

CITY OF LEWISTON
STAFF REVIEW MEETING
Thursday, May 15, 2014 – 8:30 A.M.
Third Floor Conference Room
Lewiston City Building
27 Pine Street, Lewiston, ME

AGENDA

- I. ROLL CALL**
- II. ADJUSTMENTS TO THE AGENDA**
- III. CORRESPONDENCE**
- VI. PUBLIC HEARINGS:**
 - A) To consider an application submitted by David Wagabaza and Daniel Nere to construct a parking lot at 7 Bartlett Street to establish a restaurant- Vespucci's- at 15 Bartlett Street.
- V. OTHER BUSINESS:**
- VI. READING OF THE MINUTES:** Motion to adopt the draft minutes from the May 1, 2014 meeting.
- VII. ADJOURNMENT:**



**STAFF REVIEW COMMITTEE MEETING
CITY OF LEWISTON**

**7-15 Bartlett Street
Parking Lot for Vespucci's Restaurant**

The Lewiston Staff Review Committee will hold a hearing on Thursday, May 15, 2014 at 8:30 a.m. in the Third Floor Conference Room of the City Building to consider an application submitted by David Wagabaza and Daniel Nere to construct a parking lot at 7 Bartlett Street to establish a restaurant – Vespucci's – at 15 Bartlett Street.

Maps and data are available in Planning & Code Enforcement on the Third Floor at the City Building between 8:00 a.m. and 4:30 p.m., Monday through Friday. Written comments may be submitted to David Hediger, City Planner, in the Planning & Code Enforcement Department on or before the hearing date, and oral comments will be accepted at the hearing.

The City of Lewiston is an EOE. For more information, please visit our website @ www.ci.lewiston.me.us and click on the Non-Discrimination Policy.

PROJECT DATA

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

IMPERVIOUS SURFACE

AREA/RATIO

Existing Total Impervious Area
 Proposed Total Paved Area
 Proposed Total Impervious Area
 Proposed Impervious Net Change
 Impervious surface ratio existing
 Impervious surface ratio proposed

9000 sq. ft.
5600 sq. ft.
5600 sq. ft.
3400 sq. ft.
100 % of lot area
62 % of lot area

BUILDING AREA/LOT

COVERAGE

Existing Building Footprint
 Proposed Building Footprint
 Proposed Building Footprint Net change
 Existing Total Building Floor Area
 Proposed Total Building Floor Area
 Proposed Building Floor Area Net Change
 New Building
 Building Area/Lot coverage existing
 Building Area/Lot coverage proposed

N/A sq. ft.
 _____ (yes or no)
 _____ % of lot area
↓ % of lot area
NR
OR

ZONING

Existing
 Proposed, if applicable

LAND USE

Existing
 Proposed

VACANT LOT
PARKING

RESIDENTIAL, IF APPLICABLE

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

N/A
↓
NONE
9 SPACES

PARKING SPACES

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

NONE
9 SPACES
9
1

ESTIMATED COST OF PROJECT

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area N/A sq. ft.
 Proposed Disturbed Area N/A sq. ft.
 Proposed Impervious Area N/A 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

PROJECT DATA

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

IMPERVIOUS SURFACE

AREA/RATIO

| | | |
|-----------------------------------|------|---------------|
| Existing Total Impervious Area | 9000 | sq. ft. |
| Proposed Total Paved Area | 5600 | sq. ft. |
| Proposed Total Impervious Area | 5600 | sq. ft. |
| Proposed Impervious Net Change | 3400 | sq. ft. |
| Impervious surface ratio existing | 100 | % of lot area |
| Impervious surface ratio proposed | 62 | % of lot area |

BUILDING AREA/LOT

COVERAGE

| | | |
|---|-----|---------------|
| Existing Building Footprint | N/A | 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 | | (yes or no) |
| New Building | ↓ | % of lot area |
| Building Area/Lot coverage existing | | |
| Building Area/Lot coverage proposed | DR | |
| | DR | |

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 | VACANT LOT PARKING | |
| | N/A | |
| | ↓ | |
| | NONE | |
| | 9 SPACES | |

PARKING SPACES

| | | |
|--------------------------------------|----------|--|
| Existing Number of Parking Spaces | NONE | |
| Proposed Number of Parking Spaces | 9 SPACES | |
| Required Number of Parking Spaces | 9 | |
| Number of Handicapped Parking Spaces | 1 | |

