



City of Biddeford Planning Board

April 2, 2025 at 6:00 PM
City Hall Council Chambers & Zoom

[Join Zoom Meeting Online](#)

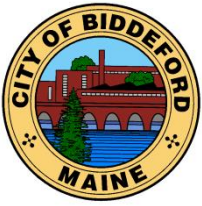
Or call in by phone: +1 312 626 6799

Meeting ID: 991 9788 6357

Passcode: 991759

1. Pledge of Allegiance
2. Declaration of Quorum/Voting Members
3. Adjustment(s) to Agenda
4. Planner's Business
5. Consent Agenda
 - 5.a Approval of Meeting Minutes from March 19, 2025
6. Unfinished Business
7. New Business
 - 7.a 2023.35 Preliminary and Final Site Plan Re-approval for Freddy LLC to construct a food truck pavilion with public amenities at 64 Alfred St. (Tax Map 38, Lot 361) in the MSRD-1 Zone.
 - 7.b **2025.11 Sketch Plan Review for Bedard Homes, LLC for a proposed 38-lot single-family subdivision off Parkside Drive and 268 Pool Street (Tax Map 8, Lot 52-1) in the Suburban Residential 1 (SR1) Zoning District and a portion within the Stream Protection Shoreland Overlay District.**
8. Other Business
9. Adjourn

The Board reserves the right to halt official business at 9:30 p.m. Items not heard at tonight's meeting shall be rescheduled to the next meeting of the Board. All materials pertaining to items on the agenda are available for public review at the Biddeford Planning Department, second floor, Biddeford City Hall during normal business hours.



CITY OF BIDDEFORD

Planning and Development Department

205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115

Planning Board Meeting

Meeting Minutes

DRAFT

Date: March 19, 2025
Time: 6:00 PM
Location: Council Chambers & Zoom

1. Pledge of Allegiance 6:01 PM
2. Declaration of Quorum/Voting Members
Quorum Present: Alexa Plotkin, Chair, Larry Patoine, Sue Deschambault, Roch Angers, Matt Dubois, Steve Beaudette (Alternate Member) & Kayla Lewis (Alternate Member)
Staff Present: David Galbraith, Adi Iriqat & Nan Whitten
3. Adjustments to the Agenda-Item 7.d. will be heard first.
4. Planner's Business-Galbraith talked about Freddy LLC 64 Alfred Street, and that fact that his approval has expired. Can this be an administrative review or do the Planning Board Members want them to hear about the project again.
 - Galbraith passed around the site plan
 - The Board discussed whether it should come back to the Board or staff review
 - Dubois wants the Board to approve extensions
 - Patoine is in agreement.
5. Consent Agenda
5.A. Review for approval Meeting Minutes for March 5, 2025
MOTIONS: 6:06 PM
Motion- Patoine-Motion to approve Consent Agenda
Second- Angers
Vote-Unanimous
6. Unfinished Business-None
7. New Business
7.a 2024.33 Public Meeting to take comments and review a Preliminary Subdivision Application for Coastal Oaks, LLC. The property is located at 12 Pearl Street (Tax Map 40, Lot 72) in the MSRD-1 Zone. The applicants propose to convert the existing vacant building into 25 +/- residential apartments.
 - Iriqat introduced the item
 - Page 4 of the staff report has a summary of the project
 - They must go before HPC
 - Asking for stormwater management waivers
 - Drew Olehowski represented the applicant
 - Bulk will be interior changes

- Parking has been reduced to 30 minutes drop off
- On Pearl Street the retaining wall will be replaced with a staircase
- New dumpster pad at rear of building
- Gravity sewer service was replaced with a forced main
- Site work is minimal and will have less impervious surface
- Sewer and stormwater will be separated

NO PUBLIC COMMENTS

- Deschambault what is the hill behind the building
- Ethan Scott owner of the building, explained that the ramp will be replaced by stairs and rails for pedestrians
- Dubois asked about the additional floor discussed at Sketch Plan
- Scott said this is off the table at this time.
- Anger 1 bedroom apartments market rate?
- Scott-2 will be affordable
- Plotkin-mixed use access, commercial restaurant bar space on the roof? Phase II, more traffic, more parking.
- Galbraith this has been removed so if they decide to do this they have to come back and start from scratch
- Plotkin how is this going to work with HPC and the windows
- Scott said he met with HPC on the site last week and has new architectural plans to show new windows-casement instead of double hung, the HPC wants the arc in the windows incorporated in the new windows.
- Plotkin asked about the tower-it is the elevator shaft
- Dubois-are you using the state historic tax credit program-no
- Deschambault clarified the HPC procedure
- Angers asked about the retaining wall, it will be repaired not removed
- Scott said they have an agreement with Premium Parking for 50 spaces
- There will be 1 temporary parking space, the parking lot is owned by Mulligans
- The spots originally to be used are not owned by the applicant so the tenants cannot use them. There are 3 different doors people can move in and out of the building. The applicants have an easement for temporary use.
- Architectural renderings are accurate
- Plotkin asked about the plantings in front of the buildings with a sidewalk, this is City owned property, but they would love to see it also.
- Beaudette asked about the State's plan for Pearl Street, Galbraith the State is still flushing out the details about the plan.
- Deschambault asked about the waiver for the stormwater management plan, minimum impervious surface
- Deschambault laundry on site, in each room
- Deschambault, heating & cooling-central air

MOTIONS: 6:46 PM

Motion Patoine-Motion to approve the waivers for stormwater & open space

Second-Dubois

Vote-Unanimous

Motion-Patoine- Motion to Approve Case 2024.33 Preliminary Site Plan & Subdivision Review for Coastal Oaks, LLC: Proposal for the construction of 20 residential apartment units within Building 12 of the Pearl Development, located at 12 Pearl Street (Tax Map 40, Lot 72) in the MSRD-1 Zone with the above-listed Conditions of Approval and Waivers for a Stormwater Management Plan and Open Space.

Second-Angers

Vote-Unanimous

7.b. 2024.32 Public Meeting and take comments to review a Preliminary Plan Subdivision Application for Coastal Oaks, LLC. The property is located at 512 Pool Street (Tax Map 9, Lot 31) in the RF & SR-1 Zones. The applicants propose to construct a subdivision containing 8 single family homes.

- Galbraith introduced the project
- Tight Site, some wetlands
- Drew Olehowski represented the applicant
- The site was cleared by a harvesting permit which one of staff wanted double checked
- Belle Woods Drive will be and remain private
- Each lot needs to be 20k SF not including wetlands
- All soil was determined to be good to be used
- Plan is to send run off water to detention ponds
- Wright Pierce has reviewed stormwater
- Plans will be revised to include comments from WP
- The last lot will be left for open space
- **NO PUBLIC COMMENTS**
- Lewis had a question about potential damage on lost 6 & 7 from WP comments, do you have a plan for potential flooding where it is so close to the wetland and will the HOA have to take care of that.
- Olehowski answered that it is not an issue as this property is not in the flood zone.
- Plotkin asked how far they have to go to connect water. Ethan Scott (owner) 240' plus the extent of the road
- Lewis mentioned that the applicant is still waiting from the ACOE is this still the case? It is not big enough for the ACOE big report it is a 1-page form from ACOE they will get prior to applying for final approval
- Angers-what are the future plans for the last lot, it will be difficult and expensive to develop they may donate it to the City, the City owns the lot behind it.
- Beaudette-large lot that UNE owns is it land locked? It goes to Pool Street.
- Patoine-Page 5 of 7 Staff Report, Timber harvesting, where are we at with that? Galbraith we need proof it was not overharvested
- If it is overharvested what do we do? Call the forestry service to make a plan to replant
- What about the area not developed? It can remain in applicants name or go to a land trust we will know by final

MOTIONS: 7:05 PM

Motion- Angers- Motion to Approve: I motion to APPROVE Case # 2024.32 Preliminary Plan Review for Belle Woods Subdivision (formerly Coastal Oaks Subdivision) a proposed single-family residential subdivision consisting of 9-lot subdivision (8 residential & 1 open space) to be located at 512 Pool Road (Tax ID# Lot 9 Lot 31) located within the Rural Farm (RF) and Suburban Residential 1 (SR-1) zoning Districts..

Second- Deschambault

Vote-Unanimous

7.c. 2025.01 Public Meeting and take comments to review a Site Plan Application for T & T Leasing, LLC. The property is located at 3 Digital Drive (Tax Map 15, Lot 7-4) in the I-1 Zone. The applicant proposes to construct a 7500 SF facility to rent units for commercial activities.

- Iriqat introduced the project
- In front of the Planning Board in 2018 plans have not been changed but applicants now must pay Thacher Brook Fee
- Multi Use Building
- In 2018 an abutter requested landscaping
- They are reducing the impervious surface in order to avoid DEP Stormwater Permit
- Maintaining 30 arborvitaes and planting 5 ash trees

NO PUBLIC COMMENTS

- Dubois asked about the waiver request for grading plan, it's a flat site
- Patoine asked about the Thacher Brook Fee
- Lewis asked to be walked through the landscape plan
- Plotkin asked about combining preliminary & final plan

7.d. 2024.56 The Planning Board will review a Site Plan Amendment request by Gorrill Palmer for the York County Judicial Center to amend the previously approved landscaping. The location of the property is 515 Elm Street (Tax Map 88, Lot 5) in the B2, R1A zones.

- Angers asked for this to be put first, he feels it is a code violation
- Patoine wants this handled by the Code Enforcement Office also
- Plotkin feels handling code violations is not a good precedent to set, it is unclear how we make a code violation a planning board issue
- Deschambault agrees with Plotkin
- Dubois wants to table it as well
- Lewis acknowledges that tabling it is frustrating to those involved and thanks them for coming out

- Angers commend the Code Office for aligning the parties

MOTIONS 6:13 PM

Motion-Angers-To table the item to have Code Enforcement deal with it

Second-Patoine

Vote-Unanimous

10. Other Business

- Deschambault asked about who is parking in the parking garage, who is parking there, are they keeping track? Should we have a workshop to learn about this? We need a clear understanding of how many spaces they have and how many are leased and

remaining? Galbraith there is someone at Premium Parking who is keeping track of the spaces.

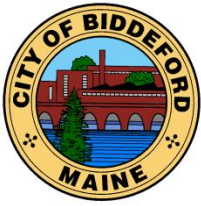
- Patoine are any spots set aside for the public? Galbraith will look into it.
- Beaudette the original plan for the parking garage was for build-out of the area, Patoine gets that, but it has to be for all of the public.
- Beaudette said there was a talk about a second garage for the retail area.
- Patoine-what about during a parking ban?
- Beaudette can we get a report of the percentage available?
- Plotkin, we can request a letter from Premium proving they have guaranteed spaces
- Dubois would love a running total.
- Dubois used to manage a parking garage, and it is standard to over book by 200%
- Angers has been talking to the Councilors about the computers and some of the changes to made to procedure. Do we want to change the ordinance so that we only get site plans but not full packets? Galbraith we do not have to go to Council to change the ordinance.
- Keeping as it is until we can change the ordinance.
- Ordinance changes will be a part of the meetings as a workshop at the end ongoing.
- Galbraith will ensure proper procedures are adhered to.

11. Adjourn-7:43 PM

Planning Board Chair/Vice Chair

Date

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



CITY OF BIDDEFORD

Planning and Development Department

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PLANNING BOARD STAFF REPORT

TO: Chair Plotkin and Members of the Biddeford Planning Board

FROM: David C.M. Galbraith, City Planner

DATE: March 24, 2025

RE: **Case # 2023.35 Preliminary and Final Site Plan Re-approval for Freddy LLC to construct a food truck pavilion with public amenities at 64 Alfred St. (Tax Map 38, Lot 361) in the MSRD-1 Zone.**

MEETING DATE: April 2, 2025, at 6:00 PM

1. INTRODUCTION

This project was previously before the Planning Board on July 26, 2023, where it received Preliminary Plan approval, and Final Site Plan approval September 6th, 2023. Although the project received Final Plan approval, construction never began and as such, the project approval expired on September 6, 2024. The Applicant recently contacted the Planning Office and requested that the Planning Board re-approve the project. At the Board's March 19, 2025, meeting, Staff provided an overview of the project and as the approval had already expired the Board determined that the application should come back before them for re-approval. The Board recalled the application and directed Staff to bring the project back before the Board at the April 2nd meeting for both Preliminary and Final approval as the Plans had not changed since the approval.

Freddy LLC is proposing to construct a food truck pavilion at 64 Alfred Street on the corner of Alfred and Jefferson Streets within the MSRD-1 downtown zone. The lot is currently undeveloped and is covered by loose gravel and weeds. The developer plans to create two pads with electrical hook-up points for food trucks. This plan also includes an area of permeable pavers, public seating areas and decorative planters. The site will not include any kind of public water connection. In total, this project would result in a reduction of impervious surface from 2,358 Sq. Ft to approximately 1,537 Sq. Ft of impervious surface.

The developer plans to utilize the space for community events and intends to partner with Heart of Biddeford (HOB) to form a community cooperative. HOB would work with community groups and partners to schedule and manage events taking place on the site.

Planning Board members and Planning staff raised a number of concerns during the applicant's Preliminary Site Plan review on July 26th, 2023. The applicant has made a number of changes to the layout and design of the site in response to the comments received by the Board and staff. Notable changes include:

- A reduction in overall impervious surface area from 2,358 Sq. Ft to 1,537 Sq. Ft.
- Removal of the decorative wattle fence around the perimeter of the site
- Removal of portable lavatories from the site.
- The addition of a screened storage area in lieu of a storage shed

2023.35 Site Plan Application for Freddy LLC to construct a food truck pavilion with public amenities at 64 Alfred St. (Tax Map 38, Lot 361) in the MSRD-1 Zone

Planning Board Hearing: April 2, 2025

- Moving the seating area to be closer to the food truck pads.
- Changes to decorative landscaping and planting
- Changes to the trash receptacle area

Further site details are outlined in the attached narrative provided by the applicant.

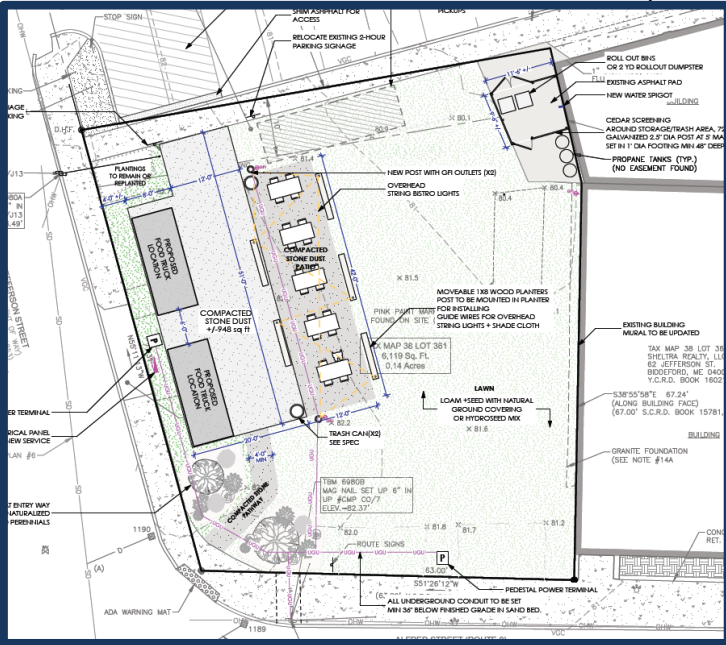
Additional staff comments are outlined in detail below.



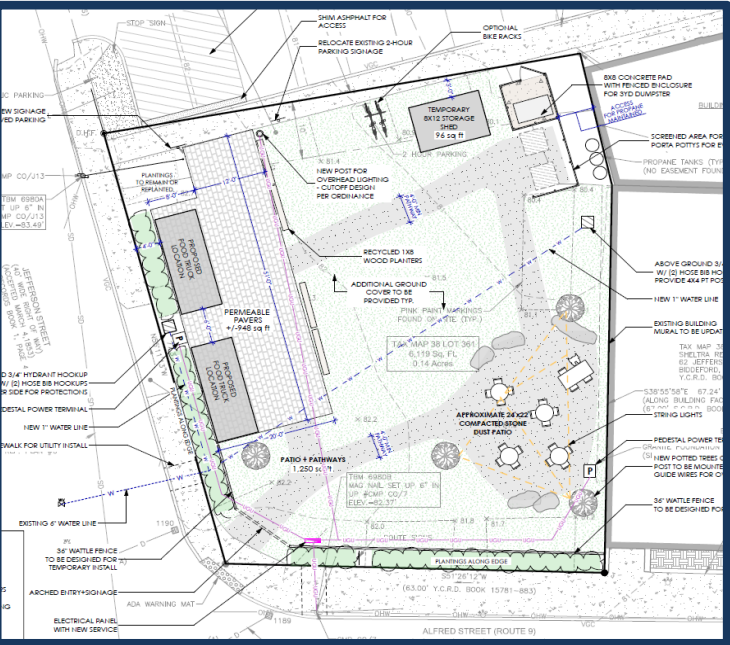
The site of

the proposed

food truck pavilion at 64 Alfred St.



