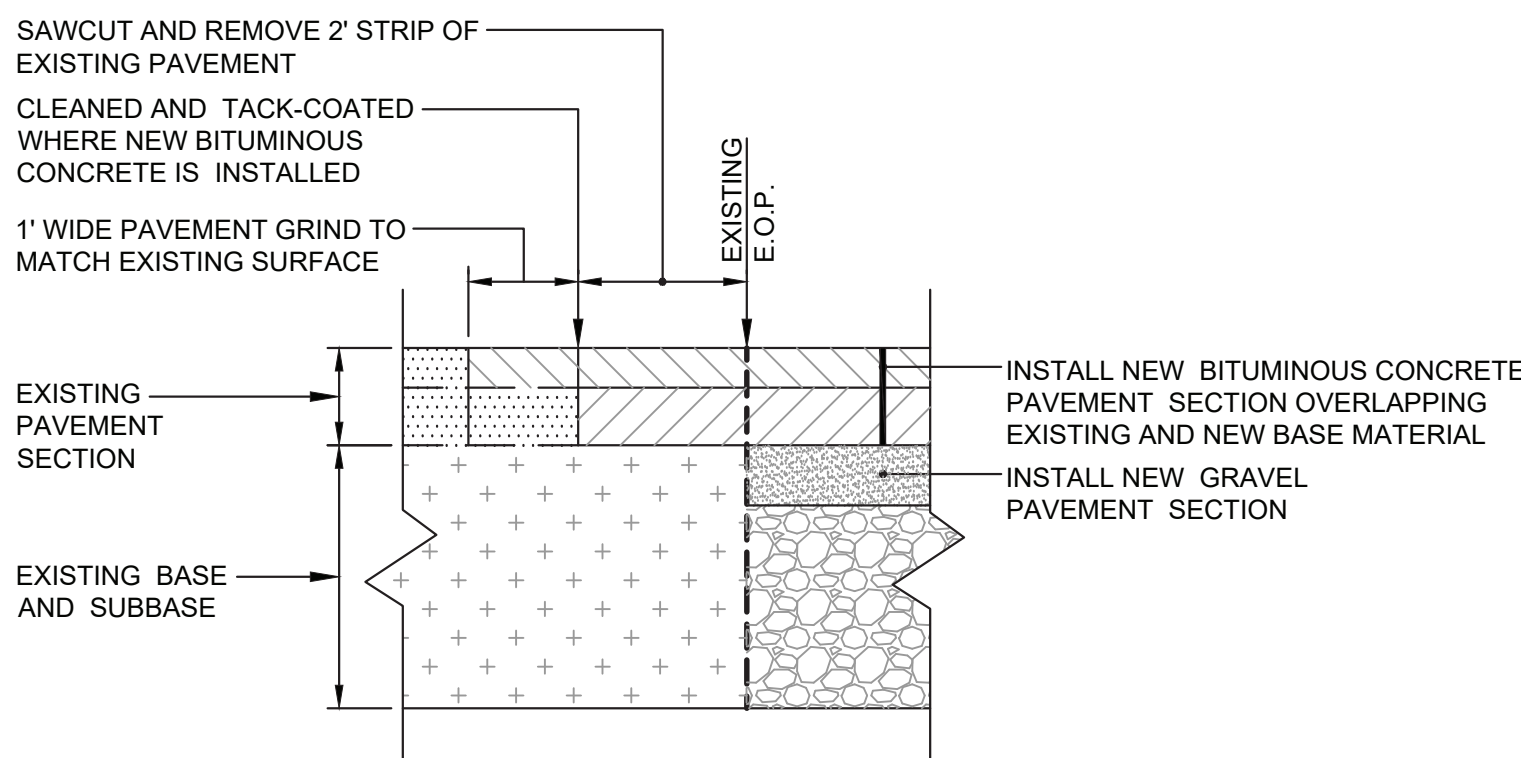
D
N.T.S.



- NOTE: CONCRETE SIDEWALK TO HAVE FINE TO MEDIUM BROOM FINISH PERPENDICULAR TO CURB LINE.
- PROVIDE 1/2" WIDE EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.

SIDEWALK EXPANSION JOINT

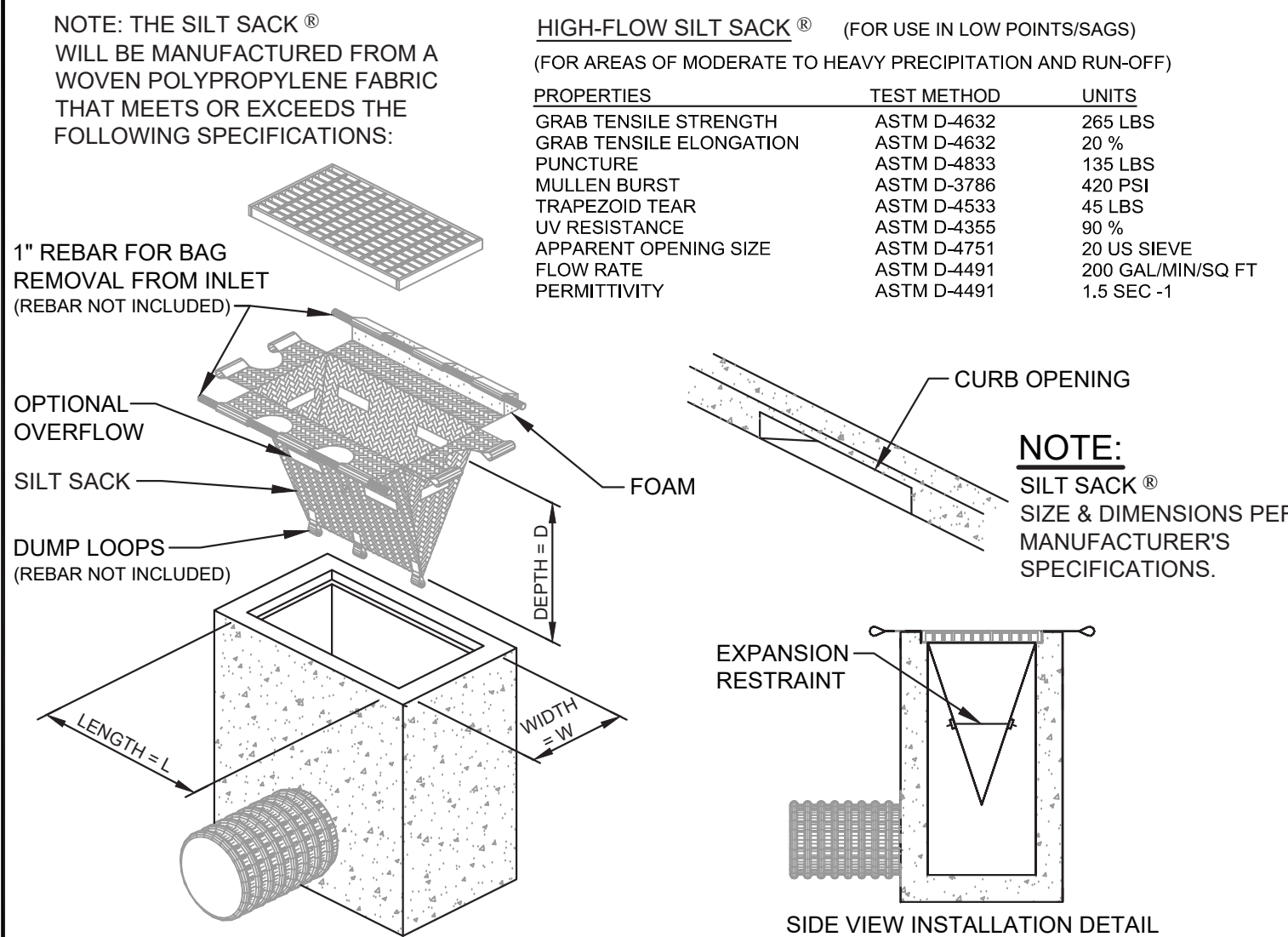
J
N.T.S.



- NOTES:
1. APPLY TACK COAT BETWEEN BINDER AND SURFACE COURSES.
 2. ALL MATERIALS SHALL CONFORM TO MDT SPECIFICATIONS, LATEST REVISION.

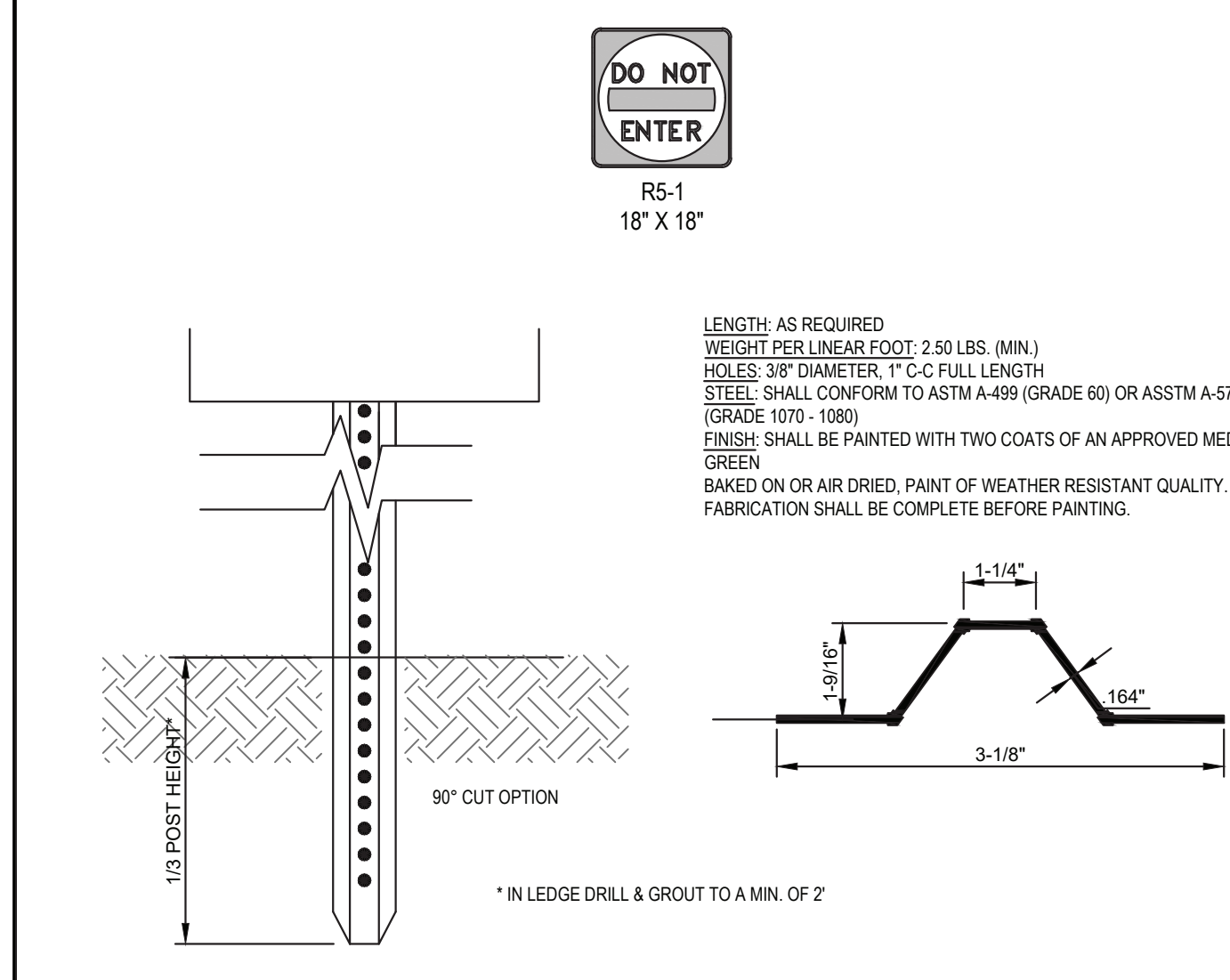
TYPICAL PAVEMENT SECTION
NEW PAVEMENT ADJACENT TO EXISTING PAVEMENT

B
N.T.S.



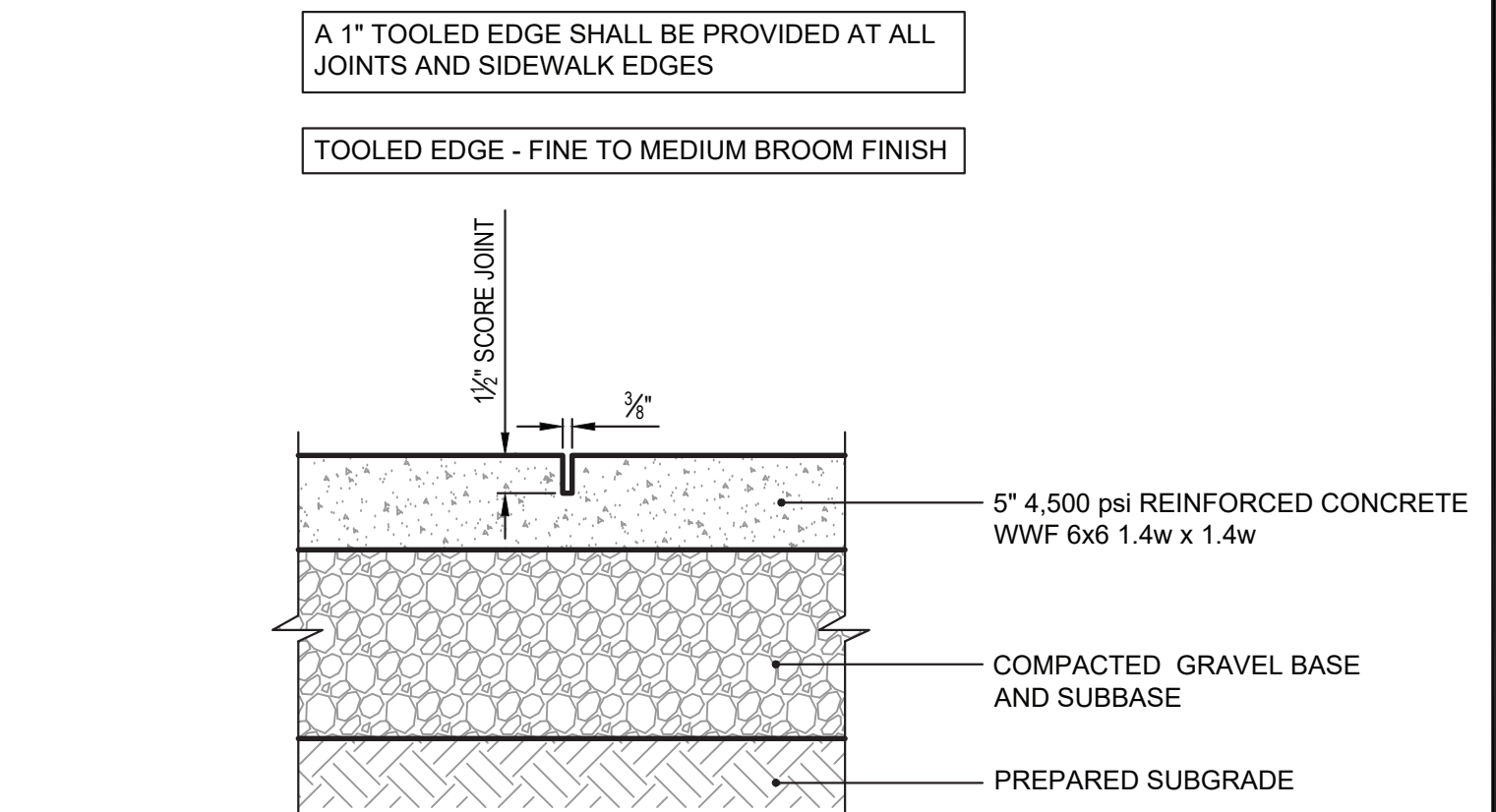
SILT SACK® DETAIL & SPECIFICATIONS

E
N.T.S.



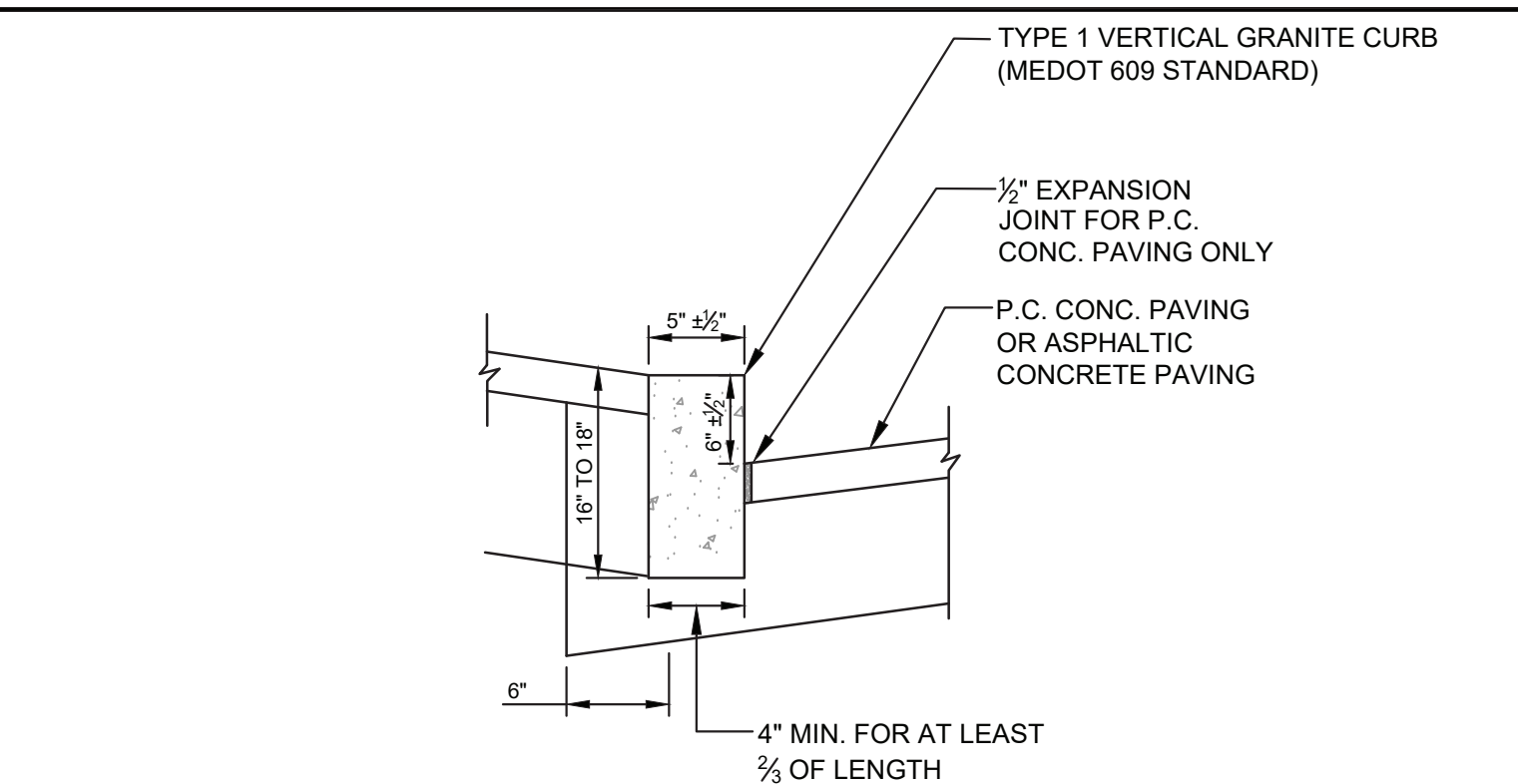
SIGN LEGEND & SIGN POST

G
N.T.S.



SIDEWALK CONSTRUCTION JOINT

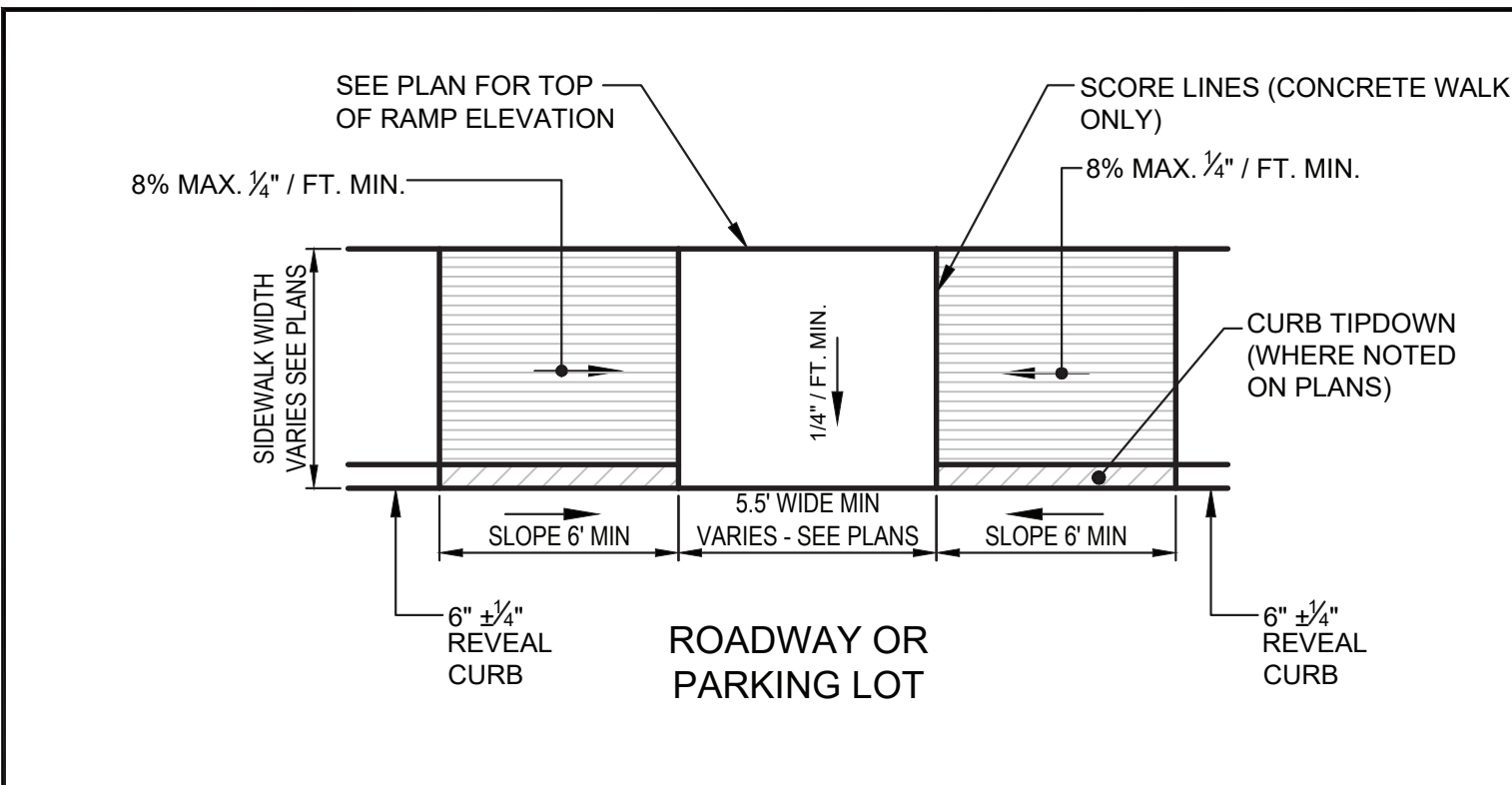
K
N.T.S.



- NOTES:
1. VERTICAL GRANITE CURB TO MEET MDT STANDARD SPECIFICATIONS
 2. JOINTS SHALL BE MORTARED
 3. JOINT SEPARATION SHALL BE 1/4" AND 3/4"
 4. MAX. LENGTH OF STRAIGHT CURB STONES = 8'; MIN. LENGTH = 4'
 5. CIRCULAR CURB REQUIRED FOR RADIUS LESS THAN 50'

VERTICAL GRANITE CURB DETAIL

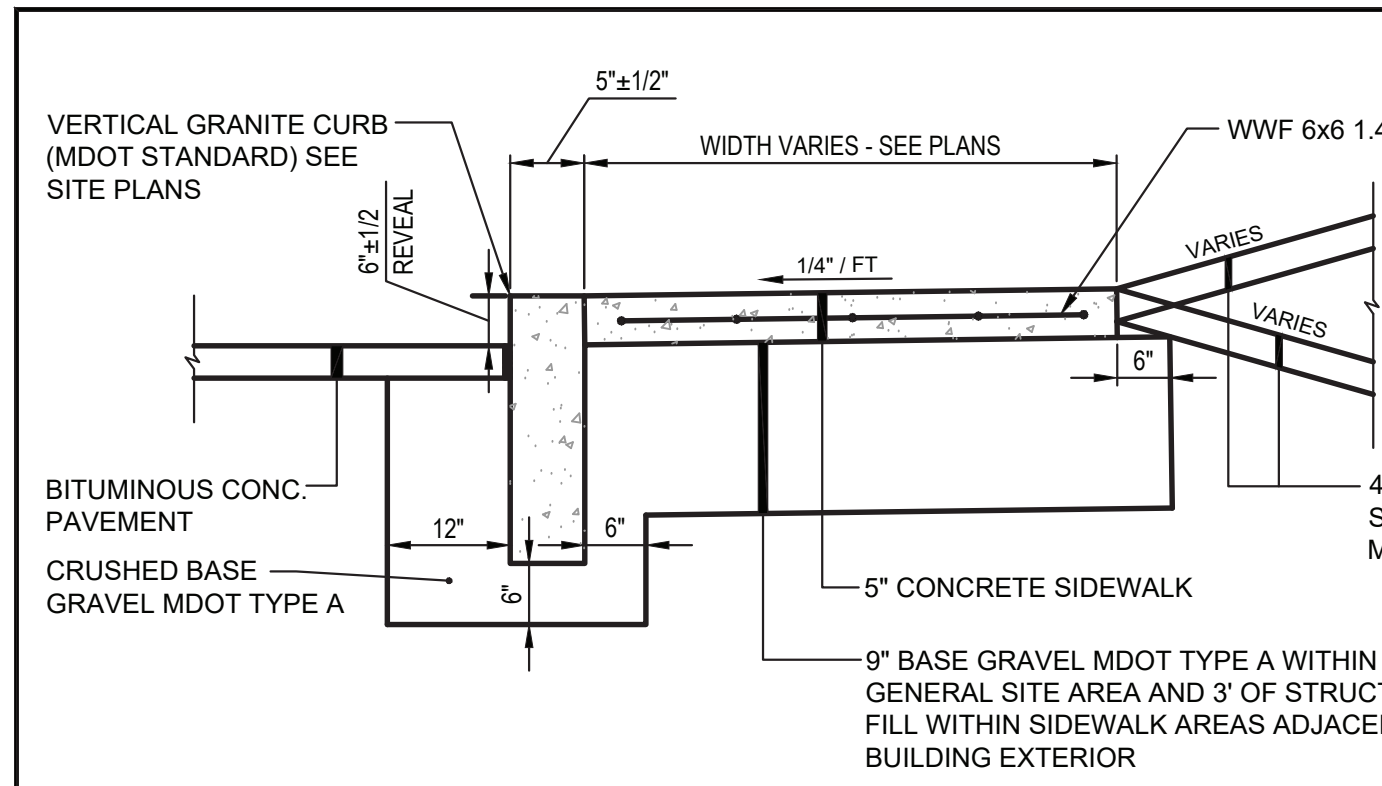
C
N.T.S.



- NOTES:
1. RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA).
 2. SCORE LINES ARE NOT APPLICABLE TO BITUMINOUS CONCRETE SIDEWALKS.
 3. SEE PLANS FOR LOCATION(S) AND TYPES OF CURB.

BARRIER FREE RAMP DETAIL

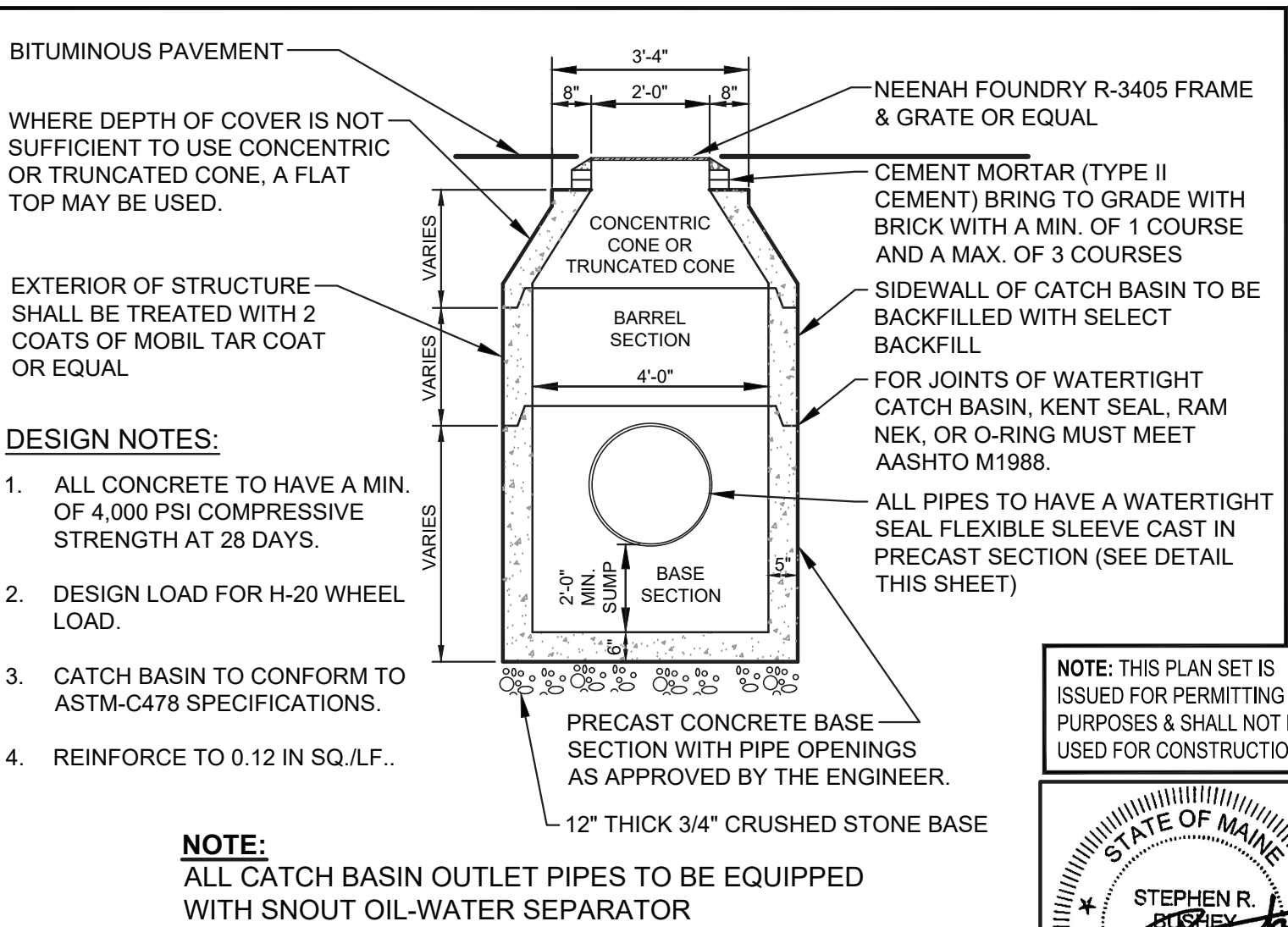
F
N.T.S.



