

CITY OF LEWISTON
PLANNING BOARD MEETING
Monday, July 22, 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:

An application submitted by Alex Olsen to operate a disc golf course at 455 Grove Street as a public nonintensive outdoor recreational use.

V. OTHER BUSINESS:

- a) Comprehensive Plan: discussion of specific sections of Zoning and Land Use Code that should be revisited.
- b) 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 the June 10, 2013 and June 24, 2013.

VII. ADJOURNMENT



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: July 18, 2013
RE: July 22, 2012 Planning Board Agenda Item IV(a)

An application submitted by Alex Olsen to operate a disc golf course at 455 Grove Street as a public nonintensive outdoor recreational use.

Alex Olsen has submitted an application to operate a disc golf course at 455 Grove Street. This property of 45.17 acres is located in the Rural Agricultural (RA) district, is largely wooded, and consists of Mr. Olsen's single family dwelling. The applicant plans to operate the office for course from his home. Disc golf is similar to regular golf; however, instead of using golf clubs and balls aiming for a hole, disc golf players use golf discs and aim for a disc pole hole, a pole extending up from the ground with chains and a basket where the disc lands. The course consists trails and cleared openings throughout the property. Disc golf courses are allowed as a conditional use in the RA district as a nonintensive outdoor recreational use. Therefore, the Planning Board is considering this application in accordance with the conditional use criteria of Article X, Section 3 and the development review criteria of Article XIII, Section 4. The applicant's submittal references these specific criteria.

Staff notes the following with respect to the proposed improvements:

- Site improvements are largely limited to the proposed 30-space parking lot. The area for the proposed parking was recently used as a staging area for timber harvesting completed on the lot. The parking area is immediately adjacent to a wetland and stream. All soil disturbance will be greater than 75' from the stream, meeting DEP setbacks. Portions of the staging area not needed for parking will revert to natural vegetation, as shown on the plan as "buffer area" and as noted on the plan, note #7. The site plan makes reference to the installation of silt fencing, stump grindings and other erosion control measures. Staff has stressed to the applicant that it is imperative appropriate measures are taken prior and during construction of the parking area to ensure not erosion occurs,
- Both the conditional use and development review criteria require safe and adequate access into the site. The access to the site shall utilize the existing driveway to the single family home. Staff has determined the sight distance exceeds 350' at this driveway, which is greater than DOT's requirements for a road posted 35 MPH. That said, vehicular traffic approaching the site in an easterly direction likely exceeds the posted speed limit while traveling down the large hill. While not required, the Board may consider requiring the applicant to install a traffic sign on Grove Street advising of a business entrance or turning traffic ahead. This sign may be installed by Public Works at the applicant's expense.
- The site plan notes approximately 1,100 square feet of wetland alterations. This falls with DEP's allowance of 4,300 square feet of alteration without a permit.

- The additional impervious area from the gravel parking area will sheet flow into a level spreader and vegetated buffer area. The applicant's engineer has noted there will be no adverse impact to other properties from the proposed improvements.
- The site plan provided for the parking improvements references the staff review committee. This plan must be amended to reference the Planning Board. The plan should also reference the expiration of approval language contained in Article XIII, Section 11.
- A portable toilet will be provided on site for players use.
- Pursuant to Article X, Section 5, no conditional use permit shall be valid for a period longer than six months from the date of issue, or such other time, up to two years. While the applicant has not made the specific request, staff recommends the conditional use permit be valid for a period of 24-months from the date of approval to be consistent with the 24-month expiration of development review approved projects.
- No other comments have been received at this time from other reviewing departments. Staff will provide additional comments at the meeting if necessary.

