

CITY OF LEWISTON
PLANNING BOARD MEETING
Monday, September 23, 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) An application submitted by Walsh Engineering Associates, Inc. on behalf of Volunteers of America Northern New England for a 30-unit affordable housing project between Bartlett Street and Pierce Street located at 139 Bartlett, 145-155 Bartlett Street and 110-122 Pierce Street.
- b) An application submitted by A.R.C.C. Land Surveyors, Inc. on behalf of Hahnel Bros. Co. and Schott Realty, Inc. to amend the Subdivision Plan entitled Schott Realty, Inc. dated February 24, 2004. The amendment consists of adding 3.99 acres to lot 2 at 56 Strawberry Avenue.

V. OTHER BUSINESS:

- a) Request for Executive Session pursuant to 1 M.R.S.A. § 405(6)(E): Consultations between the Planning Board and the City Attorney concerning the legal rights and duties of the body or agency, pending or contemplated litigation.
- b) Request for the reconsideration of the application submitted by A.R.C.C. Land Surveyors, Inc. on behalf of Mark L. and Terri I. Chizmar, 7 St. Jerome Street, Lillian Fortin-Martin, 9 St. Jerome Street, Matthew Lajoie, 11 St. Jerome Street, and Alexandra D'Eramo, 15 St. Jerome Street to acquire additional land to the rear of their properties from the Pinarid Farms Association to satisfy the zoning and land violations involving encroachments into open space. The applicant is also requesting setback modifications for sheds at 7 St. Jerome Street, 9 St. Jerome Street, and 11 St. Jerome Street located within the required 10' side setback.
- c) Discussion about performance standards applicable to drinking places.
- d) Request to schedule a public hearing October 28, 2013 to consider an ordinance regulating chickens.
- e) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

VI. OLD BUSINESS:

- a) Update on Riverfront Project
- b) Update on Comprehensive Plan

VIII. READING OF THE MINUTES: Motion to adopt the draft minutes from the August 26, 2013 and September 9, 2013 Meeting

VII. ADJOURNMENT



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: September 18, 2013
RE: September 23, 2013 Planning Board Agenda Item IV(a)

An application submitted by Walsh Engineering Associates, Inc. on behalf of Volunteers of America Northern New England for a 30-unit affordable housing project between Bartlett Street and Pierce Street located at 139 Bartlett, 145-155 Bartlett Street and 110-122 Pierce Street.

Walsh Engineering Associates, Inc. on behalf of Volunteers of America Northern New England (VOA) has submitted an application for a 30-unit affordable housing project between Bartlett Street and Pierce Street located at 139 Bartlett, 145-155 Bartlett Street and 110-122 Pierce Street. This project is being developed in effort to replace 29 units of project based Section 8 family housing that was lost in the May fires, called Pierce Place, and located at 145 and 149 Bartlett Street, and 110 and 114 Pierce Street. The replacement project is proposed to be built on these four parcels, and four abutting and contiguous parcels: 139 and 155 Bartlett Street and 116 and 122 Pierce Street.

The total project consists of approximately 40,000 square feet of land located in the Downtown Residential (DR) district in which multifamily dwellings are a permitted use. The project will consist of four story structure with 30 dwelling units: 13 two bedroom units, 12 three bedroom units, and 5 four bedroom units. One of the two bedroom units will be occupied by an on-site manager, who provides maintenance, security, and access to programs.

Staff notes the following:

- Multifamily dwelling are a permitted use in the DR district with a net lot area density requirement of 1,250 square feet per unit. The 30 units proposed meet this requirement providing 1,333 square feet per unit.
- The application specifically references the development review criteria of Article XIII, Section 4 and the subdivision criteria of Section 5. Because the project involves the lease of more than three dwelling units, the project is subject to the subdivision provisions. It is staff's opinion these criteria have been adequately addressed.
- Stormwater conditions are improving with a 29% reduction in impervious area from conditions prior to the fire. With the fire and demolition of structures on these lots, the building foot print area is being reduced by 8,987 square. Additional landscaping around the site and the opens space/park area at 139 Bartlett add a considerable amount of green space over past conditions. The stormwater improvements have been reviewed to Public Works' satisfaction.

- The applicant is requesting a waiver from the parking requirements of Article XII, Section 17(d) which provides the applicant the ability to demonstrate a differing parking need (either fewer or greater) than otherwise required. Based upon the number units and bedrooms proposed, the code requires 59 spaces. The applicant is proposing 37 spaces. The code state that “. . . sufficient spaces to accommodate the normal parking demand of the use (must be provided) without requiring on-street parking. The number of required spaces shall be determined by the planning board for major project development review. . .” While any “grandfathering” of parking spaces has since been lost with the demolition of the 29 units lost in the fire, the proposed 37 spaces more than doubles the previous off-street spaces available. Regardless of past conditions, staff recognizes the value of off-street parking; however, supports the applicant’s request for less parking in a densely developed urban area of Lewiston, in part to focus on the redevelopment of vacant lots toward new structures, minimizing the amount surface parking lots, and on creating more opportunities for more green/open space in the downtown where adequate on-street parking is available within the neighborhood..
- The development meets the spaces and bulk standards of the DR district.
- The development is subject to the residential design standards for the DR district found in Article XII, Section 22. The general intent of these standards is to achieve an attractive city neighborhood environment, fostering a sense of community and place. Varied and human-scaled building facades are key to making a place "pedestrian-oriented", as well as friendlier and safer. Building designs should provide a high level of visual interest and include design elements that enhance the streetscape:
 - (1) Porches and bays should face the street.
 - (2) Primary ground floor residential entries to multifamily building must orient to streets, not to interior blocks or parking lots. Secondary and upper-floor entries from the interior of a block are acceptable.
 - (3) The design approach shall provide an architecture that will be a visible and permanent expression of the character of the neighborhood through appropriately scaled entries, porches, fenestration, landscaping and architectural details.
 - (4) The facade shall be varied and articulated to provide visual interest to pedestrians.
 - (5) Each project must provide visual and acoustical privacy between units and shall maximize natural light and ventilation within units.

The applicant has provided a rendering of the building façade and will be prepared to address these items.

- The city has condemned and demolished buildings on 139 Bartlett Street, and 116 and 122 Pierce Street. The structure at 155 Bartlett has been condemned by the city and is to be demolished in support of this project. On September 17, 2013 the City Council authorized the city to acquire said properties and convey ownership to VOA. At the time of this writing, the City and VOA are in the process of securing title to all properties needed to support this project. Right, title and interest to all the project properties must be provided for the Planning Board to approve the project. Staff and VOA will be prepared to address this at the meeting.

The project is being heard by the Planning Board pursuant to Article XIII, Section 2(a)(2) and (5), and Sections 4 and 5 of the Zoning and Land Use Code.

ACTIONS NECESSARY:

1. Make a motion to consider an application submitted by Walsh Engineering Associates, Inc. on behalf of Volunteers of America Northern New England for a 30-unit affordable housing project between Bartlett Street and Pierce Street located at 139 Bartlett, 145-155 Bartlett Street and 110-122 Pierce 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 XIII, Section 4 and 5 of the Zoning and Land Use Code and to grant approval to Volunteers of America Northern New England for a 30-unit affordable housing project between Bartlett Street and Pierce Street located at 139 Bartlett, 145-155 Bartlett Street and 110-122 Pierce Street, subject to any concerns raised by the Planning Board or staff.



918 Brighton Avenue | Portland, Maine 04102

August 29, 2013

City of Lewiston Planning Board
c/o David Hediger, City Planner
Department of Planning and Code Enforcement
27 Pine Street
Lewiston, ME 04240-7201

**RE: Lewiston Affordable Housing Complex
Bartlett Street & Pierce Street
Lewiston, Maine 04240**

Dear Planning Department,

On Behalf of Volunteers of America Northern New England (VOANNE), Walsh Engineering Associates, Inc. (WEA) is pleased to submit the Development Review application for the proposed 30-Unit affordable housing project between Bartlett Street and Pierce Street. VOANNE is proposed this project to develop the parcels, some of which were recently destroyed by fire. The project proposes combining and developing the following parcels:

139 Bartlett Street - Map 196/ Lot 128
145 Bartlett Street - Map 196/ Lot 126
149 Bartlett Street - Map 196/ Lot 125
155 Bartlett Street - Map 196 / Lot 124
110 Pierce Street - Map 196/ Lot 108
114 Pierce Street - Map 196/ Lot 109
116 Pierce Street - Map 196/ Lot 110
122 Pierce Street - Map 196/ Lot 111

The project will combine these lots into a single parcel that encompasses 40,000 sq ft. The 30-units will create a density for the parcel of 1,333 sq ft per unit, which exceeds the 1,250 sq ft requirement of the zone.

The design of the project utilizes a single secured building that includes a manager's apartment. The building will be equipped with a card reading system for security. Utilizing a single building will allow the on-site manager to maintain the controlled entry of the building. As well, the single building will allow for centralized utilities and elevators.

A centralized parking area that includes 37 parking spaces will be located on the easterly side of the site. The central parking area will provide access to the building and meet the needs of the residents by providing a parking space for each of the units. We are respectfully requesting a waiver from the parking requirement of 59 parking spaces. It is the applicants' opinion that one space per unit is sufficient for the projects' location and use of the property.

The project will be served by public water, sewer and natural gas services extending from Bartlett Street. An on-site storm drainage system will be connected to both Pierce and Bartlett streets. Due to the reduction of impervious area from the existing conditions, the peak flow rates from the site will be reduced.

Financing of the project is expected to be through Maine Housing. The preliminary application for the funding has been made by the applicant to the Maine Housing.

The proposed project provides for an exciting opportunity for the redevelopment of the neighborhood. We look forward to working with the Planning Board to make this project a success.

Respectfully,



William R. Walsh, III, PE
Walsh Engineering Associates, Inc.

cc. Robert J. Foster, Architect
Julia Wilcock, VOANNE

enc. Application and supporting documents
Plan Sets:
C1.0 Existing Conditions Plan
C2.0 Site Layout and Utilities Plan
C3.0 Grading and Drainage Plan
C4.0 Site Details
C4.1 Site Details
C4.2 Site Details
C4.3 Site Details
C4.4 Site Details
L1.0 Landscape and Lighting Plan
Conceptual Building Elevation
CD with PDFs of Application Materials



Development Review Application

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



PROJECT NAME: Lewiston Affordable Housing

PROPOSED DEVELOPMENT ADDRESS: 139, 145, 149, 155 Bartlett St & 110, 114, 116 & 122 Pierce St
Lewiston, Maine

PARCEL ID#: RE00001605, RE00003310, RE00006324, RE00007322, RE00002077, RE00001253, RE00007825,
RE00007152, RE00008457

REVIEW TYPE: Site Plan/Special Exception Site Plan Amendment
 Subdivision X Subdivision Amendment

PROJECT DESCRIPTION: The proposed project is for the development of a 30-Unit Multi-Family Affordable Housing Apartment Complex located on 8 lots on Bartlett and Pierce Street in Lewiston.

CONTACT INFORMATION:

Applicant

Name: Volunteers of America Northern
New England – Julia Wilcock

Address: 14 Maine Street

Zip Code: Brunswick, ME 04011

Work #: 207-650-5754

Cell #:

Fax #: 207-373-1160

Home #:

Email: Julia.wilcock@voanne.org

Property Owner(s)

Name: See separate sheet for details

Address:

Zip Code

Work #:

Cell #:

Fax #:

Home #:

Email:

Project Representative

Name: William Walsh, III PE
Walsh Engineering Associates, Inc.

Address: 918 Brighton Ave

Zip Code: Portland, ME 04102

Work #: 207-553-9898

Cell #:

Fax #: 207-692-2273

Home #:

Email: bill@walsh-eng.com

Other professional representatives for the
project (surveyors, engineers, etc.),

Name: Robert Foster, Architect

Address: 36 Groveside Rd

Zip Code: Portland, ME 04102

Work #: 207-761-3822

Cell #:

Fax #:

Home #:

Email: rfosterme@earthlink.net

Property Owners

Laurence Jr. & Colleen Smith 254 Libby St Pownal ME 04069 139 Bartlett St M/L 196-128 RE00001605	St. Laurent Housing Association 207-782-1810 91 Dyer Road Lewiston, ME 04240 114 Pierce St M/L 196-109 RE00007825
St. Laurent Housing Association 207-782-1810 91 Dyer Road Lewiston, ME 04240 145 Bartlett St M/L 196-126 RE00006324	Denis L Gilbert 50 Shawmut St Lewiston ME 04240 116 Pierce St M/L 196-110 RE00007152
St. Laurent Housing Association 207-782-1810 91 Dyer Road Lewiston, ME 04240 149 Bartlett St M/L 196-125 RE00007322	Frank Berenyi PO Box 141 Frankfort ME 04438 122 Pierce St M/L 196-111 RE00008457
LJM, LLC 207-782-1488 Daniel D'Auteuil, PO Box 891, Lewiston 04243 155 Bartlett St M/L 196-124 RE00002077	St. Laurent Housing Association 207-782-1810 91 Dyer Road Lewiston, ME 04240 110 Pierce St M/L 196-108 RE00001253

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	<u>36,774</u>	sq. ft.
Proposed Total Paved Area	<u>14,990</u>	sq. ft.
Proposed Total Impervious Area	<u>25,370</u>	sq. ft.
Proposed Impervious Net Change	<u>11,404</u>	sq. ft.
Impervious surface ratio existing	<u>91.9%</u>	% of lot area
Impervious surface ratio proposed	<u>63.4%</u>	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	<u>19,371</u>	sq. ft.
Proposed Building Footprint	<u>10,384</u>	sq. ft.
Proposed Building Footprint Net change	<u>8,987</u>	sq. ft.
Existing Total Building Floor Area	<u>Unknown</u>	sq. ft.
Proposed Total Building Floor Area	<u>40,615</u>	sq. ft.
Proposed Building Floor Area Net Change	<u>Unknown</u>	sq. ft.
New Building	<u>Yes</u>	(yes or no)
Building Area/Lot coverage existing	<u>Unknown</u>	% of lot area
Building Area/Lot coverage proposed	<u>160</u>	% of lot area

ZONING

Existing	
Proposed, if applicable	<u>Downtown Residential</u>

LAND USE

Existing	
Proposed	<u>Residential</u>

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	<u>Unknown</u>
Proposed Number of Residential Units	<u>30 units</u>
Subdivision, Proposed Number of Lots	<u>Not Applicable</u>

PARKING SPACES

Existing Number of Parking Spaces	<u>Unknown</u>
Proposed Number of Parking Spaces	<u>37 spaces (waiver requested)</u>
Required Number of Parking Spaces	<u>59 spaces</u>
Number of Handicapped Parking Spaces	<u>4 spaces</u>

ESTIMATED COST OF PROJECT

\$5.58 million

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	<u>36,774</u>	sq. ft.
Proposed Disturbed Area	<u>43,156</u>	sq. ft.
Proposed Impervious Area	<u>25,370</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 crated 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 Refer to Narrative

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) Refer to Narrative

Zoning Summary

1. Property is located in the Downtown Residential zoning district.
2. Parcel Area: 0.92 acres / 40,000 square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	<u>5,000 sf</u>	<u>40,000 sf</u>
Street Frontage	<u>50' /200' on Bartlett &</u>	<u>200' on Pierce</u>
Min Front Yard	<u>None unless est. setback exists/15.5'</u>	
Min Rear Yard	<u>10'</u>	<u>/26' Lot 110 on Pierce Street</u>
Min Side Yard	<u>10'</u>	<u>/ 10'</u>
Max. Building Height	<u>60'</u>	<u>/ 45'</u>
Use Designation	<u>Residential</u>	<u>/ Residential</u>
Parking Requirement	<u>Required: 2 spaces per unit with 3 or more bedrooms, 1 ½ spaces per unit with 1 or 2 bedrooms, 1 space per efficiency unit, 0.2 spaces per dwelling unit for visitors</u>	
Total Parking:	<u>59 spaces / 37 spaces (a waiver is requested)</u>	
Overlay zoning districts (if any):	<u>Not Applicable</u>	
Urban impaired stream watershed?	<u>NO</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.

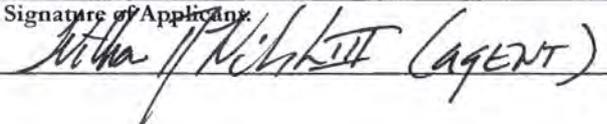
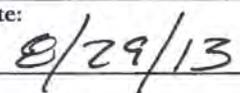
L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

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: 
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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: Lewiston Affordable Housing – Volunteers of America Northern New England

PROPOSED DEVELOPMENT ADDRESSES: 139, 145, 149, 155 Bartlett St & 110, 114, 116 & 122 Pierce St Lewiston, Maine

PARCEL ID#: RE00001605, RE00006324, RE00007322, RE00002077, RE00001253, RE00007825, RE00007152, RE00008457

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
C1.0	Owner's Names/Address	X			
C1.0	Names of Development	X			
C2.0	Professionally Prepared Plan	X			
C1.0	Tax Map or Street/Parcel Number	X			
C1.0/2.0	Zoning of Property	X			
C2.0	Distance to Property Lines	X			
C1.0/2.0/3.0	Boundaries of Abutting land	X			
C1.0/2.0	Show Setbacks, Yards and Buffers	X			
NA	Airport Area of Influence (Auburn only)	NA			
C2.0	Parking Space Calcs	X			
C2.0	Drive Openings/Locations	X			
C1.0/2.0	Subdivision Restrictions	X			
C2.0	Proposed Use	X			
	PB/BOA/Other Restrictions				
	Fire Department Review				
C2.0	Open Space/Lot Coverage	X			
C1.0	Lot Layout (Lewiston only)	X			
C1.0	Existing Building (s)	X			
C1.0	Existing Streets, etc.	X			
C1.0	Existing Driveways, etc.	X			
C2.0	Proposed Building(s)	X			
C2.0	Proposed Driveways	X			
Landscape Plan					
L1.0	Greenspace Requirements	X			

L1.0	Setbacks to Parking	X			
L1.0	Buffer Requirements	X			
L1.0	Street Tree Requirements	X			
L1.0	Screened Dumpsters	X			
L1.0	Additional Design Guidelines	X			
L1.0	Planting Schedule	X			
Stormwater & Erosion Control Plan					
	Compliance w/ chapter 500	X			
C1.0	Show Existing Surface Drainage	X			
C1.0	Direction of Flow	X			
C1.0	Location of Catch Basins, etc.	X			
	Drainage Calculations				
C3.0	Erosion Control Measures	X			
	Maine Construction General Permit	NA			
	Bonding and Inspection Fees	TBD			
	Post-Construction Stormwater Plan	X			
	Inspection/monitoring requirements	X			
	Third Party Inspections (Lewiston only)	TBD			
Lighting Plan					
	Full cut-off fixtures	X			
	Meets Parking Lot Requirements	X			
Traffic Information					
	Access Management	X			
	Signage	X			
	PCE - Trips in Peak Hour	X			
	Vehicular Movements	X			
	Safety Concerns	X			
	Pedestrian Circulation	X			
	Police Traffic				
	Engineering Traffic				
Utility Plan					
C2.0	Water				
Ability to Serve Letter	Adequacy of Water Supply	X			
	Water main extension agreement				
Ability to Serve Letter	Sewer	X			
	Available city capacity				
C2.0	Electric	X			
C2.0	Natural Gas	X			
C2.0	Cable/Phone	X			
Natural Resources					
NA	Shoreland Zone				
NA	Flood Plain				
NA	Wetlands or Streams				
NA	Urban Impaired Stream				

NA	Phosphorus Check				
NA	Aquifer/Groundwater Protection				
NA	Applicable State Permits				
NA	No Name Pond Watershed (Lewiston only)				
NA	Lake Auburn Watershed (Auburn only)				
NA	Taylor Pond Watershed (Auburn only)				
Right Title or Interest		To be provided			
	Verify	NA			
	Document Existing Easements, Covenants, etc.				
Technical & Financial Capacity					
	Cost Est./Financial Capacity				
	Performance Guarantee				
State Subdivision Law					
	Verify/Check	X			
	Covenants/Deed Restrictions				
	Offers of Conveyance to City				
	Association Documents				
	Location of Proposed Streets & Sidewalks				
	Proposed Lot Lines, etc.				
	Data to Determine Lots, etc.				
	Subdivision Lots/Blocks				
	Specified Dedication of Land				
Additional Subdivision Standards					
	Single-Family Cluster (Lewiston only)				
	Multi-Unit Residential Development (Lewiston only)				
	Mobile Home Parks				
	Private Commercial or Industrial Subdivisions (Lewiston only)				
	PUD (Auburn only)				
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					

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SECTION A – Utilization of the site

The proposed project consists of the development of a 30-unit multi-family affordable housing apartment building in an area where previous apartment buildings were recently destroyed by fire. The proposed four-story apartment building will fit harmoniously into the surrounding area as the building style will be similar to the existing abutting building (i.e. four-story building with flat roof). The building will be located on the western upgradient portion of the site, with parking located on the eastern downgradient portion of the site, thereby maintaining the existing drainage patterns on the site. The project will also include the development of a landscaped common area encompassing one entire 5,000 square foot parcel.

There are no environmentally sensitive areas or unique natural features located within the site as it was previously entirely developed with housing and parking and minimal landscaped areas. The proposed development will result in a net decrease in impervious area across the site of approximately 29%, thereby improving the environmental and visual quality of the site.

SECTION B – Traffic movement into and out of the development area

The proposed building will be located with the primary entrances to the building on Pierce Street. Vehicular access will be provided via a new parking lot with entrances from Bartlett Street. Because there will be a net decrease in the total number of apartment units located on these lots, the peak hour trips generated will decrease from the pre-development condition. Bartlett Street and surrounding roads have adequate capacity for the proposed traffic. Based on this information, there will not be any adverse impacts to the existing level of service of Pierce and Bartlett Streets.

SECTION C – Access into the site

The project is located between Bartlett and Pierce Streets. Two vehicular access/egress points will be located on Bartlett Street. There will be no vehicular access from Pierce Street. Grades into and out of the parking lot meet the City of Lewiston standards. Adequate sight distance is provided in both directions on Bartlett Street.

SECTION D – Internal vehicular circulation

Vehicles expected to utilize the parking lot are primarily passenger vehicles of tenants, guests, and maintenance staff. The largest vehicles expected to enter and exit the site are trash collection trucks. Minimum aisle widths of 24 feet have been provided within the parking lot, which will be adequate for the turning movements of both passenger vehicles and trash trucks. Given the proposed layout, all vehicles exiting the facility will be able to enter Bartlett Street without backing.

SECTION E – Pedestrian circulation

Pedestrian access to the site will be provided from both Bartlett Street and Pierce Street sidewalks. The portion of street sidewalks within the right-of-ways adjacent to the project will be reconstructed to the City of Lewiston Standards.

SECTION F – Stormwater management

Stormwater runoff rates were analyzed for both the pre and post-development conditions. The proposed project will reduce the total impervious area for the site by approximately 30%. The reduction in impervious area will allow for greater infiltration and a reduction in post-development peak flow rates.

Please refer to the attached report entitled “Stormwater Drainage Plan, Lewiston Affordable Housing” dated August 29, 2013.



918 Brighton Avenue | Portland, Maine 04102

Stormwater Drainage Plan
Lewiston Affordable Housing
August 29, 2013

Project Understanding

Volunteers of America Northern New England (VOANNE, the Applicant), has retained Walsh Engineering Associates, Inc. (WEA) to prepare a Stormwater Drainage Plan for the development of a 30-unit multi-family residential apartment complex located on Bartlett and Pierce Streets in Lewiston, Maine in accordance with Section 27-1536 of the City Zoning Ordinance.

Pre Development Conditions

The applicant is proposing to construct a 30-unit multi-family affordable housing apartment complex with a footprint of approximately 10,380 square feet located on the following parcels:

- 139 Bartlett Street - Map 196/ Lot128
- 145 Bartlett Street – Map 196/ Lot 126
- 149 Bartlett Street – Map 196/ Lot 125
- 155 Bartlett Street – Map 196 / Lot 124
- 110 Pierce Street – Map 196/ Lot 108
- 114 Pierce Street – Map 196/ Lot 109
- 116 Pierce Street – Map 196/ Lot 110
- 122 Pierce Street – Map 196/ Lot 111

The existing parcels are located in a residential neighborhood. Seven of the lots contained buildings that were recently damaged by fire. The remaining lot (145 Bartlett) contained a paved parking lot. Five of the fire damaged buildings have been removed. Prior to removal of the buildings the lots contained primarily impervious ground cover of buildings and paved parking areas and walkways. Approximately 25,837 square feet of area drains toward Bartlett Street, of which 23,512 square feet is impervious. Approximately 14,163 square feet of area drain toward Pierce Street, of which 13,262 square feet is impervious. The total impervious coverage of the lots prior to demolition was approximately 92%.

According to the NRCS Medium Intensity Soil Survey for Androscoggin County, soils at the site consist of Made Land (Md), which is classified as hydrologic soil group (HSG) C.

The Bartlett Street parcels and the eastern half of the Pierce Street parcels slope towards Bartlett Street at approximately 3%. The western half of the Pierce Street parcels slope toward Pierce Street at approximately 3%. Stormwater runoff is collected in the municipal stormwater collection system in Bartlett and Pierce Streets. Separate stormwater and sanitary collection is provided in both streets.

Post Development Conditions

The proposed multi-family apartment complex will consist of a four-story building with a footprint of approximately 10,380 square feet, a 37 space parking lot, and a common area, and associated landscaping. Runoff from the parking lot, common area, and landscaped area east of the building will be collected in catch basins and directed to the municipal stormwater collection system in Bartlett Street. Runoff from the roof and the western side of the building will be collected in roof drains and catch basins and directed to the stormwater collection system in Pierce Street.