- NOTES:
1. INSTALL EXPANSION JOINTS AT 80' TO 120' SPACING (IF APPLICABLE).
 2. INSTALL CONSTRUCTION JOINTS AT 12' SPACING.

CONCRETE SIDEWALK WITH VERTICAL GRANITE CURB

H
N.T.S.



- BITUMINOUS PAVEMENT
- WHERE DEPTH OF COVER IS NOT SUFFICIENT TO USE CONCENTRIC OR TRUNCATED CONE, A FLAT TOP MAY BE USED.
- EXTERIOR OF STRUCTURE SHALL BE TREATED WITH 2 COATS OF MOBIL TAR COAT OR EQUAL
- DESIGN NOTES:
1. ALL CONCRETE TO HAVE A MIN. OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
 2. DESIGN LOAD FOR H-20 WHEEL LOAD.
 3. CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
 4. REINFORCE TO 0.12 IN SQ./LF..
- NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES & SHALL NOT BE USED FOR CONSTRUCTION.
- STATE OF MAINE
STEPHEN R. BUSHEY, P.E.
07/06/26
LICENSED PROFESSIONAL ENGINEER
LIC. #7429

4'-0" PRECAST CATCH BASIN DETAIL

L
N.T.S.

Rev.	Date	Revision

Rev.	Date	Revision
4	2026.07.06	REVISED PER PB COMMENT & RESUBMITTED
3	2026.06.16	REVISED FOR RESUBMISSION
2	2026.06.10	REVISED PARKING LAYOUT
1	2026.05.13	RELEASED FOR PRICING

Design: SRB	Draft: CDD	Date: JAN 2026
Checked: SRB	Scale: AS NOTED	Job No.: --
File Name: 41 MAIN-PBASE-REVISED.dwg		
This plan shall not be modified without written permission from Gorriil Palmer. Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to Gorriil Palmer.		



Gorriil Palmer, an LJB Engineering Company
GorriilPalmer.com
(207) 772-2515
300 Southborough Drive - Suite 200
South Portland, ME 04106

Drawing Name:	
SITE DETAILS	
Project:	PROPOSED PARKING LOT IMPROVEMENTS 41 MAIN STREET, BIDDEFORD, MAINE
Client:	Archetype, PA 48 UNION WHARF, PORTLAND, MAINE 04101

Drawing No.
C-3.1

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14.0 EROSION CONTROL MEASURES AND SITE STABILIZATION

THE PRIMARY EMPHASIS OF THE EROSION/SEDIMENTATION CONTROL PLAN, WHICH WILL BE IMPLEMENTED FOR THIS PROJECT, IS AS FOLLOWS:

- DEVELOPMENT OF A CAREFUL CONSTRUCTION SEQUENCE.
- RAPID REVEGETATION OF DENUED AREAS TO MINIMIZE THE PERIOD OF SOIL EXPOSURE.
- RAPID STABILIZATION OF DRAINAGE PATHS TO AVOID RILL AND GULLY EROSION.
- THE USE OF ON-SITE MEASURES TO CAPTURE SEDIMENT (SEDIMENTATION BASINS, HAY BALES/STONE CHECK DAMS/SILT FENCE, ETC.)

THE FOLLOWING TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL DEVICES WILL BE IMPLEMENTED AS PART OF THE SITE DEVELOPMENT. THESE DEVICES SHALL BE INSTALLED AS INDICATED ON THE PLANS OR AS DESCRIBED WITHIN THIS REPORT. FOR FURTHER REFERENCE, SEE THE LATEST EDITION OF THE MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS.

A. Dewatering

WATER FROM CONSTRUCTION TRENCH DEWATERING SHALL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAMINANT STRUCTURE (E.G. HAY BALE LINED POOL) PRIOR TO DISCHARGE. THE DISCHARGE SITE SHALL BE SELECTED TO AVOID FLOODING, ICING, AND SEDIMENT DISCHARGES TO A PROTECTED RESOURCE. IN NO CASE SHALL THE FILTER BAG OR CONTAMINANT STRUCTURE BE LOCATED WITHIN 50 FEET OF A PROTECTED NATURAL RESOURCE.

B. INSPECTION AND CONSTRUCTION MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. BEFORE AND WITHIN 24 HOURS AFTER EACH WEATHER EVENT THAT PRODUCES MORE THAN 0.5 INCH OF RAINFALL IN A CONSECUTIVE 24-HOUR PERIOD, SNOWSTORM, OR PERIOD OF THAWING AND RUNOFF, THE QUALIFIED CONTRACTOR KNOWLEDGEABLE OF DEP STANDARDS SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. ADDITIONALLY, INSPECTIONS SHALL BE PERFORMED AT LEAST ONCE A WEEK. FOLLOWING THE MAINTENANCE AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/OR UNSTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

THE FOLLOWING STANDARDS MUST BE MET DURING CONSTRUCTION.

1. INSPECTION AND CORRECTIVE ACTION. AN ENGINEER OR SOMEONE WITH KNOWLEDGE OF EROSION AND STORMWATER STANDARDS AS DESCRIBED IN THE CONDITIONS OF THE PERMIT SHALL INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES (INCLUDING CATCH BASIN INLET PROTECTION MEASURES, SEDIMENT FILTER MEASURES, AND STABILIZATION OF SLOPES), MATERIALS STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT (WET WEATHER EVENT THAT PRODUCES MORE THAN 0.5 INCH IN A CONSECUTIVE 24-HOUR PERIOD), AND PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES. UPON FINAL SUBDIVISION PLANS, THE INSPECTION LOG WILL BE UPDATED TO REFLECT ALL STRUCTURES.

2. MAINTENANCE. IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. THE CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE ASSOCIATED WITH THESE INSPECTIONS. IF ADDITIONAL BMPs OR SIGNIFICANT REPAIR OF BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (WET WEATHER EVENT THAT PRODUCES MORE THAN 0.5 INCH IN A CONSECUTIVE 24-HOUR PERIOD). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.

3. DOCUMENTATION. KEEP A LOG (REPORT) SUMMARIZING THE INSPECTIONS AND ANY CORRECTIVE ACTION TAKEN. THE LOG MUST INCLUDE THE NAME(S) AND QUALIFICATIONS OF THE PERSON MAKING THE INSPECTIONS, THE DATE(S) OF THE INSPECTIONS, AND MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS, MATERIALS STORAGE AREAS, AND VEHICLE ACCESS POINTS TO THE PARCEL. MAJOR OBSERVATIONS MUST INCLUDE BMPs THAT NEED MAINTENANCE, BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPLACEMENT, AND LOCATION NEEDING ADDITIONAL BMPs, NOTE IN THE LOG THE CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

C. TEMPORARY EROSION CONTROL MEASURES

EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT ANY AREA LEFT EXPOSED CAN BE CONTROLLED BY THE CONTRACTOR. LIMIT THE EXPOSED AREA TO ONE ACRE AT A TIME OR NO LARGER AREA THAT CAN BE MULCHED IN ONE DAY.

TYPICAL SLOPE RESTORATION:

- EROSION CONTROL BLANKETS REQUIRED BETWEEN 2:1 AND 3:1 SLOPES
- SLOPES STEEPER THAN 8% REQUIRE EROSION CONTROL MULCH
- SLOPES STEEPER THAN 2:1 SHALL NOT USE SOLELY VEGETATED STABILIZATION METHODS
- 1.5:1 SLOPES ARE PROHIBITED.

THE FOLLOWING MEASURES ARE PLANNED AS TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION:

1. A CRUSHED STONE-STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE APPROVED ACCESS DRIVE ON ACADEMY STREET AND MAIN STREET.

2. SILTATION FENCE OR WOOD WASTE COMPOST BERMS SHALL BE INSTALLED DOWNSTREAM OF ANY DISTURBED AREAS TO TRAP RUNOFF-- BORNE SEDIMENTS UNTIL GRASS AREAS ARE REVEGETATED. THE SILT FENCE AND/OR WOOD WASTE COMPOST BERMS SHALL BE INSTALLED PER THE DETAILS PROVIDED IN THIS PACKAGE AND INSPECTED AT LEAST ONCE A WEEK AND BEFORE IMMEDIATELY AFTER A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST DAILY DURING PROLONGED RAINFALL. REPAIRS SHALL BE MADE IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE OR BERM LINE. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THE FENCE OR BERM, THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM, WOOD WASTE COMPOST BERMS ARE NOT TO BE USED ADJACENT TO WETLAND AREAS THAT ARE NOT TO BE DISTURBED, BUT IT CAN BE PLACED INSIDE THE SILT FENCE AS A SECONDARY ROW.

3. STRAW OR HAY MULCH INCLUDING HYDROSEEDING IS INTENDED TO PROVIDE COVER FOR DENUED OR SEEDED AREAS UNTIL REVEGETATION IS ESTABLISHED. MULCH PLACED BETWEEN APRIL 15TH AND OCTOBER 15TH ON SLOPES OF LESS THAN 15 PERCENT SHALL BE ANCHORED BY APPLYING WATER, MULCH PLACED ON SLOPES OF EQUAL TO OR STEEPER THAN 15 PERCENT SHALL BE COVERED BY A FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. FABRIC NETTING AND STAPLES SHALL BE USED ON DISTURBED AREAS WITHIN 50' OF LAKES, STREAMS, AND WETLANDS REGARDLESS OF THE UPSTREAM SLOPE. MULCH PLACED BETWEEN OCTOBER 15TH AND APRIL 15TH ON SLOPES EQUAL TO OR STEEPER THAN 8 PERCENT SHALL BE COVERED WITH A FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SLOPES STEEPER THAN 3:1 AND EQUAL TO OR FLATTER THAN 2:1, WHICH ARE TO BE REVEGETATED, SHALL RECEIVE CURLEX BLANKETS BY AMERICAN EXCELSIOR OR EQUAL. SLOPES STEEPER THAN 2:1 SHALL RECEIVE RIPRAP AS NOTED ON THE PLANS. THE MULCH APPLICATION RATE FOR BOTH TEMPORARY AND PERMANENT SEEDING IS 75 LBS PER 1,000 SF AS IDENTIFIED IN ATTACHMENT A OF THIS SECTION. MULCH SHALL NOT BE PLACED OVER SNOW.

4. TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION WILL BE PROTECTED AS FOLLOWS:

a) TEMPORARY STOCKPILES SHALL NOT BE LOCATED WITHIN 50 FEET OF ANY WETLANDS WHICH WILL NOT BE DISTURBED AND SHALL BE LOCATED AWAY FROM DRAINAGE SWALES.

b) STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS BY EITHER TEMPORARILY SEEDING THE STOCKPILE BY A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH, SUCH AS HAY, STRAW, OR EROSION CONTROL MIX.

c) STOCKPILES SHALL BE SURROUNDED BY SEDIMENTATION BARRIER AT THE TIME OF FORMATION. SEDIMENT BARRIERS SHOULD BE INSTALLED DOWNGRADIENT OF STOCKPILES. ADDITIONALLY, STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO STOCKPILES.

6. ALL DENUED AREAS THAT ARE WITHIN 50 FEET OF AN UNDISTURBED WETLAND, WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN A BUILDING PAD, PARKING AREA, OR ACCESS DRIVE SUBBASE AREA, SHALL RECEIVE MULCH OR EROSION CONTROL MESH FABRIC WITHIN 48 HOURS OF INITIAL DISTURBANCE OF SOIL. ALL AREAS WITHIN 50 FEET OF AN UNDISTURBED WETLAND SHALL BE MULCHED PRIOR TO ANY PREDICTED RAIN EVENT REGARDLESS OF THE 48 HOUR WINDOW. IN OTHER AREAS, THE TIME PERIOD MAY BE EXTENDED TO 7 DAYS.

7. ACADEMY AND MAIN STREETS (UNDISTURBED PORTIONS ENTERING THE PROJECT SITE) SHALL BE SWEEPED TO CONTROL MUD AND DUST AS NECESSARY. ADDITIONAL STONE SHALL BE ADDED TO THE STABILIZED CONSTRUCTION ENTRANCE TO MINIMIZE THE TRACKING OF MATERIAL OFF THE SITE AND ONTO THE SURROUNDING ROADWAYS.

8. DURING GRUBBING OPERATIONS STONE CHECK DAMS SHALL BE INSTALLED AT ANY EVIDENT CONCENTRATED FLOW DISCHARGE POINTS AND AS DIRECTED ON THE EROSION CONTROL PLANS.

9. SILT FENCING WITH A MAXIMUM STAKE SPACING OF 6 FEET SHALL BE USED, UNLESS THE FENCE IS SUPPORTED BY WIRE FENCE REINFORCEMENT OF MINIMUM 14 GAUGE AND WITH A MAXIMUM MESH SPACING OF 6 INCHES, IN WHICH CASE STAKES MAY BE SPACED A MAXIMUM OF 10 FEET APART. THE BOTTOM OF THE FENCE SHALL BE ANCHORED.

10. WOOD WASTE COMPOST/BARK BERMS MAY BE USED IN LIEU OF SILTATION FENCING IN AREAS NOT ADJACENT TO WETLANDS, BUT CAN BE USED INSIDE OF SILT FENCE AS A SECONDARY ROW. BERMS SHALL BE REMOVED AND SPREAD IN A LAYER NOT TO EXCEED 3" THICK ONCE UPSTREAM AREAS ARE COMPLETED AND A 90% CATCH OF VEGETATION IS ATTAINED.

11. WATER AND/OR CALCIUM CHLORIDE SHALL BE FURNISHED AND APPLIED IN ACCORDANCE WITH MDOT SPECIFICATIONS -- SECTION 637 -- DUST CONTROL.

12. LOAM AND SEED IS INTENDED TO SERVE AS THE PRIMARY PERMANENT REVEGETATIVE MEASURE FOR ALL DENUED AREAS NOT PROVIDED WITH OTHER EROSION CONTROL MEASURES, SUCH AS RIPRAP. APPLICATION RATES ARE PROVIDED IN ATTACHMENT A OF THIS SECTION. SEEDING SHALL NOT OCCUR OVER SNOW.

13. ALL CATCH BASINS SHALL BE PROTECTED DURING CONSTRUCTION WITH A CATCH BASIN INLET FILTER AND, IN CASES OF HEAVY FLOWS, A STONE SEDIMENT BARRIER AS SHOWN ON SHEET C408.

D. PERMANENT EROSION CONTROL MEASURES

THE FOLLOWING PERMANENT EROSION CONTROL MEASURES HAVE BEEN DESIGNED AS PART OF THE EROSION/SEDIMENTATION CONTROL PLAN:

1. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, GRAVEL SUBBASE, ETC.) WILL BE LOAMED, LIMED, FERTILIZED, MULCHED, AND SEEDED. FABRIC NETTING, ANCHORED WITH STAPLES, SHALL BE PLACED OVER THE MULCH IN AREAS AS NOTED IN TEMPORARY EROSION CONTROL MEASURES PARAGRAPH 4 OF THIS REPORT. ALL AREAS WITHIN 50 FEET OF AN UNDISTURBED WETLAND SHALL BE MULCHED PRIOR TO ANY PREDICTED RAIN EVENT REGARDLESS OF THE 48-HOUR WINDOW. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.

2. ALL STORM DRAIN PIPE OUTLETS SHALL HAVE RIPRAP APRONS AT THEIR OUTLET TO PROTECT THE OUTLET AND RECEIVING CHANNEL FROM SCOUR AND DETRIORATION. INSTALLATION DETAILS ARE PROVIDED IN THE PLAN SET. THE APRONS SHALL BE INSTALLED AND STABILIZED TO THE EXTENT PRACTICABLE PRIOR TO DIRECTING RUNOFF TO THE TRIBUTARY PIPE OR CULVERT.

3. CATCH BASINS SHALL BE PROVIDED WITH SEDIMENT PUMPS AND INLET GULVES (THE SHOUT) FOR ALL OUTLET PIPES THAT ARE 18" IN DIAMETER OR LESS.

14.1 IMPLEMENTATION SCHEDULE

THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE REQUIRED TO ENSURE THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE OPTIMIZED:

NOTE: FOR ALL GRADING ACTIVITIES, THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION NOT TO OVEREXPOSE THE SITE, THIS SHALL BE ACCOMPLISHED BY LIMITING THE DISTURBED AREA. AREA SHALL BE LIMITED TO NO MORE THAN THE CONTRACTOR CAN MULCH IN ONE DAY.

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES AT THE APPROVED LOCATIONS.
2. INSTALL PERIMETER SILT FENCE AND/OR WOOD WASTE BERMS.
3. INSTALL SEDIMENT BASINS, DIVERSION DIKES, OR CHECK DAMS (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL BMP'S)
4. CLEAR AND GRUB SITE. INSTALL STONE CHECK DAMS AT ANY EVIDENT CONCENTRATED FLOW DISCHARGE POINTS.
5. COMMENCE INSTALLATION OF WETLAND AND RIPRAP AREAS.
6. COMMENCE EARTHWORK FOR STORMWATER FACILITIES.
7. COMMENCE EARTHWORK AND GRADING TO SUBGRADE AS NECESSARY FOR CONSTRUCTION.
8. COMPLETE INSTALLATION OF RETAINING WALLS (IF NECESSARY).
9. COMMENCE INSTALLATION OF WATER AND SEWER LINES.
10. CONTINUE EARTHWORK AND GRADING TO SUBGRADE AS NECESSARY FOR CONSTRUCTION.
11. COMPLETE INSTALLATION OF UNDERGROUND UTILITIES TO WITHIN 5' OF FUTURE BUILDINGS.
12. INSTALL LIGHT POLE FOUNDATIONS AND LIGHT POLES.
13. COMPLETE REMAINING EARTHWORK OPERATIONS.
14. COMPLETE INSTALLATION OF DRAINAGE APPURTENANCES.
15. INSTALL SUB-BASE AND BASE GRAVEL WITHIN PARKING AREAS, WALKWAYS, AND ALL DRIVEWAYS.
16. INSTALL CURBING IN PARKING AREAS AS NEEDED.
17. INSTALL BASE COURSE PAVING FOR DRIVES AND PARKING AREA AS WELL AS CONCRETE SURFACES.
18. LOAM, LIME, FERTILIZE, SEED AND MULCH DISTURBED AREAS AND COMPLETE ALL LANDSCAPING.
19. INSTALL SURFACE COURSE PAVING FOR DRIVES AND PARKING AREAS, STRIPE PER PLAN.
20. ONCE THE SITE IS STABILIZED AND A 90% CATCH OF VEGETATION HAS BEEN OBTAINED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
21. TOUCH UP LOAM AND SEED.

PRIOR TO CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL SUBMIT TO THE OWNER A SCHEDULE FOR THE COMPLETION OF THE WORK, WHICH WILL SATISFY THE FOLLOWING CRITERIA:

1. THE ABOVE CONSTRUCTION SEQUENCE SHOULD GENERALLY BE COMPLETED IN THE SPECIFIED ORDER; HOWEVER, SEVERAL SEPARATE ITEMS MAY BE CONSTRUCTED SIMULTANEOUSLY. WORK MUST ALSO BE SCHEDULED OR PHASED TO REDUCE THE EXTENT OF THE EXPOSED AREAS AS SPECIFIED BELOW. THE INTENT OF THIS SEQUENCE IS TO PROVIDE FOR EROSION CONTROL AND TO HAVE STRUCTURAL MEASURES SUCH AS SILT FENCE AND CONSTRUCTION ENTRANCES IN PLACE BEFORE LARGE AREAS OF LAND ARE DENUED.

2. THE WORK SHALL BE CONDUCTED IN SECTIONS WHICH SHALL:

(a) LIMIT THE AMOUNT OF EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE PROCEEDING 30 DAYS.

(b) REVEGETATE DISTURBED AREAS AS RAPIDLY AS POSSIBLE. ALL AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR BEFORE A STORM EVENT, OR TEMPORARILY STABILIZED WITHIN 48 HOURS OF INITIAL DISTURBANCE OF SOIL FOR AREAS WITHIN 50 FEET OF AN UNDISTURBED WETLAND AND 7 DAYS FOR ALL OTHER AREAS. AREAS WITHIN 50 FEET OF AN UNDISTURBED WETLAND SHALL BE MULCHED PRIOR TO ANY PREDICTED RAIN EVENT REGARDLESS OF THE 48 HOUR WINDOW.

(c) INCORPORATE PLANNED INLETS AND DRAINAGE SYSTEM AS EARLY AS POSSIBLE INTO THE CONSTRUCTION PHASE. THE DITCHES SHALL BE IMMEDIATELY LINED OR REVEGETATED AS SOON AS THEIR INSTALLATION IS COMPLETE.

14.2 EROSION, SEDIMENTATION AND STABILIZATION CONTROL PLAN

THE EROSION CONTROL INFORMATION IS INCLUDED IN THE PLAN SET.

14.3 DETAILS AND SPECIFICATIONS

THE EROSION CONTROL DETAILS AND SPECIFICATIONS ARE INCLUDED IN THE PLAN SET.

14.4 WINTER STABILIZATION PLAN

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRASS BASE, OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT; VEGETATION; MULCHING; EROSION CONTROL MATS; RIPRAP OR GRAVEL BASE ON A ROAD.

WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT ANY AREA LEFT EXPOSED CAN BE CONTROLLED BY THE CONTRACTOR. LIMIT THE EXPOSED AREA TO ONE ACRE OR AN AREA THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.

ALL AREAS SHALL BE CONSIDERED TO BE DENUED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN PARKING AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS/1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.

FOR WORK, WHICH IS CONDUCTED BETWEEN OCTOBER 15TH AND APRIL 15TH OF ANY CALENDAR YEAR, ALL DENUED AREAS, SHALL BE COVERED WITH HAY MULCH OR EROSION CONTROL MIX. APPLIED AT TWICE THE NORMAL APPLICATION RATE AND ANCHORED WITH A FABRIC NETTING. THE TIME PERIOD FOR APPLYING MULCH SHALL BE LIMITED TO 2 DAYS FOR ALL AREAS.

THE CONTRACTOR SHALL INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

1. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOODWASTE EROSION CONTROL MIX. THIS SHALL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE SHALL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 50 FEET FROM ANY NATURAL RESOURCES.

2. NATURAL RESOURCE PROTECTION

ANY AREAS WITHIN 75 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 90% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 75 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

3. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

4. MULCHING

AN AREA SHALL BE CONSIDERED DENUED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS/1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW SHALL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA SHALL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3 TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH.

BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH THEN COVER IS SUFFICIENT. AFTER NOVEMBER 1, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

5. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8%.

MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 8%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

6. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDING AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS/1,000 S.F. ALL AREAS SEEDED DURING THE WINTER SHALL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 90% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

7. WINTER CONSTRUCTION INSPECTION

AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE QUALIFIED CONTRACTOR KNOWLEDGEABLE OF DEP STANDARDS SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO ENSURE THEIR CONTINUOUS FUNCTION. INSPECTIONS SHALL BE PERFORMED A MINIMUM OF ONCE PER WEEK AND SHALL BE CONDUCTED IN ACCORDANCE WITH THE EROSION CONTROL MEASURES AND SITE STABILIZATION WITHIN THE EROSION CONTROL REPORT.

14.5 STANDARDS FOR TIMELY STABILIZATION OF CONSTRUCTION SITES DURING WINTER

STANDARD FOR THE TIMELY STABILIZATION OF DITCHES AND CHANNELS -- THE APPLICANT SHALL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS ON THE SITE BY NOVEMBER 15. THE APPLICANT SHALL CONSTRUCT AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS ON THE SITE BY SEPTEMBER 1. IF THE APPLICANT FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED BY SEPTEMBER 1, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.

INSTALL A SOD LINING IN THE DITCH -- THE APPLICANT SHALL LINE THE DITCH WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOD WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD STRIPS FROM SLOUCHING DURING FLOW CONDITIONS.

INSTALL A STONE LINING IN THE DITCH -- THE APPLICANT SHALL LINE THE DITCH WITH STONE RIPRAP BY NOVEMBER 15. THE CONTRACTOR SHALL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR SHALL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE CONTRACTOR SHALL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE APPLICANT SHALL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 1. THE DEPARTMENT SHALL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF THE APPLICANT FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 1, THEN THE APPLICANT SHALL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY SEPTEMBER 1 THE CONTRACTOR SHALL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE APPLICANT SHALL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT SHALL COVER THE SLOPE WITH A LAYER OF WOODWASTE COMPOST AS DESCRIBED IN ITEM III OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM IV OF THIS STANDARD.

STABILIZE THE SLOPE WITH SOD -- THE CONTRACTOR SHALL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY SEPTEMBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR SHALL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 15% (2H:1V).

STABILIZE THE SLOPE WITH WOODWASTE COMPOST -- THE CONTRACTOR SHALL PLACE A SIX-INCH LAYER OF WOODWASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOODWASTE COMPOST, THE APPLICANT SHALL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT SHALL NOT USE WOODWASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

STABILIZE THE SLOPE WITH STONE RIPRAP -- THE CONTRACTOR SHALL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT SHALL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE APPLICANT SHALL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE APPLICANT FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE APPLICANT SHALL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY SEPTEMBER 1 THE CONTRACTOR SHALL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT SHALL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 90% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN THE APPLICANT SHALL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED BELOW.

STABILIZE THE SOIL WITH SOD -- THE CONTRACTOR SHALL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY SEPTEMBER 15. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.

STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE CONTRACTOR SHALL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA. SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT SHALL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

14.6 CHAPTER 500-- APPENDIX C -- GOOD HOUSEKEEPING

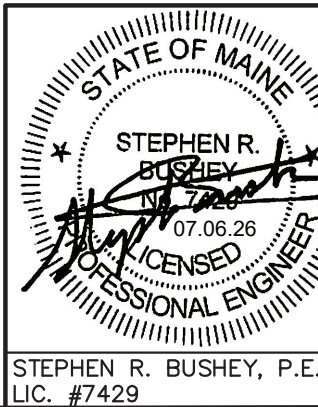
AUTORIZED NON-STORMWATER DISCHARGES, IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES, WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:

- a) DISCHARGES FROM FIREFIGHTING ACTIVITY;
- b) FIRE HYDRANT FLUSHINGS;
- c) VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
- d) DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX C(3);
- e) ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
- f) PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) IF DETERGENTS ARE NOT USED;
- g) UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
- h) UNCONTAMINATED GROUNDWATER OR SPRING WATER;
- i) FOUNDATION OR FOOTER DRAIN--WATER WHERE FLOWS ARE NOT CONTAMINATED;
- j) UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
- k) POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
- l) LANDSCAPE IRRIGATION.

UNAUTHORIZED NON-STORMWATER DISCHARGES, THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON STORMWATER. OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6), SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

- a) WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
- b) FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
- c) SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
- d) TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

NOTE: THIS PLAN SET IS
ISSUED FOR PERMITTING
PURPOSES & SHALL NOT BE
USED FOR CONSTRUCTION.



