

**CITY OF LEWISTON
PLANNING BOARD MEETING**
Monday, June 25, 2012 – 5:30 P.M.
City Council Chambers – First Floor
Lewiston City Building
27 Pine Street, Lewiston

AGENDA

I. ROLL CALL

II. ADJUSTMENTS TO THE AGENDA

III. CORRESPONDENCE

IV. PUBLIC HEARINGS

- a) An application by Sebago Technics, Inc. on behalf of Parallax Partners, Inc. for the construction of a 90-113 room hotel located at 15 Lincoln Street.
- b) An application submitted by Summit Environmental Consultant, Inc. on behalf of KTI Bio Fuels, Inc. for the Phase II Site Improvement Project located at 38 Alfred Plourde Parkway.
- c) An application by Stoneybrook Consultants, Inc. on behalf of Budget Document Technology for an 8,000 square foot addition to their existing building located at 251 Goddard Road.
- d) Adoption of the Riverfront Master Plan

V. OTHER BUSINESS:

- a) Stepping Hill Subdivision – De minimis Change
- b) Cash Energy, Inc. Office Building – De minimis Change
- c) Maine Power Reliability Project-amendment to conditional use approval
- d) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

VI. READING OF THE MINUTES: Motion to adopt the draft minutes from April 23, 2012, May 14, 2012 and June 11, 2012.

VII. ADJOURNMENT



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: June 21, 2012
RE: June 25, 2012 Planning Board Agenda Item IV(a)

An application by Sebago Technics, Inc. on behalf of Parallax Partners, Inc. for the construction of a 90-113 room hotel located at 15 Lincoln Street.

Sebago Technics, Inc. on behalf of Parallax Partners, Inc. has submitted an application for the construction of a four-story, 113 room hotel located at 15 Lincoln Street. This property is located in the Riverfront (RF) district in which said uses are permitted. Currently, this 1.01 acre site is mostly loamed and seeded. The applicant is seeking approval to phase the project. Phase 1 will consist of 90 rooms and phase 2 will consist of an additional 23 rooms.

This project is being considered pursuant to Article XIII, Section 4 of the Zoning and Land Use Code. The applicant has provided revised applications and site plans addressing staff's initial review comments. Staff notes the following:

- The applicant has presented a site plan that attempts to address comments provided by the Planning Board in November 2011 including placement of the hotel with respect to streetscape; parking and accessibility; appearance of the structure; linkages to existing pedestrian trail to Simard Payne Park. In doing so, the applicant has provide a site plan that places the structure approximately four to ten feet from Lincoln and North Streets, provides landscaping, sidewalk and streetscape improvements to gain access to existing pedestrian trails, and has arranged for limited use of parking spaces in the Lincoln Street parking garage.
- The project will result in approximately 0.52 acres of impervious area of a 1.01 acre lot. Stormwater from the site is being directed into a city stormwater structure along Water Street that discharges directly into the Androscoggin River. Article XIII, Section 4(f) allows the city to waive detention of stormwater if drained directly to the river. Public Works has reviewed the plans and has approved the requested waiver for detention of stormwater.
- The RF district requires a minimum open space ratio of 25%. Pursuant to Article IX, Section 3(9) the applicant has requested a waiver to reduce the open space ration to 15.2% to accommodate the size of the structure, parking, and walkways. Staff supports this request.
- The applicant has requested a modification of the 10' side yard requirement to allow construction of the access drive from Lincoln Street. This modification is requested along a vacant 50' x 100' lot with frontage on Lincoln Street, owned by the developer and available for future development. The applicant has addressed the applicable modification criteria of Article IX, Section 3(9), (10), and (11). Note that

section 11 requests the applicant obtain and maintenance easement/agreement given the proposed driveway will be 2'-3' of the vacant lot. Given the common ownership, the applicant has noted no easements are needed. Staff supports this modification given the existing ownership pattern of the lots involved.

- This four story structure will be approximately 53' tall. The RF district allows 75' tall structures.
- The code requires 93 parking spaces for phase 1 and 116 spaces for phase 2. Parking for the hotel will be provided on three sites. For phase 1 the hotel site at 15 Lincoln will provide 30 spaces; the surface lot at 34 Water Street (CSO site) will provide 58 spaces; the Lincoln Street parking garage will provide 14 spaces. Phase 2 will result in an additional 28 spaces constructed at 34 Water Street.
- 34 Water Street was approved by the Planning Board in May 2007 as a parking lot in conjunction with the CSO underground storage tanks. The area approved for parking is currently graveled. The applicant will pave and complete landscaping of this parking as part of the hotel development. As noted above, the paving will be completed in two phase of development of the hotel. While the City will continue to own this property, the applicant will be responsible for the maintenance and use of the parking and landscaped areas.
- Access from North Street to Water Street will become considerably narrow upon construction of the hotel in the vicinity of Yvon's carwash. This is due to apparent encroachments into the Water Street right-of-way by Yvon's. All hotel improvements proposed are contained within the boundaries of their site. In fact, the applicant is making provisions to not fully use their property in effort to lessen any impacts to Yvon's. Public Works and Lewiston Fire have reviewed the plan and visited the site and are satisfied with the proposed road way with that will remain once the hotel is completed.
- Review comments from Planning and Code Enforcement have been addressed. Police and Fire expressed no concerns. An update will be provided at the meeting on any remaining issues from the Public Works that may need to be addressed.

Planning and Code Enforcement recommends approval, finding the applicant has addressed the applicable review criteria of the Zoning and Land Use Code, including Article IX, Sections 3(9), (10, and (11) and Article XIII, Section 4.

ACTIONS NECESSARY

1. Make a motion to consider an application submitted by Sebago Technics, Inc. on behalf of Parallax Partners, Inc. for the construction of a 113 room hotel located at 15 Lincoln Street.
2. Make a determination that the application is complete;
3. Make a motion finding that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article IX, Sections 3(9), (10, and (11) and Article XIII, Section 4 of the Zoning and Land Use Code and to grant approval to Parallax Partners, Inc. for the construction of a 113 room hotel located at 15 Lincoln Street and accessory parking lot improvements at 34 Water Street, subject to any concerns raised by the Planning Board or staff.



Department of Public Works
David A. Jones, P.E, Director

DATE: May 25, 2012
TO: David Hediger, Planning Director
FROM: Ryan Barnes, P.E., Project Engineer
SUBJECT: 15 Lincoln Street

- The applicant has requested a waiver of the City of Lewiston Storm Water Utility Fee. The fee will not be waived for this project as the stormwater from the site enters the Cities closed drainage system.
- The cover letter indicates an increase in impervious area of 0.32 acres, the Project Data sheet indicates an increase of 23,205 s.f. (0.52 acres), the Stormwater Management Plan indicates an increase of 0.86 acres, which is correct?
- The application indicates a full buildout of 110 rooms, the traffic study indicates 113 rooms, and plan sheet 4 note #11 indicates a full buildout of 120 rooms, which is correct?
- Erosion and Sedimentation Control Plan:
 - a. The Existing Site Conditions section references the Lewiston Auburn Water Pollution Control Authority's Site, not 15 Lincoln Street, this section should be revised to reference the correct subject site.
 - b. The Construction Sequence section references a 2011 construction schedule this should be revised to indicate the 2012 construction season.
 - c. The Standards for the Timely Stabilization of Construction Sites section references a winter rye application rate of 3 pounds per 1,999 square feet; this should be revised to be 1,000 square feet.
- Section 7 Truck Turning Templates were not submitted for review
- Plan Sheet 2 and 3 – Several stormdrain manholes and electrical junction boxes are shown as sewer manholes in the existing condition plan. Please clarify which structures are which, currently it appears that the applicant is connecting their stormdrain to the sewer system rather than the stormdrain system.
- Plan Sheet 5 shows the proposed access drive for the CSO tank but the plan does not indicate how the work will be completed as part of the first phase of the parking

lot, how will the proposed access drive be connected to Water Street before the second phase of the parking lot is complete?

- Plan Sheet 5 – The note associated with the access drive to the CSO tank indicates that the access drive will be completed by others; please clarify who will be completing this work.
- Plan Sheet 6 – The new sewer service will require a backflow preventer.
- Plan Sheet 7 – The sidewalk shown on the northeast corner of the parking lot has a proposed slope of approximately 15% grade; this does not meet ADA standards.
- Plan Sheet 11 – Truncated dome pavers are not permitted within the City right of way, cast iron detectable warning plates shall be used within the City right of way.

The City of Lewiston does not discriminate against or exclude individuals from its municipal facilities, and/or in the delivery of its programs, activities and services based on an individual person's ethnic origin, color, religion, sex, age, physical or mental disability, veteran status, or inability to speak English. For more information about this policy, contact or call Compliance Officer Mike Paradis at (V) 207-513-3003, (TTY) 207-513-3007, or email mparadis@ci.lewiston.me.us.