This project is subject to development review approval from the Planning Board pursuant to Article X, Section 3 and Article XIII, Section 4 of the Zoning and Land Use Code. Should the Board grant approval, staff recommends the following conditions:

1. The conditional use permit is valid for a period of 24-months from the date of approval to be consistent with the 24-month expiration of development review approved projects. This should be noted on the parking lot site plan.
2. Prior to any site improvements or site disturbance, all necessary erosion control measures must be installed and maintained during construction.
3. A note should be added to the site plan explaining the purpose of said plan is provide parking for a disc golf course at 455 Grove Street.
4. A note should be added that a portable toilet will be provided on site for use by players.
5. Prior to opening to the public, all site improvements must be completed in accordance with the approved plan.
6. The site plan must be amended to reference the Planning Board and the expiration of approval language contained in Article XIII, Section 11.

ACTIONS NECESSARY

1. Make a motion to consider an application submitted by Alex Olsen to operate a disc golf course at 455 Grove Street as a public nonintensive outdoor recreational use.
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 and to grant approval Alex Olsen to operate a disc golf course at 455 Grove Street as a public nonintensive outdoor recreational use, subject to any concerns raised by the Planning Board or staff.

PROJECT DATA

The following information is required where applicable, in order to complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	<u>6,612</u>	sq. ft.
Proposed Total Paved Area	<u>N/A</u>	sq. ft.
Proposed Total Impervious Area	<u>9,000</u>	sq. ft.
Proposed Impervious Net Change	<u>9,000</u>	sq. ft.
Impervious surface ratio existing	<u>.003</u>	% of lot area
Impervious surface ratio proposed	<u>.008</u>	% of lot area

BUILDING AREA/LOT

COVERAGE

Existing Building Footprint	<u>912</u>	sq. ft.
Proposed Building Footprint	<u>N/A</u>	sq. ft.
Proposed Building Footprint Net change	<u>N/A</u>	sq. ft.
Existing Total Building Floor Area	<u>2600</u>	sq. ft.
Proposed Total Building Floor Area	<u>N/A</u>	sq. ft.
Proposed Building Floor Area Net Change	<u>N/A</u>	sq. ft.
New Building	<u>NO</u>	(yes or no)
Building Area/Lot coverage existing	<u>.0004</u>	% of lot area
Building Area/Lot coverage proposed	<u>.0004</u>	% of lot area

ZONING

Existing	<u>BA</u>
Proposed, if applicable	<u>N/A</u>

LAND USE

Existing	<u>WOOD LOT / SINGLE FAMILY DWELLING</u>
Proposed	<u>Same and Disc Golf</u>

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	<u>1 unit</u>
Proposed Number of Residential Units	<u>N/A</u>
Subdivision, Proposed Number of Lots	<u>N/A</u>

PARKING SPACES

Existing Number of Parking Spaces	<u>2</u>
Proposed Number of Parking Spaces	<u>30</u>
Required Number of Parking Spaces	<u>-</u>
Number of Handicapped Parking Spaces	<u>ONE</u>

ESTIMATED COST OF PROJECT

\$ 20,000

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	<u>N/A</u>	sq. ft.
Proposed Disturbed Area	<u>N/A</u>	sq. ft.
Proposed Impervious Area	<u>N/A</u>	sq. ft.

1. If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.
2. If the proposed impervious area is greater than one acre including any impervious area created since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.
3. If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.
4. If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing N/A passenger car equivalents (PCE)
(Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) N/A passenger car equivalents (PCE)
If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the RA zoning district.
 2. Parcel Area: 45.17 acres / 1,967,605 square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	<u>60,000</u>	/ <u>45.17 AC</u>
Street Frontage	<u>200</u>	/ <u>332</u>
Min Front Yard	<u>25</u>	/ <u>25</u>
Min Rear Yard	<u>25</u>	/ <u>25</u>
Min Side Yard	<u>25</u>	/ <u>25</u>
Max. Building Height	<u>35</u>	/ <u>UNDER 35</u>
Use Designation	<u>OUTDOOR REC</u>	/ <u>OUTDOOR REC</u>
Parking Requirement	1 space/ per - square feet of floor area	
Total Parking:	<u>-</u>	/ <u>30</u>
Overlay zoning districts (if any):	<u>N/A</u>	/ <u>N/A</u>
Urban impaired stream watershed?	YES <input type="radio"/> NO <input checked="" type="radio"/> If yes, watershed name <u>N/A</u>	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submission shall include payment of fee and fifteen (15) complete packets containing the following materials:

1. Full size plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

Refer to the application checklist for a detailed list of submittal requirements.