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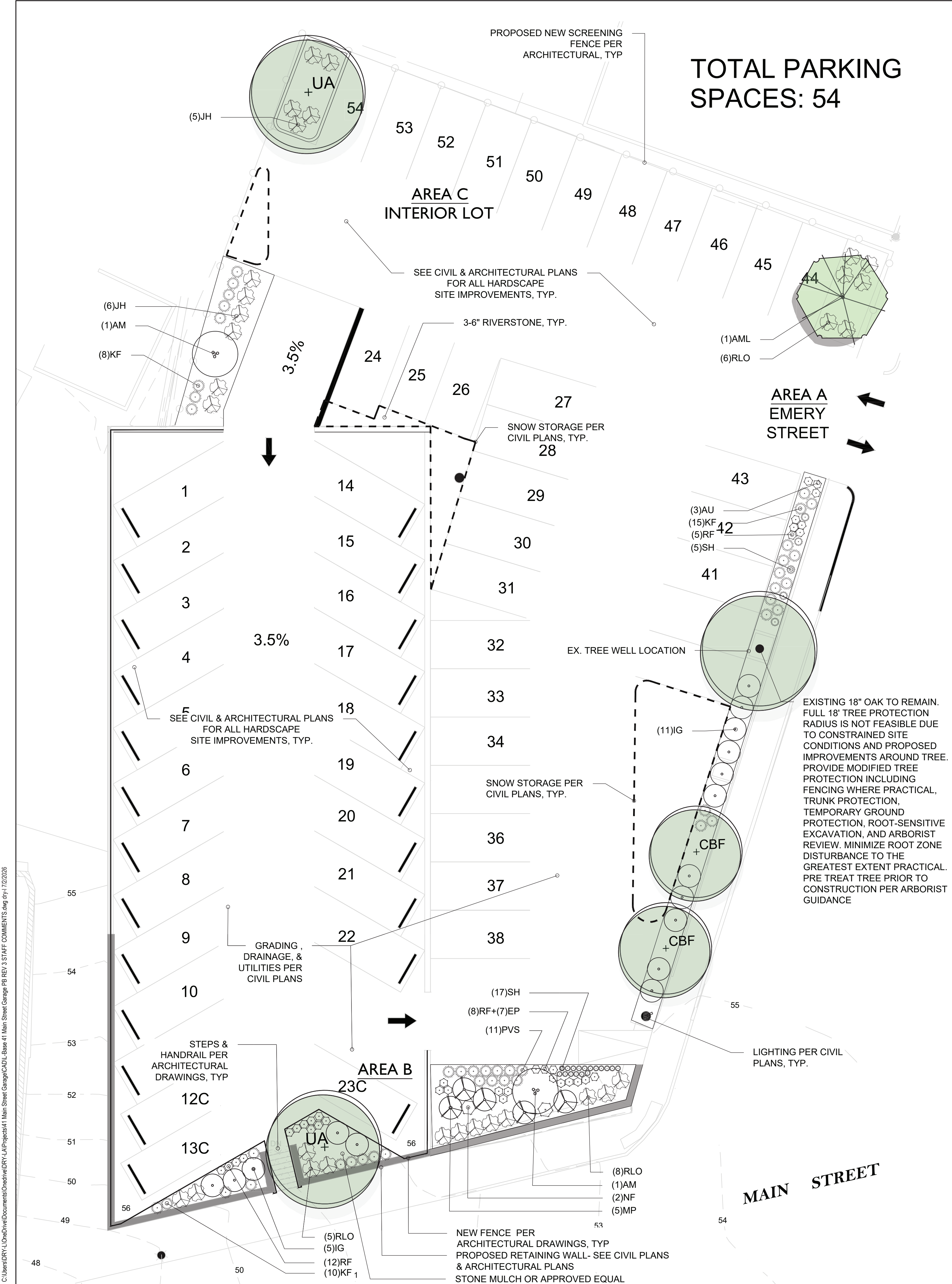
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PLANT SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	TYPE	SIZE / SPEC	QTY	SPACING	REMARKS	AREA
AREA A — EMERY STREET								
CBF	<i>Carpinus betulus</i> 'Frans Fontaine'	European Hornbeam	Columnar deciduous street tree	2.5" Cal. B&B	2	18'-20' O.C.	Columnar; salt/urban tolerant; underadj. overhead lines	A
AML	<i>Amelanchier laevis</i>	Allegheny Serviceberry	Native multi-stem small tree	10' Ht. B&B	1	mit.	Four-season native anchor; white spring bloom; interior lot	A
AU	<i>Arctostaphylos uva-ursi</i>	Bearberry	Native groundcover shrub	4" Pot	3	18" O.C.	Coastal-adapted; evergreen; red berries; salt-spray tolerant	A
SH	<i>Sporobolus heterolepis</i>	Prairie Dropseed	Native ornamental grass	1 Gal.	5	18" O.C.	Fine texture; fragrant bloom; repeating bay modules	A
RF	<i>Rudbeckia fulgida</i> 'Goldsturm'	Black-Eyed Susan	Native perennial	1 Gal.	5	18" O.C.	Native; long summer bloom; fill between grasses and shrubs	A
KF	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	Ornamental grass	1 Gal.	15	24" O.C.	Upright; 3-season interest; transition accent between shrubs	A
IG	<i>Ilex glabra</i> 'Shamrock'	Inkberry Holly	Broadleaf evergreen shrub	3 Gal.	11	36" O.C.	Dense evergreen; curb returns and mid-bay anchors; year-round screen	A
RLO	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	Native groundcover shrub	3 Gal.	6	48" O.C.	Salt/drought tolerant; brilliant fall color; spreading mass	A
AREA A SUBTOTAL					48			
AREA B — MAIN STREET								
UA	<i>Ulmus americana</i> 'Valley Forge'	Valley Forge American Elm	Deciduous shade tree	2.5" Cal. B&B	1	Sgt.	Disease-resistant; high canopy; anchor tree for foundation zone	C
AM	<i>Amelanchier canadensis</i>	Shadbush Serviceberry	Native multi-stem shrub	5' B&B	1	AS SHOWN	Disease-resistant; ; anchor shrub	B
MP	<i>Morella pensylvanica</i>	Northern Bayberry	Native broadleaf shrub	3 Gal.	5	48" O.C.	Salt/wind tolerant; semi-evergreen; aromatic; mid-layer mass	B
IG	<i>Ilex glabra</i> 'Shamrock'	Inkberry Holly	Broadleaf evergreen shrub	3 Gal.	5	36" O.C.	Dense evergreen; east-end foundation screening	B
KF	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	Ornamental grass	1 Gal.	10	24" O.C.	Upright; 3-season interest; transition accent between shrubs	B
PVS	<i>Panicum virgatum</i> 'Shenandoah'	Red Switch Grass	Ornamental grass	1 Gal.	11	24" O.C.	Red fall color; east taper zone terminus	B
SH	<i>Sporobolus heterolepis</i>	Prairie Dropseed	Native ornamental grass	1 Gal.	17	18" O.C.	Fine texture; foreground band across full bed length	B
RF	<i>Rudbeckia fulgida</i> 'Goldsturm'	Black-Eyed Susan	Native perennial	1 Gal.	20	18" O.C.	Native; bold summer color visible from sidewalk	B
EP	<i>Echinacea purpurea</i>	Purple Coneflower	Native perennial	1 Gal.	12	18" O.C.	Native; pollinator; purple bloom mid-summer through fall	B
NF	<i>Nepeta x fassenii</i> 'Walker's Low'	Catmint 'Walker's Low'	Perennial groundcover	1 Gal.	2	18" O.C.	Blue-violet bloom; drought/salt tolerant; softens edge	B
RLO	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	Native groundcover shrub	3 Gal.	8	48" O.C.	Salt/drought tolerant; brilliant fall color; spreading mass	B
AREA B SUBTOTAL					92			
AREA C — INTERIOR LOT - Parking Field Interior Islands and Perimeter								
UA	<i>Ulmus americana</i> 'Valley Forge'	Valley Forge American Elm	Deciduous shade tree	2.5" Cal. B&B	1	Sgt.	Disease-resistant; high canopy; anchor tree for foundation zone	C
AM	<i>Amelanchier canadensis</i>	Shadbush Serviceberry	Native multi-stem shrub	5' B&B	1	AS SHOWN	Disease-resistant; ; anchor shrub	C
KF	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	Ornamental grass	1 Gal.	8	24" O.C.	Upright; 3-season interest; transition accent between shrubs	C
JH	<i>Juniperus horizontalis</i> 'Prince of Wales'	Prince of Wales Juniper	Evergreen groundcover shrub	2 Gal.	11	48" O.C.	Low-grow; salt/drought tolerant; ideal for parking lot edge	C
AREA C SUBTOTAL					21			
TOTAL PLANT MATERIAL — ALL AREAS					161			

REGULATORY STANDARD

DR. ART. VI, SEC. 12 -- BUFFERS: NON-RESIDENTIAL PARKING ADJUTING RESIDENTIAL USE REQUIRES CONTINUOUS SCREENING. CONTINUOUS PLANTING BUFFER PROVIDED ALONG FULL EMERY ST. EDGE (AREA A, ~130 LF), AT MAIN ST. BUILDING FOUNDATION (AREA B, ~290 SF), AND WITHIN THE INTERIOR PARKING FIELD (AREA C). MIX OF EVERGREEN AND DECIDUOUS SPECIES -- INCLUDING CARPINUS BETULUS 'FRANS FONTAINE', ILEX GLABRA 'SHAMROCK', MORELLA PENNSYLVANICA, AND JUNIPERUS HORIZONTALIS 'PRINCE OF WALES' -- PROVIDES YEAR-ROUND VISUAL SCREENING ABOVE THE BUMPER PLANE AT ALL THREE ZONES. **CONFORMS**

DR. ART. VI, SEC. 12 -- GREEN PERIMETER STRIP: 20" MIN. WHERE PARKING ADJUTS RESIDENTIAL, UNPAVED, PLANTED. BUFFER PLANTING ZONES ESTABLISHED ALONG ALL PARKING PERIMETER EDGES VISIBLE FROM PUBLIC ROW AND ADJACENT PROPERTIES. AREAS A, B, AND C ARE MAINTAINED FREE OF PAVING CONSISTENT WITH THE INTENT OF THE GREEN PERIMETER STANDARD. NO NEW IMPERVIOUS SURFACE INTRODUCED WITHIN SETBACK PLANTING ZONES. **CONFORMS**

DR. ART. VI, SEC. 12 -- SCREENING HEIGHT: DENSE PLANTING 2'-3" AT INSTALL, 5' YEAR-ROUND SCREEN AT MATURITY. ILEX GLABRA 'SHAMROCK' (3 GAL), MORELLA PENNSYLVANICA (3 GAL), RHUS AROMATICA 'GRO-LOW' (3 GAL), AND CARPINUS BETULUS 'FRANS FONTAINE' (2.5" CAL) INSTALLED AT SPECIFIED SIZES WILL ACHIEVE 5'-4" SCREENING HEIGHT WITHIN 3-5 YEARS. EVERGREEN SPECIES (ILEX, JUNIPERUS, ARCTOSTAPHYLOS) PROVIDE YEAR-ROUND COVERAGE. AMELANCHIER LAEVIS (10' HT. B&B) AND ULMUS AMERICANA 'VALLEY FORGE' (2.5" CAL) PROVIDE IMMEDIATE UPPER CANOPY. **CONFORMS.** DR. ART. XI -- FRONT SETBACK: NO PAVING WITHIN 25' OF FRONT PROPERTY LINE, SETBACK TO BE LANDSCAPED. PLANTING STRIPS IN AREAS A (EMERY ST.) AND B (MAIN ST.) OCCUPY THE SETBACK ZONES ADJACENT TO PUBLIC ROW. NO NEW PAVING PROPOSED WITHIN 25' OF FRONT PROPERTY LINES AT EITHER FRONTAGE. AREAS PLANTED PER PLAN. **CONFORMS**

CH. 62, SEC. 62-136 -- STREET TREES / UTILITY LINES: TREES SHALL NOT BE PLANTED UNDER OVERHEAD WIRES. CARPINUS BETULUS 'FRANS FONTAINE' (CBF) SELECTED SPECIFICALLY FOR TIGHT COLUMNAR HABIT (10-12" MATURE WIDTH) AND SUB-30' MATURE HEIGHT, APPROPRIATE FOR PLACEMENT ADJACENT TO OVERHEAD DISTRIBUTION LINES ALONG EMERY ST. TREE LOCATIONS COORDINATED WITH UTILITY POLE LOCATIONS PER PLAN. NO SPECIES WITH POTENTIAL CONFLICT WITH OVERHEAD INFRASTRUCTURE IS PROPOSED. **CONFORMS**

EXISTING 18" OAK -- TREE PROTECTION: PROTECTED TREE TO REMAIN; TREE PROTECTION ZONE (TPZ) REQUIRED. EXISTING 18" DBH OAK DESIGNATED AS PROTECTED TREE. TPZ RADIUS OF 27'-0" (11.5 FT) IN DBH PER ISA SENSITIVE SPECIES STANDARD) ESTABLISHED AND SHOWN ON PLAN. TREE PROTECTION FENCING, MODIFIED CONSTRUCTION SEQUENCING, ROOT-SENSITIVE EXCAVATION METHODS, AND ARBORIST REVIEW REQUIRED. SEE TREE PRESERVATION NOTES THIS SHEET. **SEE NOTES**

SITE SOIL NOTES

- CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE FOR LOCATION OF STOCKPILE AREAS FOR STRIPPED TOPSOIL AND PLANTING SOIL PRODUCTS. CONTRACTOR SHALL ENSURE AREA IS PROTECTED AND CONTAMINATION OR DISTURBANCE OF STORED PRODUCTS IS NOT ALLOWED.
- CONTRACTOR SHALL ENSURE SUBGRADE IS SCARIFIED PRIOR TO INSTALLING PLANTING SOIL AND BLEND WITH INITIAL LIFT OR PLACEMENT OF PROPOSED PLANTING SOIL.
- COORDINATE PLACEMENT OF PLANTING SOIL WITH OTHER WORK, ESPECIALLY UTILITIES. PLACEMENT SHOULD OCCUR AFTER INSTALLATION OF ALL HARDSCAPE IMPROVEMENTS, IRRIGATION SYSTEM, UTILITIES, ETC. AND BEFORE INSTALLATION OF PLANTS.

GENERAL NOTE:

PLANTING PLAN IS INTENDED TO SHOW LANDSCAPE PLANTING, TREE PRESERVATION, AND RELATED LANDSCAPE TREATMENTS ONLY. REFER TO CIVIL DRAWINGS FOR EXISTING CONDITIONS, UNDERGROUND UTILITIES, GRADING, DRAINAGE, HARDSCAPE, PAVEMENT, CURBING, WALLS, DIMENSIONS, AND OTHER SITE IMPROVEMENTS. CONTRACTOR SHALL COORDINATE PLANTING WORK WITH CIVIL DRAWINGS AND FIELD-VERIFY ALL UTILITIES PRIOR TO EXCAVATION. NOTIFY LANDSCAPE ARCHITECT AND CIVIL ENGINEER OF CONFLICTS PRIOR TO PROCEEDING.

PLANTING NOTES

- LANDSCAPE ARCHITECT TO APPROVE PLANT MATERIAL PRIOR TO DELIVERY TO SITE.
- PLANT MATERIAL PROVIDED BY THE CONTRACTOR IS TO CONFORM TO THE HIGHEST STANDARD AS ADOPTED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI). PLANT MATERIAL IS TO BE HEALTHY SPECIMENS, FREE FROM DISEASE OR DAMAGE.
- THE CONTRACTOR IS TO FURNISH PLANTS, SEED, AND SOD SHOWN ON THE DRAWINGS. PLANTS ARE TO CONFORM WITH THE BOTANICAL SPECIFICATIONS. PLANTS ARE TO BE SOURCED FROM A NURSERY WITHIN THE SAME CLIMATIC ZONE AS THE SITE LOCATION. NO SUBSTITUTIONS OF PLANT SPECIES ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE & THE LANDSCAPE ARCHITECT.
- SUBSTITUTIONS OF PLANT SPECIES SHALL BE A PLANT OF EQUIVALENT OVERALL FORM, HEIGHT AND BRANCHING HABIT, FLOWER, LEAF, FRUIT, COLOR, TIME OF BLOOM & CLIMATIC LOCATION AS APPROVED BY LANDSCAPE ARCHITECT.
- LOCATE AND VERIFY EXISTING & PROPOSED UTILITY LINE LOCATIONS PRIOR TO STAKING AND REPORT CONFLICTS TO LANDSCAPE ARCHITECT.
- PLANTING DEMOLITION DEBRIS, GARBAGE, LUMPS OF CONCRETE, STEEL AND OTHER MATERIALS DELETERIOUS TO PLANTS' HEALTH AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE REMOVED FROM THE SITE.
- THE CONTRACTOR IS TO VERIFY SITE LAYOUT & GRADES & INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR CHANGES IN LAYOUT AND/OR GRADING PRIOR TO CONSTRUCTION. NO PLANTING IS TO BE INSTALLED BEFORE ACCEPTANCE OF ROUGH GRADING.
- ALL PROPOSED TREE LOCATIONS SHALL BE STAKED OR LAID OUT IN THEIR APPROXIMATE LOCATION BY THE CONTRACTOR. THE CONTRACTOR SHALL ADJUST THE LOCATIONS AS REQUESTED BY THE LANDSCAPE ARCHITECT TO ACCOUNT FOR SUBSURFACE UTILITIES AND OTHER FIELD CONDITIONS. FINAL LOCATIONS OF PLANTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- INSTALL PLANTS WITH ROOT FLARES FLUSH WITH FINISHED GRADE. IMMEDIATELY REPLANT PLANTS THAT SETTLE OUT OF PLUMB OR BELOW FINISHED GRADE. PLANT AND STAKES ARE TO BE SET PLUMB UNLESS OTHERWISE NOTED. PLANT UNDER FULL TIME SUPERVISION OF CERTIFIED ARBORIST, NURSERYMAN, OR LICENSED LANDSCAPE ARCHITECT. PROVIDE WRITTEN VERIFICATION OF CERTIFICATION AND/OR LICENSE FOR LANDSCAPE ARCHITECT'S APPROVAL.
- WATER PLANTS THOROUGHLY AFTER INSTALLATION, A MINIMUM OF TWICE WITHIN THE FIRST 24 HOURS.
- CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN PLANT MATERIALS INCLUDING SOD/SEED AREAS IN A HEALTHY STATE DURING CONSTRUCTION AND DURING REQUIRED WARRANTY PERIODS. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLIGENCE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- REPAIR DAMAGE DUE TO LANDSCAPE INSTALLATION OPERATIONS INSIDE AND OUTSIDE OF LIMIT OF WORK.
- SOAK ALL PERENNIALS FOR 24 HOURS PRIOR TO INSTALLATION.
- A LIST OF PLANTS INCLUDING BOTANICAL NAMES, SIZES, AND SPACING ARE SHOWN ON THE DRAWINGS. QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE AND ARE TO BE VERIFIED. IN THE EVENT THAT QUANTITIES OR OMISSIONS OCCUR THE PLAN DRAWINGS ARE TO BE FOLLOWED.
- IRRIGATION: A TEMPORARY UNDERGROUND DRIP AND SPRINKLER IRRIGATION SYSTEM IS TO BE PROVIDED FOR ALL PLANT MATERIAL AND SOD OR SEEDED AREAS.
- DISTURBED SITE AREAS ARE TO BE DRESSED WITH 6" MIN. OF AMENDED TOPSOIL FOR LAWNS AND 12" MIN. FOR PLANT BEDS. TOPSOIL FOR SEEDED AND/OR SEEDED AREAS IS TO BE TWO PARTS SHARP SAND, ONE PART LOAM AND ONE PART ORGANIC COMPOST.
- PLANT BEDS ARE TO BE MULCHED TO A DEPTH OF 2" MIN. WITH NATURAL BARK MULCH WITH BARK SIZES NO LARGER THAN 3". PERENNIAL PLANT BEDS ARE TO BE MULCHED WITH BARK SIZES NO MORE THAN 1". TREES IN LAWN AREAS ARE TO HAVE MULCH RINGS OF 5' DIA.
- TREES ADJACENT TO PEDESTRIAN ROUTES AND WITHIN PARKING ISLANDS ARE TO BE LIMBED TO 6' ABOVE GRADE.

TREE PRESERVATION NOTES:

EXISTING 18" OAK TO REMAIN IN CONSTRAINED WORK AREA

EXISTING 18" OAK TREE SHALL BE PRESERVED AND PROTECTED THROUGHOUT ALL PHASES OF CONSTRUCTION.

DUE TO THE CONSTRAINED URBAN SITE CONDITIONS AND THE NATURE OF THE PROPOSED IMPROVEMENTS AROUND THE TREE, A FULL 18" RADIUS TREE PROTECTION ZONE IS NOT FEASIBLE. TREE PROTECTION SHALL THEREFORE BE PROVIDED THROUGH A COMBINATION OF LIMITED FENCING, TRUNK PROTECTION, ROOT-SENSITIVE CONSTRUCTION METHODS, SOIL PROTECTION, AND ARBORIST REVIEW.

CONTRACTOR SHALL REVIEW THE PROPOSED LIMITS OF WORK AROUND THE EXISTING OAK WITH THE LANDSCAPE ARCHITECT AND/OR PROJECT ARBORIST PRIOR TO CONSTRUCTION.

TREE PROTECTION FENCING SHALL BE INSTALLED WHERE PRACTICAL TO PROTECT THE LARGEST FEASIBLE PORTION OF THE ROOT ZONE. FENCING SHALL BE FIELD-ADJUSTED TO ACCOMMODATE REQUIRED ACCESS, GRADING, PAVING, UTILITIES, AND OTHER APPROVED WORK.

WHERE TREE PROTECTION FENCING CANNOT BE INSTALLED DUE TO WORK LIMITS, CONTRACTOR SHALL INSTALL TEMPORARY TRUNK PROTECTION CONSISTING OF WOOD PLANKING, STRAPPING, OR APPROVED EQUIVALENT PROTECTION AROUND THE TREE TRUNK. PROTECTION SHALL NOT BE NAILED, SCREWED, OR FASTENED DIRECTLY INTO THE TREE.

ROOT ZONE DISTURBANCE SHALL BE MINIMIZED TO THE GREATEST EXTENT PRACTICAL. WORK WITHIN THE CRITICAL ROOT AREA SHALL BE PERFORMED USING ROOT-SENSITIVE METHODS INCLUDING HAND EXCAVATION, AIR SPADE EXCAVATION, LIMITED-DEPTH GRADING, OR OTHER METHODS APPROVED BY THE LANDSCAPE ARCHITECT OR PROJECT ARBORIST.

NO ROOTS 2 INCHES IN DIAMETER OR LARGER SHALL BE CUT WITHOUT REVIEW AND APPROVAL BY THE PROJECT ARBORIST.

ANY APPROVED ROOT CUTTING SHALL BE PERFORMED CLEANLY WITH SHARP TOOLS. ROOTS SHALL NOT BE TORN, RIPPED, OR BROKEN BY EQUIPMENT. EXPOSED ROOTS SHALL BE PROTECTED FROM DRYING AND SHALL BE BACKFILLED OR COVERED WITH MOIST BURLAP, MULCH, OR APPROVED SOIL MATERIAL AS SOON AS PRACTICABLE.

WHERE EXCAVATION IS REQUIRED WITHIN THE ROOT ZONE, CONTRACTOR SHALL LIMIT OPEN TRENCH DURATION AND SHALL BACKFILL ROOT AREAS AS SOON AS PRACTICAL. CONTRACTOR SHALL NOT STOCKPILE SOIL, STONE, PAVERS, CONCRETE, EQUIPMENT, OR CONSTRUCTION MATERIALS AGAINST THE TREE TRUNK OR WITHIN UNPROTECTED ROOT ZONE AREAS.

EQUIPMENT ACCESS WITHIN THE ROOT ZONE SHALL BE LIMITED TO THE MINIMUM AREA NECESSARY TO COMPLETE THE WORK. WHERE ACCESS IS REQUIRED, CONTRACTOR SHALL PROVIDE TEMPORARY GROUND PROTECTION SUCH AS TIMBER MATS, COMPOSITE MATS, PLYWOOD OVER MULCH, OR APPROVED EQUIVALENT. NO CONCRETE WASHOUT, PAINT WASHOUT, FUELING, CHEMICAL STORAGE, EQUIPMENT CLEANING, OR DEBRIS STORAGE SHALL OCCUR WITHIN OR DRAIN TOWARD THE TREE ROOT ZONE.

CONTRACTOR SHALL PROTECT THE TREE TRUNK, ROOT FLARE, LIMBS, AND CANOPY FROM DAMAGE BY EQUIPMENT, MATERIALS, AND CONSTRUCTION ACTIVITY. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE TREE ROOT CROWN. DO NOT PLACE FILL, SEDIMENT, MULCH, OR PAVEMENT MATERIAL AGAINST THE TREE TRUNK OR ROOT FLARE.

FINAL GRADES AROUND THE TREE SHALL BE SET TO PROTECT THE EXISTING ROOT FLARE AND SHALL NOT BURY THE BASE OF THE TREE.

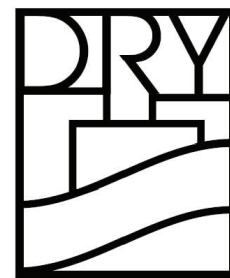
ANY DAMAGE TO THE TREE, INCLUDING BARK DAMAGE, BROKEN LIMBS, ROOT DAMAGE, SOIL COMPACTION, OR UNAUTHORIZED DISTURBANCE, SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.

PRUNING, IF REQUIRED FOR CLEARANCE OR TREE HEALTH, SHALL BE PERFORMED BY A QUALIFIED ARBORIST. CONTRACTOR SHALL NOT PRUNE BRANCHES OR ROOTS WITHOUT APPROVAL.

NOTE: This drawing is DESIGN DEVELOPMENT ONLY. It is NOT intended for use as a construction document.

Prepared for:
41 Main LLC, address is 72
Commercial Street, Suite 2,
Portland, ME 04101

Prepared By:



dry landscape architecture, LLC
31 miller ave.
Biddeford, ME 04005

Date:
MAY 13, 2026

Issued For:
DESIGN REVIEW

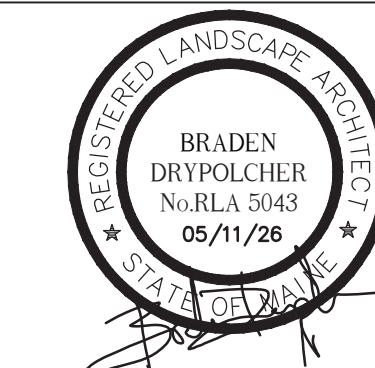
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Title: PLANTING PLAN

41 MAIN STREET
PARKING LOT
MAIN STREET, BIDDEFORD, ME
04005

Revisions:

REV. 1 STAFF COMMENTS 06-09-26
REV. 2 PLANNING BOARD REVIEW 06-22-26
REV. 3 STAFF COMMENTS 07-02-26



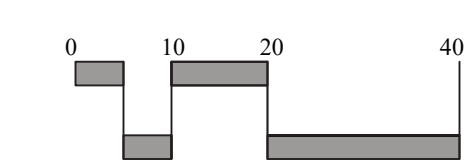
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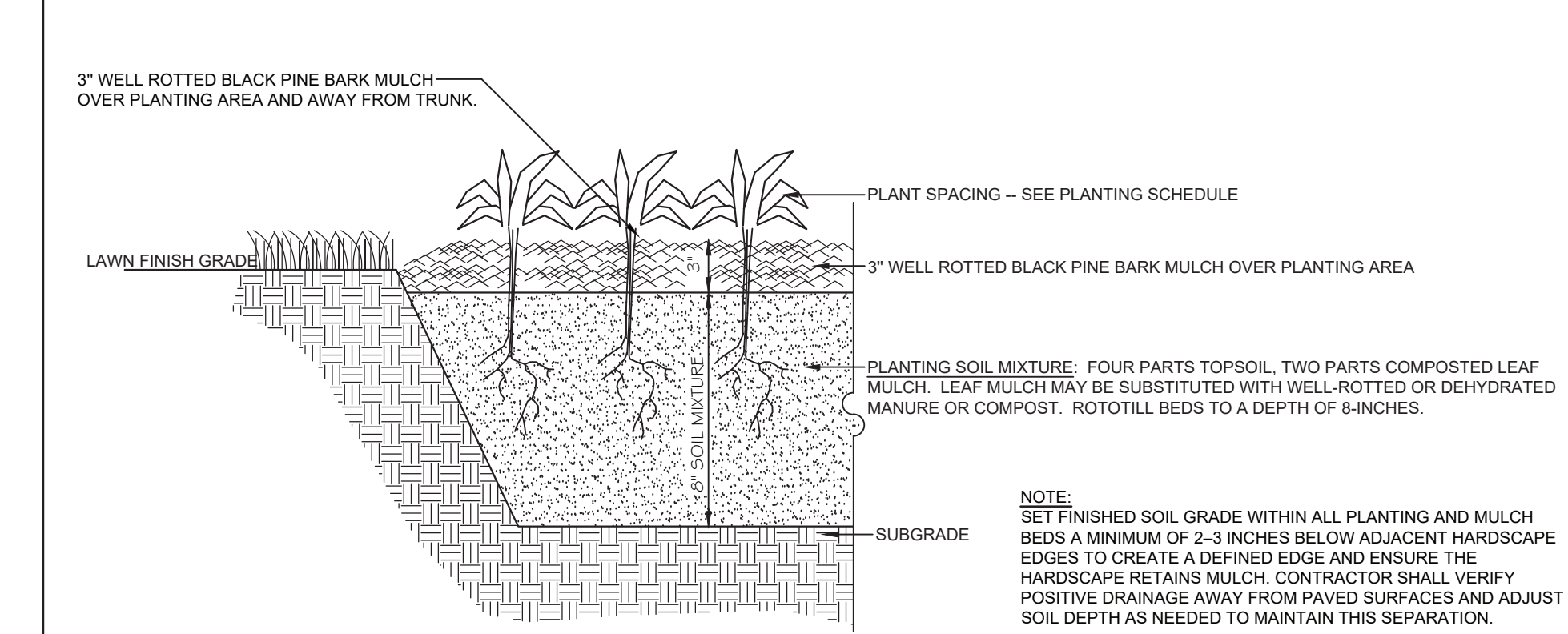
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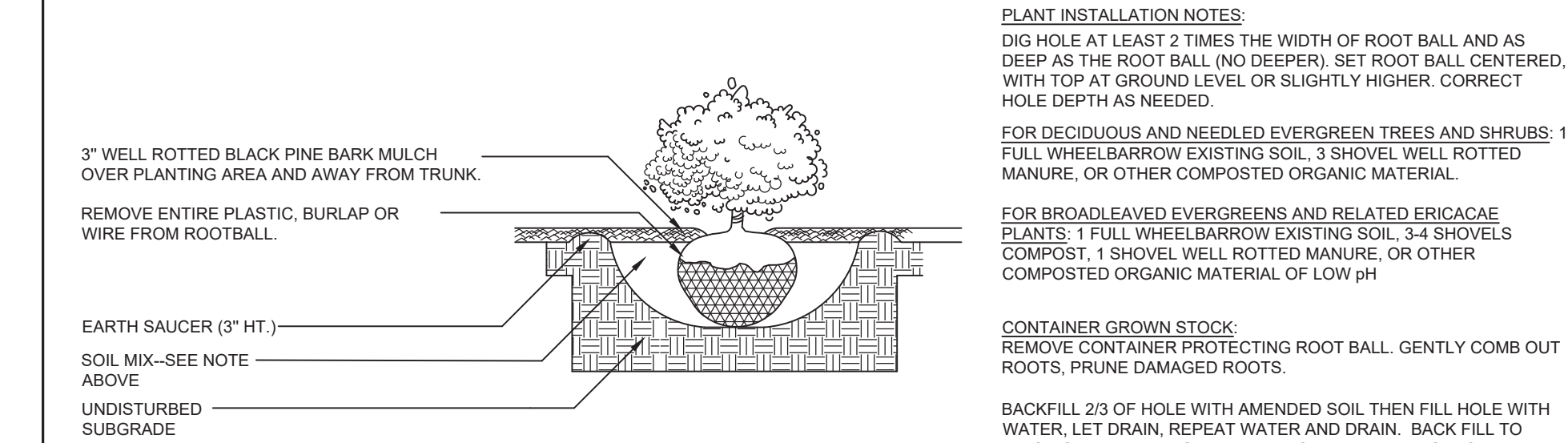


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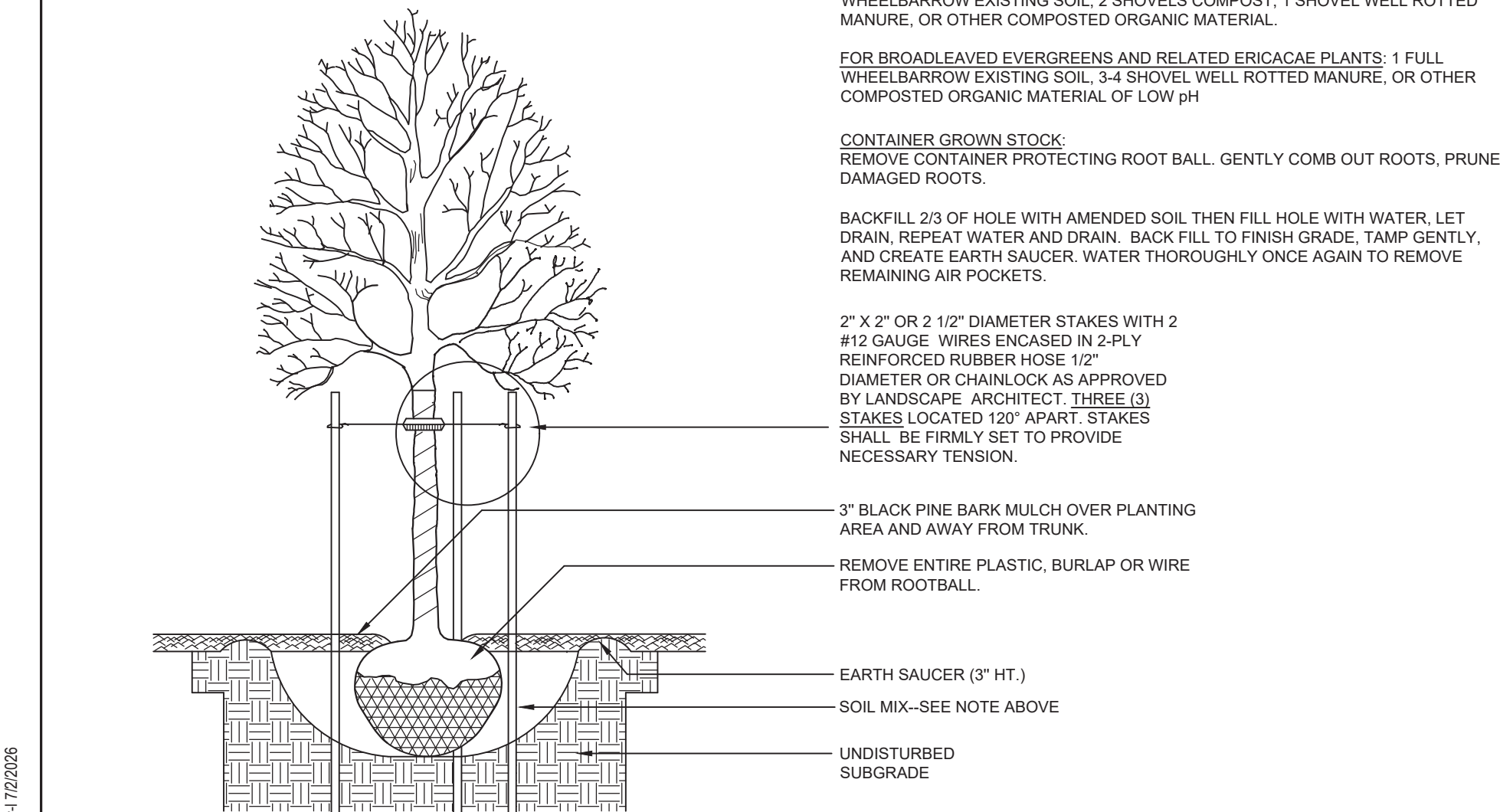
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SCALE: N.T.S.



