

**CITY OF LEWISTON
STAFF REVIEW MEETING**
Thursday, October 16, 2014 – 9:00 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 review an application submitted by Taylor Engineering Associates on behalf of Rick Beaudoin for the construction of a 40' x 60' warehouse at 1059 Sabattus Street for use by Rick's Swimming Pools, Inc.
- V. OTHER BUSINESS:**
- VI. READING OF THE MINUTES:** Motion to adopt the draft minutes from the August 21, 2014 meeting.
- VII. ADJOURNMENT:**



**STAFF REVIEW COMMITTEE MEETING
CITY OF LEWISTON**

**1059 Sabattus Street
Rick's Swimming Pools, Inc.**

The Lewiston Staff Review Committee will hold a hearing on Thursday, October 16, 2014 at 9:00 a.m. in the Third Floor Conference Room of the City Building to consider a request by Taylor Engineering Associates on behalf of Rick Beaudoin for the construction of a 40' x 60' warehouse at 1059 Sabattus Street for use by Rick's Swimming Pools, Inc.

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.

September 29, 2014

*RE: Rick's Swimming Pools
Building Addition*
TEA Project No.: 2014-036

David Hediger
City Planner
City of Lewiston
27 Pine Street
Lewiston, Maine 04240

Dear David:

We have been retained by Rick's Swimming Pools to update the site plan of their facility at 1055 and 1057 Sabattus Street to include a proposed 40'x60' warehouse. The building is to be located on the rear of the recently purchased lot at 1059 Sabattus Street. The house at 1059 will be split off as a separate 4,852± sf parcel. It is my understanding that this project will be reviewed by the Staff Review Committee.

The maximum coverage and impervious surface ratio will be approximately 18% and 58%, respectively, for the Rick's Pools use and 19% and 52% for the residential use. This includes the crushed stone for landscaping and storage as impervious areas. However, it is our opinion that these crushed stone areas could be considered as not impervious as they store stormwater and allow much of it to percolate back into the ground.

Previously, we had prepared drainage calculations that considered the fact that this site sits at the bottom of a 160 acre watershed of an unnamed stream and that development on this property had little impact on the peak flow in the stream along the south property line. We have not updated those calculations based on the addition of the warehouse and gravel storage area, though we would expect a similar result. Instead, we have proposed that roof dripline filters be constructed for the warehouse with the underdrain discharging toward the stream at the base of the proposed fill area. The filter has been sized based on Chapter 7.6 of the DEP's BMP Design Manual to hold 1" of runoff from the roof, assuming a 40% void ratio ($30' \times 1' / 15" / 0.40 = 5'$ wide). The filter will improve water quality of the stormwater runoff from the roof and provide some detention for the smaller storm events.

We do not anticipate any change in traffic patterns or the number of trips to and from the site. The additional storage space will be to move products and supplies currently stored outside, inside the warehouse. The 26 required parking spaces is based on the uses of various portions of all the

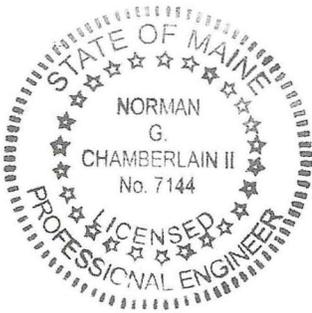
David Hediger
September 29, 2014
Page 2

buildings. The plan shows 24 spaces, which is one more than in the existing parking lot. It should be noted that the spas and hot tubs on display take up significant floor space. It could be argued that the parking requirement should be reduced as it is for car dealerships. We request the parking be approved as shown as the owner has not experienced any parking issues.

Assuming the SRC approves the plan as designed, we will be filing an NRPA Permit by Rule application with the Maine DEP for fill within 75' of a stream.

Enclosed, please find an application form, checklist, copies of deeds and 15 copies of the site plan.

Please let me know if you have any questions or comments.



Very truly yours,

Taylor Engineering Associates

A handwritten signature in black ink, appearing to read "Norman G. Chamberlain II".

Norman G. Chamberlain II, PE
Vice President

Enc.

c. Rick Beaudoin, Rick's Swimming Pools, Inc.