L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

Auburn: www.auburnmaine.org under City Departments/ Planning and Permitting/Land Use Division/Zoning Ordinance

Lewiston: <http://www.ci.lewiston.me.us/clerk/ordinances.htm> Refer to Appendix A of the Code of Ordinances

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant: 	Date: <u>7/17/13</u>
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Development Review Checklist

City of Auburn Planning and Permitting Department
City of Lewiston Department of Planning and Code Enforcement



THE FOLLOWING INFORMATION IS REQUIRED WHERE APPLICABLE TO BE SUBMITTED FOR AN APPLICATION TO BE COMPLETE

PROJECT NAME: Devils Grove Disc Golf

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: 455 Grove St Lewiston, ME

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
	Owner's Names/Address	✓			
	Names of Development	✓			
	Professionally Prepared Plan	✓			
	Tax Map or Street/Parcel Number	✓			
	Zoning of Property	-			
	Distance to Property Lines	✓			
	Boundaries of Abutting land	✓			
	Show Setbacks, Yards and Buffers	✓			
	Airport Area of Influence (Auburn only)	N/A			
	Parking Space Calcs	✓			
	Drive Openings/Locations	✓			
	Subdivision Restrictions	N/A			
	Proposed Use	✓			
	PB/BOA/Other Restrictions	N/A			
	Fire Department Review				
	Open Space/Lot Coverage	✓			
	Lot Layout (Lewiston only)	✓			
	Existing Building (s)	✓			
	Existing Streets, etc.	✓			
	Existing Driveways, etc.	✓			
	Proposed Building(s)	✓			
	Proposed Driveways	✓			
Landscape Plan					
	Greenspace Requirements	N/A			
	Setbacks to Parking	✓			
	Buffer Requirements	✓			
	Street Tree Requirements	N/A			
	Screened Dumpsters	N/A			

	Additional Design Guidelines	N/A			
	Planting Schedule	N/A			
Stormwater & Erosion Control Plan		✓			
	Compliance w/ chapter 500	✓			
	Show Existing Surface Drainage	✓			
	Direction of Flow	✓			
	Location of Catch Basins, etc.	✓			
	Drainage Calculations	✓			
	Erosion Control Measures	✓			
	Maine Construction General Permit				
	Bonding and Inspection Fees	N/A			
	Post-Construction Stormwater Plan	-			
	Inspection/monitoring requirements	-			
	Third Party Inspections (Lewiston only)	-			
Lighting Plan					
	Full cut-off fixtures	N/A			
	Meets Parking Lot Requirements	N/A			
Traffic Information					
	Access Management	✓			
	Signage	✓			
	PCE - Trips in Peak Hour	-			
	Vehicular Movements	N/A			
	Safety Concerns	✓			
	Pedestrian Circulation	N/A			
	Police Traffic	-			
	Engineering Traffic	-			
Utility Plan					
	Water	N/A			
	Adequacy of Water Supply	N/A			
	Water main extension agreement	N/A			
	Sewer	N/A			
	Available city capacity	N/A			
	Electric	N/A			
	Natural Gas	N/A			
	Cable/Phone	N/A			
Natural Resources		N/A			
	Shoreland Zone	N/A			
	Flood Plain	N/A			
	Wetlands or Streams	✓			
	Urban Impaired Stream	N/A			
	Phosphorus Check	N/A			
	Aquifer/Groundwater Protection	N/A			
	Applicable State Permits	N/A			