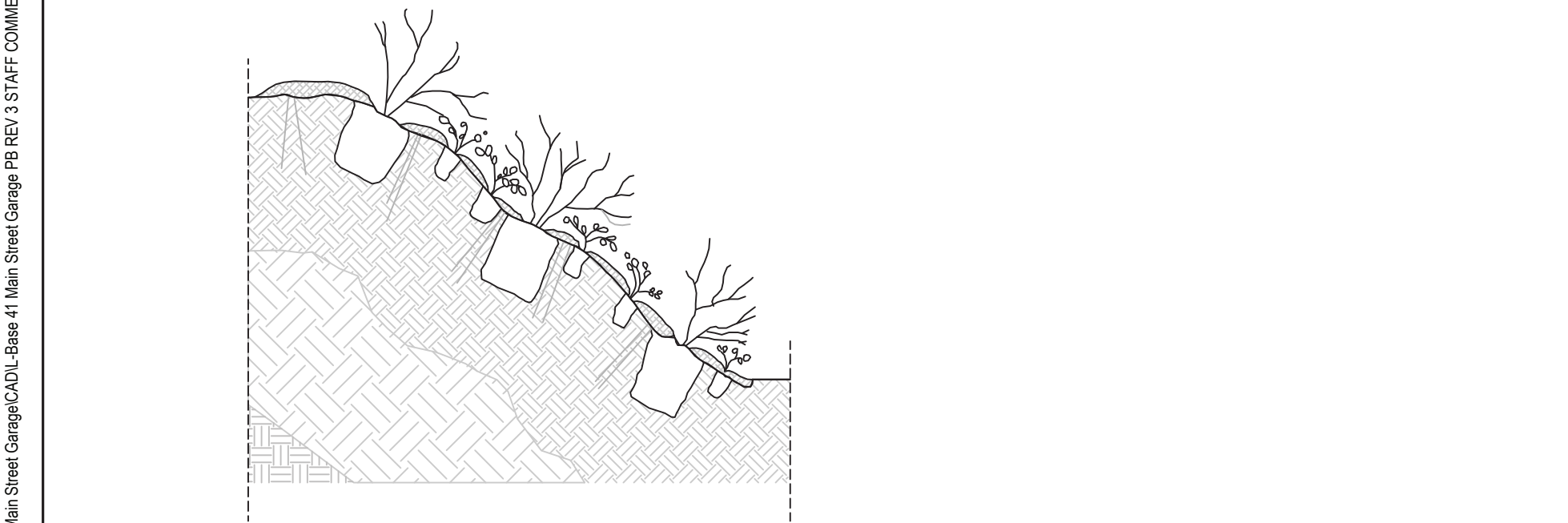
02 SHRUB INSTALLATION

SCALE: N.T.S.



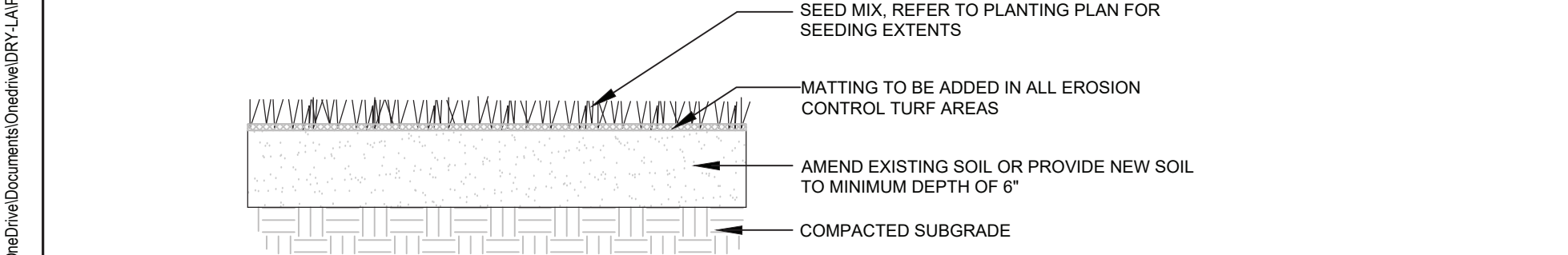
03 DECIDUOUS TREE DETAIL

SCALE: N.T.S.



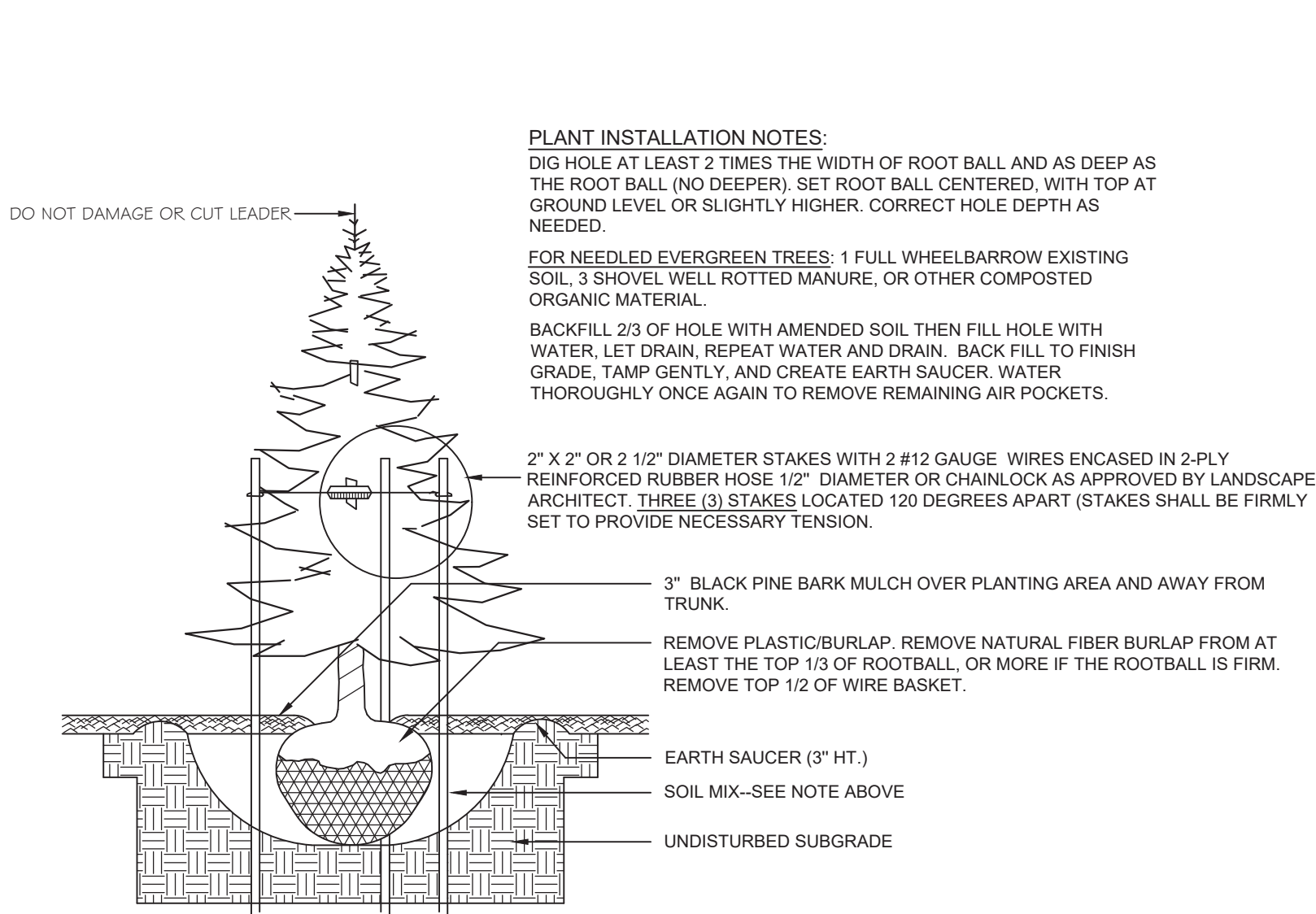
04 SLOPE PLANTING DETAIL

SCALE: N.T.S.



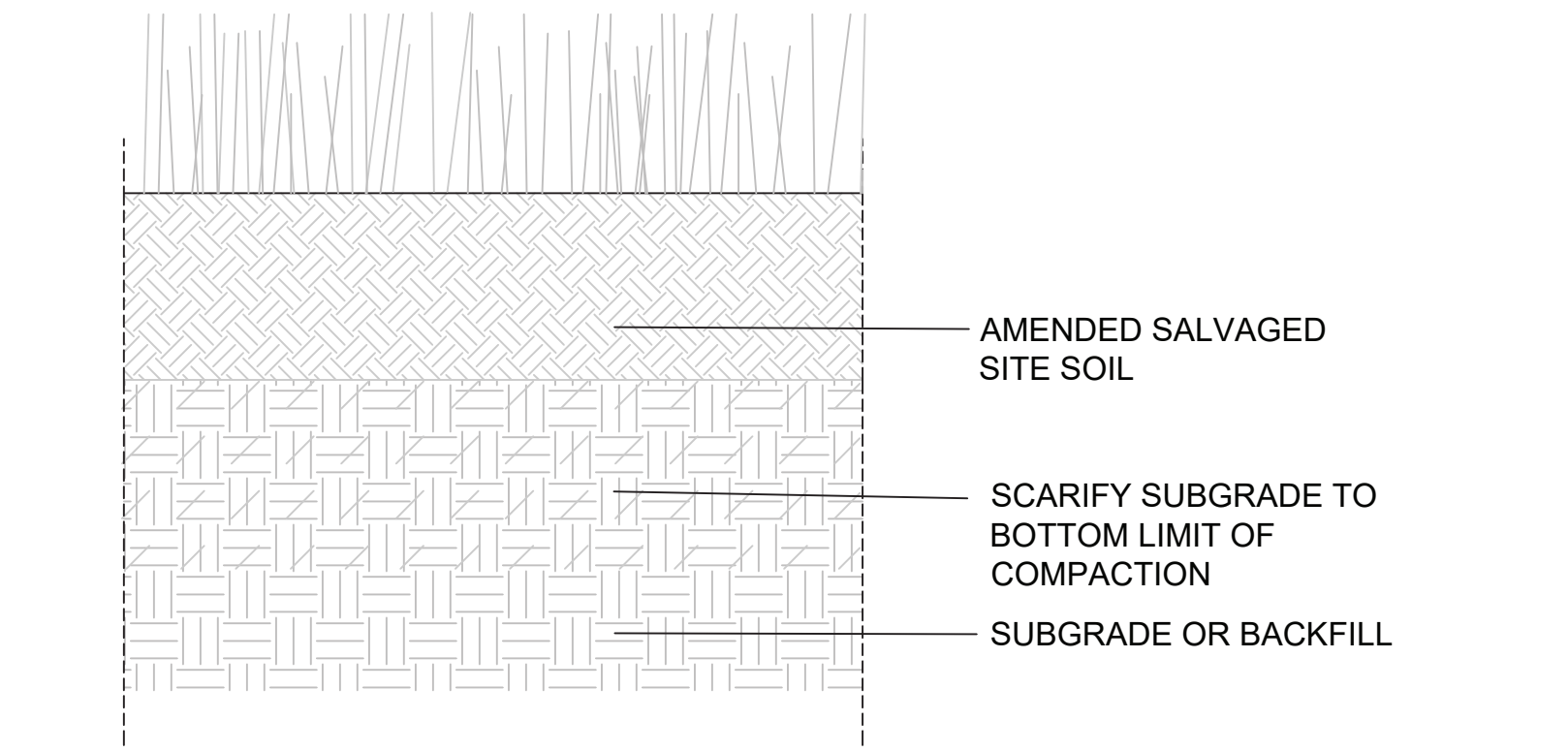
05 SEED DETAIL

SCALE: N.T.S.



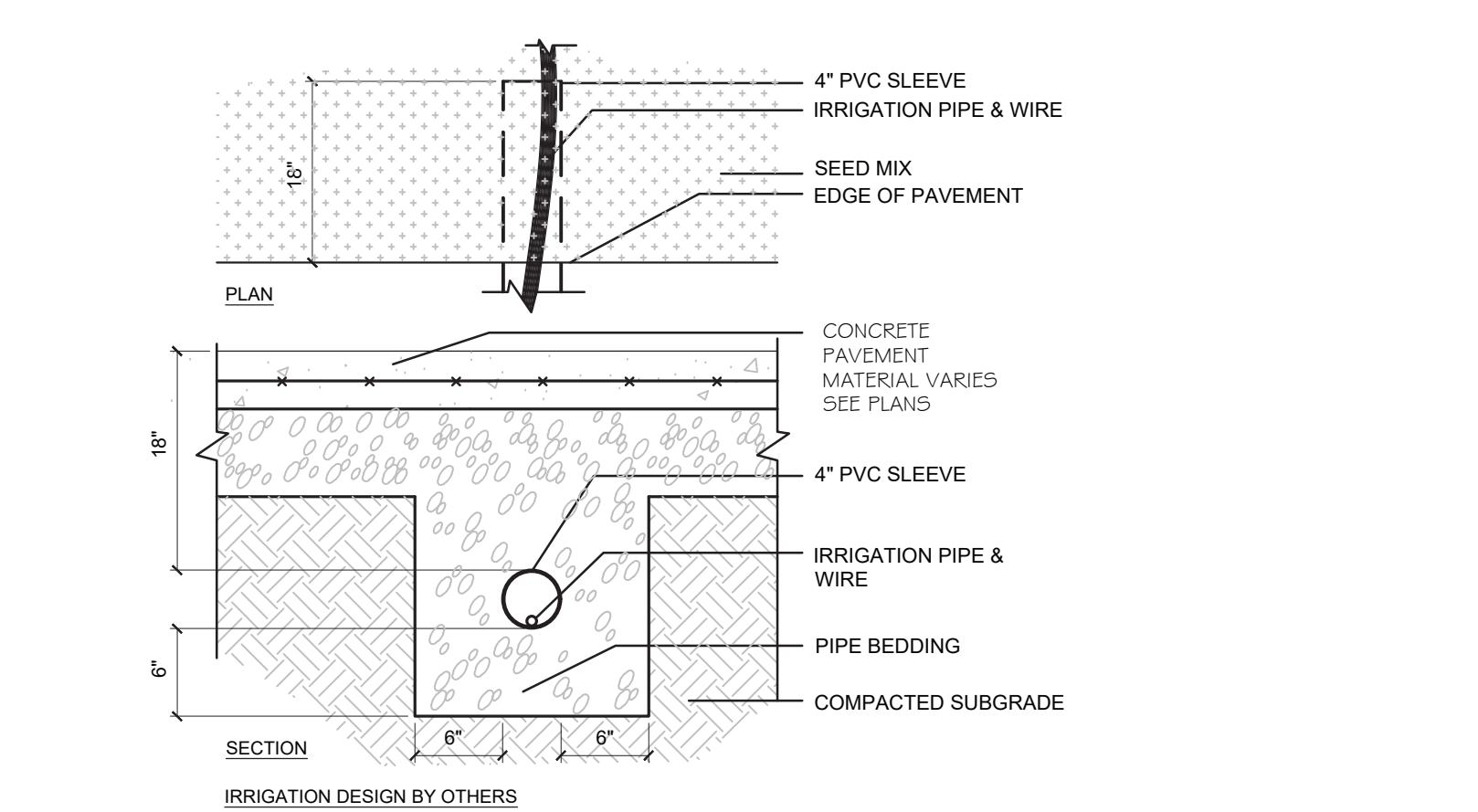
06 CONIFEROUS TREE DETAIL

SCALE: N.T.S.



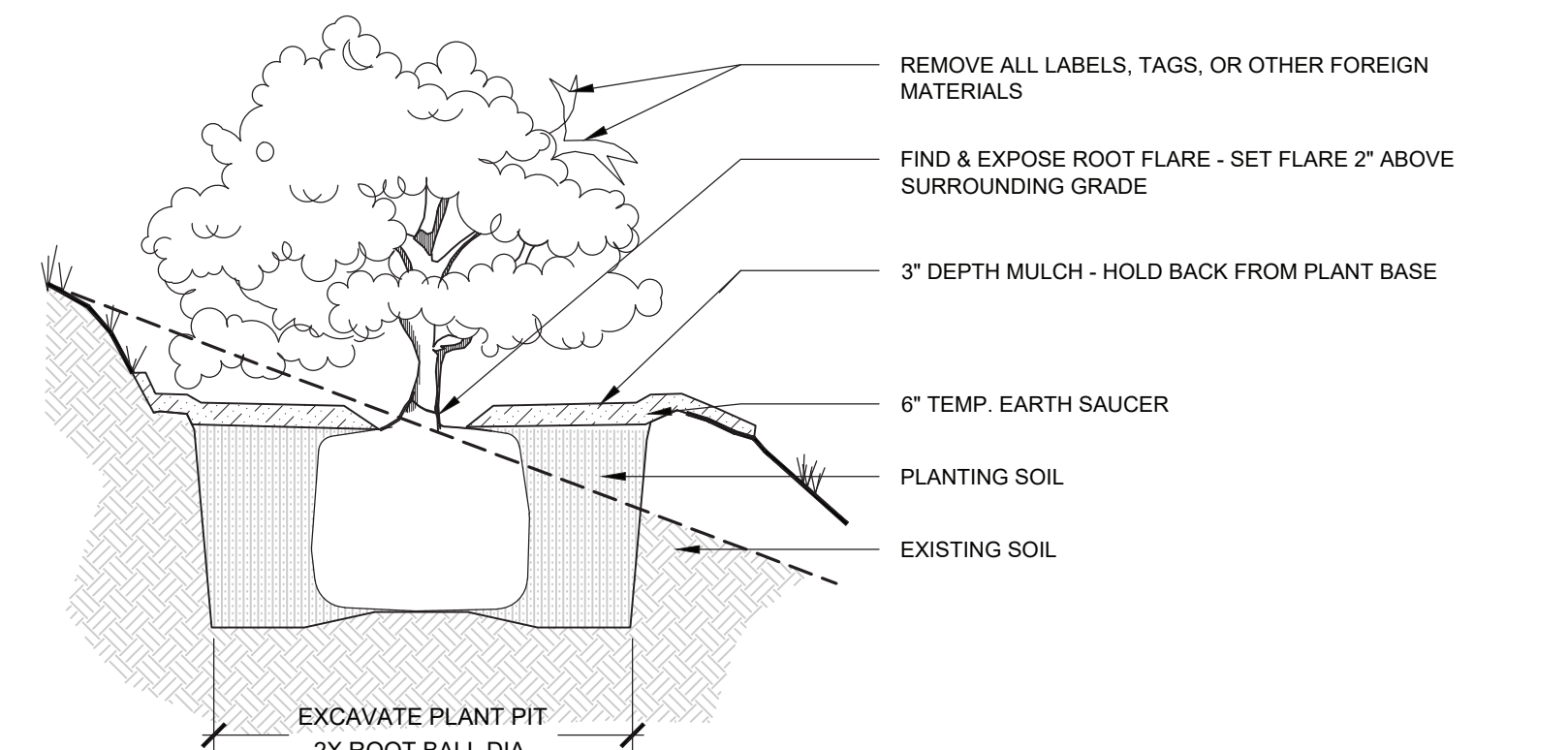
07 CONSERVATION MIX SOIL PROFILE

SCALE: N.T.S.



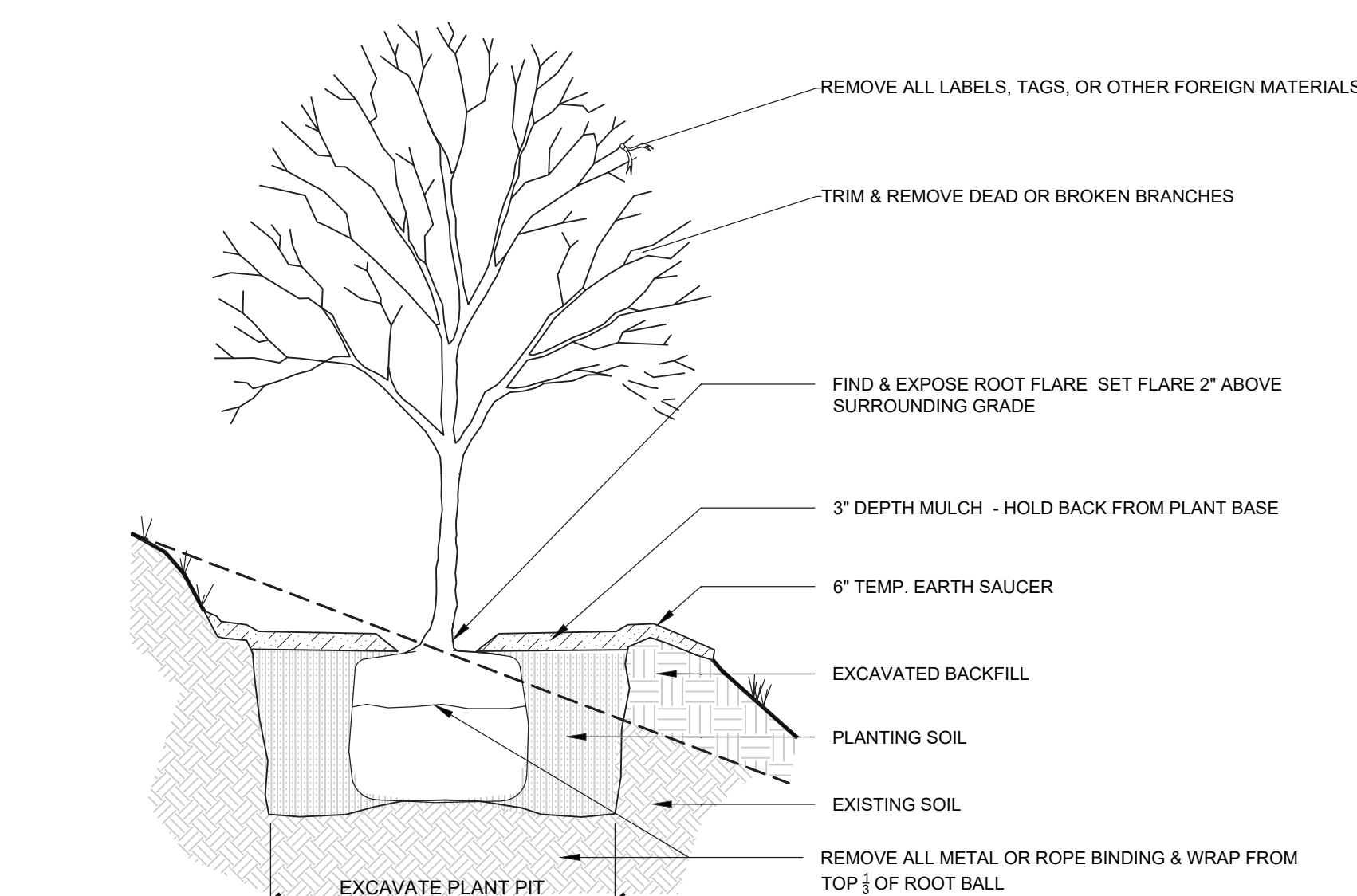
08 IRRIGATION SLEEVE

SCALE: N.T.S.



09 SHRUB PLANTING ON SLOPE

SCALE: N.T.S.



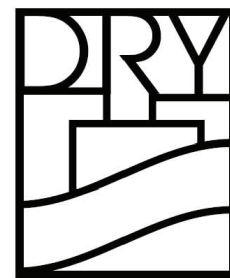
10 TREE PLANTING ON SLOPE

SCALE: N.T.S.

NOTE: This drawing is DESIGN DEVELOPMENT ONLY. It is NOT intended for use as a construction document.

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Prepared By:



dry landscape architecture, LLC
31 miller ave.
Biddeford, ME 04005

Date:
MAY 13, 2026

Issued For:
DESIGN REVIEW

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Title: LANDSCAPE DETAILS

41 MAIN STREET
PARKING LOT
MAIN STREET, BIDDEFORD, ME
04005

Revisions:

REV. 1 STAFF COMMENTS - 06.09.26
REV. 2 PLANNING BOARD REVIEW 06.22.26
REV. 3 STAFF COMMENTS 07.02.26



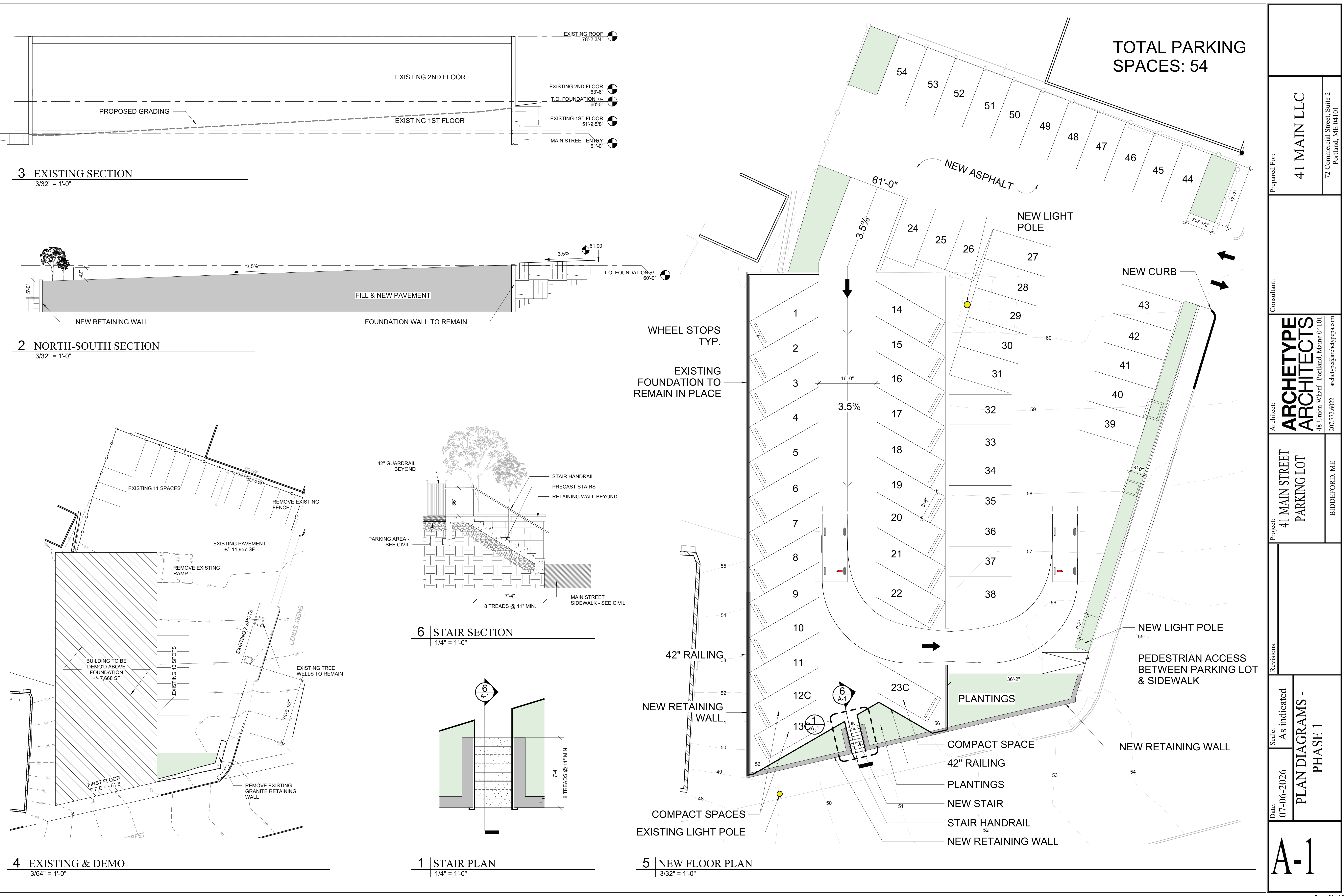
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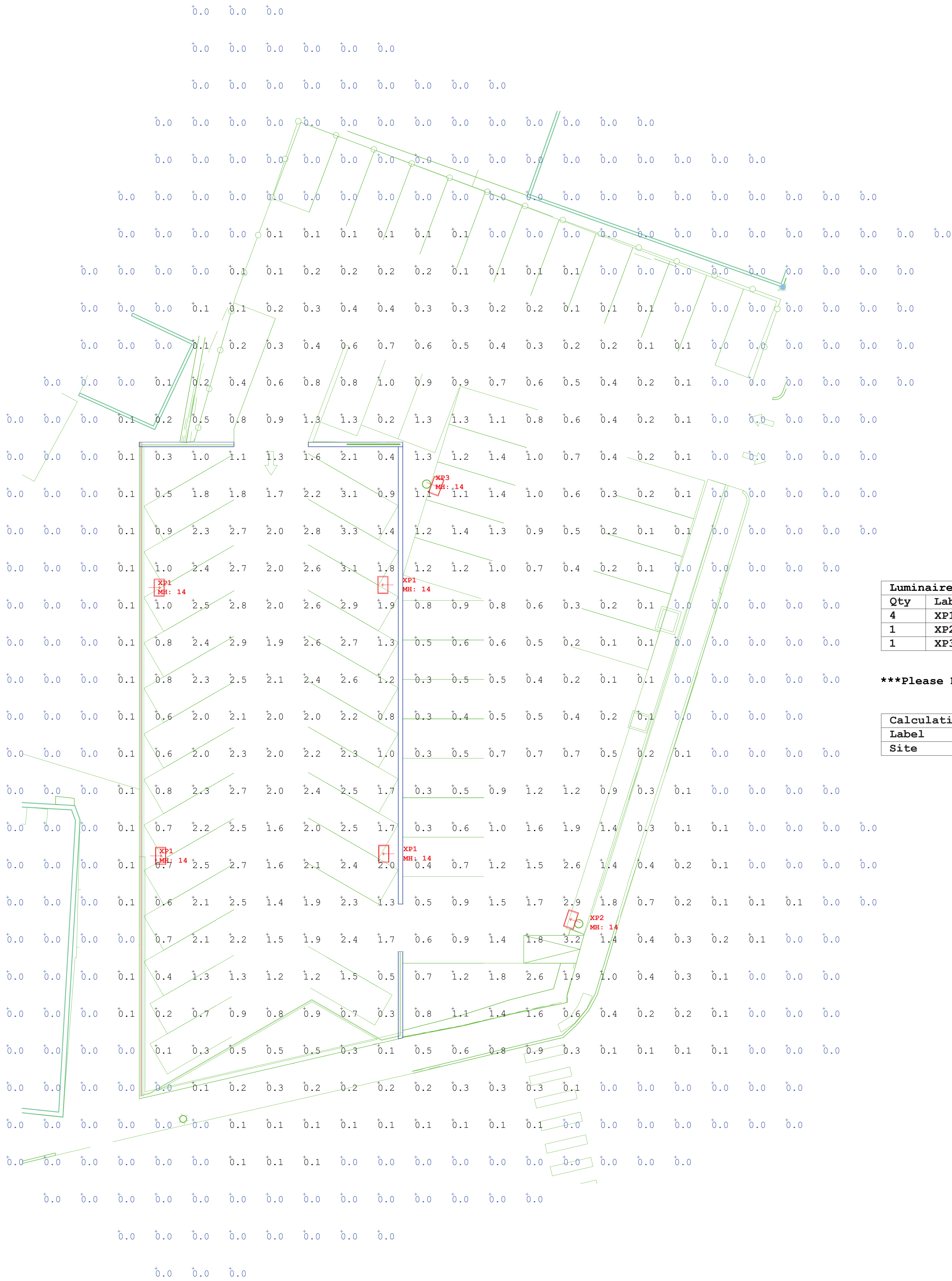
Sheet No.:

LD1

Scale:

AS NOTED





Luminaire Schedule					
Qty	Label	Watts	Arrangement	LLF	Description
4	XP1	34.4	Single	0.900	VP-SS-1-40L-35-3K7-3-BC
1	XP2	34.4	Single	0.900	VP-SS-1-40L-35-3K7-4W
1	XP3	34.4	Single	0.900	VP-SS-1-40L-35-3K7-5QW

Please Note: Do not use this schedule for quoting or wattage calculating, contact Illuminate for a complete fixture schedule

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.48	3.3	0.0	N.A.	N.A.

