

CITY OF LEWISTON
PLANNING BOARD MEETING
Monday, August 11, 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:

An application submitted by Stoneybrook Consultants on behalf of Gendron Drive, LLC for a minor revision to the subdivision plan approved in 2012 for property located at 91 Ferry Road. Said revision will combine lots 2 and 3 to create one house lot of approximately 5 acres with access from Grand Avenue.

V. OTHER BUSINESS:

- a) Discussion regarding Planning Board member vacancies.
- b) Discussion on status of Public Works Review Committee.
- 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 July 14, 2014 draft minutes.

VII. ADJOURNMENT



CITY OF LEWISTON



Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, City Planner
DATE: August 7, 2014
RE: August 11, 2014 Planning Board Agenda Item IV(a)

Proposal by Stoneybrook Consultants, Inc. on behalf of Gendron Drive, LLC, for a minor revision to the subdivision plan approved in 2012 for property located at 91 Ferry Road.

Stoneybrook Consultants, Inc. on behalf of Gendron Drive, LLC has submitted a proposal for a minor revision to a previously approved subdivision at 91 Ferry Road. The revision titled "Subdivision Plan Revision 1, Gendron Drive LLC" will combine lots 2 and 3 to create one house lot of 4.96 acres with access from Grand Avenue. The previously approved plan involved a proposed public street extension of Grande Avenue for purposes of gaining required frontage for said lots. The proposed revision will combine the lots with frontage obtained utilizing the frontage right-of-way provisions contained in Article XII, Section 10. This will eliminate the need to build a public road extension of Grande Avenue and reduce the total number of lots to two.

This 83 acre parcel is split zoned Rural Agricultural (RA) and Industrial (I). The revised subdivision will consist of 6.34 acres located in the RA. The existing Lot 1 consists of farmhouse at 91 Ferry Road. The proposed Lot 2 will gain access from Grande Avenue utilizing the frontage right-of-way. The remaining 76.66 acres, most of which is zoned Industrial, is to be conveyed to an abutting parcel owned by Gendron that is not proposed or approved to be developed at this time. Both lots 1 and 2 meet the minimum space and bulk requirements of the RA district. The applicant has referenced the applicable sections of the frontage right-of-way provisions in Article XII, Section 10 and the development review and subdivision criteria of Article XIII, Section 4 and 5.

No other concerns have been raised by city staff. Therefore, approval is recommended with the following condition to be noted on the plan:

1. No building permits shall be issued for construction on Lot 2 until the frontage right-of-way has been constructed in accordance with the approved plans.

ACTIONS NECESSARY

1. Make a motion to consider an application submitted by Stoneybrook Consultants, Inc. on behalf of Gendron Drive, LLC for a minor revision to the subdivision plan approved in 2012 for property located at 91 Ferry Road.
2. Obtain input on the application;
3. Make a determination that the application is complete;
4. Make a motion finding that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article XII, Section 10 and Article XIII, Sections 4 and 5 of the Zoning and Land Use Code and to grant approval to Gendron

Drive, LLC for the creation of a two lot subdivision at 91 Ferry Road with access provided by frontage right-of-way off Grande Avenue (subject to any concerns raised by the Planning Board or staff).



Stoneybrook Consultants, Inc.

456 Buckfield Road
Turner, Maine 04282
(207) 514-7491 voice
(207) 514-7492 fax

July 29, 2014

David Hediger, City Planner
Department of Planning & Code Enforcement
City of Lewiston
27 Pine Street
Lewiston, ME 04240-7201

Re: 91 Ferry Road
Revision 1

Dear David:

On behalf of Gendron Drive, LLC (Gendron), we are pleased to submit this application for a minor revision for the Subdivision Plan approved in 2012 for property located at 91 Ferry Road. A reduced copy of that recorded plan is attached for your information. You may recall that Gendron had recently purchased about 83 acres with the existing farmhouse located at 91 Ferry Road from Rolande Lachance. Gendron had also purchased the development rights to extend Grande Avenue which were reserved when Grande Avenue Estates was approved in 1989. At that time, the City approved a three-lot subdivision with the existing farmhouse fronting on Ferry Road and two new lots fronting on an extension of Grande Avenue.

Lot 1 with the farmhouse was sold in June 2012. Lots 2 and 3 were planned to be occupied by members of the Gendron family. At this time, Gendron proposes to combine Lots 2 and 3 to create only one lot of about 5 acres. To gain required frontage for this lot, we are now proposing to create a Frontage Right of Way. This will eliminate the need to build a public road extension of Grande Avenue as was proposed in 2012 and will reduce the total number of lots proposed to two.

There are no plans for a future extension of this right of way, but a private access has been reserved to the remaining land of Gendron.

This project is located in the Rural Agricultural District. District standards require 200' of frontage with a 60,000 square foot lot size. The Frontage Right of Way has been designed as a hammerhead turnaround which will create 250' of frontage. This right of way area will be part of Lot 2 which includes a total of 4.96 acres. The new Lot 2 layout includes slightly more area than the former Lots 2 and 3 because of a minor change in the location of the southerly lot line.

Overhead power service for Lot 2 will extend from Ferry Road along the Ferry Road frontage strip included as part of this lot. Lot 2 will have a drilled well and a subsurface wastewater disposal system. Information about these services was previously provided with the original application material, although copies of the soils information have been attached again with this application as you had requested. Construction of the private driveway within the Frontage Right of Way will create 2,600 square feet of new impervious area and 5,600 square feet of disturbance. These numbers have been reduced from the previous proposal of 7,800 square feet of impervious area and 17,500 square feet of disturbance. No stormwater permitting is required at these levels and no stormwater treatment, other than erosion controls, are proposed.

Wetland areas within or adjacent to the proposed lots have been identified by Jones Associates, Inc. (Jones). There is a small 1,930 square foot wetland area on Lot 2 which will be filled as part of the house construction on this lot. Wetland areas near the westerly lot line of Lot 2 will not be impacted by this project. Since total wetland impact will be less than 4,300 square feet, no permits under the Natural Resource Protection Act from the Maine Department of Environmental Protection will be required.

We have attached a revised subdivision plan prepared by Jones and a Frontage Right of Way Plan & Profile sheet with details and erosion controls prepared by Summit Geoengineering Services, Inc. to support these minor changes. The deed for this property, project graphics and other documents were submitted with the original application. Again, at your request, we have included a copy of the deeds for this property. We have also attached one copy of the complete submittal from

July 29, 2014
David Hediger
RE: 91 Ferry Road - Revision 1
Page 3

2012 and our response to questions raised about that application for your information.

Gendron has already cleared trees from the lot in preparation of plans to build a new home. Construction of the driveway within the Frontage Right of Way will begin as soon as the project is approved. Construction of the home and driveway are expected to be completed this construction season. I hope that you will find this information complete for processing. We will be available to attend any meetings that you schedule for review of this project. Please let me know if you have questions.

Respectfully Yours

STONEBROOK CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Michael F. Gotto". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Michael F. Gotto

cc: Dave Gendron
Todd Gendron
Todd Spencer

July 30, 2014

Response to Ordinance Requirements

Article XII, Section 10

- (1) *The R.O.W. must be approved pursuant to the applicable provisions of article XIII - Understood*
- (2) *The R.O.W. must utilize existing curb cuts to access the property, unless the applicant can demonstrate that doing so unduly impacts the existing or proposed lot - The Frontage Right of Way will use an easement area reserved in 1989 under the approvals of Grande Avenue Estates for the future extension of Grande Avenue. This area was also previously approved for the public road extension for this subdivision.*
- (3) *No more than two lots gain frontage from the R.O.W. - There will be only one lot served by this Frontage Right of Way.*
- (4) *The R.O.W. is the principal means of access to the lot - This right of way will serve as the principal access to Lot 2.*
- (5) *The area within the R.O.W. cannot be used to satisfy the required minimum lot size for the particular district or the required front setbacks and yards for existing buildings on the existing lot or those proposed on the new lot - This application request meets these requirements.*
- (6) *The R.O.W. does not create any nonconformance with respect to lot size or structures; neighboring lots will be required to meet front yard and front setbacks from the R.O.W. - Not Applicable*
- (7) *The travel surface within the R.O.W. must be twenty feet wide with surface thickness of at least 18 inches - This application request meets these requirements.*

- (8) *The R.O.W. shall include a cul-de-sac, T-shaped or hammerhead turnaround. A cul-de-sac shall have a radius of 50 feet measured from the center line of the travel surface. A t-shaped or hammerhead turnaround shall be 50 feet long measured from the center line of the travel surface* - This application request meets these requirements.
- (9) *Grades, intersections, access and sight distances shall be in accordance with the City of Lewiston's Policy for the Design and Construction of Streets and Sidewalks* - This application request meets these requirements.
- (10) *Only one R.O.W. may be created per lot* - This application request meets these requirements.
- (11) *The driveway within the R.O.W. must be unobstructed and permit vehicle access at all times* - This application request meets these requirements.
- (12) *No part of a proposed street(s) shall be used for the above referenced R.O.W. provisions* - Not Applicable
- (13) *A paved apron must be constructed a minimum length of 15 feet from the edge of the R.O.W.s intersection with the street* - This application request meets these requirements.
- (14) *Stormwater management standards must be met or waived in accordance with article XIII, Section 4(f) of this Code* - Given the size of this project, stormwater management is not required.
- (15) *A note must be added to the plan stating it is the responsibility of the owners of those lots from which frontage is obtained off the R.O.W. to assure the long-term maintenance, repair, and replacement of and improvements within the R.O.W.* - This application request meets these requirements.