City of Lewiston

Planning & Code Enforcement

TO: Sebago Technics
FROM: David Hediger, City Planner
DATE: June 5, 2012
RE: Lincoln Street Hotel

Planning and Code Enforcement has the following comments at this time upon reviewing the application:

1. The cover sheet for site plans should include a signature block and expiration of approval note for development review contained in Article XIII, Section 11.
2. Sheet 2: Note 4 reference 100-year flood plain. This should be shown on this or other sheets with respect to contours.
3. Sheet 4:
 - a. Not explicit to this sheet, but what will the canopy height be? Clearances for emergency vehicles must be taken into consideration.
 - b. Parking improvements shown within Water Street Alley. Please confirm right, title or interest in being able to have parking within alley.
 - c. Two ground signs are shown. All proposed signs must meeting Article XII, Section 16 standards.
 - d. Truncated domed ramps should be installed at all new and reconstructed sidewalks.
 - e. Along Water Street, clarify where concrete/granite curbing transitions.
 - f. Lighting plan is needed; include details for cut off fixtures.
4. Sheet 5:
 - a. Consideration should be given to raised vegetated islands instead of striped islands, consistent with site design guidelines.
 - b. Paved area is proposed to be completed in two phases. Please confirm all grading, curbing, and drainage improvement for the entire site will be completed. This is necessary since phase 2 collects the majority of stormwater from phase 1. Applicant should consider completing all the paving as one phase; as proposed, drainage from a large paved area across a gravel area to a catch basin is not ideal.
 - c. Lighting plan is needed; include details for cut off fixtures.
 - d. Handicap accessible spaces are shown for phase 2. Not sure this is a good location given the adjacent access point to Simard Payne Park does not appear ADA accessible.
 - e. Please clarify existing/proposed curbing locations.
 - f. Consideration should be given to creating pedestrian access from the paved lot to the southwest corner of the site to the existing trail system.
5. Sheet 6: All proposed CB's appear to drain to existing Water Street CB. Capacity of this structure to handle flow should be provided.
6. Sheet 6 and 7: 100-year flood plain should be delineated.
7. Sheet 8:
 - a. Note 11 should be revised to note...municipality must review and approve any changes...to the landscaping improvements.

- b. City is looking to further improve streetscape of North Street as an access point to Simard Payne Park and river trail. The proposed landscaping is going to be a great improvement. Staff is requesting consideration of four additional street trees along North Street to continue the planting scheme proposed by the hotel. In speaking with the City Arborist, trees may be planted fully within the city ROW or partially within the ROW and hotel property. Tree wells should be 3' x 6' (ideally 4' x 6'). A minimum 5 feet clearance of sidewalk (may include a portion of the well) must be maintained for accessibility purposes and plowing. Further consideration should be made to having wells adjacent to North Street curb providing some separation from the structure and more of an esplanade along the street.
 - c. Confirm existing street trees will remain. Care should be taken not to damage existing trees during construction.
8. Sheet 9: Confirm existing street trees will remain. Care should be taken not to damage existing trees during construction.
 9. Application, page 2: waivers of open space, setbacks, and yards are being requested. Application should reference waiver criteria of Article IX, Section 3(9),(10), and(11) where applicable.
 10. Traffic report: number of rooms referenced conflicts with that noted in application. Please confirm the number of rooms for each phase.
 11. If the applicant has any renderings, that would be great to include. Staff and the Board have appreciated the attentiveness and cooperation with the design of the site and structure.

Additional comments may be provided upon further review from this and other reviewing departments, which will be forwarded ASAP.

With respect to submittal to the Planning Board for the June 25th hearing, the following should be provided by no later than noon on June 20, 2012:

- Nine copies of the following:
 - The development review application and checklist.
 - Right, title, and interest.
 - Cover letter summarizing the project and responses to any of staff comments.
 - 11 x 17 of the plans
- Three copies of the following:
 - All of the above with full scaled plans along with any necessary revisions to the narratives and reports.

Feel free to contact me with any questions.



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: June 21, 2012
RE: June 25, 2012 Planning Board Agenda Item IV(b)

An application submitted by Summit Environmental Consultant, Inc. on behalf of KTI Bio Fuels, Inc. for the Phase II Site Improvement Project located at 38 Alfred Plourde Parkway.

Summit Environmental Consultants, Inc. on behalf of KTI Bio Fuels, Inc. has submitted an application for the Phase II Site Improvement Project located at 38 Alfred Plourde Parkway. The Board may recall granting approval in May 2011 for Phase I which consisted of improvements for operational safety and efficiency by increasing office space, upgrading utilities, enhancing traffic flow and upgrading stormwater management systems. With nearly all of Phase I completed, the applicant is now requesting approval for Phase II. Improvements associated with Phase II include the removal of wood debris within the work area, installation of a gravel working surface, installation of a concrete pad for a new screening picking machine (OEM machine), and upgrades for stormwater management.

This 11.1 acre property consists of a woodchip processing and construction demolition debris (CDD) temporary storage facility and is located in the industrial (I) district which permits recycling and reprocessing facilities as a conditional use. The overall site improvements are relatively minor. However, any change to a conditional use requiring development review approval requires Planning Board action. Therefore, this project is subject to the conditional use criteria of Article X and the development review criteria of Article XIII of the Zoning and Land Use Code. The application specifically references both sections.

Staff has been working with the applicant, who has provided revised plans and applications to the satisfaction of staff. Staff notes the following with respect to this project:

- The stormwater improvements have been designed to the City's satisfaction. The project has also been approved by DEP under their solid waste management rules, which also requires stormwater improvements be made in accordance with Chapter 500 stormwater regulations, the same by which the City regulates projects. Staff has recommended and the applicant has agreed that certification from a professional engineer be provided demonstrating the stormwater improvements have been completed in accordance with the approved plan.
- This facility is licensed as a junkyard by the City of Lewiston. A copy of their current permit is attached in Exhibit 8. It is staff's understanding that the specific conditions of

that license will remain in place with these proposed site improvements. Any changes proposed to the conditions of their junkyard permit from the city will require City Council approval.

- This property is owned by South Park Development Corporation and is leased to KTI Bio Fuels, Inc. An amended lease has been provided as part of exhibit 5.
- Noise generated from this facility must not exceed 70 dB(a) at the property line. The applicant has indicated that a noise evaluation will be completed following the installation of the new screen picking machine (OEM machine).
- Given the proximity to a natural resource (a stream abuts the property along the rear property line), staff is recommending weekly erosion control inspections and reports be provided to city staff during construction. The applicant has agreed to this requirement.
- The May 23, 2011 approval included the installation of a litter fence around the perimeter of the property. The installation was delayed for purposes of completing the proposed phase II of improvements. Upon visiting the site, most litter appeared to be contained to actively working areas of the site. However, the applicant has agreed that said fencing will be installed upon completion of the stormwater improvements.
- Review comments from Planning and Code Enforcement and Public Works have been addressed. Police and Fire expressed no concerns.

Planning and Code Enforcement recommends approval, finding the applicant has addressed the applicable review criteria of the Zoning and Land Use Code, including Article X, Section 3 and Article XIII, Section 4.

ACTIONS NECESSARY

1. Make a motion to consider a request from Summit Environmental Consultants, Inc. on behalf of KTI Bio Fuel, Inc. for the Phase II Site Improvement Project located at 38 Alfred Plourde Parkway;
2. Make a determination that the application is complete;
3. Make a motion finding that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article X, Section 3 and Article XIII, Section 4 of the Zoning and Land Use Code and to grant approval to KTI Bio Fuel, Inc. for the Phase II Site Improvement Project including the removal of wood debris within the work area, installation of a gravel working surface, installation of a concrete pad for anew screening piking machine, and upgrades for stormwater management at the site located at 38 Alfred A. Plourde Parkway, subject to any concerns raised by the Planning Board or staff.

From: [Ryan Barnes](#)
To: [David Hediger](#)
Subject: 38 Alfred Plourde Parkway
Date: Thursday, June 21, 2012 3:35:30 PM

Dave,

Based on the applicants revised application LPW has now additional comments at this time.

Thanks,

Ryan Barnes, PE, CPESC
Project Engineer, Department of Public Works
City of Lewiston, All-America City, 2007
103 Adams Ave.
Lewiston, ME 04240
207.513.3003, Ext. 3422
Fax: 207.784.5647
rbarnes@lewistonmaine.gov
<http://www.ci.lewiston.me.us>
TDD/TTY 207.513.3007

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From: [Mike Walsh](#)
To: [David Hediger](#)
Cc: [Toni King](#); [Dan Emerson \(Dan.Emerson@casella.com\)](#); [Jim Bouquet](#); [Bill Walsh \(bill@walsh-eng.com\)](#)
Subject: FW: KTI Phase II
Date: Wednesday, June 13, 2012 5:20:30 PM
Attachments: [KTIBioFuelsPhaseIIImprovements01.pdf](#)

David:

As discussed earlier today, please refer to the email below and attached correspondence from Maine DEP approving Phase II-1 construction activities. Please call with any questions.

Thanks,
Mike

Michael J. Walsh, P.E.


640 Main Street
Lewiston, Maine 04240
Phone: 207.795.6009
Fax: 207.795.6128
mwalsh@summitenv.com

From: Butler, Linda J [<mailto:Linda.J.Butler@maine.gov>]
Sent: Wednesday, April 11, 2012 10:20 AM
To: Toni King; Bill Walsh; Mike Walsh
Cc: Farrar, Stephen E
Subject: FW: KTI Phase II

All, You have our approval to begin construction. Thank you for addressing our concerns.

Linda

From: Farrar, Stephen E
Sent: Monday, April 09, 2012 2:29 PM
To: Butler, Linda J
Subject: KTI Phase II

Stephen E. Farrar, P.E.
BRWM Technical Services Division
Tel. (207) 287-4863
stephen.e.farrar@maine.gov

MEMORANDUM

TO: Linda J. Butler; Project Manager - Solid Waste Management
FROM: Stephen E. Farrar, P.E.; Environmental Engineer Specialist - Technical Services
DATE: April 9, 2012
SUBJ: KTI BioFuels, Inc.
Phase II Site Improvement Project
File No. 2155.2002

As requested, we have completed an engineering assessment of the following document:

Phase II Design Submittal - Phase II Site and Drainage Improvements at KTI Bio Fuels (two volumes) prepared by Summit Environmental Consultants, Inc. (Summit) of Lewiston, Maine and Walsh Engineering Associates, Inc. (WEA) of Portland, Maine and dated February 10, 2012

The KTI BioFuels (KTI) facility, in operation since 1985, is located on an 11.1 acre leased site on the east side of the Alfred A. Plourde Parkway in Lewiston, Maine. The proposed site improvements for 2012 (Phase II-1) consist of the second of what will be three phases of development. Phase I, improvements to the northeast end of the site and completed during 2011, included, among other site work and infrastructure improvements, removal and off-site disposal of wood chips and other residue, building additions and relocations, new and upgraded pavement, revised stormwater conveyance systems, and reconstruction and enlargement of an existing stormwater management pond. The proposed Phase II-1 project, improvements to the south end of the property, includes removal and off-site disposal of additional residual wood chips and other debris, development of a second stormwater management pond including a forebay, revised and improved stormwater conveyance systems, and a new gravel pad for feedstock processing. Phases II-2 and II-3, improvements to the center of the property, are planned to be completed during the 2013 construction season.