	No Name Pond Watershed (Lewiston only)	N/A			
	Lake Auburn Watershed (Auburn only)	N/A			
	Taylor Pond Watershed (Auburn only)	N/A			
Right Title or Interest					
	Verify	✓			
	Document Existing Easements, Covenants, etc.	N/A			
Technical & Financial Capacity					
	Cost Est./Financial Capacity	✓			
	Performance Guarantee	N/A			
State Subdivision Law		N/A			
	Verify/Check	N/A			
	Covenants/Deed Restrictions	N/A			
	Offers of Conveyance to City	N/A			
	Association Documents	N/A			
	Location of Proposed Streets & Sidewalks	N/A			
	Proposed Lot Lines, etc.	N/A			
	Data to Determine Lots, etc.	N/A			
	Subdivision Lots/Blocks	N/A			
	Specified Dedication of Land	N/A			
Additional Subdivision Standards					
	Single-Family Cluster (Lewiston only)	N/A			
	Multi-Unit Residential Development (Lewiston only)	N/A			
	Mobile Home Parks	N/A			
	Private Commercial or Industrial Subdivisions (Lewiston only)	N/A			
	PUD (Auburn only)	N/A			
A jpeg or pdf of the proposed site plan					
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving					

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT We, **Brian M. Laramee and Sonya M. Laramee**, both of Lewiston, County of Androscoggin and State of Maine, FOR CONSIDERATION PAID, grant to **Alex Olsen**, of Lewiston, County of Androscoggin and State of Maine, with WARRANTY COVENANTS, the following described real property located in the City/Town of Lewiston, County of Androscoggin and State of Maine, being bounded and described as follows, to wit:

A certain lot or parcel of land situated in the City of Lewiston, in Androscoggin County, State of Maine, bounded and described as follows:

Beginning at an existing iron rod set in the southwesterly line of Grove Street, so called, at the northerly corner of land conveyed to Robert R. Gladu and Ginette A. Gladu from Nazaire Beaulieu and Helena Beaulieu, by deed dated April 30, 1968, and recorded in the Registry of Deeds for Androscoggin County in Book 987, Page 407, thence;

North 54° 35' 14" West along the southwesterly line of said Grove Street a distance of 332.22 feet to a point, thence;

South 59° 27' 25" West a distance of 427.89 feet to a point, thence;

North 73° 28' 35" West a distance of 1395.31 feet to an existing iron rod set at a corner of land conveyed to Jeffrey R. Perron and Lisa J. Perron from Roger G. Perron and Donna M. Perron by deed dated July 23, 2002, and recorded in said Registry in Book 5061, Page 126, thence;

South 09° 07' 57" East along the easterly line of said Perron's land a distance of 849.71 feet to an existing iron rod at a corner of said Perron's land, thence;

South 29° 35' 37" West along the southerly line of said Perron's land a distance of 599.72 feet to an existing iron rod at Perron's southerly corner and at the easterly corner of land conveyed to Roger M. Levasseur from Cecile K. Levasseur by deed dated November 2, 1983, and recorded in said Registry in Book 1682, Page 200, thence;

MAINE REAL ESTATE
TRANSFER TAX PAID

South 28° 51' 04" West along the southeasterly line of said Lavasseur's land a distance of 910.16 feet to an existing iron rod at a corner of said Levasseur's land, thence;

South 60° 08' 16" East along the easterly line of said Levasseur's land a distance of 138.32 feet to an existing iron rod in the easterly line of said Levasseur's land and at the northwesterly corner of said Gladu's land, thence;

North 52° 57' 34" East along the northerly line of said Gladu's land a distance of 3078.76 feet to the point of beginning.

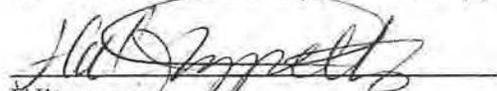
Containing 45.17 acres.

