

CITY OF LEWISTON
PLANNING BOARD MEETING
Monday, February 25, 2013 – 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 petition submitted by Veterans Inc. to conditionally rezone the property at 393 Main Street from the Community Business (CB) district to the Downtown Residential (DR) district to allow an increase in the number of efficiency dwelling units from 11 to 25 units to house veterans.

V. OTHER BUSINESS:

Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

VIII. READING OF THE MINUTES: Motion to adopt the draft minutes from February 11, 2013.

VII. ADJOURNMENT



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: February 15, 2013
RE: February 25, 2013 Planning Board Agenda Item IV(a)

A petition submitted by Veterans Inc. to conditionally rezone the property at 393 Main Street from the Community Business (CB) district to the Downtown Residential (DR) district.

Veterans Inc. has submitted a petition to conditionally rezone the property at 393 Main Street from the Community Business (CB) district to the Downtown Residential (DR) district pursuant to Article XVII, Section 5 of the Zoning and Land Use Code to allow an increase in the number of dwelling units from 11 to 25 efficiency units to house veterans. The Board will recall granting approval on May 14, 2012 to Veterans, Inc. to convert the existing St. Josephs School located at 393 Main Street into 11 residential dwelling units for veterans. These dwelling units will provide transitional housing for men in a safe, drug- and alcohol-free facility. The goal of this housing and related support services is to give veterans a stable base from which to find or hold a job, continue their physical or mental recovery and, ultimately, return to independent living.

The applicant is now requesting that the property be conditionally rezoned to DR in order to add additional dwelling units to the property. The property at 393 Main Street is currently zoned community business (CB). The conditional rezoning agreement will be limited to those uses currently allowed in the downtown residential (DR) zoning district. The CB district has a minimum net lot area requirement of 3,000 square feet per dwelling unit limiting the number of units on this site to 11 as approved by the Board: four units with three bedrooms; five units with two bedrooms; two units as efficiencies. By conditionally rezoning the property to DR, the minimum net lot requirement is reduced to 1,500 square feet per dwelling unit. The property is 34,282 square feet which would allow for a maximum of 27 dwelling units on the property. The applicant is proposing 25 units. The increased number of dwelling units will allow for veterans to live independently in efficiency units and will no longer have to share a unit with another individual.

As noted in the conditional rezoning documents, the proposed rezoning allows for the adaptive, mixed-reuse of this building, encourages orderly growth and development in an area of the city where existing multifamily dwellings exist, and provides an incentive for adaptive reuse of a building that was otherwise being underutilized with only 11 dwelling units. The conditional rezoning also provides affordable, decent, and diverse housing opportunities for area residents.

To be clear, in conditionally rezoning this property, those uses that were permitted in the CB that are not permitted in the DR will no longer be allowed. This should not be an issue as the primary intent of the conditional rezoning request to increase the density of dwelling units on the

property. With that in mind, the conditional rezoning agreement has been drafted such that the conditional rezoning of said property shall expire and revert to the underlying zoning of the property by December 3, 2015 if activity has not commenced for use in accordance with this agreement. Furthermore, should this rezoning become effective, the applicant will need to return to the planning board for an amendment to a previously approved subdivision being the conversion of an existing building into a residential use that results in the creation of three or more units regulated as a subdivision.

ACTIONS NECESSARY

1. Make a motion to consider a petition submitted by Veterans Inc. to conditionally rezone the property at 393 Main Street from the Community Business (CB) district to the Downtown Residential (DR) district ;
2. Obtain input on the petition;
3. Make a motion pursuant to Article VII, Section 4 and Article XVII, Section 5 of the Zoning and Land Use Code to send a favorable recommendation for the City Council's consideration to conditionally rezone the property at 393 Main Street from the Community Business (CB) district to the Downtown Residential (DR), subject to any concerns raised by the Planning Board or staff.



January 23, 2013

David Hediger
Planning Department
City of Lewiston
27 Pine Street
Lewiston, ME 04240

David,

Please see the attached documentation as part of our submission for a conditional Re-Zone for the property located at 393 Main Street. We are proposing to re-zone the property from the current CB zone to the DR zone to allow a higher density of units at the site. The building is a great candidate for housing and to realize its full potential we propose to build 25 efficiency units to house Veterans. The DR zone allows this density and we can accommodate all of the required parking for the 25 units on site. Please review the attached information and contact me with any questions. We will be sending the signed petition you have requested under a separate cover.