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	<u>35,007</u>	sq. ft.
Proposed Total Paved Area	<u>20,479</u>	sq. ft.
Proposed Total Impervious Area	<u>37,648</u>	sq. ft.
Proposed Impervious Net Change	<u>2,641</u>	sq. ft.
Impervious surface ratio existing	<u>54%</u>	% of lot area
Impervious surface ratio proposed	<u>58%</u>	% of lot area

BUILDING AREA/LOT

COVERAGE

Existing Building Footprint	<u>7,959</u>	sq. ft.
Proposed Building Footprint	<u>10,359</u>	sq. ft.
Proposed Building Footprint Net change	<u>2,400</u>	sq. ft.
Existing Total Building Floor Area	<u>9,559</u>	sq. ft.
Proposed Total Building Floor Area	<u>11,959</u>	sq. ft.
Proposed Building Floor Area Net Change	<u>2,400</u>	sq. ft.
New Building	<u>yes</u>	(yes or no)
Building Area/Lot coverage existing	<u>12%</u>	% of lot area
Building Area/Lot coverage proposed	<u>18%</u>	% of lot area

ZONING

Existing HB Highway Business
Proposed, if applicable _____

LAND USE

Existing Retail Pool Store
Proposed Retail Pool Store

RESIDENTIAL, IF APPLICABLE

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

PARKING SPACES

Existing Number of Parking Spaces 23
Proposed Number of Parking Spaces 22
Required Number of Parking Spaces 21
Number of Handicapped Parking Spaces 2

ESTIMATED COST OF PROJECT

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	<u>36,989</u>	sq. ft.
Proposed Disturbed Area	<u>7,500</u>	sq. ft.
Proposed Impervious Area	<u>39,630</u>	sq. ft.

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

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing _____ 5 passenger car equivalents (PCE)
(Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) _____ 5 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 HB – Highway Business zoning district.

2. Parcel Area: 1.49 acres / 64,778 square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	<u>None</u>	<u>/ 52,189 sf</u>
Street Frontage	<u>150'</u>	<u>/ 202'</u>
Min Front Yard	<u>15'</u>	<u>/ 15'</u>
Min Rear Yard	<u>10'</u>	<u>/ 52'</u>
Min Side Yard	<u>10'</u>	<u>/ 0' (existing)</u>
Max. Building Height	<u>65'</u>	<u>/ 25'</u>
Use Designation	<u>Retail Store</u>	<u>/ Retail Store</u>
Parking Requirement	<u>1 space/ per varies square feet of floor area</u>	
Total Parking:	<u>26</u>	<u>/ 24</u>
Overlay zoning districts (if any):	<u>/</u>	
Urban impaired stream watershed?	<u>YES/NO If yes, watershed name _____ No</u>	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

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

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

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

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

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

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

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

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

Signature of Applicant:

Rick L Beaudoin

Date:

9/25/14

1055 Sabattus St.

MAINE SHORT FORM WARRANTY DEED

FRED R. PARKER and EDITH PARKER of (688 Webster Street) Lewiston, Androscoggin County and State of Maine, for consideration paid, grant to RICKY L. BEAUDOIN and TAMMY A. BEAUDOIN of (13 Warren Avenue) Lewiston, Androscoggin County and State of Maine, with Warranty Covenants, as joint tenants, the land, with the buildings thereon, in Lewiston, Androscoggin County and State of Maine, bounded and described as follows:

PARCEL ONE: Beginning at an iron pipe set in the ground on the Southerly line of Sabattus Street, fifty (50') feet Westerly from the Westerly line of land now or formerly owned by one Bill Sempatakos; thence Southerly parallel with and fifty (50') feet from said Bill Sempatakos land two hundred thirty-eight and one-half (238.5') feet to the brook; thence Northwesterly along said brook to a point in said brook fifty-two (52') feet measured at right angles from the first described line; thence Northerly fifty-two (52') feet from and parallel with the first described line two hundred fifteen and one-half (215.5') feet to the said Southerly line of Sabattus Street; thence Easterly along said Southerly line of said Sabattus Street, fifty-two (52') feet to the point of beginning.

PARCEL TWO: Beginning at an elm tree on the Southerly line of said Sabattus Street at the Northwesterly corner of land formerly owned by said Bill Sempatakos; thence Southerly along the Westerly boundary of said Bill Sempatakos land two hundred sixty-one (261') feet to an iron pipe set in the brook; thence Northwesterly along said brook to the Easterly boundary of said Parcel No. 1 described above, fifty (50') feet measured at right angles with the first described line; thence Northerly along the Easterly boundary of said Parcel No. 1 described above, two hundred thirty-eight and one-half (238.5') feet to said Southerly line of said Sabattus Street; thence Easterly along said Southerly line of said Sabattus Street fifty (50') feet to the point of beginning.

BEING the same premises conveyed to Fred R. Parker and Edith Parker, as joint tenants, by warranty deed of Donatien L. Denis and Lucille T. Denis, dated June 28, 1988 and recorded in the Androscoggin County Registry of Deeds Book 2277, Page 19.