Final

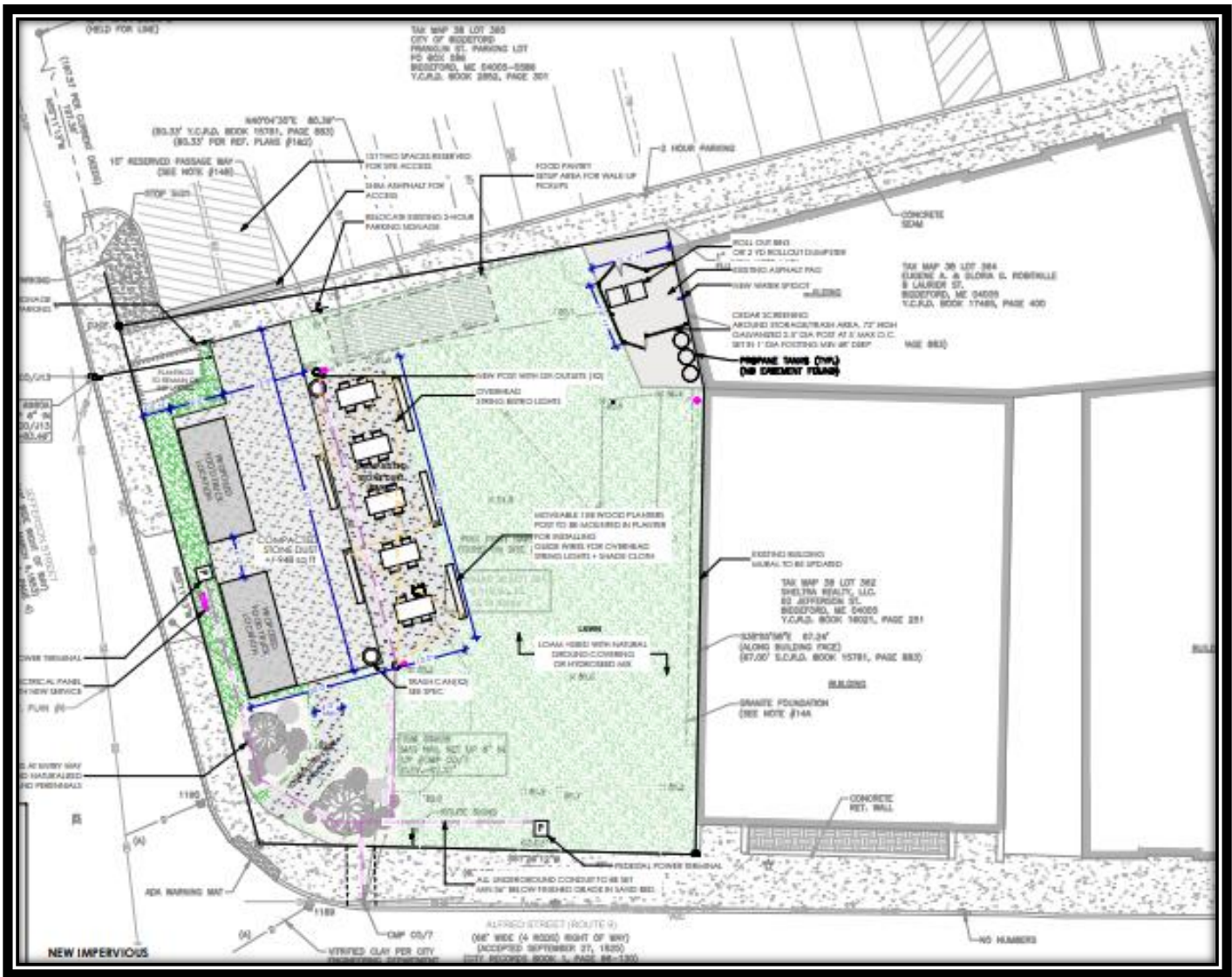


Preliminary

Design and layout differences between the Final and Preliminary submittal.

2023.35 Site Plan Application for Freddy LLC to construct a food truck pavilion with public amenities at 64 Alfred St. (Tax Map 38, Lot 361) in the MSRD-1 Zone

Planning Board Hearing: April 2, 2025



Final Site Plan Design / Seeking Re-approval – 64 Alfred Street – Food Court

2023.35 Site Plan Application for Freddy LLC to construct a food truck pavilion with public amenities at 64 Alfred St. (Tax Map 38, Lot 361) in the MSRD-1 Zone

Planning Board Hearing: April 2, 2025



Alternate Site Set-up – Public Market Concert



Alternate Site Set-up – Small Public

2. PROJECT DATA/INFORMATION

	SUBJECT	INFORMATION
1.	Applicant	Steve Liautaud - Freddy LLC PO Box 1127 Kennebunk, ME 04043 207-604-0655
2.	Owner	Same as Applicant
3.	Project Location	64 Alfred St.
4.	Map/Lot	Map 38, Lot 361
5.	Size of Lot	6,119 Sq. Ft.
6.	City Approvals Required	Final Site Plan Approval
7.	Existing Zoning	MSRD-1
8.	Overlay Zoning	N/A
9.	Existing Use	Vacant
10.	Limits of Disturbance	1,547 Sq. Ft.
11.	New private or public road?	No
12.	Proposed Use	Food Truck Pavilion / Seating
13.	Uses in the Vicinity	Downtown Commercial
14.	Water Supply	N/A
15.	Sewerage Disposal	N/A
16.	Solid Waste Disposal	Private Hauler

2023.35 Site Plan Application for Freddy LLC to construct a food truck pavilion with public amenities at 64 Alfred St. (Tax Map 38, Lot 361) in the MSRD-1 Zone

Planning Board Hearing: April 2, 2025

17.	Fire Protection / Public Safety	City of Biddeford
18.	Ownership of Road	Public road
19.	Waivers Needed/Requested	None
20.	Waivers Granted	None
21.	Fees Paid (LDR Attachment A)	All fees paid
22.	Traffic Movement Permit Required	No
23.	<u>Approvals Granted:</u> Preliminary Site Plan: Final Site Plan: <u>Re-Approval:</u> Preliminary & Final Site Plan	July 26, 2023 September 6, 2023 April 2, 2025

3. REVIEW PROCESS

Per City ordinance, this application is subject to Site Plan (Land Development Regulations, Article XI) review and approval by the Planning Board.

4. Departmental Review Comments:

A. Planning:

1. No Comments

B. Code Enforcement:

1. No Comments

C. Public Works:

1. No Comments

D. Engineering:

1. No Comments

E. Police:

1. No Comments

F. Fire:

1. No Comments

G. Traffic Peer Review:

1. No Comments

H. Engineering Peer Review:

1. No Comments

5. STAFF REVIEW

2023.35 Site Plan Application for Freddy LLC to construct a food truck pavilion with public amenities at 64 Alfred St. (Tax Map 38, Lot 361) in the MSRD-1 Zone

Planning Board Hearing: April 2, 2025

- **APPLICATION COMPLETENESS:** The applicant has submitted a complete application, featuring all required elements as specified under Section 66-35 (Required Information for Final Plan Submissions). As part of the staff's review comments, we have identified aspects of the plan submission to be revised or clarified, which we suggest being made a condition of approval.
- **ZONING:** The proposed uses are permitted uses within the MSRD-1 zone, Similarly, with respect to applicable dimensional requirements, the project would comply with all applicable requirements, including building height, building setback, frontage, and lot coverage requirements.
- **REVIEW STANDARDS:**

In general, staff found the application to satisfy City site plan requirements. The major site details, such as landscaping, designs and locations have been finalized so the plan being reviewed the Board is what will be constructed on the face of the earth. However, City Staff and the City's third-party civil engineer identified several technical plan elements, which need to be addressed by the Applicant prior to final site plan approval.

Maine DEP Stormwater Permit: The project does not require a Maine DEP Stormwater Permit.

WAIVERS: No waivers requested as part of this project.

6. **STAFF RECOMMENDATION**

Staff recommend the Planning Board approve the project plans as presented with the adoption of the included Findings of Fact (FOF) and Conditions of Approval (COA).

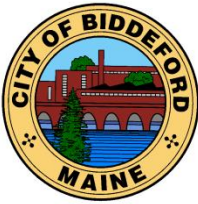
7. **SAMPLE MOTIONS**

- A. Motion to Approve: I motion to APPROVE Case # 2023.35 Preliminary and Final Site Plan Re-approval for Freddy LLC to construct a food truck pavilion with public amenities at 64 Alfred St. (Tax Map 38, Lot 361) in the MSRD-1 Zone, as presented with the adoption of the Conditions of Approval (COA).
- B. Motion to Deny I motion to DENY Case # 2023.35 Preliminary and Final Site Plan Re-approval for Freddy LLC to construct a food truck pavilion with public amenities at 64 Alfred St. (Tax Map 38, Lot 361) in the MSRD-1 Zone, for the following reasons:

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

- A. Motion to Table: I motion to TABLE Case # 2023.35 Preliminary and Final Site Plan Re-approval for Freddy LLC to construct a food truck pavilion with public amenities at 64 Alfred St. (Tax Map 38, Lot 361) in the MSRD-1 Zone, for the following reasons:

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



CITY OF BIDDEFORD

Planning and Development Department

David Galbraith
City Planner & Deputy Director of Planning &
Development
205 Main Street
P.O. Box 586
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(207) 284-9115
David.galbraith@biddefordmaine.org

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Freddy LLC

Site Plan Approval – Food Truck Pavilion

64 Alfred St. (Tax Map 38, Lot 361)

April 2, 2025

RE: Case # 2023.35 Final Site Plan Application for Freddy LLC to construct a food truck pavilion with public amenities at 64 Alfred St. (Tax Map 38, Lot 361) in the MSRD-1

Pursuant to the provisions of the City of Biddeford Code of Ordinances Land Development Regulations, Article XI (Site Plan Review), and Article VI (Performance Standards), the Biddeford Planning Board has considered the application of Based on its review, including supportive data, public hearing testimony and related materials contained in the record, the Planning Board makes the following Findings of Fact and Conclusions of Law:

I. BACKGROUND:

Freddy LLC is proposing to construct a food truck pavilion at 64 Alfred Street on the corner of Alfred and Jefferson Streets within the MSRD-1 downtown zone. The lot is currently undeveloped and is covered by loose gravel and weeds . The developer plans to create two pads with electrical hook-up points for food trucks. This plan also includes an area of permeable pavers, public seating areas and decorative planters.

II. PREVIOUS PLANNING BOARD REVIEW

This project was previously before the Planning Board on July 26, 2023, where it received Preliminary Plan approval, and Final Site Plan approval September 6th, 2023. Although the project received Final Plan approval, construction never began and as such, the project approval expired on September 6, 2024. The Applicant recently contacted the Planning Office and requested that the Planning Board re-approve the project. At the Board's March 19, 2025, meeting, Staff provided an overview of the project and as the approval had already expired the Board determined that the application should come back before them for re-approval. The Board recalled the application and directed Staff to bring the project back before the Board at the April 2nd meeting for both Preliminary and Final approval as the Plans had not changed since the approval.

III. FINDINGS OF FACT

	<u>SUBJECT</u>	<u>INFORMATION</u>
1.	Applicant	Steve Liautaud - Freddy LLC PO Box 1127 Kennebunk, ME 04043 207-604-0655
2.	Owner	Same as Applicant
3.	Project Location	64 Alfred St.
4.	Map/Lot	Map 38, Lot 361

FINDINGS OF FACT AND CONCLUSIONS OF LAW

**Freddy LLC
Site Plan Approval – Food Truck Pavilion
64 Alfred St. (Tax Map 38, Lot 361)
April 2, 2025**

5.	Size of Lot	6,119 Sq. Ft.
6.	City Approvals Required	Final Site Plan Approval
7.	Existing Zoning	MSRD-1
8.	Overlay Zoning	N/A
9.	Existing Use	Vacant
10.	Limits of Disturbance	1,547 Sq. Ft.
11.	New private or public road?	No
12.	Proposed Use	Food Truck Pavilion / Seating
13.	Uses in the Vicinity	Downtown Commercial
14.	Water Supply	N/A
15.	Sewerage Disposal	N/A
16.	Solid Waste Disposal	Private Hauler
17.	Fire Protection / Public Safety	City of Biddeford
18.	Ownership of Road	Public road
19.	Waivers Needed/Requested	None
20.	Waivers Granted	None
21.	Fees Paid (LDR Attachment A)	All fees paid
22.	Traffic Movement Permit Required	No
23.	<u>Approvals Granted:</u> Preliminary Site Plan: Final Site Plan: <u>Re-Approval:</u> Preliminary & Final Site Plan	July 26, 2023 September 6, 2023 April 2, 2025

IV. CONCLUSIONS OF LAW:

1. The proposed use meets specific requirements set forth in this ordinance and would be in compliance with applicable state or federal laws;
2. The proposed use would not create fire safety hazards by providing adequate access to the site, or to the buildings on the site, for emergency vehicles and would not create hazards through the storage of chemicals and wastes;
3. The proposed exterior lighting, where allowed, would not create hazards for motorists traveling on adjacent public streets or is adequate for the safety of occupants or users of the site or would not damage the value and diminish the usability of adjacent properties;
4. The provisions for buffers and on-site landscaping provide adequate protection to neighboring properties from detrimental or unsightly features of the development;

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Freddy LLC

Site Plan Approval – Food Truck Pavilion

64 Alfred St. (Tax Map 38, Lot 361)

April 2, 2025

5. The proposed use would not have a significant, detrimental effect on the use and peaceful enjoyment of abutting property as the result of noise, vibrations, fumes, odors, dust, glare, hours of operation, or other causes;
6. The provisions for vehicular loading and unloading and parking and for vehicular and pedestrian circulation on the site and onto adjacent public streets would not create hazards to public safety or traffic congestion;
7. The proposed use would generate a volume of traffic that can reasonably be accommodated by the existing road network, or would not create unreasonable traffic hazards or would not exacerbate an existing traffic hazard, or would not create unreasonable traffic congestion;
8. The proposed use would not have a significant, detrimental effect on the value of adjacent properties which could be avoided by reasonable modification of the proposal;
9. The proposed use would not have an adverse impact on the privacy of the residents of the immediate area (within 500 feet) which could be avoided by reasonable modification of the proposal;
10. The proposed use would be in compliance with Biddeford's Comprehensive Plan;
11. The proposed use would not have an adverse impact on the immediate neighborhood or the community relative to architectural design, scale, bulk and building height, identity and historical character, or visual integrity, which could be avoided by reasonable modification of the proposal;
12. The design of the site would not result in significant flood hazards or flood damage or would be in conformance with applicable flood hazard protection requirements;
13. Adequate provision has been made for the disposal of wastewater or solid waste or for the prevention of ground or surface water contamination;
14. Adequate provision has been made to control erosion or sedimentation;
15. Adequate provision has been made to handle stormwater runoff or other drainage problems on the site; and the proposed development will not unduly burden off-site surface water systems;
16. The proposed water supply would meet the demands of the proposed use for fire protection purposes;
17. Adequate provision has been made for the transportation, storage, and disposal of hazardous substances and materials as defined by state law;
18. The proposed use would not have an adverse impact on scenic vistas or on significant wildlife habitat or wetland areas and water bodies which could be avoided by reasonable modification of the proposal;

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Freddy LLC

Site Plan Approval – Food Truck Pavilion

64 Alfred St. (Tax Map 38, Lot 361)

April 2, 2025

19. When located in the Shoreland Zone, the proposed use would meet the purposes of Shoreland Zoning as identified in Article XIV, Section 1 (Purposes) of this ordinance.