The total impervious area in the developed condition will be approximately 25,370 square feet, which is a reduction of approximately 11,404 square feet (29%) from the existing condition.

The total disturbed area will be contained to the extents of the subject properties, which totals 40,000 square feet. Therefore, no permits from the Maine DEP are required for the project.

Stormwater Quantity

Pre and post development stormwater quantity analysis was performed using HydroCAD v.9.10 stormwater modeling software to determine the pre and post development flow rates contributing to the Pierce and Bartlett Street stormwater collection systems. The analysis was performed using the 25-year 24 hour storm event (5.4 inches) with Type III distribution for Androscoggin County. Peak flow rates from the project site contributing to the stormwater collection system in each street are summarized in the table below.

Table 1 Peak Stormwater Runoff Rates from Project Site (c.f.s)		
25-Year Storm	Pre Development	Post Development
Bartlett Street	3.2	2.9
Pierce Street	1.7	1.6

As shown in Table 1, the post development runoff rates from the site directed to each street have been reduced from the pre development condition. Therefore, no adverse effects to downgradient drainage systems are anticipated as a result of the proposed development.

Pre and post development drainage plans and HydroCAD analysis are included in Appendix A.

Erosion and Sedimentation Control

Temporary erosion and sedimentation control measures shall include installation of silt fence on downgradient portions of the construction site, mulching, temporary seeding, installation of catch basin inlet protection, and installation of a construction entrance at the proposed driveway location. If sediment is tracked onto Bartlett and/or Pierce Streets, it will be swept up at the end of each working day.

Permanent erosion and sedimentation control measures shall include stabilization techniques such as bituminous pavement and permanent vegetation. For more detailed information

regarding erosion and sedimentation control measures, see the Erosion and Sedimentation Control Plan included in Section G of this application.

Conclusions

The proposed development has been designed to manage stormwater runoff while maintaining existing drainage patterns at the site. The stormwater management plan will not significantly affect offsite drainage systems. The proposed stormwater management system meets the requirements of the City of Lewiston Zoning Ordinance.

Respectfully,

A handwritten signature in cursive script, appearing to read "William R. Walsh, III".

William R. Walsh, III, PE
Walsh Engineering Associates, Inc.

Enc. Appendix A: Pre and Post Development Drainage Plans
Pre and Post Development HydroCAD Analysis

SECTION G – Erosion Control

Erosion control for the site will utilize the State of Maine Erosion & Sediment Control BMPs. Construction of the project will utilize practices of a construction entrance, catch basin inlet protection, and dust control. These measures will limit the transport of sediment from the site.

Refer to the attached plan entitled “Erosion & Sedimentation Control Plan for Lewiston Affordable Housing,” dated August 29, 2013.



918 Brighton Avenue | Portland, Maine 04102

EROSION AND SEDIMENTATION CONTROL PLAN
for
Lewiston Affordable Housing
at
Bartlett & Pierce Street
Lewiston, Maine
August 29, 2013

INTRODUCTION

The following plan for controlling sedimentation and erosion in this project is based on conservation practices found in the Maine Erosion & Sediment Control BMPS Manual, Maine Department of Environmental Protection, March 2003, or latest edition. The contractor who implements this plan shall be familiar with this publication and adhere to it and the practices presented herein.

The existing project site is situated on a 40,000 square foot parcel of land consisting of buildings, pavement, and lawn areas. The existing impervious area is 92%.

The proposed site improvements include the construction of a 30-unit apartment complex with a building footprint and parking area encompassing 25,500 ± square feet, landscaping, and installation of utilities and stormwater management amenities.

Reference is made to the erosion control plans included with the plan set, showing the locations and types of proposed measures contained in this report.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

The following is a list of general erosion control practices that will be used to prevent erosion and sedimentation before, during and after the construction of this project. In addition, special care shall be used at all times to:

- 1) Limit disturbance and, hence, erosion
- 2) Correct any erosion problems immediately
- 3) Regularly monitor the implemented practices, especially after every rainfall
- 4) Revegetate disturbed areas as soon as possible after construction
- 5) Conform to all requirements/standards of the site's Maine DEP Erosion & Sediment Control BMP Manual.

Silt Fence

As noted on the plans, silt fence shall be installed on the downgradient portions of the site.

Catch Basin/Field Inlet Protection

A silt sack sediment barrier, or approved equal, shall be installed at the existing and proposed catch basins/field inlets as shown on the plans.

Construction Entrance

A crushed stone construction entrance shall be installed where the construction equipment will be entering Main Street. The location and specifications for the entrance are noted on the plans and details.

CONSTRUCTION PHASE

The following general practices will be implemented to prevent erosion during construction on this project:

1. Only those areas under active construction will be cleared and left in an untreated or unvegetated condition. Once construction of an area is complete, final grading, loaming and seeding shall occur immediately (refer to "Post Construction Revegetation" section). If during final grading, loaming and seeding can not occur immediately, it shall be done prior to any storm event and within 15 days of completing construction in the area. If final grading, loaming and seeding cannot occur within 15 days, or if the area is not under active construction for a period longer than 15 days, see Item No. 4 below.
2. Prior to the start of construction in a specific area, silt fencing shall be installed on downgradient portions of the site as located on the plans to protect against any construction related erosion. In addition, immediately following construction of catch basins/field inlets, install silt sack sediment barriers, or approved equal, as shown on the plans.
3. Topsoil will be stockpiled when necessary in areas which have minimum potential for erosion and will be kept as far as possible from existing drainage areas and wetlands. All stockpiles expected to remain longer than 15 days shall be :
 - A. Treated with anchored mulch (within 5 days of the last deposit of stockpiled soil).
 - B. Seeded with conservation mix and mulched immediately.

Stockpiles expected to remain longer than 3 days shall be encircled with haybales or silt fence at the toe of the pile.
4. All disturbed areas expected to remain longer than 15 days shall be:
 - A. Treated with straw at a rate of 70-90 lbs. per 1000 square feet from 4/16 to 10/1, or at a rate of 150-200 lbs. per 1000 square feet from 10/1 to 4/15.
 - B. Seeded with conservation mix of perennial rye grass (1.0 lbs/1000 sq.ft.) and mulched immediately. From 10/1 to 4/15, follow the seeding rates as outlined below in sub-section 4.D. of the "Post Construction Revegetation" section.
 - C. Monitored every two weeks until seeding can occur and remulched as needed to protect slopes.
5. All grading will be held to a maximum 3:1 slope where practical. Greater slopes may be used where the banks are protected with soft armour matting, erosion control matting, or riprap. All slopes will be stabilized with permanent seeding immediately after final grading is complete. (It is understood that immediately means within 5 days of the completion of work. See Post-Construction revegetation for seeding specification.)
6. Construction traffic will be directed over the construction entrance and existing and proposed driveway. Any areas subject to rutting will be stabilized immediately. The crushed stone construction entrance shall be maintained by the addition of more crushed

stone as needed as the voids become filled. Bartlett and Pierce Street shall be swept daily should sediment be tracked onto it.

POST CONSTRUCTION REVEGETATION

The following general practices will be implemented to prevent erosion as soon as an area is ready to undergo final grading:

1. A minimum of 6" of loam will be spread over disturbed areas and graded to a uniform depth and natural appearance.
2. Lawn Areas: "Estate Green" grass seed by Allen, Sterling & Lothrop (Falmouth, Maine), or approved equal.
3. Mulch shall be hay or straw mulches that are dry and free from undesirable seeds and course materials.
 - A. Application rate must be 2 bales (70-90 lbs.) per 1,000 square feet or 1.5 to 2 tons (90-100 bales) per acre to cover 75 to 90% of the ground surface.
 1. Drive over with tracked construction equipment on grades of 5% and less.
 2. Blanket with tacked photodegradable/biodegradable netting on grades greater than 5%.
 - A. Hydro-mulch shall consist of a mixture of asphalt, wood fibre or paper fibre and water, which is sprayed over a seeded area. Hydro-mulch shall not be used between 10/1 and 4/15.
4. Construction shall be planned to eliminate the need for seeding between October 1st and April 15th. Should seeding be necessary between these dates, the following procedure shall be followed:
 - A. Only unfrozen loam shall be used.
 - B. Loaming, seeding and mulching will not be done over snow or ice cover. If snow exists, it must be removed prior to placement of seed.
 - C. Where permanent seeding is necessary, Annual Winter Rye (1.2 lbs/1000 s.f.) shall be sown instead of the previously noted seeding rate.
 - D. Where temporary seeding is required, Annual Winter Rye (2.5 lbs/1000 s.f.) shall be sown instead of the previously noted seeding rate.
 - E. Fertilizing, seeding and mulching shall be done on loam the day the loam is spread.
 - F. Hay mulch shall be secured with photodegradable/biodegradable netting. Tracking by machinery alone will not suffice. Winter mulching rates, as specified above in subsection 5.A. of the "Construction Phase" section, should be applied during this period.

5. Following final seeding, the site will be inspected every 30 days until 80% cover has been established. Reseeding will be carried out by the contractor within 10 days of notification by the design professional that the existing catch is inadequate.

MONITORING SCHEDULE

The contractor shall be responsible for installing, monitoring, maintaining, repairing, replacing and removing all of the erosion and sedimentation controls or appointing a qualified subcontractor to do so.

Maintenance measures will be applied as needed during the entire construction cycle. Immediately following any significant rainfall, and at least once a week, a visual inspection will be made of all erosion and sedimentation controls as follows:

1. Silt fence shall be inspected and repaired. Sediment trapped behind these barriers shall be excavated when it reaches a depth of 6" and redistributed to areas undergoing final grading.
2. Catch basin protections shall be inspected and repaired. Sediment trapped in the silt sack, or other protection, shall be cleaned out when it reaches a depth of 6" and redistributed to areas undergoing final grading.
3. Construction entrance shall be visually inspected and repaired as needed. Any areas subject to rutting shall be stabilized immediately. If the voids of the construction entrance become filled with mud, more crushed stone shall be added as needed. The public roadway shall be swept should mud be deposited/tracked onto them.

STANDARDS FOR STABILIZING SITES FOR THE WINTER

The following standards and methodologies shall be used for stabilizing the site during the winter construction period

1. **Standard for the timely stabilization of disturbed slopes** (Any area having a grade greater than 25%) – The contractor will seed and mulch all slopes to be vegetated by September 15th. If the contractor fails to stabilize any slope to be vegetated by September 15th, then the contractor will take one of the following actions to stabilize the slope for late fall and winter.
 - A. Stabilize the soil with temporary vegetation and erosion control mats – By October 1st the contractor will seed the disturbed slope with winter rye at a rate of 3 pounds per 1000 square feet and then install erosion control mats or anchored hay mulch over the seeding. The contractor will monitor growth of the rye over the next 30 days.
 - B. Stabilize the slope with wood-waste compost – The contractor will place a six-inch layer of wood-waste compost on the slope by November 15th. The contractor will not use wood-waste compost to stabilize slopes having grades greater than 50% (2H:IV) or having groundwater seeps on the slope face.
 - C. Stabilize the slope with stone riprap – The contractor will place a layer of stone riprap on the slope by November 15th. The development's owner will hire a registered professional engineer to determine the stone size needed for stability on the slope and to design a filter layer for underneath the riprap.

2. **Standard for the timely stabilization of disturbed soils** – By September 15th the contractor will seed and mulch all disturbed soils on the site. If the contractor fails to stabilize these soils by this date, then the contractor will take on of the following actions to stabilize the soil for late fall and winter.
 - A. Stabilize the soil with temporary vegetation – By October 1st the contractor will seed the disturbed soil with winter rye at a seeding rate of 3 pounds per 1000 square feet, lightly mulch the seeded soil with hay or straw at 75 pounds per 1000 square feet, and anchor the mulch with plastic netting. The contractor will monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or fails to cover at least 75% of the disturbed soil before November, 1, then the contractor will mulch the area for over-winter protection as described in item iii of this standard.
 - B. Stabilize the soil with sod – The contractor will stabilize the disturbed soil with properly installed sod by October 1st. Proper installation includes the contractor pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil.
 - C. Stabilize the soil with mulch – By November 15th the contractor will mulch the disturbed soil by spreading hay or straw at a rate of at least 150 pounds per 1000 square feet on the area so that no soil is visible through the mulch. Immediately after applying the mulch, the contractor will anchor the mulch with netting or other method to prevent wind from moving the mulch off the disturbed soil

EROSION CONTROL REMOVAL

An area is considered stable if it is paved or if 80% growth of planted seeds is established. Once an area is considered stable, the erosion control measures can be removed as follows:

1. Silt Fence
Silt fence shall be disposed of legally and properly off-site. All sediment trapped behind these controls shall be distributed to an area undergoing final grading or removed and relocated off-site.
2. Catch Basin Inlet Protections
The catch basin/field inlet protections shall be disposed of legally and properly off-site. All sediment trapped in/around/behind these controls shall be removed and relocated off-site or to an area undergoing final grading. The sediment trapped by these devices shall not be regraded locally since they exist in drainage ways.
3. Miscellaneous
Once all the trapped sediments have been removed from the temporary sedimentation devices the disturbed areas must be regraded in an aesthetic manner to conform to the surrounding topography. Once graded these disturbed areas must be loamed (if necessary), fertilized, seeded and mulched in accordance with the rates previously stated.

The above erosion controls must be removed within 30 days of final stabilization of the site.

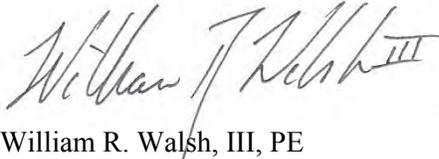
Conformance with this plan and following these practices will result in a project that complies with the State Regulations and the Standards of the Natural Resources Protection Act, and will protect water quality in areas downstream from the project.

ANTICIPATED CONSTRUCTION SCHEDULE

Site improvements will most likely begin in the spring of 2013, depending on final approval. The following schedule is anticipated for the construction of the residential home:

- | | |
|--|-------------------------|
| 1. Estimated Construction Time | 1 Year |
| 2. Erosion Control Measures Installed | Week 1 |
| 3. Site Clearing and Grubbing | Week 1 – Week 3 Month 1 |
| 4. Building Foundation Installation | Month 1 – Month 3 |
| 5. Utility Installation | Month 2 - Month 6 |
| 6. Building Construction | Month 1 – Month 12 |
| 7. Parking Lot Construction | Month 3 – Month 12 |
| 8. Removal of Erosion Control Measures | Month 12 |

Prepared By:



William R. Walsh, III, PE
Walsh Engineering Associates, Inc.

SECTION H – Water supply

Sufficient supply of potable water will be provided by the City of Lewiston Water District. A 3-inch type 'K' copper domestic water service will be provided to the building from Bartlett Street. All work will be in conformance with city utility standards.

Fire suppression supply will be provided by the City of Lewiston Water District. A separate 6" ductile Iron fire suppression service will be provided to the building from Bartlett Street.

According to Ryan Barnes, PE, Project Engineer for the Department of Public Works, the city records indicate residual pressure of between 70 and 80 PSI at Bartlett and Birch Street. This will provide adequate service for the projects fire and domestic water needs. Refer to email dated 8/23/2013 attached.

Amie Chiasson

From: Silas Canavan
Sent: Thursday, August 29, 2013 12:32 PM
To: amie@walsh-eng.com
Subject: FW: Bartlett Street - Utility Information

Silas Canavan, PE
Walsh Engineering Associates, Inc.

918 Brighton Avenue
Portland, ME 04102
P 207.553.9898
www.walsh-eng.com

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From: Ryan Barnes [mailto:RBarnes@lewistonmaine.gov]
Sent: Friday, August 23, 2013 1:02 PM
To: bill@walsh-eng.com
Cc: Silas Canavan (silas@walsh-eng.com); Richard Burnham; Kevin Gagne; Jeff Beaulé; David Hediger
Subject: Bartlett Street - Utility Information

Bill,

I looked into our records regarding the utilities in Pierce and Bartlett Street that you requested for your project. Our model indicate between 70 and 80 psi for residual pressure at the intersection of Bartlett Street and Birch Street, and the existing sewer main on Bartlett Street is a 12" ACP main scheduled to be lined next year, which should have adequate capacity to handle the additional flow from your development.

I have taken a quick look through the plans and overall it will be great improvement to the area, LPW will have a few minor comments after we have looked through the plans in more detail, which we will get out early next week.

If your drainage assessment is completed early next week I would be happy to review it before I go on vacation on Thursday.

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

SECTION I - Sewage disposal

An 8-inch SDR 35 PVC sanitary sewer service will be provided to the building from the municipal sewage collection system in Bartlett Street. The connection to the existing sewer main will be made with an 8-inch 'Interta-Tee' connection into the 12" ACP main. Ryan Barnes, PE, Project Engineer for the Public Works Department has indicated there is sufficient capacity for the proposed project via email dated 8/23/2013 attached. The sewer service will be installed per the City of Lewiston standards.

Amie Chiasson

From: Silas Canavan
Sent: Thursday, August 29, 2013 12:32 PM
To: amie@walsh-eng.com
Subject: FW: Bartlett Street - Utility Information

Silas Canavan, PE
Walsh Engineering Associates, Inc.

918 Brighton Avenue
Portland, ME 04102
P 207.553.9898
www.walsh-eng.com

Confidentiality Statement:

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From: Ryan Barnes [mailto:RBarnes@lewistonmaine.gov]
Sent: Friday, August 23, 2013 1:02 PM
To: bill@walsh-eng.com
Cc: Silas Canavan (silas@walsh-eng.com); Richard Burnham; Kevin Gagne; Jeff Beaulé; David Hediger
Subject: Bartlett Street - Utility Information

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If your drainage assessment is completed early next week I would be happy to review it before I go on vacation on Thursday.

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

SECTION J - Utilities

Electrical

Electrical service will be provided by Central Maine Power. An underground 3-phase electrical service will be provided from the utility pole across Bartlett Street from the proposed parking lot. The primary service will be connected to a transformer located near the southwestern corner of the parking lot. An “Ability to Serve” letter from CMP is included in this section.

Communication services (telephone, internet, and cable television) will be provided by the local providers in the vicinity of the project. Coordination with these utilities has not been completed at this time.

Gas

Natural gas service will be brought to the project from the existing mains on Bartlett. Refer the attached letter from Unitil.



August 16, 2013

Silas Canavan
Walsh Engineering Associates, Inc.
918 Brighton Ave
Portland, Maine 04102

Subject: Request for "Letter of Ability to Serve" for Lewiston Affordable Housing in Lewiston, Maine

Dear Silas,

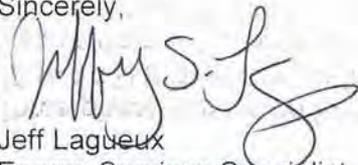
Thank you for contacting Central Maine Power Company (CMP) to inquire about the Bartlett Street location you are studying for Lewiston Affordable Housing. The purpose of this communication is to acknowledge receipt of your August 05, 2013 message requesting ability to serve for the site referenced above.

Three phase service on Bartlett Street, Walnut Street and a portion of Pierce Street (CMP pole 12 and 13) is available for this proposed development. As you may know, extension of the electric distribution system is subject to the terms of CMP's current power line extension policy. As much lead time as you can reasonably provide to me before the project breaks ground is always very much appreciated.

All underground high voltage power line extensions require a site plan with GPS coordinates indicated on the four corners of the plot. Upon completion of load analysis and site plan review, CMP Engineering will issue a construction drawing for your service. The release of the construction drawing initiates the construction cost design process. When this process is completed, a construction cost invoice will be provided to the customer or customer's agent. The customer is responsible for the total cost of three phase construction. This invoice will be valid for 90 days. I hope this information will be helpful with your planning.

In the meantime, please contact me if you have any more questions. I can be reached at 207-753-3451. I look forward to hearing from you soon.

Sincerely,



Jeff Lagbeux
Energy Services Specialist

740 Main Street, Lewiston, ME 04240
Telephone 800.750.4000, Fax 207.753.3167





August 19, 2013

Ms. Amie Chiasson
Walsh Engineering Associates
918 Brighton Avenue
Portland, ME 04103

Re: Bartlett & Pierce Street, Lewiston Maine

Dear Ms. Amie:

Thank you for your interest in using natural gas for the above referenced project.

Unitil has natural gas in the vicinity of this project to provide service. Both Bartlett and Pierce currently have a 2" plastic inserted main on intermediate pressure. The evaluation to complete the design, costs and determining if any customer contribution will be needed. Unitil welcomes the opportunity for further discussions regarding this project.

If you have any further questions or require additional information, please contact me directly at (207) 541-2536 or at Mathers@unitil.com.

Sincerely,

Bridget L. Mathers
Business Development Representative
Unitil Corporation
(o) 207-541-2536 (f) 207-541-2586

ME GAS CUSTOMER ENERGY SOLUTIONS
1075 Forest Avenue
Portland, ME 04103-3586

T 888-486-4845 www.unitil.com

SECTION K – Natural features

There are no existing natural features within the site boundary. The proposed development will result in a net decrease in impervious area across the site of approximately 29%. As well, portions of the site will be dedicated open space park/playground which will include some plantings and green space, thereby adding green space to the neighborhood.

SECTION L – Groundwater protection

The proposed project is not anticipated to have an impact on groundwater conditions.

SECTION M - Water and air pollution

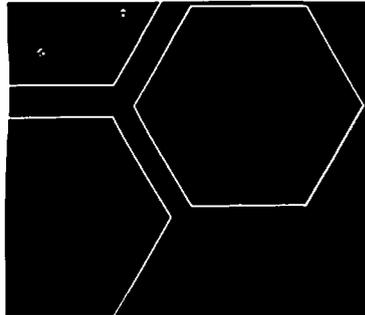
The proposed project will decrease the amount of impervious area and reduce the runoff from the site, and increasing infiltration thereby improving water quality. The proposed building will utilize high efficiency gas boilers, thereby reducing the air emissions from the pre-development conditions.

SECTION N – Exterior lighting

Exterior lighting will be provided as follows:

- All entrances will have canopy lighting.
- Internal sidewalks, east of the proposed building will utilize 3; 12-ft pole mounted, LED, full cutoff, high efficiency lights.
- Parking lot will be lighted using 4; 20' pole mounted, LED, full cutoff, high efficiency lights.

The lighting plan proposed will provide adequate lighting for the safety of the residents.



VIPER

LED ROADWAY LIGHTING

I INTEGRATED HEAT DISSIPATION

The Viper LED lighting system from BEACON PRODUCTS offers a low-profile, ultimate solution in pathway, roadway, and parking applications. With its contemporary-streamlined design, it leads the industry with a unique visual appearance that is sure to complement both new and existing architecture.



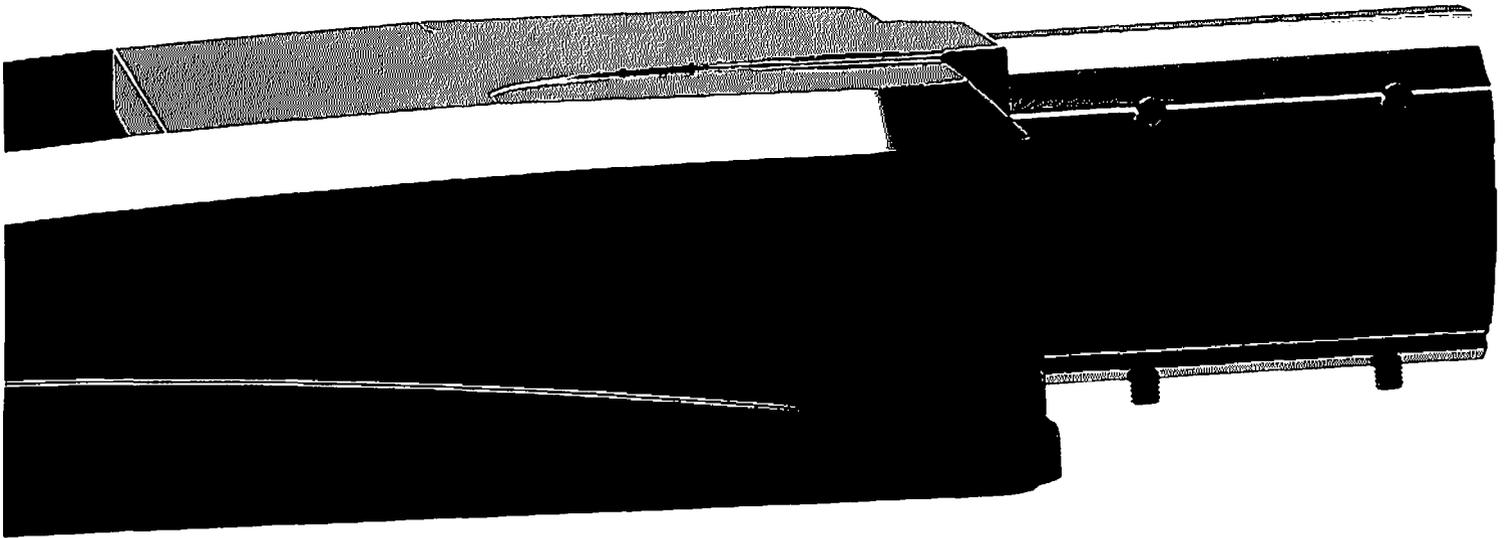
A AERODYNAMIC BODY

The clean design generates a universal appearance that will compliment today's and yesterday's architectural styles. Aesthetically pleasing style ensures a low EPA of 1ft² for the large Viper and 0.67ft² for the small Viper.