ESTIMATED COST OF PROJECT

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

| | | |
|--------------------------|-----|---------|
| Existing Impervious Area | N/A | sq. ft. |
| Proposed Disturbed Area | N/A | sq. ft. |
| Proposed Impervious Area | N/A | 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.
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TRAFFIC ESTIMATE

Zoning Summary

1. Property is located in the DOWNTOWN RES zoning district.

2. Parcel Area: .20 acres / 9000 square feet(sf).

| Regulations | Required/Allowed | Provided |
|------------------------------------|---|-----------------------|
| Min Lot Area | <u>5000</u> | <u>9000</u> |
| Street Frontage | <u>50</u> | <u>40</u> |
| Min Front Yard | <u>NONE</u> | <u>NONE</u> |
| Min Rear Yard | <u>10' ON ONE SIDE</u> | <u>0' to 10'</u> |
| Min Side Yard | <u>10' ON ONE SIDE</u> | <u>0' to 10'</u> |
| Max. Building Height | <u>N/A</u> | <u>N/A</u> |
| Use Designation | <u>PARKING</u> | <u>PARKING</u> |
| Parking Requirement | 1 space/ per <u>N/A</u> square feet of floor area | |
| Total Parking: | <u>—</u> | <u>16 + 18 SPACES</u> |
| Overlay zoning districts (if any): | <u>N/A</u> | <u>N/A</u> |
| Urban impaired stream watershed? | YES/NO If yes, watershed name _____ | |

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submission shall include payment of fee and ~~seven (7)~~ ^{SEVEN (7)} 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.

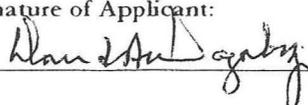
Refer to the application checklist for a detailed list of submittal requirements.

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>4/15/2014</u> |
|--|---------------------------|

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: _____

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: _____

| Required Information | | Check Submitted | | Applicable Ordinance | |
|-----------------------|---|-----------------|-------|----------------------|--------|
| | | Applicant | Staff | Lewiston | Auburn |
| Site Plan | | | | | |
| | Owner's Names/Address | ✓ | | | |
| | Names of Development | ✓ | | | |
| | Professionally Prepared Plan | N/A | | | |
| | Tax Map or Street/Parcel Number | ✓ | | | |
| | Zoning of Property | ✓ | | | |
| | Distance to Property Lines | ✓ | | | |
| | Boundaries of Abutting land | ✓ | | | |
| | Show Setbacks, Yards and Buffers | ✓ | | | |
| | Airport Area of Influence (Auburn only) | N/A | | | |
| | Parking Space Calcs | ✓ | | | |
| | Drive Openings/Locations | N/A | | | |
| | Subdivision Restrictions | ✓ | | | |
| | Proposed Use | ✓ | | | |
| | PB/BOA/Other Restrictions | ✓ | | | |
| | 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 | ✓ | | | |
| | Setbacks to Parking | ✓ | | | |
| | Buffer Requirements | ✓ | | | |
| | Street Tree Requirements | ✓ | | | |
| | Screened Dumpsters | | | | |
| | Additional Design Guidelines | N/A | | | |

| | | | | | | |
|--|---|-----|-----|--|--|--|
| | Planting Schedule | | | | | |
| Stormwater & Erosion Control Plan | | | | | | |
| | Compliance w/ chapter 500 | N/A | | | | |
| | Show Existing Surface Drainage | ✓ | | | | |
| | Direction of Flow | ✓ | | | | |
| | Location of Catch Basins, etc. | N/A | | | | |
| | 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 | | | | | | |
| | Full cut-off fixtures | | N/A | | | |
| | Meets Parking Lot Requirements | N/A | | | | |
| Traffic Information | | | | | | |
| | Access Management | ✓ | | | | |
| | Signage | N/A | | | | |
| | PCE - Trips in Peak Hour | ↓ | | | | |
| | Vehicular Movements | | | | | |
| | Safety Concerns | | | | | |
| | Pedestrian Circulation | | | | | |
| | Police Traffic | | | | | |
| | Engineering Traffic | | | | | |
| Utility Plan | | | | | | |
| | Water | ↓ | | | | |
| | Adequacy of Water Supply | | | | | |
| | Water main extension agreement | | | | | |
| | Sewer | | | | | |
| | Available city capacity | | | | | |
| | Electric | | | | | |
| | Natural Gas | | | | | |
| | Cable/Phone | | | | | |
| Natural Resources | | | | | | |
| | Shoreland Zone | | ↓ | | | |
| | Flood Plain | | | | | |
| | Wetlands or Streams | | | | | |
| | Urban Impaired Stream | | | | | |
| | Phosphorus Check | | | | | |
| | Aquifer/Groundwater Protection | | | | | |
| | Applicable State Permits | | | | | |
| | No Name Pond Watershed (Lewiston only) | | | | | |