V. APPROVAL GRANTED:

Based on the evidence available and the conclusions above, the Biddeford Planning Board approves the proposed project summarized within the attached Staff report and pursuant to the provisions of the City of Biddeford Code of Ordinances Land Development Regulations, Article XI (Site Plan Review), and Article VI (Performance Standards), the Biddeford Planning Board hereby approves Case # 2023.35 Final Site Plan Application for Freddy LLC to construct a food truck pavilion with public amenities at 64 Alfred St. (Tax Map 38, Lot 361) in the MSRD-1 Zone with the recommended Findings of Fact (FOF) with the following Conditions of Approval (COA):

VI. CONDITIONS OF APPROVAL

1. Standard conditions of approval apply to this project.
2. The material provided for the proposed project has been reviewed only for general conformance to the City technical requirements. The applicant(s) and/or their technical consultant shall be responsible for the actual design details and completeness of their work. It is incumbent upon the applicant(s) to ensure that the project is in conformance and complies with all City Codes, ordinances and regulations as well as with all state regulations, including, but not limited to, space and bulk standards, performance standards, use standards and other zoning type requirements.
3. All work shall be in conformance with the approved plans and submission documents. No deviations from the approved plans are permitted without prior approval from the Planning Board for major changes, and from the City Planner and City Engineer for minor changes. The City Planner shall make the determination of major or minor.
4. A Letter of Credit or other surety acceptable to the City of Biddeford shall be submitted prior to the issuance of permits or site work being initiated. The financial guarantee shall be established for 150% of the cost of the following improvements:
 - a. Landscaping
 - b. Paving
 - c. Work within ROW (existing or proposed),
 - d. Drainage
 - e. Loam & seed
 - f. Sediment & erosion control
 - g. As-Builts
 - h. Monuments
5. Prior to any ground disturbance, the applicant shall establish a construction inspection account in the amount of \$2,500.00.
6. Prior to any ground disturbance, a pre-construction meeting with the owner/applicant, contractor, and City is required. Contact the Engineering Department to schedule this meeting.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Freddy LLC

Site Plan Approval – Food Truck Pavilion

64 Alfred St. (Tax Map 38, Lot 361)

April 2, 2025

7. An as-built plan must be provided to the City of Biddeford Engineering Office at the end of the project electronically, which can be read by the City of Biddeford's Geographic Information System software. **Note: Any modifications to the Planning Board approved development plans shall be reviewed and approved by the City Planner prior to being made, including any "field changes".**
8. The applicant shall incorporate appropriate erosion control measures into this project to reduce erosion effects from the work. All disturbed areas must be re-vegetated and/or otherwise stabilized at the appropriate stage of the work per Maine DEP standards in the Best Management Practice (BMP) manual.
9. That Article VI Performance Standards requirements regarding Dust, Fumes, Vapors & Gases (sect 25), Explosive Materials (sect 28), Glare (sect 37), Noise (sect 48) be followed.
10. The applicant shall obtain all other pertinent local, state and federal permits, licenses, and insurance such as blasting, building, electrical, plumbing, etc. prior to commencing business.
11. At the completion of the project the owner/applicant shall request a final inspection. This request shall be directed to the Planning Office. Performance guarantees and remaining escrow accounts shall not be released until the Planning Office certifies that the project has been completed and is in compliance with the approval and all applicable City Ordinances.
12. The applicant shall submit approved plans for signature of the City's Planning Board, which shall be recorded in the York County Registry of Deeds. An electronic copy of the recorded plan shall be sent to the Planning Office.

Alexa Plotkin, Planning Board Chair

Date

Proposed Community/Food Truck Lot
64 Alfred Street
August 14, 2023

The lot is located at the corner of Alfred and Jefferson streets and is owned by Steve Liautaud through Freddy, a Maine LLC owned by Steve.

The plan for the lot is to accommodate two food trucks. Steve intends to use the lot as a venue for non-profit activities that benefit the community. The food trucks will add a functional and festive vibe to the corner. The initial phase of the project involves making minimal improvements to the lot and opening it to community groups. The concept will develop organically based on the interest and needs of the community. As the project progresses, further improvements will be made to accommodate community events.

Food Truck Operations: Steve will manage the two food truck pads and offer them to food truck operators for a small fee. Food trucks will be permitted to operate between 6 am and 10 pm, seven days a week. All trucks must be licensed by the City of Biddeford and operate in a self-sufficient manner. They should leave no trace after their operations. The goal is to encourage a wide variety of food truck concepts to showcase their trucks on the lot and share the stage with as many different trucks as possible.

Security: Currently, the lot is vacant and does not have a reputation for vagrancy or bad elements. As the lot becomes more active, it is expected to become even less of a concern. Steve will make any necessary changes to ensure a clean and safe space if the situation changes.

Trash: Two decorative cans will be placed on the site for guest usage. Two roll out bins will be on site to collect trash from the guest cans and stored in an enclosed cedar fenced in area in the rear of the lot. A 1.5-yard dumpster will be placed next to dumpsters maintained by Ore Nells BBQ behind 69 Jefferson.

Power/Lighting: A licensed electrician will bring power into the site. Two 50-amp pedestal terminals will be installed, one at the food truck pads and another on the Alfred side of the lot for general use during events. The lot will be lit by overhead Bistro string lights mounted to poles from the planter boxes. These are meant to serve as general overhead lighting for eating. See drawing provided on site plan for details.

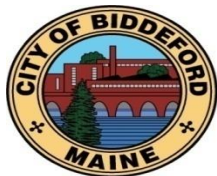
Water: The site will be dry, meaning no water will be available on-site. We are in discussions with Ore Nells to tap into their water supply to be used for irrigation and cleaning. The food trucks will be self-contained and have their own water supply.

Maintenance: The lot is currently maintained by Mark St. Onge, who will continue to mow the grass, empty trash cans, and perform weeding and trimming as needed. The plan is to leave the tables and chairs out overnight during the Food Truck season. If any issues of vagrancy or vandalism begin to occur Steve will manage having the table put away within the screened storage area overnight.

Landscaping: Two planting beds will be created at the entrance of The Lot. It will be planted with native perennials and (2) trees with up lighting. Planter boxes will boarder the dining area of the court and a grassy or clover area will be crated between the dining area and the Mural building.

Community Cooperative: Steve has entered discussions with The Heart of Biddeford (HOB) and the Community Gardens to form a community cooperative. The cooperative aims to explore different uses of the lot that are inclusive, family-oriented, and build a sense of community. Various ideas have been discussed, including food distribution by Youth Full Maine, plant sales, and outreach programs. The cooperative will work directly with community groups to schedule and manage events on the lot, ensuring compliance with ordinances and alignment with the city's master plan. It is difficult to predict the type and number of events. Youth Full Maine has expressed an interest in doing food drops twice per week. Other events will be small neighborhood type events and will pull permits as needed. Outside of the food pantry drops we would expect the lot to only be used for 1-2 other events per month. All of this is separate from the daily running of the Food Trucks and patio area.

While Port-a-Potties were discussed at the last meeting, there are no requirements to bring in restrooms to the site as alcohol will not be served. If an event such as a craft fair or Music in the Parks is scheduled where the organizer feels restrooms will be required a Port-a-Potty will be brought in temporarily and picked up after the event. This will be managed no differently than temporary facilities provided in Shevenell and Mechanics Parks for Fringe Fest and River Jam.

**City of Biddeford – Planning Department****Planning Board Application**

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

Type of Application:

☐ Shoreland Zoning Permit ☒ Site Plan Review ☐ Extraction
☐ Conditional Use Permit ☐ Subdivision ☐ Private Way
☐ Other: _____

Applicant Information:

Name: Steve Liautaud, Freddy LLC
 Mailing Address: PO Box 1127, Kennebunk, ME 04043
 Telephone: 207-604-0655
 Email: sliautaud58@gmail.com

What is your legal interest in the property?

☒ Owner ☐ Potential Buyer with Contract ☐ Lease/Rental Agreement

Owner's Information:

Name: Steve Liautaud, Freddy LLC
 Mailing Address: PO Box 1127, Kennebunk, ME 04043
 Telephone: 207-604-0655
 Email: sliautaud58@gmail.com

Agent's Information:

Name: Leah Schaffer
 Mailing Address: _____
 Telephone: 757-927-5324
 Email: leah.r.schaffer@gmail.com

Engineer/Surveyor's Information:

Name: Doucet Surveys
 Mailing Address: 102 Kent Pl, Newmarket NH 03857
 Telephone: 603-659-6560
 Email: _____

Project Location and Lot Information:

Street Address: 64 Alfred Street Drainage Watershed: None
Tax Map: 38 Lot: 361
Current Zoning: MSRD1 Shoreland Zoning: NA
 Size of Lot: 6,119 () acres (X)s.f. Lot Frontage: 140.31 ft
 Existing Use of Property: Vacant Lot

Property currently serviced by:

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

Slope Conditions in Area of Construction (if applicable):

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

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

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

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

Description of proposed use of property:

Project/Proposed Use:

Lot will be used for 2-food trucks and order seating. There will be 1-2 community
events held each month

Property to be Serviced by:

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

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

Net change in impervious cover: 1, 547 () acres (☒) s.f.

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

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

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

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

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

If in a Shoreland Zone:

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

Percent of structure expansion (Max 30%): _____

If Subdivision Review, number of lots proposed: _____

If a Private Way is proposed, number of lots served: _____

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

Total new square feet footprint of structure: No structures are proposed. Only permanent item is existing asphalt pad

Total new square feet paving/parking: Gravel only, 1,547

Waiver Requests (attach details):

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

Required Submittal Attachments:

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

Fees (Due at time of Submission):

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

Required Signatures:

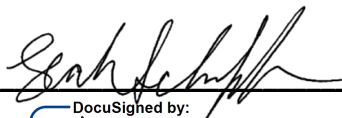
By signing this application, as the foresaid applicant or authorized agent:

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

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

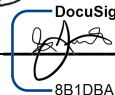
- **If Yes, applicant is responsible for any required Maine Construction General Permits and shall comply with the requirements of DEP Chapter 500 Stormwater Regulations, as they apply.**

Signature of Applicant:



Date 8/29/23

Signature of Property Owner:

DocuSigned by:

8B1DBAE10B7747B...

Date 8/29/2023

DIGITAL SUBMITTAL REQUIREMENTS FOR ALL SUBMITTALS:

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

HARD-COPY SUBMITTAL REQUIREMENTS FOR PLANNING BOARD APPLICATIONS:

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

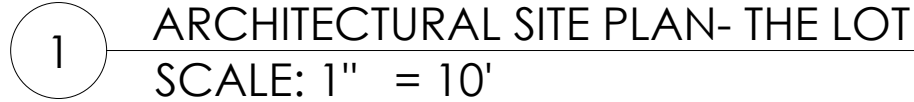
DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

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

HARD-COPY SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

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

PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION



The left image shows a black, cylindrical trash can with a handle and a wooden enclosure with a door, both examples of physical security.

A large group of people is gathered at an outdoor event at night. The scene is illuminated by warm string lights strung across the area and a large, light-colored canopy that covers the gathering space. People are standing and talking in small groups. In the background, there are red umbrellas and a sign that reads "Brewery". The overall atmosphere is festive and social.

Technical drawing of a garden screen. The drawing includes a side elevation on the left and a front elevation on the right. The side elevation shows a vertical post with a light fixture and a horizontal wire. The front elevation shows a screen with a diagonal lattice pattern and a planter box at the base. Dimensions are provided in feet and inches.

Labels and dimensions:

- GAUVANIZED HARDWARE**: Points to the top of the vertical post.
- BISTRO LIGHTS AND/OR SHADE CLOTH STRUNG ON GUIDEWIRES BETWEEN POSTS**: Points to the horizontal wire.
- 2.5" GAUVANIZED FENCE POST ANCHORED TO PLANTER BOXES WITH GALVANIZED STRAPS OR 3X3 PT POST**: Points to the vertical post.
- RECLAIMED WOODEN PLANTER BOXES**: Points to the base of the screen.
- Dimensions**:
 - Overall height: $4' - 8"$
 - Planter box height: $1' - 2"$

PERMIT SET

SUBMISSIONS:		DESCRIPTION
ISSUE	DATE	
03	8/13/23	PLANNING BOARD FINAL REVIEW

THE LOT
64 ALFRED STREET BIDDEFORD ME 04005

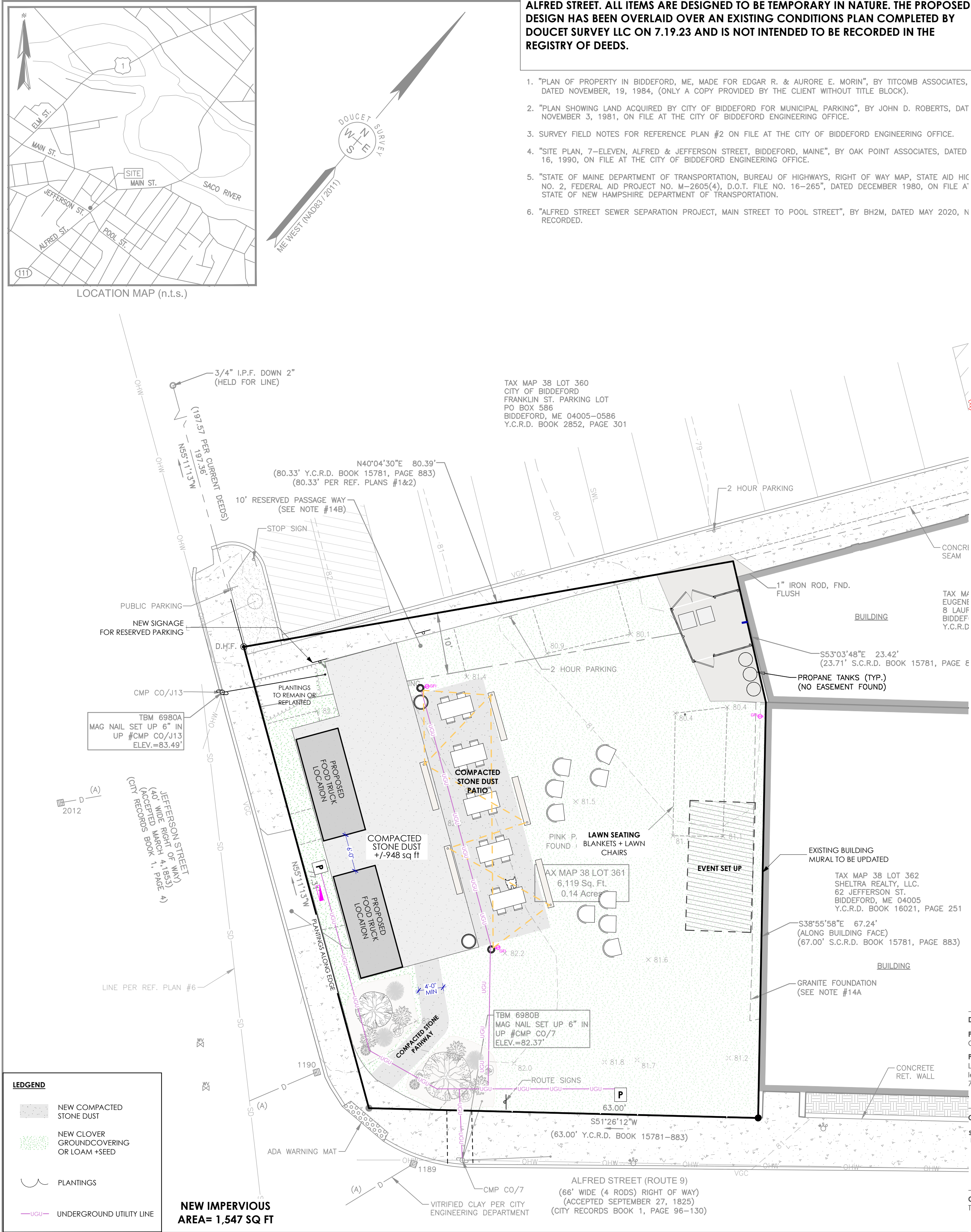
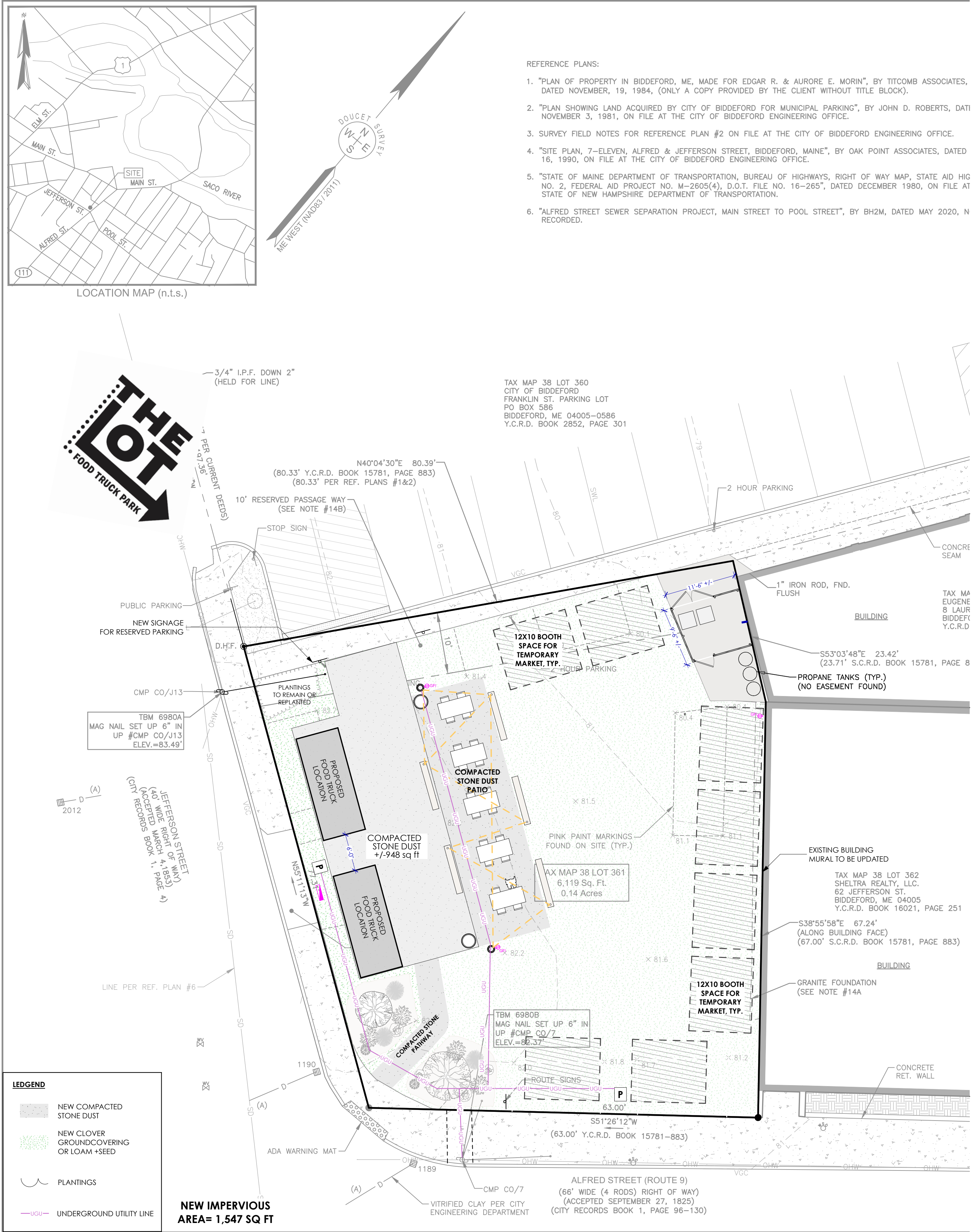
DATE OF ISSUE: 8/13/23
PROJECT STATUS:
CD
PROJECT MANAGER:
Leah Schaffer
leah.r.schaffer@gmail.com
757-927-5324