- *Contributes to a 'Green' environment thru power savings*
- *Contemporary & Elegant Design*
- *103 lu/w efficiency*
- *2 sizes (VP-S and VP-L) offer a TOTAL appearance in all applications*
- *9 wattages from 50W up thru 280W of LED efficiency*
- *6 lighting distributions puts light where it is needed, not wasted*
- *LifesShield™ thermal circuit protection insures optimum LED performance*
- *5 mounting options*

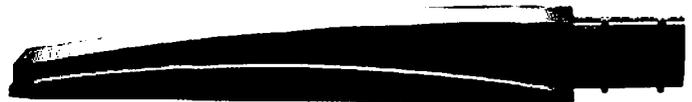
The Viper's unique design offers an added advantage in thermal management thereby providing even longer life of the high wattage LED configurations while its unique visual appearance is sure to complement the both new and existing architecture.

This Viper is THE cutting edge in LED style, performance and technology.



Large Viper (VP-L)

shown with 2" slip fitter (SF2) option



Small Viper (VP-S)

shown with 2" slip fitter (SF2) option



SECTION 0 – Waste disposal

Solid waste generated during construction activities will be disposed by the Contractor at a licensed facility.

The Owner will contract with a waste disposal company for the routine collection of trash and recycled materials generated by tenants. An interior space will be provided for tenants to dispose of trash and recycling. An exterior dumpster is provided for the accumulation of waste between scheduled collection times.

No hazardous waste is anticipated to be generated during construction or during site operations.

SECTION P – Lot layout

See attached plans for site layout.

In general, the building has been situated to as to provide the primary access points from Pierce Street entrances as required by the design standards. Parking for 37 cars has been provided easterly of the facility for the residents. Open space for the tenants will be provided on lot 139 Bartlett Street. A passive recreation and park area will utilize landscape plantings, a walkway, and bench seating. The landscaped common area will consist of the entire 5,000 square-foot lot located at 139 Bartlett Street.

SECTION Q – Landscaping

The focus of the landscape design is on incorporating tree plantings wherever space allows. These plantings are used to: define the edge of the project site, provide shade along the walks and parking areas, separate/buffer the residential building from the parking area. A foundation shrub planting is proposed around the building to soften the building geometry and provide a transition from architecture to ground. Planted islands at the parking lot entrance are proposed to separate the walk from the parking area and to soften the parking area appearance.

A seating area (bench & shrubs) has been incorporated into the walk at the northern building entrance on the Bartlett Street side. A loop walk with seating and large shade trees is proposed for the park space. A shrub border is proposed along the park's rear boundary with intermittent shrub beds located along the sides.

See attached L1.0 Landscape & Lighting Plan.

SECTION R – Shoreland relationship

The project is not located near the shoreline or within the Shoreland Zone.

SECTION S – Open Space

A 5,000 square foot common space will be provided on lot 139 Bartlett Street. The open space will consist of landscaped park area.

A loop walk with seating, shrub beds and large shade trees is proposed for the park space. The shrub border is proposed along the rear boundary with intermittent shrub beds located along the sides. The trees will provide shade and interest while at the same time allow visitors & public safety officials to look into the park from the street.

SECTION T – Technical and financial capacity

The Applicant Volunteers of American Northern New England (VOANNE) is a leading non-profit organization that provides quality affordable housing throughout northern New England. VOANNE is one of the 38 affiliates of Volunteers of America throughout the country that has helped more than 2 million people in 44 states and over 8,000 people annually in Maine. VOANNE works diligently and is committed to help those that need it most, dedicated to empowering their residents and helping to bring together the community resources to create safe, comfortable homes. VOANNE has developed projects throughout the state that include affordable senior housing, veterans housing and behavioral health housing. In northern New England, VOANNE has 160 paid staff and over 400 volunteers that carry out their mission of service.

Funding for the project will be obtained following the preliminary approval from the City of Lewiston Planning Board. Evidence of sufficient financial resources will be provided to the City following preliminary approval by the Planning Board, but prior to Final Approval.

Civil Engineering for the project will be provided by Walsh Engineering Associates, Inc. (WEA) of Portland, Maine. WEA is a well-established professionally licensed engineering firm with many years of experience designing and permitting construction projects in the state of Maine.

Architectural design for the project is provided by Robert Foster of R.J.F. Architects of Portland, Maine. R.J.F. Architects is a well-established professionally licensed architecture firm with many years of experience designing and permitting construction projects in the state of Maine.

SECTION U – Buffering

The project is located within a residential section of the City and surrounded by residential uses on all sides. Although buffering is not required in this zone, the design will utilize a landscaping plan that will add vegetation and green space to the neighborhood.

SECTION V – Compliance with district regulations

The project has been designed in accordance with the regulations of the Downtown Residential Zone standards, with the following exceptions:

Parking:

The City ordinance requires that 59 parking spaces are provided based on the number and size of the proposed apartments (see parking requirements on sheet C2.0). The applicant is requesting a waiver of this requirement from the City and will provide 37 parking spaces for the project. The space available for development only allows for a 37 space parking lot, which provides at least one space per apartment. In addition, sufficient parking is available on both Pierce and Bartlett Streets if additional parking is required for tenants and guests.

SECTION W – Design consistent with performance standards

The project has been designed in accordance with the performance standards set forth in the City of Lewiston Land Use Ordinance.

SECTION X – Coordination with state subdivision law

1. The project will not cause undue water or air pollution. See section M above.
2. The project will be provided with a sufficient water supply. See section H above.
3. The project will not cause unreasonable burden on the existing water supply. See section H above
4. The project will not cause unreasonable soil erosion. See section G above.
5. The project will not cause unreasonable road congestion. See sections B – D above.
6. The project will be provided with adequate sewage disposal. See section I above.
7. The project will not adversely affect the existing sewage collection system. See section I above.
8. The project will not adversely affect the scenic or natural beauty of the area. See section K above.
9. The project is in conformance with the City Land Use Ordinance.
10. The Owner has adequate financial and technical capacity. See section T above.
11. The project is not located within the Shoreland Zone.
12. The project will not adversely affect groundwater conditions. See section L above.
13. The project is not located within a 100-year flood zone.
14. The project will not have an adverse impact on solar access to adjacent parcels as the building style will be similar to the existing buildings in the vicinity.

PLAN REFERENCES:

- EXISTING CONDITIONS SHOWN HEREON ARE BASED ON A COMPILATION OF THE FOLLOWING INFORMATION:
 - CITY OF LEWISTON GIS INFORMATION
 - CITY OF LEWISTON AERIAL PHOTOGRAPHY (2006)
 - GOOGLE MAP AERIAL PHOTOGRAPH AND STREET VIEW
 - PIERCE STREET AND BARTLETT STREET AS-BUILT PROFILES PROVIDED BY THE CITY OF LEWISTON (1973 & 1974)
- PROPERTY LINES SHOWN HEREON ARE APPROXIMATE BASED ON CITY GIS INFORMATION. A BOUNDARY SURVEY HAS NOT BEEN COMPLETED.
- ALL ELEVATIONS SHOWN ARE APPROXIMATE BASED ON THE FOLLOWING:
 - CONTOUR ELEVATIONS ARE BASED ON PUBLICLY AVAILABLE LIDAR TOPOGRAPHY ADJUSTED TO NGVD 29.
 - UTILITY ELEVATIONS ARE BASED ON CITY AS-BUILT DRAWINGS ADJUSTED TO APPROXIMATELY NGVD 29.

PARCEL INFORMATION:

- STREET ADDRESSES: 139, 145, 149 & 155 BARTLETT STREET
110, 114, 116 & 122 PIERCE STREET
- PARCELS SHOWN HEREON IS TOWN OF LEWISTON TAX MAP/LOT - OWNER:
BARTLETT STREET - MAP 196/LOT 128 - LAURENCE SMITH, MAP 196/LOT 126, 125 - ST LAURENT HOUSING ASSOCIATES
PIERCE STREET - MAP 196/LOT 124 - L J M, LLC
PIERCE STREET - MAP 196/LOT 108, 109 - ST LAURENT HOUSING ASSOCIATES,
MAP 196/LOT 110 - GILBERT DENIS L,
MAP 196/LOT 111 - BERENYL FRANK
- TOTAL AREA OF PARCEL: 40,000 SF
- CURRENT ZONE: DOWNTOWN RESIDENTIAL (DR)

ZONING + DIMENSIONAL REQUIREMENTS:

THE PROJECT IS LOCATED WITHIN THE DOWNTOWN RESIDENTIAL (DR) ZONE:

- MINIMUM LOT SIZE: 5,000 SF
 - MINIMUM STREET FRONTAGE: 50'
 - MINIMUM LOT SIZE: 5,000 SF
 - MINIMUM DENSITY: 1,250 SF PER UNIT
 - MAXIMUM IMPERVIOUS SURFACE: 75%
 - MINIMUM FRONT LOT SETBACK: NONE (UNLESS ESTABLISHED UNIFORM SETBACK EXISTS)
 - MINIMUM SIDE LOT SETBACK: 10'
 - MINIMUM REAR LOT SETBACK: 10'
 - MAXIMUM BUILDING HEIGHT: 60'
 - RECREATION FACILITIES - 500 SF PER DWELLING UNIT SET ASIDE FOR RECREATION USE
 - PRIVATE OUTDOOR SPACE - OUTDOOR SPACE IMMEDIATELY ADJACENT TO THE UNIT WHERE THE ARCHITECTURE MAKES THIS POSSIBLE
 - STORAGE - 400 CU. FT. OF PRIVATE, LOCKABLE STORAGE SPACE PER UNIT. ALSO MAKE PROVISIONS FOR THE SAFE STORAGE OF ITEMS SUCH AS RECREATIONAL VEHICLES, BOATS, ETC. SCREEN AND LANDSCAPE THESE AREAS.
 - OPEN SPACE - 25% OF THE TOTAL LOT AREA WILL BE SET ASIDE AS OPEN SPACE
- *ZONING STANDARDS FROM CITY OF LEWISTON LAND USE ORDINANCE, AMENDED OCTOBER 5, 2000.

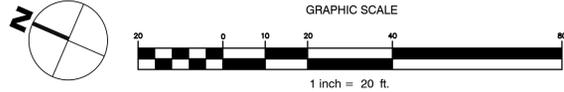
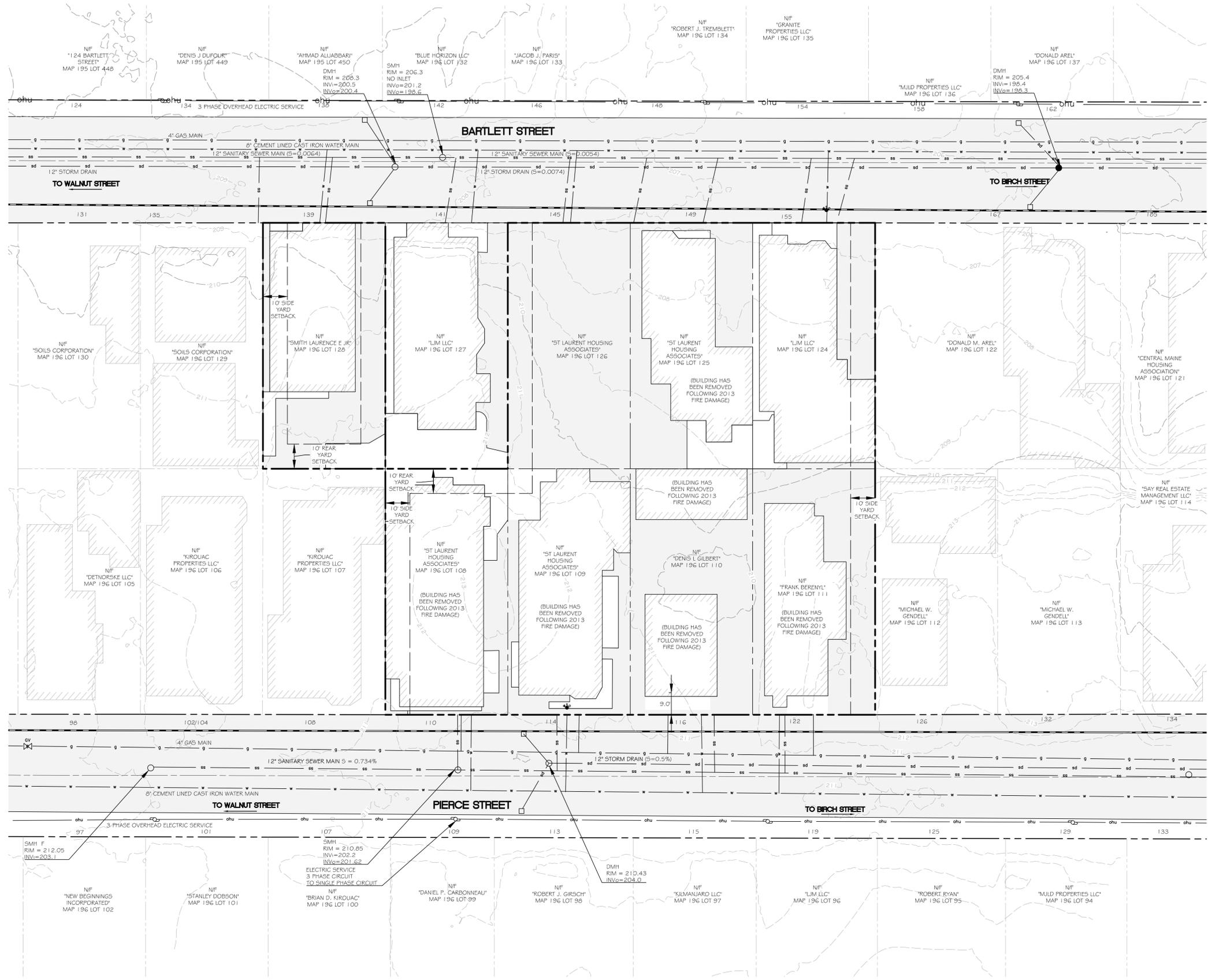
EXISTING IMPERVIOUS AREA CALCULATION

DESCRIPTION	IMPERVIOUS AREA (S.F.)
TOTAL (8 PARCELS)	36,774
TOTAL PARCEL AREA	40,000
PERCENT IMPERVIOUS COVERAGE	91.9%
PERVIOUS AREA	3,226

NOTES:
1. THESE CALCULATIONS/AREAS ARE BASED ON AERIAL PHOTOGRAPHS AND CITY GIS INFORMATION.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- ABUTTING PROPERTY LINE
- PROPERTY SETBACK LINE
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- WATERLINE
- WATER LINE GATE VALVE
- WATER LINE SHUT-OFF VALVE
- GAS LINE
- GAS LINE GATE VALVE
- ELECTRIC LINE
- UTILITY POLE
- OVERHEAD UTILITY
- BUILDING
- EDGE OF PAVEMENT
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- GRANITE CURB



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(207) 761-3822

STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER
8/29/13

Lewiston Affordable Housing
Bartlett & Pierce Street
Lewiston, Maine
Prepared For:
Volunteers of America Northern New England
14 Maine Street
Brunswick, Maine

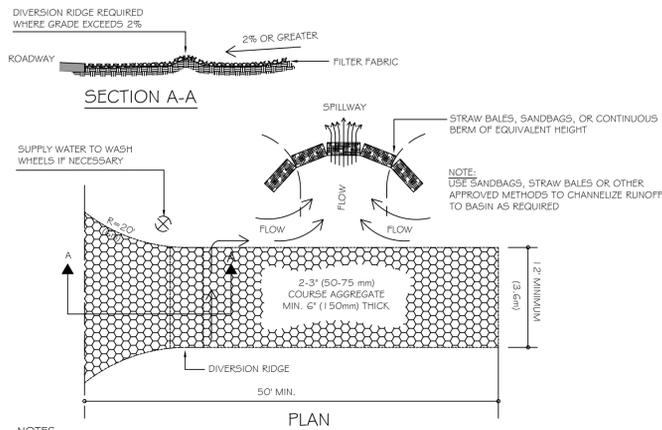
Rev.	Date	Description	Drawn	Check

Sheet Title:
Existing Conditions Plan

Job No.: 235 Sheet No.:
Date: August 29, 2013
Scale: 1" = 20'
Drawn: AMC
Checked: WRW

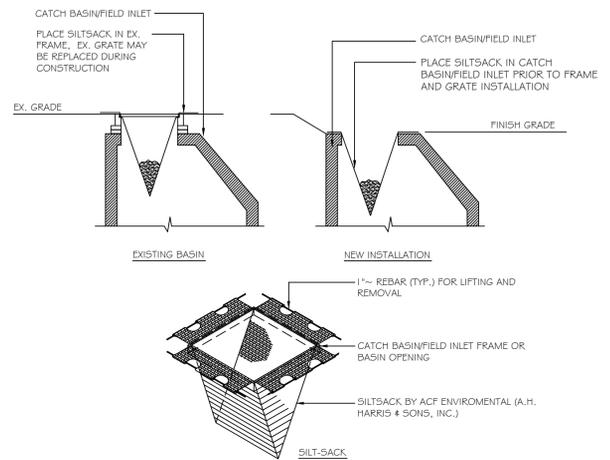
C1.0

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION



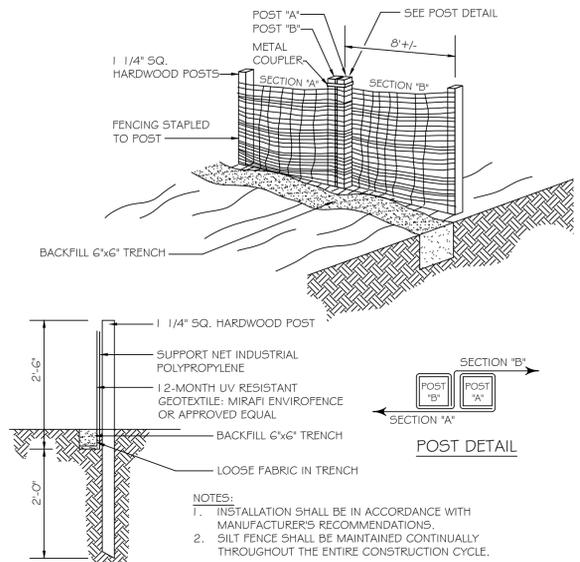
NOTES:
 1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS ONTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

1 CONSTRUCTION ENTRANCE
 C4.0 NOT TO SCALE



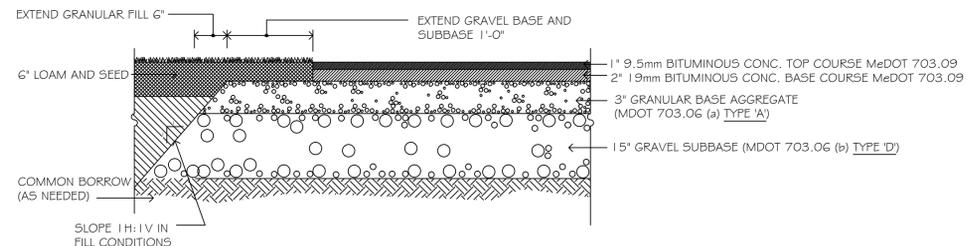
NOTES:
 1. INSTALLATION PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
 2. EMPTY AND REMOVE SEDIMENT FROM SILTSACK WHEN RESTRAINT CORD IS NO LONGER VISIBLE. CLEAN, RINSE AND REPLACE AS NEEDED.
 3. CONTRACTOR SHALL INSPECT CATCH BASIN PROTECTION AFTER EACH MAJOR STORM EVENT AND CLEAN SILT AS NEEDED.
 4. ROUND SILT-SACKS SHALL BE USED FOR ROUND CATCH BASIN GRATES.

2 CATCH BASIN PROTECTION DETAIL
 C4.0 NOT TO SCALE

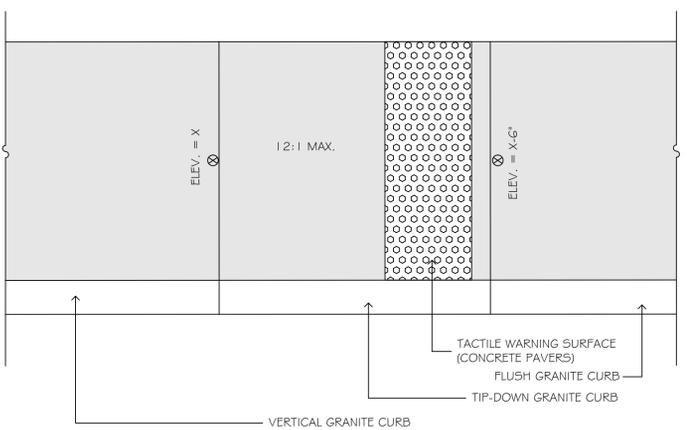


NOTES:
 1. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 2. SILT FENCE SHALL BE MAINTAINED CONTINUALLY THROUGHOUT THE ENTIRE CONSTRUCTION CYCLE.

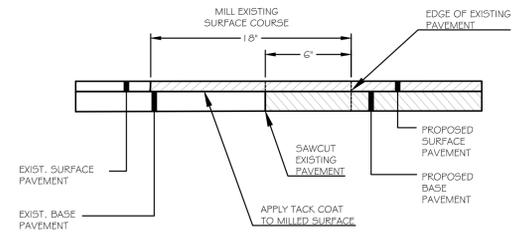
3 PREFABRICATED SILT FENCE
 C4.0 NOT TO SCALE



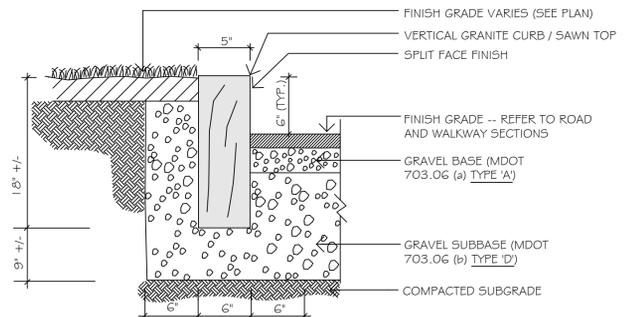
4 PAVEMENT SECTION: PARKING LOT
 C4.0 NOT TO SCALE



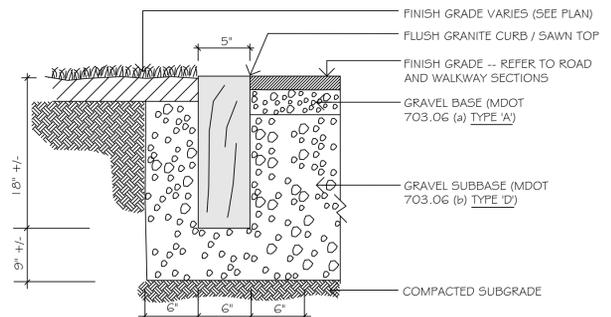
5 A.D.A ACCESSIBLE RAMP
 C4.0 NOT TO SCALE



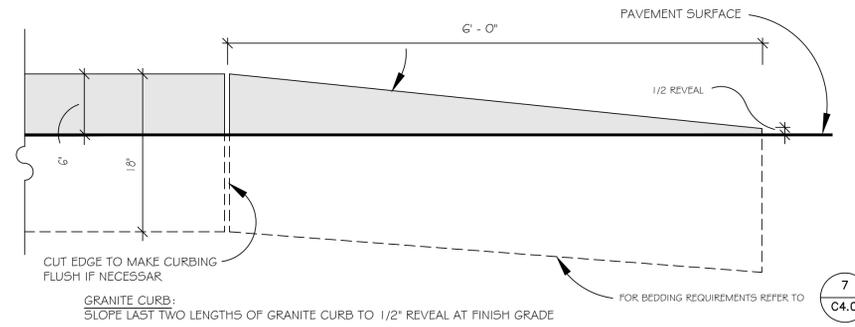
6 HMA PAVEMENT BUTT JOINT DETAIL
 C4.0 NOT TO SCALE



7 VERTICAL GRANITE CURB INSTALLATION (PARKING LOT)
 C4.0 NOT TO SCALE

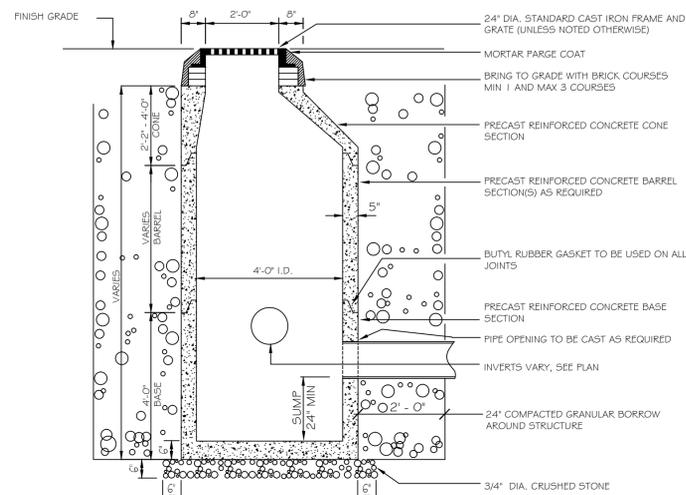


8 FLUSH GRANITE CURB INSTALLATION (PARKING LOT)
 C4.0 NOT TO SCALE



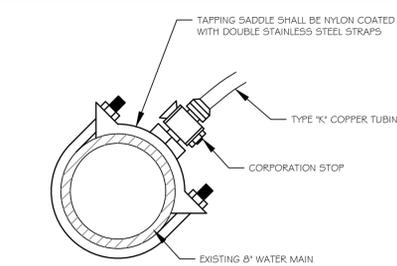
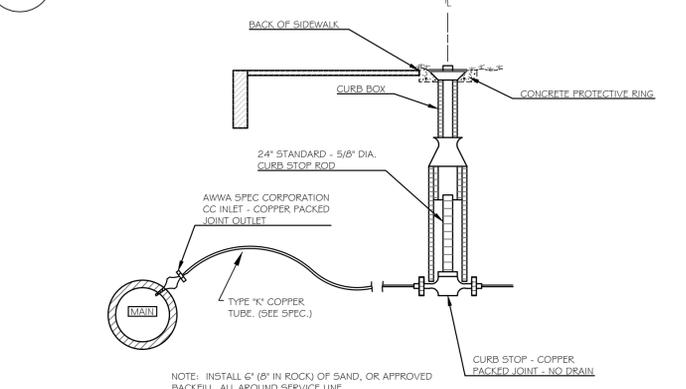
9 TIP-DOWN GRANITE CURB
 C4.0 NOT TO SCALE

Rev.	Date	Description	Drawn	Check



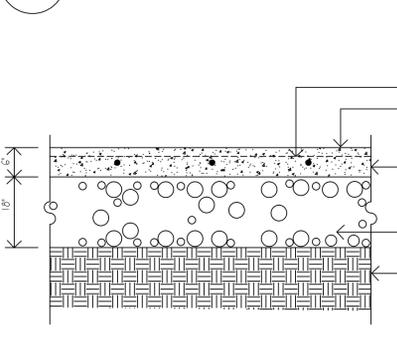
NOTES:
 1. CONCRETE 4000 PSI AFTER 28 DAYS.
 2. REINFORCING H-20 LOADING 4x4 / 4x4 W/M. SLAB TOP - NO. 5 BARS.
 3. EACH CASTING TO HAVE LIFTING HOLES TO BE FILLED WITH NON-SHRINK MORTAR.