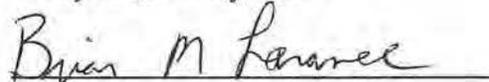
Bearings are Magnetic May 1989.

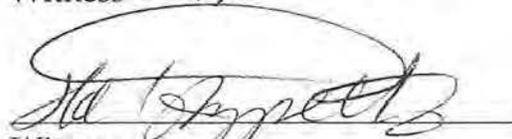
Being a portion of the premises described in the deed from Roger G. Perron and Donna M. Perron to Sonya M. Laramée and Brian M. Laramée dated July 23, 2002 and recorded in Book 5061, Page 124 of the Androscoggin Registry of Deeds.

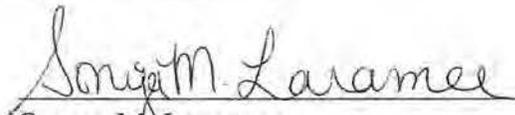
The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

WITNESS our hand(s) and seal(s) this 17th day of January, 2013.


Witness


Brian M. Laramée


Witness


Sonya M. Laramée

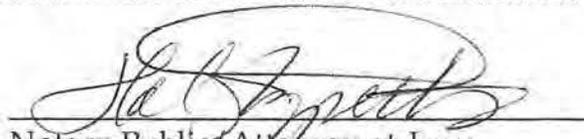
STATE OF MAINE
COUNTY OF Androscoggin, ss.

January 17th, 2013

Personally appeared the above-named Brian M. Laramée and Sonya M. Laramée, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

HAL J. TIPPETTS
Notary Public, State of Maine
My Commission Expires February 2, 2013


Notary Public/ Attorney-at-Law

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

Subject: RE: Disc golf course
From: Norm Chamberlain (ngc@tayloeng.com)
To: DHediger@lewistonmaine.gov; hondastud1111@yahoo.com;
Cc: RBarnes@lewistonmaine.gov;
Date: Tuesday, July 2, 2013 4:51 PM

David,

There is no more than a 0.4 cfs increase in the peak runoff for any of the design storms based on the 5.3 acre watershed that includes the proposed parking lot. This is very small and would be attenuated in the buffer and would not coincide with the peak of the stream. Therefore, it's my opinion that there will be no impact on other properties from stormwater runoff.

Norm Chamberlain, PE

Taylor Engineering Associates

PO Box 1808

Auburn, Maine 04211

P: (207) 784-5471

C: (207) 754-9959

F: (207) 777-5742



From: David Hediger [mailto:DHediger@lewistonmaine.gov]
Sent: Tuesday, July 02, 2013 3:20 PM
To: ngc@tayloeng.com; 'Alex'
Cc: Ryan Barnes
Subject: RE: Disc golf course

Norm:

Devils Grove Disc Golf
455 Grove Street, Lewiston, Maine 04240

Disc golf is a flying disc game in which individual players throw a flying disc at a target. According to the Professional Disc Golf Association, the object of the game is to traverse a course from beginning to end in the fewest number of throws of the disc. The game is played in about 40 countries around the world.

I plan on opening a disc golf course in Lewiston, Maine at 455 Grove Street where I own 45.17 acres. I've recently had my timber selective cut to improve the growth of the forest and mainly focus on big ugly pine trees that were overgrown and blocking the sun from new growth. Before doing so I had Jones Associates from Poland Spring, Maine come in and give me a Forest Management and Harvest Plan. Some of there recommendations were to commercially have someone thin softwood, remove overtopped, dead/dying white pine trees, also to maintain and create trails to enhance recreational opportunities. So i did just that and made trails through the woods to throw the discs maintaing 25 ft. away from the property lines.

Disc Golf can do many things for the community. It is great for family's of all ages to get out in the woods and experience the outdoors. Playing disc golf is a great way to be physically active, the average player walks over three miles in one 18 hole round. Of course, disc golf is about more than simply walking. For many people, playing disc golf can be enjoyable, exciting, challenging and competitive. Disc golf is the least costly of any sport that you can try. You can get the right equipment to play competitively for a very low cost. You can get discs from \$6 up to \$20 with the majority of the top disc in the \$12 to \$15 range. Need an excuse to get out and play more disc golf? It is just plain-good exercise.