- (16) *The final approved plan must be recorded in the Androscoggin County Registry of Deeds* - The approved/signed plan will be recorded.
- (17) *The R.O.W. width may be reduced to 30 feet in width, provided that any necessary easements are provided for stormwater, drainage, snow storage, etc.* - Not Applicable

Article XIII, Section 4

- (a) *Utilization of the site* - This project was previously approved by the City of Lewiston as a three lot subdivision with a public road extension of Grande Avenue. This project proposes to modify the subdivision to make it two lots and to replace the public road extension with a Frontage Right of Way as allowed under Article XII, Section 10. Lot 1 was sold in June of 2012. Lots 2 and 3 will be combined to create a new lot 2 of about 5 acres. Under this proposal the site will be used for one home instead of the two homes proposed and the driveway proposed within the Frontage Right of Way will look very similar to a single family home driveway at the end of the current Grande Avenue instead of the new larger public cul-de-sac previous approved.
- (b) *Traffic Movements* - This project will reduce trips in and out of Grande Avenue by 50% of what was previously approved.
- (c) *Access to the site* - Access to Lot 2 is proposed at the same location previously approved, from Grande Avenue.
- (d) *Internal vehicular circulation* - Not Applicable
- (e) *Pedestrian circulation* - Not Applicable

- (f) *Stormwater management* - Stormwater management is not required.
- (g) *Erosion control* - All improvements for this project will be completed under the requirements outlined on the Plan & Profile Sheet submitted. All erosion control measures proposed meet or exceed all local and State requirements.
- (h) *Water supply* - This project will rely upon drilled well as previously approved.
- (i) *Sewer disposal* - This project will use a subsurface wastewater disposal system as previously approved.
- (j) *Utilities* - This project will connect to the existing overhead utility services along Ferry Road.
- (k) *Natural features* - No additional natural features on this lot will be disturbed from those proposed to be disturbed at the time Gendron Business Park was originally approved.
- (l) *Groundwater protection* - There will be no impact to groundwater resources by this project.
- (m) *Water and air pollution* - There will be no water or air pollution with this project.
- (n) *Exterior lighting* - There is no exterior lighting proposed.
- (o) *Waste disposal* - Waste generated by this project will be less than the approved project by 50%.
- (p) *Lot layout* - The lot layout has been changed to combine two lots to make one lot of about 5 acres. The lot size exceeds all requirements of the Rural Agricultural District.

- (q) *Landscaping* - none proposed.
- (r) *Shoreland relationship* - There are no shoreland zone areas abutting or adjacent to this project.
- (s) *Open space* - There are no open space areas proposed with this project.
- (t) *Technical and financial capacity* - The application and design plans have been prepared by professionals qualified to perform this work. The applicant has completed a number of projects in this State and has a proven track record for completing these types of projects.
- (u) *Buffering* - There is no buffering required for this project.
- (v) *Compliance with district regulations* - Development of this lot as proposed meets all of the requirements of Article XI, Section 1.
- (w) *Design consistent with performance standards* - The improvements proposed will comply with the performance standards of Article XII, insofar as they may be applicable.

Article XIII, Section 5

- (1) *Will not result in undue water or air pollution. In making this determination, it shall at least consider: the elevation of land above sea level and its relation to the floodplains; the nature of soils and subsoils and their ability to adequately support waste disposal; the slope of the land and its effect on effluents; the availability of streams for disposal of effluents; and the applicable state and local health and water resources regulations* - This project will not result in undue water or air pollution.

- (2) *Has sufficient water available for the reasonably foreseeable needs of the subdivision* - Evidence that sufficient water is available was previously submitted and approved.
- (3) *Will not cause an unreasonable burden on an existing water supply, if one is to be utilized* - There is no existing water supply.
- (4) *Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result* - This project will not cause unreasonable soil erosion or a reduction in the capacity of the land to hold water.
- (5) *Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads, existing or proposed* - This project will not cause unreasonable congestion or unsafe condition on any existing roads.
- (6) *Will provide for adequate sewage waste disposal* - This project will provide adequate sewage waste disposal.
- (7) *Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage, if municipal services are to be utilized* - This project will not burden the ability of the city to dispose of solid waste or sewage.
- (8) *Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline* - This project will not have adverse effects on scenic or natural areas, historic sites, rare or irreplaceable natural areas. There are no shoreline areas associated with this project.
- (9) *Is in conformance with this Code and the city's comprehensive plan* - This project is in conformance with the comprehensive plan.

- (10) *The subdivider has adequate financial and technical capacity to meet the above stated standards* - The subdivider previously provided documentation of technical and financial capacity for this project that was approved. This project will reduce those costs.
- (11) *Whenever situated, in whole or in part, within 250 feet of any pond, lake, river or tidal waters, will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water* - Not Applicable
- (12) *Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater* - This project will not affect the quality or quantity of groundwater.
- (13) *The subdivider will determine, based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, whether the subdivision is in a flood-prone area. If the subdivision, or any part of it, is in such an area the subdivider will determine the 100-year flood elevation and flood hazard boundaries within the subdivision. The proposed subdivision plan shall include a condition of plat approval requiring the principal structures on lots in the subdivision shall be constructed with their lowest floor, including the basement, at least one foot above the 100-year flood elevation* - Not Applicable
- (14) *Will not interfere unreasonably with the solar access of existing buildings or adjacent parcels* - This project will not interfere with solar access of any existing building.

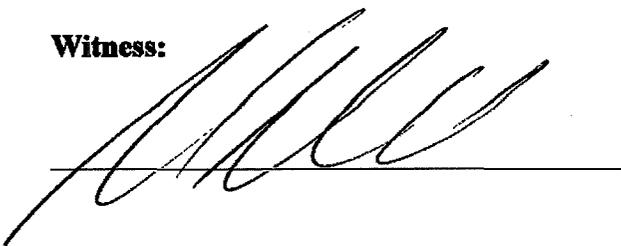
WARRANTY DEED

Rolande T. Lachance, with a mailing address at 19 Old Carriage Road, Auburn, Maine 04210 ("Grantor"), for consideration paid, grants to **Gendron Drive, LLC**, a Maine Limited Liability Company with a mailing address at P.O. Box 1913, Lewiston, Maine 04241-1913 ("Grantee"), with **Warranty Covenants**, a certain lot or parcel of land, with any buildings located thereon, situated in **Lewiston**, County of **Androscoggin**, and State of **Maine**, being more fully described in Exhibit A attached hereto and made a part hereof.

MAINE REAL ESTATE
TRANSFER TAX PAID

In Witness Whereof, the undersigned has set her hand and seal effective the 22nd day of July, 2011.

Witness:



Rolande T. Lachance

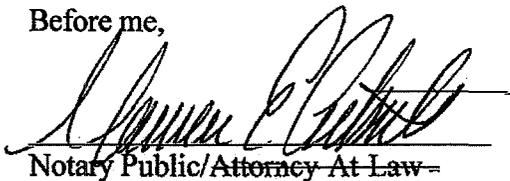
Rolande T. Lachance

STATE OF MAINE
ANDROSCOGGIN, SS

July 22, 2011

Then personally appeared the above-named **Rolande T. Lachance** and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public/Attorney At Law=

Print Name: _____

My Commission Expires: _____

SEAL

MAUREEN E. CATALANO, NOTARY PUBLIC
STATE OF MAINE
MY COMMISSION EXPIRES 06-09-2012

EXHIBIT A

A certain parcel of land with the buildings thereon, located in Lewiston, County of Androscoggin and State of Maine, being more particularly bounded and described as follows:

Being the homestead farm of the late Frank Leslie Tibbetts, commonly known as the William Garcelon Farm, located on the easterly side of the County Road, leading from said City of Lewiston to Garcelon's Ferry, so-called, in the Fifth Range of lot numbered three (3) containing one hundred (100) acres, more or less, and including a small corner of the Estes Farm, so-called, a part of which is included in the old Carver Town Road, not used as a road.

Excepting therefrom all land situated on the easterly side of the Ferry Road and subject to three (3) easements in behalf of Central Maine Power Company and New England Telephone Company, which easements are duly recorded in the Androscoggin County Registry of Deeds at Book 783, Page 325, Book 937, Page 221, and Book 981, Page 563.

Also excepting and reserving from the above-described parcel real estate represented by the following out conveyances:

1. Deed from Clementine Lachance to Central Maine Power Company dated November 1, 1967 recorded in the Androscoggin County Registry of Deeds at Book 981, Page 563;
2. Deed from Robert L. Lachance and Rolande T. Lachance to Gregory M. Stone and Lise M. Stone dated December 29, 1986 and recorded in the said Registry of Deeds at Book 2044, Page 260;
3. Deed from Robert L. Lachance and Rolande T. Lachance to Gerard Morin dated September 14, 1988 and recorded in the said Registry of Deeds at Book 2317, Page 95; and
4. Deed from Robert L. Lachance and Rolande T. Lachance to Bradley A. Durgin and Constance Durgin dated December 6, 1996 and recorded in the said Registry of Deeds at Book 3710, Page 145.

Being a portion of the same premises conveyed by Warranty Deed of Clementine Lachance to Robert L. Lachance and Rolande T. Lachance dated March 27, 1978, recorded in the Androscoggin County Registry of Deeds at Book 1327, Page 63. Robert L. Lachance died on March 29, 2011 leaving Rolande T. Lachance as the sole surviving joint tenant.

RELEASE DEED

Gerard Morin with a mailing address at 276 Merrill Rd Lewiston, ME
releases to **Gendron Drive, LLC**, a Maine Limited Liability Company with a mailing address at
P.O. Box 1913, Lewiston, Maine 04241-1913, certain lots or parcels of land, together with any
buildings thereon, situated in **Lewiston**, County of **Androscoggin**, and State of **Maine**, as more
fully described in Exhibit "A" attached hereto and made a part hereof.

In Witness Whereof, the undersigned has hereunto set his hand and seal effective this
22 day of August, 2011.

Witness:



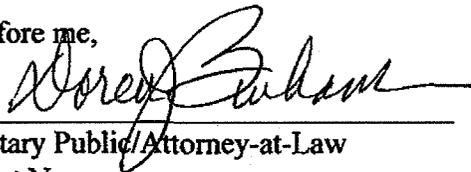

Gerard Morin

STATE OF MAINE
ANDROSCOGGIN, SS.