Initial Department questions and concerns with regard to Phase II were conveyed to KTI and their consultants through your email of March 5, 2012 and discussed during a meeting on March 21, 2012. A subsequent submittal, prepared by Summit and dated April 9, 2012, was prepared to address the issues previously raised. At this time we offer the following observations and recommendations:

1. A stormwater management report for Phase II, in its final build-out condition, has been prepared by WEA¹ and included as Attachment I to the document and has been supplemented by the April 9 submittal. It includes a HydroCAD² analysis of site drainage and the detention capacity of the new stormwater management pond. We agree with the analysis and concur that the pond will provide adequate stormwater detention if constructed according to the plans and properly maintained.
2. The new stormwater management pond is also designed as a wet pond with an underdrained gravel trench discharge structure. The intent is to provide for the removal of sediments and associated pollutants from the stormwater prior to discharge from the site. The pond will be enhanced with an upstream forebay. We concur that, if constructed according to the plans and properly maintained, the pond system will achieve the design intent.
3. A revised facility Operations Manual³ (Manual) is included as Attachment II to the document. Appendix H to the Manual, Inspection and Maintenance Plan for Stormwater Maintenance Facilities, was not included in the copy we received, however, we expect that the intent is to include Appendix I from the previous revision⁴. If not already done, the Appendix should be reviewed and updated as needed to incorporate the new stormwater management features associated with the development of Phase II.
4. Inspection Forms are included in Appendix A of the Manual. The minimum frequency for completing each of the inspections should be specified.
5. Construction drawings (Plans) and technical specifications (Specifications) for Phase II-1, and conceptual drawings for the final site build-out, have been completed by WEA and Summit. We concur with the Phase II-1 Plans and Specifications as currently presented (two sheets revised with the April 9 submittal). Detailed construction drawings for Phases II-2 and II-3 should be prepared prior to implementation of the projects.
6. An Erosion and Sedimentation Control (E&SC) Plan⁵ specific to Phase II-1 construction has been included as Appendix A to the document. We concur with the E&SC Plan as presented.

¹ *Stormwater Management Report for the KTI BioFuels Processing Facility - Phase II Site and Drainage Improvements* Walsh Engineering Associates, Inc., February 3, 2012

² *HydroCAD® 9.10* HydroCAD Software Solutions, LLC, © 2010

³ *Processing Facility Operations Manual - KTI Bio Fuels, Inc.* Revision 2, Summit Environmental Consultants, Inc., January 2012

⁴ *Processing Facility Operations Manual - KTI Bio Fuels, Inc.* Revision 1, Summit Environmental Consultants, Inc., March 2011

⁵ *Erosion and Sedimentation Control Plan for Phase II Site and Drainage Improvements at The KTI BioFuels, Inc. Facility* Summit Environmental Consultants, Inc., February 7, 2012

Please let me know if there are any questions or if you require additional assistance at this time.

cc: Richard Heath, C.G.



Department of Public Works
David A. Jones, P.E, Director

DATE: June 12, 2012

TO: David Hediger, Planning Director

FROM: Ryan Barnes, P.E., Project Engineer 

SUBJECT: 38 Alfred Plourde Parkway

Lewiston Public Works has the following comments at this time upon reviewing the application:

Application

1. Inspection and Maintenance Plan: Under Paved Surfaces the plan should state that as a minimum sweeping shall be completed daily on Alfred Plourde Parkway, more frequently if required to keep the roadway clear from vehicle tracking.
2. Traffic Assessment: The traffic assessment states that the proposed project will increase the efficiency of the facility; will this increase efficiency translate into an increase in the number of employees and the number of trucks accessing the site? The traffic assessment only addresses the existing traffic at the site and does not address any proposed increases in volume attributed to the higher efficiency. Please provide information regarding the changes in the site generated traffic resulting from this project.

Plans

1. The plans call out a Proposed Rock Slope (Max 1'H:1'V). Is this intended to be a rip-rap slope? Please provide a detail for this work including the proposed heights of the slope, stone sizing, and other design considerations required; it is not clear from the plans how tall the slope will be and how the slope is to be constructed.
2. The Plunge Pool Detail and Rip-Rap Apron detail conflict with each other, the required dimensions, stone size, and depth are different for the 36" diameter pipe. Please clarify which pipe locations will receive a Plunge Pool vs. a rip-rap apron.

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CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Summit Environmental Consultants
FROM: David Hediger, City Planner
DATE: June 13, 2012
RE: KTI Site Improvements

Planning and Code Enforcement has the following comments at this time upon reviewing the application:

1. Sheet C2.0: Expiration of approval note for development review should make reference to the new language contain in Article XIII, Section 11.
2. Page 4 of site plan narrative: reference is made to dust being mitigated for on-site. A condition of approval from May 23, 2011 was to ensure the use of their street sweeper to remove tracked sediment from paved travel ways and Alfred Plourde Parkway. This practice must continue will be recommended as a condition of approval for development review and the site's annual license renewal.
3. Page 4 of site plan narrative: reference is made noise being mitigated for. Noise generated from this facility must not exceed 70 dB(a) at the property line. Please confirm noise levels generated from the new material sorting equipment (OEM Machine) will operate in compliance.
4. Page 8 of site plan narrative: reference is made to NRPA permitted needed for soil disturbance adjacent to natural resource. This permit must be obtained prior to any site improvements. Given the proximity to a natural resource, staff is recommending weekly erosion control inspections and reports be provided to city staff during construction.
5. Page 10: additional screening with fencing or evergreen plantings should be considered at the southern terminus of the existing board fence/vegetated buffer abutting Heutz Oil in effort to screen the existing loading dock area from abutting properties.
6. Page 16: this section refers to noise and dust relative to the conditional use approval criteria. See review comments 2 and 3.
7. Staff will be recommending as a condition of approval that certification from a professional engineer be provided that the stormwater improvements have been completed in accordance with the approved plan. This should be noted on the plan.
8. The application references several phases for completion of the site improvements. An implementation schedule should be provided. Stormwater improvements should be completed prior to additional site improvements commencing.
9. The May 23, 2011 approval included the installation of a litter fence around the perimeter of the property. Staff understands this installation was delayed for purposes of completing this proposed phase of improvements. The installation of this fencing should be installed upon completion of the stormwater improvements and included as part of the implementation schedule.

Additional comments may be provided upon further review from this and other reviewing departments, which will be forwarded ASAP.

With respect to submittal to the Planning Board for the June 25th hearing, the following should be provided by no later than noon on June 20, 2012:

- Nine copies of the following:
 - The development review application and checklist. Include stormwater narratives;

- calculations are not necessary.
- Cover letter summarizing the project and responses to any of staff comments.
- 11 x 17 of the plans
- Three copies of the following:
 - All of the above with full scaled plans and complete reports along with any necessary revisions to the narratives and reports.

Feel free to contact me with any questions.



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: June 21, 2012
RE: June 25, 2012 Planning Board Agenda Item IV(c)

An application by Stoneybrook Consultants, Inc. on behalf of Budget Document Technology for an 8,000 square foot addition to their existing building located at 251 Goddard Road.

Stoneybrook Consultants, Inc. on behalf of Budget Document Technology has submitted an application for the construction of an 8,000 square foot addition to their existing building located at 251 Goddard Road. This 2.17 acre property is located in the Industrial (I) district where warehousing and distribution with accessory sales is a permitted use. The new space is proposed to be constructed in two phases. Phase 1 will consist of 5,000 square feet used as office and warehouse space. Phase 2 will consist of an additional 3,000 square feet available for future expansion or lease space.

This project is being considered pursuant to Article XIII, Section 4 of the Zoning and Land Use Code. The applicant has provided revised applications and site plans addressing staff's initial review comments. Staff notes the following:

- The project is proposed to be completed in two phases. This includes parking improvements. The applicant is proposing a total of 33 new parking spaces: 26 spaces for phase 1 and seven additional spaces for phase 2. Based upon the codes requirements for office and warehouse use 35 parking spaces are required. The applicant believes based upon their use of the property, 33 spaces will be adequate. Article XII, Section 17(d) provides the Board the ability to deviate from the specific parking code requirements. Staff supports the applicant's request.
- A portion of the property is located within the urban impaired watershed of Hart Brook. However, the applicant has designed the site for all stormwater to be directed outside of this watershed. Therefore, the stormwater design is limited to addressing the quantity of water; stormwater quality is not required to be addressed. Staff is satisfied with the proposed stormwater design.
- Staff has requested and the applicant has noted on sheet 2 that prior to any certificates of occupancy being issued for the proposed addition, certification from a professional engineer will be required that the stormwater improvements have been completed in accordance with the approved plan.
- Review comments from Planning and Code Enforcement and Public Works have been addressed. Police and Fire expressed no concerns.

Planning and Code Enforcement recommends approval, finding the applicant has addressed the applicable review criteria of the Zoning and Land Use Code, including Article XIII, Section 4.