CONSULTANTS:
SURVEYOR:
DOUCET SURVEYOR LLC

CONTRACTOR:
TBD

EVENT SET UPS

A-1.1



PERMIT SET

CHANGES THIS ISSUE:

ID	DESCRIPTION

SUBMISSIONS:

DATE	DESCRIPTION
01/05/23	PLANNING BOARD SKETCH REVIEW
02/02/23	PLANNING BOARD SKETCH REVIEW (REVISED)
03/01/23	PLANNING BOARD FINAL REVIEW

THE LOT

64 ALFRED STREET BIDDEFORD ME 04005

DATE OF ISSUE: 8/13/23

PROJECT STATUS: CD

PROJECT MANAGER: Leah Schaffer
leah.schaffer@gmail.com
757-927-5324

CONSULTANTS:

SURVEYOR: DOUCET SURVEYOR LLC

CONTRACTOR: TBD

1 ARCHITECTURAL SITE PLAN- THE LOT, MARKET SETUP

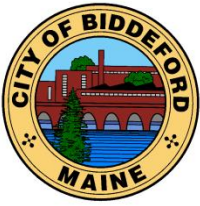
SCALE: 1" = 10'

3 ARCHITECTURAL SITE PLAN- THE LOT, EVENT/SMALL CONCERT

SCALE: 1" = 10'

PROPOSED SITE PLAN

A-1.0



CITY OF BIDDEFORD

Planning and Development Department

David C.M. Galbraith
Deputy Director/City Planner
205 Main Street
P.O. Box 586
Biddeford, ME 04005
(207) 284-9115

David.Galbraith@biddefordmaine.org

PLANNING BOARD STAFF REPORT

TO: Chair Plotkin and Members of the Biddeford Planning Board

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

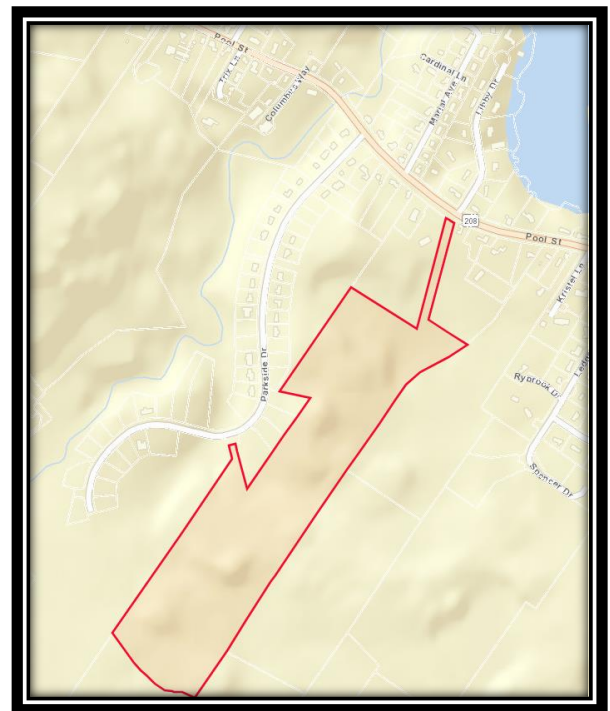
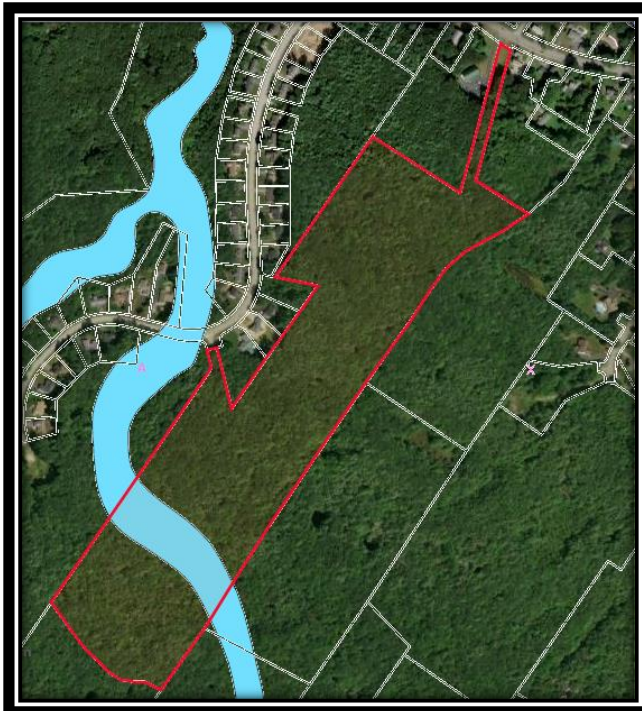
DATE: March 26, 2025

RE: **2025.11 Sketch Plan Review for Bedard Homes, LLC for a proposed 38-lot single-family subdivision off Parkside Drive and 268 Pool Street (Tax Map 8, Lot 52-1) in the Suburban Residential 1 (SR1) Zoning District and a portion within the Stream Protection Shoreland Overlay District.**

MEETING DATE: April 2, 2025, 6:00 PM

1. INTRODUCTION

This "Sketch Plan" application is being presented by Jason Haskell, P.E. of DM Roma Consulting Engineers, and Agent for Bedard Homes, LLC., referred to as "Applicant or Applicants". The application is seeking to develop a currently vacant 46.5-acre property located at 268 Pool Street into a 38-lot single-family residential development.

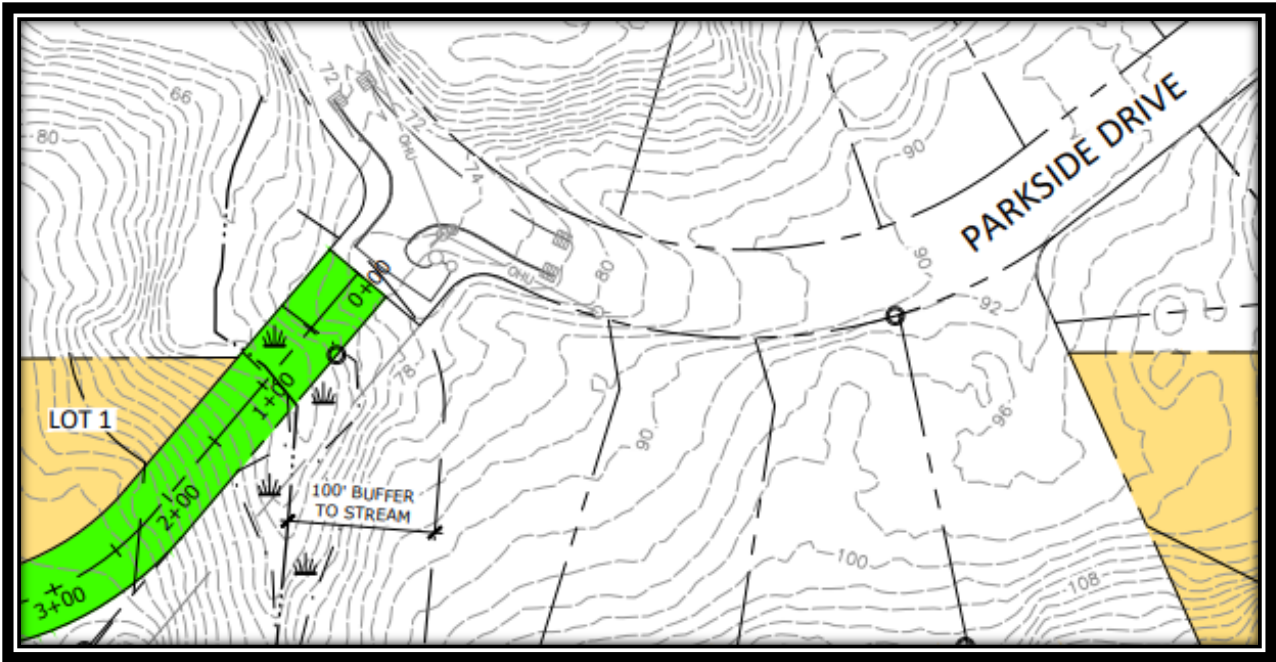


38-lot single-family subdivision / 268 Pool Street / SR1 Zoning District

RE: 2025.11 Sketch Plan Review for Bedard Homes, LLC for a proposed 38-lot single-family subdivision off Parkside Drive and 268 Pool Street (Tax Map 8, Lot 52-1) in the Suburban Residential 1 (SR1) Zoning District and a portion within the Stream Protection Shoreland Overlay District.

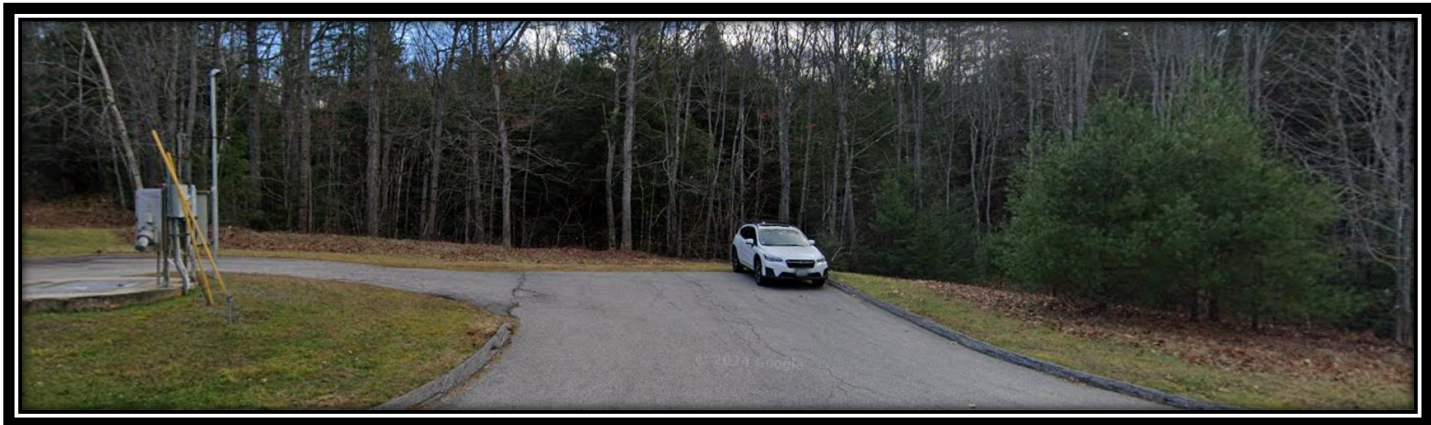
MEETING DATE: April 2, 2025, at 6:00 PM

The proposed subdivision has direct street frontage on Pool Street and Parkside Drive, which is being proposed as the subdivision’s only vehicle access point. Although the proposed subdivision has direct street access off Pool Street, the Applicant’s are not proposing a secondary roadway as the roadway would need to be constructed approximately 700+ feet before creating street frontage at the first proposed lot. As illustrated below, the subdivision will be accessed via Parkside Drive via a roadway stub that was designed and constructed when Parkside by the Falls Subdivision was initially constructed.



Proposed Subdivision Connection to Parkside Drive

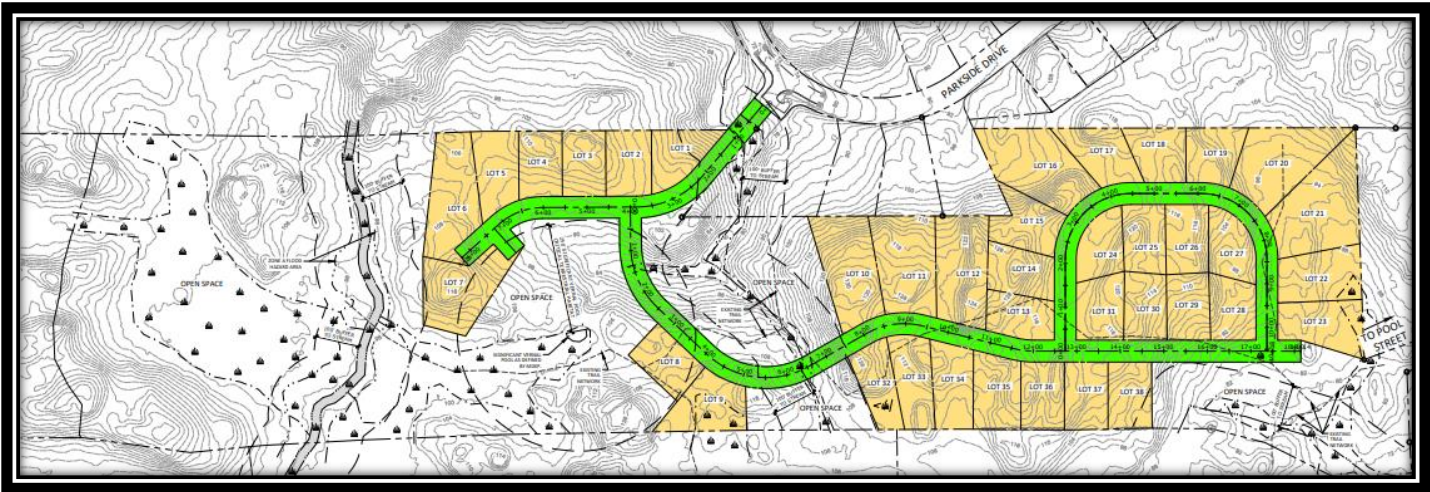
When the proposed subdivision’s entrance was designed off Parkside Drive, a 100’ right-of-way was approved although only 50’ is required for a public right-of-way (ROW). Below is an image of the proposed “future entrance” to the proposed development.