August 22 2011

Then personally appeared the above-named **Gerard Morin** and acknowledged the
foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney-at-Law

Print Name: _____

My Commission Expires: _____

Doreen J. Burnham
Notary Public, Maine
My Commission Expires
October 07, 2014

SEAL

MAINE REAL ESTATE
TRANSFER TAX PAID

EXHIBIT A

A certain lot or parcel of land and structures thereon in Lewiston, County of Androscoggin, State of Maine, said land being situated on the westerly side of the Ferry Road and being more particularly described as follows:

Beginning at a point on the assumed westerly right of way line of the Ferry Road, said point being the southeasterly corner of land conveyed to Gregory M. Stone and Lise M. Stone by Robert L. Lachance and Roland T. Lachance by deed dated December 29, 1986 and recorded in the Androscoggin County Registry of Deeds in Book 2044, Page 260; thence S 1° 41' 00" E along said assumed westerly right of way line a distance of 700.00 feet to a point and land now or formerly retained by said Lachance; thence at right angles S 88° 19' 00" W along land now or formerly retained by Lachance a distance of 300.00 feet to a point; thence at right angles N 1° 41' 00" W along land now or formerly retained by said Lachance a distance of 60.00 feet to a point; thence at right angles S 88° 19' 00" W along land now or formerly retained by said Lachance a distance of 400.00 feet to a point; thence at right angles N 1° 41' 00" W along land now or formerly retained by said Lachance a distance of 640.00 feet to a point in the southerly line of said Stone parcel; thence at right angles N 88° 19' 00" E along said Stone land a distance of 700.00 feet to a point of beginning;

The above-described parcel containing 10.7 acres, more or less. Bearings are magnetic 1929 as shown on a plan entitled "Definition of Pleasant Street, East Avenue to Garcelon Ferry by the County Commissioners" by George H. Barron dated July 1929 and recorded in Vol. 1, Page 28A of the County Commissioners plans on record in said Registry of Deeds.

Reference may also be had to a plan entitled "Site Plan of Subdivision of Land of Gerald Morin" by Maine Land Services, Inc. of Brunswick, recorded in said Registry.

Being the same premises conveyed to Gerard Morin by Warranty Deed of Robert L. Lachance and Rolande Lachance dated September 14, 1988 recorded in the Androscoggin County Registry of Deeds at Book 2317, Page 95.

The above-described release is intended to release any and all rights that the Grantor may have in and to the above-described property including, but not limited to, fee interest, rights of way, easements, or other real estate interests.



summitenv.com

PN: 12-3022

February 2, 2012

Mr. Mike Gotto
Stoneybrook Consultants
456 Buckfield Road
Turner, Maine 04282

RE: Preliminary Soil Report
Lots 1 and 2 off Grande Ave. in Lewiston, Maine

Dear Mike:

At your request, Summit Environmental Consultants, Inc. (Summit) completed a Preliminary Soil investigation at the above referenced location.

The purpose of the investigation was to determine the suitability of soil for installation of a "First Time" Subsurface Waste Water Disposal System to serve a single-family residence in accordance with the State of Maine Subsurface Waste Water Disposal Rules (SWWDR-10 CMR 241).

Date of Investigation: February 2, 2012. Weather conditions were partly-sunny with a temperature of about 35 degrees. The Lots are undeveloped with the exception of 2 small storage sheds and consist primarily of field and woodland. The Lots were snow covered at the time of the investigation. Frost depth ranged from 0-4 inches.

Method of Investigation: Four test borings (2 per Lot) were advanced with a hand auger. Soil samples were collected in the 3-inch diameter core barrel attached to the head of the hand auger.

MAIN OFFICE: LEWISTON

640 Main Street
Lewiston, ME 04240
207.795.6009 voice
207.795.6128 fax

AUGUSTA

434 Cony Road
Augusta, ME 04330
207.621.8334 voice
207.626.9094 fax

BANGOR

8 Harlow Street, Suite 4A
Bangor, ME 04401
207.262.9040 voice
207.262.9080 fax

PORTLAND

1 Industrial Way, Suite 7
Portland, ME 04103
207.221.6360 voice
207.221.6146 fax

Method of Ground Control: Test borings were located with a GPS unit and in relation to flagged property boundaries. Red pin flags were placed at boring locations. GPS coordinates for the test borings are:

TB-1 (Lot 2)	44 ⁰ 03' 32.5" N 70 ⁰ 10' 20.1" W	TB-2 (Lot 2)	44 ⁰ 03' 32.7" N 70 ⁰ 10' 22.2" W
TB-3 (Lot 1)	44 ⁰ 03' 32.5" N 70 ⁰ 10' 18.0" W	TB-4 (Lot 1)	44 ⁰ 03' 30.7" N 70 ⁰ 10' 17.7" W

Approximate boring locations are shown on the attached sketch.

Findings: TB-1, TB-2, TB-3 and TB-4 encountered light brown fine sandy loam (with rocks common). Refusal on boulders or ledge was encountered in borings TB-1, TB-2 and TB-3 at depths ranging from 13 to 20 inches below ground. Glacial till was encountered in boring TB-4 at a depth of approximately 21 inches below ground. Mottling or other evidence of seasonal high water tables was not observed at the test boring locations. Soil at these locations is classified as a Profile 3 Basal Glacial Till. Test borings TB-2, TB-3 and TB-4 are classified as soil condition C and bedrock condition AIII. TB-1 is classified as soil condition D and bedrock condition AII.

Soil profile logs are attached for reference.

Recommendations: Soil conditions at each of the test boring locations are **suitable** for a "First Time" Subsurface Waste Water Disposal System serving a single-family dwelling in accordance with the State of Maine Subsurface Waste Water Disposal Rules (SWWDR) (10-144 CMR 241).

Note that prior to any installation of a Subsurface Waste Water Disposal System, a complete Site and soil evaluation is required to develop specific designs, sizes, setbacks and locations of disposal system components. Designs must be provided on HHE-200 applications by a Licensed Site Evaluator and approved by the Local Plumbing Inspector prior to installation.

If you have any questions concerning this letter, please feel free to contact me.

Sincerely,
SUMMIT ENVIRONMENTAL CONSULTANTS, INC.



Michael A. Deyling, C.G., LSE
Certified Geologist, Licensed Site Evaluator

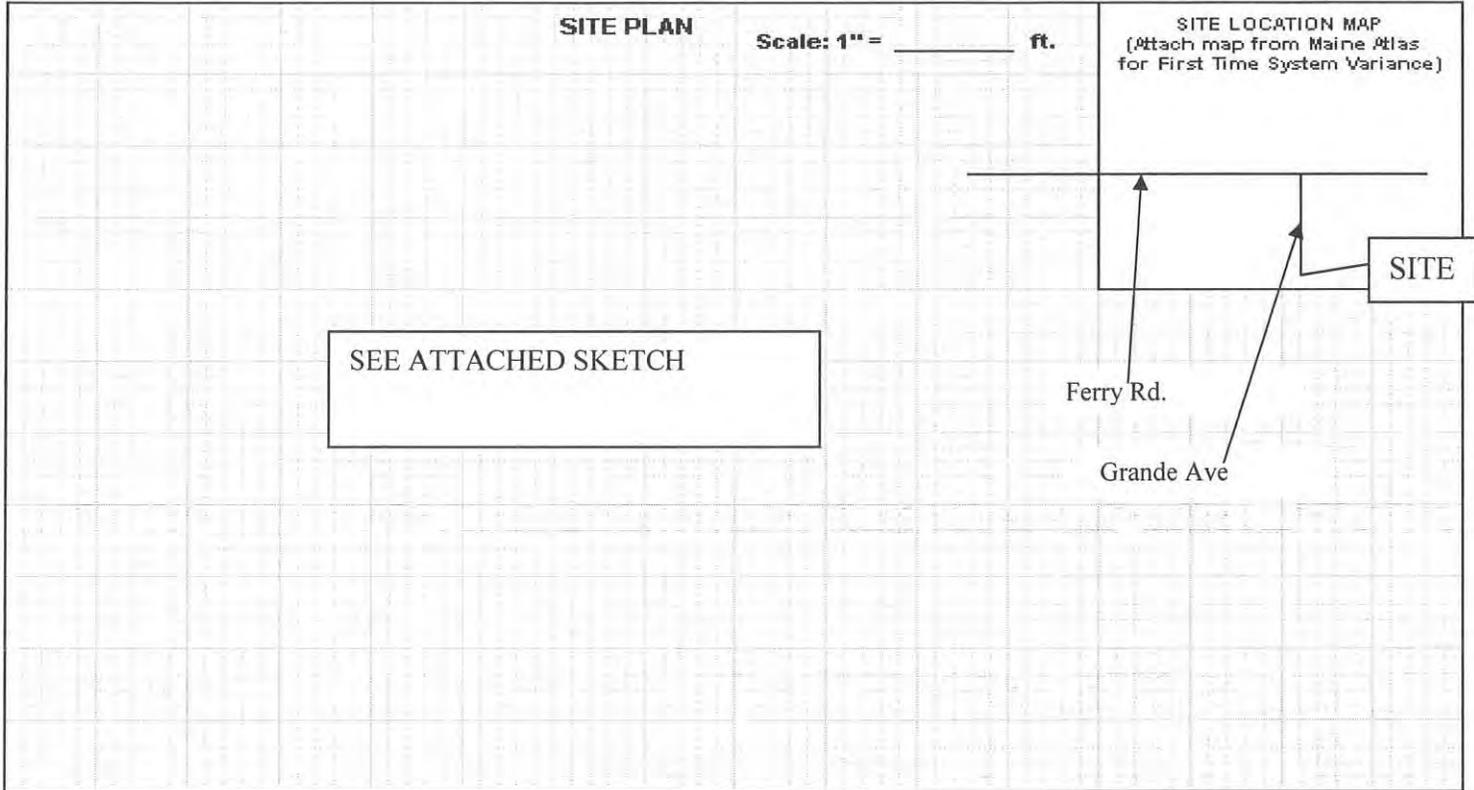
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
 Division of Health Engineering, Station 10
 (207) 287-5672 FAX (207) 287-4172

Town, City, Plantation
LEWISTON

Street, Road, Subdivision
GRANDE AVE

Owner or Applicant Name
STONEBROOK



SOIL PROFILE DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole # TB-1 Test Pit Boring