ACTIONS NECESSARY

1. Make a motion to consider an application submitted by Stoneybrook Consultants, Inc. on behalf of Budget Document Technology for an 8,000 square foot addition to their existing building located at 251 Goddard Road Obtain input on the application;
2. Make a determination that the application is complete;
3. Make a motion finding that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article XIII, Section 4 of the Zoning and Land Use Code and to grant approval to Budget Document Technology for an 8,000 square foot addition to their existing building located at 251 Goddard Road, subject to any concerns raised by the Planning Board or staff.

From: [Ryan Barnes](#)
To: [David Hediger](#)
Subject: 251 Goddard Road
Date: Thursday, June 21, 2012 3:34:41 PM

Dave,

Based on the applicants revised application LPW has now additional comments at this time.

Thanks,

Ryan Barnes, PE, CPESC
Project Engineer, Department of Public Works
City of Lewiston, All-America City, 2007
103 Adams Ave.
Lewiston, ME 04240
207.513.3003, Ext. 3422
Fax: 207.784.5647
rbarnes@lewistonmaine.gov
<http://www.ci.lewiston.me.us>
TDD/TTY 207.513.3007

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Department of Public Works
David A. Jones, P.E., Director

DATE: June 7, 2012
TO: David Hediger, Planning Director
FROM: Ryan Barnes, P.E., Project Engineer *RSB*
SUBJECT: 251 Goddard Road

Lewiston Public Works has the following comments at this time upon reviewing the application:

Stormwater Report

1. The report states that the site is not in an urban impaired stream, however, a portion of the parcel is within the Hart Brook Watershed. The proposed work should not adversely impact the watershed as runoff is being directed away from Hart Brook.
2. Plans SW-1 and SW-2 are not to scale, in the future please provide to scale plans for review so that measurements can be verified.
3. The TC Flowpath for watershed 3 on sheet SW-2 includes a portion of the detention pond, this area should not be included in the flow path as a portion of it will be submerged during the 10 and 25 year storms, please revise the calculations accordingly.
4. Section A-B of the TC Flowpath for watershed 1 on sheet SW-2 should be 40' of Lawn Sheet Flow at 25% not 11%, please revise the calculations accordingly.

Plans

1. The Stormdrain Trench Detail indicates that stormdrain will be concrete, the plans indicated CPP, which will be used?
2. The Outlet Control Structure detail indicates a 12" outlet pipe, the plans and stormwater report indicate an 8" pipe, please revise the detail accordingly.

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City of Lewiston Planning & Code Enforcement

TO: Stoneybrook Consultants
FROM: David Hediger, City Planner
DATE: June 13, 2012
RE: 251 Goddard Road: Revised Comments

Upon further review of the plans provided with the application, it is apparent my initial comments #1 and #2 have been appropriately addressed on Sheet 1:

1. Screened dumpster location is subject to 10' side yard requirement. Please confirm and note yard is being met.
2. Sheet 1: Expiration of approval note for development review should make reference to the new language contain in Article XIII, Section 11.

Therefore, Planning and Code Enforcement has the following comment at this time upon reviewing the application:

3. Prior to any certificates of occupancy being issued for the proposed addition certification from a professional engineer will be required that the stormwater improvements have been completed in accordance with the approved plan. This should be noted on the plan.

Please contact me with any questions. Thanks

South Park Development Corporation

27 Pine Street
Lewiston, ME 04240

June 20, 2012

David Hediger
Lewiston City Planner
City Building
27 Pine Street
Lewiston, ME 04240

Dear David:

I am writing to inform you that as required by the covenants of the South Park Business Park, the South Park Board of Directors, at their June 13, 2010 meeting, voted 4-0, in favor of approving the site plans submitted by Stonybrook Consultants on behalf of Budget Document Technology for their 8,000 s.f. addition at 251 Goddard Road.

We look forward to seeing this project move forward.

Sincerely;



Lincoln Jeffers
Secretary
South Park Board of Directors



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: June 21, 2012
RE: June 25, 2012 Planning Board Agenda Item IV(d)

Adoption of the 2012 Riverfront Master Plan

Pursuant to Article VII, Section 4(b) of the Zoning and Land Use Code the Planning Board shall prepare and maintain a comprehensive plan as defined in 30 M.R.S.A. section 4961 as amended and shall review and make recommendations on all investigations, reports and plans relating to the planning and development of the city or affecting the comprehensive plan.

As the Board is aware, after eight months of meetings and public workshops, a master plan has been drafted for the Planning Board and City Council's review and adoption. Adoption of said plan will allow the City to move forward with its implementation.

While the City will be undertaking update of its comprehensive plan in the next 18-24 months, the current plans components remain consistent with goals and priorities identified in the Riverfront Master Plan. Planning components of the comprehensive plan include of various goals and strategies in support of the Master Plan. Those components include culture and art, the downtown, economy, historic preservation, housing, natural resources, recreation and open space, and transportation.

Attached is a summary the final master plan. The plan and supporting documents be viewed at <http://www.lewistonmaine.gov/riverfront>

Upon review of the plan, the Planning Board is being asked to make a motion pursuant to Article VII, Section 4(b) of the Zoning and Land Use Code to send a favorable recommendation for the City Council's consideration adoption of the 2012 Riverfront Master Plan

Implementation

The planning process has resulted in an overall framework for guiding change within the riverfront area over the next several years. On May 29th, the Planning Board and Council at a joint meeting reviewed various elements of the plan providing guidance as to which possibilities identified in the planning process should be a priority. The following is a summary of those elements. Those in **bold** seemingly were noted at the joint meeting as a priority that the City should seek implementation of as a near-term catalyst project.

- Transform Simard-Payne (Railroad) Park into a true riverfront destination

- Add an amphitheater, steps to the water and small-boat dock where the River meets the Cross Canal.
- Continue and expand the program of park events/festivals Explore the potential for seasonal canoe/kayak rental.
- Explore the potential of the park to accommodate seasonal concessions.
- **Create a new “gateway” entrance to Simard-Payne Park on Lincoln Street.**
- Add a new pedestrian access point to the Park via a new bridge over the canal at the intersection of Oxford and Cross Streets.
- Improve the Oxford Street edge to the Park along the Lower Canal.
- **Improve bridges, vehicular access, and utilities serving the park to support expanded programming.**
- **Selectively trim and manage riverfront vegetation to open up river views.**
- **Incorporate a bank-fishing location as proposed by the Androscoggin River Greenway initiative.**
- Add a destination playground within the Park
- Support Museum L-A’s plans for redevelopment of the recently purchased Camden Yarns Mill
- Connect new and existing parks throughout the downtown Riverfront
 - Add a new Canal Park at the intersection of the Upper Canal and the Cross Canal.
 - Create a Canal Walk network with new pedestrian and bicycle connections along the canals.
 - Establish a continuous public Riverwalk between Island Point and Cedar Street.
- Attract a Mix of Uses
 - Add a critical mass of housing.
 - Lincoln Street—focus area for new retail and commercial uses; move forward with new hotel.
 - Oxford Street—new housing mixed with arts/cultural and open space amenities.
 - Canal Street—reestablish trees and create a gracious green corridor
- Get Creative with Parking
 - To ensure that parking is not overbuilt—at a cost of valuable land and dollars—or underbuilt, which could threaten the area’s ability to attract new businesses, residents and activity, consider:
 - Using models developed by the Urban Land Institute (ULI) and Institute for Transportation Engineers (ITE), which can calculate parking needs for proposed uses based on the precise use and time of day.
 - Maximizing the extent to which parking is available to all, rather than dedicated to particular uses or destinations.
 - **Improving signage to, within, around downtown public parking areas.**

- Make the District More Walkable
 - Create a Canal Walk network
 - Improve Oxford Street as a walkable place
 - Rehabilitate or replace the Lower Canal bridges serving the southern end of Simard-Payne Park
 - Add a new Lower Canal pedestrian bridge
 - Add trees, lighting, and improved sidewalks
 - Narrow Cedar Street to three lanes and incorporate bike lanes.
 - Continue development of an L-A Heritage Trail
 - Oxford Street
 - The initial phase of work might focus on Oxford Street along the edges of the Lower Canal and Simard-Payne Park extending to the Continental Mill
 - The second phase of work could focus on creating an attractive walkway along the Cross Canal beginning at Simard-Payne Park and extending to Canal Street and Lisbon Street via Ash Street. This pathway would connect through a new Canal Park at the Bates Mill #5 site, travel past the Lincoln Street Garage (opposite Fishbones) and meet the River near the proposed hotel
- Explore opportunities to light Riverfront Island destinations at night
 - **Waterfronts and waterfront paths (e.g., the Riverwalk, the Great Falls, the Canal Walk)Bridges (e.g., the trestle bridge linking Simard-Payne Park to Bonney Park)**
 - Key open spaces (e.g., the proposed Canal Park)
 - Historic buildings (e.g., the Continental Mill, the Dominican Block, the Grand Trunk Depot Building)
- Improve Main Street
 - Improve Main Street for pedestrians and cyclists
 - Make Main Street a better gateway
- Insist on Quality
 - Draft urban design guideline review overlay district
- Zoning Modifications
 - Modifications of parking regulations could provide specific standards for determining parking requirements when parking is shared by several uses with different peaking requirements.
 - Revised shoreland zoning for Island Point could reduce current setback requirements as long as public access is accommodated at the water's edge.
 - Relaxation of side-yard setback requirements in the Riverfront district may enhance opportunities for townhouse development on Oxford Street.
 - Consider Form Based Code

Next Steps

The Plan identifies the next steps in moving from planning to implementation:

- Forward Planning Board recommendation for adoption for the City Council’s consideration.
- Seek formal City Council adoption of the plan. Ongoing Council support will be very important to advancing the plan
- Continue to work closely with Auburn to establish a strategy for ongoing collaboration in implementing the plan.
- Take steps to resolve the future of Bates Mill #5 site.
 - The master plan explored several options for reusing the property and concluded that the most viable option will involve its demolition and redevelopment for a mix of open space, retail and possibly civic uses. The master plan recommends the City Council consider moving forward with authorizing demolition and preparation of the site for future redevelopment. In the period immediately following demolition, the site should be used for open space on an interim basis. It is anticipated that the City will issue a Request for Development Proposals for redevelopment of portions of the property, potentially in conjunction with development of a new park and possible civic use.
- Advance the downtown hotel proposal—and pursue other public-private partnerships—to bring additional high-quality development to the district.
- Explore potential for institutional participation within Riverfront Island.
 - The city’s major medical and educational institutions currently have no presence or visibility within Riverfront Island, which can become the region’s defining public space and a cornerstone in shaping Lewiston’s evolving identity. The City of Lewiston should initiate and continue discussions with potential institutional partners—e.g., Bates College, Central Maine Medical Center, Kaplan University, St. Mary’s Regional Medical Center, and USM’s Lewiston-Auburn College—to explore interest and ability to assist in moving the plan forward.
- Seek funding for key public improvements.
 - Use this plan as a tool for communicating the goals and vision for the downtown riverfront. Seek state, federal and other sources of funding.
- Move forward with a public-private partnership program to secure use of available private parking to meet district needs.
- Develop key zoning amendments for consideration by the Council.
- Continue to work to secure public control and ownership of canals.
- Support Museum L-A’s efforts to move forward with its waterfront site.
- Work cooperatively with waterfront property owners to incorporate a Riverwalk on private property in advance of property development.
- Continue efforts to coordinate downtown planning with regional entities such as the Androscoggin Land Trust and the Androscoggin Valley Council of Government.

- Focus on advancing near-term catalyst projects.
 - Completion of quickly do-able, high-visibility will provide benefits that all can enjoy and bring momentum to advance longer-term projects.

Staff wants to thank everyone involved in this planning process, especially those on the Advisory Committee who assisted in shaping this master plan.

ACTION NECESSARY

- Make a motion pursuant to Article VII, Section 4(b) of the Zoning and Land Use Code to send a favorable recommendation for the City Council's consideration adoption of the 2012 Riverfront Master Plan.



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: June 21, 2012
RE: June 25, 2012 Planning Board Agenda Item V(A)

Stepping Hill Subdivision – De minimis Change

Gerry Morin has submitted a request to deed a portion of his land at 276 Merrill Road to the abutting property at 5 Taylor Hill Road, owned by his daughter Heather Letourneau. Both properties are lots within the Stepping Hills Subdivision located in the Low Density Residential (LDR) district. Both properties would remain compliant with the space and bulk standards of said district.

State subdivision law exempts transfers of land from subdivision review if granted to an abutter, to a blood relative, or if the lot is in ownership as a primary residence for five or more years. While all those exemptions apply in this case, amendments to subdivisions in Lewiston require the Planning Board's approval. Given that no new lots are being created within the subdivision and the amendment simply involves the transfer of land to an abutting lot, staff is recommending the Planning Board approve said amendment as a de minimis change pursuant to Article XIII, Section 3(k) of the Zoning and Land Use Code.

ACTION NECESSARY

Make a motion pursuant to Article XIII, Section 3(k) of the Zoning and Land Use Code to grant approval to Gerry Morin the amendment of "Stepping Hills Subdivision-Revision 2, Lot 3 & 4 Reconfiguration" as a de minimis change, subject to any concerns raised by the Planning Board or staff.



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: June 21, 2012
RE: June 25, 2012 Planning Board Agenda Item V(B)

Cash Energy, Inc. Office Building – De minimis Change

Stoneybrook Consultants, Inc. on behalf of Cash Energy, Inc. has submitted a request for a de minimis change to add a small office building to the property at 10 Gendron Drive. This property of 4.6 acres is located in the Industrial (I) district in which fuel oil dealers are a permitted use. The site is currently used as fuel depot and for truck parking associated with Cash Energy. The applicant is now requesting approval to construct a 2,400 square foot office and maintenance garage on site.

The Planning Board approved development of this site in 2006. As part of the developments approval in conjunction with the stormwater improvements associated with Phase II of Gendron Business Park, this lot is provided 90,000 square feet of allowable impervious area without the need to provide stormwater improvements. Currently, the site consists of approximately 20,150 square feet of impervious area. The proposed structure and site improvements will result in a total of 22,850 square feet of impervious area, well below that limit previously established.

Given the smaller size the structure and the minimal increase in impervious area in comparison to that previously permitted, staff recommends the proposed improvements be approved as a de minimis change pursuant to Article XIII, Section 3(k). All proposed improvements meet the space and bulk standards of the I district. The plans provide adequate detail with respect to grading and appropriate erosion control measures. However, staff has requested two changes:

1. The plan should be amended to show that the sewer service will be relocated entirely on private property outside of the Gendron Drive right-of-way.
2. Site plan should show the planting of four to six 2.5" caliper street trees planted along Gendron Drive. Said plantings must be completed prior to issuance of a certificate of occupancy for the proposed structure.

Upon those changes being addressed, staff recommends approval of said improvements as a de minimis change pursuant to Article XIII, Section 3(k) of the Zoning and Land Use Code.

ACTION NECESSARY

Make a motion pursuant to Article XIII, Section 3(k) of the Zoning and Land Use Code to grant approval to Cash Energy, Inc. for the construction of a 40' x 60' office and maintenance garage as a de minimis change, subject to any concerns raised by the Planning Board or staff.

From: [Paul Ouellette](#)
To: [David Hediger](#); [Adam Higgins](#); [Bruce McKay](#); [Catherine Lekberg](#); [David Chick](#); [Gildace Arsenaault](#); [Joline Boulay](#); [Richard Burnham](#); [Ryan Barnes](#)
Cc: [Gotto, Mike](#)
Subject: RE: Cash Energy
Date: Wednesday, June 20, 2012 2:45:11 PM

Dave,

After visiting the site and reviewing the site plans, I have no issues or concerns with this project.

Insp. Ouellette

From: David Hediger
Sent: Wednesday, June 20, 2012 11:46 AM
To: Adam Higgins; Bruce McKay; Catherine Lekberg; David Chick; David Hediger; Gildace Arsenaault; Joline Boulay; Paul Ouellette; Richard Burnham; Ryan Barnes
Cc: Gotto, Mike
Subject: FW: Cash Energy

See attached. Given the minor nature of this plan, this will be presented to the PB on Monday as a de minimis change meaning a public hearing is not being scheduled. That said, please review and provide me with any comments and concerns at your earliest convenience.

In the event the PB feels this warrants a public hearing after being presented on Monday, staff will work with the applicant to schedule a future meeting.

Thanks

David Hediger
City Planner/Deputy Director Planning and Code Enforcement
City of Lewiston
27 Pine Street
Lewiston, ME 04240-7201
Phone 207.513.3125 ext. 3223
TDD/TTY 207.513.3007
www.lewistonmaine.gov

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From: Bonnie Jurczak [mailto:Bonnie@stoneybrookllc.com]
Sent: Wednesday, June 20, 2012 10:33 AM
To: David Hediger
Cc: MRBIGTOC@aol.com
Subject: Cash Energy

David,

Attached is an electronic copy of the information we submitted for the De Minimis change to the Cash Energy project on Lot 3 in Gendron Business Park.

Thanks,
Bonnie
Stoneybrook Consultants, Inc.
456 Buckfield Road
Turner, ME 04282
(207) 514-7491



Department of Public Works
David A. Jones, P.E., Director

DATE: May 25, 2012
TO: David Hediger, Planning Director
FROM: Ryan Barnes, P.E., Project Engineer *RJB*
SUBJECT: 10 Gendron Drive

Lewiston Public Works has the following comments at this time upon reviewing the application:

1. The sewer service is currently proposed to be installed inside the City right of way for a distance of approximately 180 feet, this section shall be relocated so that the entire service is located on private property.

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City of Lewiston Planning & Code Enforcement

TO: Stoneybrook Consultants
FROM: David Hediger, City Planner
DATE: June 20, 2012
RE: 10 Gendron Drive

Planning and Code Enforcement offer the following comments at this time:

1. Site plan should show the planting of four to six 2.5" caliper street trees planted along Gendron Drive. Said plantings must be completed prior to issuance of a certificate of occupancy for the proposed structure.

Please contact me with any questions. Thanks



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: June 21, 2012
RE: June 25, 2012 Planning Board Agenda Item V(C)

Maine Power Reliability Project (MPRP): Transmission Line Changes

Representatives of the MPRP have approached staff about the relocation of pole locations within the existing transmission line corridor between Cotton Road and the Androscoggin River. These corridor improvements were approved by the Planning Board on May 24, 2010. Specifically, the proposal submitted by TRC Engineers, LLC was found to be complete and have met all of the necessary criteria contained in the Zoning & Land Use Code, including Article X, Conditional Uses, Article XI, District Regulations, Article XII, Performance Standards, Article XIII, Development Review and Standards. Because the transmission line improvements received development review approval as a conditional use by the Planning Board, any changes from the initial approval require the Planning Board's approval.

Staff has provided the Board an email dated June 19, 2012 from Mark Goodwin with respect to the proposed changes. MPRP representatives will provide the Board update at the meeting on the proposed changes and answer any specific changes. Article XIII, Section 3(k) of the Zoning and Land Use Code provides the planning director or designee the ability to determine amendments to a development plan as "de minimis," that is of a minor nature, and not requiring a formal review process. Staff believes the proposed changes for this section of the corridor are minor in nature resulting in new poles being relocated further from abutting properties and more toward the center of the corridor. However, given the specific conditional use approval granted by the Planning Board, staff believes an amended conditional use and development review approval is necessary. This requires a public hearing before the Planning Board with public notice limited to the property owners directly abutting this specific section of the corridor. Staff has discussed this scenario with the applicant.