We look forward to discussing this proposal with you in further detail at the next appropriate public forum.

Call me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Senatore".

Ryan Senatore, AIA LEED-AP
Project Architect

TFH Architects
80 Middle Street
Portland ME 04101
207.775.6141
www.tfharchitects.com

AN ORDINANCE PERTAINING TO ZONING BOUNDARIES

THE CITY OF LEWISTON HEREBY ORDAINS:

Appendix A of the Code of Ordinances of the City of Lewiston, Maine is hereby amended as follows:

APPENDIX A

ZONING AND LAND USE CODE

ARTICLE IV. ESTABLISHMENT OF DISTRICTS

Sec. 1. Zoning Map.

The “Official Zoning Map, City of Lewiston”, adopted pursuant to this Section, is hereby amended by conditionally rezoning the parcels more fully described in Exhibit “A” attached hereto, and as shown on a site plan attached hereto as Exhibit “B”, said parcels being located at 393 Main Street Lewiston, Main, from the community business (CB) zoning district to the downtown residential (DR) district.

REASONS FOR THE PROPOSED AMENDMENT

The reason for the amendment is to provide the proponent (Veterans Inc.) the ability to develop 393 Main Street. Specifically, the proponents are interested in having the property conditionally rezoned to the downtown residential (DR) district in order to develop a veterans service center, providing supporting services to United States military veterans including housing, medical, vocational and nutritional services, and administrative functions related thereto. The property at 393 Main Street is currently zoned community business (CB). The conditional rezoning agreement will be limited to those uses currently allowed in the downtown residential (DR) zoning district and those uses specifically set forth herein.

CONDITIONAL REZONING AGREEMENT

The proponents requests that the official zoning map for the City be amended by deleting the subject property from the community business (CB) zoning district and conditionally rezone the subject premises to downtown residential (DR) district, subject to the limitations more fully described below.

In compliance with the provisions of the Code, Article XVII, Section 5 (g), the proponents hereby propose the following conditions:

- (a) Permitted uses of the property shall be those uses which are presently permitted and conditional uses in the downtown residential (DR) district subject to the conditions contained herein.
- (b) Should a future rezoning of the proponent's property result in less stringent standards than those of this conditional rezoning agreement, the latter standards shall no longer apply.
- (c) Violations of any of the conditions herein will constitute a violation of the Code.
- (d) The conditions described herein shall bind the proponent, its successors and assigns, and any person in possession or occupant of the subject premises, or any portion thereof, and shall inure to the benefit of and be enforceable by the City.
- (e) The proponent shall, at its own expense, record in the Androscoggin County Registry of Deeds a copy of the conditions within thirty (30) days following final approval of this proposal by the City. Such form of recording is to be in a form satisfactory to the City.
- (f) The conditions described herein shall run with the subject premises.
- (g) In addition to all other remedies to which the City may be entitled under applicable provisions of statute or ordinance, if any party in possession or use of the subject premises fails or refuses to comply with any of the conditions imposed, any rezoning approved by the City in accordance with the conditions shall be of no force or effect. In that event, any use of the subject premises and any building or structures developed pursuant to the rezoning shall be immediately abated and brought into compliance with all applicable provisions of the Code with the same effect as if the rezoning had never occurred.
- (h) If any of the conditions are found by a court of competent jurisdiction to be invalid, such determination shall not invalidate any of the other conditions.
- (i) Any rezoning approved by the City conditionally shall be of no force or effect if the proponent fails or refuses to comply with conditions imposed.
- (j) By submitting this proposal, the proponent agrees in writing to the conditions described herein.
- (k) This conditional rezoning of said property shall expire and revert to the underlying zoning of the property by December 3, 2015 if activity has not commenced for use in accordance with this agreement.

CONFORMANCE WITH COMPREHENSIVE PLAN

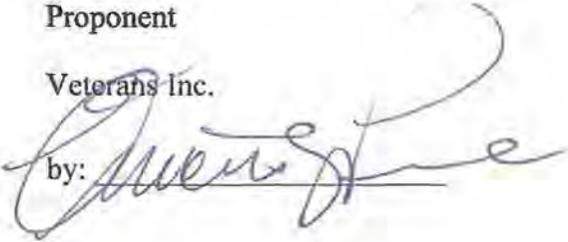
1. Encourage adaptive, mixed-reuse of buildings, including housing...(Downtown Goals, #7, Page 23).
2. Improve labor force skills and the awareness and quality of job training and retraining programs (Economy, Policy 5, Page 45).
3. Continue to allow a wide range of housing types in all appropriate zones within the City (Housing, Strategy H, Page 71).
4. Encourage the orderly growth and development of the appropriate areas of the City while making efficient use of public services... (Land Use, Goals, #1, page 123).