1 " Depth of organic horizon above mineral soil

Texture	Consistency	Color	Mottling
TOPSOIL	FRIABLE	DK BROWN	NONE EVIDENT
SANDY LOAM	(ROOTS COMMON)	LIGHT BROWN	
REFUSAL	ON	BOULDER OR LEDGE	

Depth below mineral soil surface (inches)

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock
3	D/All	5+/-	13 "	

Observation Hole # TB-2 Test Pit Boring

1 " Depth of organic horizon above mineral soil

Texture	Consistency	Color	Mottling
SANDY LOAM	FRIABLE	LIGHT BROWN	NONE EVIDENT
WITH ROCKS COMMON			
REFUSAL	ON	BOULDER OR LEDGE	

Depth below mineral soil surface (inches)

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock
3	C/All	4+/-	20 "	

Michael Weyling
 Site Evaluator Signature

345 SE #

2/2/12 Date

Page 2 of 3
 HHE-200 Rev. 6/01

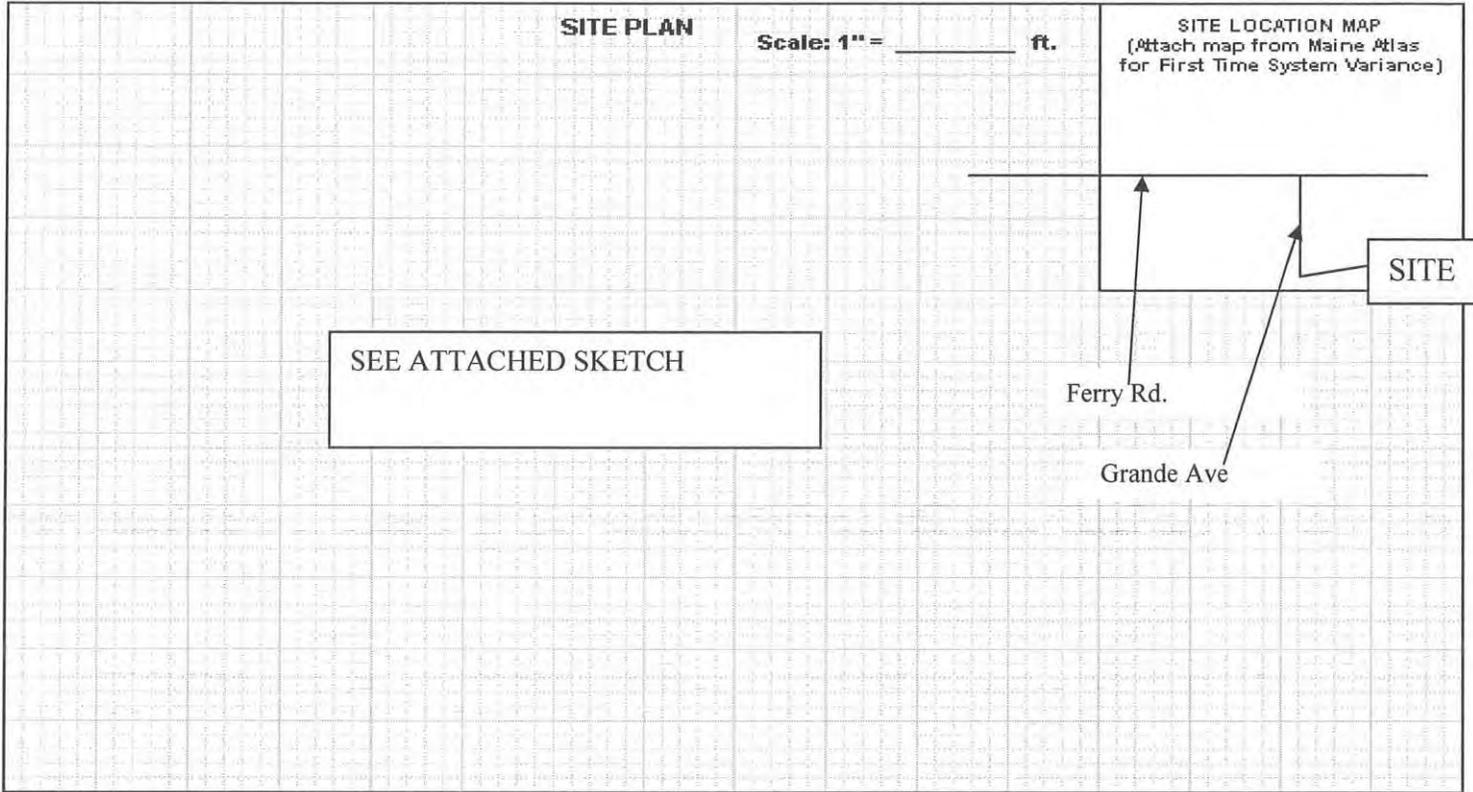
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
 Division of Health Engineering, Station 10
 (207) 287-5672 FAX (207) 287-4172

Town, City, Plantation
LEWISTON

Street, Road, Subdivision
GRANDE AVE

Owner or Applicant Name
STONEBROOK



SOIL PROFILE DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole # TB-4 Test Pit Boring

1" Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	TOPSOIL	FRIABLE	DARK BROWN	NONE EVIDENT
6				
12	SANDY LOAM	FRIABLE	BROWN	
18				
24	GLACIAL TILL	FIRM	BROWN	
30	BOTTOM OF BORING			AT 26"
36				
42				
48				

Soil Profile	Classification Condition	Slope percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
3	C/AIII	10+/-P	21"	

Observation Hole # TB-3 Test Pit Boring

1" Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	TOPSOIL	FRIABLE	DK BROWN	NONE EVIDENT
6				
12	SANDY LOAM	COMMON	ORANGE BROWN	
18			LIGHT BROWN	
24	REFUSAL	ON	BOULDER OR LEDGE	
30				
36				
42				
48				

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock
3	C/AIII	5+/-	18"	

Michael Desjardis
 Site Evaluator Signature

345

SE #

2/2/12

Date

Page 2 of 3

HHE-200 Rev. 6/01



LOCATION PLAN

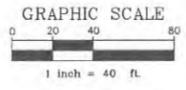


LEGEND

	SUBJECT BOUNDARY LINE
	ABUTTER OR RIGHT OF WAY LINE
	STONE WALL
	TREELINE
	CONTOURS (2' LEWISTON GIS)
	NOW OR FORMERLY
	DEED BOOK PAGE REFERENCE
	TAX MAP AND LOT NUMBER
	DECIDUOUS / CONIFEROUS TREE
	GRANITE MONUMENT FOUND
	IRON PIPE/ROD/REBAR FOUND
	DRILL HOLE FOUND
	5/8" REBAR W/ CAP TO BE SET
	UTILITY POLE
	OVERHEAD ELECTRIC
	WETLAND

NOTES:

- RECORD OWNER: GENDRON DRIVE LLC
- PARCEL DEED REFERENCE: SEE DEED FROM ROLANDE T. LACHANCE TO GENDRON DRIVE LLC DATED JULY 22, 2011, RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 8208, PAGE 71.
- ALL BOOK AND PAGE REFERENCES REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
- PARCEL TAX MAP REFERENCE: CITY OF LEWISTON, MAP 127, LOT 2
- ALL BEARINGS ARE REFERENCED TO MAGNETIC NORTH AS SHOWN ON PLAN REFERENCE A. BELOW.
- CONTOURS DEPICTED HEREON TAKEN FROM CITY OF LEWISTON GIS, BASED ON AN AERIAL PHOTOGRAPHY AND MAPPING COMPILATION PERFORMED BY JAMES W. SEWALL CO. FROM AERIAL PHOTOGRAPHS DATED APRIL 9, 2006.
- BUILDINGS SHOWN ON ABUTTING PROPERTY TAKEN FROM CITY OF LEWISTON GIS.
- WETLAND BOUNDARIES IDENTIFIED AND DELINEATED BY JONES ASSOCIATES INC IN NOVEMBER 2011 ACCORDING TO U.S. CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987) AND THE INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, OCTOBER 2009.
- RIGHT OF WAY FROM THE END OF GRANDE AVENUE WAS RESERVED FOR FUTURE ACCESS TO REMAINDER OF LACHANCE (NOW GENDRON DRIVE LLC) PROPERTY ON SUBDIVISION PLAN REFERENCE A. SEE ALSO DEED FROM GERARD MORIN TO GENDRON DRIVE LLC IN BOOK 8229, PAGE 287, RELEASING ALL RIGHTS AND INTEREST IN SUBDIVISION.
- PLAN REFERENCES:
 - "GRANDE AVENUE ESTATES, FERRY ROAD, LEWISTON, MAINE", DATED SEPTEMBER 15, 1998, PREPARED BY MAINLAND SERVICES INC., RECORDED IN PLAN BOOK 34, PAGE 162
 - "STANDARD BOUNDARY SURVEY, PORTION OF THE LACHANCE PROPERTY, FERRY ROAD, LEWISTON, MAINE", DATED NOVEMBER 13, 1996, PREPARED BY SURVEY WORKS, INC.