I realize I need a Conditional use permit and development approval. I wish to

be granted this permit from the planning board. I've addressed the following criteria as follows.

Sec.3.

(1). The disc golf course will have no significant adverse impact upon the value or quiet possession of the surrounding properties

a. While there are no disc golf courses in town to compare to, the use of the land is comparable in that it remains undeveloped and heavenly vegetated and wooded like abutting properties. Far less intensive then a ball golf course as it is trails through the woods. I continue to live on the property in a single family home from which the office will be located. Lastly it compares to my great neighborhood by continuing to remain a large wooded and field lot, causing less visual impact then a cell tower or transmissions lines.

b. The traffic that will be generated will be from everyday people that enjoy disc golf, up to 30 passenger cars is what the parking area will be constructed of, site plan made by Norm Chamberlan from Taylor Engineering Associates in Auburn, Maine (see site plan). Expanse of pavement, there will be a paved apron at the beginning of drive way that I plan to have done by October 1, 2013. The rest of the parking will be gravel. My hours of operation will be from 8am to dusk 7 days a week.

c. The generation of noise, dust, odor, vibration, glare, smoke will be no different from my single family home. There will be trash cans throughout the course.

d. There will be no impact of groundwater to abutting properties, there is only a single family drilled well for my home.

There is no unusual physical characteristics of the site that impacts any surrounding properties.

(2). Into and within the site will be safe and will not be overburdened or create hazards because they are inadequate.

a. Vehicular access to the site will be on Grove Street in Lewiston, Maine which has an adequate capacity to accommodate the additional traffic generated by the development.

b. The topography of the site meets the standards of the City of Lewiston's Policy for the design and construction of streets and sidewalks. This includes vehicular sight distance that the city staff has measured and approved.

c. The facilities assure the safety of pedestrians passing by or through the site.

(3). Municipal or other facilities serving the proposed use will not be overburdened or create hazards because they are inadequate.

a. I have no city connection to city sewerage and water.

b. There is no connection to the storm drainage system. The proposed parking has been designed to sheet flow in a vegetated buffer on site.

c. The fire department can provide necessary protection if needed.

(4). There is no grading or filling on site other than for the proposed parking area which has been designed, therefore, the soils at 455 Grove Street have adequate capacity and stability to support all loadings, including fill, developed by the proposed use and the use will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water to the extent that a dangerous or unhealthy

condition may result on the site

or upon the land of abutters or the environment. Erosion control measures will be taken during construction of the lot.

(5). The only structure on the property is the existing single family home from which a small office for the course will operate, therefore, the scale and design of the existing structure , scale and massing is compatible with existing structures within 500 feet of the site in areas where the existing structures are of a similar scale and architectural treatment.

DEVELOPMENT REVIEW AND STANDARDS

sec.4. Approval criteria

a. Utilization of the site. The plan for the development will reflect the natural capabilities of the site to support the course development. Environmentally sensitive areas such as wetlands, steep slopes, flood plains and unique natural features will be maintained and preserved to the maximum extent. Other than the parking area, no grading or filling is proposed. Natural drainage areas will be preserved to the

maximum extent.

b. Traffic movement into and out of the development area. I have made adequate provisions for traffic movement of all types into and out of the parking area. Vehicular access to the site will be on Grove street in Lewiston, ME in which it has an adequate capacity to accommodate the additional traffic generated by the new development.

c. Access into the site. Vehicular access into the development will provide for safe and convenient access.

d. Internal vehicular circulation. The layout of the site will provide for the safe movement of passenger, service and emergency vehicles through the site on a 30 car parking lot.