5. Provide incentive for adaptive reuse of buildings or infill construction... (Long Range Planning, Strategy A, Page 134).
6. Encourage and promote affordable, decent housing opportunities for all Lewiston citizens and continue to allow a diverse range of housing types in the community (Long Range Planning, Policy 5, Pages 135-136).

Witness

Proponent

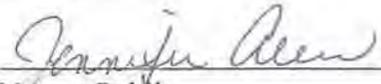
Veterans Inc.

by: 

Worcester County
Androscoggin, SS
Lewiston, Maine Worcester, MA.

January 21, 2013

Personally appeared the above named Vincent J. Perrone of Veterans Inc. and acknowledged the foregoing to be the free act and deed of Veterans Inc.



Notary Public

Commission expires: Sept 20, 2013



EXHIBIT A
(DEED)

PARCEL ONE:

A certain lot or parcel of land, together with the buildings thereon standing, situated in the City of Lewiston, County of Androscoggin and State of Maine, bounded and described as follows, to wit:

Beginning at a hub standing on the easterly line of Main Street, said hub standing about ten feet northerly from underpinning of Daniel Holland's house; thence at right angles with Main Street easterly one hundred feet to a post and fence; thence at right angles southerly twenty-eight feet; thence nearly at right angles easterly by said Holland's land one hundred thirty-one and one-half feet; thence North fifty-six degrees West about one hundred thirty-four feet to the street leading from Main Street to College Street; thence westerly on said cross street about fourteen rods to Main Street; thence southerly on Main Street about one hundred sixty-five feet to the bounds begun at.

Being the same premises conveyed to Roman Catholic Bishop of Portland by deed dated May 26, 1953, and recorded in the Androscoggin County Registry of Deeds in Book 686, Page 591.

EXCEPTING AND RESERVING from the above described premises the land situated in said City of Lewiston, County of Androscoggin and State of Maine, bounded and described as follows:

Beginning at a point at the easterly corner of land of the first parcel of land conveyed to Grantee by Kenneth R.L. Finley by deed dated August 15, 1991, and recorded in said Registry of Deeds in Book 2724, Page 19; thence South forty-four degrees thirty-seven minutes fifty-four seconds East (S 44° 37' 54" E) along a line which is the projection southeasterly of the northeasterly line of Grantee's land, a distance of seventy-three hundredths (0.73) feet to a point; thence South forty-three degrees twelve minutes forty-eight seconds West (S 43° 12' 48" W) a distance of twenty-eight and fifty-six hundredths (28.56) feet to a point in the southwesterly line of the Grantor's land; thence North twenty-eight degrees twenty-six minutes forty-six seconds West (N 28° 26' 46" W) along the southwesterly line of the Grantor's land, a distance of one and ninety-four hundredths (1.94) feet to a point in the southeasterly line of Grantor's land; thence North forty-five degrees twenty-nine minutes fifty-eight seconds East (N 45° 29' 58" E) along the southeasterly line of Grantee's land and parallel to Oak Street, so called, a distance of twenty-eight and no hundredths (28.00) feet to the point of beginning.

Reviewed and Approved: _____



Containing 36.45 square feet.

Bearings are magnetic June 1995.

The above excepted parcel Parcel Two as described in deed from the Roman Catholic Bishop of Portland to the Rainbow Federal Credit Union dated July 31, 1995, and recorded in said Registry of Deeds in Book 3459, Page 79.

PARCEL TWO:

A certain tract or parcel of land, with the buildings thereon, situated in the City of Lewiston, County of Androscoggin and State of Maine, bounded and described as follows, to wit:

Commencing at the intersection formed by the northwesterly line of Oak Street and the northeasterly line of Holland Street; thence northeasterly along the northwesterly line of Oak Street, one hundred thirty-one (131) feet, more or less, to the southwesterly corner of land described in deed from said Elizabeth A. McKenna, as life tenant under the Will of George D. McKenna to Charles Jenkins; thence northwesterly along the southwesterly line of said land described in said deed to said Jenkins and along the southwesterly line of land of said Jenkins which abuts on Main Street, a distance of two hundred fifteen (215) feet, more or less, to the southeasterly line of Main Street at the northwesterly corner of the last mentioned Jenkins' land; thence southwesterly along the southeasterly line of Main Street, forty-seven (47) feet, more or less, to a point forty (40) feet northeasterly from the intersection of the southeasterly line of Main Street and the northeasterly line of Holland Street, which point is the northeasterly corner of land formerly owned by Frank T. Powers; thence southeasterly along the northeasterly line of said Powers' land, a distance of eighty (80) feet, more or less, to the southeasterly corner of said Powers' land; thence southwesterly along the southeasterly line of said Power' land, fifty-seven (57) feet, more or less, to the northeasterly line of Holland Street at a point eighty (80) feet southeasterly from the intersection of the southeasterly line of Main Street and the northeasterly line of Holland Street; thence southeasterly along the northeasterly line of Holland Street, one hundred thirty-eight (138) feet, more or less, to the point of beginning.

Being the same premises conveyed to the Roman Catholic Bishop of Portland by deed of Harold N. Skelton, Executor under the Wills of Elizabeth A. McKenna and George McKenna dated February 25, 1957, and recorded in the Androscoggin County Registry of Deeds in Book 758, Page 114.

Reviewed and Approved: _____



Excepting and reserving that property conveyed to the Rainbow Federal Credit Union by The Roman Catholic Bishop of Portland dated July 31, 1995 and recorded in said Registry of Deeds in Book 3459, Page 79 dated December 1, 1968 and also property conveyed by The Roman Catholic Bishop of Portland to St. Joseph's Federal Credit Union by deed recorded in said Registry of Deeds in Book 997, Page 737.

PARCEL THREE:

Another certain lot or parcel of land, with any improvements thereon, situated in the City of Lewiston, County of Androscoggin, and State of Maine, bounded and described as follows:

Beginning at a point at the intersection of the northwesterly line of Oak Street, so called, at the southerly corner of land conveyed to The Roman Catholic Bishop of Portland by Agnes T. Davis et al by deed dated May 26, 1953, and recorded in the Registry of Deeds for Androscoggin County in Book 686, Page 591, said point being North forty-five degrees twenty-nine minutes fifty-eight seconds East (N 45° 29' 58" E) along the northwesterly line of said Oak Street, a distance of one hundred seventy-three and ninety-four hundredths (173.94) feet from the northeasterly line of Holland Street, so called; thence South forty-five degrees twenty-nine minutes fifty-eight seconds West (S 45° 29' 58" W) along the northwesterly line of said Oak Street, a distance of forty-three and no hundredths (43.00) feet to a point at the southerly corner of Rainbow Federal Credit Union's land; thence North forty-four degrees thirty-seven minutes forty-five seconds West (N 44° 37' 45" W) along the southwesterly line of said Rainbow Federal Credit Union's land, a distance of eighty-seven and fifty-six hundredths (87.56) feet to a point; thence North forty-two degrees thirty-five minutes twenty-seven hundredths East (N 42° 35' 27" E) a distance of eighty-nine and fifty-two hundredths (89.52) feet to a point in the southwesterly line of The Roman Catholic Bishop of Portland's land; thence South twenty-eight degrees twenty-six minutes forty-six seconds East (S 28° 26' 46" E) along the southwesterly line of The Roman Catholic Bishop of Portland's land, a distance of ninety-four and seventy-eight hundredths (94.78) feet to the point of beginning.

Containing 4,996.74 square feet.

Bearings are magnetic June, 1995.

Being the same premises conveyed in deed by Rainbow Federal Credit Union to Roman Catholic Bishop of Portland to Rainbow Federal Credit Union dated August 4, 1995, and recorded in the Androscoggin County Registry of Deeds in Book 3459, Page 81.

Reviewed and Approved: _____



EXHIBIT B
(SITE PLAN)