Project:
41 Main Street - Site

Contact:
Sean Goulding
Specification Sales
(781) 272-2300 X211
sgoulding@ornilite.com

Generated for:
ARCHETYPE ARCHITECTS


263 Winn Street
Burlington, MA 01803
(781) 272-2300

Detail: Photometric Calculation

Date: 06/17/2026

Revision: 1

Scale: 1" = 10'-0"

Drawn By: SHJ

Drawing Number:

L-1

Sheet 1 of 1

Page 23 of 96



FIXTURES TO BE
MOUNTED AT 14'-0" AFG

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



CONTROL TECHNOLOGY



SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Silicone Strike Optics (40, 80, 120, or 180 LED counts) maximize uniformity in applications and provides the highest LPW. These include an integral gasket allowing for IP66 rating. Catalog logic found on page 4.
- All optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included

INSTALLATION (CONTINUED)

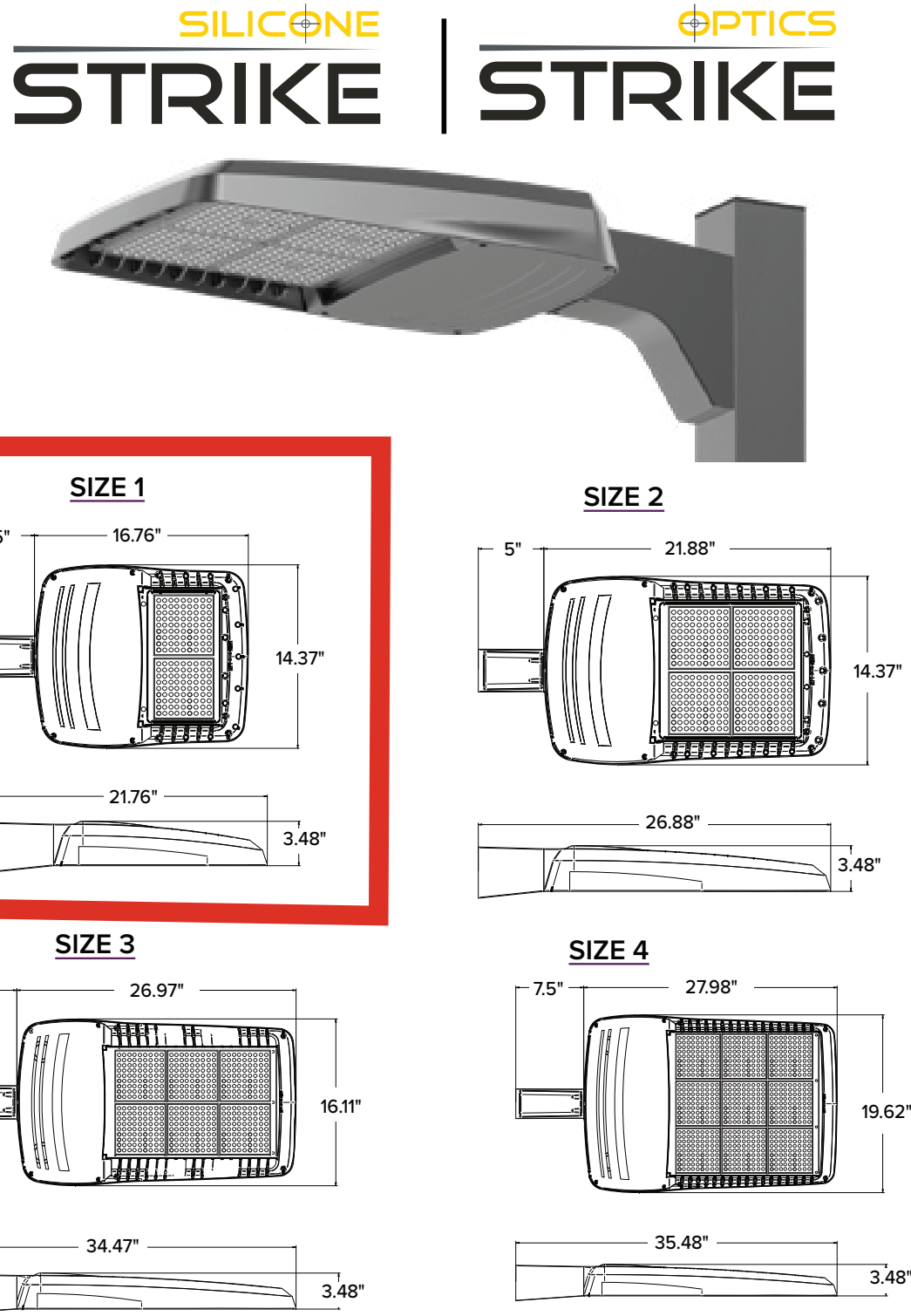
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard. Select CD option to have dimming leads extended outside the luminaire. Must specify if wiring leads are to be greater than the 6" standard.



	EPA				Config.
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CONTROLS (CONTINUED)

- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated with Strike and Microstrike optics. Fixture is IP66 rated with Silicone Strike optics.
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to <https://www.currentlighting.com/resources/america-solutions>).
- FCC CFR Title 47 Part 15, Class A
- IK10 (Silicone Strike Optics Only)

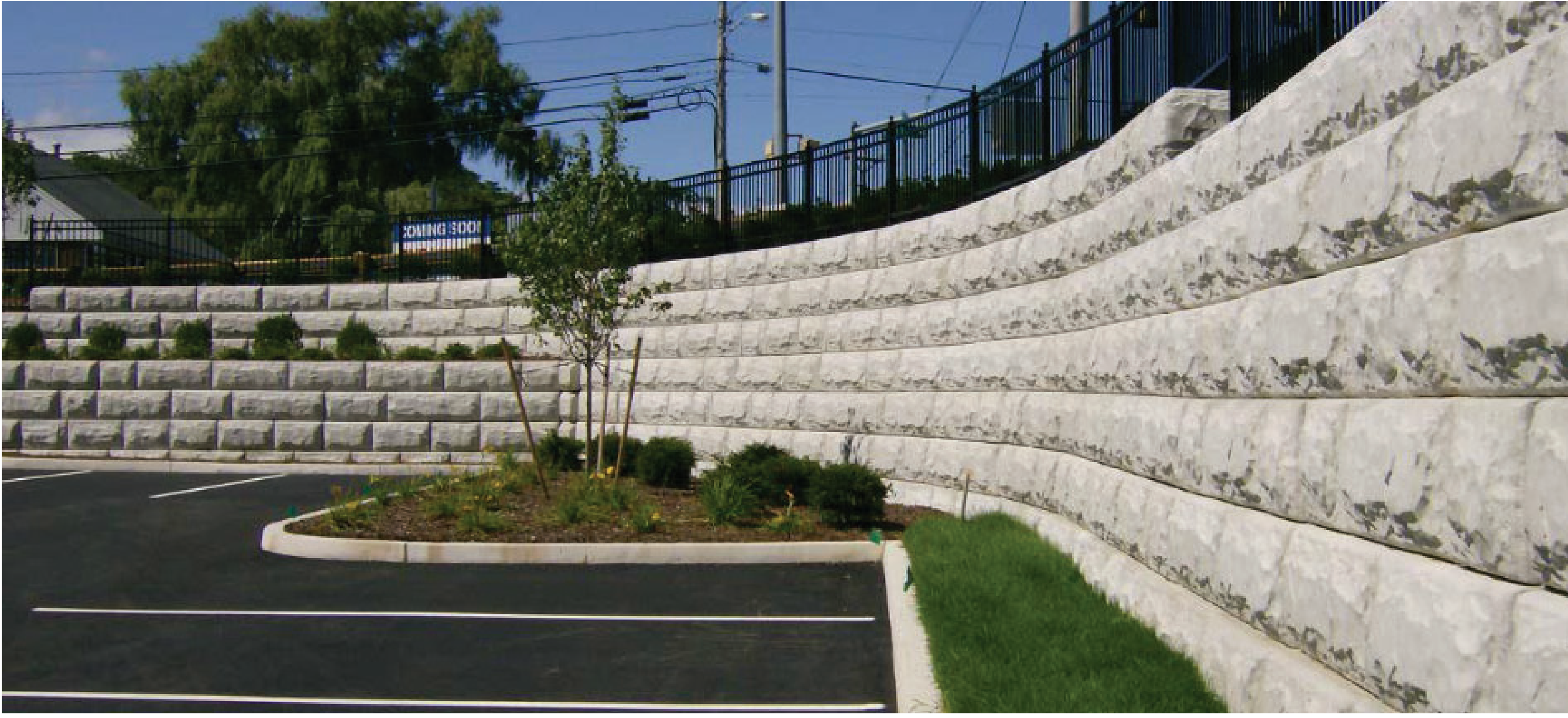
WARRANTY

- 5 year warranty

RETAINING WALL PRODUCT: STONE STRONG



FEATURED PROJECTS





AEGIS II[®] XTREME



ORNAMENTAL PEDESTRIAN RAILING

Engineered to meet AASHTO LRFD*

Aegis II Xtreme is the obvious front-runner in *strength and durability for decorative pedestrian bridge railing*. With a dual ForeRunner rail and *multi-layer coating*, this pedestrian railing is unmatched in overall product performance. In addition, the manufactured design of Aegis II Xtreme allows for a simplistic installation that yields extreme project savings.

**Note: Aegis II Xtreme 6 foot sections meet AASHTO LRFD.*



AMERISTARPERIMETER.COM | 888-333-3422

Experience a safer and more open world

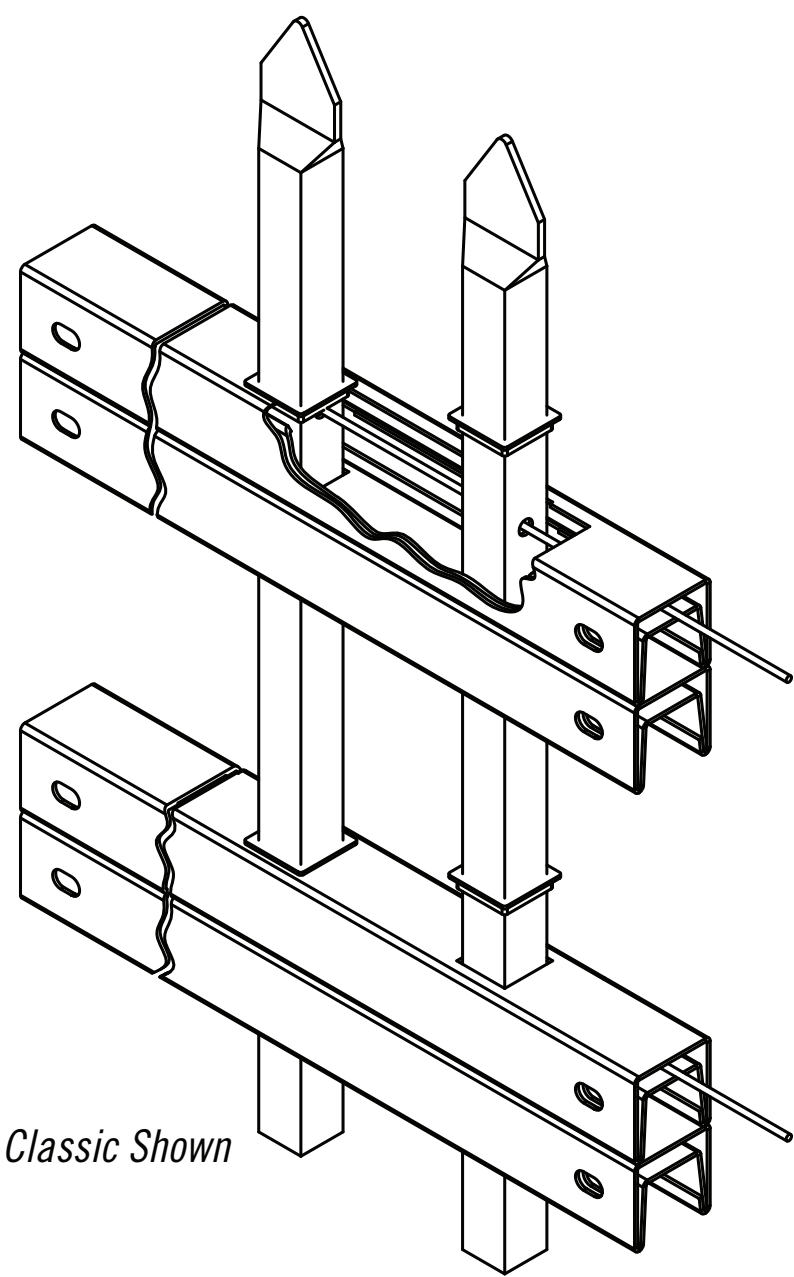
AMERISTAR[®]

ASSA ABLOY

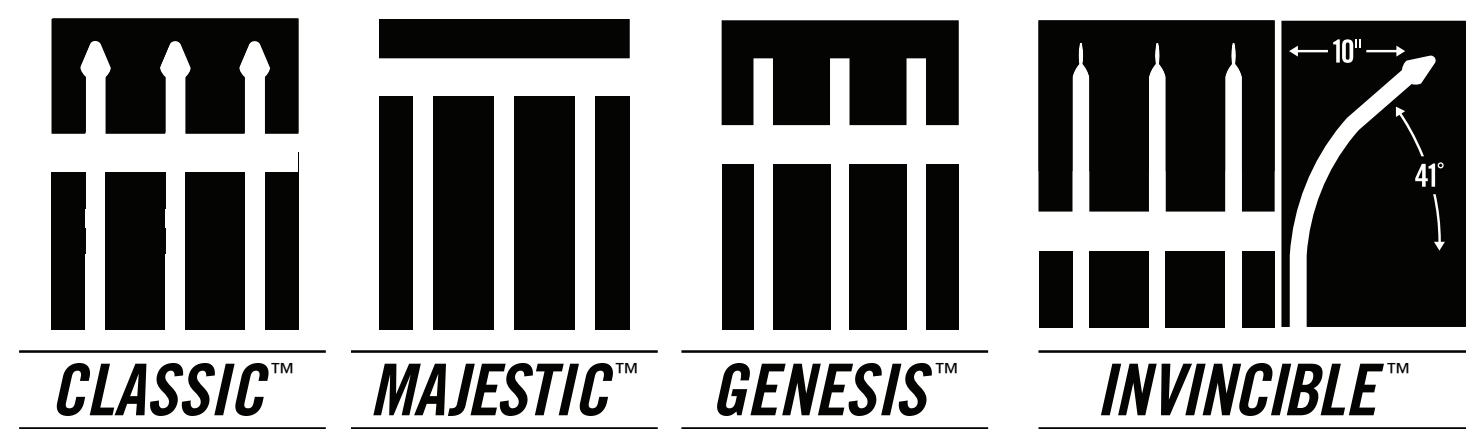
AEGIS II XTREME

ORNAMENTAL PEDESTRIAN BRIDGE RAILING

1"sq x 14ga PICKETS | 1.75" x 3.5" x 14ga Dual ForeRunner™ RAILS | 4"sq x 11ga POSTS



STYLE OPTIONS



FABRICATION & DESIGN

The innovative design of the Dual ForeRunner rail contains an internally secured galvanized retaining rod that allows for variable pitch connection, biasability and eliminates the need for visually unappealing external fasteners. Galvanized inside and out; to protect against internal corrosion; puts the Dual ForeRunner rail in the upper echelon of decorative railing options.



PERMACOAT™ PROTECTIVE FINISH

Ameristar's production facilities use a state-of-the-art polyester powder coating system that provides a durable and scratch resistant finish. Aegis II Xtreme is protected with Ameristar's PermaCoat multi-layer coating process. The combination of these layers delivers a system that increases weathering resistance and product durability. The Ameristar coating system results in finished surfaces with unmatched performance.



10 YEAR LIMITED WARRANTY

The family of Aegis steel products are manufactured from the highest quality materials by skilled craftsmen to meet the highest standards of workmanship in the industry. This is why Ameristar proudly offers a limited 10 year warranty.



MEETS BUY AMERICAN

Ameristar is committed to providing products that meet the Buy American Act. We have made significant investments in technology, process improvement, and employee training in an effort to secure American jobs and combat inferior products.



Scan to learn
more about
Aegis II® Xtreme

#9972 | 04/2024



FENCE PRODUCTS

TO PLACE YOUR ORDER CALL 888-333-3422 | VISIT AMERISTARPERIMETER.COM



EXISTING



PHASE 1



PHASE 2



EXISTING



PHASE 1



PHASE 2



Planting Area B (planting plan)

Conceptual Rendering depicts and represents the approximate size and character of plant material during the first growing year.



Planting Area B (planting plan)

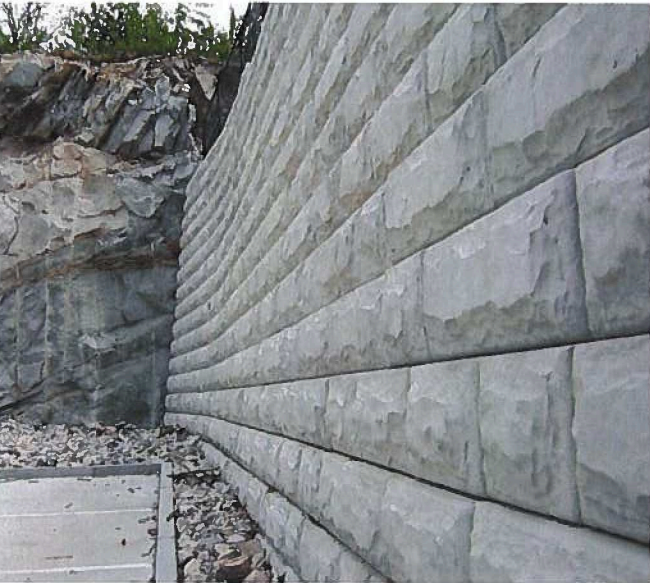
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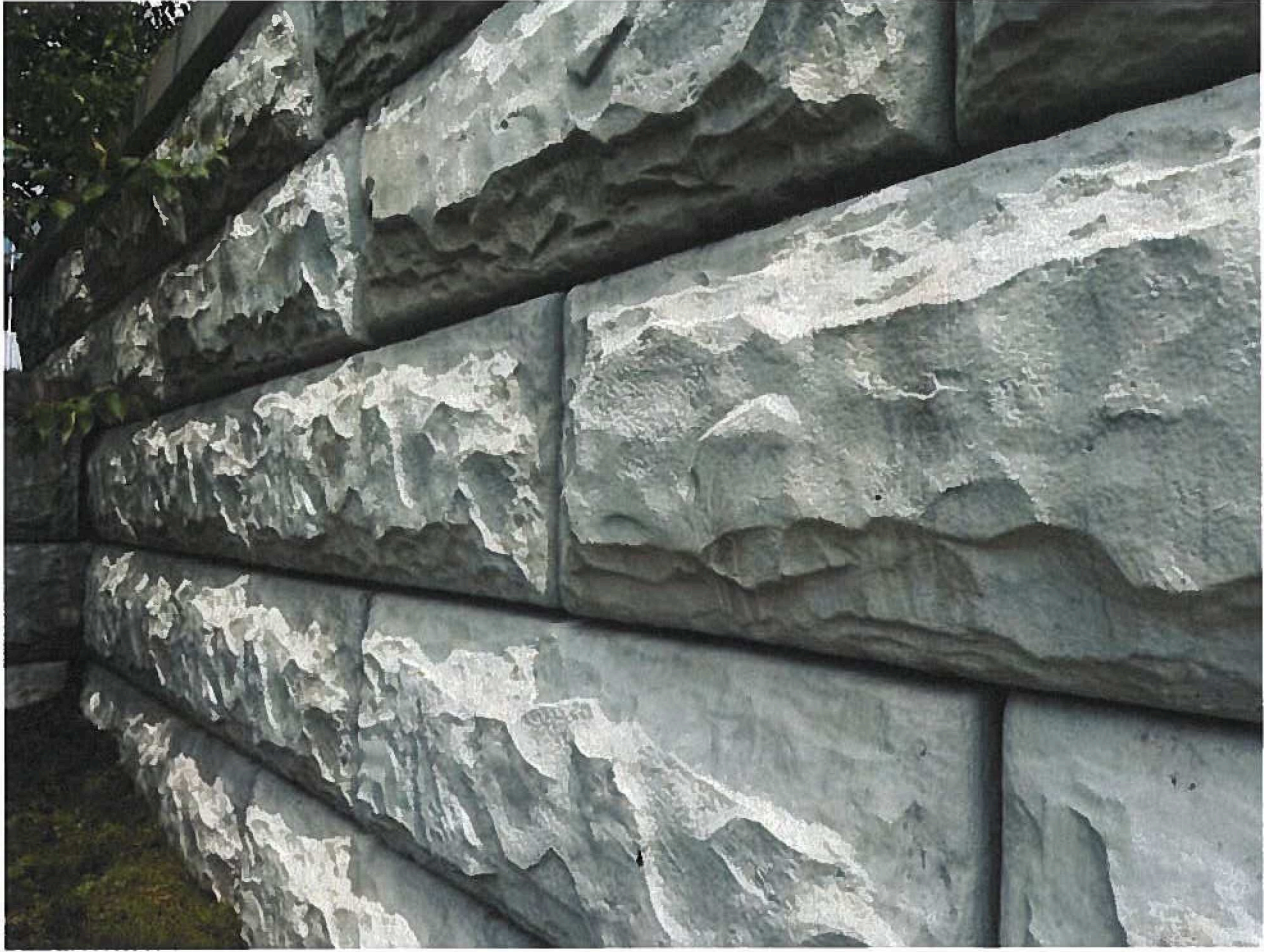
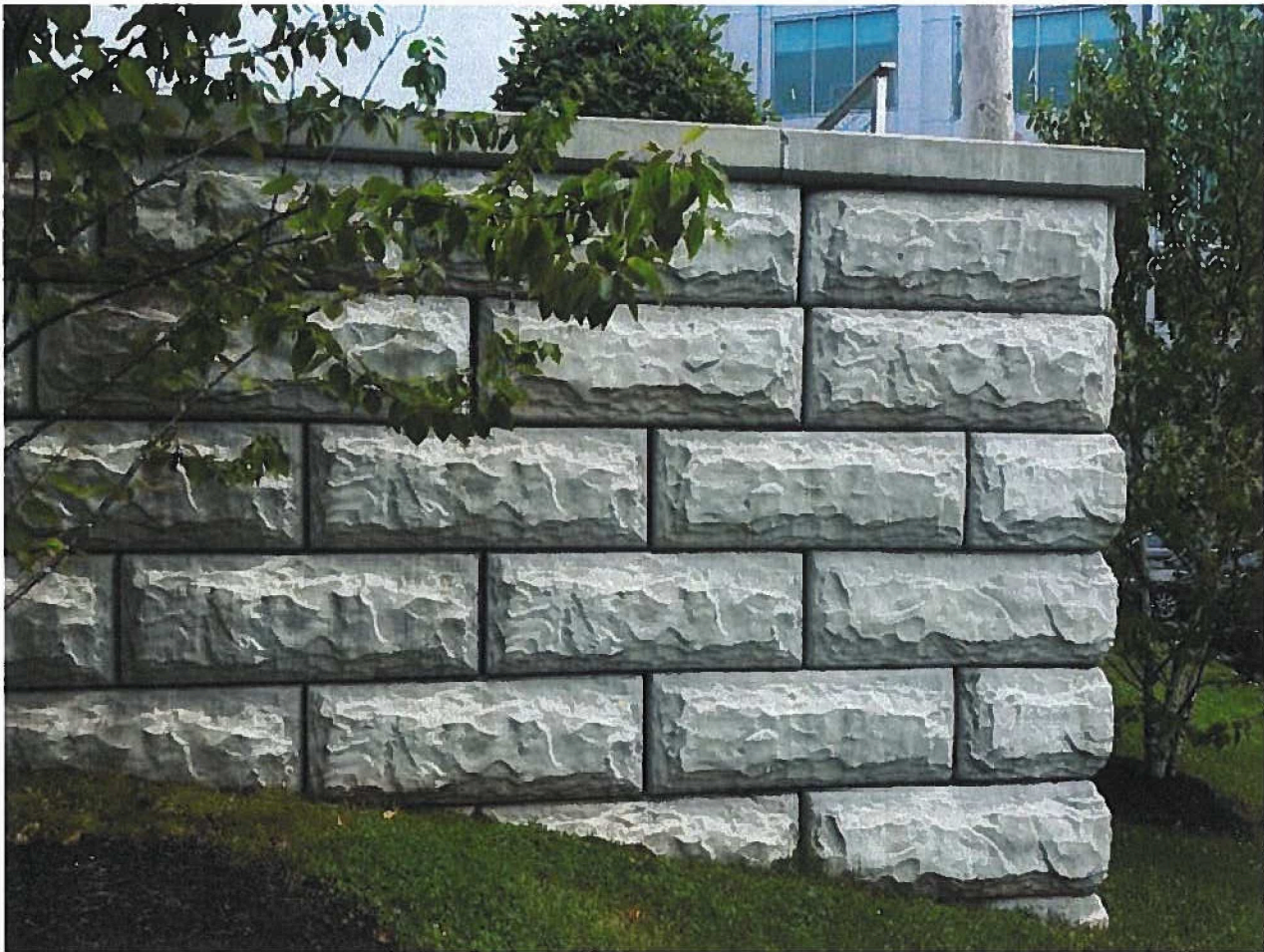
DRYMA

RETAINING WALL PRODUCT: STONE STRONG

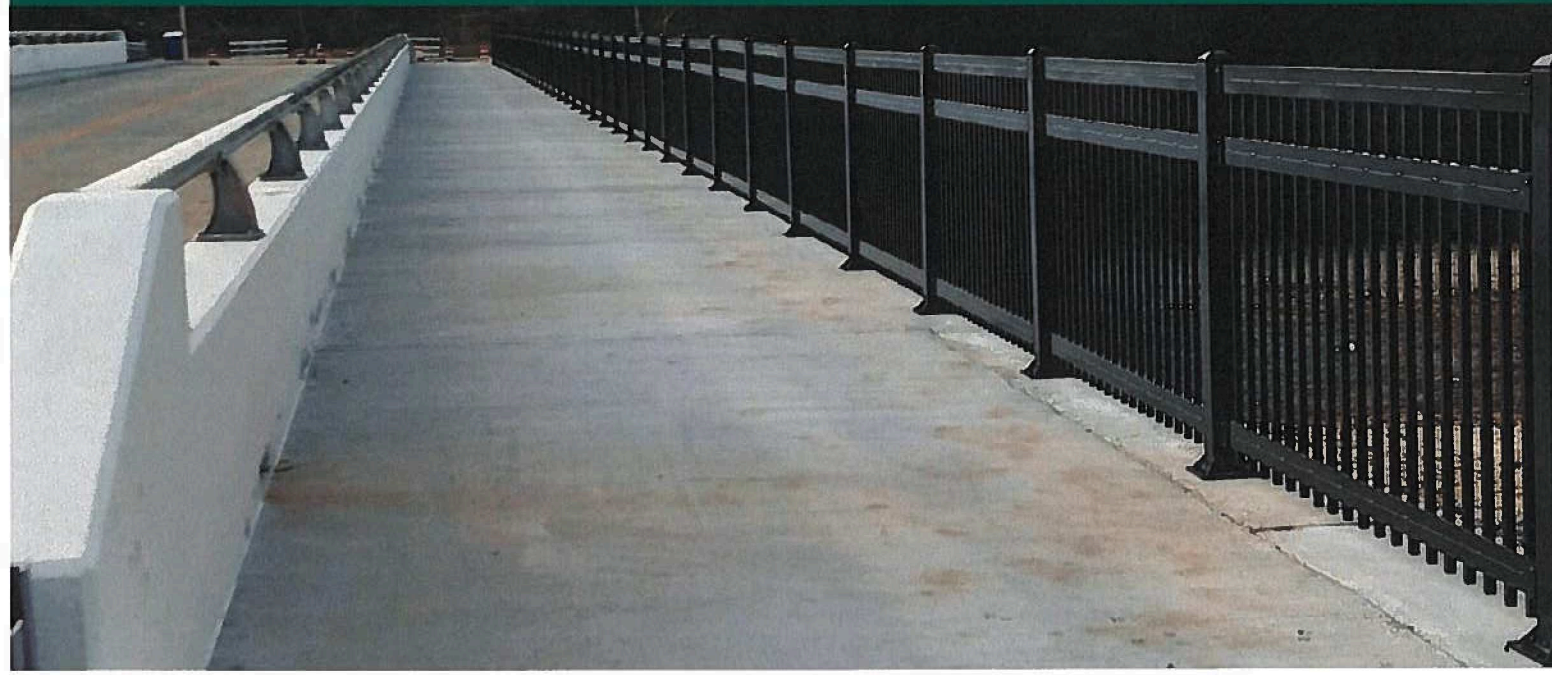


FEATURED PROJECTS





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FENCE PRODUCTS

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Experience a safer and more open world

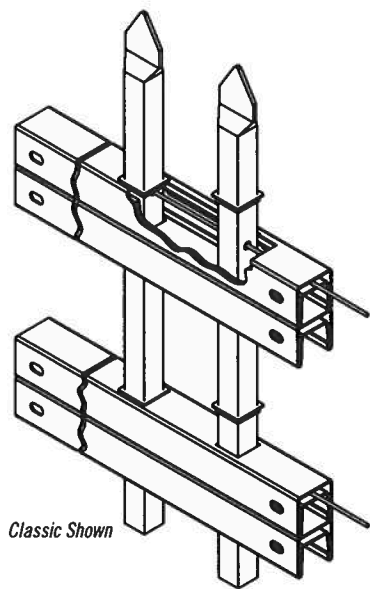
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Scan to learn
more about
Aegis II Xtreme



FENCE PRODUCTS

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FIXTURES TO BE
MOUNTED AT 14'-0" AFG

DATE:

LOCATION:

TYPE:

PROJECT:

CATALOG #:

VIPER Area/Site
VIPER LUMINAIRE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
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CONTROL TECHNOLOGY



SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

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INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater than 20ft, a vibration damper is recommended

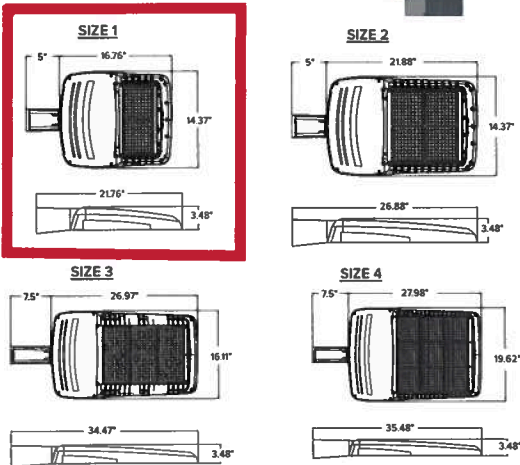
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SILICONE OPTICS
STRIKE | STRIKE



	EPA				Config
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Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CONTROLS (CONTINUED)

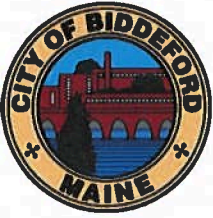
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CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to <http://www.designlights.org> for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated with Strike and Microstrike optics. Fixture is IP66 rated with Silicone Strike optics.
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to <https://www.currentlighting.com/resources/america-solutions>).
- FCC CFR Title 47 Part 15, Class A
- IK10 (Silicone Strike Optics Only)

WARRANTY

- 5 year warranty



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Abby Henderson, Archetype Architects
Applicant's Address: 48 Union Wharf, Portland, ME 04101
Applicant's Phone(s): [REDACTED]
Applicant's E-mail: [REDACTED]
Applicant's Legal Interest in the Property:

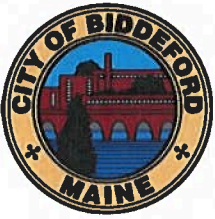
☐ Owner ☐ Purchase and Sale ☐ Tenant - Lease/Rental Agreement

Owner's Name: 41 Main LLC
Owner's Address: 72 Commercial Street, Suite 2, Portland ME 04101
Owner's Phone(s): [REDACTED]
Owner's E-mail: [REDACTED]

Representative(s) - Agent, Engineer, Architect, and/or Contractor Information:

Agent's Name: Abby Henderson, Archetype Architects
Agent's Address: 48 Union Wharf, Portland, ME 04101
Agent's Phone(s): [REDACTED]
Agent's E-mail: [REDACTED]

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD

PLANNING DEPARTMENT

Project Information:

Project Address: 41 Main Street, Biddeford, ME 04005
Project Zone: MSRD1 Property Map & Lot Number(s): 41 & 138

Existing Use of Property:

☐ Residential ☐ Commercial ☐ Mixed Use ☐ Industrial ☐ Institutional

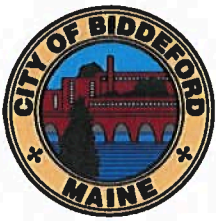
COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

Alterations and Repair

- ☐ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)
- ☐ Installation or replacement of siding
- ☐ Porch replacement or construction of new porches
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages
- ☐ Other: _____

Additions and New Construction

- ☐ New Construction
- ☐ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals (e.g., HVAC)
- Other: _____



CITY OF BIDDEFORD

PLANNING DEPARTMENT

Moving and Demolition

- ☐ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district
- ☒ Other: Demolition of non-contributing structure - entire building above foundation

SUBCOMMITTEE Review Project Activities \$50.00 Fee (check all that apply):

Alterations and Repair

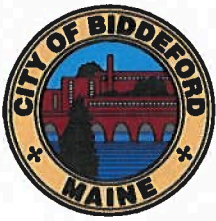
- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Other: _____

Signage and Exterior Utilities

- ☒ Installation or alteration of any exterior sign, awning, or related lighting
- ☐ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades
- ☐ Other: _____

Note: In cases where the project is minor in nature, the Planning Department may determine that even if the activity qualifies for full Commission review it would be more appropriate to have it delegated to Subcommittee review.

