

CITY OF LEWISTON
PLANNING BOARD MEETING
Monday, March 10, 2014 – 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:

None.

V. OTHER BUSINESS:

- a) An application from Four Points Associates, Inc. on behalf of Normand E. & Jeannette R. Michaud for a de minimis change amendment to the Mathieu Subdivision, 301 Ferry Road.
- b) Discussion: roof sign amendment and LED sign amendment.
- c) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

VI. READING OF THE MINUTES: Motion to adopt the February 10, 2014 and February 24, 2014 draft minutes

VII. ADJOURNMENT



CITY OF LEWISTON



Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, City Planner
DATE: March 6, 2014
RE: March 14, 2014 Planning Board Agenda Item V(a)

An application from Four Points Associates, Inc. on behalf of Normand E. & Jeannette R. Michaud for a de minimis change amendment to the Mathieu Subdivision, 301 Ferry Road.

Four Points Associates, Inc. on behalf of Normand E. & Jeannette R. Michaud has submitted an amendment to the subdivision plan entitled Mathieu Subdivision dated November 8, 1983. The property consists of two lots of record, the first being conveyed to Mr. and Mrs. Michaud June 27, 1969, the other being Lot 1-4, part of the Mathieu Subdivision conveyed to them by deed dated November 2, 1984. The applicant is proposing the following:

- An amendment to the lot line of Lot 1-4 of the Mathieu Subdivision in order to correct a setback violation for an existing shed/garage located within one foot of the common recorded line at 301 Ferry Road. This is a violation only if the lots were to be split along the existing lines of record. Were it not for the proposed lot split, the lots have been effectively merged into one lot under common ownership from a zoning and land use perspective.
- A modification of 25% of the 10' side yard requirement for the proposed driveway into Lot 1-4. This allows for each lot to maintain their existing frontage and limits the location of access to Lot 1-4 due to sight distance constraints. Modifications up to 25% may be granted by staff pursuant to Article V, Section 3(v). However, staff recommended this modification be specifically noted on the plan as it relates to sight distance for access to the lot.
- The amendment to the lot line of Lot 1-4 will result in the lot area for the residence at 301 Ferry Road being reduced from 2.59 to 2.01 acres. This exceeds the minimum lot size requirement of 60,000 square feet in the Rural Agricultural (RA) district. The lot area for Lot 1-4 will increase from 2.75 to 3.33 acres.
- Staff has worked with the applicant to include specific notes on the plan (notes 10, 11, and 12) explaining the purpose of the amended plan and detailing the required driveway location on Lot 1-4.

This is a simple amendment for additional land to be conveyed to an abutting lot. Only one lot (Lot 1-4) is actually part of a subdivision, both lots are located in the RA district and meet the space and bulk requirements of that district, and both lots are under common ownership. Minor changes of 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 Four Points Associates, Inc. on behalf of Normand E. & Jeannette R. Michaud to amend the subdivision plan entitled Mathieu Subdivision.
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 Normand E. & Jeannette R. Michaud to amend the Subdivision Plan entitled Mathieu Subdivision Lot 1-4, located at 301 Ferry Road, with/without any concerns raised by the Planning Board or staff.

February 13, 2014
Job #13027

City of Lewiston
Department of Planning & Code Enforcement
Attn: Dave Hediger
27 Pine St.
Lewiston, ME 04240

Normand and Jeannette Michaud 301 Ferry Road Application for Lot Amendment

Dear Dave:

Four Points Associates, Inc. is pleased to represent Normand and Jeannette Michaud in their application for Amending Lot 1-4 of the Mathieu Subdivision dated November 8, 1983 and recorded at the Androscoggin Registry of Deeds in Plan Book 30, Page 152. Mr. and Mrs. Michaud are the current owners of the property. The property consists of two record lots, the first being conveyed to Mr. and Mrs. Michaud June 27, 1969 by deed recorded in Book 1005, Page 350, the other being Lot 1-4, part of the Mathieu Subdivision conveyed to them by deed dated November 2, 1984 and recorded in Book 1768, Page 310.