(1). The grades, intersections, access and sight distances shall be in accordance with the City of Lewiston's Policy for the Design and Construction of Streets and Sidewalks. There will be a paved apron at the driveway entrance and sight distance has been determined by staff to be adequate.

(2). N/A

(3). The layout and design of parking areas will provide for safe and convenient circulation of vehicles throughout the lot and will prohibit vehicles from backing out onto a street.

4. N/A

5. N/A

6. N/A

e. N/A

f. Storm water management. Adequate provisions has been made for the disposal of all storm water collected from the parking areas, which will not have adverse impacts on abutting or downstream properties. (Norm Chamberlan, from Taylor Engineering Associates, said this in email dated July 2, 2013, see attached) "There is no more than a 0.4 cfs increase in the peak runoff for any of the design storms based on the 5.3 acre watershed that includes the proposed parking lot. This is very small and would be attenuated in the buffer and would not coincide with the peak of the stream. Therefore, it's my opinion that there will be no impact on other properties from storm water runoff."

g. Erosion control. Filling, excavation and earth moving activity will be kept to a minimum within the parking area. Natural vegetation will be preserved and protected wherever possible. Erosion and sedimentation control measures shall comply with the Maine Erosion and Sedimentation Law, 38 M.R.S.A. § 420-C, and regulations promulgated thereunder, as amended, both during construction and continuously after construction is complete. In addition, erosion and sedimentation measures consistent with the Maine Erosion and Sedimentation Control BMPs, Pub. No. DEPLW0588, published by the Maine Department of Environmental Protection (March 2003) shall be implemented. Said measures are noted on the site plan.

h. There will be no water supply to the public.

i. Sewage Disposal, there will be an outdoor portable toilet for public use.

j. N/A

k. Natural features. With the exception of the parking area, the landscape will be preserved in its natural state insofar as practical by minimizing tree removal, disturbance and compaction of soil and by retaining existing vegetation insofar as practical during construction.

L. Groundwater protection. The proposed site development and use will not adversely impact either the quality or quantity of groundwater available to abutting properties or public water supply systems.

m. The proposed development will not result in undue water or air pollution.

n. There will be no nighttime hours of operation, therefore no lighting is proposed.

o. Waste disposal, Will have portable toilet and trash cans available for the public.

p. N/A

q. Landscaping. No landscaping is proposed as the site will remain heavily wooded.