Note: Your project may also require a building permit. Please call the Code Enforcement Office (284-9236) to make this determination.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Submittal Information Checklist:

- ☒ Required Application Fee: If full Commission review is required - \$275.00
If Subcommittee review is required – \$50.00
- ☒ Completed Application Form
- ☒ Description of Proposed Activity
- ☒ Photographs of the building involved as well as adjacent buildings
- ☐ Samples of materials proposed for use in the activity
- ☒ Drawings (i.e., exterior elevations) and/or plans to illustrate the proposed activity for which the certificate is being applied for, including lettering styles (if applicable)

Signature of applicant:

Abby
Henderson

Digitally signed by Abby
Henderson
Date: 2026.08.21
10:35:56 -04'00'

Date: 8/21/26

Signature of
property owner (Required):

A handwritten signature in black ink, appearing to read "Steve Furi", written over a horizontal line.

Date: 8/21//26

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".

May 5, 2026 Rev June 16, 2026

Ms. Abby Henderson
Archetype PA
Union Wharf
Portland, Maine 04101

RE: site work scope
41 Main Street
Biddeford, Maine

Dear Abby,

The civil site scope for the improvements at 41 Main Street in Biddeford include the following activities:

1. Building demolition of the existing structure to remove all building framing, roof, HVAC and electrical systems and miscellaneous building materials except for the concrete foundation which will remain in place or otherwise be replaced to support the interior parking layout.
2. Modifications to the concrete foundation to create vehicular openings at the south side off Emery Street and the east end entry from the parking lot. The foundation will also be modified on the west side adjacent the side walk to act as a retaining wall.
3. Remove existing exterior loading dock ramp and salvage granite pieces as available for reuse.
4. Sidewalk reconstruction to City of Biddeford Standards along nearly the full length of the Main Street frontage. This includes removal and full depth curb and sidewalk replacement on Main Street.
5. Partial removal and replacement of the concrete sidewalk and curbing on Emery Street to the limits depicted on the updated parking lot improvements plan.
6. Aggregate MDOT Type D soils placement within the building footprint and 3" of HMA pavement for the parking area within the building area, following demolition.
7. Install drainage catch basin drain at bottom of parking area inside the building footprint and tie a 12" storm drain into the existing 36" City drain in Main Street.
8. Install Guardrail to the extent identified on the plan.
9. Aggregate fill and salvaged/or new, granite wall construction on the exit end (east) of the building following demolition to achieve a transitioning grade from the interior of the building into the parking lot.
10. Place a 1.25" pavement overlay of the existing parking lot surface.
11. Install electrical service and 100-amp power feed to new panel, overhead light



STRUCTURAL

FALL PROTECTION
SAFETY

TRANSPORTATION



SITE DESIGN



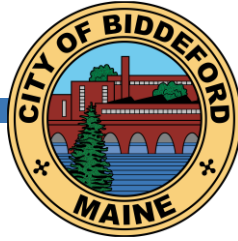
SURVEY

WATER
RESOURCESTECHNOLOGY
& INNOVATION

Page 46 of 96

- poles including light pole bases, light poles and fixtures, conduit and secondary wiring.
12. Remove and replace fencing with 6' high black vinyl coated chain link fencing to the limits identified on the plan.
 13. Provide and install new electric entry/exit control gate systems at the Emery Street driveway opening.
 14. Complete painted pavement markings in accordance with the Site plan including crosswalk striping on Main Street.
 15. All work to be completed in accordance with the Maine Department of Transportation Standard Specifications or City of Biddeford requirements, whichever is more stringent.
 16. Complete landscape improvements as prepared by Dry Landscape Architecture LLC.





HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

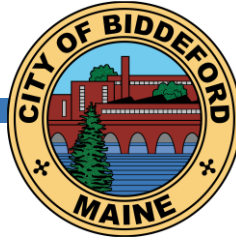
FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday September 9, 2026; 4:30 PM

RE: **Item 3.b: 2026.21 HPC Review for Nathan Lewis to replace existing wood windows with vinyl, Tax Map 38 Lot 327, in the MSRD-1 Zone.**

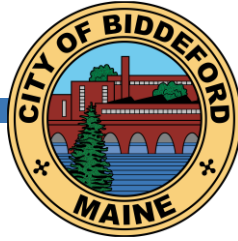
INTRODUCTION

The applicant proposes to replace existing wood windows of varying sizes with vinyl replacement windows.



PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	Nathan Lewis P.O. Box 1295 Biddeford ME 04005
2.	Owner of Property:	A & N Holdings
3.	Agent:	Apt Management
4.	Engineer/Architect:	N/A
5.	Project Location:	38 Jefferson St
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 327
7.	Existing Zoning:	MSRD-1
8.	Overlay Zoning:	Biddeford Historic Overlay District
9.	Contributing?	No
10.	National Register of Historic Places?	No
11.	Approximate Date of Construction	Circa 1850
12.	Existing Use:	Residential
13.	Proposed Use:	Residential
14.	Uses in the Vicinity:	Mixed
15.	Parcel Size:	0.09 acres
16.	Front Setback Required:	None
17.	Side Setbacks Required:	None
18.	Rear Setback Requires:	None
19.	Height Requirements:	Min 2 Stories or 26 Feet Max 60 Feet
20.	LDR Attachment A: Fess Paid:	Yes
21.	Historic Preservation Commission Review History:	Meeting Date Sept 9, 2026. Posted Sept 2, 2026; Mail Notices to all abutters within 100'. 9 notices sent July 6, 2026.



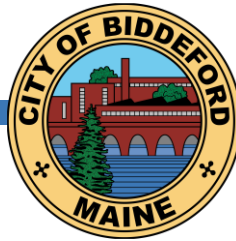
EXISTING CONDITIONS



The house is located at the southeast corner of Jefferson Street and Adams Street.

According to the Kleinfelder Survey of 2022, its primary Stylistic Category is Greek Revival, with Italianate as its Secondary Stylistic category:

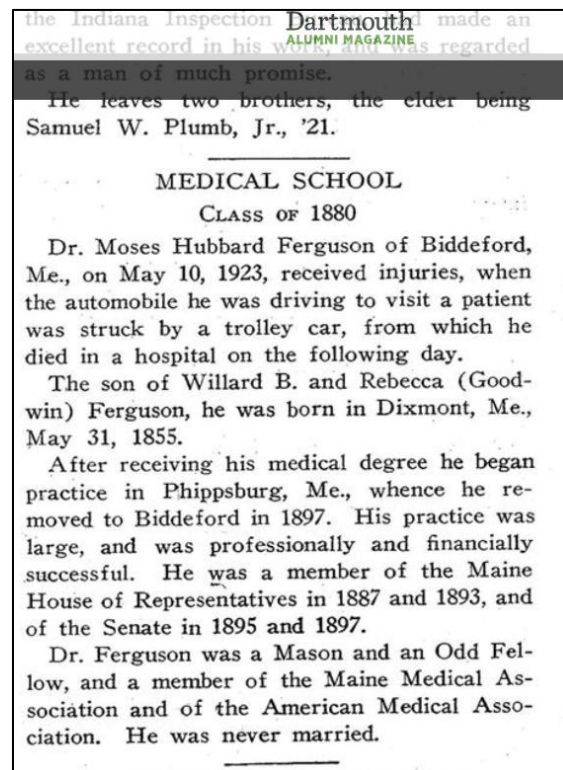
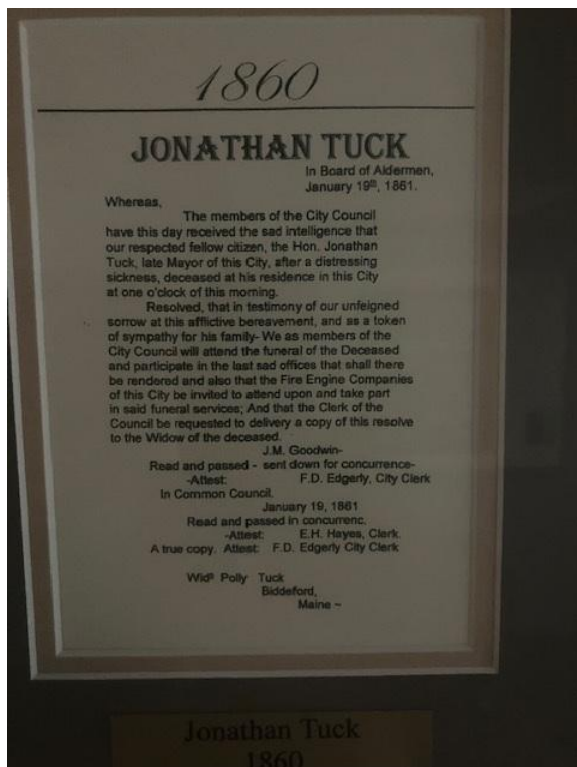
Retains integrity otherwise does not embody the distinctive characteristics of type, period, or method of construction; represent the work of a master; or possess high artistic values.

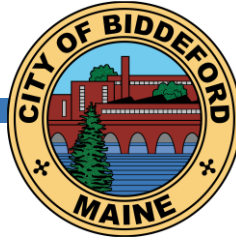


This house was built circa 1848, by Biddeford resident Jonathan Tuck. Tuck was postmaster here before becoming Biddeford's fourth mayor in 1860. Tuck died while in office on January 19, 1861.



Later the house was owned by Dr. Moses Hubbard Ferguson who operated a medical office there from circa 1900 to the 1920s. Dr. Ferguson, an 1880 graduate of Dartmouth College, also served in the Maine House of Representatives from 1887 through 1895, and served in the Maine state Senate from 1895 through 1899.





The house retains a high level of historic integrity, as described in the seven aspects of **integrity**:

Location is the place where the historic property was constructed or the place where the historic event occurred.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Setting is the physical environment of a historic property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

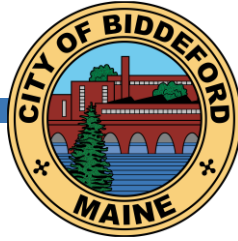
Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

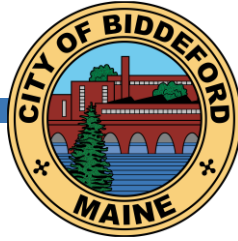
Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.

All windows and doors appear to be original, trim is intact, siding is in good condition, and the house overall maintains use of historic materials. While the building is not classified as Contributing (to the Biddeford Main Street Historic District) it definitely contributes to the historic character of the wider Biddeford Overlay Historic District (MSRD-1, a portion of MSRD-2, and MSRD-3).

The condition of the house is evidenced by the photos shown below:





The existing windows, while in need of paint and glazing, appear solid.



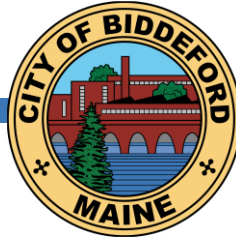
PROJECT PROPOSAL

The applicant proposes replacing existing windows with [United Series 7400](#) double hung units. These replacement windows are vinyl “with a bold bevel and stylishly designed frame...”



From the manufacturer’s website:

The 7400 Series with 3/4” warm-edge, insulated glass is designed to meet Energy Star ratings in all climate zones. With a bold bevel and stylishly designed frame, the 7400 Series comes with a lifetime, non-prorated warranty that covers both residential and commercial applications. A versatile and meticulously designed window, the 7400 boasts modern sightlines, solid performance, and a variety of styles and options to complete any project.



PUBLIC COMMENT

On September 2, 2026, 9 abutter notices were sent. As of September 7, 2026, no public comment has been received.

STAFF REVIEW

This building is not inside the Biddeford Main Street Historic District, nor is it individually listed on the National Register of Historic Places, but it has a high degree of historic significance, and it maintains a high level of historic integrity.

Given its integrity, key principles to consider here are:

Retention First – Historic Windows should be retained and repaired whenever possible.

Replacement only when necessary - If repair is not feasible, replacement is allowed but must be **compatible** with the building's historic character.

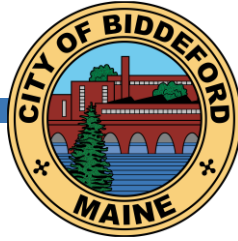
Matching Criteria – The new feature must:

- Match the original in **design** (shape, frame style, muntin profiles, pane configuration).
- Match in **color, texture, and other visual qualities**.
- Where possible, use **similar materials** (e.g., wood for wood, metal for metal)

STAFF RECOMMENDATION

The proposed replacement units are of a substitute material, and do not align with the building's historic style. They do not match the original in design and they compromise important visual qualities of the original windows.

If the existing windows are beyond repair, which has not been established, staff recommends the applicant seek more appropriate alternatives to the use of United Series 7400 replacement windows.



SAMPLE MOTIONS

1. Motion to approve a Certificate of Appropriateness for Nathan Lewis to replace existing wood windows with United Series 7400 vinyl windows at 38 Jefferson Street, Tax Map 38, Lot 327, as presented, based on materials and assertions submitted and conditioned on the following:
 - a. All permits must be obtaining before beginning work.
 - b. _____
 - c. _____
2. Motion to deny a Certificate of Appropriateness for Nathan Lewis to replace existing wood windows with United Series 7400 vinyl windows at 38 Jefferson Street, Tax Map 38, Lot 327, as presented, based on the following:
 - a. _____
 - b. _____
3. Motion to postpone a decision for a Certificate of Appropriateness for Nathan Lewis to replace existing wood windows with United Series 7400 vinyl windows at 38 Jefferson Street, Tax Map 38, Lot 327, based on the following additional information or materials required for further review:
 - a. _____
 - b. _____

Window Replacement – Scope of Work and Preservation Rationale

The proposed work includes the replacement of all existing windows at 38 Jefferson Street with new, energy-efficient vinyl windows. The existing windows are deteriorating, in poor overall condition, and do not provide an efficient level of thermal performance. Replacement is therefore proposed as part of the broader rehabilitation of the property.

The replacement windows will be installed **from the interior of the building** and will utilize the existing window openings without altering their size, location, or surrounding architectural elements. No enlargement, reduction, relocation, or other structural modification of the existing window openings is proposed.

The new windows will replicate the **existing sash configuration, proportions, and overall architectural appearance** of the current windows. To the extent commercially available, the proposed units will maintain similar sightlines, frame dimensions, muntin/grille patterns, and exterior profiles in order to preserve the established architectural character of the building.

Existing exterior window trim, casing, headers, and other surrounding architectural details will be retained and preserved. Any necessary work around the window openings will be limited to what is required for proper installation and will be completed in a manner consistent with the existing construction and appearance.

The applicant is requesting approval for replacement windows in either **white or black**. Both color options are being presented for consideration; however, the applicant is willing to proceed with **white windows if that color is preferred or determined to be more appropriate by the Historic Preservation Commission**.

Vinyl was selected as the proposed replacement material following consideration of wood as an alternative. While wood windows can provide a traditional material option, comparable wood windows are currently approximately **180% more expensive than the proposed vinyl windows**. The substantial difference in cost would place significant financial pressure on the overall rehabilitation budget and could jeopardize the project's ability to complete other necessary preservation, building, and code-related improvements.

The proposed window replacement is intended to balance **historic preservation, long-term durability, energy efficiency, and financial feasibility**. By retaining the existing openings, exterior trim, proportions, configuration, and architectural detailing, the project will preserve the building's established visual character while addressing the deteriorated condition and improving the long-term performance of the property.

This work is part of a comprehensive rehabilitation of 38 Jefferson Street. The overall objective is to preserve and improve the existing historic building while ensuring that the property remains a viable, functional, and well-maintained asset for the long term. The proposed window replacement supports that objective without materially altering the building's existing architectural appearance.

**CUSTOMER QUOTATION**

Lowe's Scarborough ME #2407
1000 Gallery Boulevard
Scarborough ME 4074

Phone: 207-883-1309
Fax: 207-883-1313

QUOTE DATE

7/28/2026

QUOTE#

1179847

QUOTE EXPIRES

7/28/2026

QUOTE TO:

Lowe's Scarborough ME #2407
1000 Gallery Boulevard

Phone: 207-883-1309

Fax: 207-883-1313

Email:

Scarborough

ME 4074

QUOTE #	CONTACT	QUOTED BY	PROJECT NAME	QUOTE NAME
1179847		MRoswick	Unassigned	Copy of Unassigned

Comments:

Quoted with: United Window & Door Mfg, 24-36 Fadem Rd, Springfield, NJ, 07081 (973) 912-0600

LINE #	DESCRIPTION	QTY	PRICE	EXTENDED PRICE
100-1	PRODUCT: Series 7400 Replacement Double Hung White / White Vinyl Sizes GLASS: LowE-2, Single Strength, Argon, Intercept Spacer SASH: White GRILLES: Flat Internal 5/8 Grid, Colonial, White, 3W2H ROUGH OPENING: 31-in x 65-in	13	\$272.88	\$3,547.50

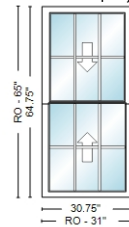
UNIT DIMS: 30.75-in x 64.75-in

OPERATION / VENTING: Operating

SCREEN: Standard Screen , White , 1/2 , Fiberglass Mesh

HARDWARE: White Hardware , Double Locks

INTERIOR CASING:

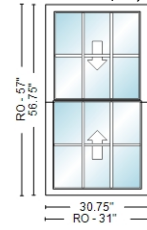


Egress: No 5.06 Sq. Ft. , Net Clear Opening Height: 27.5 , Net Clear
Opening Width: 26.5

UValue: 0.29 , SHGC: 0.25 , VT: 0.49 ,
R-PG30 , DP: 30 , STC: 27 , OITC: 21

IMPORTANT: PRODUCT VIEWED FROM EXTERIOR**Comments:** None Assigned

LINE #	DESCRIPTION	QTY	PRICE	EXTENDED PRICE
200-1	PRODUCT: Series 7400 Replacement Double Hung White / White Vinyl Sizes GLASS: LowE-2, Single Strength, Argon, Intercept Spacer SASH: White GRILLES: Flat Internal 5/8 Grid, Colonial, White, 3W2H ROUGH OPENING: 31-in x 57-in UNIT DIMS: 30.75-in x 56.75-in OPERATION / VENTING: Operating SCREEN: Standard Screen , White , 1/2 , Fiberglass Mesh HARDWARE: White Hardware , Double Locks INTERIOR CASING:	6	\$272.89	\$1,637.31



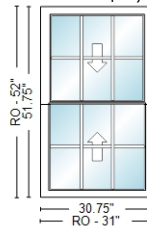
Egress: No 4.32 Sq. Ft. , Net Clear Opening Height: 23.5 , Net Clear Opening Width: 26.5

UValue: 0.29 , SHGC: 0.25 , VT: 0.49 ,
R-PG50 , DP: 50 , STC: 27 , OITC: 21

IMPORTANT: PRODUCT VIEWED FROM EXTERIOR

Comments: None Assigned

LINE #	DESCRIPTION	QTY	PRICE	EXTENDED PRICE
300-1	PRODUCT: Series 7400 Replacement Double Hung White / White Vinyl Sizes GLASS: LowE-2, Single Strength, Argon, Intercept Spacer SASH: White GRILLES: Flat Internal 5/8 Grid, Colonial, White, 3W2H ROUGH OPENING: 31-in x 52-in UNIT DIMS: 30.75-in x 51.75-in OPERATION / VENTING: Operating SCREEN: Standard Screen , White , 1/2 , Fiberglass Mesh HARDWARE: White Hardware , Double Locks INTERIOR CASING:	6	\$272.89	\$1,637.31



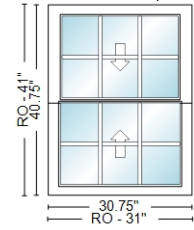
Egress: No 3.86 Sq. Ft. , Net Clear Opening Height: 21 , Net Clear Opening Width: 26.5

UValue: 0.29 , SHGC: 0.25 , VT: 0.49 ,
R-PG50 , DP: 50 , STC: 27 , OITC: 21

IMPORTANT: PRODUCT VIEWED FROM EXTERIOR

Comments: None Assigned

LINE #	DESCRIPTION	QTY	PRICE	EXTENDED PRICE
400-1	PRODUCT: Series 7400 Replacement Double Hung White / White Vinyl Sizes GLASS: LowE-2, Single Strength, Argon, Intercept Spacer SASH: White GRILLES: Flat Internal 5/8 Grid, Colonial, White, 3W2H ROUGH OPENING: 31-in x 41-in UNIT DIMS: 30.75-in x 40.75-in OPERATION / VENTING: Operating SCREEN: Standard Screen , White , 1/2 , Fiberglass Mesh HARDWARE: White Hardware , Double Locks INTERIOR CASING:	1	\$272.88	\$272.88



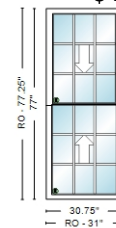
Egress: No 2.85 Sq. Ft. , Net Clear Opening Height: 15.5 , Net Clear Opening Width: 26.5

UValue: 0.29 , SHGC: 0.25 , VT: 0.49 ,
R-PG50 , DP: 50 , STC: 27 , OITC: 21

IMPORTANT: PRODUCT VIEWED FROM EXTERIOR

Comments: None Assigned

LINE #	DESCRIPTION	QTY	PRICE	EXTENDED PRICE
500-1	PRODUCT: Series 7400 Replacement Double Hung White / White Vinyl Sizes GLASS: LowE-2, Single Strength, Argon, Intercept Spacer SASH: White GRILLES: Flat Internal 5/8 Grid, Colonial, White, 3W3H ROUGH OPENING: 31-in x 77.25-in UNIT DIMS: 30.75-in x 77-in OPERATION / VENTING: Operating SCREEN: Standard Screen , White , 1/2 , Fiberglass Mesh HARDWARE: White Hardware , Double Locks INTERIOR CASING:	6	\$308.21	\$1,849.28



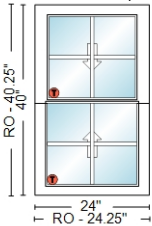
Egress: Yes 6.18 Sq. Ft. , Net Clear Opening Height: 33.625 , Net Clear Opening Width: 26.5

UValue: 0.29 , SHGC: 0.25 , VT: 0.49 ,
R-PG20 , DP: 20 , STC: 27 , OITC: 21

IMPORTANT: PRODUCT VIEWED FROM EXTERIOR

Comments: None Assigned

LINE #	DESCRIPTION	QTY	PRICE	EXTENDED PRICE
600-1	PRODUCT: Series 7400 Replacement Double Hung White / White Vinyl Sizes GLASS: LowE-2, Tempered, Double Strength, Argon, Intercept Spacer SASH: White GRILLES: Flat Internal 5/8 Grid, Colonial, White, 2W2H ROUGH OPENING: 24.25-in x 40.25-in UNIT DIMS: 24-in x 40-in OPERATION / VENTING: Operating SCREEN: Standard Screen , White , 1/2 , Fiberglass Mesh HARDWARE: White Hardware , Single Lock INTERIOR CASING:	1	\$334.26	\$334.26



Egress: No 2.07 Sq. Ft. , Net Clear Opening Height: 15.125 , Net Clear Opening Width: 19.75

UValue: 0.29 , SHGC: 0.25 , VT: 0.48 ,
 R-PG50 , DP: 50 , STC: 30 , OITC: 24

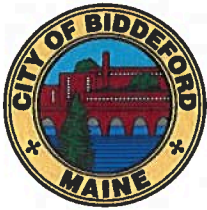
IMPORTANT: PRODUCT VIEWED FROM EXTERIOR

Comments: None Assigned

Total Quantity	SUB-TOTAL:	\$9,278.55
TotalQuantity	FREIGHT:	\$0.00
	LABOR:	\$0.00
	SALES TAX:	\$0.00
	TOTAL:	\$9,278.55

CUSTOMER SIGNATURE _____ DATE _____

WE APPRECIATE YOUR BUSINESS!



CITY OF BIDDEFORD PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: Nathan Lewis
Applicant's Address: PO Box 1285 Biddeford, ME 04005
Applicant's Phone(s): [REDACTED]
Applicant's E-mail: [REDACTED]

Applicant's Legal Interest in the Property:

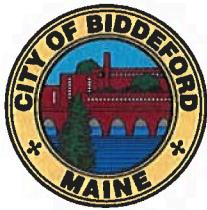
☒ Owner ☐ Purchase and Sale ☐ Tenant - Lease/Rental Agreement

Owner's Name: A & N Holdings, LLC
Owner's Address: PO Box 1285 Biddeford, ME 04005
Owner's Phone(s): [REDACTED]
Owner's E-mail: [REDACTED]

Representative(s) - Agent, Engineer, Architect, and/or Contractor Information:

Agent's Name: APT Management LLC - Anthony Thomas
Agent's Address: 83 Grandview Ave Apt 2 South Portland, ME 04106
Agent's Phone(s): [REDACTED]
Agent's E-mail: [REDACTED]

Attach separate pages where multiple representatives are involved.



CITY OF BIDDEFORD PLANNING DEPARTMENT

Project Information:

Project Address: 38 Jefferson St Biddeford, ME 04005
Project Zone: MSRD1 Property Map & Lot Number(s): 38/327

Existing Use of Property:

☐ Residential ☐ Commercial ☒ Mixed Use ☐ Industrial ☐ Institutional

COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

Alterations and Repair

- ☒ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)
- ☐ Installation or replacement of siding
- ☐ Porch replacement or construction of new porches
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages
- ☐ Other: _____

Additions and New Construction

- ☐ New Construction
- ☐ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals (e.g., HVAC)
- Other: _____



CITY OF BIDDEFORD PLANNING DEPARTMENT

Moving and Demolition

- ☐ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district
- ☐ Other: _____

SUBCOMMITTEE Review Project Activities \$50.00 Fee (check all that apply):

Alterations and Repair

- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Other: _____

Signage and Exterior Utilities

- ☐ Installation or alteration of any exterior sign, awning, or related lighting
- ☐ Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades
- ☐ Other: _____

Note: In cases where the project is minor in nature, the Planning Department may determine that even if the activity qualifies for full Commission review it would be more appropriate to have it delegated to Subcommittee review.

Note: Your project may also require a building permit. Please call the Code Enforcement Office (284-9236) to make this determination.