We are proposing to amend Lot 1-4 in order to correct a setback violation for an existing shed/garage located very close to the common record line and to restrict driveway access making full use of available sight distance. We are asking for a 25% reduction in the 10' setback requirement for the proposed drive into Lot 1-4. We are proposing to maintain existing frontage for both lots due to sight distance constraints, reducing the lot area for the residence and increasing the area for Lot 1-4. Both lots meet minimum acreage requirements with allowances for steep grade and minimal wetlands. Lot 1-4 as amended continues to meet all current zoning requirements; the other lot is grandfathered, having been conveyed prior to the 200' frontage requirement.

The enclosed package includes; 1 copy of the application and checklist, a copy of the current deeds and copies of a reduced plan depicting the property owned by the Michaud's with proposed amendments. The applicant is providing a check in the amount of \$100.00 along with proof of ownership. Please place this application on the agenda for review with planning staff at your earliest convenience. We look forward to working with you as we move forward with our application.

Sincerely,
Four Points Associates, Inc.


Donald E. Dostie, P.L.S.
President

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area 0 sq. ft.
Proposed Total Paved Area 0 sq. ft.
Proposed Total Impervious Area 0 sq. ft.
Proposed Impervious Net Change 0 sq. ft.
Impervious surface ratio existing 0 % of lot area
Impervious surface ratio proposed 0 % of lot area

BUILDING AREA/LOT COVERAGE

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

ZONING

Existing Rural Agriculture
Proposed, if applicable Rural Agriculture

LAND USE

Existing
Proposed

VACANT
VACANT

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units 0
Proposed Number of Residential Units 0
Subdivision, Proposed Number of Lots 1 (AMENDED)

PARKING SPACES

Existing Number of Parking Spaces N/A
Proposed Number of Parking Spaces N/A
Required Number of Parking Spaces N/A
Number of Handicapped Parking Spaces N/A

ESTIMATED COST OF PROJECT

N/A

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area 0 sq. ft.
Proposed Disturbed Area 0 sq. ft.
Proposed Impervious Area 0 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 (Since July 1, 1997) 1 passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 0 passenger car equivalents (PCE)
If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the Rural Agriculture zoning district.
2. Parcel Area: 2.75 acres / Proposed 145,237 (3.33Ac.) square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	60,000 /	145,237
Street Frontage	200 /	249.86
Min Front Yard	25 /	25
Min Rear Yard	same /	same
Min Side Yard	same /	same
Max. Building Height	/	
Use Designation	<u>Residential</u> /	<u>Residential</u>
Parking Requirement	1 space/ per <u>square feet of floor area</u>	
Total Parking:	/	
Overlay zoning districts (if any):	<u>N/A</u> /	
Urban impaired stream watershed?	YES/NO If yes, watershed name <u>N/A</u>	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

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

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

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

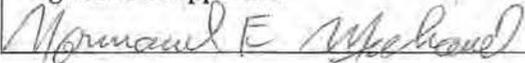
L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

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

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

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

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

Signature of Applicant: 	Date: <u>2-13-2014</u>
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Development Review Checklist