At this point, the applicant and staff are looking for guidance on how to proceed. It is staff's recommendation that the applicant request a public hearing at a future date for an amended conditional use permit from the Planning Board for the new pole locations.

NO ACTION NECESSARY

The Board may make a motion providing the applicant direction as to how proceed with the proposed pole location changes within this section of the corridor.

From: [Goodwin, Mark](#)
To: [David Hediger](#)
Cc: [Titus, John](#); [McMullin, Andrew](#); [Kayser, John](#)
Subject: Proposed MPRP Changes South of Cotton Road
Date: Tuesday, June 19, 2012 4:16:50 PM
Attachments: [FVR II-17-00012.PDF](#)

David:

Thanks for meeting with John Titus and I earlier today to discuss the changes to the proposed Maine Power Reliability Program design south of Cotton Road in Lewiston. As was previously stated, the Maine Department of Environmental Protection and the Army Corps of Engineers recently approved a field variance request for the relocation of multiple structures on the existing Section 64 and proposed Section 3026 transmission lines between Cotton Road in Lewiston and the Auburn/Durham town line (attached for your convenience is the field variance approval and a representative photo of the single pole and H-Frame structure types referenced below). These changes were designed to comply with a Maine Public Utilities Commission Order and a confidential settlement with an abutter.

The new design between Cotton Road and the Androscoggin River in Lewiston does not add any new poles in addition to what was approved by the City. However, several of the existing Section 64 structures are being rebuilt and shifted slightly (~10-45 feet) to the east, to accommodate a similar shift to the east (~60 feet) of the Section 3026 transmission line. All of the changes occur within the middle of the corridor and do not place structures closer to the abutters on either side of the corridor, nor is any additional tree clearing required.

The Section 64 changes include the rebuild of nine H-Frame Structures, eight of which will now be single pole wood structures with a maximum height of 85 feet and an average height of approximately 80 feet. Structure 151, adjacent to the river, will be a three pole wooden dead-end structure similar to what currently exists.

The Section 3026 changes will continue to be wooden H-Frame Structures, as described in the Conditional Use application, but will vary in height by no more than 5 feet from what was originally proposed. There will be no concrete foundations associated with the structures in this section of the corridor.

These changes do not affect the TIF and there will be no financial burden to the City as a result of this redesign. The redesign was carefully planned to avoid relocating structures within sensitive resource areas (e.g., wetlands) and does not include any new structures, in addition to what was already permitted, within the shoreland zone. As such, the MPRP considers these changes to be de minimis.

As discussed, I'm hopeful that this information can be provided to the Planning Board on June 25th and any approval or clearance to proceed that may be required will be expedient due to the critical and complex nature of our outage schedule and energization dates.

Please let me know if you have any questions or require any additional information.

Sincerely,

Mark Goodwin

Environmental Manager
Burns & McDonnell
52 Farm View Drive
Durham Hall
New Gloucester, ME 04260
Direct: 207-253-4027
Mobile: 207-272-3810

magoodwin@burnsmcd.com
www.burnsmcd.com

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Please consider the environment before printing this email.

MPRP - Field Variance Request Form

DEP #: L-24620-26-A-N/L-24620-TG-B-N/L-24620-VP-C-N/L-24620-W-D-N/L-24620-L6-E-A

Category 2 Field Variance Request (request for authorization by MDEP)

Variance Type Requested (check one):

- Authorization request for refueling (or overnight parking) within:
- a waterbody
 - a setback of another type of PNR (non-wetland or stream)
 - an unpermitted location for which the 3PI is requesting DEP approval of waiver
- Change to permitted stream crossing location (increase in impact or associated w/rare species)
- Request for addition of unpermitted stream crossing
- Other (describe below)

Location/Description: Map S7-17-22, 23, 24, & 25, Engineered Solution

This field variance request seeks approval to relocate multiple structures on the Section 64 and Section 3026 transmission lines in an area located between Cotton Road in Lewiston and the Auburn/Durham town line (see attached map set). The proposed change is the result of an engineered solution designed to comply with a Maine Public Utilities Commission Order and a confidential settlement with an abutter. The new structure locations and access to them are all located within upland areas. The change results in an overall reduction of 562 square feet of wetland impact.

3PI opinion of variance results, if granted (circle one):

Reduction in Impact - De Minimus Change in Impact - No Change in Impact - Increase in Impact

3PI Notes: This request involved moving some recently installed structures across the Sec. 64 line, due to a PUC order. There will be no additional wetland impact occurred by this design change. Str. 64/154 is to be removed by hand-cutting and cable sliding out to PAR.

B&M Representative Requesting Variance (printed name):

MARK GOODWIN

B&M Representative Signature & Date:

 6-12-2012

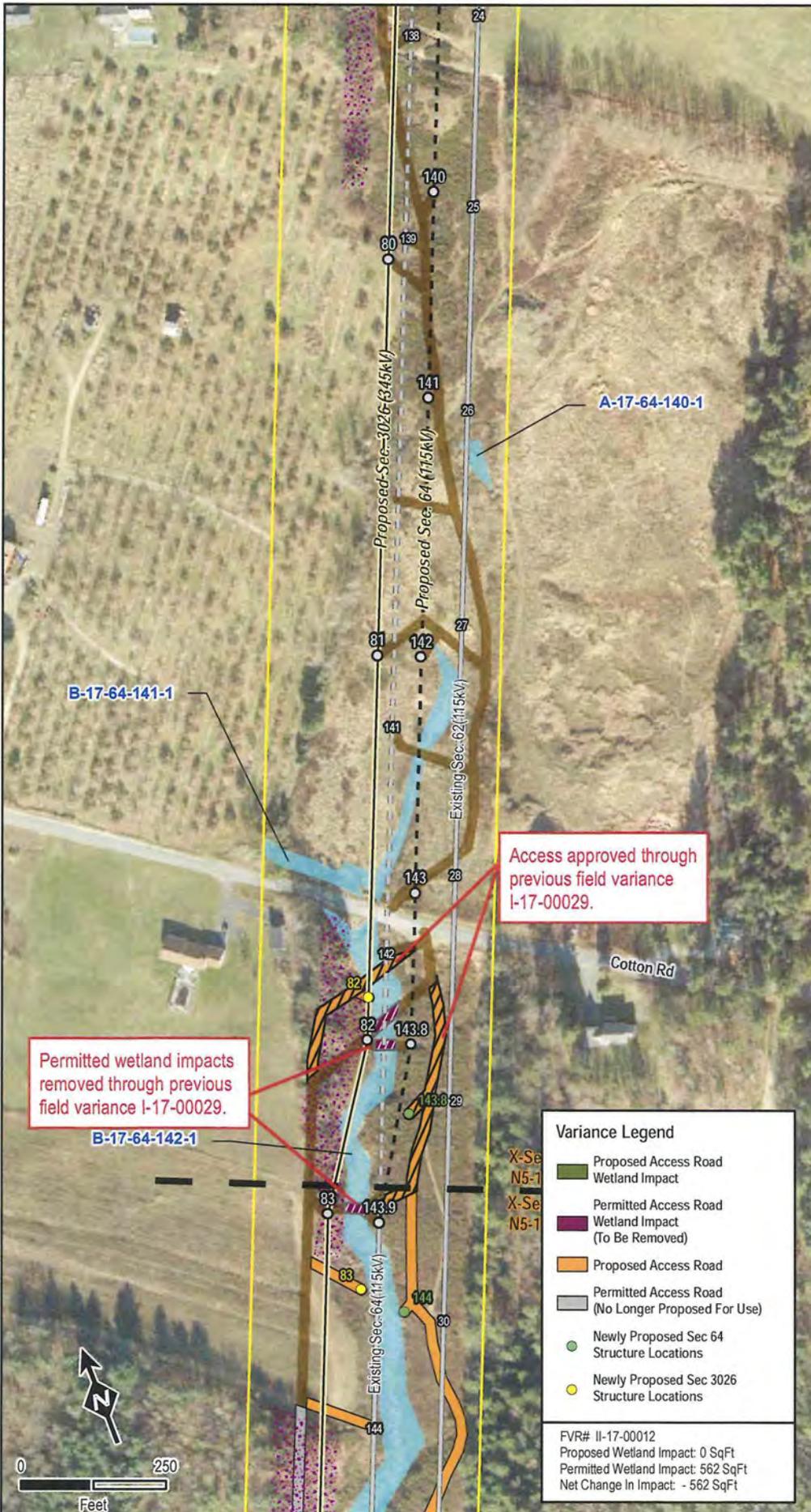
MDEP Third Party Inspector Granting Case-Specific Waiver (printed name):

Heather Stollazzi Ward

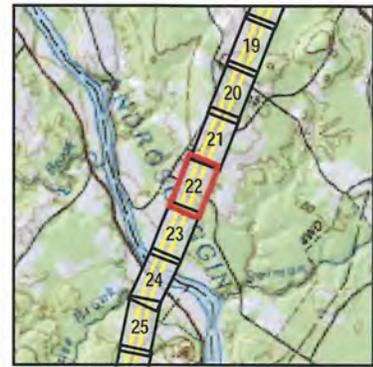
3PI Signature & Date:

HJW 6-12-12

Attachments (e.g. drawings, photographs, etc.): See attachments.