r. N/A

s. N/A

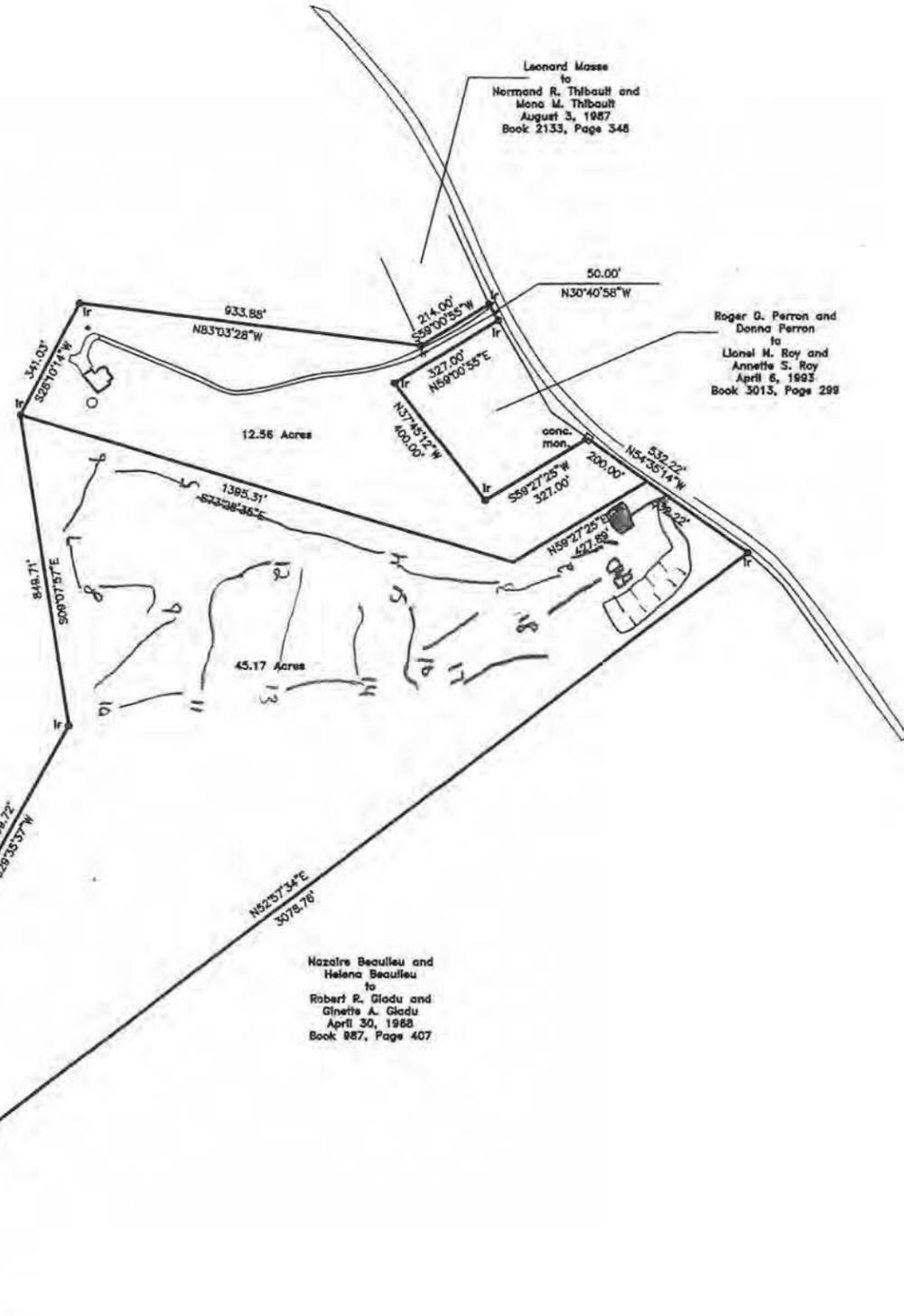
t. Technical and financial capacity. My land was just recently logged and I'm using that money to help pay for the parking lot, along with some savings and also a trade that has been worked out for the loam the excavators will dig up to build parking area.

u. Buffering. The development will provide for the buffering of at least 25' along side and rear property lines where existing vegetation will remain.

v. The development will be consistent with the districts regulations of article XI, being regulated as a non intensive outdoor recreational use allowed as a conditional use.

w. Design consistent with performance standards. The applicant has so designed the development as to make it probable that the development and its use will comply with performance standards of article XII, insofar as they maybe applicable.

Roger G. Perron and
Donna M. Perron
to
Jeffery R. Perron and
Lisa J. Perron
July 23, 2002
Book 5061, Page 126



Roger G. Perron and
Donna Perron
to
Lionel M. Roy and
Annette S. Roy
April 5, 1993
Book 5013, Page 298

Cecile K. Levasseur
to
Roger M. Levasseur
November 2, 1983
Book 1682, Page 200

Hazaire Beaulieu and
Helena Beaulieu
to
Robert R. Gladu and
Ginette A. Gladu
April 30, 1988
Book 987, Page 407

Cecile K. Levasseur
to
Roger M. Levasseur
November 2, 1983
Book 1682, Page 200



REV.	DATE	REVISION

A.R.C.C.
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Sonya & Brian Laramee
411 Grove Street
Lewiston, Maine 04240
Androscoggin County
DATE: 1st 200th June 1, October 11, 2012

DEED PLOT
JOB NO. 12-068

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