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



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

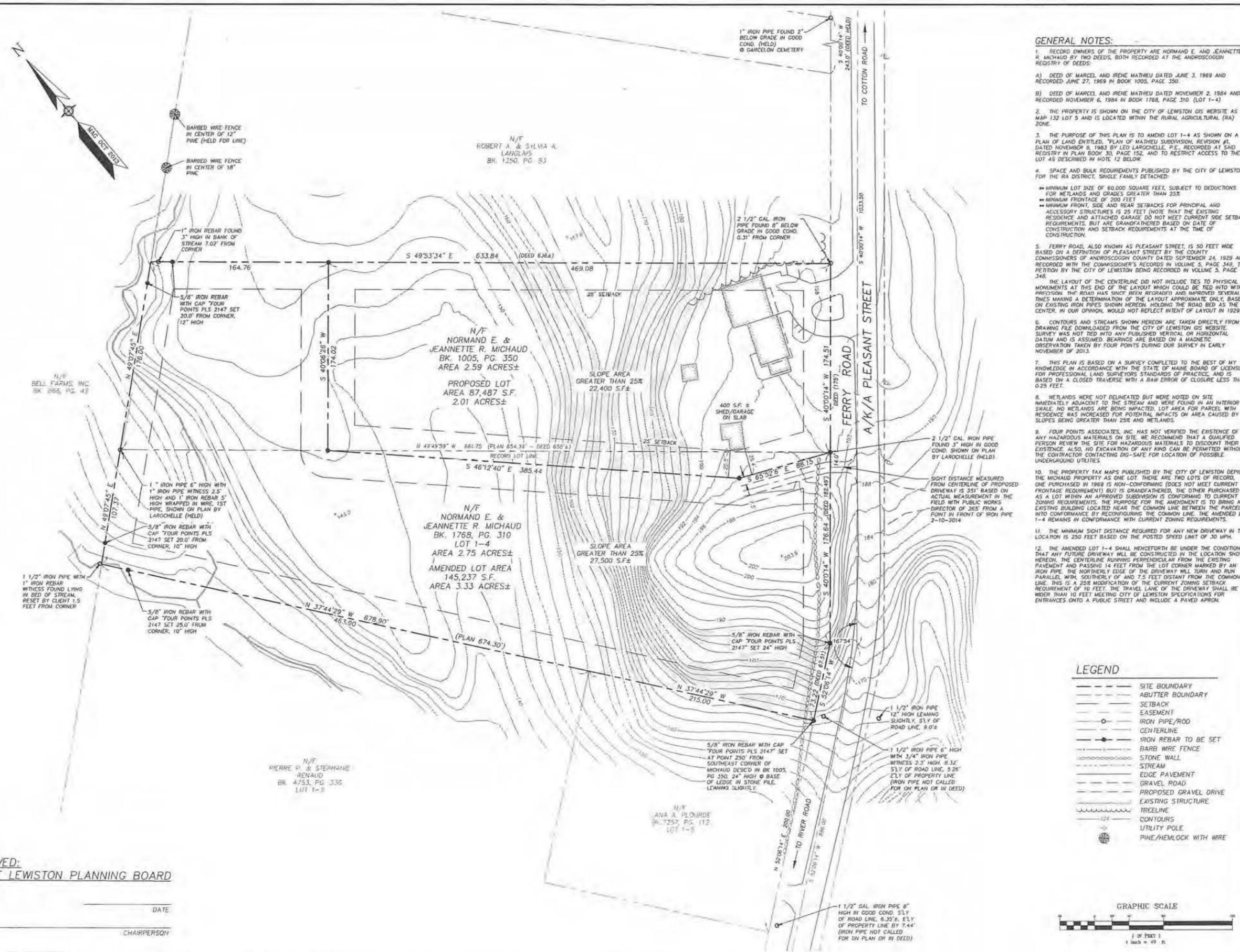
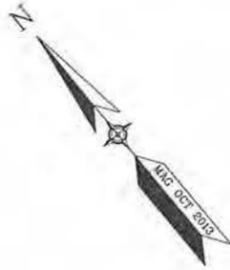
PROJECT NAME: Mathieu Subdivision Lot 1-4 Amended, Property owned by Normand E. and Jeannette R. Michaud

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: 301 Ferry Road, Lewiston
Map 132, Lot 5

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

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

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

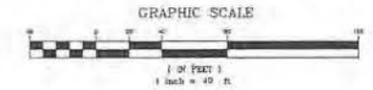


GENERAL NOTES:

- RECORD OWNERS OF THE PROPERTY ARE NORMAND E. AND JEANNETTE R. MICHAUD BY TWO DEEDS, BOTH RECORDED AT THE ANDROSCOGGIN REGISTRY OF DEEDS.
 - DEED OF MARCEL AND IRENE MATHIEU DATED JUNE 3, 1989 AND RECORDED JUNE 27, 1989 IN BOOK 1005, PAGE 350.
 - DEED OF MARCEL AND IRENE MATHIEU DATED NOVEMBER 2, 1984 AND RECORDED NOVEMBER 6, 1984 IN BOOK 1768, PAGE 310 (LOT 1-4).
- THE PROPERTY IS SHOWN ON THE CITY OF LEWISTON GIS WEBSITE AS MAP 132 LOT 5 AND IS LOCATED WITHIN THE RURAL AGRICULTURAL (RA) ZONE.
- THE PURPOSE OF THIS PLAN IS TO AMEND LOT 1-4 AS SHOWN ON A PLAN OF LAND ENTITLED, "PLAN OF MATHIEU SUBDIVISION, REVISION #1, DATED NOVEMBER 8, 1983 BY LEO LAROUCHELLE, P.E., RECORDED AT SAID REGISTRY IN PLAN BOOK 30, PAGE 152, AND TO RESTRICT ACCESS TO THE LOT AS DESCRIBED IN NOTE 12 BELOW.
- SPACE AND BULK REQUIREMENTS PUBLISHED BY THE CITY OF LEWISTON FOR THE RA DISTRICT, SINGLE FAMILY DETACHED:
 - MINIMUM LOT SIZE OF 60,000 SQUARE FEET, SUBJECT TO DEDUCTIONS FOR WETLANDS AND GRADES GREATER THAN 25%.
 - MINIMUM FRONTAGE OF 200 FEET.
 - MINIMUM FRONT, SIDE AND REAR SETBACKS FOR PRINCIPAL AND ACCESSORY STRUCTURES IS 25 FEET (NOTE THAT THE EXISTING RESIDENCE AND ATTACHED GARAGE DO NOT MEET CURRENT SIDE SETBACK REQUIREMENTS, BUT ARE GRANDFATHERED BASED ON DATE OF CONSTRUCTION AND SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION).
- FERRY ROAD, ALSO KNOWN AS PLEASANT STREET, IS 50 FEET WIDE BASED ON A DEFINITION OF PLEASANT STREET BY THE COUNTY COMMISSIONERS OF ANDROSCOGGIN COUNTY DATED SEPTEMBER 24, 1929 AND RECORDED WITH THE COMMISSIONER'S RECORDS IN VOLUME 3, PAGE 349, THE SECTION BY THE CITY OF LEWISTON BEING RECORDED IN VOLUME 3, PAGE 346. THE LAYOUT OF THE CENTERLINE DID NOT INCLUDE TIES TO PHYSICAL MONUMENTS AT THIS END OF THE LAYOUT WHICH COULD BE TIED INTO WITH PRECISION. THE ROAD HAS SINCE BEEN REGRADED AND IMPROVED SEVERAL TIMES MAKING A DETERMINATION OF THE LAYOUT APPROXIMATE ONLY, BASED ON EXISTING IRON PIPES SHOWN HEREON. HOLDING THE ROAD BED AS THE CENTER, IN OUR OPINION, WOULD NOT REFLECT INTENT OF LAYOUT IN 1929.
- CONTOURS AND STREAMS SHOWN HEREON ARE TAKEN DIRECTLY FROM A DRAWING FILE DOWNLOADED FROM THE CITY OF LEWISTON GIS WEBSITE SURVEY WAS NOT TIED INTO ANY PUBLISHED VERTICAL OR HORIZONTAL DATUM AND IS ASSUMED. BEARINGS ARE BASED ON A MAGNETIC OBSERVATION TAKEN BY FOUR POINTS DURING OUR SURVEY IN EARLY NOVEMBER OF 2013.