| | | | | | |
|---|---|-----|--|--|--|
| | Lake Auburn Watershed (Auburn only) | N/A | | | |
| | Taylor Pond Watershed (Auburn only) | ↓ | | | |
| Right Title or Interest | | ↓ | | | |
| | Verify | ✓ | | | |
| | Document Existing Easements, Covenants, etc. | ✓ | | | |
| Technical & Financial Capacity | | | | | |
| | Cost Est./Financial Capacity | ✓ | | | |
| | Performance Guarantee | ✓ | | | |
| State Subdivision Law | | N/A | | | |
| | Verify/Check | ↓ | | | |
| | 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 | | | | | |

1 INCH = 20'

1:240

RE00000955
3 BARTLETT ST
(Addr Pt ID 7978)

BARTLETT ST
OWNER: DAVID W. BARBARA / David
WANT TO PAVE A PARKING LOT 6000 FT. FOR
A VESPUCCI'S PIZZA SHOP AND AN
OFFICE SHOP
ZONE: DOWNTOWN RESIDENCE
BARTLETT ST.

RE00007808
7 BARTLETT ST
(Addr Pt ID 4765)

Zoning
DR

RE00007829
15 BARTLETT ST
(Addr Pt ID 9366)

RE00009047
40 COLLEGE ST
(Addr Pt ID 1823)

EXISTING FENCE

177.00

100.00

90.00

90.00

100.00

45.00

45.00

100.00

32.00

15

8+/-

EXISTING CURB TO BE ELIMINATED
Grass
Trees

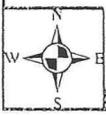
Entrance

FENCED
DUMPSTER
6' HIGH

Handicapped
Parking Space

EXISTING FENCE

Lean/seed



QUITCLAIM DEED
WITHOUT COVENANT
STATUTORY SHORT FORM
TITLE 33, §775

CITY OF LEWISTON, a body corporate and politic in Androscoggin County, Maine, with a mailing address of 27 Pine Street, Lewiston, ME 04240, for consideration paid, releases to DANIEL NERE and DAVID WAGABAZA, as tenants in common, having a mailing address of 144 Sherwood Street, Apt. 3, Portland, ME 04103, a certain lot or parcel of land situated in the City of Lewiston, County of Androscoggin, and State of Maine, more particularly described in Exhibit A attached hereto and made a part hereof.

DATED: March 5, 2014

CITY OF LEWISTON



By: Edward A. Barrett

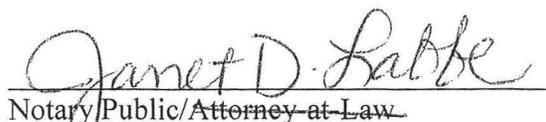
Its: City Administrator

STATE OF MAINE
COUNTY OF ANDROSCOGGIN

March 5, 2014

Personally appeared the above-named Edward A. Barrett, Administrator for the City of Lewiston and acknowledged the above instrument to be his free act and deed and the free act and deed of the City of Lewiston.

Before me,


Notary Public/Attorney at Law

Janet D. Labbe
(Print Name)

JANET D. LABBE
Notary Public, Maine
My Commission Expires June 7, 2020

EXHIBIT A

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

Lots numbered eleven (11) and twelve (12), situated on Bartlett Street, as shown on plan made by Read and Moore, for Sullivan Brothers, recorded in the Androscoggin County Registry of Deeds, Book of Plans, Vol. 1, No. 41; reference being had to said recorded plan for the boundaries of said lots No. 11 and No. 12 hereby conveyed; the same being bounded on the Easterly side by Bartlett Street, there measuring ninety (90) feet; on the Southerly side by lot No. 10, there measuring one hundred (100) feet; on the Westerly by part of lot No. 14, there measuring ninety (90) feet, and on the Northerly side by lot No. 13, there measuring one hundred (100) feet.

The above described premises are the same conveyed to said Ernest Paradis by Flora E. Harris, et als by deed dated March 23, 1925, and recorded in said Registry in Book 584, Page 197.

Ernest Paradis died testate June 25, 1955 see probate abstract dated August 22, 1955 recorded in the Androscoggin County Registry of Deeds in Book 707, Page 81.