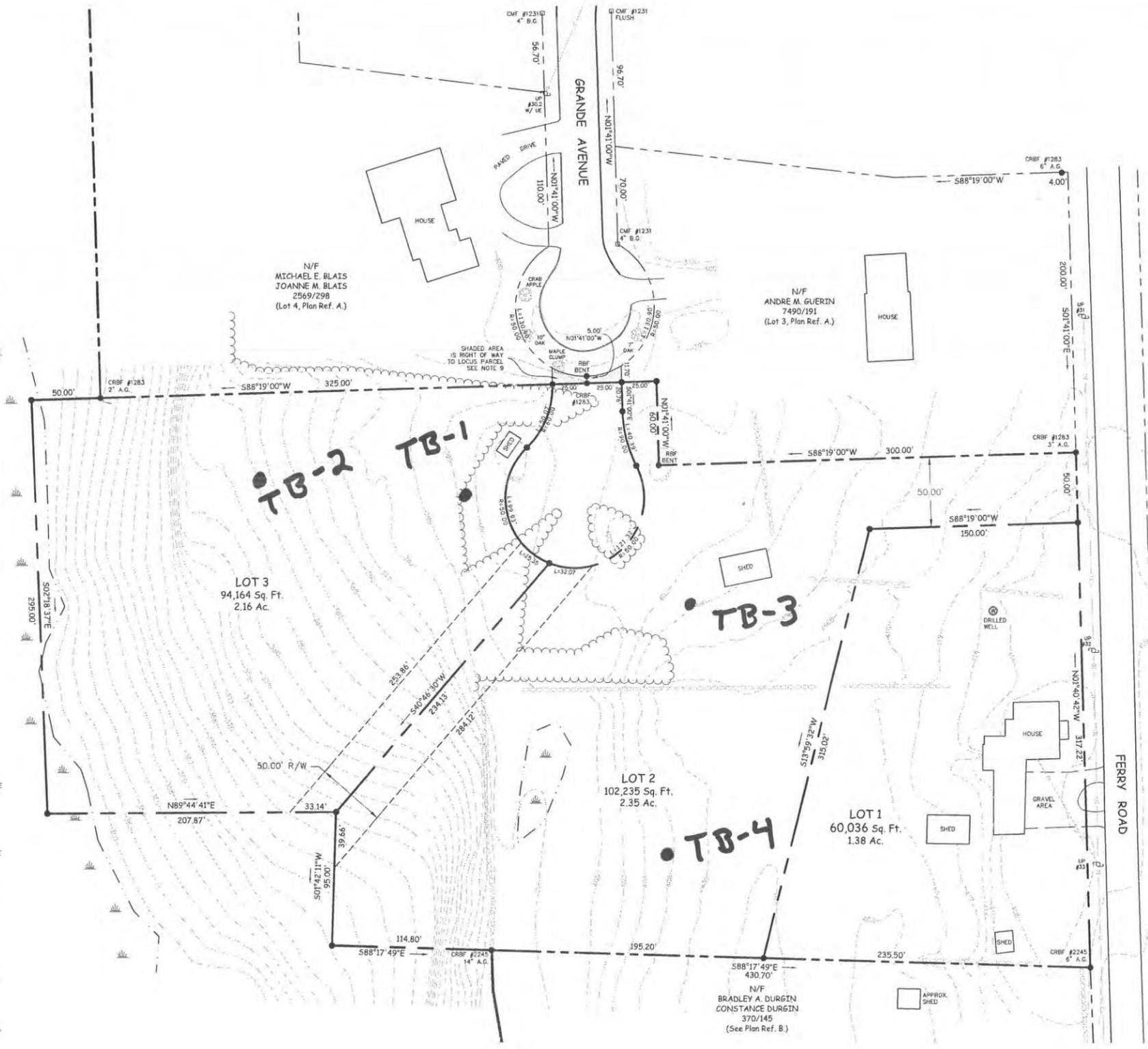
SUBDIVISION PLAN
GENDRON DRIVE LLC

FERRY ROAD
LEWISTON, MAINE

PREPARED FOR: GENDRON DRIVE LLC
P.O. BOX 1913
LEWISTON, ME 04241

PREPARED BY: **JONES ASSOCIATES INC.**
Engineers, Surveyors and Environmental Consultants

PLAN DATE: 01/13/12
FIELD WORK DATE: 11/15/11
SCALE: 1"=40'
PROJ. #: 11-054LE



B49 Pg 111 6.29.12 @ 11:34:18

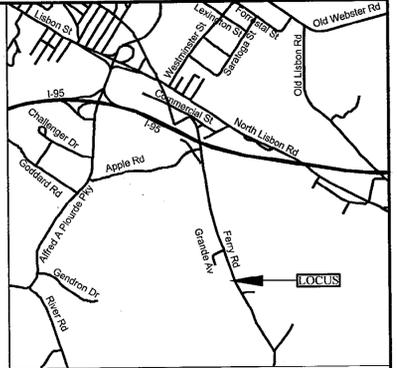
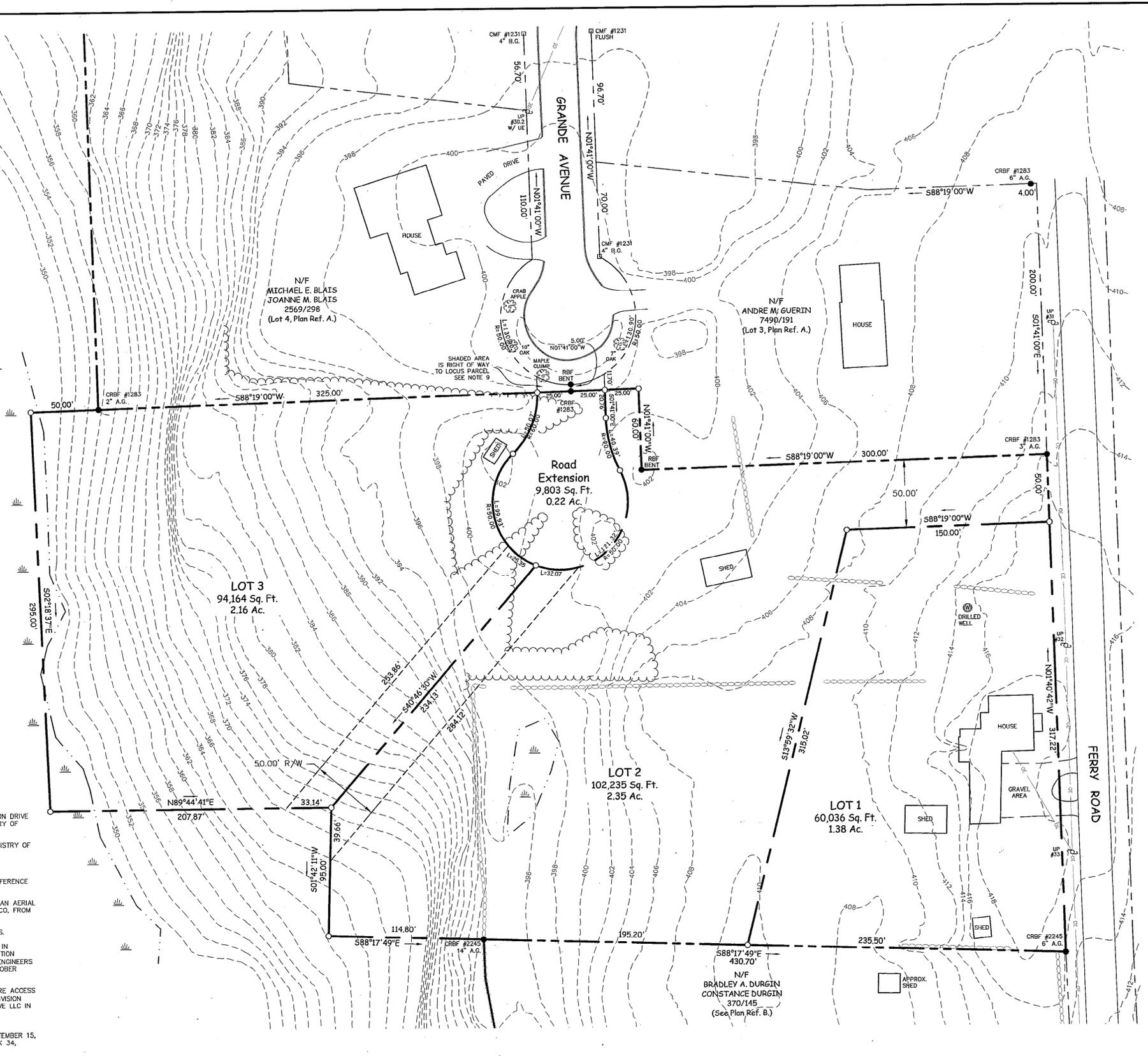
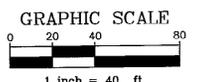
REMAINING LAND OF GENDRON DRIVE LLC (TO BE CONVEYED TO AN ABUTTER)

SCHEDULE OF AREAS

LOT #1	60,036 SF	1.38 AC.
LOT #2	102,235 SF	2.35 AC.
LOT #3	94,164 SF	2.16 AC.
ROAD EXT.	9,803 SF	0.22 AC.
TOTAL	266,238 SF	6.11 AC.

NOTES:

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- PARCEL DEED REFERENCE: SEE DEED FROM ROLANDE T. LACHANCE TO GENDRON DRIVE LLC DATED JULY 22, 2011, RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 8298, PAGE 71.
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- IF DEVELOPMENT HAS NOT OCCURRED AS DEFINED WITHIN THE SCOPE OF CITY CODE WITHIN TWO YEARS, DEVELOPMENT REVIEW APPROVAL SHALL EXPIRE. THE APPLICANT MAY NOT BEGIN CONSTRUCTION OR OPERATION OF THE DEVELOPMENT UNTIL A NEW APPROVAL IS GRANTED.
- A PERFORMANCE GUARANTEE IN AN AMOUNT TO THE CITY'S SATISFACTION TO COVER THE COSTS FOR ALL THE PROPOSED PUBLIC IMPROVEMENTS WILL BE PROVIDED TO THE CITY OF LEWISTON PRIOR TO CONSTRUCTION OR ISSUANCE OF ANY BUILDING PERMITS.
- THE SITE IS LOCATED IN THE RURAL AGRICULTURAL DISTRICT. SEE ARTICLE XI, SECTION 1 OF THE LEWISTON ZONING ORDINANCE FOR SPECIFIC DISTRICT REGULATIONS.