1
C4.1 PRECAST CONCRETE CATCH BASIN (PARKING LOT)
 NOT TO SCALE



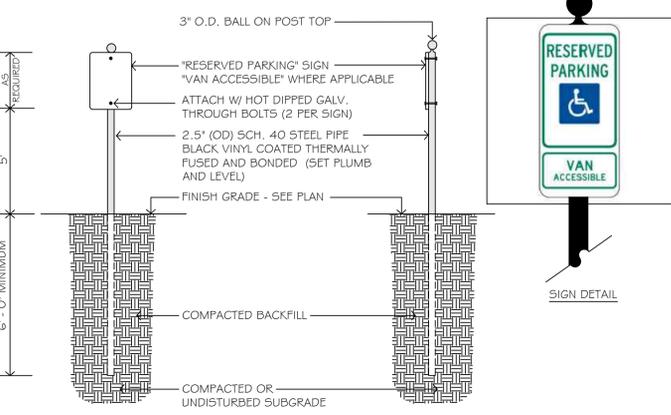
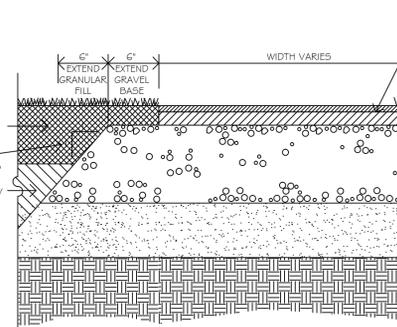
NOTES:
 1. ALL WORK TO CONFORM TO THE KENNEBEC WATER DISTRICT STANDARDS AND REQUIREMENTS.

2
C4.1 STANDARD CORPORATION STOP DETAIL
 NOT TO SCALE



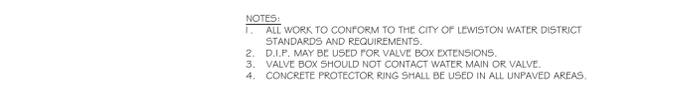
NOTES:
 -DO NOT PLACE CONCRETE DURING COLD OR RAINY WEATHER CONDITIONS (SEE PROJECT MANUAL.)
 -INSTALL EXPANSION JOINTS AT INTERFACE OF BUILDING

3
C4.1 CONCRETE PAD AT BUILDING ENTRANCE/ DUMPSTER PAD
 NOT TO SCALE



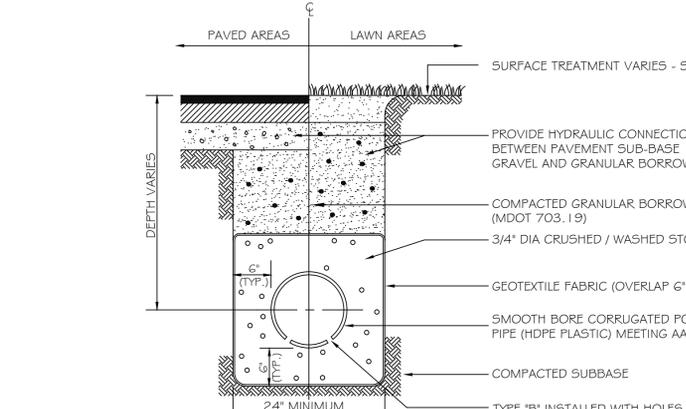
NOTES:
 SIGN DIMENSIONS:
 RESERVED PARKING: 12' x 18'
 VAN ACCESSIBLE: 6' x 12'

4
C4.1 ACCESSIBLE PARKING SIGN INSTALLATION DETAIL
 NOT TO SCALE

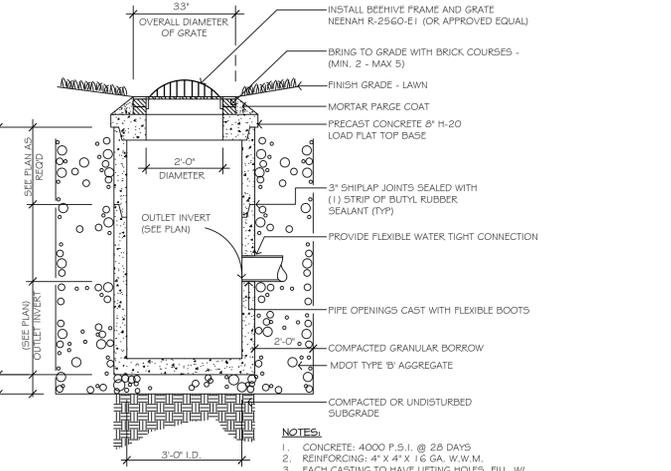
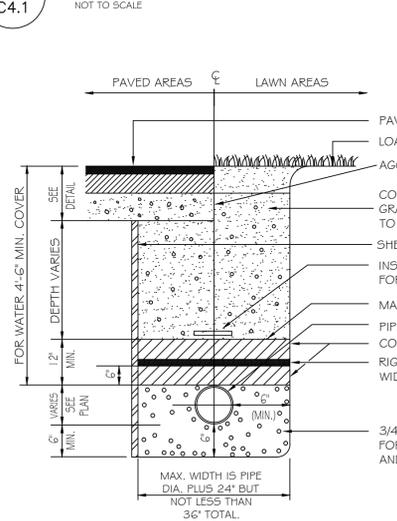


NOTE: INSTALL 6" (8" IN ROCK) OF SAND, OR APPROVED BACKFILL, ALL AROUND SERVICE LINE.

5
C4.1 VALVE AND VALVE BOX INSTALLATION DETAIL
 NOT TO SCALE

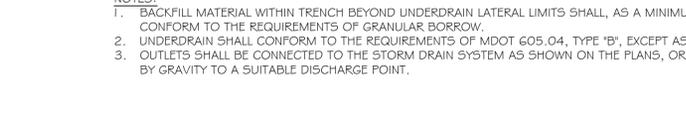


6
C4.1 BITUMINOUS CONCRETE WALKWAY PAVING SECTION (PARKING LOT)
 NOT TO SCALE



NOTES:
 1. CONCRETE: 4000 P.S.I. @ 28 DAYS
 2. REINFORCING: 4" x 4" x 1/8 GA. W.W.M.
 3. EACH CASTING TO HAVE LIFTING HOLES. FILL W/ NON-SHRINK, NON-METALLIC GROUT

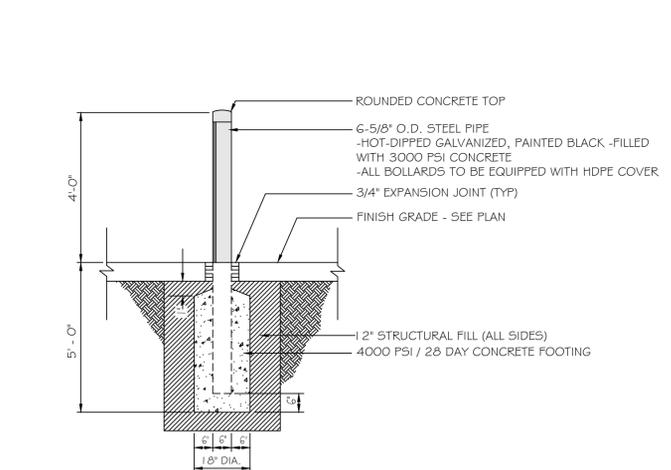
9
C4.1 FIELD INLET DETAIL
 NOT TO SCALE



NOTES:
 1. BACKFILL MATERIAL WITHIN TRENCH BEYOND UNDERDRAIN LATERAL LIMITS SHALL, AS A MINIMUM, CONFORM TO THE REQUIREMENTS OF GRANULAR BORROW.
 2. UNDERDRAIN SHALL CONFORM TO THE REQUIREMENTS OF MDOT 605.04, TYPE 'B', EXCEPT AS NOTED.
 3. OUTLETS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM AS SHOWN ON THE PLANS, OR GRADED BY GRAVITY TO A SUITABLE DISCHARGE POINT.

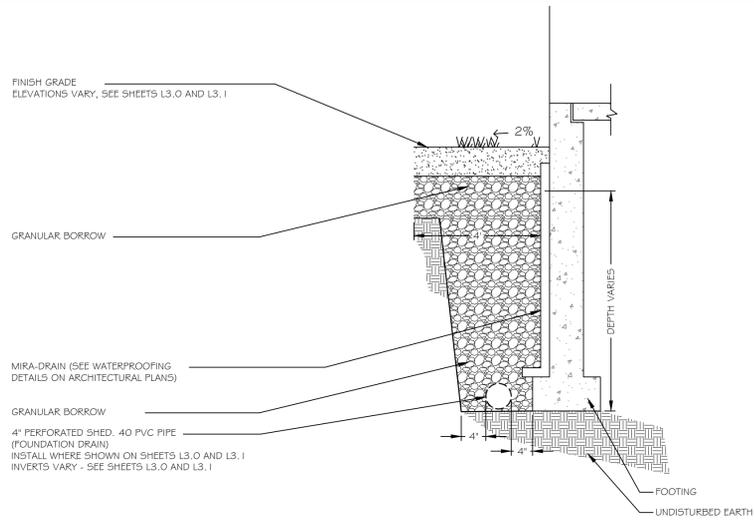
8
C4.1 UNDERDRAIN TRENCH DETAIL
 NOT TO SCALE

9
C4.1 TYPICAL PIPE TRENCHING DETAIL (PARKING LOT)
 NOT TO SCALE

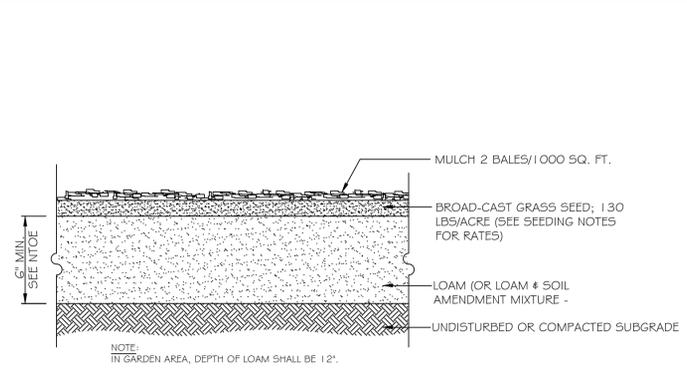


10
C4.1 STEEL BOLLARD
 NOT TO SCALE

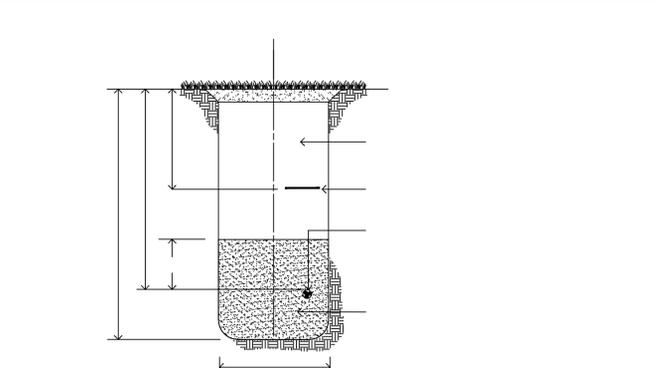
Rev.	Date	Description	Drawn	Check



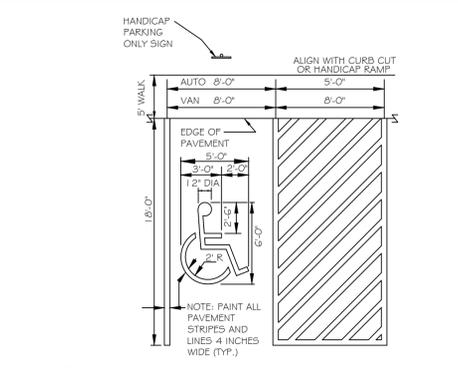
1 FOUNDATION DRAIN DETAIL
C4.2 NOT TO SCALE



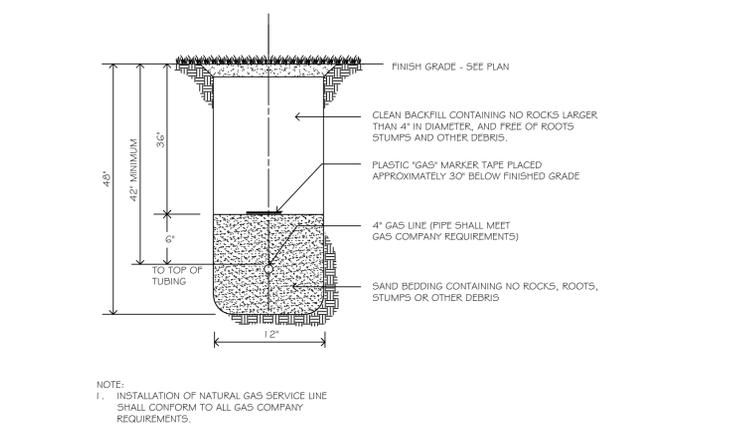
2 LOAM AND SEED DETAIL
C4.2 NOT TO SCALE



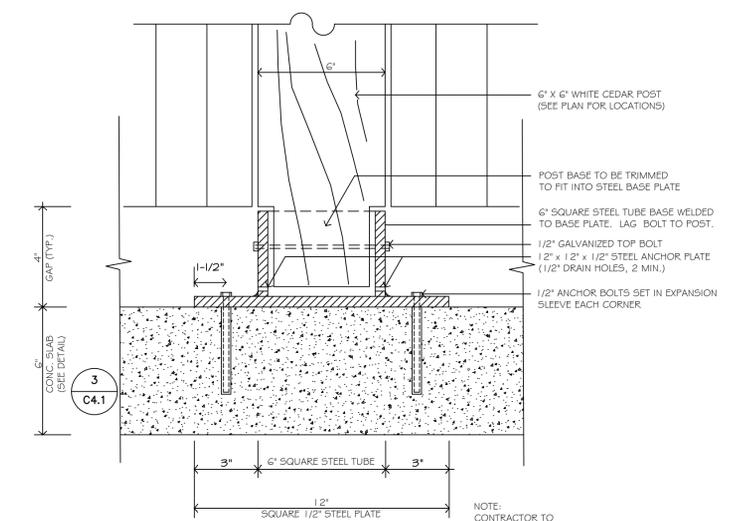
3 SECONDARY OR SERVICE CABLE INSTALLATION DETAIL
C4.2 NOT TO SCALE



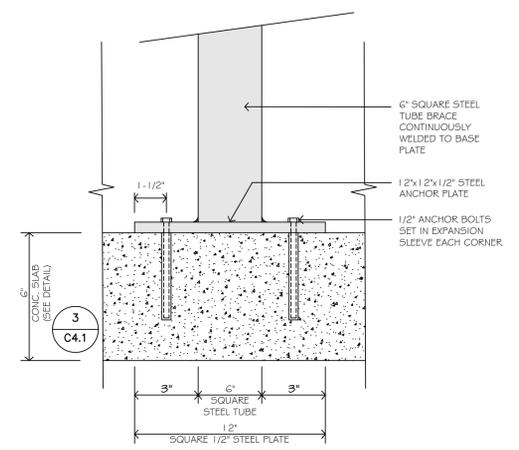
4 ACCESSIBLE PARKING STALL DETAIL
C4.2 NOT TO SCALE



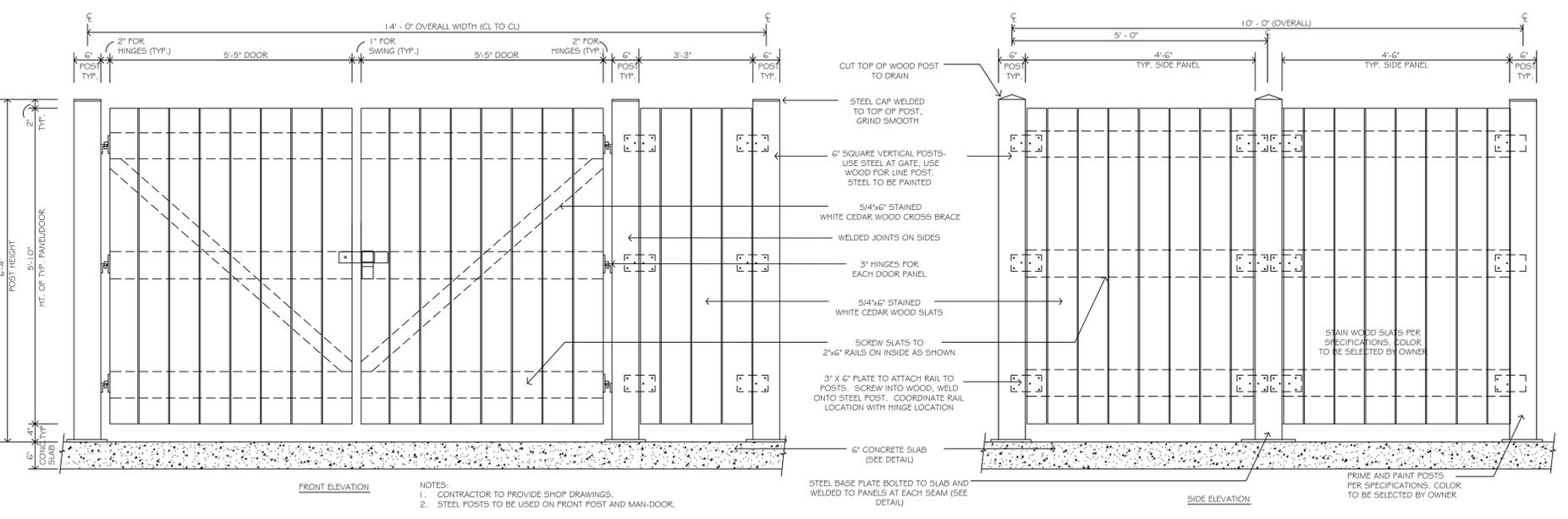
5 NATURAL GAS SERVICE TRENCH SECTION
C4.2 NOT TO SCALE



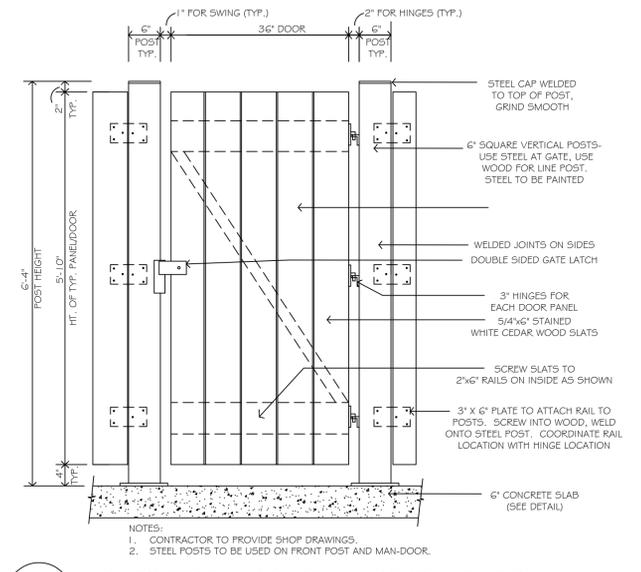
6 BASE PLATE / WOOD POST DETAIL
C4.2 NOT TO SCALE



7 BASE PLATE / STEEL POST DETAIL
C4.2 NOT TO SCALE

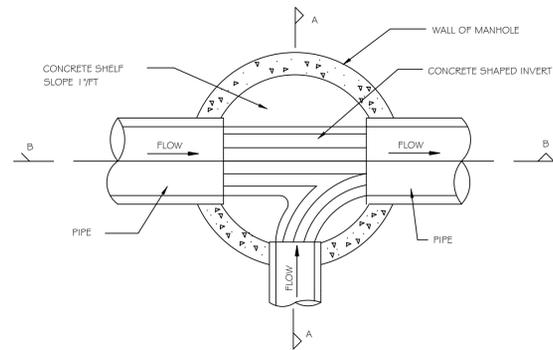


8 DUMPSTER ENCLOSURE: FRONT AND SIDE ELEVATIONS
C4.2 SCALE: NOT TO SCALE

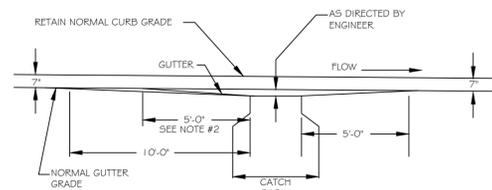


9 DUMPSTER ENCLOSURE MAN-DOOR ELEVATION
C4.2 NOT TO SCALE

Rev.	Date	Description	Drawn	Check

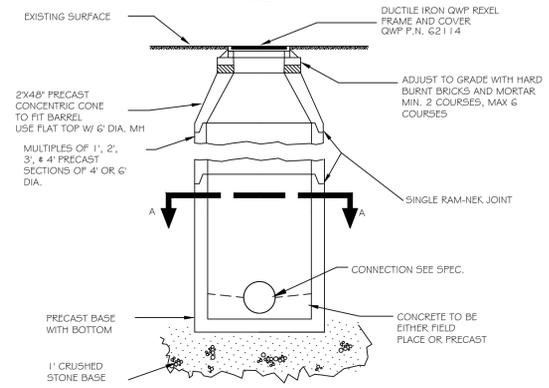
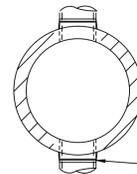


PLAN

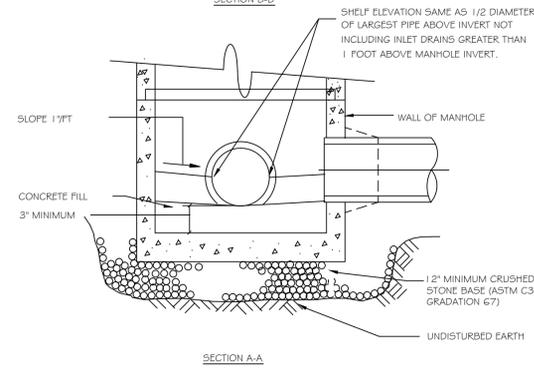


NOTE:
 1. CASCADE GRATES SHALL BE INSTALLED ON GRADIENT OF THE GUTTER. THE GRATES SHALL BE DEEPERSED 2" BELOW THE NORMAL GUTTER GRADE UNLESS THIS DEPRESSION INTERFERES WITH TRAFFIC. PARALLEL BAR GRATES SHALL BE INSTALLED ON A LEVEL GRADIENT. DIMENSIONS ARE NOMINAL.
 2. IF CATCH BASIN IS TO BE INSTALLED IN A LOW POINT OR INTERSECTION OF DESCENDING STREETS, GUTTER SHALL BE GRADED EQUALLY, 5' FROM BOTH SIDES OF CATCH BASIN.