Segment 17



Legend

- MPRP Project Area
- Existing Transmission Line
- Transmission Line to be Removed
- Proposed Structure
- New 345kV Transmission Line
- New 115kV Transmission Line
- New 34.5kV Transmission Line
- Rebuild Existing 345kV Transmission Line
- Rebuild Existing 115kV Transmission Line
- Rebuild Existing 34.5kV Transmission Line
- Proposed Access
- Proposed Off ROW Access
- Proposed Area of Tree Clearing

Sensitive Habitat

- Wetland
- Stream
- Surface Water
- Amphibian Breeding Area
- Natural Vernal Pool
- Significant Vernal Pool
- Potentially Significant Vernal Pool
- Rare Plant Location
- Waterfowl Wading Bird Habitat (WWH)
- Tidal Waterfowl Wading Bird Habitat
- RTE Species Identified in Area
- Deer Wintering Area (DWA)
- MNAP Unusual Natural Areas
- Bald Eagle Habitat
- Osprey Nest

Proposed Structure #

Proposed Section #

Existing Structure #

Off ROW Access ID #

Revision 7 Project Scope

Variance Legend

- Proposed Access Road Wetland Impact
- Permitted Access Road Wetland Impact (To Be Removed)
- Proposed Access Road
- Permitted Access Road (No Longer Proposed For Use)
- Newly Proposed Sec 64 Structure Locations
- Newly Proposed Sec 3026 Structure Locations

FVR# II-17-00012
 Proposed Wetland Impact: 0 SqFt
 Permitted Wetland Impact: 562 SqFt
 Net Change In Impact: - 562 SqFt

Permitted wetland impacts removed through previous field variance I-17-00029.

Access approved through previous field variance I-17-00029.

Sources: Maine Aerial Survey 2007, 100k USGS Topographic Map, Maine Natural Areas Program, Maine Department of Inland Fisheries and Wildlife, TRC
 Note: MDIF&W Wading Bird Occurrence and Significant Shorebird Habitat Layers do not intersect the project area

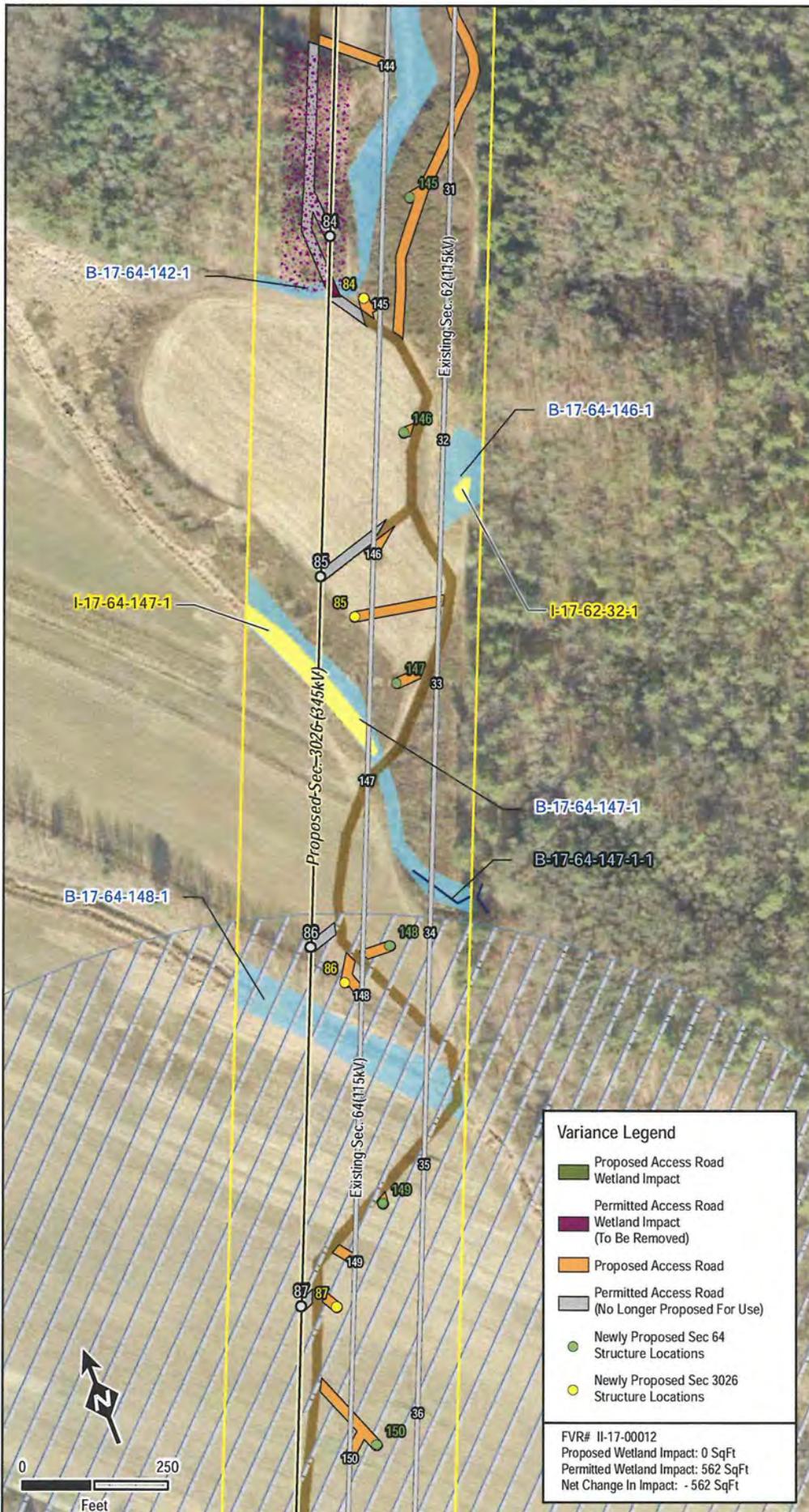
Maine Power Reliability Program

Field Variance Maps
 FVR# II-17-00012
 Map: S7-17-22

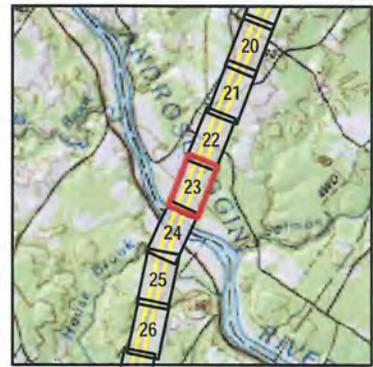
14 Gabriel Dr.
 Augusta, ME 04330

TRC

Created: 6/11/2012



Segment 17



Legend

- MPRP Project Area
- Existing Transmission Line
- Transmission Line to be Removed
- Proposed Structure
- New 345kV Transmission Line
- New 115kV Transmission Line
- New 34.5kV Transmission Line
- Rebuild Existing 345kV Transmission Line
- Rebuild Existing 115kV Transmission Line
- Rebuild Existing 34.5kV Transmission Line
- Proposed Access
- Proposed Off ROW Access
- Proposed Area of Tree Clearing

Sensitive Habitat

- Wetland
- Stream
- Surface Water
- Amphibian Breeding Area
- Natural Vernal Pool
- Significant Vernal Pool
- Potentially Significant Vernal Pool
- Rare Plant Location
- Waterfowl Wading Bird Habitat (IWWH)
- Tidal Waterfowl Wading Bird Habitat
- RTE Species Identified in Area
- Deer Wintering Area (DWA)
- MNAP Unusual Natural Areas
- Bald Eagle Habitat
- Osprey Nest

Variance Legend

- Proposed Access Road Wetland Impact
- Permitted Access Road Wetland Impact (To Be Removed)
- Proposed Access Road
- Permitted Access Road (No Longer Proposed For Use)
- Newly Proposed Sec 64 Structure Locations
- Newly Proposed Sec 3026 Structure Locations

Proposed Structure #
Proposed Section #
Existing Structure #
Off ROW Access ID #

Revision 7 Project Scope

Variance Legend

- Proposed Access Road Wetland Impact
- Permitted Access Road Wetland Impact (To Be Removed)
- Proposed Access Road
- Permitted Access Road (No Longer Proposed For Use)
- Newly Proposed Sec 64 Structure Locations
- Newly Proposed Sec 3026 Structure Locations

FVR# II-17-00012
 Proposed Wetland Impact: 0 SqFt
 Permitted Wetland Impact: 562 SqFt
 Net Change In Impact: -562 SqFt

Maine Power Reliability Program

Field Variance Maps
 FVR# II-17-00012
 Map: S7-17-23

14 Gabriel Dr.
 Augusta, ME 04330

CTRC

Created: 6/11/2012

Sources: Maine Aerial Survey 2007, 100k USGS Topographic Map, Maine Natural Areas Program, Maine Department of Inland Fisheries and Wildlife, TRC
 Note: MDIF&W Wading Bird Occurrence and Significant Shorebird Habitat Layers do not intersect the project area



Segment 17



Legend

- MPRP Project Area
- Existing Transmission Line
- Transmission Line to be Removed
- Proposed Structure
- New 345kV Transmission Line
- New 115kV Transmission Line
- New 34.5kV Transmission Line
- Rebuild Existing 345kV Transmission Line
- Rebuild Existing 115kV Transmission Line
- Rebuild Existing 34.5kV Transmission Line
- Proposed Access
- Proposed Off ROW Access
- Proposed Area of Tree Clearing

Sensitive Habitat

- Wetland
- Stream
- Surface Water
- Amphibian Breeding Area
- Natural Vernal Pool
- Significant Vernal Pool
- Potentially Significant Vernal Pool
- Rare Plant Location
- Waterfowl Wading Bird Habitat (IWWH)
- Tidal Waterfowl Wading Bird Habitat
- RTE Species Identified in Area
- Deer Wintering Area (DWA)
- MNAP Unusual Natural Areas
- Bald Eagle Habitat
- Osprey Nest