LOCATION PLAN



LEGEND

- SUBJECT BOUNDARY LINE
- ABUTTER OR RIGHT OF WAY LINE
- STONE WALL
- TREELINE
- CONTOURS (2' LEWISTON GIS)
- NOW OR FORMERLY
- DEED BOOK PAGE REFERENCE
- TAX MAP AND LOT NUMBER
- DECIDUOUS / CONIFEROUS TREE
- GRANITE MONUMENT FOUND
- IRON PIPE/ROD/REBAR FOUND
- DRILL HOLE FOUND
- 5/8" REBAR W/ CAP TO BE SET
- UTILITY POLE
- OVERHEAD ELECTRIC
- WETLAND

ANDROSCOGGIN, SS. REGISTRY OF DEEDS
 RECEIVED June 29, 2012 11 HR. 34 MIN AM
 RECORDED IN PLAN BOOK 49 PAGE 111
 ATTEST *Michael A. Hartman* REGISTRAR

NO.	DATE	DESCRIPTION	BY
01	2/13/2012	ADDED SCHEDULE OF AREAS	MH
02	3/21/2012	ADDED NOTES AND SIGNATURE BLOCKS	DH
03	3/29/2012	REVISED NOTES 11 & 12	DH

SUBDIVISION PLAN
GENDRON DRIVE LLC
 FERRY ROAD
 LEWISTON, MAINE

PREPARED FOR: GENDRON DRIVE LLC
 P.O. BOX 1913
 LEWISTON, ME 04241

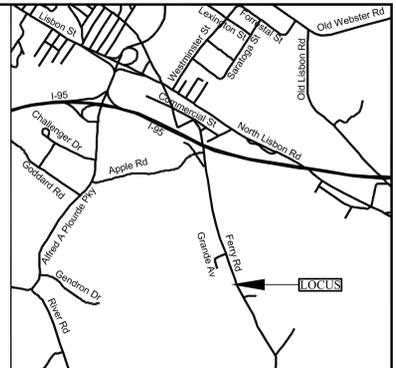
PREPARED BY: **JONES ASSOCIATES INC.**
 Foresters, Surveyors And Environmental Consultants
 63 TUCKER LANE, ROLAND SPRING, MAINE 04274 (207) 998-5242

PLAN DATE: 01/13/12
 FIELD WORK DATE: 11/15/11
 SCALE: 1"=40'
 PROJ. #: 11-054LE

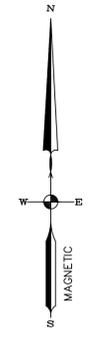
APPROVAL

APPROVED BY THE CITY OF LEWISTON PLANNING BOARD
Lucy A. Quinn CHAIRMAN DATE 3/20/12





LOCATION PLAN



LEGEND

- SUBJECT BOUNDARY LINE
- ABUTTER OR RIGHT OF WAY LINE
- STONE WALL
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- IRON PIPE/ROD/REBAR FOUND
- DRILL HOLE FOUND
- CAPPED REBAR #2433
- UTILITY POLE
- OVERHEAD ELECTRIC
- WETLAND

ANDROSCOGGIN, SS. REGISTRY OF DEEDS
 RECEIVED _____ AT ____ HR. ____ MIN.
 RECORDED IN PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTRAR

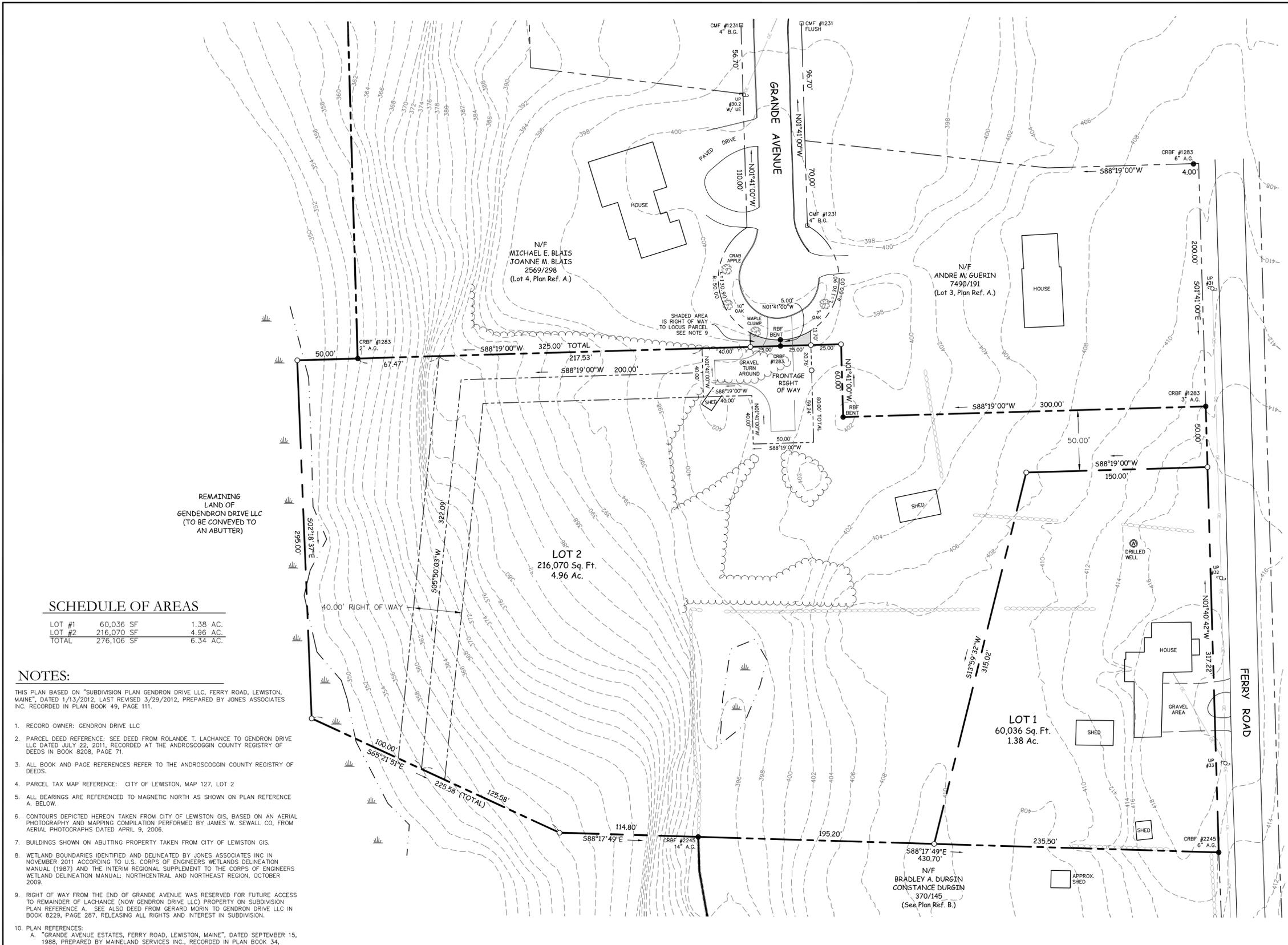
NO.	DATE	DESCRIPTION	BY
01	7/29/2014	ADDED NOTE #13	DH

SUBDIVISION PLAN REVISION 1
GENDRON DRIVE LLC
 FERRY ROAD
 LEWISTON, MAINE

PREPARED FOR: GENDRON DRIVE LLC
 P.O. BOX 1913
 LEWISTON, ME 04241

PREPARED BY: **JONES ASSOCIATES INC.**
 Foresters, Surveyors And
 Environmental Consultants
 PLAN DATE: 7/15/2014

SCALE: 1"=40'
 PROJ. #: 11-054LE
 63 TUCKER LANE, POLAND SPRING, MAINE 04274
 (207) 996-5242

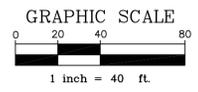


SCHEDULE OF AREAS

LOT #	SQ. FT.	AC.
LOT #1	60,036 SF	1.38 AC.
LOT #2	216,070 SF	4.96 AC.
TOTAL	276,106 SF	6.34 AC.

NOTES:

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- IF DEVELOPMENT HAS NOT OCCURRED AS DEFINED WITHIN THE SCOPE OF CITY CODE WITHIN TWO YEARS, DEVELOPMENT REVIEW APPROVAL SHALL EXPIRE. THE APPLICANT MAY NOT BEGIN CONSTRUCTION OR OPERATION OF THE DEVELOPMENT UNTIL A NEW APPROVAL IS GRANTED.
- THE SITE IS LOCATED IN THE RURAL AGRICULTURAL DISTRICT. SEE ARTICLE XI, SECTION 1 OF THE LEWISTON ZONING ORDINANCE FOR SPECIFIC DISTRICT REGULATIONS.
- THE OWNER OF LOT 2 IS RESPONSIBLE FOR THE LONG-TERM MAINTENANCE, REPAIR AND REPLACEMENT OF ANY IMPROVEMENTS WITHIN THE FRONTAGE RIGHT OF WAY SHOWN ON THE APPROVED PLANS FOR THIS PROJECT.



APPROVAL

APPROVED BY THE CITY OF LEWISTON PLANNING BOARD

 CHAIRMAN DATE

NOTES

- 1) THIS IS NOT A BOUNDARY SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A PLAN ENTITLED "SUBDIVISION PLAN, REVISION 1 - GENDRON DRIVE LLC", DATED JULY 9, 2014 PREPARED BY JONES ASSOCIATES, INC.
- 2) ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
- 3) OWNER OF RECORD - GENDRON DRIVE LLC DEED REFERENCE - BOOK 8208, PAGE 11 TAX MAP 127 LOTS 16 & 18
- 4) THE PARCEL IS LOCATED IN THE RURAL AGRICULTURAL ZONING DISTRICT.
- 5) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL #200201C 0341E, DATED JULY 8, 2013.
- 6) CONTRACTOR SHALL CONTACT DIGSAFE/ON-TARGET PRIOR TO ANY EXCAVATION TO CONFIRM THE LOCATION, DEPTH AND SIZE OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES.