- THIS PLAN IS BASED ON A SURVEY COMPLETED TO THE BEST OF MY KNOWLEDGE IN ACCORDANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE, AND IS BASED ON A CLOSED TRAVERSE WITH A RAW ERROR OF CLOSURE LESS THAN 0.25 FEET.
- WETLANDS WERE NOT Delineated BUT WERE NOTED ON SITE IMMEDIATELY ADJACENT TO THE STREAM AND WERE FOUND IN AN INTERIOR SWALE. NO WETLANDS ARE BEING IMPACTED. LOT AREA FOR PARCEL WITH RESIDENCE WAS INCREASED FOR POTENTIAL IMPACTS ON AREA CAUSED BY SLOPES BEING GREATER THAN 25% AND WETLANDS.
- FOUR POINTS ASSOCIATES, INC. HAS NOT VERIFIED THE EXISTENCE OF ANY HAZARDOUS MATERIALS ON SITE. WE RECOMMEND THAT A QUALIFIED PERSON REVIEW THE SITE FOR HAZARDOUS MATERIALS TO DISCOUNT THEIR EXISTENCE. ALSO, NO EXCAVATION OF ANY KIND CAN BE PERMITTED WITHOUT THE CONTRACTOR CONTACTING DIG-SAFE FOR LOCATION OF POSSIBLE UNDERGROUND UTILITIES.
- THE PROPERTY TAX MAPS PUBLISHED BY THE CITY OF LEWISTON DEPICT THE MICHAUD PROPERTY AS ONE LOT. THERE ARE TWO LOTS OF RECORD, ONE PURCHASED IN 1969 IS NON-CONFORMING (DOES NOT MEET CURRENT FRONTAGE REQUIREMENT) BUT IS GRANDFATHERED, THE OTHER PURCHASED AS A LOT WITHIN AN APPROVED SUBDIVISION IS CONFORMING TO CURRENT ZONING REQUIREMENTS. THE PURPOSE FOR THE AMENDMENT IS TO BRING AN EXISTING BUILDING LOCATED NEAR THE COMMON LINE BETWEEN THE PARCELS INTO CONFORMANCE BY RECONFIGURING THE COMMON LINE. THE AMENDED LOT 1-4 REMAINS IN CONFORMANCE WITH CURRENT ZONING REQUIREMENTS.
- THE MINIMUM SIGHT DISTANCE REQUIRED FOR ANY NEW DRIVEWAY IN THIS LOCATION IS 250 FEET BASED ON THE POSTED SPEED LIMIT OF 30 MPH.
- THE AMENDED LOT 1-4 SHALL HENCEFORTH BE UNDER THE CONDITION THAT ANY FUTURE DRIVEWAY WILL BE CONSTRUCTED IN THE LOCATION SHOWN HEREON. THE CENTERLINE RUNNING PERPENDICULAR FROM THE EXISTING PAVEMENT AND PASSING 14 FEET FROM THE LOT CORNER MARKED BY AN IRON PIPE. THE NORTHERLY EDGE OF THE DRIVEWAY WILL TURN AND RUN PARALLEL, WITH SOUTHERLY OF AND 7.5 FEET DISTANT FROM THE COMMON LINE. THIS IS A 25% MODIFICATION OF THE CURRENT ZONING SETBACK REQUIREMENT OF 10 FEET. THE TRAVEL LANE OF THE DRIVEWAY SHALL BE NO WIDER THAN 10 FEET MEETING CITY OF LEWISTON SPECIFICATIONS FOR ENTRANCES ONTO A PUBLIC STREET AND INCLUDE A PAVED APRON.