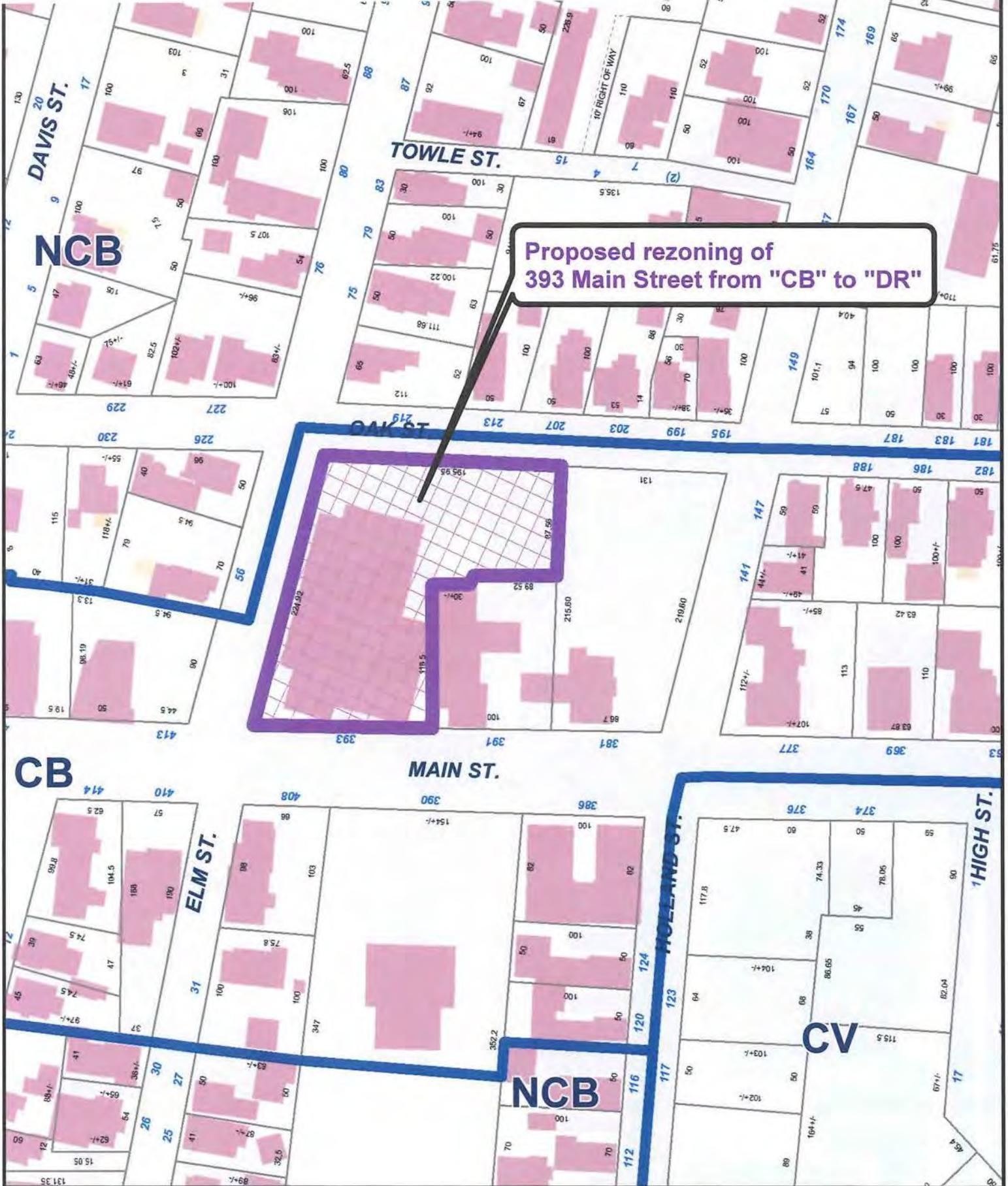
VETERAN'S HOUSING AT THE FORMER ST. JOSEPHS SCHOOL