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

WITNESS our hands and seals this twenty-eighth day of February, 1997.

[Handwritten signature]

[Handwritten signature]
FRED R. PARKER

[Handwritten signature]

[Handwritten signature]
EDITH PARKER

STATE OF MAINE

MAINE REAL ESTATE
TRANSFER TAX PAID

1055 Sabbattus St

STATE OF MAINE

Androscoggin, ss.

February 28, 1997

Personally appeared the above-named Fred R. Parker and Edith Parker and severally acknowledged the foregoing instrument to be their free act and deed.

Before me,

Mary A. McKinley

Notary Public

Mary A. McKinley
Notary Public, State of Maine
My Commission Expires May 1, 2002

(PRRRR.MDJ97D1/RLC/LLC)

RECEIVED
ANDROSCOGGIN S.S.
97 MAR 13 PM 12:43

ATTEST:

Robert L. Couturier
REGISTER OF DEEDS
ROBERT L. COUTURIER - LEWISTON, MAINE



Warranty Deed

JOINT TENANCY

From

FRED R. PARKER
and
EDITH PARKER

To

RICKY L. BEAUDOIN
and
TAMMY A. BEAUDOIN

Dated February 28 19 97

State of Maine

ss. Registry of Deeds.

Received 19

at H, M, and
recorded in Book, Page

Attest: Register.

ROBERT L. COUTURIER
ATTORNEY AND COUNSELLOR
70 PINE STREET
LEWISTON, MAINE 04240

1057 Sabattus St.

Maine Short Form Warranty Deed

I, LORRAINE S. SMITH, of Lewiston, Maine, for consideration paid, grant to RICKY L. BEAUDOIN and TAMMY A. BEAUDOIN, whose mailing address is 1055 Sabattus Street, Lewiston, Maine, as joint tenants, with WARRANTY COVENANTS, a certain lot or parcel of land, with any buildings thereon, situated in Lewiston, County of Androscoggin, and State of Maine, being further described in the attached Exhibit A.

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

WITNESS my hand and seal this 28th day of April, 2000.

TRANSFER TAX PAID

Witness

Lorraine S. Smith
Lorraine S. Smith

STATE OF MAINE
ANDROSCOGGIN, SS.

Then personally appeared the above named Lorraine S. Smith, known to me, this 28th day of April, 2000 and acknowledged before me the foregoing instrument to be her free act and deed.

Paul H. Andersen
Notary Public/Attorney at Law
Name:
My commission expires:

NAWPDOCS\MICHELLE\00-0500\00-0516.WD

PAUL H. ANDERSEN
Notary Public, Maine
My Commission Expires march 31, 2002



1057 Sabattus St

EXHIBIT A

The land with the buildings thereon situated in Lewiston, County of Androscoggin, State of Maine, bounded and described as follows:

Beginning at a point on the southwesterly line of Sabattus Street, said point being the intersection of the northwesterly line of land now or formerly owned by Marcel J. Provencher, as recorded in Book 591, Page 197, Androscoggin County Registry of Deeds and the southwesterly line of Sabattus Street; thence in a southwesterly direction along said northwesterly line two hundred sixty-seven and thirty-one hundredths (267.31) feet to an iron pipe in the brook; thence in a southeasterly direction along the brook to an iron pipe; thence in a northeasterly direction and parallel to the first described line three hundred twelve and ninety-five hundredths (312.95) feet to an iron pipe in the southwesterly line of Sabattus Street; thence in a northwesterly direction along the southwesterly line of Sabattus Street one hundred (100) feet to the point of beginning.

Being the same premises conveyed to Lorraine S. Smith by virtue of a Warranty Deed from Jeanne d'Arc Doyon and Yolande Custeau as individuals and Monique Devlin and Paul Custeau, Trustees dated July 18, 1997 recorded in Book 3817, Page 305.

Jeanne A. Letourneau held a life estate in the above described premises. Said Jeanne A. Letourneau died on January 25, 1996.