LEGEND

- SITE BOUNDARY
- ABUTTER BOUNDARY
- SETBACK
- EASEMENT
- IRON PIPE/ROD
- CENTERLINE
- IRON REBAR TO BE SET
- BARB WIRE FENCE
- STONE WALL
- STREAM
- EDGE PAVEMENT
- GRAVEL ROAD
- PROPOSED GRAVEL DRIVE
- EXISTING STRUCTURE
- TREELINE
- CONTOURS
- UTILITY POLE
- PINE/HEMLOCK WITH WIRE



STATE OF MAINE
ANDROSCOGGIN COUNTY SS REGISTRY OF DEEDS

RECEIVED _____ 2014
AT _____ M. _____ AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTER

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM FOUR POINTS ASSOCIATES, INC. ANY ALTERATIONS AUTHORIZED SHALL BE THE SOLE RISK AND WITHOUT LIABILITY TO FOUR POINTS ASSOCIATES, INC.

RESUBMITTED FOR APPROVAL AFTER CONFIRMATION OF SIGHT DIST. _____
SUBMITTED FOR APPROVAL BY CITY OF LEWISTON _____
AMEND MATHIEU SUBDIVISION LOT _____
DATE: _____ STATUS: _____
DWG NAME: 1302780 SCALE: 1"=40'
PROJ. NO.: 13027

NAME: _____ LIC. # _____
DONALD E. DOSTIE PLS #2147

MATHIEU SUBDIVISION LOT 1-4 AMENDED
PROPERTY OWNED BY: **NORMAND E. & JEANNETTE R. MICHAUD**
307 FERRY ROAD
LEWISTON, MAINE 04240
FOR: **NORMAND & JEANNETTE MICHAUD**
307 FERRY ROAD
LEWISTON, MAINE 04240

Four Points Associates, Inc.
Donald E. Dostie, PLS, Principal
9 Regent Avenue, Lewiston, ME 04240 Tel: 207-877-5649

SHEET 1 OF 1

APPROVED:
CITY OF LEWISTON PLANNING BOARD

DATE _____
CHAIRPERSON _____

Know all Men by these Presents.

THAT We, MARCEL MATHIEU and IRENE MATHIEU of LEWISTON, County of ANDROSCOGGIN and State of MAINE,

in consideration of One dollar (\$1) and other valuable consideration paid by NORMAND E. MICHAUD and JEANNETTE MICHAUD of LEWISTON, County of ANDROSCOGGIN and State of MAINE,

the receipt whereof We do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said

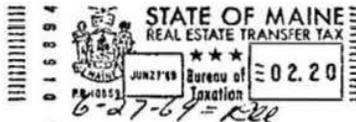
NORMAND E. MICHAUD and JEANNETTE MICHAUD

as joint tenants, and not as tenants in common, to them and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

A CERTAIN LOT OR PARCEL OF LAND situated in Lewiston, County of Androscoggin and State of Maine, bounded and described as follows:

Beginning at an iron pipe located on the northwesterly line of Pleasant Street, also known as the Ferry Road, said point being one hundred seventy-five feet (175') Southwest from the southwesterly corner of land now or formerly owned by Andre R. & Rita Mathieu; thence Southwesterly along the northwesterly line of Pleasant Street (Ferry Road) one hundred seventy-five feet (175') to an iron pipe at other land of Marcel Mathieu; thence at a right angle northwest along said land of Marcel Mathieu six hundred fifty-eight feet (658') more or less to an iron pipe in a wire fence separating land of this grantor with that now or formerly of Bell Farms, Inc.; thence Northeast along wire fence and southeast line of said Bell Farms, Inc. one hundred seventy-six feet (176') more or less to an iron pipe; thence Southeast along other land of Marcel Mathieu six hundred thirty-six feet (636') more or less to the northwesterly line of Pleasant Street (Ferry Road) and point begun at containing 2.6 acres more or less.

Being a portion of the premises conveyed to these grantors by Mrs. Delores Mathieu by Deed recorded in Androscoggin Registry of Deeds, State of Maine Book 754, page 17.



TO HAVE AND TO HOLD the aforementioned and bargained premises with all the privileges and appurtenances thereof to the said NORMAND E. MICHAUD and JEANNETTE MICHAUD as joint tenants, and not as tenants in common, to them and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, and their use and behoof forever.