393 MAIN STREET, LEWISTON, MAINE



PROPOSED ZONING MAP MODIFICATION

JANUARY 10, 2013

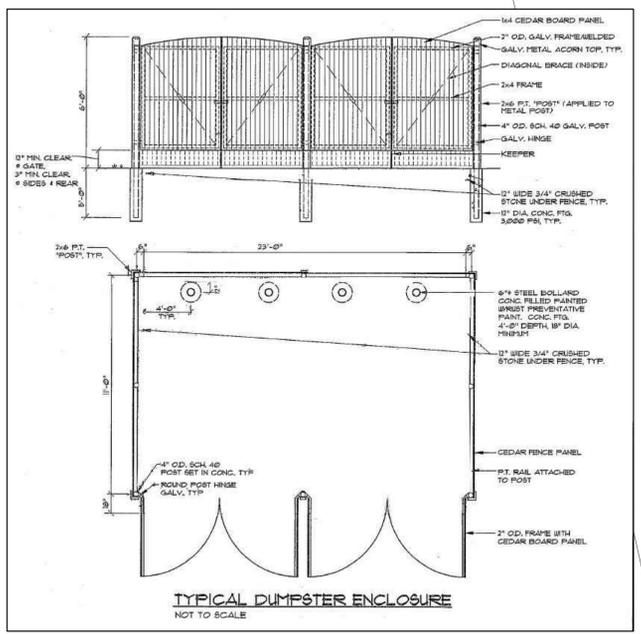
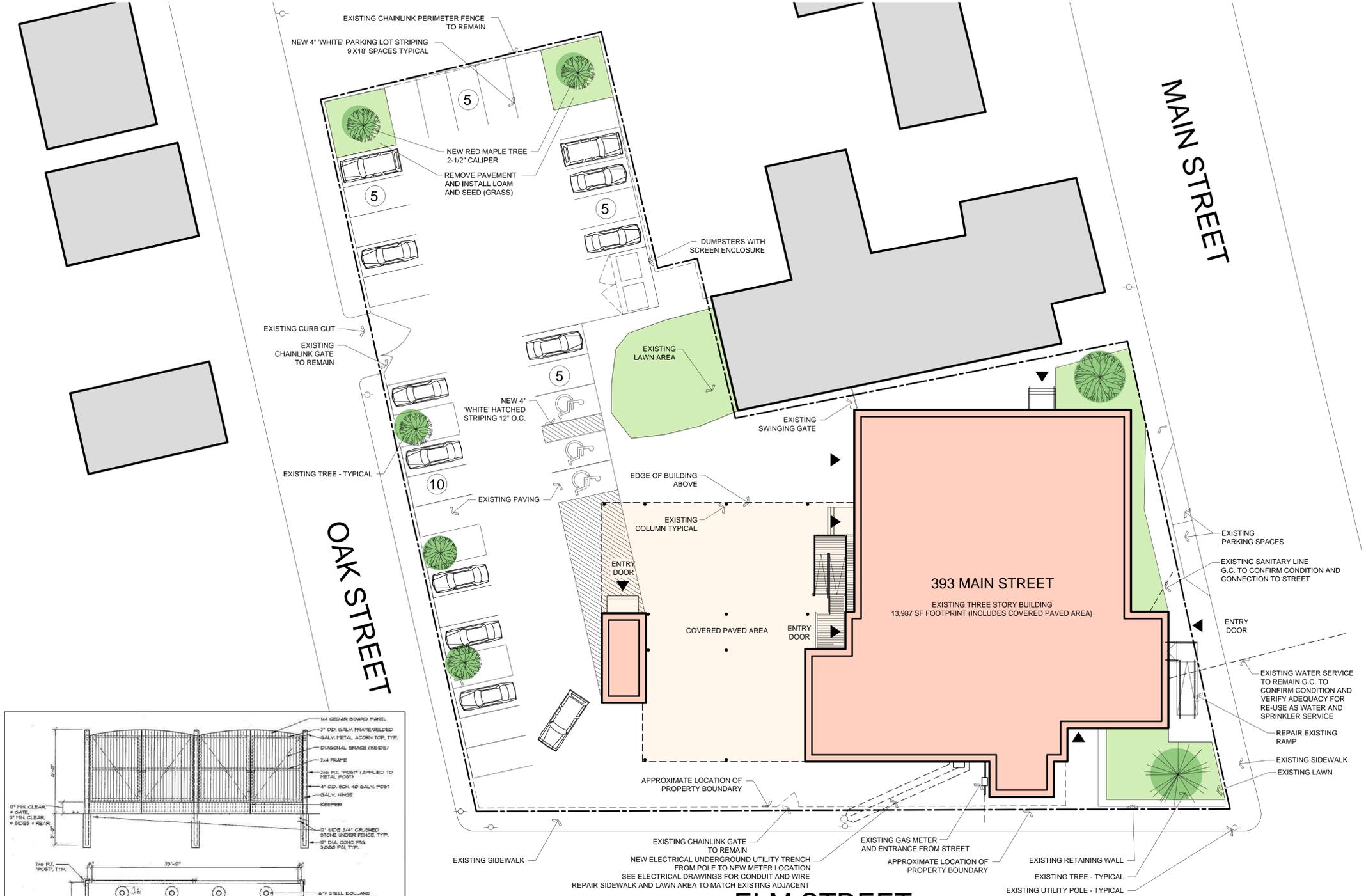


Proposed rezoning of 393 Main Street from "CB" to "DR"