Proposed Structure #

Proposed Section #

Existing Structure #

Off ROW Access ID #

Revision 7 Project Scope

Variance Legend

- Proposed Access Road Wetland Impact
- Permitted Access Road Wetland Impact (To Be Removed)
- Proposed Access Road
- Permitted Access Road (No Longer Proposed For Use)
- Newly Proposed Sec 64 Structure Locations
- Newly Proposed Sec 3026 Structure Locations

FVR# II-17-00012
 Proposed Wetland Impact: 0 SqFt
 Permitted Wetland Impact: 562 SqFt
 Net Change In Impact: - 562 SqFt

Maine Power Reliability Program

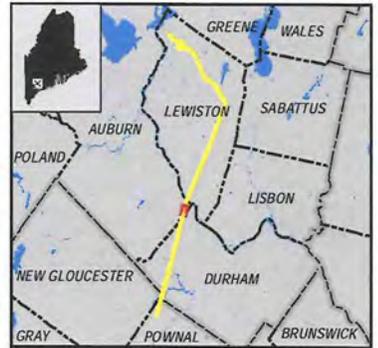
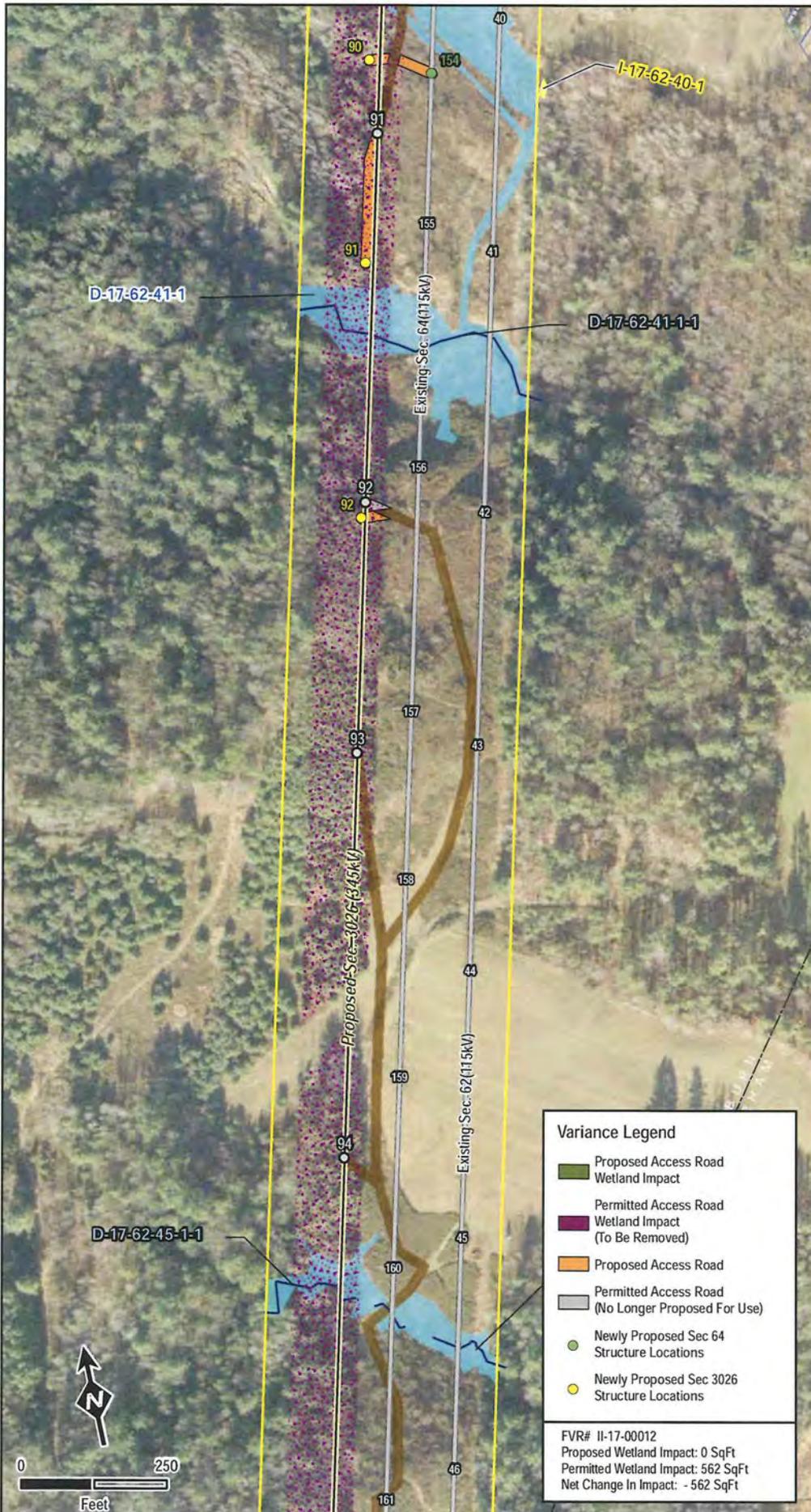
Field Varinace Maps
 FVR# II-17-00012
 Map: S7-17-24

14 Gabriel Dr.
 Augusta, ME 04330

TRC

Created:
 6/11/2012

Sources: Maine Aerial Survey 2007, 100k USGS Topographic Map, Maine Natural Areas Program, Maine Department of Inland Fisheries and Wildlife, TRC
 Note: MDIF&W Wading Bird Occurrence and Significant Shorebird Habitat Layers do not intersect the project area



Segment 17



Legend

- MPRP Project Area
- Existing Transmission Line
- Transmission Line to be Removed
- Proposed Structure
- New 345kV Transmission Line
- New 115kV Transmission Line
- New 34.5kV Transmission Line
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- Proposed Access
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Variance Legend

- Proposed Access Road Wetland Impact
- Permitted Access Road Wetland Impact (To Be Removed)
- Proposed Access Road
- Permitted Access Road (No Longer Proposed For Use)
- Newly Proposed Sec 64 Structure Locations
- Newly Proposed Sec 3026 Structure Locations

Revision 7 Project Scope

- Proposed Structure #
- Proposed Section #
- Existing Structure #
- Off ROW Access ID #

Variance Legend

- Proposed Access Road Wetland Impact
- Permitted Access Road Wetland Impact (To Be Removed)
- Proposed Access Road
- Permitted Access Road (No Longer Proposed For Use)
- Newly Proposed Sec 64 Structure Locations
- Newly Proposed Sec 3026 Structure Locations

FVR# II-17-00012
 Proposed Wetland Impact: 0 SqFt
 Permitted Wetland Impact: 562 SqFt
 Net Change In Impact: - 562 SqFt

Maine Power Reliability Program

Field Variance Maps
 FVR# II-17-00012
 Map: S7-17-25

14 Gabriel Dr.
 Augusta, ME 04330

TRC

Created: 6/11/2012

Sources: Maine Aerial Survey 2007, 100k USGS Topographic Map, Maine Natural Areas Program, Maine Department of Inland Fisheries and Wildlife, TRC
 Note: MDIF&W Wading Bird Occurrence and Significant Shorebird Habitat Layers do not intersect the project area

Goodwin, Mark

From: Hallowell, Dawn <Dawn.Hallowell@maine.gov>
Sent: Tuesday, June 12, 2012 1:00 PM
To: Clement, Jay L NAE; Goodwin, Mark
Cc: Wry, Kara; heather@boyleassociates.net
Subject: RE: MPRP FVR II-17-00012

The Department concurs.

Please reflect the change in Rev 8.

Dawn Hallowell
Licensing & Compliance Manager, Central Maine Region Department of Environmental Protection
17 State House Station | Augusta ME 04333
(207) 557-2624 | Dawn.Hallowell@maine.gov -----Original Message-----
From: Clement, Jay L NAE [mailto:Jay.L.Clement@usace.army.mil]
Sent: Tuesday, June 12, 2012 12:50 PM
To: Goodwin, Mark; Hallowell, Dawn
Cc: Wry, Kara; heather@boyleassociates.net
Subject: RE: MPRP FVR II-17-00012

The Corps has no objection to this modification. Please incorporate it into the next comprehensive modification request.

Jay Clement
Senior Project Manager
US Army Corps of Engineers
Maine Project Office

-----Original Message-----
From: Goodwin, Mark [mailto:magoodwin@burnsmcd.com]
Sent: Tuesday, June 12, 2012 10:51 AM
To: dawn.hallowell@maine.gov; Clement, Jay L NAE
Cc: Wry, Kara; heather@boyleassociates.net
Subject: MPRP FVR II-17-00012
Importance: High

Dawn/Jay:

Please find the attached field variance request as described below.

Please note that this one is very time sensitive as an outage has been scheduled for early August and the work on Section 64 described in the attached field variance must be completed by then. If it isn't completed in time for the outage there will be a high risk of the project missing a critical energization date. I am hopeful it will be a quick review due to the fact that all of the impacts are in non-jurisdictional upland areas and the changes result in a reduction of wetland impact.

This field variance request seeks approval to relocate multiple structures on the Section 64 and Section 3026 transmission lines in an area located between Cotton Road in Lewiston and the Auburn/Durham town line (see attached map set). The proposed change is the result of an engineered solution designed to comply with a Maine Public Utilities Commission Order and a confidential settlement with an abutter. The new structure locations and access to them are all located within upland areas. The change results in an overall reduction of 562 square feet of wetland impact.

Please let me know if you have any questions or require additional information to complete your review.

Thank you,

Mark Goodwin

Environmental Manager

Burns & McDonnell

52 Farm View Drive

Durham Hall

New Gloucester, ME 04260

Direct: 207-253-4027

Mobile: 207-272-3810

magoodwin@burnsmcd.com <<mailto:magoodwin@burnsmcd.com>> www.burnsmcd.com
<<http://www.burnsmcd.com/>>

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