ATC File No.: 00-0516

ANDROSCOGGIN COUNTY
Jeanne A. Letourneau
REGISTER OF DEEDS

1059 Sabattus St

WARRANTY DEED

Robert W. Strout and Joan L. Strout, both of 1059 Sabattus Street, Lewiston, County of Androscoggin, and State of Maine, for consideration paid, grant to **Rick & Tam Properties, Inc.** a Maine Limited Liability Company with a mailing address of 1055 Sabattus Street, Lewiston, County of Androscoggin and State of Maine, with **WARRANTY COVENANTS**, a certain lot or parcel of land, together with the buildings and improvements thereon, situated in the City of Lewiston, County of Androscoggin, and State of Maine bounded and described as follows:

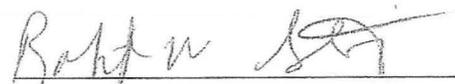
Commencing on the Southerly side of the Road leading from Lewiston to Sabattus, said point being the Northeasterly corner of premises conveyed by Marie Ange Provencher to one Letourneau; thence in an Easterly direction along said Sabattus Road a distance of Fifty-Four (54) feet; thence in a Southerly direction and parallel with the Easterly line of the said Letourneau lot and a distance of Three Hundred Twelve (312) feet, more or less, to the rear boundary of the property owned by Marie Ange Provencher; thence in a general Westerly direction of Fifty-Four (54) feet, more or less, to the Southeasterly corner of the said Letourneau lot; thence in a Northerly direction along the line of said Letourneau lot, Three Hundred Twelve and Ninety-Five Hundredths (312.95) feet to the Southerly line to said Sabattus Road and to the point of beginning.

Being the same premises described in the Warranty Deed from Robert W. Strout and Joan L. Strout to Robert Wayne Strout and Joan Linda Strout, dated February 2, 2001 and recorded February 28, 2001 in the Androscoggin Registry of Deeds in Book 4599, Page 113.

Also, hereby conveying all rights, easements, privileges and appurtenances belonging to the parcel and subject to any easements, covenants and restrictions of record.

WITNESS WHEREOF, the grantors hereunto set their hands and seals, this 18th day of October, 2013.

Witness



Robert W. Strout

Witness



Joan L. Strout

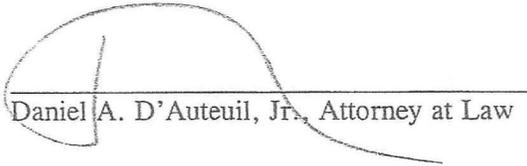
1059 Sabbattus St

STATE OF MAINE
ANDROSCOGGIN, SS.

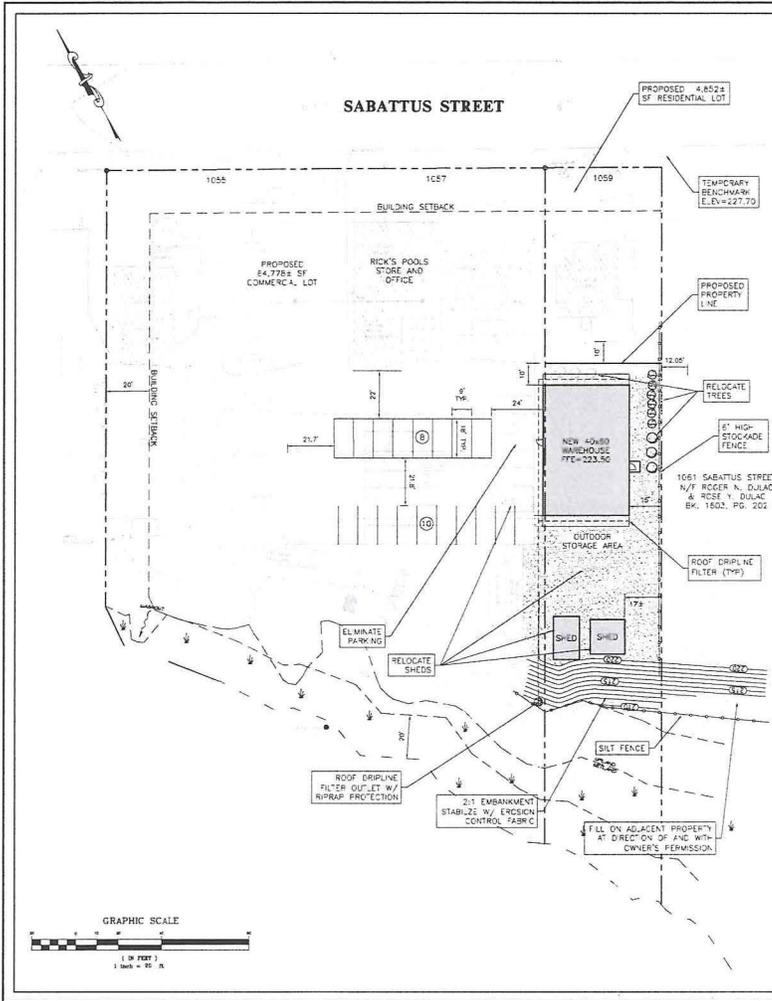
October 18, 2013

Personally appeared the above-named Robert W. Strout and Joan L. Strout and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Daniel A. D'Auteuil, Jr., Attorney at Law