Proposed Rezoning 393 Main Street

February 2013



1 SITE PLAN
1/16" = 1'-0"

PLANNING BOARD APPROVAL

PLANNING BOARD CHAIR - SIGNATURE _____ DATE _____

ZONING REQUIREMENTS

ZONE DR: DOWNTOWN RESIDENTIAL
PERMITTED USES: MULTIFAMILY DWELLINGS

1. MINIMUM LOT SIZE:	5000 SF
2. MINIMUM NET LOT AREA PER DWELLING	1,250 SF
3. MINIMUM STREET FRONTAGE	50 FT
4. MINIMUM FRONT YARD	NONE
5. MINIMUM SIDE AND REAR YARD	10 FT
6. MAXIMUM IMPERVIOUS SURFACE RATIO	0.75
7. MINIMUM OPEN SPACE RATIO	0.25
8. MAXIMUM BUILDING HEIGHT	50 FT

PARKING SUMMARY

MULTIFAMILY DWELLING

1 SPACE PER EFFICIENCY UNIT (25 UNITS)	25 SPACES
0.2 SPACES PER UNIT FOR VISITORS (25 UNITS)	5 SPACES
REQUIRED TOTAL	30 SPACES

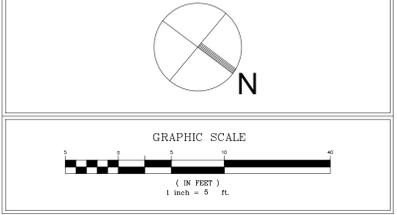
PROJECT SUMMARY

BUILDING FOOTPRINT: (INCLUDES COVERED PAVED AREA)	13,987 SF
LOT SIZE:	0.787ac (34,282 SF)
BLDG. FOOTPRINT AS % OF LOT SIZE:	40.8 %
PARKING PROVIDED:	30 SPACES
NO. OF RESIDENTIAL UNITS:	25 UNITS
RESIDENTIAL DENSITY: SITE AREA PER UNIT	1371.28 SF/UNIT

- PROJECT NOTES**
- THIS SITE PLAN SUBMISSION CREATES 25 DWELLING UNITS WITHIN THE EXISTING BUILDING FOOTPRINT.
 - THE PROJECT WILL COMPLY WITH THE LANGUAGE IN ARTICLE XIII SECTION 11 REGARDING THE EXPIRATION OF APPROVAL.
 - THE REMAINING SPACE WITHIN THE EXISTING BUILDING LOCATED AT 393 MAIN STREET WILL BE LIMITED TO USES ACCESSORY TO THE DWELLING UNITS. OFFICE SPACE, STORAGE AND THE USE OF THE EXISTING GYMNASIUM FOR USE BY THE TENANTS OF THE UNITS ARE ALLOWED.

LEGEND

- FOOTPRINT OF EXISTING BUILDING TO BE CONVERTED TO MULTIFAMILY HOUSING
- COVERED AREA EXISTING BUILDING ABOVE
- EXISTING BUILDING ON ABUTTING PROPERTY
- PERVIOUS AREA
- PROPERTY BOUNDARY



2 LOCUS MAP
NOT TO SCALE



© 2013 TFH ARCHITECTS

VETERAN'S HOUSING
AT THE FORMER ST. JOSEPHS SCHOOL
393 MAIN STREET, LEWISTON, MAINE

TFH ARCHITECTS
80 MIDDLE STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 6141
ARCHITECTURE PLANNING

CONSULTANTS:

REVISIONS:

DATE: 01 / 18 / 13

PROJECT No. 1121

DRAWN BY: RJS

CHECKED BY: TST

SCALE: AS NOTED

SHEET TITLE:
SITE PLAN

C1.0

NOTE:
THIS PLAN REVISES THE PREVIOUSLY APPROVED SITE PLAN DATED 05/14/2012. THE PLAN IS BASED ON A RE-ZONE OF THE PROPERTY TO THE DOWNTOWN RESIDENTIAL ZONE (DR). THE PLAN INCLUDES ADDITIONAL PARKING SPACES, ADDITIONAL GREEN SPACE TOWARD THE SOUTH WESTERLY EDGE OF THE SITE AND TWO NEW TREES AT THE NEW GREEN SPACE.