GENERAL CONSTRUCTION NOTES

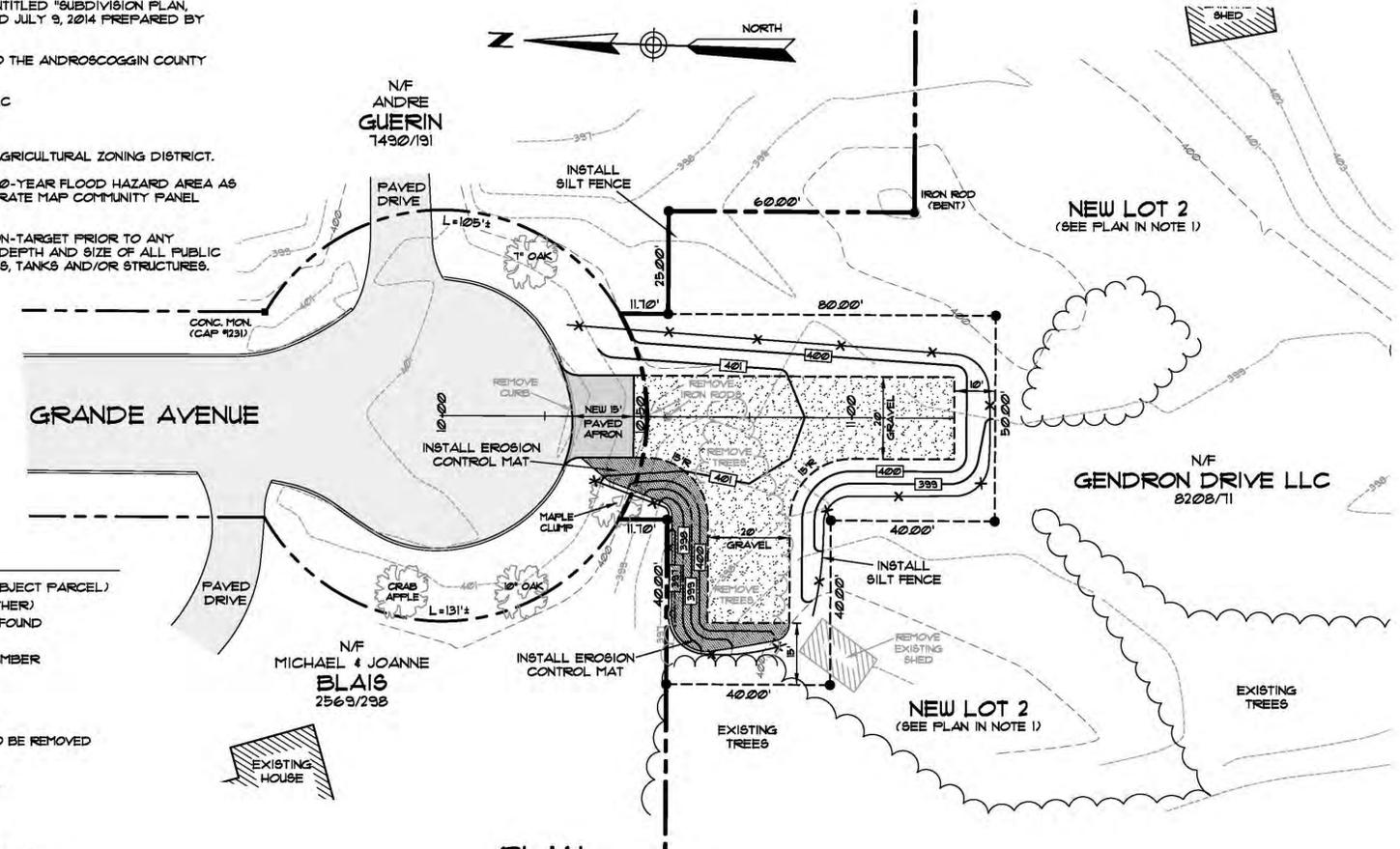
- 1) THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FURNISHING ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, PERMITS, PARTS AND SUPPLIES NECESSARY FOR OR APPURTENANT TO THE INSTALLATION OF CONSTRUCTION IMPROVEMENTS IN ACCORDANCE WITH THESE DRAWINGS AND AS FURTHER ELABORATED IN ANY ACCOMPANYING SPECIFICATIONS.
- 2) THE WORK SHALL BE PERFORMED IN A THOROUGH WORKMANLIKE MANNER. ALL CONTRACTORS TO CONFORM TO ALL APPLICABLE OSHA STANDARDS. ANY REFERENCE TO A SPECIFICATION OR DESIGNATION OF THE AMERICAN SOCIETY FOR TESTING MATERIALS, FEDERAL SPECIFICATIONS, OR OTHER STANDARDS, CODES OR ORDERS, REFERS TO THE MOST RECENT OR LATEST SPECIFICATION OR DESIGNATION.
- 3) ALL CONSTRUCTION WITHIN THE CITY OF LEWISTON AND/OR STATE OF MAINE RIGHT OF WAY SHALL COMPLY WITH CITY PUBLIC WORKS AND/OR MDOT STANDARDS.
- 4) THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY THE CITY OF LEWISTON PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF LEWISTON REQUIRED TO PERFORM ALL THE WORK (BIDDING PERMIT, ETC.). THE CONTRACTOR SHALL POST ALL BONDS AS REQUIRED, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- 5) PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR IS TO INFORM ALL AREA UTILITY COMPANIES AND GOVERNMENTAL AGENCIES OF PLANNED CONSTRUCTION. THE SITE CONTRACTOR IS REQUIRED TO CONTACT DIG-SAFE (1-800-225-4811) AT LEAST 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION TO VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS.
- 6) THE PROJECT DRAWINGS ARE GENERALLY SCHEMATIC AND INDICATE THE POSSIBLE LOCATION OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING PRINCIPAL RECORD MAPS AND FIELD SURVEY. IT IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SOUGHT TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND DEPTHS OF THE EXISTING UTILITIES AS APPROPRIATE. THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATING AND BACKFILLING OPERATIONS. SHOULD ANY UNCHARTERED OR INCORRECTLY CHARTERED UTILITIES BE FOUND, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
- 7) OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN FEET (10') OF ANY ELECTRIC LINE. IF THE CONTRACTOR MUST OPERATE CLOSER THAN 10', THE CONTRACTOR MUST CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS BEFORE ENDOCRANCHING ON THIS REQUIREMENT.
- 8) IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLANS, APPROVALS, AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS IN THE FIELD AND CONTACT THE DESIGN ENGINEER IF THERE ARE ANY DISCREPANCIES REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT AN APPROPRIATE REVISION CAN BE MADE PRIOR TO BIDDING.
- 9) ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED IN WRITING BY THE OWNER, DESIGN ENGINEER, AND APPROPRIATE GOVERNMENTAL AGENCY PRIOR TO INSTALLATION.
- 10) ALL EXCAVATION SHALL BE BACKFILLED TO EXISTING GRADE BEFORE THE END OF THE DAY OR ADEQUATELY PROTECTED FROM DANGER TO HUMANS AND ANIMALS.
- 11) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE OWNER WILL PROVIDE A BENCH MARK AT THE CONSTRUCTION SITE SHOULD THE CONTRACTOR DEEM THIS ESSENTIAL FOR THE PROPER PERFORMANCE OF THE CONTRACT.
- 12) THE CONTRACTOR SHALL FURNISH ELECTRICAL POWER, WATER, AND SANITARY FACILITIES FOR HIS EXCLUSIVE USE AT THE CONSTRUCTION SITE SHOULD THE CONTRACTOR DEEM THIS ESSENTIAL FOR THE PROPER PERFORMANCE OF THE CONTRACT.
- 13) WORK MAY PROGRESS MONDAY THROUGH FRIDAY 7:00 AM TO 1:00 PM. WORK AT OTHER TIMES MAY PROCEED UPON WRITTEN APPROVAL BY THE OWNER AND THE CITY OF LEWISTON.
- 14) THE CONTRACTOR SHALL GUARANTEE THE FAITHFUL REMEDY OF ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND GUARANTEE PAYMENT FOR ANY RESULTING DAMAGE WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT.
- 15) THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
- 16) PROPER IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE OF PARAMOUNT IMPORTANCE FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THIS PLAN. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR STATE/LOCAL/FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER.