Future access point for the proposed 38-lot single-family subdivision

RE: 2025.11 Sketch Plan Review for Bedard Homes, LLC for a proposed 38-lot single-family subdivision off Parkside Drive and 268 Pool Street (Tax Map 8, Lot 52-1) in the Suburban Residential 1 (SR1) Zoning District and a portion within the Stream Protection Shoreland Overlay District.

MEETING DATE: April 2, 2025, at 6:00 PM



Proposed 38-lot Single-Family Subdivision off Parkside Drive and Pool Street

The proposed subdivision includes approximately 3,675 linear feet of new roadway designed to City street standards for future acceptance to the City. The proposed design is seeking to maximize the number of house lots being created while minimizing impacts on the natural environment. Although the property is 46.5-acres in area, the Applicant’s are proposing to keep approximately 24.5-acres as dedicated open space, *“including a larger stream segment and associated Zone A Flood Hazard Area that bisects the site flowing to the northwest”*. It has not yet been determined who will be the future owner of the open space provided (conservation or open space), but it may be offered to a land trust, the City, or it may remain with the homeowner’s association.

The lots are proposed to be served by public sewer and water extensions from Parkside Drive, and utilities will be provided underground. As outlined in their project narrative, *“stormwater treatment and flooding control is anticipated to be provided via a closed drainage system and under drained filter basins designed throughout the site”*. The Applicants have been working with City Staff and representatives of the Maine Water Company on the water and sewer extensions *“and will incorporate their recommendations and requirements in future design submissions”*.

2. PROJECT DATA/INFORMATION

1.		Applicant:	Bedard Homes, LLC PO Box 481 Biddeford, ME 04005
2.		Owner of Property:	Bedard Homes, LLC PO Box 481 Biddeford, ME 04005
3.		Agent:	Jason Haskell, P.E. D.M. Roma Consulting Engineers PO Box 1116 Windham, ME 04062
4.		Surveyor:	Survey, Inc.

RE: 2025.11 Sketch Plan Review for Bedard Homes, LLC for a proposed 38-lot single-family subdivision off Parkside Drive and 268 Pool Street (Tax Map 8, Lot 52-1) in the Suburban Residential 1 (SR1) Zoning District and a portion within the Stream Protection Shoreland Overlay District.

MEETING DATE: April 2, 2025, at 6:00 PM

			PO Box 210 Windham, Maine 04062
5.		Project Location:	268 Pool Street, Biddeford, ME
6.		Project Tax Map #/Lot #:	Tax Map 8, Lot 52-1
7.		Lot Size:	46.5-acres
8.		Base Zoning:	Suburban Residential 1 (SR-1)
9.		Overlay Zoning:	Stream Protection Shoreland Overlay District
10.		Existing Use:	Vacant
11.		Proposed Use:	38-unit single-family homes
12.		Approvals Required:	Subdivision/Site Plan
13.		Uses in the Vicinity:	Residential / openspace
14.		Waivers Needed:	a. None
15.		Waivers Granted:	a. None
16.		Other Non-City Permits Required:	a. None
17.		LDR Attachment A: Fees Paid	Sketch Plan Fees Paid
18.		Planning Board Review History:	Sketch Plan- April 2, 2025

3. REVIEW PROCESS

Per City ordinance, this application is subject to Subdivision Review (Chapter 66 – Subdivisions) and site plan approval by the Planning Board. This process involves Sketch Plan review, followed by Preliminary Plan Review, and ultimately Final Plan review / approval. The project will also require the following:

- A. Site Location of Development Act review under the City's delegated review status.
- B. A Chapter 500 Stormwater Permit issued by the Maine Department of Environmental Protection (MDEP).

4. GENERAL REVIEW COMMENTS:

- **APPLICATION COMPLETENESS:** This application is for subdivision sketch plan review, so the purpose of this memorandum introduces the project/s to the Board, with the desire to identify items the Board believes are important and necessary for the continued review of this plan / project.
- **ZONING:** The subject property is zoned Suburban Residential 1 (SR-1) and single-family dwellings are a permitted use within the district.
- **REVIEW STANDARDS:**

Staff found the sketch plan application to satisfy City subdivision requirements.

- **WAIVERS:** None

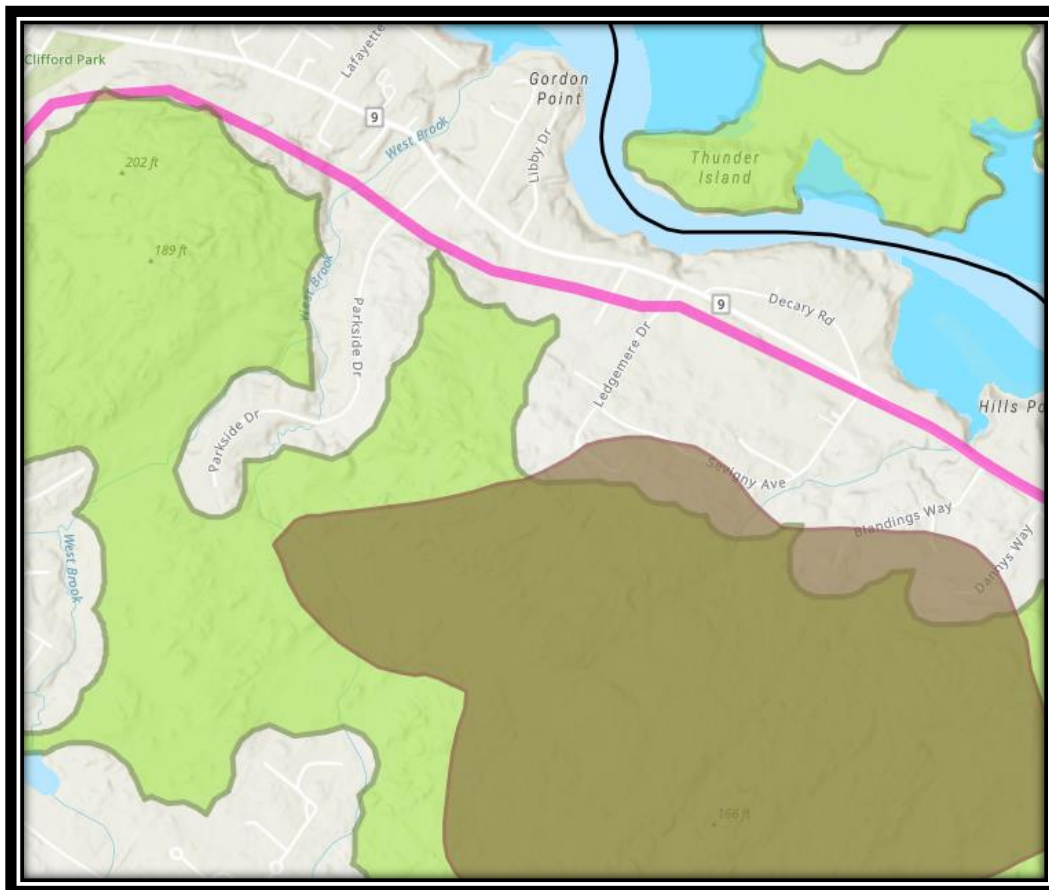
5. STAFF REVIEW COMMENTS:

RE: 2025.11 Sketch Plan Review for Bedard Homes, LLC for a proposed 38-lot single-family subdivision off Parkside Drive and 268 Pool Street (Tax Map 8, Lot 52-1) in the Suburban Residential 1 (SR1) Zoning District and a portion within the Stream Protection Shoreland Overlay District.

MEETING DATE: April 2, 2025, at 6:00 PM

A. Planning Department Comments:

- 1) The primary design elements that need to be worked out for this project to move forward will be working out the designs of the sewer and water extensions. These elements will need to be worked out with Public Works, the Engineering Department and the Wastewater Superintendent.
- 2) Preliminary plan sets shall include a survey of the entire property including the “openspace”.
- 3) The formal submittal of Preliminary Plans shall include an environmental assessment for endangered / threatened plant and animal species. The below map, created by the City’s Conservation Commission, illustrates “undeveloped blocks” of land illustrated in mint green. The dark brown areas represent “Deer wintering Areas (DWA).

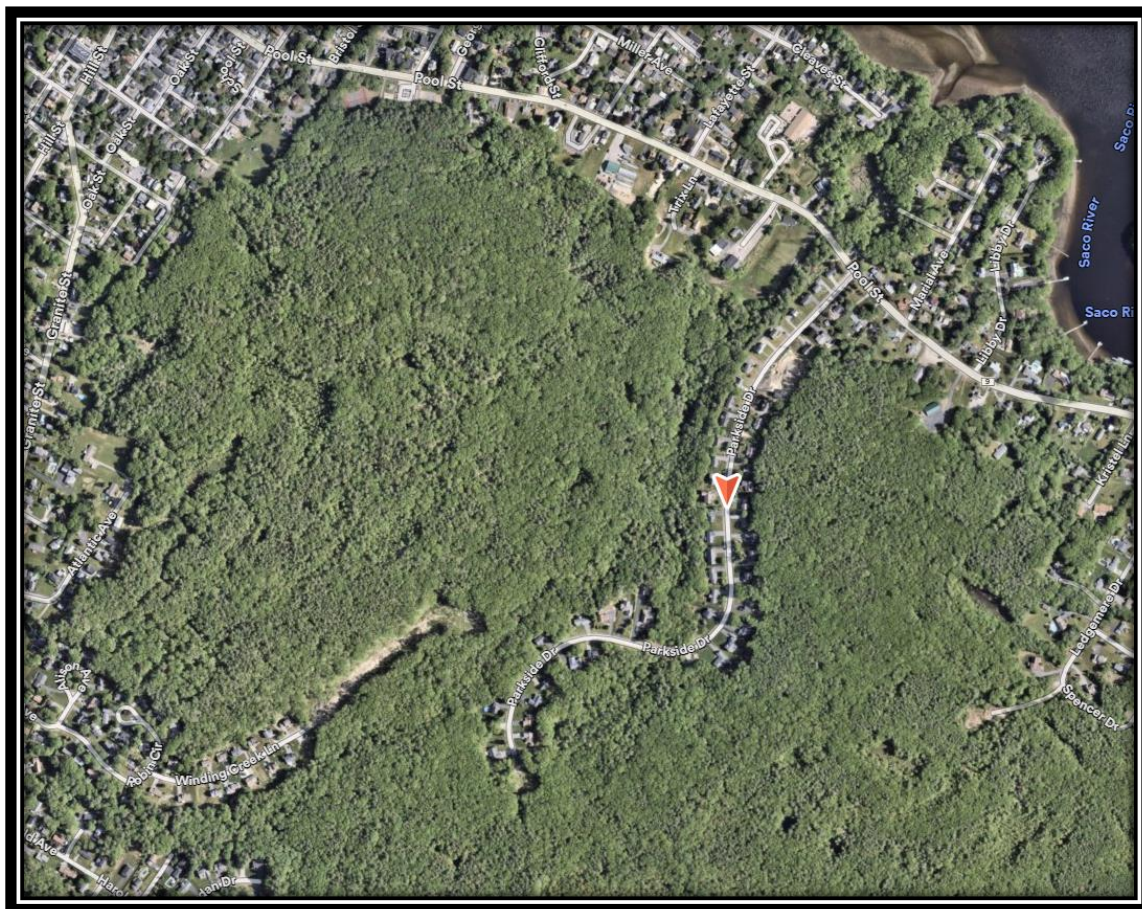


- 4) The Applicants are proposing to keep approximately 24.5-acres as dedicated open space, *“including a larger stream segment and associated Zone A Flood Hazard Area that bisects the site flowing to the northwest”*. It has not yet been determined who will be the future owner of the open space provided (conservation or open space), but it may be offered to a land trust, the City, or it may remain with the homeowner’s association. Due to the close proximity of Clifford Park to the development, it appears that this proposed openspace could remain protected permanently,

RE: 2025.11 Sketch Plan Review for Bedard Homes, LLC for a proposed 38-lot single-family subdivision off Parkside Drive and 268 Pool Street (Tax Map 8, Lot 52-1) in the Suburban Residential 1 (SR1) Zoning District and a portion within the Stream Protection Shoreland Overlay District.

MEETING DATE: April 2, 2025, at 6:00 PM

and connect to other undisturbed habitats and to allow for species migration between the protected areas.



Dedicated openspace of 24+/- acres to help maintain migration corridors

B. Code Enforcement Comments:

- 1) The Army Corp. of Engineers maybe an additional permitting authority.

C. Engineering Department Comments:

- 1) The City has a gravity sewer and a pump station on Parkside. That all pumps to Lafayette pump station. That then pumps to the Treatment plant. I will have Alex (*Buecher, Wastewater Superintendent*) research the flows. The City is aware that Lafayette is an issue for us during rain events. That is a licensed Combined Sewer Overflow (CSO).
- 2) We have issues at Lafayette pumping station and the Syphon on Cleaves Street that needs to be looked at before we add any flow of them volumes. Again, that is a licensed D.E.P outfall directly to the Saco River.

RE: 2025.11 Sketch Plan Review for Bedard Homes, LLC for a proposed 38-lot single-family subdivision off Parkside Drive and 268 Pool Street (Tax Map 8, Lot 52-1) in the Suburban Residential 1 (SR1) Zoning District and a portion within the Stream Protection Shoreland Overlay District.

MEETING DATE: April 2, 2025, at 6:00 PM

6. STAFF RECOMMENDATION

The Application is for Subdivision “sketch plan review” so no formal Planning Board action is required. However, the Board should take this opportunity to review the proposed plans and identify any items the Board may wish to review or modify as part of this application.



February 12, 2025

David Galbraith, City Planner and Deputy Director of Planning & Development
City of Biddeford
205 Main Street
Biddeford, Maine 04005

**Re: Sketch Plan Submission
38-Lot Residential Subdivision – Parkside Drive
Bedard Homes, LLC - Applicant**

Dear David:

On behalf of Bedard Homes, LLC, applicant and record owner of the property, we have prepared the enclosed Sketch Plan submission for a proposed single family residential subdivision off Parkside Drive in Biddeford. The 46.5-acre parcel, better identified as Lot 52-1 on the City of Biddeford Assessor's Map 8, has frontage on both Parkside Drive and Pool Street and is currently undeveloped woodlands. The property is located within the Suburban Residential Zoning District with a portion of the site within the Stream Protection Shoreland Overlay District.

The proposal is to develop the property into a 38-lot single family residential subdivision. Access to the subdivision will be from an existing turnaround/entrance which was designated as part of the abutting "Parkside by the Falls" subdivision, originally approved in November of 2000, with supplemental expansions over the years. The project will consist of approximately 3,675 linear feet of roadway, designed to the public road standards for future acceptance of the City of Biddeford. The lots and the road alignment have been designed to maximize the buildable potential of the lots, while avoiding identified natural resources delineated by Mark Hampton Associates in October 2024. The majority of the significant natural resources will be preserved in the proposed Open Space (approximately 24.5 acres or over 50% of the property) including a larger stream segment and associated Zone A Flood Hazard Area that bisects the site flowing to the northwest. As we move forward in the process, we will discuss ownership of this Open Space, upon completion of the project, and if there is interest in the City accepting the land as public open space for passive recreational or conservation purposes.

The proposed development is intended to be constructed in phases which will be finalized prior to the submission of the Preliminary Subdivision application.

The lots will be served by proposed public water and sewer extensions from Parkside Drive, in addition to underground electrical services. We have been coordinating with city staff and Maine Water Company on the public main extensions and will incorporate their recommendations and requirements in future design submissions. Stormwater treatment and flooding control is anticipated to be provided via closed drainage system and underdrained filter basins designed throughout the site.

The project will require both Subdivision and Site Location of Development Act review under the city's delegated review status with the Maine Department of Environmental Protection (MDEP) as the site is within a designated growth area as identified in the 2023 Comprehensive Plan. A Chapter 500 Stormwater Permit will still need to be obtained from the MDEP. We intend to permit the project in parallel tracks with the two regulatory entities once the design is prepared.

Included in this submission is the application, the Boundary Survey and proposed Boundary Sketch Plan, and the other supporting documentation. Upon your review of the information, please let us know if you have any questions or require any additional information. We look forward to working with the Planning Board and staff on the proposed project.