3
C4.4 GUTTER GRADE TRANSITION AT CATCH BASIN
 NOT TO SCALE

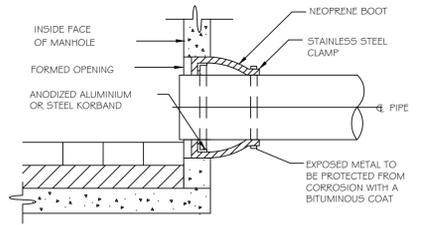


SECTION B-B



SECTION A-A

1
C4.4 PRECAST DRAIN MANHOLE DETAIL
 NOT TO SCALE

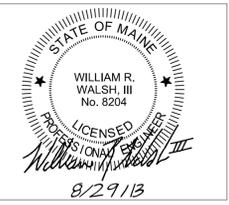


KOR-N-SEAL BOOT (FOR 1.8" - PIPE OR LESS)

2
C4.4 MANHOLE/CATCH BASIN CONNECTION DETAIL
 NOT TO SCALE

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 Portland, Maine 04102
 (207) 761-3822



Lewiston Affordable Housing
 Bartlett & Pierce Street
 Lewiston, Maine
 Prepared For:
 Volunteers of America Northern New England
 14 Maine Street
 Brunswick, Maine

Rev.	Date	Description	Drawn	Check

Sheet Title:
Site Details

Job No.: 235 Sheet No.:
 Date: August 29, 2013
 Scale: NOT TO SCALE
 Drawn: AMC
 Checked: WRW

C4.4

LANDSCAPE NOTES:

- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE LANDSCAPE ARCHITECT WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PRICING ANY PLANT MATERIAL.
- ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK".
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- ALL TREES AND SHRUBS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE AGED SPRUCE AND FIR BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ABUTS LAWN, CONTRACTOR SHALL PROVIDE A TURF CUT EDGE.
- ALL TREES ALONG WALK AND PARKING AREAS SHALL BEGIN BRANCHING AT 6' HT. MIN.
- ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL LOAMED DISTURBED AREAS AS FOLLOWS:
 - LAWN AREAS 6" DEPTH OF TOPSOIL
 - CURBED PARKING LOT ISLANDS 18" DEPTH OF TOPSOIL
- SEED MIXTURES FOR AREAS TO BE SEEDED SHALL BE AS FOLLOWS:
 - LAWN AREAS SHALL BE SEEDED WITH SEED TYPE % BY WEIGHT CREEPING RED FESCUE (MIN. 2 VARIETIES) 45%, KENTUCKY BLUEGRASS (MIN. 2 VARIETIES) 30%, PERENNIAL RYE GRASS 20%, SEEDING RATE PER 1000 SQ.FT.: 4 LBS. MIN.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND OR CAPPED OR DEMOLISHED AS REQUIRED.

PLANT LIST

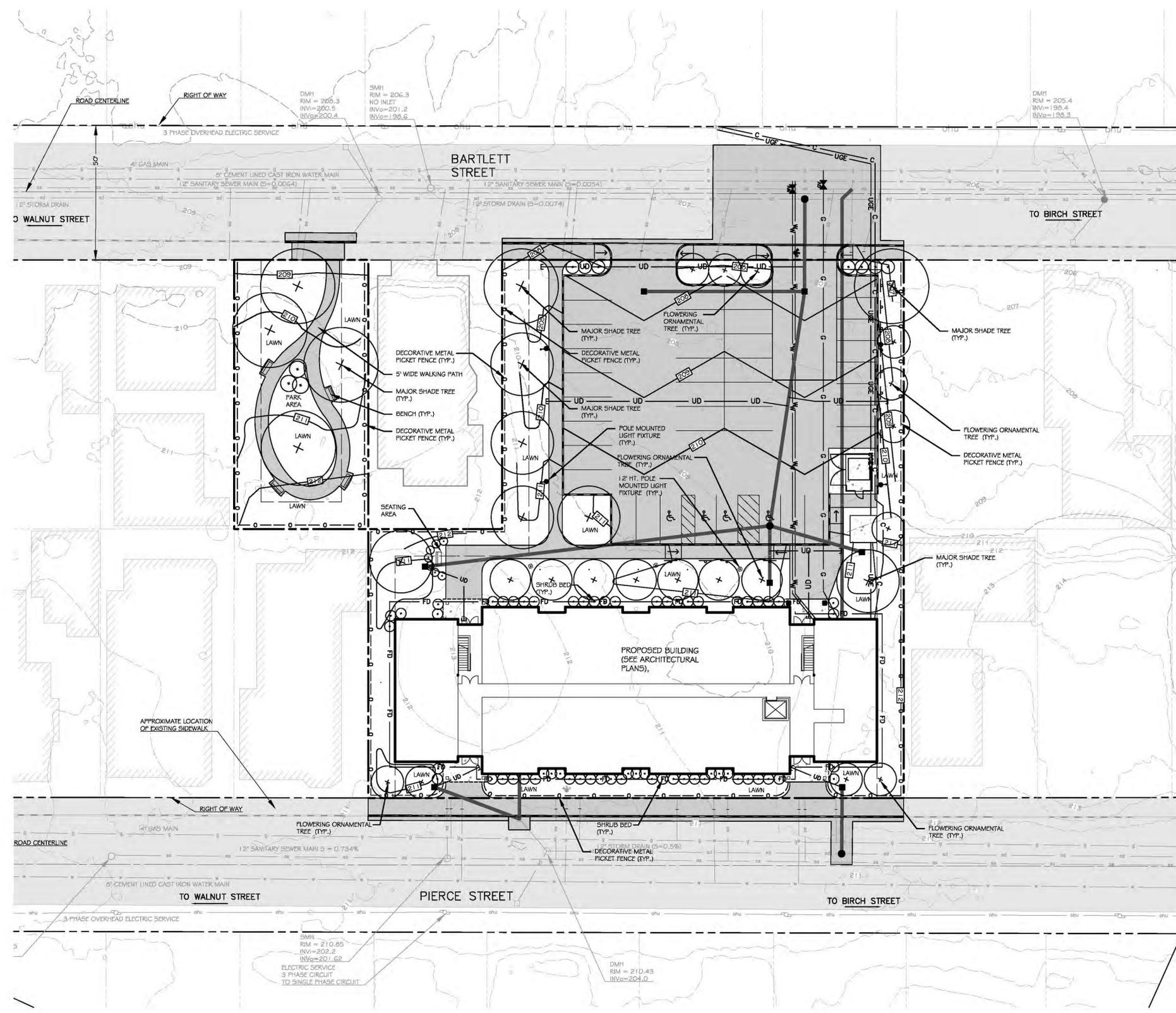
SYMBOL	QTY.	ROOTS	SIZE	PLANT NAME
	11	B+B	3" CAL.	ASH VARIETIES: (AUTUMN PURPLE, EMPIRE, SKYLINE, GREEN SUMMIT) HONEY LOCUST VARIETIES: (SHADEMASTER, SKYLINE) LINDEN VARIETIES: (AMERICAN, REDMOND, GREENSPIRE, LITTLELEAF) MAPLE VARIETIES: (ARMSTRONG, AUTUMN BLAZE, SENTINEL, RED SUNSET, RED RED OAK WHITE OAK RIVER BIRCH GINKO
	19	B+B	1 1/2" CAL. MIN.	CHERRY VARIETIES: (SARGENT, SAND, AGCOLADE, KOREAN) CRAB APPLE VARIETIES: (JAPANESE FLOWERING, PINK SPIRE) KOUSA DOGWOOD JAPANESE TREE LILAC VARIETIES WASHINGTON HAWTHORNE PEAR VARIETIES: (ARISTOCRAT, CHANTICLEER, REDSPIRE) MAGNOLIA VARIETIES
	79	CONT. AND B+B	18"-42" HT. OR 20" SPD.	AZALEA VARIETIES BLUEBERRY BURNING BUSH DOGWOOD VARIETIES EBONYMUS VARIETIES FORSYTHIA LILAC VARIETIES VIBURNUM VARIETIES ARBOVITAE AZALEA VARIETIES ANDROMEDA VARIETIES HYDRANGEA VARIETIES JAPANESE YEM JUNIPER VARIETIES LEUCOTHOE RHODODENDRON VARIETIES

LEGEND

EXISTING	PROPOSED

LIGHTING KEY:

- POLE MOUNTED FIXTURES TO BE THE VIPER (LARGE) LED FIXTURE AS MANUFACTURED BY BEACON PRODUCTS, AT A MOUNTING HEIGHT OF 20 FEET.
- POLE MOUNTED FIXTURES TO BE THE VIPER (SMALL) LED FIXTURE AS MANUFACTURED BY BEACON PRODUCTS, AT A MOUNTING HEIGHT OF 12 FEET.



WALSH
ENGINEERING ASSOCIATES, INC.
918 Brighton Ave | Portland, Maine 04102
ph: 207.553.9898 | www.walsh-eng.com
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LAND DESIGN SOLUTIONS
LANDSCAPE ARCHITECTURE
P.O. Box 316
160 Longwoods Road
Cumberland, Maine 04021
Tel: (207) 959-1717

Affordable Housing
Bartlett & Pierce Street
Lewiston, Maine

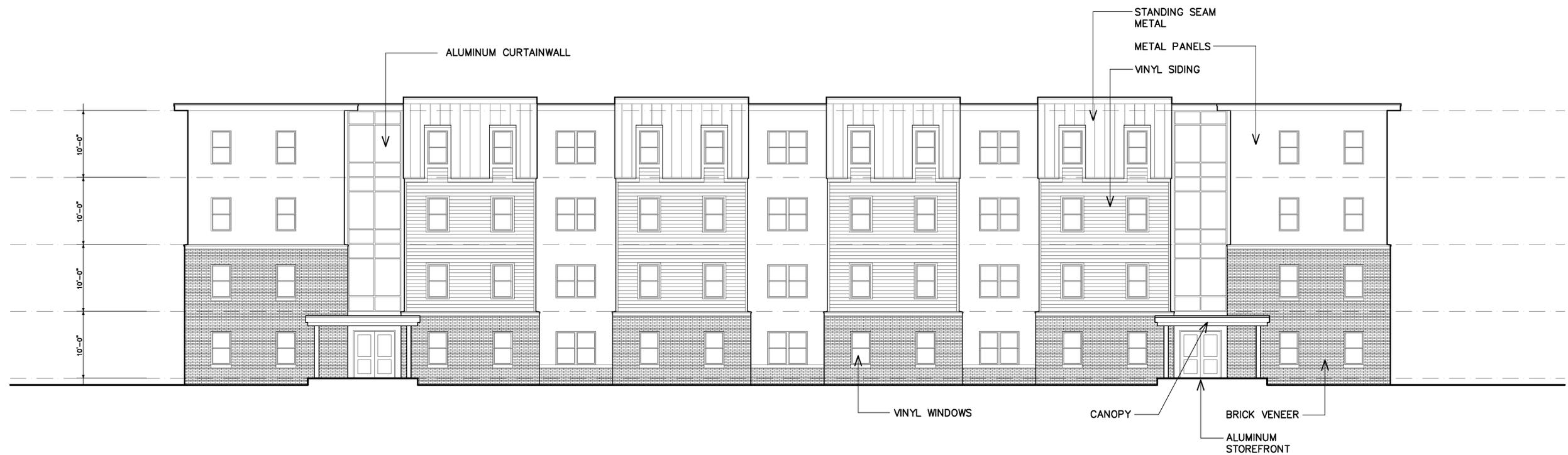
Volunteers of America Northern New England
14 Maine Street
Brunswick, Maine

Rev.	Date	Description	Drawn	Check

Sheet Title: Landscape and Lighting Plan

Job No.: 235 Sheet No.:
Date: August 21, 2013
Scale: L1.0
Drawn: AMC
Checked: WRW

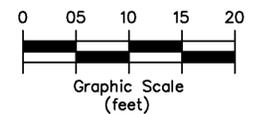




CONCEPTUAL BUILDING ELEVATION

LEWISTON AFFORDABLE HOUSING

Volunteers of America Northern New England
Lewiston, Maine



ROBERT J. FOSTER — ARCHITECT
38 Groveside Road, Portland, Maine 04102
(207) 761-3822

DATE: 08-12-13



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: September 18, 2013
RE: September 23, 2013 Planning Board Agenda Item IV(b)

An application submitted by A.R.C.C. Land Surveyors, Inc. on behalf of Hahnel Bros. Co. and Schott Realty, Inc. to amend the Subdivision Plan entitled Schott Realty, Inc.

A.R.C.C. Land Surveyors, Inc. on behalf of Hahnel Bros. Co. and Schott Realty, Inc. has submitted an amendment to the subdivision plan entitled Schott Realty, Inc. dated February 24, 2004. The proposed amendment consists of adding 3.99 acres to lot 2 at 56 Strawberry Avenue from lot 3 at 46 Strawberry Ave. Lot 2 is currently vacant. Lot 3 is currently used by Hahnel Brothers. Both lots are located in the Urban Enterprise (UE) district and meet the space and bulk requirements of that district.

This is a simple amendment for additional land to be conveyed to an abutting lot. Minor changes off this nature would typically be handled by staff as a de minimis change. However, since it is an amendment to a subdivision previously approved by the Planning Board, formal Board approval is required for subdivisions.

This request is being heard by the Planning Board pursuant to Article XIII, Section 2(a)(10) and Sections 4 and 5 of the Zoning and Land Use Code.

ACTIONS NECESSARY:

1. Make a motion to consider an application submitted by A.R.C.C. Land Surveyors, Inc. on behalf of Hahnel Bros. Co. and Schott Realty, Inc. to amend the Subdivision Plan entitled Schott Realty, Inc.
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 and 5 of the Zoning and Land Use Code and to grant approval to Hahnel Bros. Co. and Schott Realty, Inc. to amend the Subdivision Plan entitled Schott Realty, Inc. adding 3.99 acres to lot 2 at 56 Strawberry Avenue, subject to any concerns raised by the Planning Board or staff.



Arthur W. Montana PLS 492
Robert W. Gagnon Jr. PLS 2177

September 3, 2013

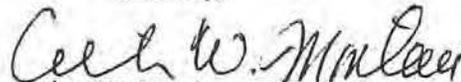
David Hediger, Deputy Director/City Planner
27 Pine Street
Lewiston, ME 04240

Dear David:

Alan R. Hahnel of Hahnel Bros. Co. and Schott Realty, Inc. 56 Strawberry Avenue is seeking to amend the Subdivision Plan entitled Schott Realty, Inc. dated February 24, 2004.

The amendment consist of adding 3.99 acres to lot 2 in a northwesterly direction to the Androscoggin River.

Sincerely,


Arthur W. Montana, PLS

BK4036 PG136

MAINE SHORT FORM WARRANTY DEED

17097

Schott Realty, Inc., a Maine Corporation, grants to the said Schott Realty, Inc. whose mailing address is P.O. Box 1160, Lewiston, Maine 04240, with Warranty Covenants, a certain lot or parcel of land situated in said Lewiston, County of Androscoggin, State of Maine, bounded and described as follows:

Beginning on the northwesterly line of Strawberry Avenue at the southerly corner of land now or formerly of Thomas Memorial Baptist Church.

Thence south thirty-two degrees fifty-three minutes six seconds west (S 32° 53' 06" W), along the northwesterly sideline of Strawberry Avenue, six hundred twenty-four and forty-seven hundredths (624.47) feet to the easterly corner of a certain parcel of land conveyed to Industrial Distributors, Inc. by deed recorded in the Androscoggin County Registry of Deeds in Book 1758, Page 191;

NO MAINE R.E.
TRANSFER TAX PAID

Thence north thirty-seven degrees eighteen minutes two seconds west (N 37° 18' 02" W), along the northeasterly line of the said Industrial Distributors, Inc. parcel three hundred sixty-five (365) feet to the northerly corner of the said Industrial Distributors, Inc. parcel; and thence continuing on the same course, north thirty-seven degrees eighteen minutes two seconds west (N 37° 18' 02" W), through two parcels of land conveyed to the said Schott Realty, Inc. by two certain deeds recorded in the said Registry of Deeds in Book 1758, Page 200 and in Book 2432, Page 47, three hundred forty-nine (349) feet, more or less, to the normal high water mark of the Androscoggin River;

Thence northerly along the normal high water line of the Androscoggin River eight hundred eighty-three (883) feet, more or less, to a point at the normal high water mark on the southwesterly line of land conveyed to Tri-County Mental Health Services by deed recorded in the said Registry in Book 2503, Page 255; the said point being north thirty degrees thirty-two minutes five seconds east (N 30° 32' 05" E) seven hundred ninety-nine and twenty-five hundredths (799.25) feet from the northwesterly terminus of the previous course at the river bank;

Thence south forty degrees forty-two minutes thirty-one seconds east (S 40° 42' 31" E), along the southwesterly line of the said Tri-County Mental Health Services parcel, three hundred seventeen (317) feet, more or less, to a point on the northwesterly line of land of the said Thomas Memorial Baptist Church;

Thence south thirty-two degrees fifty-three minutes six seconds west ($S 32^{\circ} 53' 06'' W$), along the northwesterly line of the said Thomas Memorial Baptist Church land, two hundred eight and seventy-one hundredths (208.71) feet to a point at the westerly corner of the said Thomas Memorial Baptist Church land;

Thence south forty degrees forty-two minutes thirty-one seconds east ($S 40^{\circ} 42' 31'' E$), along the southwesterly line of the said land of Thomas Memorial Baptist Church, four hundred seventeen and forty-two hundredths (417.42) feet to the northwesterly line of Strawberry Avenue and the point of beginning;

The above described premises are subject to a fifteen (15') foot wide sewer easement granted to the City of Lewiston by deeds recorded in the said Registry of Deeds in Book 1053, Page 315 and in Book 1076, Page 622.

The above described premises are also subject to a twenty-five (25') foot wide sewer easement for the benefit of certain other parcels of land of the said Schott Realty, Inc. described in deeds to the said Schott Realty, Inc. recorded in the said Registry in Book 947, Page 328; in Book 2510, Page 139; and in another certain deed of even date, to be recorded; and for the benefit of certain parcels of land of the said Industrial Distributors, Inc. described in deeds to the said Industrial Distributors, Inc. recorded in the said Registry in Book 867, Page 43; in Book 1748, Page 340; in Book 1758, Page 191; in Book 2510, Page 136; and in Book 2510, Page 141; and their respective successors and assigns; the center line of which said twenty-five foot wide easement begins at a point on the northwesterly line of Strawberry Avenue which is twelve and fifty hundredths (12.50) feet northeasterly of the northeasterly line of the said Industrial Distributors, Inc. parcel described in Book 1758, Page 191, as measured perpendicular to the said Industrial Distributors, Inc. line; the said easement center line extending northwesterly thirty-seven degrees eighteen minutes two seconds west ($N 37^{\circ} 18' 02'' W$) along a line parallel with, and twelve and fifty hundredths (12.50) feet northeasterly from the northeasterly line of the said Industrial Distributors, Inc. parcel and by an extension northwesterly of the same easement center line a total of six hundred seventeen point eighty-nine hundredths (617.89) feet northwesterly of Strawberry Avenue to an angle point;

Thence north eighteen degrees fifty-four minutes west ($N 18^{\circ} 54' W$) one hundred (100) feet to a sewer manhole.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

The parcel hereinabove described contains about twelve point five (12.5) acres. All bearings are by reference to magnetic north as shown a plan entitled "Property Plan, Gerard Construction Company" dated August 3, 1984, prepared by Coubron Gotto Associates, Inc.

The Grantor's title to the premises hereby conveyed is derived from deeds to this Grantor recorded in the said Registry of Deeds in Book 1758, Page 200 and in Book 2432, Page 47.

IN WITNESS WHEREOF this Deed has been executed by Schott Realty, Inc., acting by and through its president Oscar R. Hahnel, Jr. hereunder duly authorized, this 27th day of July, 1998.

SCHOTT REALTY, INC.

Charlotte C. Champagne
Witness

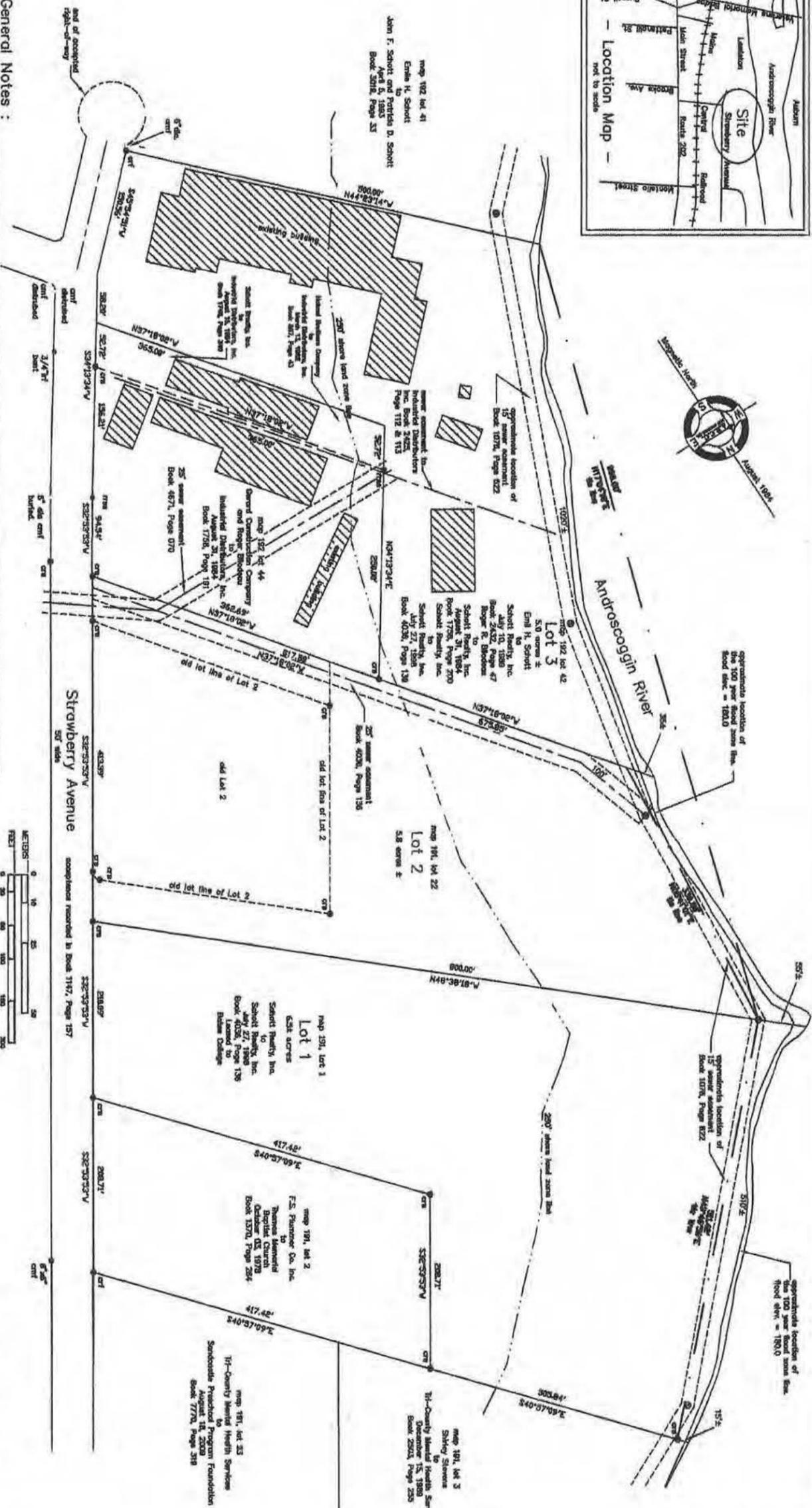
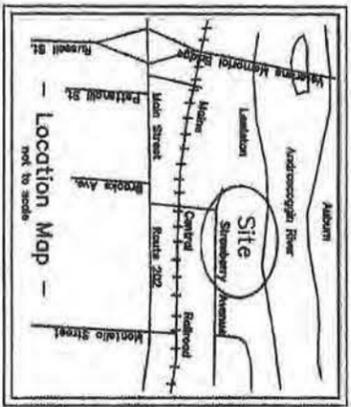
By: Oscar R. Hahnel, Jr.
Oscar R. Hahnel, Jr.
President

STATE OF MAINE
ANDROSCOGGIN, SS.

Personally appeared the above-named Oscar R. Hahnel Jr., known to me, this 27th day of July, 1998 and acknowledged the foregoing instrument to be his free act and deed in his capacity as President of Schott Realty, Inc., and the free act and deed of the said corporation.

Peter D. Sassano
Notary Public/~~Attorney at Law~~
Printed Name: Peter D. Sassano
My Commission Expires: 12/11/01

Imfo:BEALE/SCHOTT/DEED RECEIVED
ANDROSCOGGIN S.S.
98 AUG -4 AM 10:39
ATTES:
Jessie D. Bagnall
REGISTER OF DEEDS



General Notes :

- All Book and Page Numbers refer to the Registry of Deeds for Androscogin County.
- Approximate location of the 100 year flood zone, as shown on the Flood Insurance Rate Map for Androscogin County (Lewiston) shown on page 207 of 478 Community Number 20004 (E27) Flood Hazard 2001032872, Effective Date July 6, 2013.
- Reference plans :
 - Extensions of Strawberry Avenue dated November 07, 1974, recorded in the Registry of Deeds Book of Plans, Sheet 27, Page 35.
 - Property plan General Construction Company, dated August 03, 1984, on file at the office of Technical Services Inc., Auburn, Maine.
- Property line with the Urban Estimation Grids (UG)
 - Minimum Point setback = 25' Minimum front yard = 100'
 - Minimum Point setback = 25' Minimum front yard = 100'
 - Minimum side & rear setback = 20' Minimum side & rear yard = 70'
- Property markers to be set upon the request from property owner.
- Setbacks for structures and parking areas may be waived on less than 25 feet from the normal high water mark of the river, as per Article 26, Section 20(X) of the Lewiston Zoning and Land Use Code.
- Reference plan - Subdivision Plan entitled Schott Realty, Inc. dated February 25, 2004, and recorded in the Registry of Deeds for Androscogin County in Book of Plans, Book 43, Page 147.

Legend :

- 1" = 100'
- 1" = 200'
- 1" = 300'
- 1" = 400'
- 1" = 500'
- 1" = 600'
- 1" = 700'
- 1" = 800'
- 1" = 900'
- 1" = 1000'

Certification :

To the best of my knowledge and belief the survey conforms to the State Survey of Registration for Land Surveys.