EROSION & SEDIMENTATION CONTROL NOTES

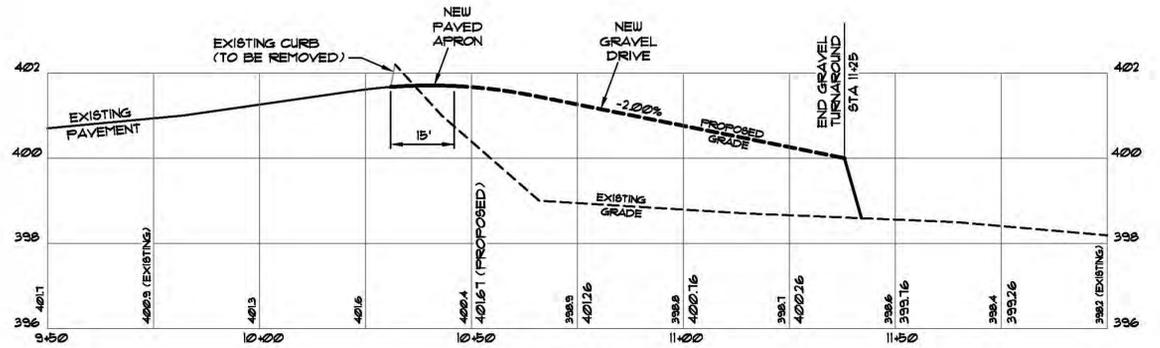
- 1) THE CONTRACTOR SHALL INSPECT EROSION & SEDIMENT CONTROL MEASURES WEEKLY AND AFTER HEAVY RAINFALLS THROUGHOUT THE DURATION OF THE PROJECT INCLUDING WEEKENDS AND HOLIDAYS. ALL EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED AS STIPULATED IN THE BASIC AND GENERAL STANDARDS SUBMISSION IN THE STORMWATER PERMIT.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING THE EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES" DEPARTMENT OF ENVIRONMENTAL PROTECTION MARCH 2003 (DEP 608). ADDITIONAL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY DURING ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES OR STATE/LOCAL/FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER.
- 3) AREAS DISTURBED DURING CONSTRUCTION SHALL BE MINIMIZED. AREAS SHALL BE TEMPORARILY STABILIZED WITH MULCH OR NON-ERODIBLE COVER IF EXPOSED SOILS WILL NOT BE WORKED FOR MORE THAN 1 DAY. STABILIZE AREA WITHIN 72 HOURS OF THE WETLAND AREA WITHIN 48 HOURS OF THE INITIAL DISTURBANCE OR PRIOR TO ANY STORM EVENT. PERMANENT SEEDING SHALL TAKE PLACE WITHIN 1 DAY OF FINAL GRADING.
- 4) PRIOR TO CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE DOWN GRADIENT EDGE OF THE DISTURBED AREA AND ADJACENT TO DRAINAGE CHANNELS WITHIN THIS AREA.
- 5) SILT FENCE LOCATIONS SHOWN ARE APPROXIMATE. INSTALL WHERE APPROPRIATE TO CONTROL SEDIMENTATION ON AND OFF SITE. SILT FENCE SHALL BE REMOVED AFTER THE SITE IS STABILIZED WITH AT LEAST 50% VEGETATED GROUND.
- 6) NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2 TO 1).
- 7) IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- 8) TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED BY AUGUST 15th OR 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCT. 1) TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- 9) REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - A) 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - B) APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TESTING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 200 POUNDS PER ACRE OR 20 POUNDS PER SQUARE FEET USING 10-10-2 (N-P-K) OR EQUIVALENT. APPLY 1" GROUND LIME (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3.3 TONS PER ACRE (150 LBS. PER 1000 S.F.).
 - C) FOLLOWING SEED BED PREPARATION, DITCHES AND BANK SLOPES WILL BE SEEDING TO A MIXTURE OF 47% CREEPING RED FESCUE, 34% TALL FESCUE AND 19% PERENNIAL RYEGRASS. SEEDING RATE IS ONE POUND PER 1000 S.F. KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS ONE POUND PER 1000 S.F. LAWN QUALITY SOO 14% BE SUBSTITUTED FOR RED FESCUE. SEED MIX SHALL BE APPLIED IN AN ANNUAL RYEGRASS.
 - D) MAY MULCH AT THE RATE OF 10-20 LBS PER 1000 S.F. OR A HYDRO-APPLICATION OF ASPHALT, WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BANDER SUCH AS CURBACOL OR R-15 PLUS WILL BE USED ON HAY MULCH FOR WIND CONTROL.

LEGEND

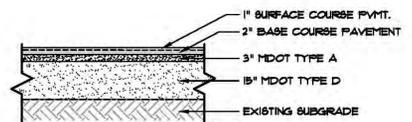
- BOUNDARY LINE (SUBJECT PARCEL)
- - - BOUNDARY LINE (OTHER)
- IRON ROD OR PIPE FOUND
- N/F NOW OR FORMERLY
- 2356/89 BOOK AND PAGE NUMBER
- EXISTING CONTOUR
- NEW CONTOUR
- EXISTING TREE LINE
- EXISTING TREE LINE TO BE REMOVED
- EXISTING BUILDING
- EXISTING PAVEMENT
- NEW PAVEMENT
- NEW GRAVEL AREA
- NEW EROSION CONTROL MAT
- NEW SILT FENCE



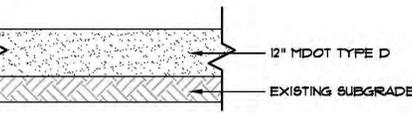
PLAN
SCALE: 1" = 20'



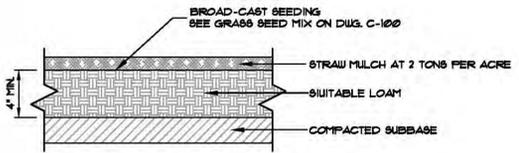
PROFILE
SCALE: HORIZ. - 1" = 20'
VERT. - 1" = 2'



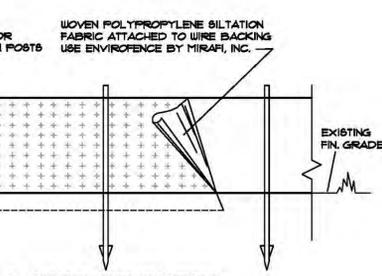
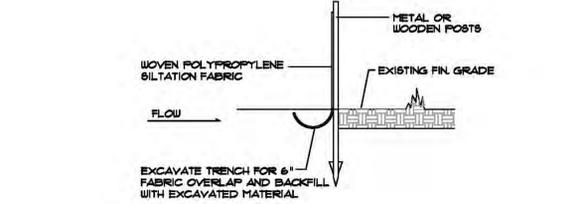
PAVED APRON CROSS SECTION
NOT TO SCALE



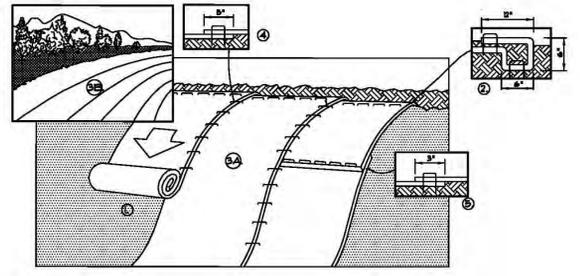
GRAVEL CROSS SECTION
NOT TO SCALE



LOAM & SEED DETAIL
NOT TO SCALE
ALL AREAS NOT TO BE PAVED OR RIPRAPPED SHALL BE LOAMED AND SEEDING PER THIS DETAIL



SILT FENCE DETAIL
NOT TO SCALE
NOTE
REFERENCE IS MADE TO THE BEST MANAGEMENT PRACTICE FOR EROSION AND SEDIMENT CONTROL: B-1 SEDIMENT BARRIERS



EROSION CONTROL BLANKET DETAIL
NOT TO SCALE

- 1) PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
- 2) BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UPPER PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO CONTACTED SOIL. PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
- 3) ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE ANCHORING. TO INSURE PROPER BEAT ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED BEAT STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
- 4) THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2'-6" OVERLAP DEPENDING ON BLANKET TYPE. TO INSURE PROPER BEAT ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED BEAT STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
- 5) CONNECTIVE BLANKETS PLACED DOWN THE SLOPE MUST BE STAPLED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLES THROUGH OVERLAPPED AREA APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR PLACE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

SHEET TITLE:
FRONTAGE RIGHT OF WAY PLAN & PROFILE

PROJECT:
GRANDE AVENUE
LEWISTON, MAINE

CLIENT:
GENDRON DRIVE, LLC
LEWISTON, MAINE

SCALE: AS NOTED
DATE: JULY 3, 2014

DRAWN BY: KRF
CHECKED BY: WJP

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JOB NO. - 12005
SHEET NUMBER
1



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: August 7, 2014
RE: August 11, 2014 Planning Board Agenda Item V(a)

Discussion regarding Planning Board member vacancies (as of 8/7/14):

It appears based upon the city attorney's opinion that the ability to keep Eric Potvin's membership actively vacant for his possible return has come to an end. The Mayor has ability to appoint a new member until September 15, 2014 at which time the Council may make the appointment. This deadline was determined by Administration based upon the July 18, 2014 receipt date of the City Attorney's opinion that the residency requirement of Eric Potvin was no longer being met.

The following has been provided by City Clerk's:

PB – Full members:

Paul Madore (Ward 4)
Bruce Damon (Ward 1)
Mike Marcotte (Ward 7)
Pauline Gudas-pending (Ward 6)
Walter Hill (Ward 1)
Kevin Morissette (Ward 7)
Sandy Marquis (Ward 6)

PB – Associate members:

Matt Mastrogiacomo (Ward 2)
Vacancy (Can be from Wards 2, 3, 4, or 5)

City of Lewiston Press Release

Members of the Media: Below is a press release announcing that **Lewiston is seeking applicants to serve on the newly established Lewiston Public Works Review Committee.** Any media coverage that you could render to help “get the word out” would be greatly appreciated. Thanks, Dottie

PRESS RELEASE
July 8, 2014

CONTACT:

Dottie Perham-Whittier
Community Relations Coordinator
City of Lewiston
513-3000, X3205
TTY/TDD: 513-3007
www.lewistonmaine.gov

FOR IMMEDIATE RELEASE

LEWISTON: The City of Lewiston is seeking residents who would like to be part of a committee to review Lewiston’s Public Works Department’s operations in an effort to develop recommendations that would reduce costs and improve services.

On June 17, 2014, the City Council adopted a resolve for the review of Public Works’ service level standards. Interested individuals may obtain an application at <http://www.lewistonmaine.gov/board> Applications must be returned to the City Clerk’s Office at Lewiston City Hall, 27 Pine Street, Lewiston. The Committee will commence its tasks as soon as slots noted below are filled.

The mission of the Review Committee is to

- Establish acceptable service level baselines (bench marks) for the Department of Public Works;
- Review current staffing levels, organizational structure, and equipment to determine adequacy to meet those baselines/bench marks or other service levels;
- Once the above bullets are completed, review/evaluate whether further review is warranted; if so, then proceed to:
- Identify investments in personnel, equipment, or technology that could be made to enhance or improve departmental efficiency and effectiveness in meeting the service level baselines; and
- Review current customer service system to evaluate its ability to adequately track and monitor citizen service requests;

The Committee will be composed of seven voting members, consisting of two councilors and five members of the public who are Lewiston residents or taxpayers and knowledgeable about public works, construction, civil engineering, equipment operations/maintenance, purchasing, customer service operations, or related areas—three of whom shall be Lewiston residents—and two ex-officio staff members.

The seven voting members shall be appointed by the Mayor who shall designate one of them as Committee Chair, and the two staff members shall be assigned by the City Administrator to be responsible for providing logistical support to the Committee. The City Administrator will assign additional staff as necessary to support the Committee's work.

The Committee shall complete its work by January 2015 at which time its report and recommendations shall be forwarded to the City Council and the City Administrator to allow for funding recommendations to be considered during the annual budget process. The Committee may submit recommended changes at any point during its term.

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