

# CITY OF BIDDEFORD

## Planning and Development Department

Greg D. Tansley, A.I.C.P.  
City Planner  
205 Main Street  
P.O. Box 586  
Biddeford, ME 04005  
(207) 282-7119 or (207) 284-9115  
[Greg.Tansley@biddefordmaine.org](mailto:Greg.Tansley@biddefordmaine.org)

### NOTICE OF DECISION

May 12, 2020

King Weinstein (via e-mail)  
198 Saco Avenue  
Old Orchard Beach, ME 04061

**RE: 2020.07 Conditional Use Permit for King Weinstein to construct a duplex/two-family residence at 37 Newtown Road (Tax Map 4, Lot 22-6) in the R-F zone.**

Dear King,

At their meeting of May 11, 2020, the Biddeford Staff Review Committee reviewed the Conditional Use Permit application for a duplex/two-family residence at 37 Newtown Road (Tax Map 4, Lot 22-6) in the R-F Zone. Coastal Oaks, LLC owns the property and you and Ethan Scott presented the application proposal to the Staff Review Committee.

Based on the presentation and the materials submitted, the Staff Review Committee waived Full Site Plan Review, approved the Conditional Use Permit, and approved the findings of fact conditioned on the following:

1. **Prior to any ground disturbance or issuance of any permits:**
  - a. **Best management practices shall be adhered to during all ground disturbance operations.**
2. **This Conditional Use Permit is for a permit a duplex/two-family use only. Any change of use must be approved by the Code Enforcement Department.**
3. **Standard Conditions of Approval apply.**
4. **The applicant shall obtain all other pertinent local, state and federal permits/licenses/insurance such as building, electrical, plumbing, etc prior to commencing business.**
5. **Prior to the issuance of any permits:**
  - a. **The applicant shall submit, and the Engineering and Planning Departments shall approve, a plan identifying where 6-8 vehicles would park on the site with enough room to turn-around and not have to back in or out of the site. Said plan shall also indicate the proposed location of the final driveway and erosion and sediment controls to be installed during construction, including bark mulch/silt fence and a stabilized construction entrance.**

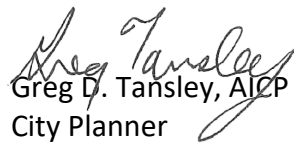
The Staff Review Committee approval shall be valid for one (1) year from the date of said approval. If a building permit has not been issued within one (1) year, then said approval shall become automatically null and void.

Appeals of the Staff Review Committee's decision may be made as per the Biddeford Revised Code of Ordinances.

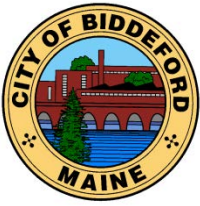
Please contact us at 284-9115 if you have any questions.

FOR THE BIDDEFORD STAFF REVIEW COMMITTEE

Sincerely,

  
Greg D. Tansley, AICP  
City Planner

Cc: R. Fecteau, Code Enforcement Officer (via e-mail)  
T. Milligan, P.E., City Engineer (via e-mail)  
M. Eddy, Planning and Development Director (via e-mail)  
E. Scott, Agent (via e-mail)  
File



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### Standard Conditions of Approval

**Owner:** King Weinstein  
198 Saco Avenue  
Old Orchard Beach, ME 04061

**Applicant:** Coastal Oaks, LLC  
198 Saco Avenue  
Old Orchard Beach, ME 04061

**Project Description:** Duplex/Two-family

**Project Location:** 37 Newtown Road

**Tax Map / Lot Number:** Tax Map 4, Lot 22-6

**Project ID:** 2020.07

1. 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.
2. 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.
3. If Site Development is required as part of the project, 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 remaining project improvements. (Items include but are not limited to the following):
  - 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
4. Prior to any ground disturbance, the applicant shall establish a construction inspection account equal to: N/A.
  5. 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.
  6. Contact the Department of Public Works for driveway location permits, curb cut permits and/or street opening permits prior to the start of construction.
  7. If Site Development is required as part of the project, an as-built plan must be provided to the City of Biddeford Engineering Office at the end of the project on mylar and on a disk, in a format, which can be read by the City of Biddeford's Geographic Information System software. If a disk copy cannot be provided, a charge for staff time to enter the plan into the City system will be assessed to the applicant.
  8. The applicant shall incorporate appropriate erosion control measures into this project to reduce erosion affects 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 the 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 is required to comply with all applicable requirements of Chapter 70 (Utilities) and Chapter 71 (Utilities/Industrial Pretreatment Program).
  11. 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.
  12. If Site Development is required as part of the project, 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.