Arthur W. Montano PLS 492
for A.R.C.C. Land Surveyors Inc. Date _____

Approved the City of Lewiston Planning Board

City of Lewiston
Planning Board
Approved in Book _____ Page _____
Attest _____ Register

<p>Revised Subdivision Plan for record owner Schott Realty Inc. Lewiston, Maine</p>	<p>Revision One Schott Realty, Inc. 56 Strawberry Avenue Androscogin County Lewiston, Maine 04240</p>	<p>A.R.C.C. LAND SURVEYORS INC. 405 N. 2ND ST. SUITE 201 LEWISTON, MONTANA 04101-0204 PHONE: 708-444-4444 FAX: 708-444-4445 WWW.ARCC-LS.COM</p>	<p>STATE OF MONTANA ARTHUR W. MONTANO 492 LAND SURVEYOR</p>
<p>DATE: 09/04/2013 TIME: 10:00 AM SCALE: 1"=60' SHEET: 1 OF 1</p>	<p>DATE: 09/04/2013 TIME: 10:00 AM SCALE: 1"=60' SHEET: 1 OF 1</p>	<p>DATE: 09/04/2013 TIME: 10:00 AM SCALE: 1"=60' SHEET: 1 OF 1</p>	<p>DATE: 09/04/2013 TIME: 10:00 AM SCALE: 1"=60' SHEET: 1 OF 1</p>



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: September 18, 2013
RE: September 23, 2013 Planning Board Agenda Item V(a) and (b)

Item V(a).

Request for Executive Session pursuant to 1 M.R.S.A. § 405(6)(E): Consultations between the Planning Board and the City Attorney concerning the legal rights and duties of the body or agency, pending or contemplated litigation.

Given the outcome of the Pinard Farms Subdivision request to the Planning Board at meeting of September 9, 2013 the applicants are seeking clarification as to why the Planning Board did not approve their application. The Board did not provide findings to support reasons for not approving the request pursuant to the Zoning and Land Use Code.

A request is being made by staff to go into executive session with the City Attorney (upon a favorable motion from the Board) concerning the legal rights and duties of the Planning Board.

The following motion must be made:

Make a motion that the Planning Board go into executive session pursuant to 1 M.R.S.A. § 405(6)(E) to discuss the legal rights and duties of the Planning Board and pending or contemplated litigation where premature general public knowledge would clearly place the municipality or other public agency or person at a substantial disadvantage.

The Board will then enter the adjacent meeting room. No notes, minutes, or votes are taken during executive session.

Item V(b).

Request for the reconsideration of the application submitted by A.R.C.C. Land Surveyors, Inc. on behalf of Mark L. and Terri I. Chizmar, 7 St. Jerome Street, Lillian Fortin-Martin, 9 St. Jerome Street, Matthew Lajoie, 11 St. Jerome Street, and Alexandra D'Eramo, 15 St. Jerome Street to acquire additional land to the rear of their properties from the Pinard Farms Association to satisfy the zoning and land violations involving encroachments into open space.

The Board is being requested to reconsider the application (upon a favorable recommendation from the Board) for Pinard Farms. The Board received a request from Lillian Fortin-Martin, 9 St. Jerome Street date September 11, 2013 on behalf of the other applicant's seeking clarification with respect to the Board's decision to not approve their requested amendment to the Pinard Farms subdivision. Pursuant to the Planning Board's adopted handbook, in order for the matter to be reconsidered, it shall be in order for any member who voted on the prevailing side to move a reconsideration of said matter, during the same meeting or at the immediate next regularly scheduled Planning Board meeting. This means a motion must be made by Bruce Damon, Michael Marcotte, Paul Madore, Kevin Morrisette, or Sandy Marquis. Upon a second, a simple majority vote determines whether the item will be reconsidered.

The following motion must be made:

Make a motion pursuant to the City of Lewiston Planning Board Handbook to reconsider the application submitted by A.R.C.C. Land Surveyors, Inc. on behalf of Mark L. and Terri I. Chizmar, 7 St. Jerome Street, Lillian Fortin-Martin, 9 St. Jerome Street, Matthew Lajoie, 11 St. Jerome Street, and Alexandra D'Eramo, 15 St. Jerome Street to acquire additional land to the rear of their properties from the Pinard Farms Association to satisfy the zoning and land violations involving encroachments into open space, as heard at the previous Planning Board meeting of September 9, 2013.

Upon a favorable vote to reconsider, the Board is being asked to provide finding of facts and conclusion with respect to previous decision not to approve the applicant's request.

At this time, the previously submitted application is available online in its entirety and contains no new information from what was considered by the Board at their September 9th meeting. If Planning Board members did not keep copies from the last meeting, new copies will be provided at the meeting.

Lillian Fortin-Martin
9 St. Jerome Street
Lewiston, ME 04240

September 11, 2013

Bruce Damon, Chairperson
Lewiston Planning Board Members
c/o Code Enforcement Office
27 Pine Street
Lewiston, ME 04240

**RE: Pinard Farms Subdivision – Open Space
Planning Board Meeting of 9/09/13**

Dear Mr. Damon and Planning Board Members:

This letter is being submitted on behalf of all applicants of the Pinard Farms Subdivision in connection with their recent proposal to amend the Pinard Farms Subdivision Plan (Revision 3) for the purpose of extending property lines and conforming with the City of Lewiston Code of Ordinances and setback requirements.

On Monday, September 9, 2013, an unfavorable decision was rendered to our proposed modifications to the Plan and it is not clear to any of us as to why our application was denied. In order to consider our future options, we are looking for clarification from the Planning Board as to what criteria and provisions were not met.

We are respectfully requesting the Planning Board's clarification and reasons for denial. Thank you for your attention in this matter and I look forward to hearing from you.

Very truly yours,



Lillian Fortin-Martin

Cc: Gildace Arsenault
David Hediger
Arthur Montana
Mark and Terri Chizmar
Alexandra D'Eramo
Mathew Lajoie

PINARD FARMS I SUBDIVISION

REVISION FOUR

ST. JEROME STREET

LEWISTON, MAINE

TABLE OF CONTENTS

Cover Letter	1 page
Application	13 pages
Right Title and Interest	13 pages
Letter From Pinard Farms Association	20 pages
Pinard Farms Association Articles of Incorporation	8 pages
Open Space Requirements	1 page



Arthur W. Montana PLS 492
Robert W. Gagnon Jr, PLS 2177

August 22, 2013

David Hediger, Deputy Director/City Planner
27 Pine Street
Lewiston, ME 04240

Dear David:

Mark & Terri Chizmar, 7 St. Jerome Street, Lillian Fortin-Martin, 9 St. Jerome Street, Matthew Lajoie, 11 St. Jerome Street and Alexandra D'Eramo, 15 St. Jerome Street wish to acquire additional land to the rear of their property from Pinard Farms Association to satisfy Land Use Code violations.

They are seeking modifications to the side yard setback for Lots 1, 2 and 3. Lot 1 reduced to 6.94 feet, Lot 2 reduced to 7.66 feet and lot 3 reduced to 5.95 feet.

The Subdivision has a surplus of 57,757.77 square feet. The amended plan reduces the open space by 11,205.99 square feet for a remainder of 46,551.7.89 square feet of surplus open space.

I have included 15 copies of the plan and application.

Sincerely,


Arthur W. Montana, PLS

Encl.



Development Review Application

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



PROJECT NAME: Pinard Farms I Revision 4

PROPOSED DEVELOPMENT ADDRESS: 7, 9, 11 & 15 St. Jerome Street

PARCEL ID#: Map 64 Lots 91, 90, 88 & 86

REVIEW TYPE: Site Plan/Special Exception Site Plan Amendment
 Subdivision Subdivision Amendment

PROJECT DESCRIPTION: Lots at 7, 9, 11, & 15 St. Jerome Street wish to acquire additional land to the rear of their property from the Pinard Farms Association to satisfy the Land Use Code violations.

CONTACT INFORMATION:

Applicant

Name: Mark L. & Terri I. Chizmar
Address: 7 St. Jerome Street
Zip Code 04240
Work #: 837-7271
Cell #: _____
Fax #: _____
Home #: _____
Email: _____

Property Owner

Name: Same for all
Address: _____
Zip Code _____
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
Email: _____

Project Representative

Name: A.R.C.C. Land Surveyors, Inc.
Arthur W. Montana, PLS
Address: 160 Stone Road Auburn
Zip Code 04210
Work #: 782 3685
Cell #: 576-7014
Fax #: _____
Home #: 346-3455
Email: pls492@yahoo.com

Other professional representatives for the project (surveyors, engineers, etc.),

Name: _____
Address: _____
Zip Code _____
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
Email: _____

Zoning Summary

1. Property is located in the NCA zoning district.
2. Parcel Area: _____ acres / _____ square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	<u>Lots are in a Residential Cluster Development</u>	
Street Frontage	/	/
Min Front Yard	<u>20 feet</u>	/
Min Rear Yard	<u>20 feet</u>	/
Min Side Yard	<u>10 feet</u>	/
Max. Building Height	/	/
Use Designation	/	/
Parking Requirement	<u>1 space/ per _____ square feet of floor area</u>	
Total Parking:	/	/
Overlay zoning districts (if any):	/	/
Urban impaired stream watershed?	<u>YES/NO If yes, watershed name <u>NO</u></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.

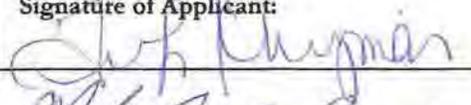
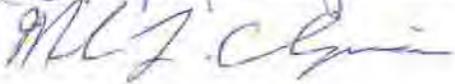
L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

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>Aug. 14, 2013</u> <u>8.14.13</u>
--	--



Development Review Application

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



PROJECT NAME: Pinard Farms I Revision 4

PROPOSED DEVELOPMENT ADDRESS: 7, 9, 11 & 15 St. Jerome Street

PARCEL ID#: Map 64 Lots 91, 90, 88 & 86

REVIEW TYPE: Site Plan/Special Exception Site Plan Amendment
 Subdivision Subdivision Amendment

PROJECT DESCRIPTION: Lots at 7, 9, 11, & 15 St. Jerome Street wish to acquire additional land to the rear of their property from the Pinard Farms Association to satisfy the Land Use Code violations.

CONTACT INFORMATION:

Applicant

Name: Lillian J. Fortin-Martin
Address: 9 St. Jerome Street
Zip Code 04240
Work #: 783-4578
Cell #:
Fax #:
Home #:
Email:

Property Owner

Name: Same for all
Address:
Zip Code
Work #:
Cell #:
Fax #:
Home #:
Email:

Project Representative

Name: A.R.C.C. Land Surveyors, Inc.
Arthur W. Montana, PLS
Address: 160 Stone Road Auburn
Zip Code 04210
Work #: 782 3685
Cell #: 576-7014
Fax #:
Home #: 346-3455
Email: pls492@yahoo.com

Other professional representatives for the project (surveyors, engineers, etc.),

Name:
Address:
Zip Code
Work #:
Cell #:
Fax #:
Home #:
Email:

Zoning Summary

1. Property is located in the NCA zoning district.
2. Parcel Area: _____ acres / _____ square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	Lots are in a Residential Cluster Development _____	
Street Frontage	/	/
Min Front Yard	20 feet	/
Min Rear Yard	20 feet	/
Min Side Yard	10 feet	/
Max. Building Height	/	/
Use Designation	/	/
Parking Requirement	1 space/ per _____ square feet of floor area	
Total Parking:	/	/
Overlay zoning districts (if any):	/	/
Urban impaired stream watershed?	YES/NO If yes, watershed name <u>NO</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.

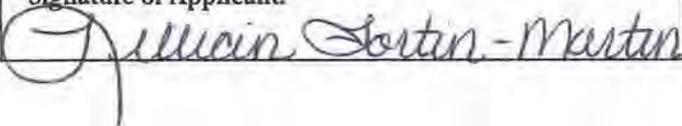
L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City ordinances are available online at their prospective websites:

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: 8/15/13
--	------------------



Development Review Application

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



PROJECT NAME: Pinard Farms I Revision 4

PROPOSED DEVELOPMENT ADDRESS: 7, 9, 11 & 15 St. Jerome Street

PARCEL ID#: Map 64 Lots 91, 90, 88 & 86

REVIEW TYPE: Site Plan/Special Exception Site Plan Amendment
 Subdivision Subdivision Amendment

PROJECT DESCRIPTION: Lots at 7, 9, 11, & 15 St. Jerome Street wish to acquire additional land to the rear of their property from the Pinard Farms Association to satisfy the Land Use Code violations.

CONTACT INFORMATION:

Applicant

Name: Matthew Lajoie
Address: 11 St. Jerome Street
Zip Code 04240
Work #: 837-7271
Cell #: _____
Fax #: _____
Home #: c/o Roger Richard 751-1458
Email: _____

Property Owner

Name: Same for all
Address: _____
Zip Code _____
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
Email: _____

Project Representative

Name: A.R.C.C. Land Surveyors, Inc.
Arthur W. Montana, PLS
Address: 160 Stone Road Auburn
Zip Code 04210
Work #: 782 3685
Cell #: 576-7014
Fax #: _____
Home #: 346-3455
Email: pls492@yahoo.com

Other professional representatives for the project (surveyors, engineers, etc.),

Name: _____
Address: _____
Zip Code _____
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
Email: _____

Zoning Summary

1. Property is located in the NCA zoning district.
2. Parcel Area: _____ acres / _____ square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	<u>Lots are in a Residential Cluster Development</u>	
Street Frontage	/	/
Min Front Yard	<u>20 feet</u>	/
Min Rear Yard	<u>20 feet</u>	/
Min Side Yard	<u>10 feet</u>	/
Max. Building Height	/	/
Use Designation	/	/
Parking Requirement	<u>1 space/ per _____ square feet of floor area</u>	
Total Parking:	/	/
Overlay zoning districts (if any):	/	/
Urban impaired stream watershed?	<u>YES/NO If yes, watershed name NO</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>8-19-13</u>
---	-------------------------



Development Review Application

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



PROJECT NAME: Pinard Farms I Revision 4

PROPOSED DEVELOPMENT ADDRESS: 7, 9, 11 & 15 St. Jerome Street

PARCEL ID#: Map 64 Lots 91, 90, 88 & 86

REVIEW TYPE: Site Plan/Special Exception Site Plan Amendment
 Subdivision Subdivision Amendment

PROJECT DESCRIPTION: Lots at 7, 9, 11, & 15 St. Jerome Street wish to acquire additional land to the rear of their property from the Pinard Farms Association to satisfy the Land Use Code violations.

CONTACT INFORMATION:

Applicant

Name: Alexandra D'Eramo
Address: 15 St. Jerome Street
Zip Code 04240
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
Email: _____

Property Owner

Name: Same for all
Address: _____
Zip Code _____
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
Email: _____

Project Representative

Name: A.R.C.C. Land Surveyors, Inc.
Arthur W. Montana, PLS
Address: 160 Stone Road Auburn
Zip Code 04210
Work #: 782 3685
Cell #: 576-7014
Fax #: _____
Home #: 346-3455
Email: pls492@yahoo.com

Other professional representatives for the project (surveyors, engineers, etc.),

Name: _____
Address: _____
Zip Code _____
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
Email: _____

Zoning Summary

1. Property is located in the NCA zoning district.

2. Parcel Area: _____ acres / _____ square feet(sf).

Regulations Required/Allowed Provided

Min Lot Area Lots are in a Residential Cluster Development

/ _____

Street Frontage _____ / _____

Min Front Yard 20 feet / _____

Min Rear Yard 20 feet / _____

Min Side Yard 10 feet / _____

Max. Building Height _____ / _____

Use Designation _____ / _____

Parking Requirement 1 space/ per _____ square feet of floor area

Total Parking: _____ / _____

Overlay zoning districts (if any): _____ / _____ / _____

Urban impaired stream watershed? YES/NO If yes, watershed name NO

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.

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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:

Alyson Grant

Date:

8.15.13

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area _____ sq. ft.
Proposed Total Paved Area _____ sq. ft.
Proposed Total Impervious Area _____ 316 (sheds) sq. ft.
Proposed Impervious Net Change _____ sq. ft.
Impervious surface ratio existing _____ % of lot area
Impervious surface ratio proposed _____ % of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint _____ 3 Sheds 316 sq. ft.
Proposed Building Footprint _____ sq. ft.
Proposed Building Footprint Net change _____ sq. ft.
Existing Total Building Floor Area _____ sq. ft.
Proposed Total Building Floor Area _____ sq. ft.
Proposed Building Floor Area Net Change _____ sq. ft.
New Building _____ (yes or no)
Building Area/Lot coverage existing _____ % of lot area
Building Area/Lot coverage proposed _____ % of lot area

ZONING

Existing _____
Proposed, if applicable _____

LAND USE

Existing _____
Proposed _____

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units _____
Proposed Number of Residential Units _____
Subdivision, Proposed Number of Lots _____

PARKING SPACES

Existing Number of Parking Spaces _____
Proposed Number of Parking Spaces _____
Required Number of Parking Spaces _____
Number of Handicapped Parking Spaces _____

ESTIMATED COST OF PROJECT

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area _____ 316 sq. ft.
Proposed Disturbed Area _____ none sq. ft.
Proposed Impervious Area _____ none 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
(Since July 1, 1997)

N/A _____ passenger car equivalents (PCE)

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.



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: Penard Farms I Revision 4

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: St. Jerome Street

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

	Screened Dumpsters	N/A			
	Additional Design Guidelines				
	Planting Schedule	N/A			
Stormwater & Erosion Control Plan		N/A			
	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				
	Post-Construction Stormwater Plan				
	Inspection/monitoring requirements				
	Third Party Inspections (Lewiston only)				
Lighting Plan		N/A			
	Full cut-off fixtures				
	Meets Parking Lot Requirements				
Traffic Information		NA			
	Access Management				
	Signage				
	PCE - Trips in Peak Hour				
	Vehicular Movements				
	Safety Concerns				
	Pedestrian Circulation				
	Police Traffic				
	Engineering Traffic				
Utility Plan		N/A			
	Water				
	Adequacy of Water Supply				
	Water main extension agreement				
	Sewer				
	Available city capacity				
	Electric				
	Natural Gas				
	Cable/Phone				
Natural Resources					
	Shoreland Zone	N/A			
	Flood Plain	N/A			
	Wetlands or Streams	NONE			
	Urban Impaired Stream	N/A			
	Phosphorus Check	N/A			
	Aquifer/Groundwater Protection	N/A			
	Applicable State Permits				

	No Name Pond Watershed (Lewiston only)				
	Lake Auburn Watershed (Auburn only)				
	Taylor Pond Watershed (Auburn only)				
Right Title or Interest		X			
	Verify	X			
	Document Existing Easements, Covenants, etc.	X			
Technical & Financial Capacity		N/A			
	Cost Est./Financial Capacity				
	Performance Guarantee				
State Subdivision Law					
	Verify/Check				
	Covenants/Deed Restrictions	X			
	Offers of Conveyance to City				
	Association Documents	X			
	Location of Proposed Streets & Sidewalks	N/A			
	Proposed Lot Lines, etc.	X			
	Data to Determine Lots, etc.	X			
	Subdivision Lots/Blocks	X			
	Specified Dedication of Land				
Additional Subdivision Standards					
	Single-Family Cluster (Lewiston only)				
	Multi-Unit Residential Development (Lewiston only)				
	Mobile Home Parks				
	Private Commercial or Industrial Subdivisions (Lewiston only)				
	PUD (Auburn only)				
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					

RELEASE DEED

William T. Turner, Jr. with mailing address at 314 Center Street, Auburn, Maine 04210, grants to Pinard Farms Association, a Maine not-for-profit Corporation with a mailing address at 314 Center Street, Auburn, Maine 04210, all of the real estate designated as "Open Space" as depicted on the Plan entitled "Pinard Farms I" dated July 8, 1988 recorded in the Androscoggin County Registry of Deeds, Book of Plans, Book 34, Page 173, as revised pursuant to Revision I dated January 17, 1989 recorded in the said Registry of Deeds at Book of Plans Book 34, Page 173, as revised pursuant to Revision II dated July 17, 1989 recorded in the said Registry of Deeds, Book of Plans, Book 35, Page 2, and as further revised pursuant to Revision III dated May 17, 1994 recorded in the said Registry of Deeds, Book of Plans, Book 38, Page 20.

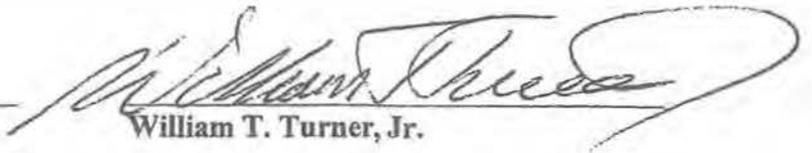
NO MAINE R.E.
TRANSFER TAX PAID

This conveyance is made subject to any and all notes, easements, and any and all other matters shown on the above-described Plan. This conveyance is conveyed together with, and subject to, any and all rights, easements, privileges and appurtenances of record.

For source of the Grantor's title See Warranty Deed from Androscoggin Valley Development Group to William Turner dated May 1, 1992, recorded in the Androscoggin County Registry of Deeds at Book 2842, Page 160.

In Witness Whereof, the undersigned has hereunto set his hand effective this 3rd day of December, 2012.

Witness:

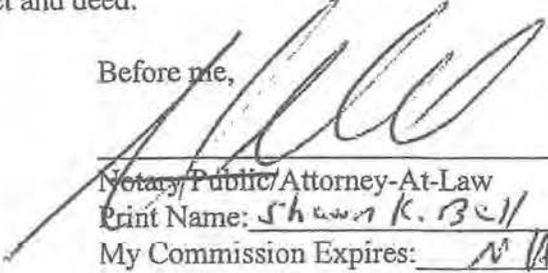

William T. Turner, Jr.

STATE OF MAINE
ANDROSCOGGIN, SS.

December 3, 2012

Then personally appeared the above-named **William T. Turner, Jr.** and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney-At-Law

Print Name: Shawn K. Bell

My Commission Expires: N/A

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by the preparer. The preparer expresses no opinion as to the title the grantee will receive. The preparer of this Deed makes no representation as to the status of title, property use, zoning regulations, or any other matter.

64-91

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, WE, ROBERT M. COURNOYER & JEANNETTE M. COURNOYER, of 7 St. Jerome Street, Lewiston, County of Androscoggin, in the State of Maine

FOR CONSIDERATION PAID, GRANT TO

TERRI L. CHIZMAR & MARK L. CHIZMAR, of 11 School Street, Lisbon Falls, County of Androscoggin in the State of Maine

with WARRANTY COVENANTS, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, the following:

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

Being Lot numbered one (1) as shown on a Plan entitled "Pinard Farms I, Revision Tow" dated July 17, 1989 prepared by A.L. & H. Surveyors & Engineers, Inc. and recorded at Plan Book 35, Page 2 of the Androscoggin County Registry of Deeds. Reference is also made to an original plan of Pinard Farms I dated July 8, 1988 and recorded in Plan Book 34, Page 173 of said Registry as well as plan entitled "Pinard Farms J. Revision One" dated January 17, 1989 and recorded at Plan Book 34, Page 174 of said Registry.

The premises are conveyed subject to the terms and conditions of the Declaration of Property Restrictions and Established of Lot Owners Association for Pinard Farms dated June 22, 1989 and recorded at Book 2428, Page 253 of said Registry.

Meaning and intending to describe and convey the same premises conveyed to Robert M. Cournoyer & Jeannette M. Cournoyer by Warranty Deed of Androscoggin Valley Development Corporation, dated May 24, 1990 and recorded in the Androscoggin County Registry of Deeds at Book 2558 Page 92.

WITNESS our hands and seals this 16th day of October 2002.

Witness

Robert M. Cournoyer
ROBERT M. COURNOYER

Jeannette Cournoyer
JEANNETTE M. COURNOYER

State of Maine
Cumberland County

October 16, 2002

Oct

Personally appeared ROBERT M. COURNOYER & JEANNETTE M. COURNOYER known to me, or satisfactorily proven, to be the person whose name ARE subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Before me,

Diane L. Arsenault
Notary Public/Attorney-at-Law
My Commission Expires:

ANDROSCOGGIN COUNTY
Jeanine D. Bergand
REGISTER OF DEEDS

DIANE L. ARSENAULT
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 19, 2003

MAINE REAL ESTATE
TRANSFER TAX PAID

BK2578 PG084

12943
WARRANTY DEED
Corporate Grantor

64-90

Know all Men by these Presents.

That Androscoggin Valley Development Group

a Corporation organized and existing under the laws of the State of **Maine**

and having a place of business at **Lewiston**

in the County of **Androscoggin** and State of **Maine**

in consideration of **One dollar and all other valuable consideration**

paid by **Lillian J. Fortin**

whose mailing address is **10 Seville Place, Apt. #27
Lewiston, Maine 04240**

the receipt whereof it does hereby acknowledge, does hereby **give, grant, bargain, sell and convey**
unto the said **Lillian J. Fortin**

her heirs and assigns forever.

MAINE REAL ESTATE
TRANSFER TAX PAID

SCHEDULE A

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

Being Lot numbered Two (2) as shown on a plan entitled "Pinard Farms I, Revision Two" dated July 17, 1989 prepared by A.L. & H. Surveyors & Engineers, Inc. and recorded at Plan Book 35, Page 2 of the Androscoggin County Registry of Deeds. Reference is also made to an original plan of Pinard Farms I dated July 8, 1988 and recorded in Plan Book 34, Page 173 of said Registry, as well as plan entitled "Pinard Farms I, Revision One" dated January 17, 1989 and recorded at Plan Book 34, Page 174 of said Registry.

The premises are conveyed subject to the terms and conditions of the Declaration of Property Restrictions and Establishment of Lot Owners Association for Pinard Farms dated June 22, 1989 and recorded at Book 2428, Page 253 of said Registry.