**CUSTOMER QUOTATION**

Lowe's Scarborough ME #2407
1000 Gallery Boulevard
Scarborough ME 4074

Phone: 207-883-1309
Fax: 207-883-1313

QUOTE DATE

7/28/2026

QUOTE#

1179858

QUOTE EXPIRES

7/28/2026

QUOTE TO:

Lowe's Scarborough ME #2407
1000 Gallery Boulevard

Phone: 207-883-1309

Fax: 207-883-1313

Email:

Scarborough

ME 4074

QUOTE #	CONTACT	QUOTED BY	PROJECT NAME	QUOTE NAME
1179858		MRoswick	Unassigned	Copy of Copy of

Comments:

Quoted with: United Window & Door Mfg, 24-36 Fadem Rd, Springfield, NJ, 07081 (973) 912-0600

LINE #	DESCRIPTION	QTY	PRICE	EXTENDED PRICE
100-1	PRODUCT: Series 7400 Replacement Double Hung Black Coextrusion / White Vinyl Sizes GLASS: LowE-2, Single Strength, Argon, Intercept Spacer SASH: Black/White GRILLES: Flat Internal 5/8 Grid, Colonial, Black/White, 3W2H ROUGH OPENING: 31-in x 65-in	13	\$431.14	\$5,604.83

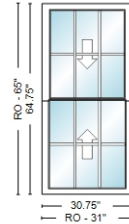
UNIT DIMS: 30.75-in x 64.75-in

OPERATION / VENTING: Operating

SCREEN: Standard Screen , Black , 1/2 , Fiberglass Mesh

HARDWARE: White Hardware , Double Locks

INTERIOR CASING:

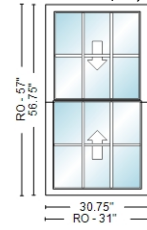


Egress: No 5.06 Sq. Ft. , Net Clear Opening Height: 27.5 , Net Clear
Opening Width: 26.5

UValue: 0.29 , SHGC: 0.25 , VT: 0.49 ,
R-PG30 , DP: 30 , STC: 27 , OITC: 21

IMPORTANT: PRODUCT VIEWED FROM EXTERIOR**Comments:** None Assigned

LINE #	DESCRIPTION	QTY	PRICE	EXTENDED PRICE
200-1	PRODUCT: Series 7400 Replacement Double Hung Black Coextrusion / White Vinyl Sizes GLASS: LowE-2, Single Strength, Argon, Intercept Spacer SASH: Black/White GRILLES: Flat Internal 5/8 Grid, Colonial, Black/White, 3W2H ROUGH OPENING: 31-in x 57-in	6	\$431.14	\$2,586.85



UNIT DIMS: 30.75-in x 56.75-in
 OPERATION / VENTING: Operating
 SCREEN: Standard Screen , Black , 1/2 , Fiberglass Mesh
 HARDWARE: White Hardware , Double Locks
 INTERIOR CASING:

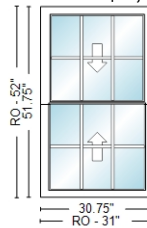
Egress: No 4.32 Sq. Ft. , Net Clear Opening Height: 23.5 , Net Clear
 Opening Width: 26.5

UValue: 0.29 , SHGC: 0.25 , VT: 0.49 ,
 R-PG50 , DP: 50 , STC: 27 , OITC: 21

IMPORTANT: PRODUCT VIEWED FROM EXTERIOR

Comments: None Assigned

LINE #	DESCRIPTION	QTY	PRICE	EXTENDED PRICE
300-1	PRODUCT: Series 7400 Replacement Double Hung Black Coextrusion / White Vinyl Sizes GLASS: LowE-2, Single Strength, Argon, Intercept Spacer SASH: Black/White GRILLES: Flat Internal 5/8 Grid, Colonial, Black/White, 3W2H ROUGH OPENING: 31-in x 52-in	6	\$431.14	\$2,586.85



UNIT DIMS: 30.75-in x 51.75-in
 OPERATION / VENTING: Operating
 SCREEN: Standard Screen , Black , 1/2 , Fiberglass Mesh
 HARDWARE: White Hardware , Double Locks
 INTERIOR CASING:

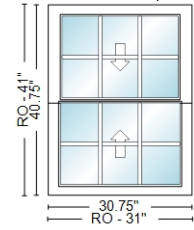
Egress: No 3.86 Sq. Ft. , Net Clear Opening Height: 21 , Net Clear
 Opening Width: 26.5

UValue: 0.29 , SHGC: 0.25 , VT: 0.49 ,
 R-PG50 , DP: 50 , STC: 27 , OITC: 21

IMPORTANT: PRODUCT VIEWED FROM EXTERIOR

Comments: None Assigned

LINE #	DESCRIPTION	QTY	PRICE	EXTENDED PRICE
400-1	PRODUCT: Series 7400 Replacement Double Hung Black Coextrusion / White Vinyl Sizes GLASS: LowE-2, Single Strength, Argon, Intercept Spacer SASH: Black/White GRILLES: Flat Internal 5/8 Grid, Colonial, Black/White, 3W2H ROUGH OPENING: 31-in x 41-in UNIT DIMS: 30.75-in x 40.75-in OPERATION / VENTING: Operating SCREEN: Standard Screen , Black , 1/2 , Fiberglass Mesh HARDWARE: White Hardware , Double Locks INTERIOR CASING:	1	\$431.14	\$431.14



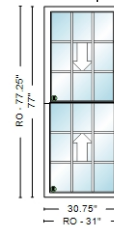
Egress: No 2.85 Sq. Ft. , Net Clear Opening Height: 15.5 , Net Clear Opening Width: 26.5

UValue: 0.29 , SHGC: 0.25 , VT: 0.49 ,
R-PG50 , DP: 50 , STC: 27 , OITC: 21

IMPORTANT: PRODUCT VIEWED FROM EXTERIOR

Comments: None Assigned

LINE #	DESCRIPTION	QTY	PRICE	EXTENDED PRICE
500-1	PRODUCT: Series 7400 Replacement Double Hung Black Coextrusion / White Vinyl Sizes GLASS: LowE-2, Single Strength, Argon, Intercept Spacer SASH: Black/White GRILLES: Flat Internal 5/8 Grid, Colonial, Black/White, 3W3H ROUGH OPENING: 31-in x 77.25-in UNIT DIMS: 30.75-in x 77-in OPERATION / VENTING: Operating SCREEN: Standard Screen , Black , 1/2 , Fiberglass Mesh HARDWARE: White Hardware , Double Locks INTERIOR CASING:	6	\$466.47	\$2,798.82



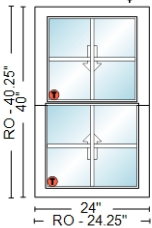
Egress: Yes 6.18 Sq. Ft. , Net Clear Opening Height: 33.625 , Net Clear Opening Width: 26.5

UValue: 0.29 , SHGC: 0.25 , VT: 0.49 ,
R-PG20 , DP: 20 , STC: 27 , OITC: 21

IMPORTANT: PRODUCT VIEWED FROM EXTERIOR

Comments: None Assigned

LINE #	DESCRIPTION	QTY	PRICE	EXTENDED PRICE
600-1	PRODUCT: Series 7400 Replacement Double Hung Black Coextrusion / White Vinyl Sizes GLASS: LowE-2, Tempered, Double Strength, Argon, Intercept Spacer SASH: Black/White GRILLES: Flat Internal 5/8 Grid, Colonial, Black/White, 2W2H ROUGH OPENING: 24.25-in x 40.25-in UNIT DIMS: 24-in x 40-in OPERATION / VENTING: Operating SCREEN: Standard Screen , Black , 1/2 , Fiberglass Mesh HARDWARE: White Hardware , Single Lock INTERIOR CASING:	1	\$492.52	\$492.52



Egress: No 2.07 Sq. Ft. , Net Clear Opening Height: 15.125 , Net Clear Opening Width: 19.75

UValue: 0.29 , SHGC: 0.25 , VT: 0.48 , R-PG50 , DP: 50 , STC: 30 , OITC: 24

IMPORTANT: PRODUCT VIEWED FROM EXTERIOR

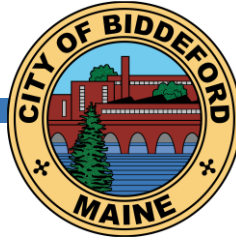
Comments: None Assigned

Total Quantity	SUB-TOTAL:	\$14,501.01
TotalQuantity	FREIGHT:	\$0.00
	LABOR:	\$0.00
	SALES TAX:	\$0.00
	TOTAL:	\$14,501.01

CUSTOMER SIGNATURE_____

DATE_____

WE APPRECIATE YOUR BUSINESS!



HISTORIC PRESERVATION COMMISSION REPORT

TO: The Biddeford Historic Preservation Commission

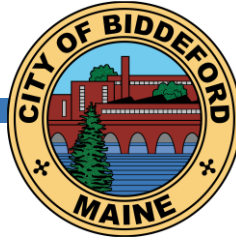
FROM: Brad Favreau, Economic Development Coordinator

MEETING DATE: Wednesday September 9, 2026; 4:30 PM

RE: **Item 5.a: 2026.16 HPC Appeal of Certificate Of Appropriateness / Notice of Decision for John Bogart to install fencing at 9 Clark's Court, Tax Map 38 Lot 301, in the MSRD-1 Zone.**

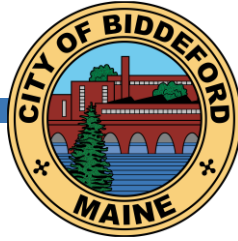
INTRODUCTION

The Applicant is appealing the Conditional Approval for the installation of new fencing at 9 Clark's Court of the Historic Preservation Subcommittee, dated July 13, 2026.

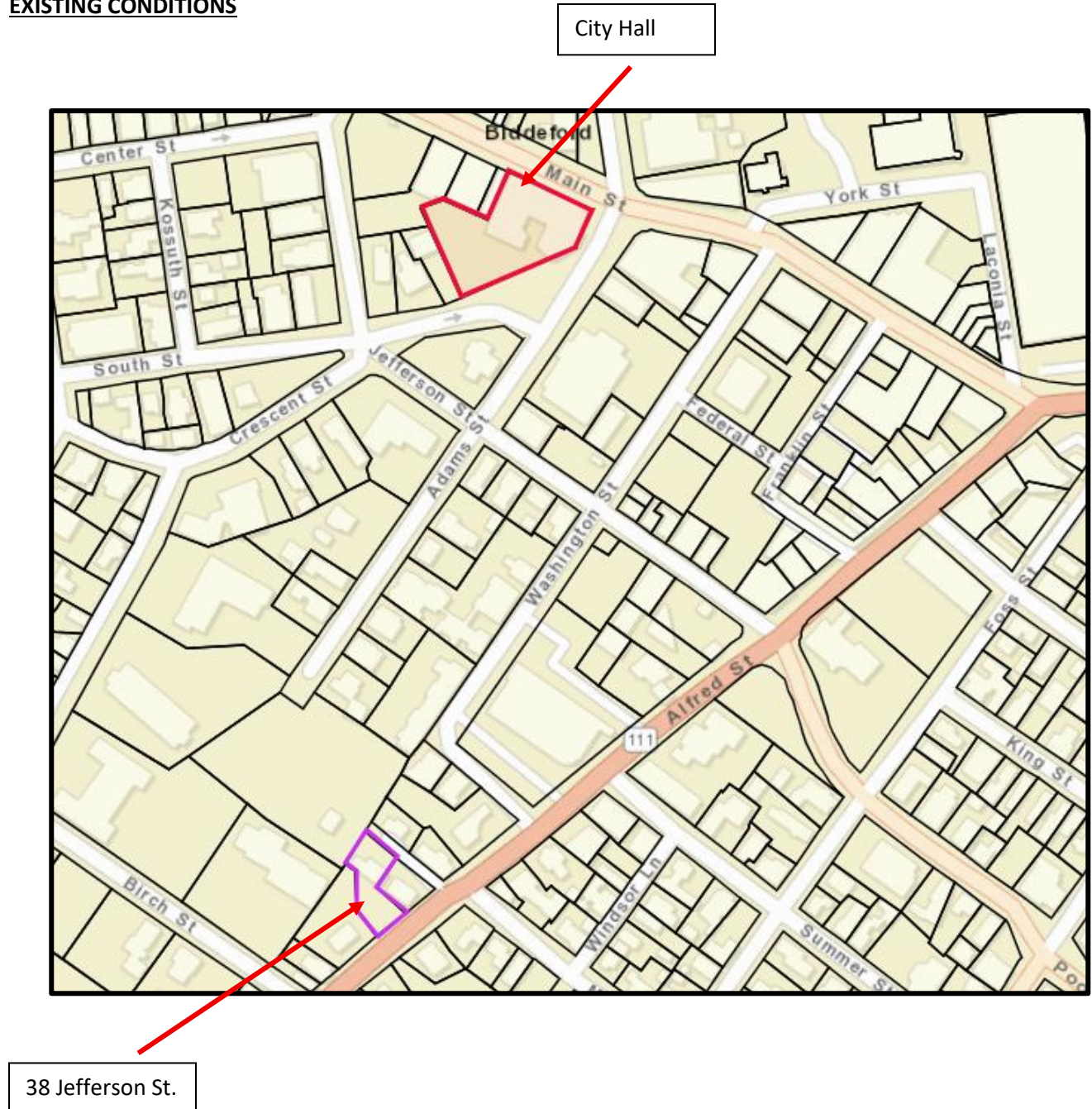


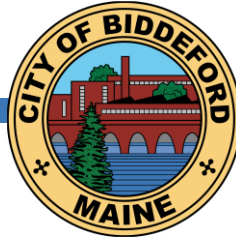
PROJECT DATA/INFORMATION

	<i>SUBJECT</i>	<i>DATA/INFORMATION</i>
1.	Applicant:	John Bogart 9 Clarks Court Biddeford ME 04005
2.	Owner of Property:	A & N Holdings
3.	Agent:	Apt Management
4.	Engineer/Architect:	N/A
5.	Project Location:	9 Clarks Court
6.	Project Tax Map #/Lot #:	Tax Map 38, Lot 301
7.	Existing Zoning:	MSRD-2
8.	Overlay Zoning:	Biddeford Historic Overlay District
9.	Contributing?	No
10.	National Register of Historic Places?	No
11.	Approximate Date of Construction	Circa 1938
12.	Existing Use:	Commercial
13.	Proposed Use:	Commercial
14.	Uses in the Vicinity:	Mixed
15.	Parcel Size:	0.24 acres
16.	Front Setback Required:	15 ft.
17.	Side Setbacks Required:	None
18.	Rear Setback Requires:	None
19.	Height Requirements:	Max 3 Stories or 35 Feet
20.	LDR Attachment A: Fess Paid:	Yes
21.	Historic Preservation Commission Review History:	Meeting Date Sept 9, 2026. Posted Sept 2, 2026; Mail Notices to all abutters within 100'. 9 notices sent July 6, 2026.



EXISTING CONDITIONS





FINDINGS OF FACT

1. April Bogart submitted application packet on behalf of John Bogart in June 2026.
2. Staff Performed site walk on June 24, 2026 – spoke with April Bogart and John Bogart
3. Subcommittee (chair Wesley Painter and staff) met and discussed proposal July 8, 2026
4. Discussion with Code enforcement Director regarding potential code violation – Week of July 6, 2026
5. Code Enforcement provided verbiage to be used as a condition of approval – July 9, 2026
6. Certificate of Appropriateness issued July 13, 2026
7. Receipt of Letter of Appeal August 4, 2026

PUBLIC COMMENT

On September 2, 2026, 9 abutter notices were sent. As of September 7, 2026, no public comment has been received.

STAFF REVIEW

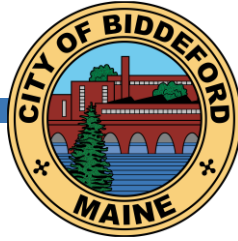
Applicant is appealing based on the following condition, as it applies to proposal #3 in the Narrative regarding a proposed 8-foot high fence installed at the property line immediately adjacent to the foundation of the building at 128 Alfred Street, that was recommended by the Director of Code enforcement:

If a subject property has a required egress, an abutting property is prohibited from blocking that means of egress with a barrier.

Staff discussed the appeal with City Attorney Seth Peruzza, confirming as stated in Article VI, Section 17 of the Code of Ordinances, that appeal for this decision must be to the full Historic Preservation Commission, as the decision originated at the HPC Subcommittee.

STAFF RECOMMENDATION

The proposed



SAMPLE MOTIONS

1. Motion to grant the appeal of John Bogart to install 8-foot high chain link fence at 9 Clark's Court along the property line adjacent to the foundation wall at 128 Alfred Street, the abutting property, without conditions.
 - a. _____
 - b. _____
2. Motion to deny the appeal of John Bogart to install 8-foot high chain link fence at 9 Clark's Court along the property line adjacent to the foundation at 128 Alfred Street, the abutting property, maintaining conditions as originally imposed.
 - a. _____
 - b. _____

August 4, 2026

Wesley Painter, Chair
Biddeford Historic Preservation Commission
205 Main Street
Biddeford, ME 04005

Re: Appeal of July 13, 2026 Notice of Decision of Related to Application of John Bogart, Jr. Pertaining to Property Located at 9 Clarks Court, Biddeford, Maine

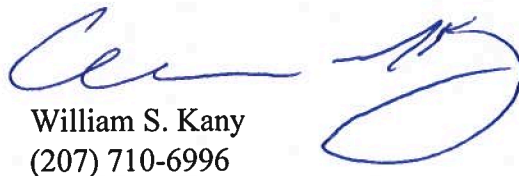
Dear Mr. Painter:

Enclosed please find a Notice of Appeal and supporting Memorandum filed by John Bogart, Jr. related to the above referenced Notice of Decision. This appeal is filed pursuant to Sections 10(B) and 17(B) of the City's Historic Preservation Ordinance.

I can be reached at (207) 710-6996 or wkany@maine.rr.com. Mail can be sent to 3 Blackberry Lane in Saco, ME 04072.

I look forward to hearing from you regarding this appeal.

Sincerely,


William S. Kany
(207) 710-6996

cc. John Bogart, Jr.
Harry B. Center, Esq.



CITY OF BIDDEFORD
PLANNING DEPARTMENT

Project Information:

Project Address: 9 Clarks Ct Biddeford, ME 04005

Project Zone: _____ Property Map & Lot Number(s): 38 | 301

Existing Use of Property:

☐ Residential ☒ Commercial ☐ Mixed Use ☐ Industrial ☐ Institutional

COMMISSION Full Review Project Activities \$275.00 Fee (check all that apply):

Alterations and Repair

- ☐ Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, windows and window moldings, and cornices)
- ☐ Installation or replacement of siding
- ☐ Porch replacement or construction of new porches
- ☐ Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- ☐ Alteration of accessory structures such as garages
- ☒ Other: Replacement and new installation of perimeter fencing and moving of existing road front sign

Additions and New Construction

- ☐ New Construction
- ☐ Building additions, including rooftop additions, dormers or decks
- ☐ Construction of accessory structures
- ☐ Installation of exterior access stairs or fire escapes
- ☐ Installation of antennas and satellite receiving dishes
- ☐ Installation of solar collectors
- ☐ Rooftop mechanicals (e.g., HVAC)
- Other: Replacement and new installation of perimeter fencing and moving of existing road front sign



CITY OF BIDDEFORD PLANNING DEPARTMENT

Moving and Demolition

- ☒ Moving of structures or objects on the same site or to another site
- ☐ Any demolition or relocation of a landmark contributing and/or contributing structure within a district
- ☐ Other: _____

SUBCOMMITTEE Review Project Activities \$50.00 Fee (check all that apply):

Alterations and Repair

- ☐ Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- ☐ Other: _____

Signage and Exterior Utilities

- ☒ Installation or alteration of any exterior sign, awning, or related lighting
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- ☐ Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades
- ☐ Other: _____

Note: In cases where the project is minor in nature, the Planning Department may determine that even if the activity qualifies for full Commission review it would be more appropriate to have it delegated to Subcommittee review.

Note: Your project may also require a building permit. Please call the Code Enforcement Office (284-9236) to make this determination.



CITY OF BIDDEFORD
PLANNING DEPARTMENT

HISTORIC PRESERVATION COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Applicant's/Owner's Information:

Applicant's Name: John C Bogart Jr
Applicant's Address: 9 Clarks Ct
Applicant's Phone(s): 207-494-9008
Applicant's E-mail: jbogart@johnnymotors.net
Applicant's Legal Interest in the Property:

☒ Owner ☐ Purchase and Sale ☐ Tenant - Lease/Rental Agreement

Owner's Name: John C Bogart Jr
Owner's Address: 9 Clarks Ct Biddeford
Owner's Phone(s): 207-494-9008
Owner's E-mail: jbogart@johnnymotors.net

Representative(s) - Agent, Engineer, Architect, and/or Contractor Information:

Agent's Name: Picard Enterprises
Agent's Address: 28 Smith Rd Dayton, ME 04005
Agent's Phone(s): 207-282-1640
Agent's E-mail: picardenterprises2019@gmail.com

Attach separate pages where multiple representatives are involved.

April Kidder abogart@johnnymotors.net

To Whom it May Concern,

I am seeking the Historic Preservation Commission's approval to:

- A. Move my existing business sign, currently on the property of 128 Alfred St, to my property line. When originally applying to place the sign upon my possession of the property, there was an existing license agreement between the previous owners of both 9 Clarks Ct and 128 Alfred St of mutual benefit regarding the sign placement, parking access, and fire escapes. Your commission at the time of my original application deemed it most appropriate to replace the previous business' sign with my own in the same dimensions, and as the license agreement was still active, there was no conflict in doing so. The building of 128 Alfred St has since changed ownership, as well, and prior to the sale of said property, I revoked the license through the proper channels. Therefore, the current owner has asked it be removed from their property as soon as possible. I am seeking to move my existing sign, changing no dimensions or design, to my own property line, on whichever side of the roadway to Clarks Ct the committee and the codes department deem most suitable.

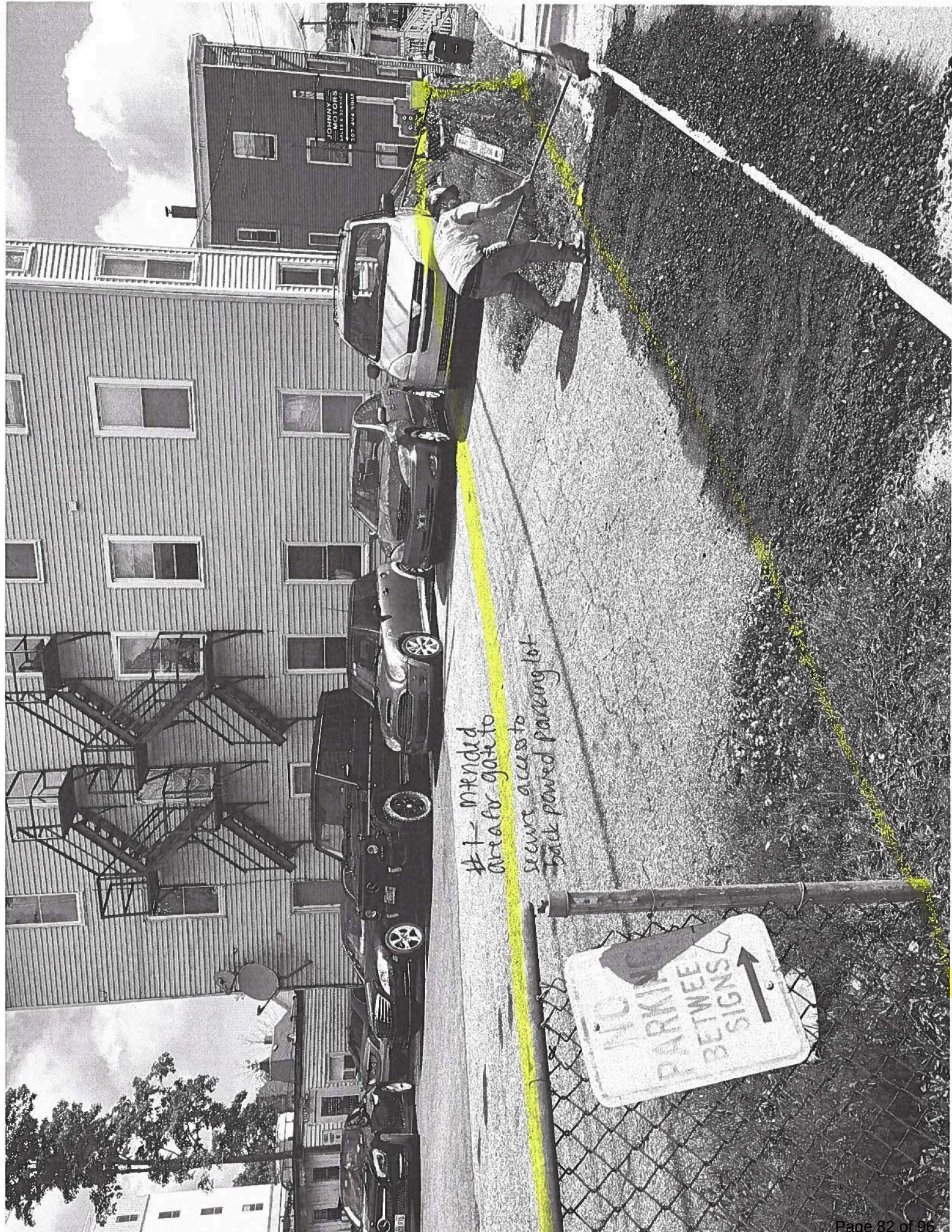
- B. I am also seeking approval of replacing and installing additional fence where there is currently either dilapidated chain link fence (see photos), or none at all. I had previously opted to wait to replace this fencing knowing the construction of the new affordable housing unit abutting my property was coming, and now that it is complete, I would like to complete this project now. I would like to replace it with security chain link fencing across the majority of my property lines, including two gates, one at the entrance to the paved parking lot (see attached survey and photos) and one between 125 Alfred St and my two bay garage (see attached survey and photos), to allow for the security of my customer's vehicles when they are kept here overnight in my lot. Below are the indications, as marked on the attached survey:
 1. Indicates installation of a **new** gate and replacement of existing chain link fence. I am requesting a 6' chain link fence across the entirety of the property line in this area.
 2. Indicates installation of a **new** gate across the entrance to the paved parking lot. I am requesting an 8' chain link gate in this area.
 3. Indicates installation of **new** fence across property line abutting 128 Alfred St. I am requesting an 8' chain link fence in this area.
 4. Indicates replacement of existing chain link fence, I am requesting a 4' chain link fence in this area, though I am not certain this portion needs to go through your committee as it is not visible from the street.

5. Indicates installation of a **new** fence across property line, abutting 128 Alfred St. Excavation work has already been done to level this area, and I am requesting only 4' high poles placed 10' apart and 4' rails installed in this area to separate the property lines, from the beginning of the inlaid paved area to the sidewalk.

I sincerely appreciate the committee's time and consideration,

John Bogart, Jr, Owner, Operator, and Sole Proprietor of Johnny Motors LLC and ROBARTS LLC

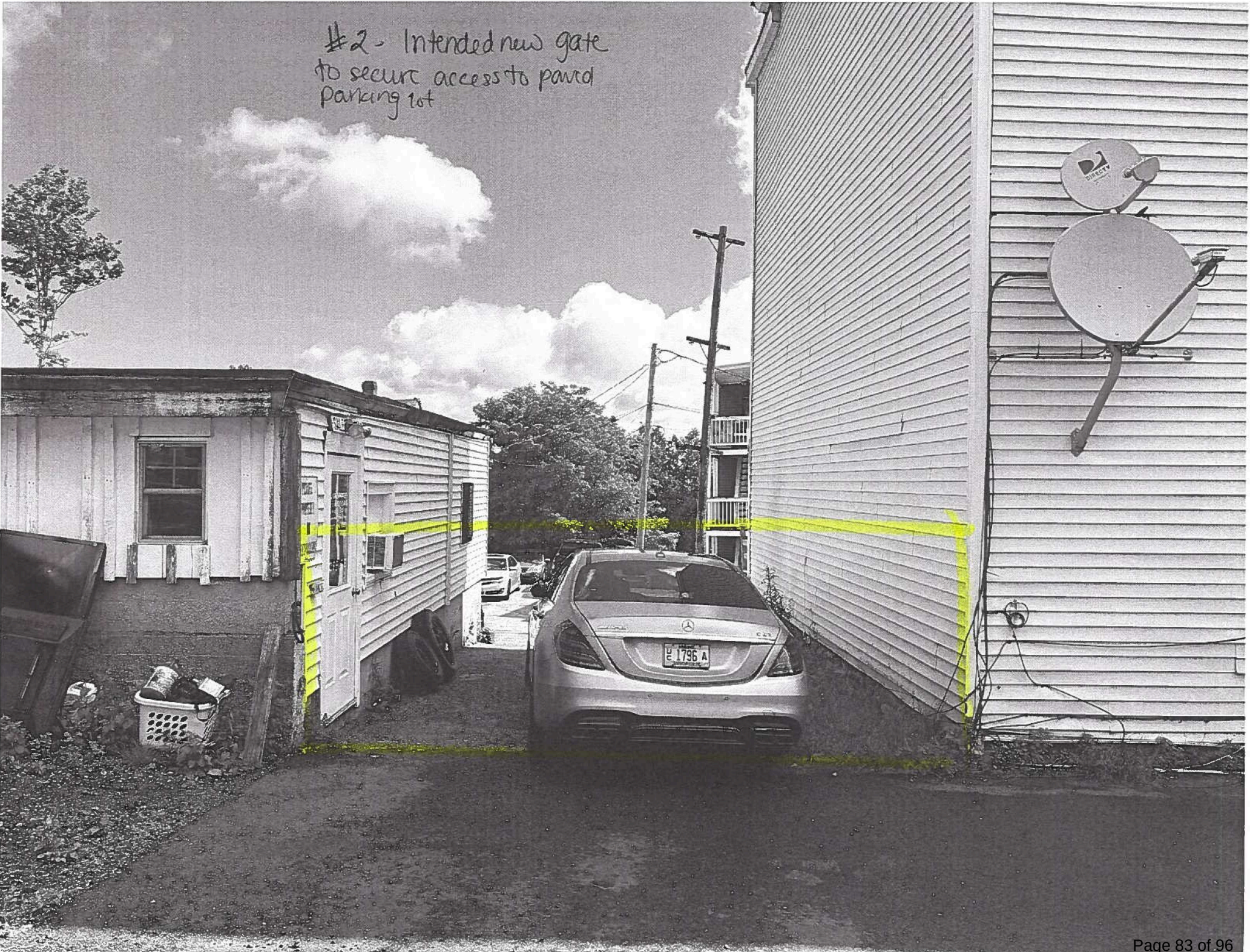
207-423-4282
9 Clarks Ct
Biddeford ME
jbogart@johnnymotors.net