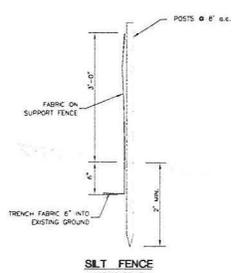
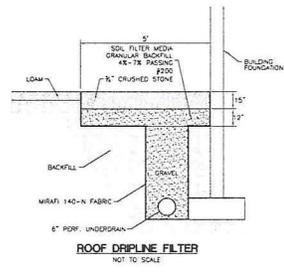
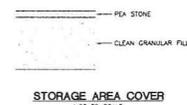
ZONING REQUIREMENTS

ZONING DISTRICT: HIGHWAY BUSINESS (HB)

	RICK'S POOLS REQUIRED	PROVIDED	1059 SABATTUS REQUIRED	PROVIDED
MINIMUM LOT SIZE:	NONE	64,778 ± SF	NONE	4,852 ± SF
MINIMUM LOT FRONTAGE:	15'	207' ±	150'	154' ±
MAXIMUM LOT COVERAGE:	50%	18% ±	50%	18% ±
MAXIMUM IMPERVIOUS RATIO:	75%	58% ±	75%	52% ±
MAXIMUM BUILDING HEIGHT:	65'	43'	65'	43'
SETBACK REQUIREMENTS:				
FRONT:	20'	*24' ±	20'	24' ±
SIDE:	40'	*15'	40'	45' ±
REAR:	20'	*57' ±	20'	**110'
YARD REQUIREMENTS:				
FRONT:	20'	*15'	20'	15'
SIDE:	40'	*15'	40'	45' ±
REAR:	20'	*57' ±	20'	**110'
		* EXISTING		* EXIST' NG
				** REQUEST REDUCTION
PARKING REQUIREMENTS:				
RESIDENCE:	2	2		
S-COMM/ OFFICE (E, 500 SF):	12	12		
STORAGE (E, 680 SF):	12	10		
TOTAL:	26	24		

GENERAL NOTES

1. IMPROVEMENTS INDICATED IN THIS DEVELOPMENT ARE 1059, 1057 AND A PORTION OF 1056 SABATTUS STREET. IMPACTS 50-66, 68-87 AND 89-94 RESPECTIVELY.
2. EXISTING CONDITIONS SHOWN ON THESE PLANS ARE BASED ON A PLAN PREPARED BY SURVEY WORKS DATED SEPTEMBER 10, 2011.
3. WETLAND AREAS SHOWN ON THIS PLAN WERE Delineated IN 2009 AND 2014.
4. LIGHT FUTURES MOUNTED ON PROPOSED BUILDING TO BE FULL OUTPOST.
5. ALL METHODS, MATERIALS AND DETAILS OF CONSTRUCTION NOT OTHERWISE SPECIFIED TO BE IN ACCORDANCE WITH BEST PRACTICES SPECIFICATIONS AND STANDARD DETAILS LATEST EDITIONS AND "WAVE EROSION AND SEDIMENT CONTROL BMP" MANUAL 2002 OR AS REVISED. ALL SOIL EROSION CONTROL MEASURES TO BE DETAILLED PRIOR TO ANY SITE DISTURBANCE AND ARE TO BE MAINTAINED UNTIL VEGETATION HAS BEEN ESTABLISHED.
6. ALL DISTURBED AREAS TO BE LANDSCAPED WITH CRUSHED STONE OR LOCAL WEEDS, FERTILIZED AND MULCHED. SOIL TO BE PLACED AT A MINIMUM DEPTH OF 2" OVER STONE OR MULCH. ALL MULCH SHALL BE PLACED TO ALL BEDDING AREAS. CONTRACTOR TO RETURN TO SPRING AND USAR, RESEED AND MULCH AS NEEDED TO ESTABLISH GRASS.
7. APPROVAL OF THIS PLAN WILL CONFER IF DEVELOPMENT HAS NOT OCCURRED WITHIN TWO YEARS OF DATE OF APPROVAL UNLESS AN EXTENSION IS REQUESTED AND GRANTED.



FINAL PLAN APPROVED BY
CITY OF LEWISTON STAFF REVIEW COMMITTEE

COMMITTEE CHAIR _____ DATE _____

TAYLOR
ENGINEERING & PLANNING, INC.

Professional Seal: State of Maine, License No. 10000, Exp. 12/31/2014

Project: RICK'S POOLS WAREHOUSE
1057-1059 SABATTUS STREET
LEWISTON, MAINE

SITE PLAN

1 of 1