AND we do COVENANT with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all encumbrances;

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns and the survivor of them, and the heirs and assigns of the survivor of them forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we the said MARCEL MATHIEU and IRENE MATHIEU, wife of the said MARCEL MATHIEU

joining in this deed as Grantor s, and relinquishing and conveying our right s by descent and all other rights in the above described premises, have hereto set our hand s and seal s this third day of June in the year of our Lord one thousand nine hundred and sixty-nine.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

Blank lines for witnesses' signatures.

Signatures of Marcel Mathieu and Irene Mathieu with a circular seal.

STATE OF MAINE, Androscoggin ss. June 3, 19 69 Personally appeared the above named MARCEL MATHIEU and acknowledged the foregoing instrument to be his free act and deed.

Notary Public seal for Marie Anne Marie, Justice of the Peace.

STATE OF MAINE, ANDROSCOGGIN ss. REGISTRY OF DEEDS Received JUN 27 1969 at 2.32 P.M., and recorded from the original in B-800-1005 Page 350

4962

BOOK 1768 PAGE 0310

15268

MARCEL MATHIEU and IRENE MATHIEU, being husband and wife,

of Lewiston Androscoggin County, and State of Maine

(being married) for consideration paid,

grant to NORMAND E. MICHAUD and JEANETTE R. MICHAUD

of Lewiston Androscoggin County, and State of Maine

with warranty covenants, as joint tenants, the land in Lewiston

County of Androscoggin and State of Maine, bounded and described as follows:

BEGINNING at a point on the northwesterly line of the Ferry Road, so called, said point being the southeasterly corner of land now or formerly owned by Normand E. and Jeanette R. Michaud as described in a deed recorded in the Androscoggin County Registry of Deeds, Book 1005, Page 350; thence south thirty degrees, forty-six minutes, twelve seconds west (S 30° 46' 12" W) along said northwesterly line of the Ferry Road, one hundred eighty-two and forty-nine hundredths (182.49) feet to a point; thence south forty-three degrees, thirty-seven minutes, fifty-eight seconds west (S 43° 37' 58" W) along said northwesterly line of the Ferry Road, sixty-seven and fifty-one hundredths (67.51) feet to a point; thence north forty-six degrees twenty-two minutes, two seconds west (N 46° 22' 02" W) six hundred seventy-four and thirty hundredths (674.30) feet to a point at land now or formerly owned by Bell Farms, Inc.; thence north forty degrees twenty-seven minutes, fifteen seconds east (N 40° 27' 15" E) along said Bell Farms, Inc. land and along a wire fence, one hundred seven and thirty-seven hundredths (107.37) feet to a point, said point being the southwesterly corner of the aforementioned Michaud's land; thence south fifty-eight degrees, thirty-three minutes, thirty-nine seconds east (S 58° 33' 39" E) along said Michaud's land, six hundred fifty-four and thirty-nine hundredths (654.39) feet to the point of beginning.

MEANING AND INTENDING to convey Lot #1-4 of the Mathieu Subdivision, Revision #1 recorded in the Androscoggin County Registry of Deeds, Book of Plans, Book 30, Page 152. Also being a portion of the premises conveyed to these grantors by deed of Delores Mathieu recorded in said Registry, Book 754, Page 17. Containing 2.73 acres.

MAINE REAL ESTATE
TRANSFER TAX PAID

Witness our hands and seal this

20th day of NOVEMBER 19 84

Witness our hands and seal this

2nd day of NOVEMBER 19 84

Murielle Albert

Marcel Mathieu
MARCEL MATHIEU

Murielle Albert

Irene Mathieu
IRENE MATHIEU

The State of Maine Androscoggin ss. NOVEMBER 2 19 84

Then personally appeared the above named Marcel and Irene Mathieu

and acknowledged the foregoing instrument to be their free act and deed,

Before me, Murielle Albert
Murielle D. Albert - Notary Public

ANDROSCOGGIN
RECEIVED NOV - 6 1984
AT 9 H. M.A. M.