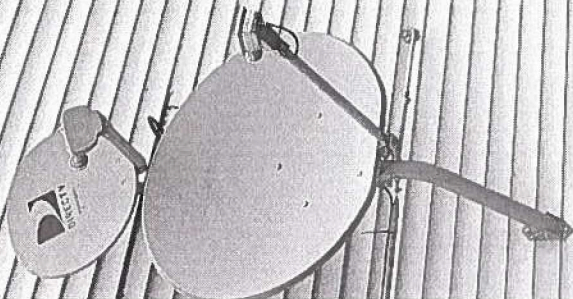


#1- Intended
area for gate to
secure access to
back paved parking lot

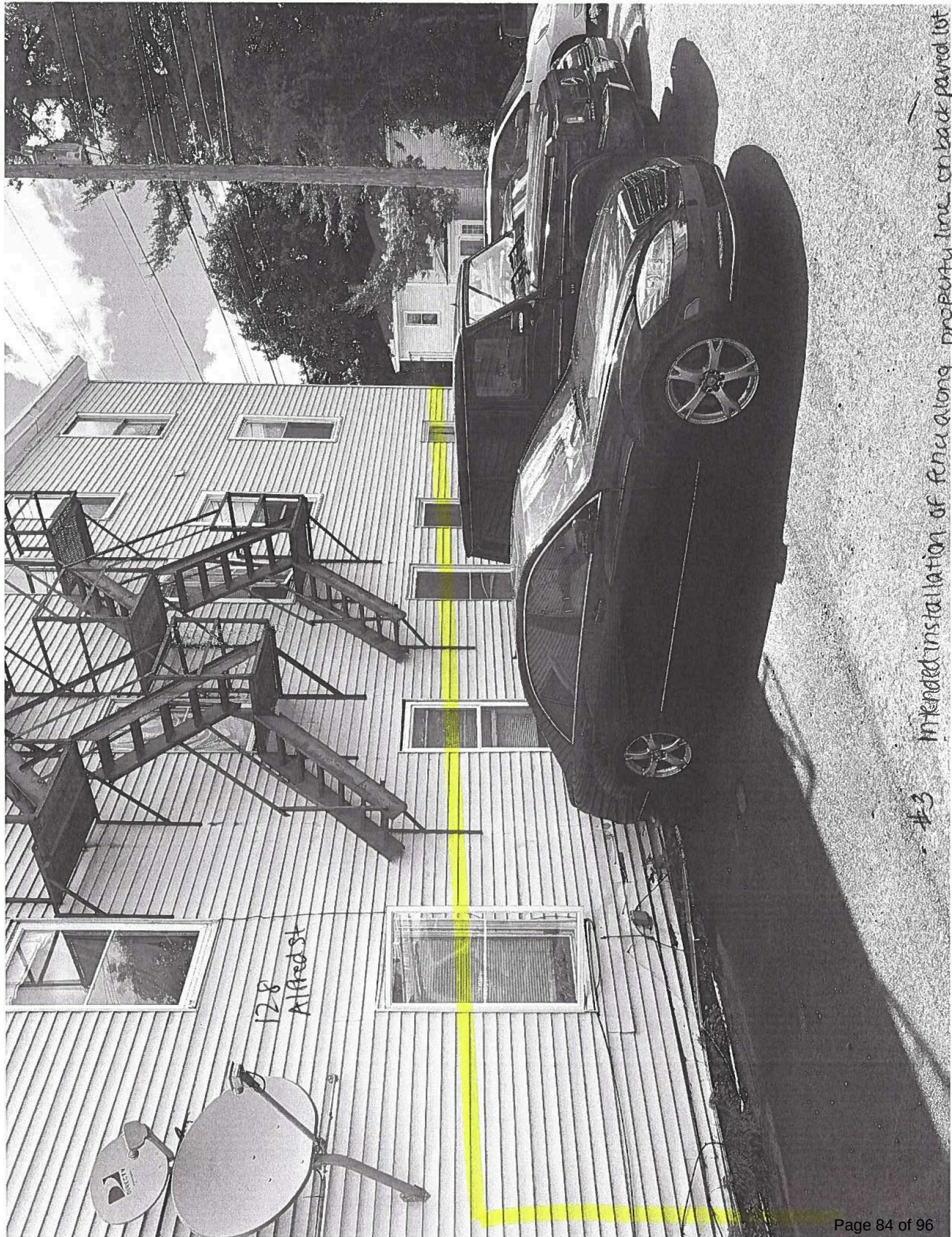
NO
PARKING
BETWEEN
SIGNS

#2 - Intended new gate
to secure access to paved
parking lot





128
Alfred St

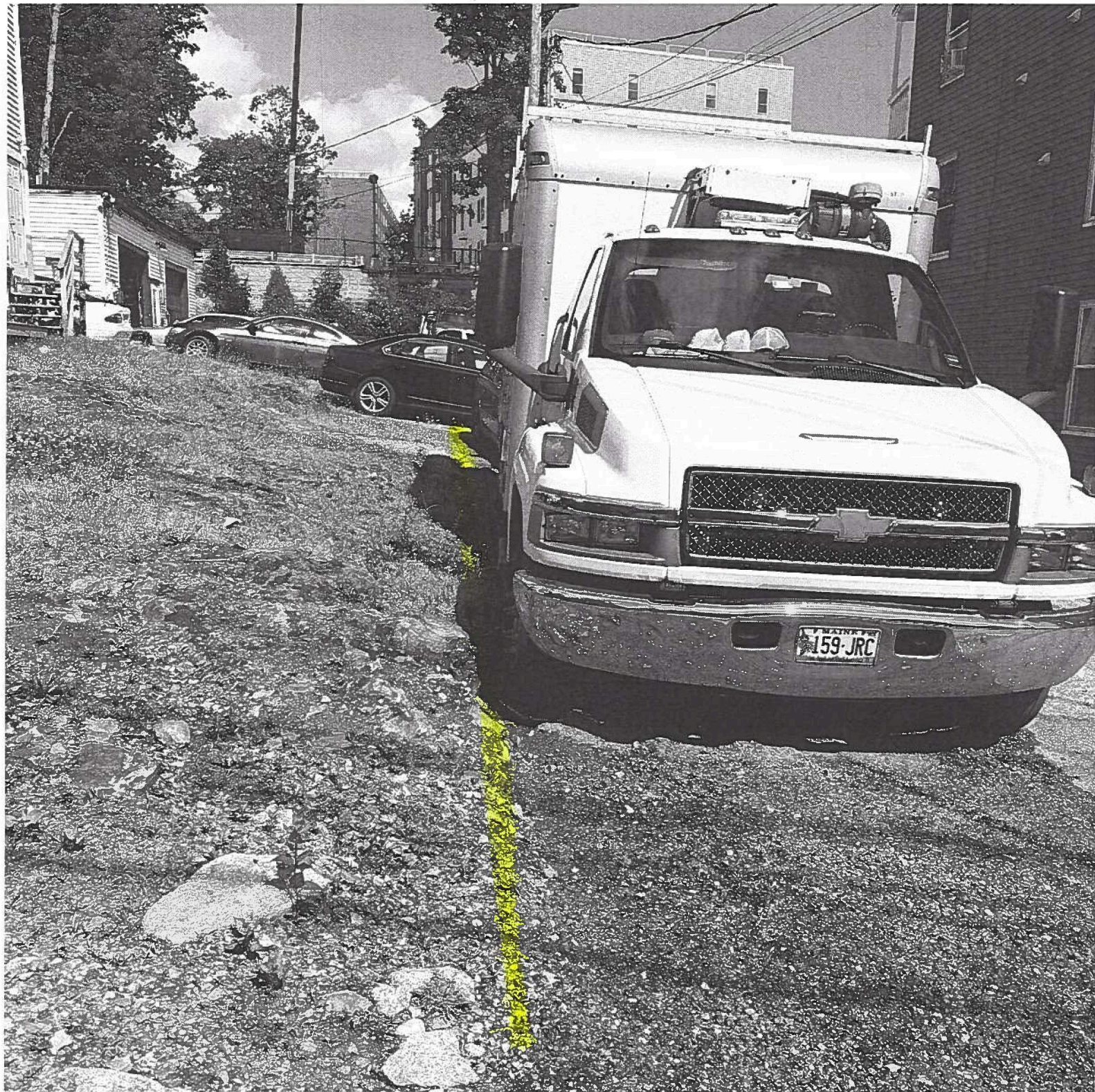


- #3

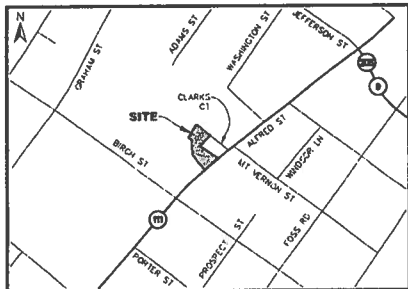
intended installation of fence along property line on back paved lot

#4- non-
street visible chain link
to be replaced





#5 - intended
poles and rails
installation
along highlighted
line



LOCATION MAP 1" = 250'

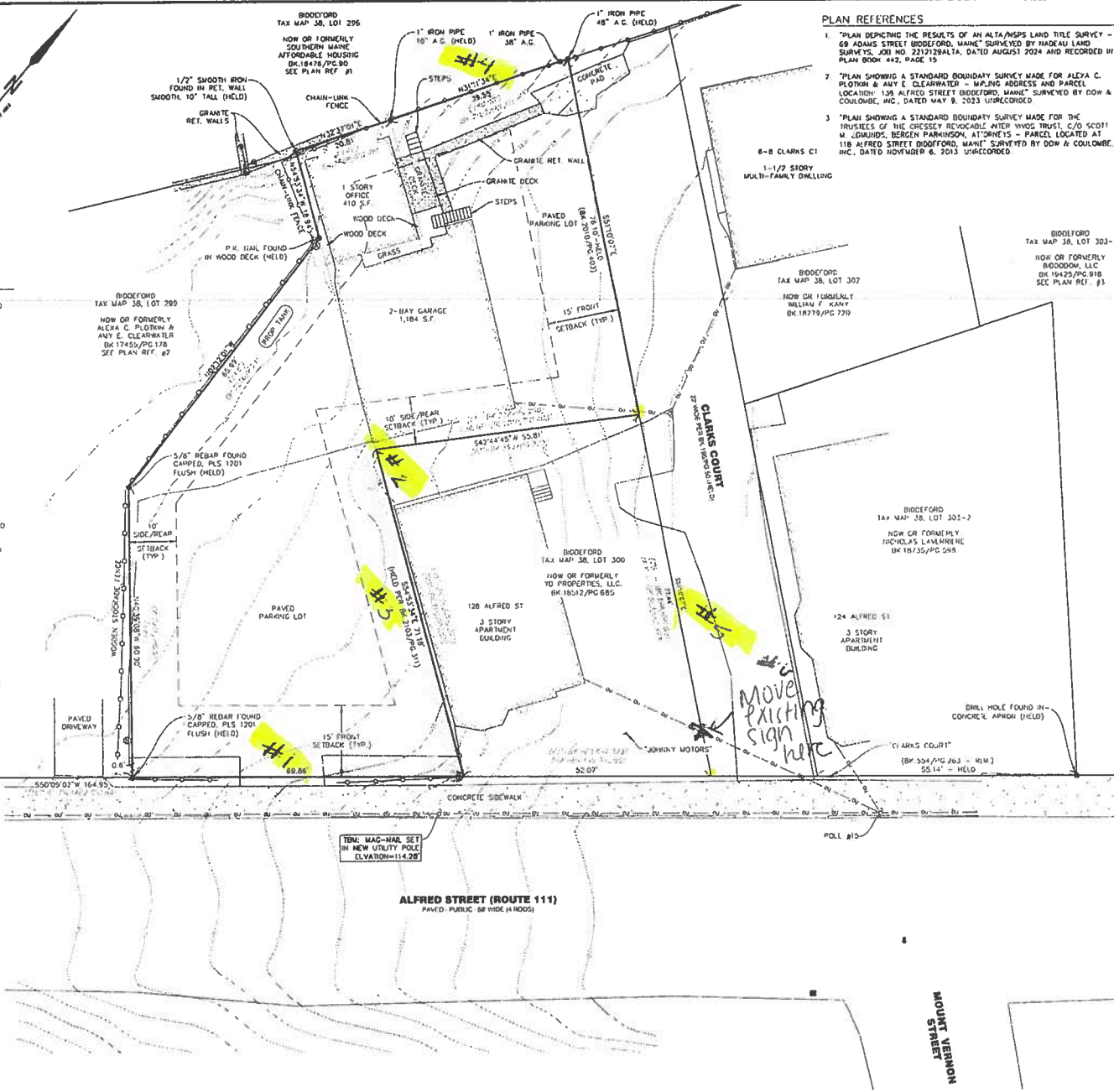
NOTES

1. ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, NAD83 ZONE, NAD83 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL. ELEVATIONS QUOTED HEREON ARE REFERENCED TO NAVD83 BASED UPON GPS OBSERVATIONS ON-SITE.
2. TOWN OF BODDIFORD ASSessor's REFERENCE: TAX MAP 38, LOT 301.
3. OWNER OF RECORD AT TIME OF SURVEY: JOHN BOGART, JR. BY BOOK 18529, PAGE 270
4. TOTAL AREA OF THE SURVEYED PROPERTY: 1.9,288 S.F. (±0.21 ACRES)
5. ALL BOOK AND PAGES REFER TO THE YORK COUNTY REGISTRY OF DEEDS
6. DUE TO SIGNIFICANT SNOW COVER AT THE TIME OF FIELDWORK, ROADS, DRIVEWAYS, WALKWAYS AND OTHER GROUND LEVEL IMPROVEMENTS SHOWN HEREON ARE APPROXIMATE AND MAY OR MAY NOT BE SHOWN.
7. CONTOURS SHOWN ARE BASED PUBLICLY AVAILABLE LIDAR DATA DOWNLOADED FROM H.D.A.A. COLLECTED IN THE SPRING OF 2020 WITH A PUBLISHED VERTICAL ACCURACY OF ±21CM WITH A CONTOUR INTERVAL OF 1-FOOT. THE VERTICAL DATUM IS NAVD83 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
8. BASED ON AERIAL IMAGERY, IT APPEARS THAT SOME EARTHWORK HAS OCCURRED ON-SITE AFTER THE COLLECTION OF THE 2020 LIDAR DATA. GROUND TOPOGRAPHY MAY NOT INDICATIVELY REFLECT THE COURSE OF FIELDWORK DUE TO SIGNIFICANT SNOW COVER AT THE TIME OF SURVEY, AND THEREFORE, CONTOURS DEPICTED HEREON MAY NOT REFLECT GRADING THAT OCCURRED ON-SITE AFTER THE SPRING OF 2020.
9. THE LOCATION OF UNDERGROUND UTILITIES WAS NOT PERFORMED AS PART OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON ABOVE GROUND FEATURES ONLY. MAINTENANCE AND RECOMMENDATIONS THE USE OF DIG SAFE OR OTHER METHODS TO MARK ANY UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
10. THE SURVEYED PROPERTY DOES NOT SCALE INTO A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF BODDIFORD, COMMUNITY-PANEL NO. 230145 0452 C.
11. THE SURVEYED PARCEL IS LOCATED IN THE MAIN STREET REVITALIZATION DISTRICT. SEE THE CITY OF BODDIFORD CODE OF ORDINANCES FOR ADDITIONAL INFORMATION PERTAINING TO LOT USAGES AND DEVELOPMENTS.
12. SUMMARY OF APPARENT ENCROACHMENTS:
A. PORTION OF WOOD DECK SERVING THE SURVEYED PARCEL IS OVER THE PROPERTY LINE.
B. PORTION OF THE PAVED DRIVE SERVING THE SURVEYED PARCEL IS OVER THE PROPERTY LINE.

MAX LOT SIZE	2,000 S.F. (MIN)
MAX ROAD FRONTAGE	50 FEET
MAX FRONT SETBACK	15 FEET (ALL R/W)
MAX SIDE SETBACK	10 FEET
MAX REAR SETBACK	10 FEET
MAX BUILDING HEIGHT	35 FEET / 3 STORIES

LEGEND	
	EXISTING IRON PIPE, REBAR, ETC. FOUND AS NOTED
	ENCROACHMENT IDENTIFIER
	CATCH BASIN
	WATER GATE
	DRILL HOLE
	SIGN, AS NOTED
	PROANE TANK
	UTILITY POLES W/ OVERHEAD WIRES
	BOUNDARY LINE (SURVEYED)
	ABUTTING BOUNDARY LINES (APPROX)
	DEED LINES (APPROX)
	DEED DISTANCES (APPROX)
	CHAIN-LINK FENCE
	WOODEN FENCE
	BUILDING SETBACK
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	PAVEMENT
	CONCRETE
	GRANITE

ABBREVIATIONS:			
R/W	RIGHT-OF-WAY	A.C./B.C.	ABOVE/BELOW GRADE
S.F.	SQUARE FEET	REF. #	PLAN REFERENCE



PLAN REFERENCES

1. "PLAN DEPICTING THE RESULTS OF AN ALTA/MSPS LAND TITLE SURVEY - 69 ADAMS STREET BODDIFORD, MAINE" SURVEYED BY HADEAU LAND SURVEYS, JOB NO. 221912041A, DATED AUGUST 2024 AND RECORDED IN PLAN BOOK 442, PAGE 15
2. "PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR ALEXA C. PLOTNIK & ANY E. CLEARWATER - MAPING ADDRESS AND PARCEL LOCATION: 138 ALFRED STREET BODDIFORD, MAINE" SURVEYED BY DOW & COULOMBE, INC., DATED MAY 9, 2023 UNRECORDED
3. "PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR THE TRUSTEES OF THE CHESLEY REVOCABLE INTER VIVOS TRUST, C/O SCOTT W. CHESLEY, BERGEN PARKHOMG, AT-ORIENTS - PARCEL LOCATED AT 118 ALFRED STREET BODDIFORD, MAINE" SURVEYED BY DOW & COULOMBE, INC., DATED NOVEMBER 6, 2013 UNRECORDED



MAIN-LAND
DIVEOPINI
CONSULTANTS, INC.
75 OCEAN PARK ROAD
SACD, MAINE, 04072
TEL: (207) 251-1111
FAX: (207) 251-1112
WWW.MAINE-PC.COM

PLAN SHOWING AN
EXISTING CONDITIONS SITE AND
STANDARD BOUNDARY SURVEY
LAND OF BOGART
9 CLARKS COURT, CITY OF
BODDIFORD, COUNTY OF YORK,
STATE OF MAINE
OWNER OF RECORD

JOHN BOGART, JR.

75 OCEAN PARK ROAD,
SACD, MAINE, 04072
MADE FOR

JOHN BOGART, JR.

75 OCEAN PARK ROAD,
SACD, MAINE, 04072

DRAWING SCALE:
1" = 10' FT.

REVISION NOTES

PROJ. MGR. D.J.I.
DRAWN BY: KCC
CHECKED BY: L.G.
REVISION NO. N/A
SURVEY DATE: 2025-01-28
SUBMISSION DATE: 2025-03-19
SUBMITTED FOR: FINAL

EXISTING CONDITIONS SITE PLAN



DEVON J. HURLEY PLS #2584
DRAWING NO. S1.1
ALDC NO. 24-443

= replacing and/or installing
new fencing in highlighted

To Whom it May Concern,

I am seeking the Historic Preservation Commission's approval to:

- A. Move my existing business sign, currently on the property of 128 Alfred St, to my property line. When originally applying to place the sign upon my possession of the property, there was an existing license agreement between the previous owners of both 9 Clarks Ct and 128 Alfred St of mutual benefit regarding the sign placement, parking access, and fire escapes. Your commission at the time of my original application deemed it most appropriate to replace the previous business' sign with my own in the same dimensions, and as the license agreement was still active, there was no conflict in doing so. The building of 128 Alfred St has since changed ownership, as well, and prior to the sale of said property, I revoked the license through the proper channels. Therefore, the current owner has asked it be removed from their property as soon as possible. I am seeking to move my existing sign, changing no dimensions or design, to my own property line, on whichever side of the roadway to Clarks Ct the committee and the codes department deem most suitable.

- B. I am also seeking approval of replacing and installing additional fence where there is currently either dilapidated chain link fence (see photos), or none at all. I had previously opted to wait to replace this fencing knowing the construction of the new affordable housing unit abutting my property was coming, and now that it is complete, I would like to complete this project now. I would like to replace it with security chain link fencing across the majority of my property lines, including two gates, one at the entrance to the paved parking lot (see attached survey and photos) and one between 125 Alfred St and my two bay garage (see attached survey and photos), to allow for the security of my customer's vehicles when they are kept here overnight in my lot. Below are the indications, as marked on the attached survey:
 1. Indicates installation of a **new** gate and replacement of existing chain link fence. I am requesting a 6' chain link fence across the entirety of the property line in this area.
 2. Indicates installation of a **new** gate across the entrance to the paved parking lot. I am requesting an 8' chain link gate in this area.
 3. Indicates installation of **new** fence across property line abutting 128 Alfred St. I am requesting an 8' chain link fence in this area.
 4. Indicates replacement of existing chain link fence, I am requesting a 4' chain link fence in this area, though I am not certain this portion needs to go through your committee as it is not visible from the street.

5. Indicates installation of a **new** fence across property line, abutting 128 Alfred St. Excavation work has already been done to level this area, and I am requesting only 4' high poles placed 10' apart and 4' rails installed in this area to separate the property lines, from the beginning of the inlaid paved area to the sidewalk.

I sincerely appreciate the committee's time and consideration,

John Bogart, Jr, Owner, Operator, and Sole Proprietor of Johnny Motors LLC and ROBARTS LLC

207-423-4282
9 Clarks Ct
Biddeford ME
jbogart@johnnymotors.net



**HISTORIC PRESERVATION COMMISSION
REQUEST FOR CERTIFICATE OF APPROPRIATENESS**

NOTICE OF DECISION

July 13, 2026

Applicant: John Bogart, Jr.
9 Clarks Court
Biddeford ME 04005

Owner: John Bogart, Jr.

File # 2026.16 HPC

Project Address: 9 Clarks Court

Map/Lot: 38 / 301

Project Zone: MSRD-2

☐ Contributing ☒ Not Contributing

Nature of Application:

The applicant proposes to install fencing at select locations at 9 Clarks Court.

1. Replace existing chain link fence adjacent to sidewalk and install sliding gate;
2. Install new 8' high gate between building at 128 Alfred Street and building at 9 Clarks Court;
3. Install new 8' high chain link fence along the southwest property line of 128 Alfred Street;
4. Replace existing chain link fence at the rear of the property, abutting 69 Adams Street;
5. Install new 4' high chain link fence along the southwest side of Clarks Court abutting the property at 128 Alfred Street, and;
6. Move existing sign and sign post to the southwest side of Clarks Court.



205 Main Street / PO Box 586 • Biddeford, ME



City of Biddeford Government

(207) 571-0700 • www.biddefordmaine.org



@CityofBiddeford

Decision:

The Certificate of Appropriateness for John Bogart, Jr. to install fencing as described above has been approved based on assertions made and materials presented and conditioned on the following:

- **Item 1 above must be black-coated chain link and match in height fencing at 136 Alfred Street;**
- **Item 5 above must be black-coated chain link;**
- **If a subject property has a required egress, an abutting property is prohibited from blocking that means of egress with a barrier.**
- **All permits must be obtained before beginning work.**

Code Enforcement officials will be copied with this Notice of Decision.

Thank you for participating in the City of Biddeford's historic preservation efforts.

Sincerely,

A handwritten signature in black ink that reads "Brad Favreau".

Brad Favreau

Biddeford Economic Development Coordinator

cc: R. Fecteau, Code Enforcement Office, M. Fenton Code Enforcement Office
N. Whitten, Planning and Development, HPC

NOTICE OF APPEAL AND MEMORANDUM IN SUPPORT OF APPEAL OF NOTICE OF
DECISION DATED JULY 13, 2026 RELATED TO HISTORIC PRESERVATION
COMMISSION REQUEST FOR CERTIFICATE OF APPROPRIATENESS

This Notice of Appeal and Memorandum are being submitted to the Biddeford Historic Preservation Commission pursuant to Sections 17(B) and 10(B) of Biddeford's Historic Preservation Ordinance related to a Notice of Decision pertaining to a Certificate of Appropriateness application submitted by John Bogart, Jr. for the installation of new security fencing and for the relocation of a business sign associated with Mr. Bogart's vehicle repair business known as "Johnny Motors" located at 9 Clarks Court in Biddeford.

FACTS

On January 15, 2021, John Bogart, Jr. ("Bogart") purchased the property located at 9 Clarks Court in Biddeford (the "Property") from Mark R. Roberge ("Roberge"). The Property is comprised of the fee interest in Clarks Court, an area in which a two-bay repair garage and office space are located and a vehicle storage area with frontage on Alfred Street. A full survey of the Property is attached hereto as Exhibit A. A copy of Bogart's deed from Roberge is attached hereto as Exhibit B. On May 8, 2025, Bogart conveyed the Property to Robart's Equipment Service, LLC, a Maine limited liability company ("Robart's") wholly owned by Bogart. A copy of the deed from Bogart to Robart's is attached hereto as Exhibit C.

The Property abuts the property located at 128 Alfred Street ("128") on three sides. 128 includes a 3 story apartment building. If you look at the City's Vision Appraisal picture of the building on 128 you will see that the southerly side of the building did not have a fire escape on it at the time the picture was taken. However, on June 1, 2015, Roberge and the prior owner of 128, C&D Enterprises, LLC ("C&D") entered into a Memorandum of License (the "License") permitting C&D to put up a fire escape on the southerly side of the building on 128 which C&D did install. The license was revocable at any time by the owner of the Property. A copy of the License is attached hereto as Exhibit D. C&D conveyed 128 to YD Properties, LLC ("YD") on January 4, 2021.

Bogart had issues with tenants in the 128 building including damage to one or more vehicles parked on the Property. As a result, Bogart decided to terminate the License in 2025. Robart's caused a Termination of Memorandum of License dated June 2, 2025 (the "Termination") to be recorded in the York County Registry of Deeds (a copy is attached hereto as Exhibit E). A Notice of Termination was sent to the Registered Agent of YD on June 2, 2025. A copy of that Notice is attached hereto as Exhibit F.

YD was foreclosed upon by Bangor Savings in 2025. The foreclosure auction was conducted on November 25, 2025 by Keenan Auction Company ("Keenan"). Bogart provided a copy of the Termination to Keenan and to the City of Biddeford. Bogart and an agent attended the

foreclosure auction and provided copies of the Termination to potential bidders and Keenan announced that the license permitting the fire escape to remain on the southerly side of the 128 building had been terminated. As a result, the current owner of 128 who was the successful bidder at the auction knew he had no permission to leave the fire escape on that side of the building prior to completing his purchase of 128. Demands by Bogart to have the fire escape removed by the owner of 128 have been ignored. The City was aware of the termination of the License and the corresponding need to have the fire escape removed, but the City allowed renovations to proceed on the 128 building which now has six fully occupied apartments with no apparent means of egress on the southerly side of the 128 building.

To be clear, 128 has no easement to access any portion of the Property on any side including Clarks Court or on the westerly or southerly sides of 128 and the building on 128 is located less than a foot from the sideline of the Property adjacent to the southerly side of the building. Again, that is the reason the License was required, but now the License has been terminated. As a result, none of the occupants of 128 have any right to enter onto the Property for any reason.

THE PROPOSED IMPROVEMENTS WHICH GAVE RISE TO THE NEED FOR A CERTIFICATE OF APPROPRIATENESS

As stated earlier, Bogart's business, "Johnny Motors" is a vehicle repair and auto sales operation similar to the business run by Roberge on the Property for years before Bogart. Customer vehicles are stored on the Property waiting to be worked on or picked up, and there are vehicles on the Property that are for sale. It is essential that those vehicles are secure. As a result, Bogart proposed to the City the installation of new fencing around the Property to insure that security of vehicles parked there. At the same time, the Johnny Motors sign has been located on 128 based on an informal agreement between Roberge and C&D, and Bogart wishes to relocate the sign onto the Property. Bogart inquired at city hall, and he was informed that he would need a Certificate of Appropriateness from the Historic Preservation Commission. Bogart worked with Mr. Favreau from the City related to Bogart's proposed improvements which resulted in the July 13, 2026 Notice of Decision (the "Decision"), a copy of which is attached hereto as Exhibit G.

APPEAL

Bogart and Robart's now appeal a portion of the Decision. That portion prevents Bogart and Robart's from installing the proposed fence on the boundary line of the Property in the area adjacent to the southerly side of the building on 128 because it would block the means of egress from the building on 128. Presumably, that would mean placing the fence a few feet inside the Property boundary line thereby reducing the already small storage area of the Property and preventing Bogart from using the entire Property as he is otherwise entitled to do. Again, 128 has no deeded easements or other rights of access over the Property since the Termination was recorded, a Termination with which the current owner of 128 was fully aware before he bid on 128.

The bases of Bogart's appeal are twofold. First, the Historic Preservation Commission's (the "Commission") authority arises from the Historic Preservation Ordinance (the "Ordinance") and there is nothing in the ordinance that permits the Commission from taking an applicant's

property or to take into consideration emergency egress from another property. Second, by constitution, neither the Commission nor the City can take a property owner's property without just compensation including imposing an easement on a property owner's property thereby restricting their use of their property.

1. A Review of the Ordinance Finds no Authority for the Portion of the Notice of Decision Requiring the Fence to be Setback from the Boundary Line.

A review of the Ordinance shows that the Commission's function and authority, while important, are narrow. Nothing in Sections 2, 9 and 13 give the Commission the authority to consider issues of egress from abutting properties and the Ordinance neither does nor could it give the Commission authority to take a property owner's property. In this case, the Decision prohibits Bogart from placing the fence on a portion of the Property, thereby restricting a valuable use of the Property. Such a restriction is a taking of Property with just compensation.

It is important to remember that ownership of Property includes more than just the dirt that makes up the parcel. Property includes the right to the use of that property. When governmental decisions or restrictions are imposed on a property or a portion of a property such that it can no longer be used the governmental body has taken that property. Just compensation at that point is required. No compensation has been offered here. However, the Commission has no authority to take a portion of the Property, and in fact has no authority under the Ordinance to even consider emergency egress issues related to an abutting property.

2. By Constitution, the City has no Authority to Take a Portion of the Property Without Just Compensation.

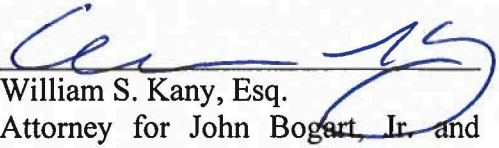
The Fifth Amendment to the United States Constitution prevents the government from taking property without just compensation. The Fourteenth Amendment makes it clear that the restrictions on takings (5th Amendment) apply to states and local governments. Maine's eminent domain statute (30-A MRSA Section 3101) restricts the ability of municipalities to take land. It requires just compensation and the taking has to be for public use.

In this case the Decision has imposed an easement on the Property to benefit 128 where no such easement exists. The imposition of the easement is a taking of a portion of the Property without any compensation. Furthermore, the taking is not for public use. It is to benefit a private landowner. A landowner who knew prior to purchasing 128, or even bidding to purchase it, that there was no right to access the Property on the southerly side of the building on 128. The imposition of this easement on the Property for the benefit of a private landowner restricts Bogart's use of the Property to his detriment. The Notice of Decision takes a portion of the Property which violates the Constitution and State law.

CONCLUSION

Based on the foregoing, Bogart and Robart's respectfully request that that Commission reverse a portion of the Decision so that Bogart may place the proposed fence along the boundary line of the Property in all locations including along the southerly side of the building on 128.

8/4/2026


William S. Kany, Esq.
Attorney for John Bogart, Jr. and
Robert's Equipment Service, LLC

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(207) 710-6996
wkany@maine.rr.com

38-300
C & D ENTERPRISES, LLC
PO BOX 44
KENNEBUNK, ME, 04043

38-299
PLOTKIN, ALEXA C & CLEARWATER, AMY E
136 ALFRED ST
BIDDEFORD, ME, 04005

38-449
LAUSIER, RICHARD
PO BOX 72
West Newfield, ME, 04095-0072

38-450
DROZD, REMIGIUSZ & ZBIGNIEW
61 ARLINGTON AVE
PROVIDENCE, RI, 02906

38-296
MORENCY, DIANE LIVING TRUST SOLE TRUSTEE
MORENCY, RAYMOND A.
PO BOX 1206
WELLS, ME, 04090

38-298
GOLDTHWAIT, DAVID
128 CHURCH AVE
NORTH BERWICK, ME, 03906-6700

38-447
KARLSEN PROPERTIES, LLC
C/O ROY KARLSEN
280 HOWITT RD
LYMAN, ME, 04002

38-303-1
CRESSEY REVOCABLE INTER VIVOS
CRESSEY RICHARD W & BRENDA M
580 VENICE RD
TEMPLETON, CA, 93465-8557

38-453
FRATERNAL ORDER OF EAGLES
BIDDEFORD AERIE 804
57 BIRCH ST
BIDDEFORD, ME, 04005-3311

38-303-2
DONEGAN, DANNY R & SUSAN
34 B ZANDER LN
LYMAN, ME, 04002

38-446
BLANCHARD, COREY J &
GRIFFIN-BLANCHARD, TERRY L
PO BOX 520
BIDDEFORD, ME, 04005-0520

38-296-3
SOUTHERN MAINE AFFORDABLE HOUSING
22 SOUTH ST
BIDDEFORD, ME, 04005

38-302
ROBERGE, MARK
462 POOL ST
BIDDEFORD, ME, 04005-9502

38-301
ROBERGE, MARK R
462 POOL ST
BIDDEFORD, ME, 04005-9502