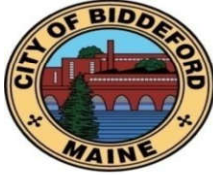
Sincerely,

DM ROMA CONSULTING ENGINEERS

A handwritten signature in black ink, appearing to read "Jayson R. Haskell".

Jayson R. Haskell, P.E.
Southern Maine Regional Manager

cc: Bedard Properties, LLC, Applicant



City of Biddeford – Planning Department

Planning Board Application

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

Type of Application:

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

Applicant Information:

Name: Bedard Homes, LLC
Mailing Address: PO Box 481, Biddeford, ME 04005
Telephone: 207-423-3564
Email: kbbc1990@gmail.com

What is your legal interest in the property?

☒ Owner ☐ Potential Buyer with Contract ☐ Lease/Rental Agreement

Owner's Information:

Name: Same as applicant
Mailing Address: _____
Telephone: _____
Email: _____

Agent's Information:

Name: DM Roma Consulting Engineers C/O Jayson Haskell
Mailing Address: PO Box 1116, Windham, ME 04062
Telephone: 207-591-5055
Email: jayson@dmroma.com

Engineer/Surveyor's Information:

Name: Survey, Inc.
Mailing Address: PO Box 210, Windham, ME 04062
Telephone: 207-892-2556
Email: wshippen@surveyincorporated.com

Project Location and Lot Information:

Street Address: Pool St and Parkside Drive Drainage Watershed: Saco River
Tax Map: 8 Lot: 52-1
Current Zoning: Suburban Residential (SR1) Shoreland Zoning: Stream Protection Overlay
Size of Lot: 46.5 (x) acres () s.f. Lot Frontage: 100' total
Existing Use of Property: Undeveloped woodland

Property currently serviced by:

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

Slope Conditions in Area of Construction (if applicable):

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

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

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

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

Description of proposed use of property:

Project/Proposed Use:

Proposed 38 lot single family residential subdivision with associated roadway, utilities and stormwater infrastructure.

Property to be Serviced by:

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

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

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

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

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

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

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

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

☒ If in a Shoreland Zone:

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

Percent of structure expansion (Max 30%): TBD

☒ If Subdivision Review, number of lots proposed: 38 Lots

☐ If a Private Way is proposed, number of lots served:

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

Total new square feet footprint of structure:

Total new square feet paving/parking:

Waiver Requests (attach details):

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

Required Submittal Attachments:

A. Letters of Approval

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

B. Photographs of Site.

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

D. Engineering Plans, as required.

E. Stormwater Management Report, as required.

Fees (Due at time of Submission):

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

Required Signatures:

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

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

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

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

Signature of Applicant:

Date

Signature of Property Owner:

Date 2/13/2025

DocuSigned by:

Victoria Bedard

1C8F8BFEC64D4B3...

DIGITAL SUBMITTAL REQUIREMENTS FOR ALL SUBMITTALS:

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

HARD-COPY SUBMITTAL REQUIREMENTS FOR PLANNING BOARD APPLICATIONS:

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

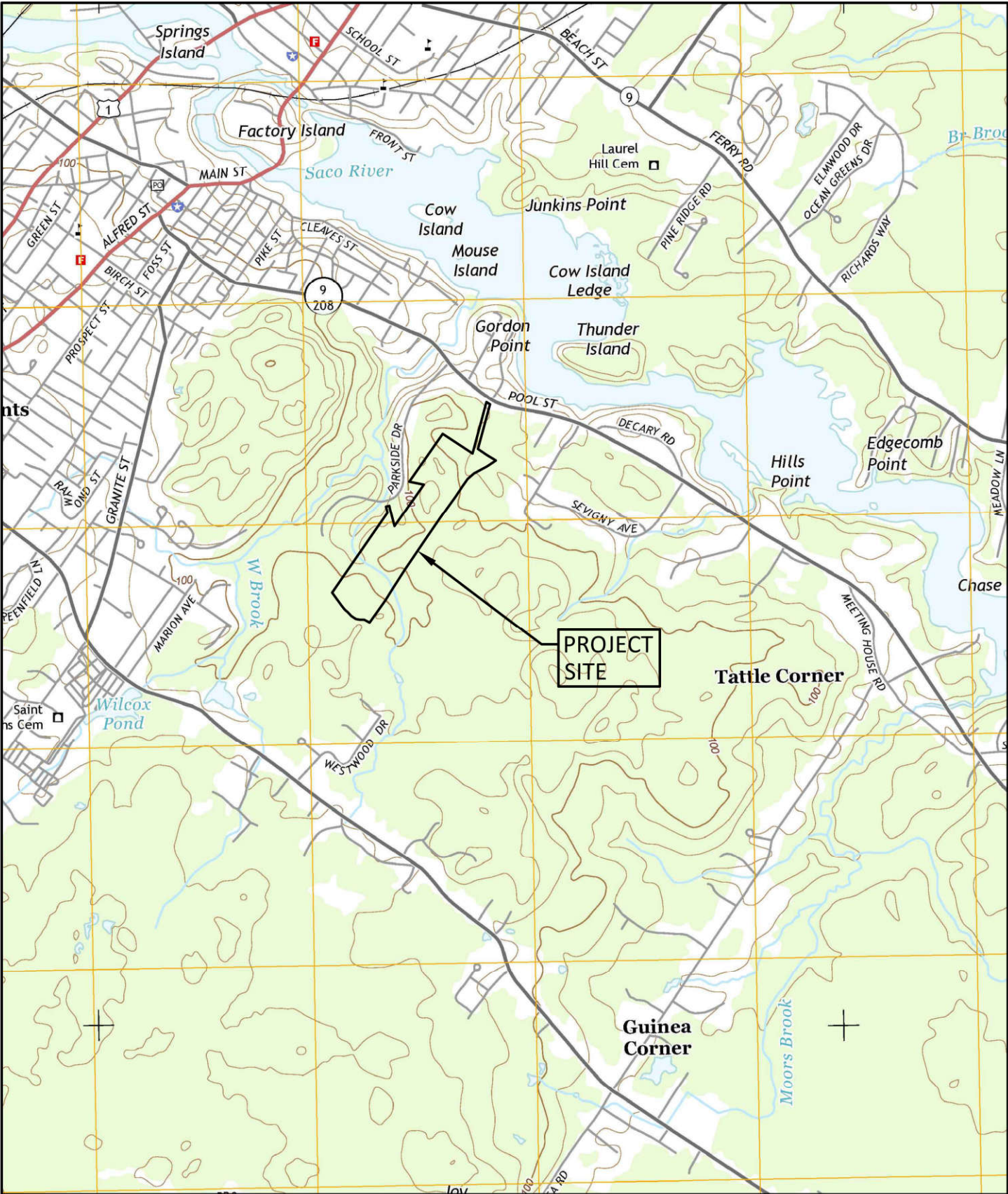
DIGITAL SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

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

HARD-COPY SUBMITTAL REQUIREMENTS FOR FINAL APPROVAL:

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

PLEASE CONFIRM WITH PLANNING STAFF FOR CLARIFICATION



SITE LOCATION MAP

**POOL STREET RESIDENTIAL SUBDIVISION
BIDDEFORD, MAINE**

FOR:
BEDARD HOMES, LLC
PO BOX 481
BIDDEFORD, MAINE 04005

USGS QUADRANGLE
BIDDEFORD

SCALE: 1"=2,000'
DATE: 12-5-2024
JOB NUMBER: 24036

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

NANCY E HAMMOND, REGISTER OF DEEDS
 E-RECORDED **Bk 19506 PG 846**
 Instr # 2024029720
 09/06/2024 02:43:39 PM
 Pages 3 YORK CO

WARRANTY DEED
 Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS, that we, **Deborah D. May** of Dearborn, Michigan, **Kristen A. DeRyck** of Grosse Pointe, Michigan and **Jennifer L. DeRyck** of Grosse Pointe Woods, Michigan for consideration paid, **GRANT** to **Bedard Homes, LLC**, a Maine limited liability company with a mailing address of PO Box 481, Biddeford, ME 04005, with **WARRANTY COVENANTS**, the real property commonly known as 268 Pool Street, and located in the City of Biddeford, County of York and State of Maine, described as follows:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

Meaning and intending to convey, and hereby conveying, the same premises set forth in a deed from Raymond DeRyck to Raymond DeRyck, Deborah D. May, Kristen A. DeRyck and Jennifer L. DeRyck dated February 1, 2019 and recorded in the York County Registry of Deeds in Book 17894, Page 169. Raymond DeRyck died January 18, 2021 therefore leaving Debra D. May, Kristen A. DeRyck and Jennifer L. DeRyck as the surviving joint tenants.

WITNESS my hand and seal this 31st day of August, 2024

SIGNED, SEALED AND DELIVERED
 IN THE PRESENCE OF

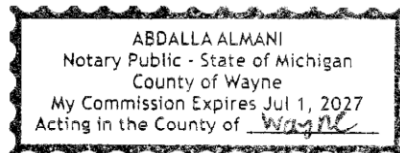
[Signature]
 WITNESS

[Signature: Deborah D. May]
 Deborah D. May

State of Michigan
 County of Wayne, ss.

August 31st, 2024

Then personally appeared the above named Deborah D. May and acknowledged the foregoing instrument to be her free act and deed, before me,



[Signature]
 Notary Public
 My commission expires 07/01/2027

Maine R.E. Transfer Tax Paid

WITNESS our hands and seals this 30 day of August, 2024

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

[Signature]
WITNESS AMBER GENNA

D'Ann Landon
WITNESS D'Ann Landon

[Signature]
Kristen A. DeRyck

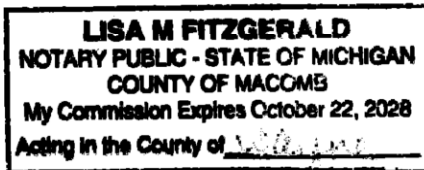
[Signature]
Jennifer L. DeRyck

State of Michigan

County of Wayne, ss.

August 30, 2024

Then personally appeared the above named Kristen A. DeRyck and Jennifer L. DeRyck and acknowledged the foregoing instrument to be their free act and deed, before me,



[Signature]
Notary Public
My commission expires 10-22-2028

SCHEDULE A

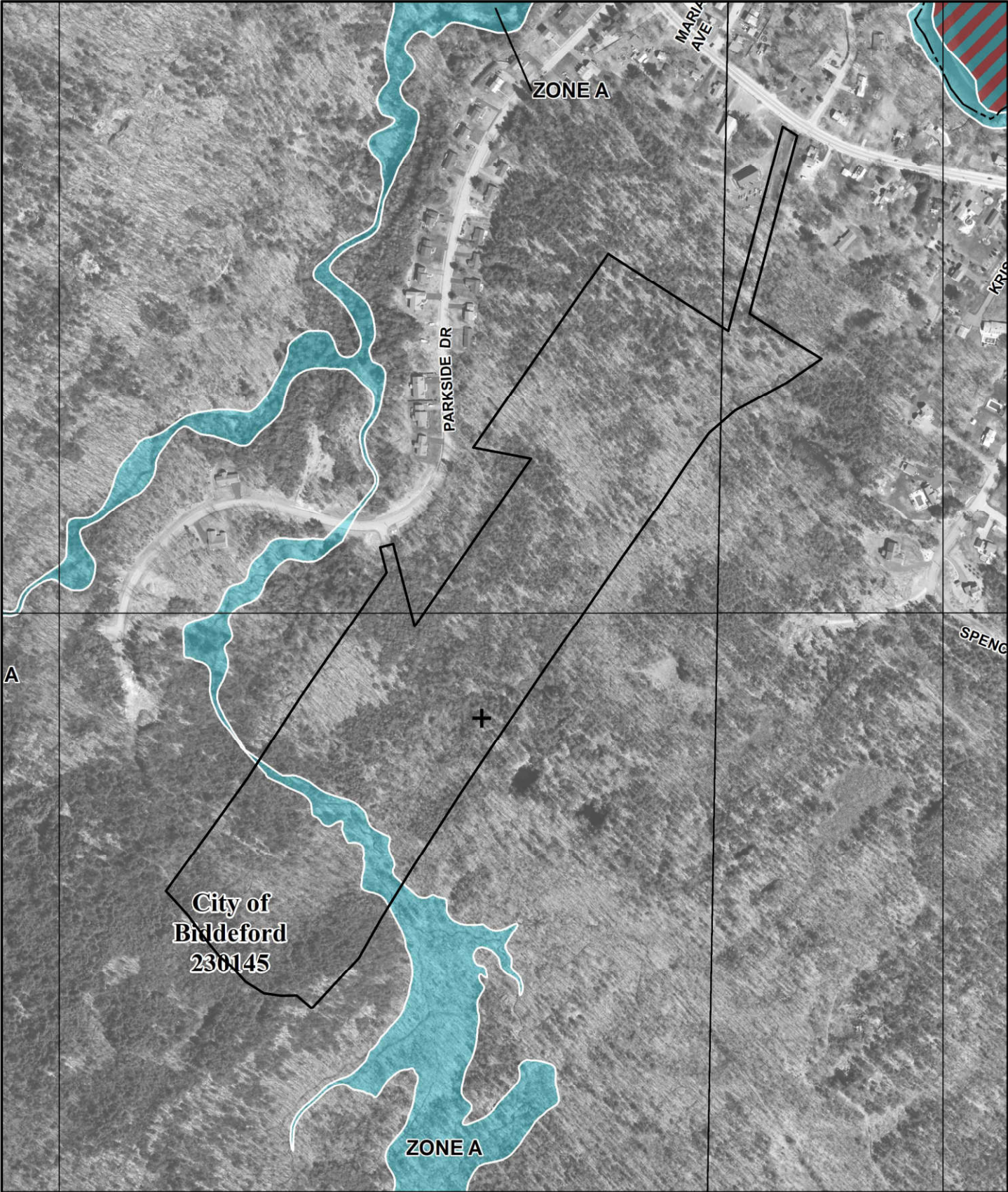
PARCEL ONE:

That real estate situated at and near the Pool Road, so-called, in Biddeford, York County, Maine, as described in deed of BIDDEFORD CHURCH OF CHRIST to Raymond Deryck dated September 1, 1987, and recorded in York Registry of Deeds in Book 4443, page 288, to which deed and the record thereof, reference is made for a more particular description of the within conveyed premises.

EXCEPTING, THEREFROM, HOWEVER, that portion of the above-described premises described in deed of Raymond Deryck to E & R Development Corporation dated March 18, 2013, and recorded in York Registry of Deeds in Book 16554, page 568.

PARCEL TWO:

That real estate and interests in real estate situated on the southerly sideline of Parkside Drive, so-called, in Biddeford, York County, Maine, as described in deed of E & R Development Corporation to Raymond Deryck dated March 18, 2013, and recorded in York Registry of Deeds in Book 16554, page 570, to which deed and the record thereof, reference is made for a more particular description of the within conveyed premises, SUBJECT, HOWEVER, to those reserved interests and restrictions set forth therein.