PETITION TO AMEND THE CITY OF LEWISTON
ZONING AND LAND USE CODE

Pursuant to Appendix A, Article XVII, Section 5 A Amendments of the City of Lewiston Zoning and Land Use Code, we the undersigned residents of the City of Lewiston, being eighteen (18) year of age or older, do hereby petition the City of Lewiston to rezone the property at 393 Main St from Enterprise District to the district described and shown in the exhibits attached hereto:

	SIGNATURE	PRINTED NAME	PHYSICAL STREET ADDRESS (No PO Boxes)	DATE
1		PAUL DUBE	58 VILLAGE DR.	2-5
2		DONALD BOOM	81 HOWARD ST	2-5
3		TINA CARRIER	6 Kevin St	2/5
4		MICHAEL BOOM	30 HOWARD ST	2-5
5		JILL CUSSON	4 Poulin Avenue	2-5
6		JUSTINE ROBERT	155 PINEWOODS RD	2-5
7		ROBERT MCDONOUGH	54 Gina St.	2-5
8		ANGELA LYLE	85 WOODSIDE DR.	2-5
9		CHERYL DUBE	58 Village Dr.	2-5
10		THOMAS A. RIOUX	6 Oxbow Dr.	2-5
11		NORMAND R. BUSSIERE	75 So. LISBON RD.	2-5
12		BERTRAND A. DUTIL	23 SPOFFORD ST	2-5
13		JOHN H STEBBINS SR	26 HOLLAND ST.	2-5
14		PAUL W. ENON	123 Vale St	2-5
15		DONALD PELLETIER	33 Michaud Ave.	2-7
16		LIANE PELLETIER	33 Michaud	2-7
17		MONA CHIARANTONA	39 Jenkins ST	2-7
18		IRENE POMERLEAU	4 Brant St.	2-7
19		KATHERINE A. LEMILLARD	47 Rejean Ave	2-7
20		RICHARD LANGELIER	1/2 Ste-Croix Street	2-7

CIRCULATOR=S VERIFICATION

I hereby verify that I am the Circulator of this petition that all the signatures to this petition were made in my presence, and to the best of my knowledge and belief, each signature is that of the person it purports to be, and each person is a resident of the City of Lewiston.

Signature of Circulator

Printed Name of Circulator

2-7-13
Date

REGISTRAR=S CERTIFICATION

I hereby certify and verify that the names of all of the petitioners listed as valid appear on the voting list as registered voters in the City of Lewiston.

Total Valid: 20

Total Invalid: 0

Signature of Registrar/Deputy Registrar

Date: 2.7.13

PETITION TO AMEND THE CITY OF LEWISTON
ZONING AND LAND USE CODE

Pursuant to Appendix A, Article XVII, Section 5 AAmendments@of the City of Lewiston Zoning and Land Use Code, we the undersigned residents of the City of Lewiston, being eighteen (18) year of age or older, do hereby petition the City of Lewiston to rezone the property at 393 Main St from Enterprise District to the district described and shown in the exhibits attached hereto:

	SIGNATURE	PRINTED NAME	PHYSICAL STREET ADDRESS (No PO Boxes)	DATE
1	<i>Arthur P. Paradis</i>	ARTHUR P. PARADIS	59 BAILEY AVE	2-7-13
2	<i>Pauline J. Gilbert</i>	PAULINE J. GILBERT	23 Fortin Way	2-7-13
3	<i>Robert M. Gilbert</i>	Robert M. Gilbert	23 Fortin Way	2-7-13
4	<i>Romance D. Gagne</i>	ROMANCE D. GAGNE	39 JENKINS ST	2-7-13
5	<i>Maurice G. Gagne</i>	MAURICE G. GAGNE	39 JENKINS ST	2-7-13
6	<i>Fernand R. Fournier</i>	Fernand R. Fournier	10 Heathwood Lane	2-7-13
7	<i>Avita Fournier</i>	AVITA FOURNIER	10 Heathwood Ln	2-7-13
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

CIRCULATOR'S VERIFICATION

I hereby verify that I am the Circulator of this petition that all the signatures to this petition were made in my presence, and to the best of my knowledge and belief, each signature is that of the person it purports to be, and each person is a resident of the City of Lewiston.

Donald T. Dube
Signature of Circulator

DONALD T. DUBE
Printed Name of Circulator

2-7-13
Date

REGISTRAR'S CERTIFICATION

I hereby certify and verify that the names of all of the petitioners listed as valid appear on the voting list as registered voters in the City of Lewiston.

Total Valid: 7

Total Invalid: 0

Allen R. Pease, Jr
Signature of Registrar/Deputy Registrar

Date: 2-7-13