Meaning and intending to convey and hereby conveying a portion of the same premises conveyed to Grantor herein by deed of The Linwood Companies, Inc. dated May 24, 1989 and recorded in the Androscoggin County Registry of Deeds in Book 2411, Page 288.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Lillian J. Fortin

her heirs and assigns, to them and their use and behoof forever.

And the said Grantor Corporation does hereby covenant with the said Grantee, her heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances

that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said Androscoggin Valley Development Group has caused this instrument to be sealed with its corporate seal and signed in its corporate name by

Gerard Morin, its President

thereunto duly authorized, this 29th day of the month of June A.D. 1990.

Signed, Sealed and Delivered

in presence of

Androscoggin Valley Development Group... (Corporate Name)

[Handwritten signature]

By Gerard Morin, its President

State of Maine, County of Androscoggin ss. June 29, 1990

Then personally appeared the above named Gerard Morin, President

of said Grantor Corporation as aforesaid,

and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

[Handwritten signature]

Barton M. Kelson, Notary Public

My Com. expires 6/25/95

90 JUL -5 PH12:20 ANDROSCOGGIN, SS. REGISTRY OF DEEDS

Androscoggin Falls

I John Alden give my
permission For Roger R Richards
+ Matt Lajoie to Represent
me For land issue on
11 St Jerome St.

John Alden

June 30 2013

346-1644 Cell

BK2808 PG234

04442

64-84
88

WARRANTY DEED
Corporate Grantor

Know all Men by these Presents,

That Androscoggin Valley Development Group

a Corporation organized and existing under the laws of the State of **Maine**

and having a place of business at **Lewiston**

in the County of **Androscoggin** and State of **Maine**

~~for consideration~~ for consideration paid

paid by **John Alden and Maryse Garceau Alden**

whose mailing address is **275 Grove Street
Lewiston, ME 04240**

the receipt whereof it does hereby acknowledge, does hereby **give, grant, bargain, sell and convey**
unto the said **John Alden and Maryse Garceau Alden**

heirs and assigns forever,

A certain lot or parcel of land with any
buildings thereon described in Schedule A
attached hereto and incorporated herein by
reference.

MAINE REAL ESTATE
TRANSFER TAX PAID

E.P. MORTIMER
200
12 2 1988

SCHEDULE A

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

Being lot numbered Three (3) as shown on a plan entitled "Pinard Farms I, Revision Two" dated July 17, 1989 prepared by A.L. & H. Surveyors & Engineers, Inc. and recorded at Plan Book 35, Page 2 of the Androscoggin County Registry of Deeds. Reference is also made to an original plan of Pinard Farms I dated July 8, 1988 and recorded in Plan Book 34, Page 173 of said Registry, as well as plan entitled "Pinard Farms I, Revision One" dated January 17, 1989 and recorded at Plan Book 34, Page 174 of said Registry.

Meaning and intending to convey and hereby conveying the same premises conveyed to Grantor herein by deed of The Linwood Companies, Inc. dated 1989 and recorded in the Androscoggin County Registry of Deeds in Book 2411, Page 288.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said John Alden and Maryse Garceau Alden

their heirs and assigns, to them and their use and behoof forever.

And the said Grantor Corporation does hereby covenant with the said Grantee, their heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances

that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said Androscoggin Valley Development Group has caused this instrument to be sealed with its corporate seal and signed in its corporate name by

Gerard Morin, its President

thereunto duly authorized, this 9th day of the month of March

A.D. 19 92.

Signed, Sealed and Delivered

in presence of

Androscoggin Valley Development Group
(Corporate Name)

[Signature]

By *Gerard Morin*
Gerard Morin
its President

State of Maine, County of Androscoggin ss. March 9, 19 92.

Then personally appeared the above named Gerard Morin, President

of said Grantor Corporation as aforesaid,

and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

ATTEST:

Jeanine D. Bergeron

REGISTER OF DEEDS

92 MAR 12 AM 9:25

ANDROSCOGGIN CO. ME.
REGISTER OF DEEDS

[Signature]
Attorney at Law Notary Public

ROBERT CRAIG SALMINEN
Printed Name

104-88

**MEMORANDUM OF LAND INSTALLMENT CONTRACT
(BOND FOR A DEED)**

On the 25th day of September, 2008, **John Alden** and **Maryse Garceau Alden**, both of Lewiston, County of Androscoggin, State of Maine, hereinafter referred to as Sellers, entered into a land installment contract (Bond for a Deed) with **Daniel R. Lajoie**, of Naples, County of Cumberland, State of Maine, hereinafter referred to as Buyer. The property to be conveyed pursuant to said land installment contract is land and buildings situated in Lewiston, County of Androscoggin, State of Maine, bounded and described as follows:

Being Lot numbered Three (3) as shown on a plan entitled "Pinard Farms I, Revision Two" dated July 17, 1989 prepared by A. L. & H. Surveyors & Engineers, Inc. and recorded at Plan Book 35, Page 2 of the Androscoggin County Registry of Deeds. Reference is also made to an original plan of Pinard Farms I dated July 8, 1988 and recorded in Plan Book 34, Page 173 of said Registry, as well as plan entitled "Pinard Farms I, Revision One" dated January 17, 1989 and recorded at Plan Book 34, Page 174 of said Registry.

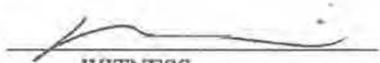
Being the same premises conveyed to Sellers by warranty deed of Androscoggin Valley Development Group dated March 9, 1992 and recorded in the Androscoggin County Registry of Deeds in Book 2808, Page 234.

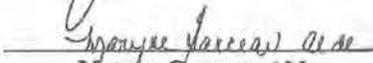
Sellers will convey said property to Buyer upon the sales price being paid in full and Buyer complying with the other obligations in the contract. The contract provides for monthly payments over a Five (5) year period. The property is to be conveyed by warranty deed. Buyer may not assign his rights in said contract without the Sellers' consent.

WITNESS OUR HANDS AND SEALS THE DAY AND YEAR ABOVE WRITTEN.


WITNESS


John Alden

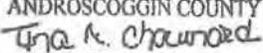

WITNESS


Maryse Garceau Alden

STATE OF MAINE
ANDROSCOGGIN, SS.

September 25, 2008

Personally appeared the above named **John Alden** and **Maryse Garceau Alden** and acknowledged the foregoing instrument to be their free act and deed.

ANDROSCOGGIN COUNTY

REGISTER OF DEEDS

Before me,

NOTARY PUBLIC

SEAL

\\pc\Company Files\Assistant Files\Elaine\alden mem of ind ins contract.wpd

Paul C Fournier
Notary Public, Maine
Commission Expires
9/16/2011

3

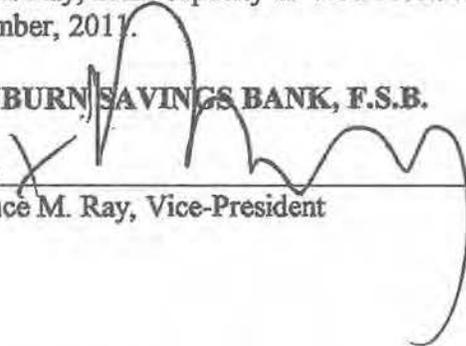
MAINE SHORT FORM QUITCLAIM DEED WITH COVENANT

AUBURN SAVINGS BANK, F.S.B., a federal banking corporation, with a principal place of business in Auburn, Androscoggin County, Maine, for consideration paid, grants to ALEXANDRA L. D'ERAMO, whose mailing address is 15 Gina Street, Lewiston, Maine, 04240, with QUITCLAIM COVENANT, a certain lot or parcel of land, with any buildings thereon, situated in Lewiston, County of Androscoggin, and State of Maine, being further described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

IN WITNESS whereof, Auburn Savings Bank, F.S.B., has caused this instrument to be executed in its name and on its behalf by Bruce M. Ray, in his capacity as Vice-President, thereunto duly authorized, this 16th day of September, 2011.

AUBURN SAVINGS BANK, F.S.B.

By: 
Bruce M. Ray, Vice-President

Witness

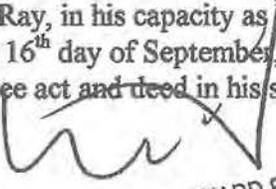
STATE OF MAINE
COUNTY OF ANDROSCOGGIN, SS.

Then personally appeared the above named Bruce M. Ray, in his capacity as Vice-President of Auburn Savings Bank, F.S.B., known to me, this 16th day of September, 2011 and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Auburn Savings Bank, F.S.B.

Notary Public

Name: _____

My commission expires: _____


RICHARD E. CLARKE, ESQ.
State of Maine (Authorized to
Take Acknowledgements Pursuant
to 4-M.R.S.A. 1056)

MAINE REAL ESTATE
TRANSFER TAX PAID

EXHIBIT A

A certain lot or parcel of land with buildings thereon, situated in Lewiston, County of Androscoggin, State of Maine, being lot numbered five (5) on Plan of "Pinard Farms I, Revision One, Gina & St. Jerome Streets" prepared by A. L. & H. Surveyors & Engineers, Inc. dated January 17, 1989 and recorded in the Androscoggin County Registry of Deeds in Plan Book 35, Page 2. The above premises are conveyed subject to all matters as shown on said Plan.

The above premises are conveyed subject to an easement given by John Pinard to Central Maine Power Company dated February 2, 1926 and recorded in the Androscoggin County Registry of Deeds in Book 355, Page 375.

Being the same premises conveyed to Cornel Caron by a warranty deed from William T. Turner dated July 2, 2001 and recorded in the Androscoggin County Registry of Deeds in Book 4708, Page 343.

Reference is further made to a Personal Representative's Deed in Lieu of Foreclosure from Lisa G. Erskine, Personal Representative of the Estate of Cornel Caron dated June 16, 2011 and recorded in the Androscoggin County Registry of Deeds in Book 8182, Page 234.

N:\Androtc\WPDOCS\DIANET\ - MISCELLANOUS\MISC 2011\Auburn Savings Bank\Alexandra L. D' Eramo - QUIT CLAIM DEED.doc

X *ADD*
X *—* *BANK*

PINARD FARMS ASSOCIATION

Kelley Parker, President
45 Gina Street
Lewiston, ME 04240
Tel. 207-783-5856

August 13, 2013

Gildace J. Arsenault
City of Lewiston
Code Enforcement
27 Pine Street
Lewiston, ME 04240

RE: Pinard Farms Subdivision – Open Space

Dear Mr. Arsenault:

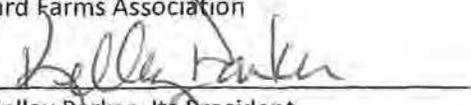
This letter will confirm Pinard Farms Association's acceptance and agreement to the following for the purpose of extending property lines and conforming with the City of Lewiston Code of Ordinances more particularly described in Code of Ordinances, Appendix A, Article V, Section 3(a) and setback requirements.

- 1) The Pinard Farms I Plan, Revision 3 dated May 17, 1994, record in Book of Plans 38, Page 20 be amended in accordance with the aforesaid paragraph.
- 2) Pinard Farms Association agrees to convey approximately 55 feet of land in the Open Space to the landowners of 7 St. Jerome Street to the extent that it conforms with the Code and setback requirements for \$1.00 and other valuable consideration.
- 3) Pinard Farms Association agrees to convey approximately 45 feet of land in the Open Space to the landowner of 9 St. Jerome Street to the extent that it conforms with the Code and setback requirements for \$1.00 and other valuable consideration.
- 4) Pinard Farms Association agrees to convey approximately 14 feet in the Open Space for the purpose of extending the property line to the landowner of 15 St. Jerome Street for \$1.00 and other valuable consideration.

This will also confirm that 75% of the landowners of the Pinard Farms Subdivision have approved the modifications to the "Open Space" as set forth in the Agreement to Proposed Modifications of Pinard Farms Subdivision Plan dated May 4, 2013, copy of which is attached hereto.

Very truly yours,

Pinard Farms Association

By: 

Kelley Parker, Its President

Pinard Farms Homeowners' Association

Kelley Parker, President
(207) 783-5856

Terri Chizmar, Secretary
(207) 784-0886

May 2, 2013

Re: Proposed Modification to the Open Space

Dear Homeowner:

As you aware, the Pinard Farms Homeowners' Association was recently established. At this time, several homeowners are interested in modifying the "open space" which is located between St. Jerome Street and Mark Street. Specifically,

1. Homeowners of 7 and 9 St. Jerome Street are proposing to extend their property approximately 60' into the existing open space in order that personal items (sheds and play areas) which have been erected in the open space for 10+ years remains intact and as is; and
2. Homeowners at 13, 15, and 17 St. Jerome Street are interested in simply extending their property approximately 14' into the open space.

Please refer to the attached map which outlines the proposed modifications.

In keeping with the code established by the City of Lewiston, in order for any modification to be made to the open space, there must remain at least 30' of open space between the property boundaries of homes located on St. Jerome Street and homes located on Mark Street. The proposed modifications to the open space, as outlined on the attached map, takes that into consideration.

In short order, homeowners will be asked to sign a proposal which approves the described modifications to the existing open space. At a later date, the proposal will be presented to the City of Lewiston Planning Board for final approval of these modifications.

It should be noted that any and all expenses (i.e., surveying, filing fees, and attorney's fees) relative to the proposed modifications will be the sole responsibility of the homeowners who are requesting the modifications. There will be no expense incurred by any other homeowner of the Pinard Farm Homeowners' Association.

Any questions regarding these proposed modifications can be directed to one of the above individuals.

Pinard Farms Homeowners Association

St. Jerome Street

- 7 Mark and Terri Chizmar
- 9 Lillian Martin
- 10 Glenn and Jessica Charest
- 11 John and Maryse Alden
- 12 Steven and Lucille Mehalcik
- 13 Louis R. Doyon
- 14 Carmelle S. Laplante
- 15 Alexandra L. D'Eramo
- 16 Timothy and Kathleen Pitman
- 17 Joanna F. Walsh-Ward
- 18 Derek L. Campbell
- 19 REMS, LLC
- 20 Gerard and Paula Langlois
- 21 Sean R. Tipton and Tanya L. Galipeau
- 22 Willie Lee and Susan Clayton

Gina Street

- 40 Hector and Marsha Greene and Michelle Morin
- 41 Nancy Kenneally
- 43 Gary and Constance Turcotte
- 45 Kelley Parker
- 48 Daniel Brooks and Heidi Hinson
- 49 Richard Billings and Lena Hann
- 50 Michel H. Boucher
- 51 Susan A. Peck
- 52 Douglas and Theresa Halacy
- 53 Roger and Sarah Landry
- 54 Robert and Linda McDonough
- 55 Betty A. Perreault
- 56 David and Tina Ingerson
- 57 Michael and Linda Lacombe

Pinard Farms Homeowners Association

- | | | | |
|-----|--|-----|--|
| 1. | Louis R. Doyon
13 St. Jerome Street | 2. | Derek L. Campbell
18 St. Jerome Street |
| 3. | Carmelle S. Laplante
14 St. Jerome Street | 4. | Kathleen Pitman
16 St. Jerome Street |
| 5. | Alexandra D'Eramo
15 St. Jerome Street | 6. | Sean R. Tipton
21 St. Jerome Street |
| 7. | Tanya L. Galipeau
21 St. Jerome Street | 8. | Nancy Kenneally
41 Gina Street |
| 9. | Susan A. Peck
51 Gina Street | 10. | Mark Parker
45 Gina Street |
| 11. | Michael Lacombe
57 Gina Street | 12. | Betty A. Perreault
55 Gina Street |
| 13. | Roger Landry
53 Gina Street | 14. | Terri L. Chizmar
7 St. Jerome Street |
| 15. | Mark L. Chizmar
7 St. Jerome Street | 16. | Gary Turcotte
43 Gina Street |
| 17. | Constance Turcotte
43 Gina Street | 18. | Marsha Greene
40 Gina Street |
| 19. | Hector Greene
40 Gina Street | 20. | Kelley Parker
45 Gina Street |
| 21. | Heidi Hinson Brooks
48 Gina Street | 22. | Theresa Halacy
52 Gina Street |
| 23. | Douglas Halacy
52 Gina Street | 24. | David and Tina Ingerson
56 Gina Street |
| 25. | Willie Lee Clayton
22 Gina Street | 26. | Lillian Fortin-Martin
9 St. Jerome Street |
| 27. | Linda Lacombe
57 Gina Street | 28. | Michel Boucher
50 Gina Street |

- | | | | |
|-----|---|-----|--|
| 29. | Glenn E. Charest
10 St. Jerome Street | 30. | Jessica Charest
10 St. Jerome Street |
| 31. | Lucille O. Mehalcik
12 St. Jerome Street | 32. | Steven L. Mehalcik
12 St. Jerome Street |
| 33. | Timothy Pitman
16 St. Jerome Street | 34. | Richard Billings
49 Gina Street |
| 35. | Lena Hann
49 Gina Street | 36. | Robert McDonough
54 Gina Street |
| 37. | Linda McDonough
54 Gina Street | 38. | Michelle Morin
40 Gin Street |
| 39. | Daniel Brooks
48 Gina Street | 40. | Susan Clayton
22 St. Jerome Street |
| 41. | Sarah Landry
53 Gina Street | | |

Agreement to Proposed Modifications of Pinard Farms Subdivision Plan

The undersigned homeowners of Pinard Farms Subdivision hereby approve the modifications to the open space as outlined on the map attached hereto and made a part thereof. All associated fees and expenses will be borne by the homeowners requesting the proposed modifications.

Signed this 4th day of May, 2013.

1. Louis Papp
13 St. Jerome St [Signature]

1 ew. street, ac, 04240

2. [Signature]
18 St. Jerome St. [Signature]
Lewiston, ME 04040

3. Carmelle Laplante
14 St Jerome St Lewiston Carmelle Laplante
[Signature]

4. Kathleen E. [Signature]
16 St Jerome St [Signature]

5. Alexandra DiFranco
15 St. Jerome Alexandra DiFranco
[Signature]

6. 21 SAINT JEROME ST

Susan Tipton
Signature

7. 21 Saint Jerome St.

Tanya D. Palappa
Signature

8. 41 Gina St

Nancy Kenneally
Signature

9. 51 GINA ST

Susan Peck
Signature

10. 45 GINWART

Martha
Signature

11. 57 Gina ST

M. H. Sforza
Signature

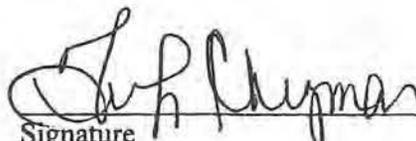
12. 55 Gina Street

J. A.
Signature

13. 53 GINA ST


Signature

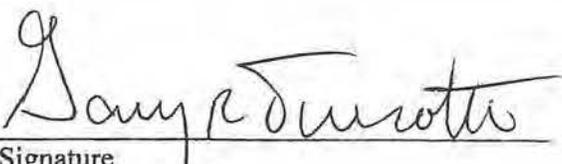
14. Terri L. Chizmar
7 St. Jerome Street


Signature

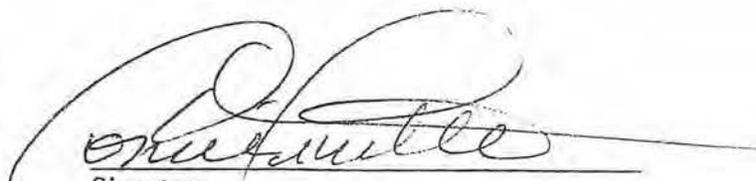
15. Mark L. Chizmar
7 St. Jerome St.
Lewiston Me. 04240


Signature

16. Gary Turcotte
43 GINA ST
LEWISTON ME.


Signature

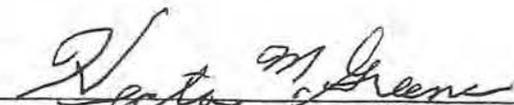
17. Connie Turcotte
43 GINA ST
LEWISTON ME


Signature

18. Marsha Greene
40 Gine st
Lewiston ME


Signature

19. Mike Greene (Hector)
40 Gine st
Lewiston ME


Signature

20. Kelley Parker
45 Gina St
Lewiston, ME 04240

Kelley Parker
Signature

21. Heidi Brooks
48 Gina St
Lew me 04240

Heidi Brooks
Signature

22. Theresa Halacy
52 Gina St
Lew ME 0424

Theresa Halacy
Signature

23. Doug Halacy
52 Gina St
Lewiston, ME 04240

Doug Halacy
Signature

24. David + Tina Ingerson
52 Gina Street
Lewiston ME 04240

Tina Ingerson
Signature
David Ingerson

25. Willie Clayton
22 SAINT JEROME

Signature

26. Lillian Fortin-Martin
9 St Jerome St.
Lewiston, ME 04240

Lillian Fortin-Martin
Signature

27. Linda Lacombe
57 Gina St
Lewiston, Me 04240

Linda Lacombe
Signature

28. Michel Boucher
50 Gina St
Lewiston, Me 04240

Michel Boucher
Signature

29. Glen E. Charest
10 Saint Jerome St
Lewiston, Me 04240

Glen E. Charest
Signature

30. Jessica Charest
10 Saint Jerome St
Lewiston ME 04240

Jessica Charest
Signature

31. Lucille O. MEHALIK
12 SAINT JEROME ST.
LEWISTON, ME # 04240

Lucille O. Mehalik
Signature

32. STEVEN L. MEHALIK
12 SAINT JEROME ST.
LEWISTON ME # 04240

Steven L. Mehalik
Signature

33. Tim Pitman
16 St Jerome St.

Tim Pitman
Signature

34. RICHARD BILLINGS
49 GINA ST
LEWISTON ME

Richard Billings
Signature

35. Lena Hann
49 Gina St.
Lewiston ME

Lena Hann
Signature

36. Robert McDonough
54 Gina St.
Lewiston, Me.

Robert M. McDonough
Signature

37. Linda McDonough
54 Gina St.
Lewiston, Me.

Linda M McDonough
Signature

38. Michelle Morin
40 Gina St
Lewiston, Me

Michelle Morin
Signature

39. DANIEL BROOKS
48 GINA ST
LEWISTON ME

Daniel Brooke
Signature

40. SUSAN CLAYTON
22 JT JEROME ST
LEW ME

Susan Clayton
Signature

41.

Sarah Landry
53 Gina St
Lewiston 04240

Sarah Landry
Signature

42.

Signature

43.

Signature

44.

Signature

45.

Signature

46.

Signature

47.

Signature

AGREEMENT TO PROPOSED MODIFICATIONS OF PINARD FARMS SUBDIVISION PLAN

The undersigned homeowners of Pinard Farms Subdivision hereby approve the modifications to the open space as outlined on the map attached hereto and made a part thereof to also include homeowner at 11 St. Jerome Street. All associated fees and expenses will be paid by the homeowners requesting the proposed modifications.

Signed this 15th / 16th / 19 th day of August, 2013.

FUR MATTHEW LAJOIE

Print Name & Address

Signature

1. Lucille Mehalick
12 ST. JEROME ST.
LEWISTON, ME #04240

Lucille Mehalick

2. STEVEN L. MEHALICK
12 ST. JEROME ST.
LEWISTON, ME #04240

Steven L Mehalick

3. CARMELLE LAPLANTE
14 St. JEROME ST
LEWISTON ME 04240

Carmelle Laplante

4. Louis Doyon
13 St Jerome St
lewiston, me, 04240

Louis Doyon

5. WILLIE L. CLAYTON
22 SAINT JEROME ST
LEWISTON, ME 04240

Willie L. Clayton

6. SUSAN P. CLAYTON
22 SAINT JEROME ST
LEWISTON, ME 04240

Susan P. Clayton

4

Print Name & Address

Signature

7. ROBERT J. LANDRY
53 GINA ST.
Lewiston ME

Robert J. Landry

9-30

16: 5

8. Sarah P Landry
53 Gina St
Lewiston ME 04240

Sarah P Landry

9. DANIEL BROOKS
48 GINA ST
LEWISTON ME

Daniel Brooks

10. Heidi Brooks
48 Gina St
Lewiston ME

Heidi Brooks

11. Kathleen Custer
16 St. Jerome St.
Lewiston Maine 04240

Kathleen Custer

12. Chris Couture
18 St Jerome St
Lewiston, Maine 04240

Chris Couture

13. Jamie Couture
18 Saint Jerome St
Lewiston ME 04240

Jamie Couture

14. Tim Pitman
16 St Jerome St.
Lewiston, Me. 04240

Tim Pitman

Print Name & Address

Signature

15. Tina Ingerson
56 Gina Street
Lewiston Me 04240

Tina Ingerson

16. David Ingerson
56 Gina Street
Lewiston Me 04240

David Ingerson

17. RICHARD BILLINGS
49 GINA ST
LEWISTON ME 04240

Richard Billings

WKE

18. LENA HANN
49 GINA ST
LEWISTON ME 04240

Lena Hann

19. GARY R TURCOTTE
43 GINA ST
LEWISTON, ME 04240

Gary R Turcotte

20. Connie Turcotte
43 GINA ST
LEWISTON ME 04240

Connie Turcotte

21. Alexandra DiEramo
Alexandra DiEramo 15 Gina St. Lewiston, ME 04240
15 St Bronco St Lewiston, ME 04240

Alexandra DiEramo

8:00

22. Marsha Greeno
40 Gina St
Lewiston ME 04240

Marsha Green

Print Name & Address

Signature

23. Nancy Kenneally
41 Gina St
Lewiston, ME

Nancy Kenneally

24. Doug Halacy
52 Gina St
Lewiston, ME 04240

Doug Halacy

25. Theresa Halacy
52 Gina St
Lewiston ME 04240

Theresa Halacy

26. Michelle Morin
40 Gina St
Lewiston, Me

Michelle Morin

27. SEAN TIPTON
21 SAINT JEROME STREET
LEWISTON, MAINE

Sean R. Tipton

28. TANYA L. GALIPERU

Tanya L. Galiperu

29. Brian Langlois
20 St Jerome St -
Lewiston, ME 04240

Brian Langlois

30. Betty A. Perreault
55 Gina Street
Lewiston, ME 04240

Betty A. Perreault

Print Name & Address

Signature

31. Robert McDonough
54 Gina St.
Lewiston, Me 04240

Robert McDonough

32. Linda McDonough
54 Gina St.
Lewiston, Me 04240

Linda McDonough

33. Mitch Bouch
50 Gina St
Lewiston Me 04240

Mitch Bouch

34. Hector M Greene
40 Gina St
Lewiston ME 04240

Hector M Greene

35. Kelley Parker
45 Gina St
Lewiston, ME 04240

Kelley Parker

36. Susan Peck
51 GWA ST
LEWISTON, ME 04240

Susan Peck

37. Michael S. Lacombe
57 Gina St
Lewiston, ME 04240

Michael Lacombe

13. St. Jerome - Doyon-

6

Print Name & Address

Signature

38. Linda Lacombe
57 Ging St
Leviston, ME 04240

Linda Lacombe

39. MATH LAJOIE
11, St Jerome St.
Leviston Maine 04240



40. _____

41. _____

42. _____

43. _____

44. _____

45. _____

Print Name & Address

Signature

46. Jessica Charest
10 St Jerome St

Jessica Charest

47. Glen Charest
10 St. Jerome St.

Glen Charest

48. _____

49. _____

50. _____

51. _____

52. _____

DOMESTIC
NONPROFIT CORPORATION

STATE OF MAINE

ARTICLES OF INCORPORATION

Filing Fee \$40.00

File No. 20130207ND Pages 4
Fee Paid \$ 40
DCN 2123101600029 ARTI
---FILED---
10/29/2012

Julia R. Higney
Deputy Secretary of State

A True Copy When Attested By Signature

Julia R. Higney
Deputy Secretary of State

Pursuant to 13-B MRSA §403, the undersigned incorporator(s) execute(s) and deliver(s) the following Articles of Incorporation:

FIRST: The name of the corporation is Pinard Farms Association

SECOND: ("X" one box only. Attach additional page(s) if necessary.)