FEMA FLOOD INSURANCE RATE MAP EXHIBIT

POOL STREET SUBDIVISION
BIDDEFORD, MAINE

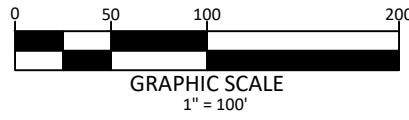
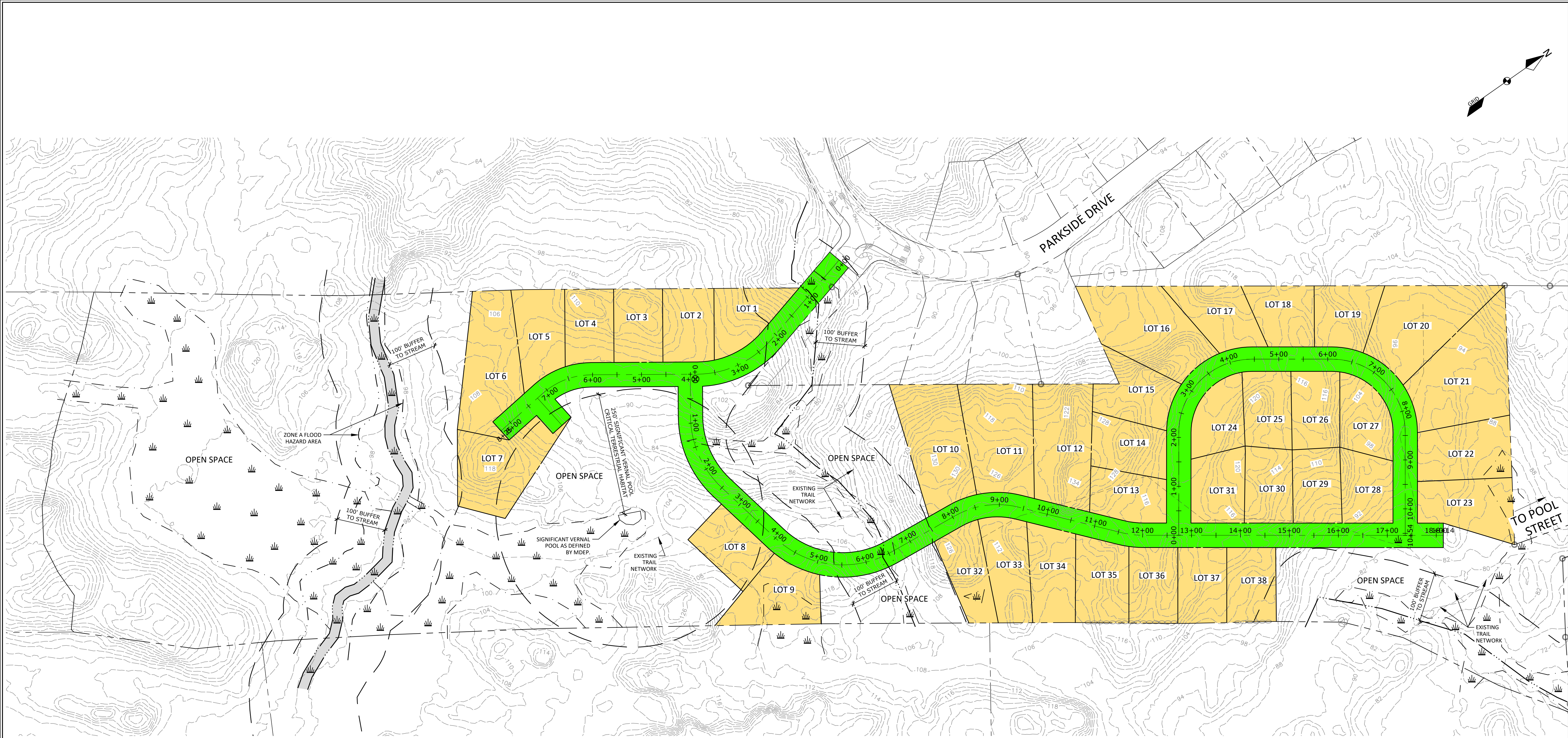
FOR RECORD OWNER:
BEDARD HOMES, LLC
PO BOX 481
BIDDEFORD, MAINE 04005

FEMA FIRM PANELS:
23031C0452G
23031C0456G

SCALE: 1"=500'
DATE: 2-12-2025
JOB NUMBER: 24036

DM ROMA
CONSULTING ENGINEERS

P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055



LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE/R.O.W.
	ABUTTER PROPERTY LINE
	SETBACK
	EASEMENT LINE
	GRANITE MONUMENT
	IRON PIN/DRILL HOLE
	CENTERLINE
	BUILDING
	EDGE OF PAVEMENT/CURB
	EDGE OF GRAVEL
	EDGE OF WETLANDS
	EDGE OF WATER
	CENTERLINE OF STREAM
	FLOODPLAIN
	CONTOUR LINE
	STONE WALL
	CATCHBASIN
	CULVERT/STORMDRAIN
	SEWER MANHOLE
	SANITARY SEWER PIPE
	UTILITY POLE
	OVERHEAD UTILITIES

- GENERAL NOTES:**
- THE OWNER OF RECORD OF THE PROPERTY IS BEDARD HOMES, LLC BY DEED RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS BOOK 19506 PAGE 846.
 - TOTAL AREA OF THE PARCEL IS APPROXIMATELY 46.5 ACRES.
 - PARCEL TAX MAP REFERENCE: CITY OF BIDDEFORD ASSESSORS MAP 8, LOT 52-1.
 - PLAN REFERENCES:
A) BOUNDARY SURVEY OF POOL STREET AND PARKSIDE DRIVE, BIDDEFORD, MAINE FOR KB BUILDING CONTRACTORS, LLC, PREPARED BY SURVEY, INC. DATED JANUARY 2025.
 - HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
 - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 - BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
 - TOPOGRAPHIC INFORMATION HEREON BASED ON PLAN REFERENCE 4A AND SUPPLEMENTED WITH LIDAR GENERATED CONTOURS OBTAINED FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION.
 - THE PROPERTY IS LOCATED IN THE SUBURBAN RESIDENTIAL ZONE (SR1) AND STREAM PROTECTION OVERLAY ZONE (SP).
 - SPACE AND BULK REQUIREMENTS: SR1 DISTRICT (WATER AND SEWER)
MIN LOT SIZE: 15,000 SF
MIN STREET FRONTAGE: 100 FT
MIN SETBACK FROM MAJOR ROW: 40 FT
MIN SETBACK FROM OTHER ROW: 25 FT
MIN SETBACK FROM SIDE/REAR LINE: 10 FT
MAX BUILDING HEIGHT: 35 FT OR 3 STORIES
 - WETLAND DELINEATION PERFORMED BY MARK HAMPTON ASSOCIATES, INC. IN OCTOBER 2024.
 - A PORTION OF THE PROPERTY IS LOCATED WITHIN A ZONE A FLOOD HAZARD AREA AS DESIGNATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 23031C0452G AND 23031C0456G WITH AN EFFECTIVE DATE OF JULY 17, 2024. NO PROPOSED LAND DEVELOPMENT IS PROPOSED WITHIN THE LIMITS OF THE FLOODPLAIN.

NET RESIDENTIAL DENSITY CALCULATIONS:

GROSS LAND AREA:	46.54 AC.
DEDUCTIONS:	
1. 100-YEAR FLOODPLAIN:	3.84 AC.
2. STEEP SLOPES (OVER 33%):	0.00 AC.
3. RIGHT OF WAY:	4.21 AC.
4. STREAMS AND WETLANDS:	5.73 AC. (OUTSIDE OF 1 & 3)
5. PRIME FARMLAND:	0 AC.
TOTAL NET AREA:	32.76 AC.
REQUIRED NET AREA PER DWELLING:	15,000 S.F.
MAXIMUM ALLOWABLE LOTS/DWELLINGS:	95
NUMBER OF LOTS PROPOSED:	38

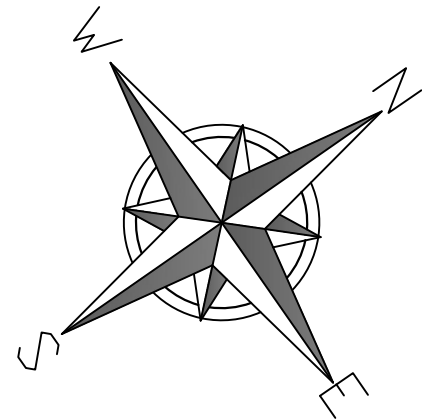
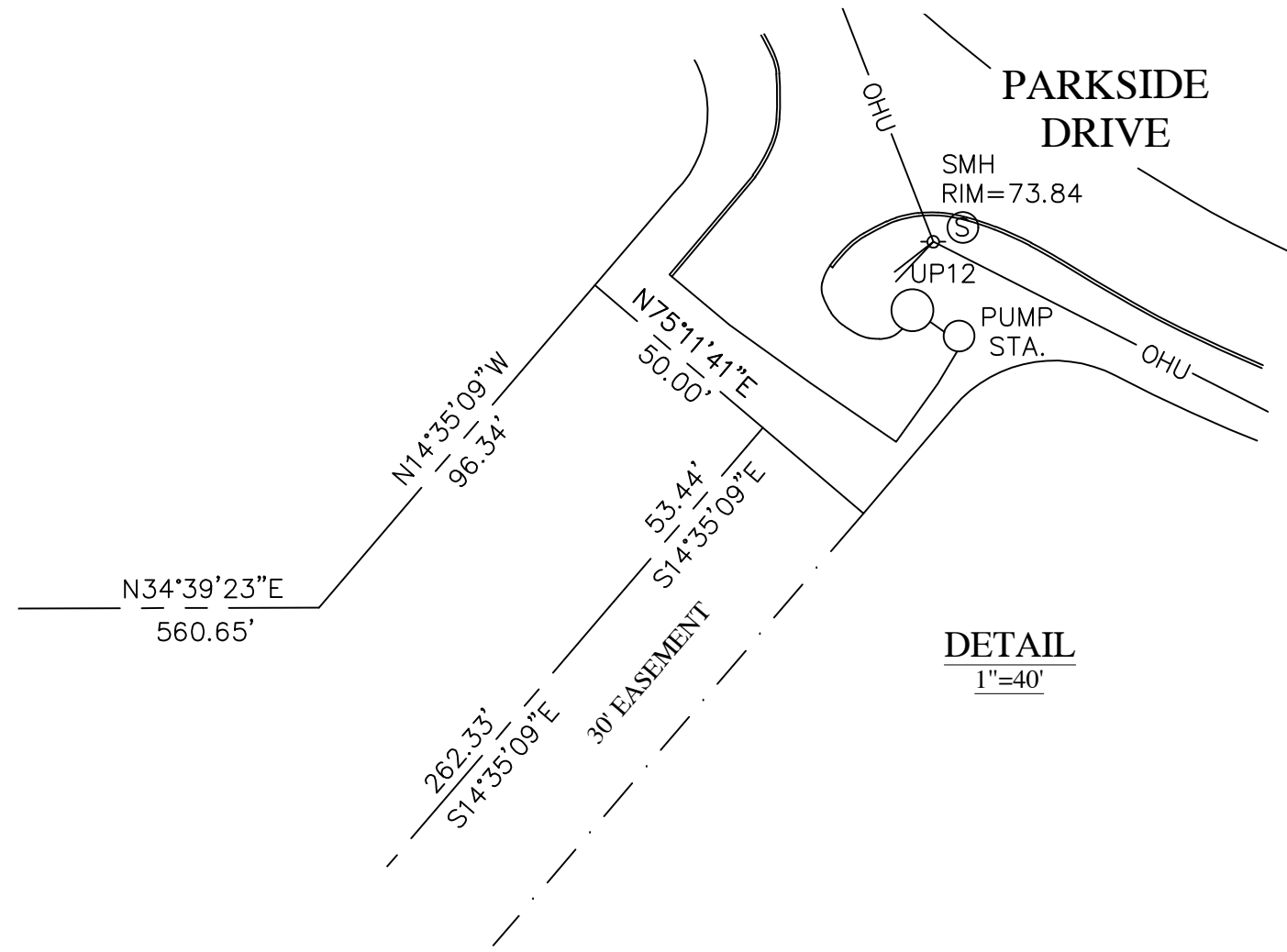
PRELIMINARY
NOT FOR
CONSTRUCTION

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

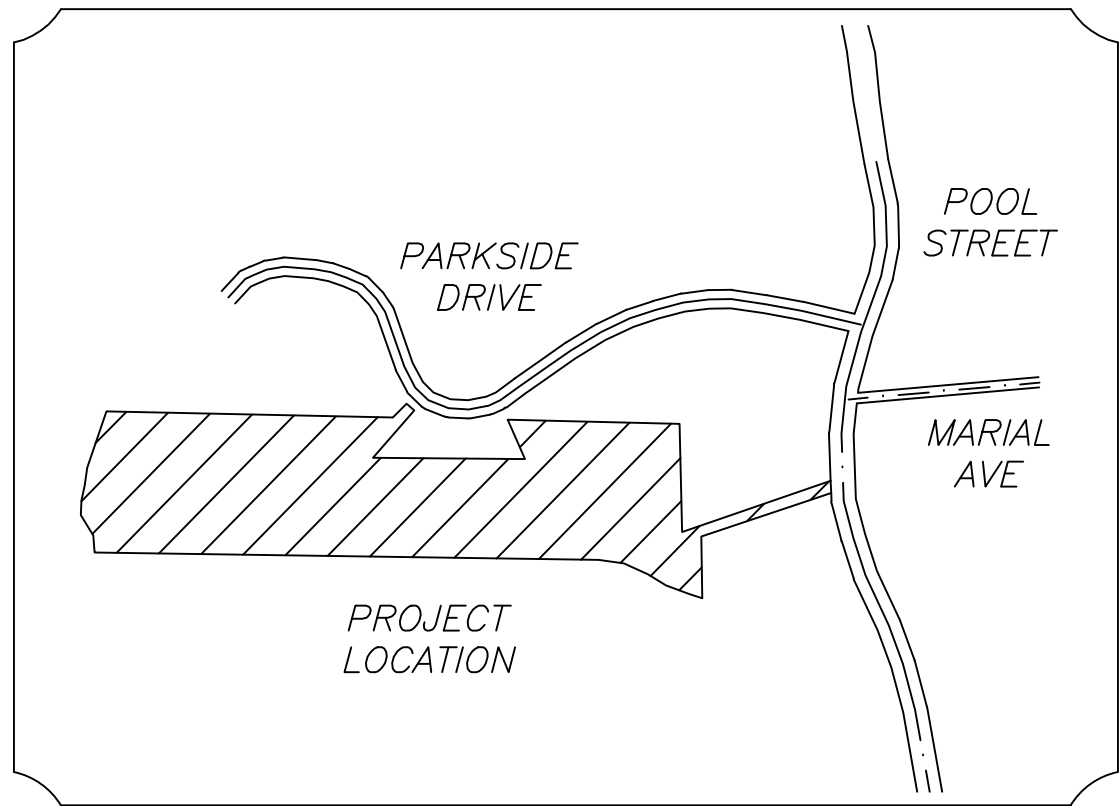
REV	DATE	BY	DESCRIPTION
A	2-12-25	JRH	ISSUED TO CITY FOR SKETCH PLAN REVIEW

SKETCH PLAN
POOL STREET RESIDENTIAL SUBDIVISION
POOL STREET AND PARKSIDE DRIVE
BIDDEFORD, MAINE
FOR RECORD OWNER:
BEDARD HOMES, LLC
PO BOX 483
BIDDEFORD, MAINE 04005

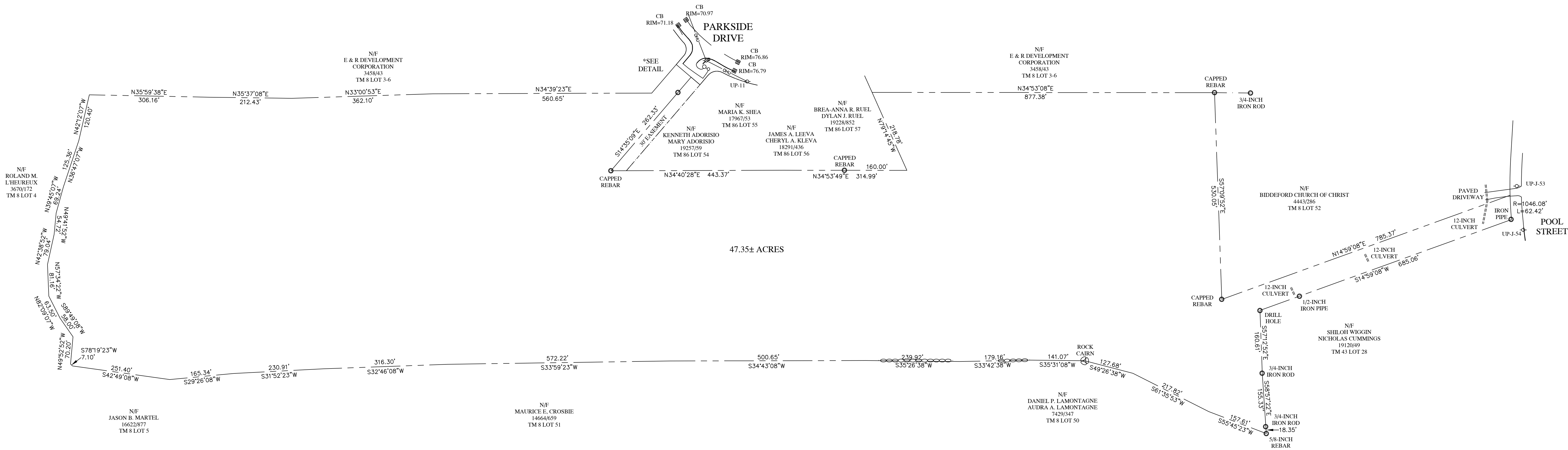
24036
JOB NUMBER:
1" = 100'
SCALE:
2-12-2025
DATE:
SHEET 1 OF 1
SK-1



GRID NORTH
MAINE STATE PLANE
NAD 83, 1802 - MAINE WEST



LOCATION MAP
(NOT TO SCALE)



PLAN REFERENCES:

- (1) PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR RAYMOND DERYCK BIDDEFORD, MAINE DATED DECEMBER 16, 1987 BY DOW & COULOMBE.
- (2) WEST WOODS PHASE III BIDDEFORD, MAINE FOR CONRAD A. BELANGER DATED JUNE 1982 BY ROGER GOBEIL RLS RECORDED IN PLAN BOOK 118 PAGE 24 IN THE YORK COUNTY REGISTRY OF DEEDS.
- (3) PLAN SHOWING LAND SURVEYED FOR IRENE COTE BIDDEFORD, MAINE DATED MAY 6, 1975 REVISED THROUGH AUGUST V2, 1979 BY DOW & COULOMBE RECORDED IN PLAN BOOK 99 PAGE 28 IN THE YORK COUNTY REGISTRY OF DEEDS.
- (4) MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE AID HIGHWAY NO. 2 BIDDEFORD YORK COUNTY DATED JANUARY 1957 SHC FILE NO. 16-116.
- (5) PARKSIDE ADDITION TO PHASE I FINAL SUBDIVISION PLAN PARKSIDE DRIVE BIDDEFORD, MAINE FOR E & R DEVELOPMENT CORP DATED NOV. 2012 REVISED THROUGH 3-1-13 BY BH2M RECORDED IN PLAN BOOK 359 PAGE 47 IN THE YORK COUNTY REGISTRY OF DEEDS.
- (6) AMENDED SUBDIVISION PLAN SECTION B PARKSIDE BY THE FALLS PHASE I POOL STREET BIDDEFORD, MAINE FOR E & R DEVELOPMENT CORP DATED JAN. 2000 REVISED THROUGH 3-1-00 BY BH2M RECORDED IN PLAN BOOK 254 PAGE 31 IN THE YORK COUNTY REGISTRY OF DEEDS.

SURVEY NOTES:

- (1) THE OWNER OF RECORD IS RAYMOND DERYCK AS DESCRIBED IN DEEDS RECORDED IN BOOK 4443 PAGE 288 AND BOOK 16554 PAGE 570 IN THE YORK COUNTY REGISTRY OF DEEDS.
- (2) THE PARCEL IS DEPICTED AS LOT 52-1 ON THE CITY OF BIDDEFORD ASSESSORS MAP 8.
- (3) BEARINGS ARE GRID NORTH MAINE STATE PLANE 1802 WEST ZONE
- (4) VERTICAL DATUM- NAVD 88
- (5) BOUNDARIES HEREON REPRESENT A RETRACEMENT OF PLAN REFERENCE 1.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSING FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

WILLIAM C. SHIPPEY P.L.S. 2118

BOUNDARY SURVEY
POOL STREET AND PARKSIDE DRIVE
BIDDEFORD, MAINE

FOR:

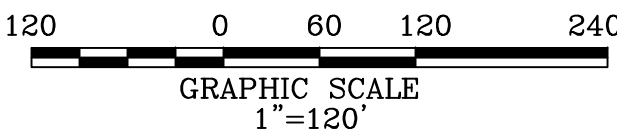
**KB BUILDING
CONTRACTORS LLC**
PO BOX 481
BIDDEFORD, MAINE 04005
(CLIENT)

SURVEY BY:

SURVEY, INC.
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2556
INFO@SURVEYINCORPORATED.COM

DWN:DRR
DATE: JANUARY 2025

CHK:WCS
JOB NO. 24-229



Galbraith, David

From: Bill DeLong <chiefd@gmail.com>
Sent: Saturday, March 29, 2025 3:07 PM
To: Plotkin, Alexa; Galbraith, David; Gervais, George; Whiting, Scott; Grohman, Martin
Cc: Susan Gorman
Subject: Public Comment: Bedard Subdivision - 268 Pool Street

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

Mayor Grohman, Director Gervais, Chair Plotkin, and other members of Biddeford City Government,

I am writing to you with dismay after learning about the proposed Bedard Subdivision at 268 Pool Street and after reviewing the sketch plans provided by Assistant Director Galbraith. I own a home at 55 Parkside Drive.

Unfortunately, I will not be available to attend the 4/2/2025 meeting, so please accept this email as my input as a citizen of Biddeford and a resident of Parkside Drive.

There are a number of troublesome points with the proposed subdivision:

1. Parkside Drive does not have the capacity to allow for 76+ more vehicles to use it on a regular basis. It is already difficult to exit Parkside onto Pool Street around morning commuting time. Additionally, our street will be overrun with construction equipment during construction of the 38 homes. Add any future bus routes, and our road becomes jammed with traffic. Bedard should complete access to Pool Street, develop the lots nearest Pool Street, and apply for consideration to connect to Parkside once they have sold enough home lots at the back of the parcel, rather than starting from the back.
2. If this subdivision is approved and subsequently Mike Eon gets approval for his parcel of lots at the end of Parkside, the neighborhood will be saddled with an additional 30+ more homes and 60+ more vehicles. This is unsustainable.
3. Since Public Works refuses to plow the sidewalks on Parkside, those of us who live here are forced to clear the sidewalks on our own (when we're able), or walk and recreate in the street, which is a safety issue.
4. The 48.5 acre lot is currently undeveloped. With the addition of 38 homes (and accompanying driveways) as well as 3675 linear feet of roadway, the addition of that amount of impermeable surface will greatly increase stormwater runoff toward the homes on Parkside, the protected area of Blandings, and toward West Brook, a tributary to the Saco River. This adds a danger of water pollution.
5. Portions of the 48.5 acre parcel are ledge. Significant blasting will be required to build foundations, endangering the foundations of a large number of homes on Parkside, some of which were recently hazarded by blasting for Mike Eon's recent development of three lots which abut the Bedard property.

6. The wastewater pump station on Parkside likely will not have appropriate capacity to support 38 additional homes (and which will be additionally burdened by future development more homes on Parkside itself). And, as Assistant Director Galbraith notes, the City of Biddeford is already having problems with the Lafayette pump station. Approval of this development should not become a future financial burden for the City and its taxpayers.
7. I was gratified to see a mention of a wildlife survey. The deer overwintering area already looks to be impacted by this plan. Bedard must hire an uninterested and verifiably qualified wildlife researcher to complete the survey/study.

I look forward to hearing from City government officials on this issue and plan to engage more fully as the City makes this important decision.

Kind Regards,

Bill DeLong
55 Parkside Drive
Biddeford, Maine

Galbraith, David

From: Susan Gorman <susan@susangorman.net>
Sent: Saturday, March 29, 2025 3:19 PM
To: Susan Gorman; Plotkin, Alexa; Galbraith, David; Gervais, George; Whiting, Scott; Grohman, Martin
Subject: Public Comment~Bedard Subdivision 268 Pool Street

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

Ms. Plotkin,

I am writing to express my extreme dismay about the sketch plan for the Bedard Subdivision located at 268 Pool Street. I am going to be out of town next week otherwise I would be attending the Planning Board Meeting on 4/2 to share my thoughts in person.

Parkside Drive, where I live, is already impacted by traffic. The idea that *at a minimum*, 70-100 more cars would be using it as the main thoroughfare/access point to a neighborhood of 38 single family homes is ludicrous.

We are a quiet neighborhood of growing young families, retirees, and elderly folks. Despite that, average wait times to safely turn onto Pool Street can often be 5-10 minutes long. We also have difficulty using our sidewalks during the winter months since Public Works neglects to plow them, so we are forced to walk (our dogs) in the street.

Additionally, if this project goes forward as shown, our road will be overrun by construction vehicles indefinitely.

I think what concerns me the most though, is the utter thoughtlessness in Bedard's assumption that he should be able to piggyback onto Parkside

Drive just because it's already there, and because he prefers to start building at the back of the parcel. It should be obvious that this is ill-conceived. As is the consequence of connecting the two neighborhoods. Our pump station is barely functional as it is. Others can speak to the impacts that such a huge development will have on infrastructure, noise pollution, and wildlife better than I can, but I am concerned about all of these issues as well.

We have already watched as Mike Eon's "land swap" with the City resulted in damage to impacted wetlands as well as losing our neighborhood's direct access to Clifford Park. Recently he restarted work on Winding Stream Way without receiving required permitting. It already feels like Biddeford defers to developers first. This site plan just confirms that.

You will never hear me argue that Maine in general, and Biddeford especially, doesn't need new housing stock. But doing it at the expense of the people who have already invested in our lives here is the wrong way to do it.

Susan Gorman
55 Parkside Drive

Galbraith, David

From: Kerry Roarke <apothekerry65@gmail.com>
Sent: Tuesday, April 1, 2025 5:43 PM
To: Galbraith, David
Cc: Elise ♥ Roarke
Subject: Concerns Regarding Proposed Subdivision on Parkside Drive - Increased Traffic and Child Safety

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Dear Mr. Galbraith,

My family and I reside at 27 Parkside Drive in Biddeford. We have been residents for five months, having previously lived on Pool Street. We chose to relocate to Parkside Drive specifically due to its quieter nature and reduced traffic, which we believed would be safer for our five children, ages 8-17, particularly our oldest, who is nonverbal and autistic and therefore at increased risk in areas of heavy traffic.

Our children walk to the bus stop twice daily at the corner of Pool Street and Parkside Drive, and they, along with many other children in our neighborhood, frequently ride their scooters and play in the street. We also observe many residents walking their dogs in this area.

We are writing to express our serious concerns regarding the proposed 38-lot subdivision off of Parkside Drive. We are deeply worried about the significant increase in vehicle traffic that this development would bring to our quiet street.

Specifically, we are concerned about:

Child Safety: The increased traffic volume poses a significant risk to the safety of our children and other children in the neighborhood who regularly walk, scooter, and play on Parkside Drive.

Visibility at the Turn: The proposed new road would be added to a turn on Parkside Drive where visibility is already potentially reduced. We fear this will create a hazardous situation and increase the risk of accidents, including the potential for a child to be struck by a vehicle.

Increased Traffic Volume: The sheer volume of additional vehicles accessing the proposed subdivision will drastically change the character of our street, making it less safe for pedestrians and children.

We respectfully request that the City of Biddeford carefully consider the potential impact of this proposed subdivision on the safety of our children and the residents of Parkside Drive. We would appreciate the opportunity to discuss our concerns further with you and to learn more about the city's plans to mitigate the increased traffic and ensure the safety of our neighborhood.

Thank you for your time and attention to this important matter.

Sincerely,

Kerry and Elise Roarke

Galbraith, David

From: Tira Denny <tirabrookedenny@gmail.com>
Sent: Tuesday, April 1, 2025 7:44 PM
To: Tira Denny
Cc: david.galbraith@biddeford.org; Galbraith, David
Subject: Re: Subdivision Off Parkside

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Sent from my iPhone

> On Mar 31, 2025, at 6:17 PM, Tira Denny <tirabrookedenny@gmail.com> wrote:

>

> Hi David,

>

> Thank you for taking the time to read my email.

>

> Our little family consists of one 4 year old & two dogs. Already with the few new houses being developed on Parkside Drive we have noticed cars driving faster and have had to be even more cautious of our 4 year old daughter and our dogs getting hit by cars. We've had a few close calls over the years and more congestion in traffic would mean a less safe neighborhood for our daughter and all the other little kiddos. We've gone through quite a baby boom over the last few years and I want to future of our kids to be a safe one. A place where they can continue to explore nature in a safe environment with an ecosystem filled with things to explore. Please consider declining this subdivision for the safety of our Parkside Drive neighborhood kids.

>

> Thank you,

> Tira Denny

Galbraith, David

From: sarahtsmith83@gmail.com
Sent: Wednesday, April 2, 2025 10:24 AM
To: Galbraith, David
Subject: Concerns Regarding Proposed 38-Lot Development on Parkside Drive

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Dear Mr. Galbraith,

I hope this email finds you well. I am writing to express my concerns regarding the proposed 38-lot development on Parkside Drive. While I understand the need for growth and development, I believe there are several significant issues that must be addressed to ensure the safety and well-being of our community.

One of my primary concerns is the increase in traffic that will result from this development. With no added access to Pool Street, the added traffic on Parkside will likely create safety hazards, particularly for children who play in the neighborhood. Parkside Drive has many families with young children (my own included) who walk and ride their bikes without fear of lots of traffic. I strongly urge consideration of measures such as speed bumps or speed tables on Parkside Drive to slow traffic and improve safety for all residents, especially the young ones and families who walk their dogs.

Additionally, I am concerned about the impact this development will have on local wildlife. We have recently had a few houses built next to us that use to have many deer walking through, and since the new homes were built the deer have not returned. The proposed development could displace these animals and disrupt their natural habitat even more. This is a significant concern not only for the animals but also for the community, as these creatures are an integral part of our local ecosystem. I would also like to raise is the impact this development could have on the animals' access to Clifford Park. It is crucial that wildlife can maintain access to the park, as it provides them with a vital space for sustenance and shelter. Any more obstruction or restriction of access to the park could have severe consequences for the local animal population.

Given these concerns, I kindly request that the following measures be considered in the planning and approval process:

1. A traffic impact study to assess the effects of the additional traffic on Parkside Drive and surrounding roads, with specific attention to child safety.
2. The installation of speed bumps or speed tables on Parkside Drive to mitigate speeding and ensure the safety of residents, 2 legged and 4 legged.
3. A comprehensive environmental impact assessment to evaluate the potential displacement of wildlife and ensure their continued access to Clifford Park with consideration for the protection of animal access to Clifford Park during and after the development process.

I appreciate your attention to these important issues and trust that you will carefully consider the concerns raised by the current residents of Parkside Drive. I look forward to hearing back from you regarding the actions that will be taken to address these matters.

Thank you for your time and consideration.

Sincerely,

Sarah Smith

19 Parkside Drive, Biddeford

Galbraith, David

From: Dylan and Brea Ruel <315.ruel@gmail.com>
Sent: Wednesday, April 2, 2025 8:03 AM
To: david.galbraith@biddeford.org; Galbraith, David
Subject: Parkside Drive extension proposal

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Dear David,

As residents of Parkside Drive, we take great pride in the quiet, family-friendly nature of our community, and we strongly believe that this new development would significantly disrupt the quality of life for us and our neighbors.

Our street is a peaceful dead-end road that is home to many families with young children and pets. The addition of a new subdivision would bring increased traffic, noise, and potential safety hazards that would be detrimental to the well-being of our residents, particularly the children and animals who often play outside. The current infrastructure of our street is not designed to handle the influx of vehicles that would come with this new development. Additionally, the quiet nature of our neighborhood, which is a major reason many of us chose to live here, would be lost.

In addition to these concerns, I would also like to highlight the impact this development could have on the local wildlife. Our neighborhood is home to a variety of animals, including birds, small mammals, and other species that rely on the natural habitat behind our homes. We love seeing the variety of animals that wander into our backyard. The disruption of this area by construction and increased human activity would displace these animals and potentially harm their ability to thrive. The loss of green space and natural habitat would also reduce the biodiversity that currently exists in our neighborhood.

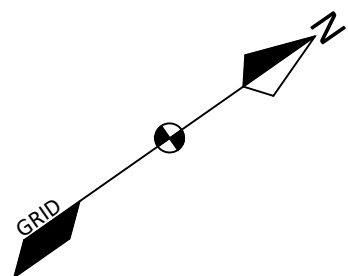
I urge you to carefully consider the environmental impact this development would have, as well as the social consequences for our community. We value our space, tranquility, and the safety of our children, pets, and local wildlife. I respectfully request that you deny this development request in order to protect the character of our neighborhood, the quality of life for the residents, and the local wildlife that depends on this area. Many of our neighbors walk the trails in this plot of land on a daily basis. We would be devastated to see them gone.

Thank you for your time and consideration. We hope you will take these concerns seriously as you evaluate the proposal. Please feel free to contact us if you need any further information.

Best,

Dylan and Brea Ruel

39 Parkside Drive



NOT FOR
CONSTRUCTION

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 11116
WINDHAM, ME 04062
(207) 591-5055

[illegible]

SKETCH PLAN

POOL STREET RESIDENTIAL SUBDIVISION

268 POOL STREET
BIDDEFORD, MAINE

FOR:
BEDARD HOMES, LLC
PO BOX 481
BIDDEFORD, MAINE 04005

1" = 100'

SCALE:

27 202

DATE:

EET 10

SK-1