The corporation is organized as a public benefit corporation for the following purpose or purposes:

The corporation is organized as a mutual benefit corporation for all purposes permitted under Title 13-B or, if not for all such purposes, then for the following purpose or purposes:
To establish a homeowners' association

THIRD: The Registered Agent is a: (select either a Commercial or Noncommercial Registered Agent)

Commercial Registered Agent CRA Public Number: _____

(name of commercial registered agent)

Noncommercial Registered Agent

William T. Turner, Jr.

(name of noncommercial registered agent)

314 Center Street, Auburn, Maine 04210

(physical location, not P.O. Box – street, city, state and zip code)

(mailing address if different from above)

FOURTH: Pursuant to 5 MRSA §108.3, the registered agent as listed above has consented to serve as the registered agent for this nonprofit corporation.

FIFTH: The number of directors (not less than 3) constituting the initial board of directors of the corporation, if the number has been designated or if the initial directors have been chosen, is 3.

The minimum number of directors (not less than 3) shall be 3 and the maximum number of directors shall be 5.

SIXTH: Members: ("X" one box only.)

- There shall be no members.
 There shall be one or more classes of members and the information required by 13-B MRSA §402 is attached.

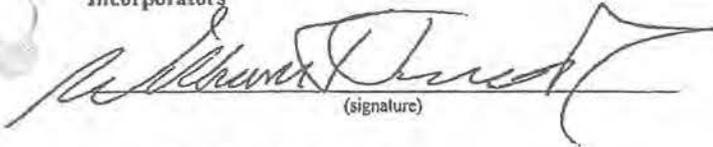
SEVENTH: (Optional) (Check if this article is to apply.)

No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in or intervene in (including the publication or distribution of statements) any political campaign on behalf of any candidate for public office.

EIGHTH: (Optional) (Check if this article is to apply.)

Other provisions of these articles including provisions for the regulation of the internal affairs of the corporation, distribution of assets on dissolution or final liquidation and the requirements of the Internal Revenue Code section 501(c) are set out in Exhibit _____ attached hereto and made a part hereof.

Incorporators*


(signature)

William T. Turner, Jr.

(type or print name)

(signature)

(type or print name)

(signature)

(type or print name)

Dated October 10, 2012

Street 314 Center Street

(residence address)

Auburn, Maine 04210

(city, state and zip code)

Street _____

(residence address)

(city, state and zip code)

Street _____

(residence address)

(city, state and zip code)

For Corporate Incorporators*

Name of Corporate Incorporator _____

By _____
(signature of officer)

Street _____
(principal business location)

(type or print name and capacity)

(city, state and zip code)

Name of Corporate Incorporator _____

By _____
(signature of officer)

Street _____
(principal business location)

(type or print name and capacity)

(city, state and zip code)

***Articles are to be executed as follows:**

If a corporation is an incorporator (13-B MRSA §401), the name of the corporation should be typed or printed and signed on its behalf by an officer of the corporation. The articles of incorporation must be accompanied by a certificate of an appropriate officer of the corporation, not the person signing the articles, certifying that the person executing the articles on behalf of the corporation was duly authorized to do so.

Please remit your payment made payable to the Maine Secretary of State.

Submit completed form to:

**Secretary of State
Division of Corporations, UCC and Commissions
101 State House Station
Augusta, ME 04333-0101
Telephone Inquiries: (207) 624-7752**

Email Inquiries: CEC.Corporations@Maine.gov

EXHIBIT A

**ARTICLES OF INCORPORATION
PINARD FARM ASSOCIATION**

The purpose of this Association is to engage in the activities authorized by Title 13-B of the Maine Revised Statutes Annotated, and more particularly to act as an association of neighboring property owners organized for the purpose of maintaining common areas in the Subdivision Plan of "Pinard Farms I" dated July 8, 1988 recorded in the Androscoggin County Registry of Deeds, Book of Plans, Book 34, Page 173, as revised pursuant to Revision I dated January 17, 1989 recorded in the said Registry of Deeds at Book of Plans Book 34, Page 173, as revised pursuant to Revision II dated July 17, 1989 recorded in the said Registry of Deeds Book of Plans, Book 35, Page 2, and as further revised pursuant to Revision III dated May 17, 1994 recorded in the said Registry of Deeds Book of Plans, Book 38, Page 20

There shall be only one class of members. Each owner of a lot on the above-described Subdivision Plan shall automatically be and become a member of the Association as long as that owner continues to be the owner of the lot on the Subdivision Plan. Rights and obligations of the Members are set forth in the Bylaws of the Corporation. Lot Owners shall have one vote. Multiple owners of a Lot have one vote.

NONPROFIT CORPORATION

STATE OF MAINE

NONCOMMERCIAL REGISTERED AGENT

STATEMENT OF APPOINTMENT or CHANGE

Pinard Farms Association

(Name of Corporation as it appears on the records of the Secretary of State)

Filing Fee \$15.00 for each nonprofit corporation listed

File No. 20130207ND Pages 2
Fee Paid \$ 15
DCN 2131072500034 AGNT
FILED
04/08/2013

Handwritten signature of Julie R. Flynn, Deputy Secretary of State

A True Copy When Attested By Signature

Handwritten signature of Julie R. Flynn, Deputy Secretary of State

Pursuant to 5 MRSA §§105, 108, & 109 the undersigned corporation executes and delivers the following statement of appointment and/or change of address by a noncommercial registered agent.

FIRST: ("X" all boxes that apply)

- A. [] change of address
B. [X] change to/of noncommercial registered agent and address
C. [] change of noncommercial registered agent
D. [] change in name of current noncommercial registered agent

SECOND: The name and address of the registered agent appearing on the record in the Secretary of State's office:

William T. Turner, Jr.

(name of current registered agent)

314 Center Street, Auburn, Maine 04210

(physical street address, city, state and zip code)

(mailing address if different from above)

THIRD: (For foreign nonprofit corporations only)

Jurisdiction of Organization:

Date authorized to transact business in the State of Maine:

FOURTH: Complete this Item as follows based on your selection in Item First:

- A. The new address of the noncommercial registered agent (provide address information only);
- B. The name and address of the new noncommercial registered agent (provide name and address information);
- C. The name of the new noncommercial registered agent (provide name only); OR
- D. The new name of the current noncommercial registered agent (provide name only).

Kelley Parker

(name of new noncommercial registered agent or new name of current noncommercial registered agent)

45 Gina Street, Lewiston, Maine 04240

(physical street address, not a P.O. Box — city, state and zip code)

(mailing address if different from above)

FIFTH: Pursuant to 5 MRSA §108.3, the registered agent as listed above has consented to serve as the registered agent for this nonprofit corporation.

SIXTH: The undersigned noncommercial registered agent of the following corporation(s) has notified each corporation of the change indicated in Item First A or D:

Name of Nonprofit Corporation	Jurisdiction	Date incorporated or authorized in Maine

Names of additional corporations attached hereto as Exhibit ____, and made a part hereof.

Dated April 5, 2013

*By *Kelley Parker*
(signature)

Kelley Parker, Its President
(type or print name and capacity)

*This statement **MUST** be signed as follows:
(1) if Item First, A or D was selected, then by the noncommercial registered agent OR
(2) if Item First, B or C was selected, then by any duly authorized officer

Please remit your payment made payable to the Maine Secretary of State.

Submit completed form to: **Secretary of State**
Division of Corporations, UCC and Commissions
101 State House Station
Augusta, ME 04333-0101
Telephone Inquiries: (207) 624-7752 **Email Inquiries: CEC.Corporations@Maine.gov**

Filing Fee: **\$35.00**
Must Accompany Report

Make check payable to:
Secretary of State

Please file by
APRIL 1, 2013

STATE OF MAINE
2013 ANNUAL REPORT
FOR NONPROFIT CORPORATIONS ON FILE AS
OF DECEMBER 31, 2012

Pursuant to 13-B MRSA §1301.2, the information on the
report must be current as of the date signed.

Do not change any preprinted information on this form.

Filing by April 1, 2013 will allow us to
provide better service. The legal filing
deadline is still June 1, 2013. A
\$25 late filing fee will be assessed if
the report is late.

DCN Number:

2130019114601

Charter Number:

20130207ND

PINARD FARMS ASSOCIATION
KELLEY PARKER, REGISTERED AGENT
45 GINA STREET
LEWISTON, ME 04240

If you have any questions regarding the completion of this annual report or if the preprinted information on this report form is incorrect, contact the **Reporting & Information Section** at (207) 624-7752. All corporate forms are available on our website at www.maine.gov/sos/cec/corp. To file your annual report online, go to www.SOSonline.org and click on the Interactive Corporate Services link. **Please see reverse side of this form for additional filing instructions.** →→→

1. Name of each officer: (13-B MRSA §1301.1.C)

Street address of each officer (not P.O. Box):

(physical location (not P.O. Box) - street, town/city, zip)

Pres: Kelley Parker
Treas: Mark Boucher
Sec: Terri Chizmar
and/or
Clerk: N/A

45 Gina Street, Lewiston 04240
50 Gina Street, Lewiston 04240
7 St. Jerome Street, Lewiston 04240

2. Name of 3 to 5 Directors:

(13-B MRSA §1301.1.C & §702.1)

Street address of each (not P.O. Box):

(physical location (not P.O. Box) - street, town/city, zip)

Richard Billings
David Martin
Lillian Martin

49 Gina Street, Lewiston 04240
9 St. Jerome Street, Lewiston 04240
9 St. Jerome Street, Lewiston 04240

THIS PREPRINTED FORM MUST BE USED. However if more space is needed, please attach additional pages, using one side only. All attachments must contain the name and charter number of the corporation across the top of the page. Each page should be numbered consecutively. List number of pages attached: 1

Dated: 5-23-13

Terri Chizmar
(AUTHORIZED SIGNATURE)
Terri L. Chizmar Secretary
(TYPE OR PRINT NAME AND CAPACITY)

(Execution - 13-B MRSA §1301.3. Penalty for untrue or omitted material facts - 13-B MRSA §1303)

RETURN TO: Reporting Section, Bureau of Corporations, Elections and Commissions, 101 State House Station, Augusta, Maine 04333-0101

INSTRUCTIONS FOR COMPLETING THE 2013 ANNUAL REPORT FOR NONPROFIT CORPORATIONS

To file your 2013 Annual Report online, please visit Annual Reports Online at www.SOSonline.org and click on the Interactive Corporate Services link.

1. Please provide a **daytime telephone number or e-mail address** and the name of a contact person: 207-784-0881. In the event that there is a problem with the Annual Report, we will try to contact you to resolve it, rather than returning the report to you for correction.
2. You **may not** change any of the preprinted information. This information about your nonprofit corporation must be changed using another form that is available from our office.
3. Please **type or print** legibly in ink.
4. Please provide an **original** signature. Faxes, photocopies, and rubber stamps will not be accepted.
5. Please **do not** leave any information blank. If one person serves in more than one capacity for the corporation, please so indicate.
6. Please provide a complete street address. A post office box **will not** be accepted. This is a **legal requirement** since you cannot be physically located at a post office box.
7. You **must** list the minimum number of directors as required in Item #2 on the front of this Annual Report. If you do not have the minimum number of directors, please call our office immediately at (207) 624-7752.
8. Please provide your **charter number** on your check.
9. Before submitting your annual report, together with the proper filing fee, please carefully review it to be sure that you have provided all the information required on the front of this form.

If the annual report is not received in this office by June 1, 2013, there will be a \$25.00 late filing penalty assessed. However, if the annual report is post marked by the United States Postal Service by June 1, 2013, the penalty will not be assessed. The post mark date applies only to the June 1st filing deadline.

DOMESTIC NONPROFIT CORPORATIONS ONLY:

If administratively dissolved, a \$25.00 reinstatement fee will be assessed for each year the nonprofit corporation failed to file an annual report, in addition to the late filing penalty.

FOREIGN NONPROFIT CORPORATIONS ONLY:

If revoked, foreign nonprofit corporations must file a new application for authority in order to continue to carry on activities in Maine. If **revoked**, you **do not need to file** the annual report.

Pinard Farms Open Space Requirements

Lot Area

Lot 1 5,823.26
Lot 2 6,045.00
Lot 3 6,045.00
Lot 4 6,045.00
Lot 5 6,045.00
Lot 6 6,045.00
Lot 7 6,045.00
Lot 8 6,211.04
Lot 9 6,120.21
Lot 10 6,562.20
Lot 11 6,200.00
Lot 12 6,000.00
Lot 13 5,817.51
Lot 14 5,901.93
Lot 15 5,977.14
Lot 16 7,609.59
Lot 17 8,190.89
Lot 18 10,495.20
Lot 19 9,553.49
Lot 20 8,652.22
Lot 21 6,293.37
Lot 22 5,864.80
Lot 23 6,547.84
Lot 24 6,255.33
Lot 25 6,149.35
Lot 26 6,149.35
Lot 27 6,149.35
Lot 28 6,149.35
Lot 29 6,149.35
Lot 30 6,149.35

Total 197,242.12

Total Lot Area (197,242.12) plus total open space (116,316.83) is 313,558.95. Total lot area for a 30 lot non-cluster subdivision is 255,000 (7,500 sq. ft. per lot plus 1,000 sq. ft. per lot). Therefore 313,558.95 minus 255,000 results in 58,588.77 sq. ft. of available (surplus) open space that could be sold to one or more lot owners pending the approval of the association (i.e. approval of at least 75% of the lot owners) and the Lewiston Planning Board.

Owners list for Lots 1, 2, & 3
Lot 1 – map 64, lot 91 Robert M. Courmoyer and Jeannette M. Courmoyer to Terri L. Chizmar and Mark L. Chizmar October 16, 2002, Book 5154, Page 38
Lot 2 – map 64, lot 90 Androscoggin Valley Development Group to Lillian J. Fortin June 29, 1990, Book 2578, Page 84
Lot 3 – map 64, lot 88 Androscoggin Valley Development Group to John Alden and Maryse Garceau Alden March 9, 1992, Book 2808, Page 234 Bond for a deed John Alden and Maryse Garceau Alden to Daniel R. Lajoie September 25, 2008, Book 7537, Page 163

General Notes :

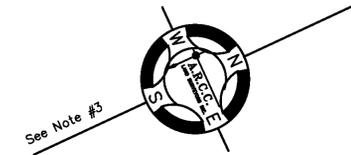
- All Book and Page references as shown hereon are from the Androscoggin County Registry of Deeds.
- Lines shown and not labeled (bearings & distances) are illustrative only, they are based on tax maps and are not verified by this surveyor.
- North Arrow and bearings are based on a recorded plan entitled "Mark Street" dated November 08, 1971 and recorded in said Registry's Book of Plans, Book 21, Page 39.
- Property lies within the Neighborhood Conservation "A" Zone (NCA).
- Property does not lie within the 100 year flood hazard zone, per the Flood Insurance Rate Maps, for the City of Lewiston.
- St. Jerome Street accepted by the City Council November 9, 1966 and on file at the City Clerk Office in Street Records Books, Book 3, Page 179.
- Lewiston Zoning Board of Appeals granted a conditional use permit under Article X, Section 31-101 for a residential cluster development on May 04, 1988.
- All areas designated as Open Space are to be reserved for Recreation and / or Conservation purposes.
- Source deed – Open Space
William T. Turner Jr. to Pinard Farms Association dated December 3, 2012, and recorded in said Registry in Book 8643, Page 189.

General Notes Cont. :

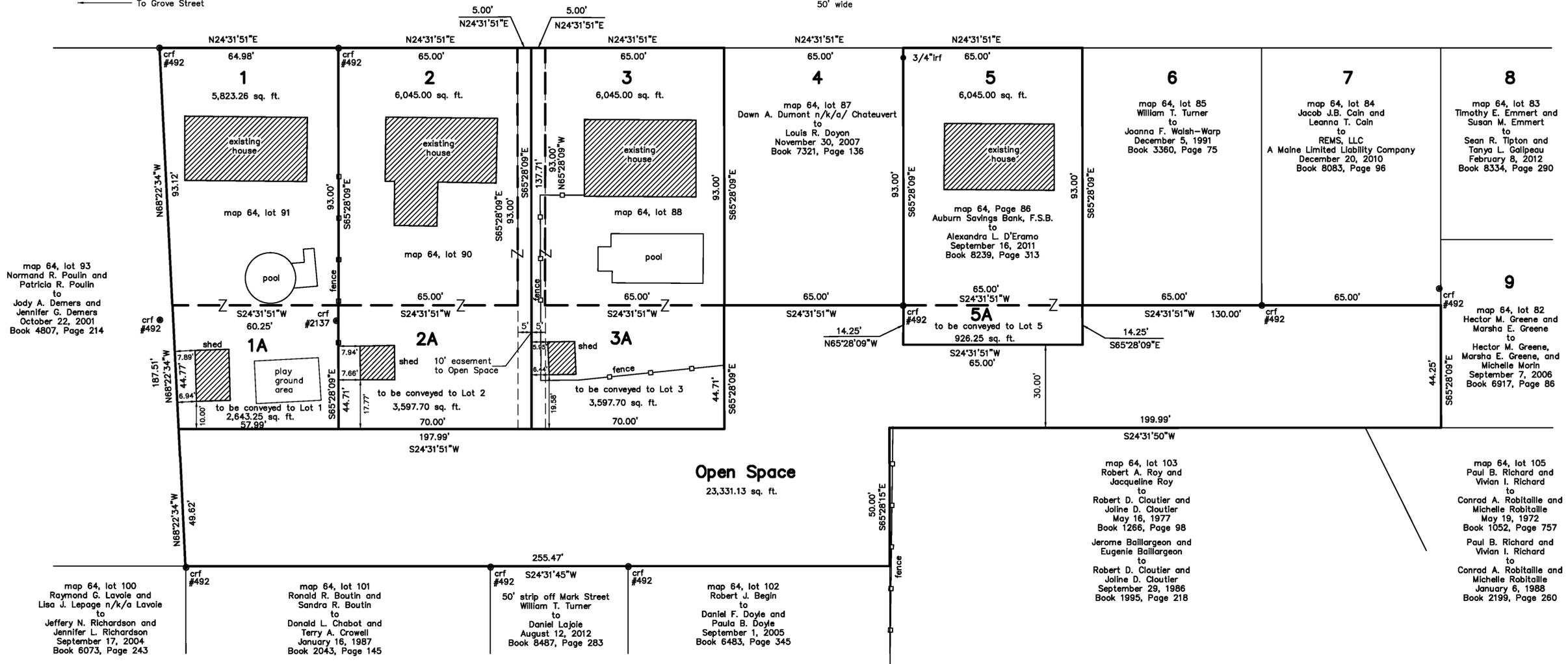
- Reference Plans –
 - Pinard Farms I dated July 8, 1988 recorded in said Registry Book of Plans, Book 34, Page 173.
 - Pinard Farms I, Revision One dated January 17, 1989 recorded in said Registry Book of Plans, Book 34, Page 174.
 - Pinard Farms I, Revision Two dated July 17, 1989 recorded in said Registry Book of Plans, Book 35, Page 2.
 - Pinard Farms I, Revision Three dated May 17, 1994 recorded in said Registry Book of Plans, Book 38, Page 20.
- Space and Bulk Minimum Setbacks –
 - Front Setback = 20 feet
 - Front Yard = 20 feet
 - Side & Rear Setback = 10 feet
 - Side & Rear Yard 10 feet
 - Open Space Buffer from Abuters = 30 feet
- The Space and Bulk Requirements may be modified as allowed by Sec. 31-177 (C) 4 thur 7 of the Lewiston Ordinances.
- The Purpose for Revision Four is to :
 - Increase the area of lots 1,2,3, and 5 by reducing the open space. This subdivision contains a total of 116,316.83 square feet of open space and Revision Four reduces this to 105,557.93 square feet. When the subdivision was initially approved in 1988 the minimum required open space was 57,757.88 square feet.
 - Approve side and rear setback modifications pursuant to Article IX, Section 11 of the Zoning and Land Use Code for lots 1,2 and 3 as shown on the plan.

Legend :

- irf iron rod found
 - crf capped rebar found
 - crs capped 3/4 inch rebar set I.D. #492
- map 64, lot 91 map/lot per City's tax maps



St. Jerome Street
50' wide



map 64, lot 93
Normand R. Poulin and Patricia R. Poulin to
Jody A. Demers and Jennifer G. Demers
October 22, 2001
Book 4807, Page 214

map 64, lot 100
Raymond G. Lavoie and Lisa J. Lepage n/k/a Lavoie to
Jeffery N. Richardson and Jennifer L. Richardson
September 17, 2004
Book 6073, Page 243

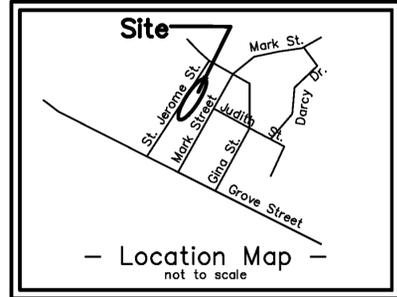
map 64, lot 101
Ronald R. Boutin and Sandra R. Boutin to
Donald L. Chabot and Terry A. Crowell
January 16, 1987
Book 2043, Page 145

50' strip off Mark Street
William T. Turner to
Daniel Lajoie
August 12, 2012
Book 8487, Page 283

map 64, lot 102
Robert J. Begin to
Daniel F. Doyle and Paula B. Doyle
September 1, 2005
Book 6483, Page 345

map 64, lot 103
Robert A. Roy and Jacqueline Roy to
Robert D. Cloutier and Joline D. Cloutier
May 16, 1977
Book 1266, Page 98
Jerome Baillargeon and Eugenie Baillargeon to
Robert D. Cloutier and Joline D. Cloutier
September 29, 1986
Book 1995, Page 218

map 64, lot 105
Paul B. Richard and Vivian I. Richard to
Conrad A. Robitaille and Michelle Robitaille
May 19, 1972
Book 1052, Page 757
Paul B. Richard and Vivian I. Richard to
Conrad A. Robitaille and Michelle Robitaille
January 6, 1988
Book 2199, Page 280



Certification :

To the best of my knowledge and beliefs this survey conforms to the Maine Board of Registration for Land Surveyors.

Arthur W. Montana PLS 492 _____ Date _____

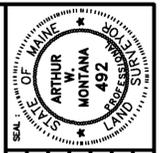


Approved :
City of Lewiston Planning Board

Chairperson _____ Date _____

Androscoggin County Registry of Deeds
Received _____ at _____ H _____ M _____ M
and Recorded in Book _____ Page _____
Attest _____ Registrar

This plan was prepared under the responsibility of
Arthur W. Montana PLS 492, P.O. Box 294
Auburn, Maine.



NO.	REVISIONS	DATE

A.R.C.C.
LAND SURVEYORS INC.
P.O. BOX 294
AUBURN, MAINE 04212-0294
ARTHUR W. MONTANA PLS 492
ROBERT M. GIBSON JR. PLS 2177
PHONE 756-2882 FAX 756-2882

Revision Four
Pinard Farms I
St. Jerome Street
Lewiston, Maine 04240
Androscoggin County
JOB TITLE :
DATE : August 21, 2013
SCALE : 1"=20'
DRAWN BY : A.W.M.
CHECKED BY : R.W.G.

Revised Subdivision Plan
for
Recorded Owner
Pinard Farms Association Lewiston, Maine

DRAWING NO.
One
JOB NO. 13-067,068,069,071