

**CITY OF LEWISTON  
STAFF REVIEW MEETING**

Thursday, November 13, 2014, 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 consider an application submitted by Taylor Engineering Associates on behalf of Pleasant View Associates II to add new rental office, maintenance garage and community room building to existing Pleasant View Acres apartment complex at 50 Fairmount Street.
- V. OTHER BUSINESS:**
- VI. READING OF THE MINUTES:** Motion to adopt minutes from the October 16, 2014 and November 13, 2014 meetings.
- VII. ADJOURNMENT:**



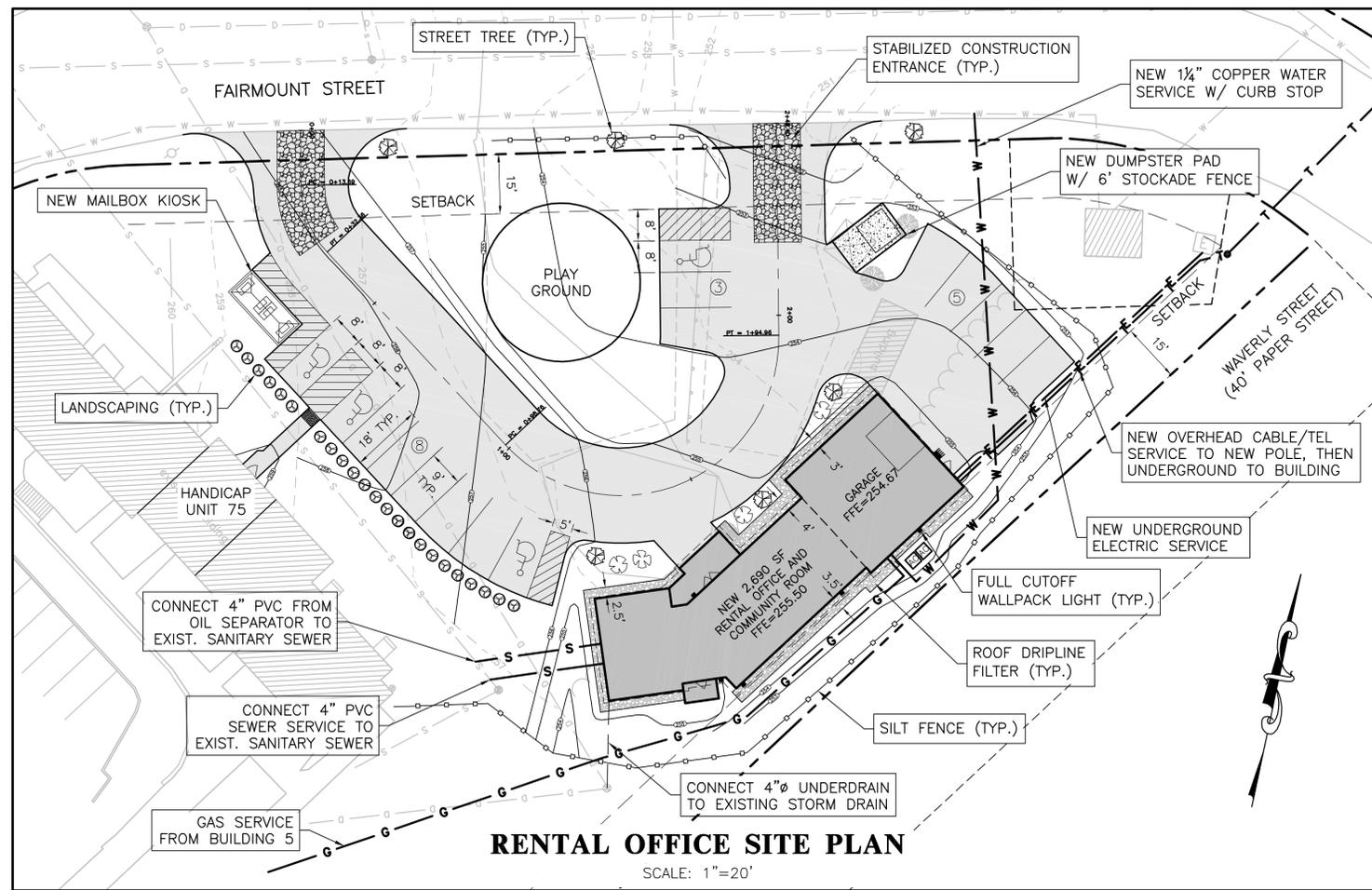
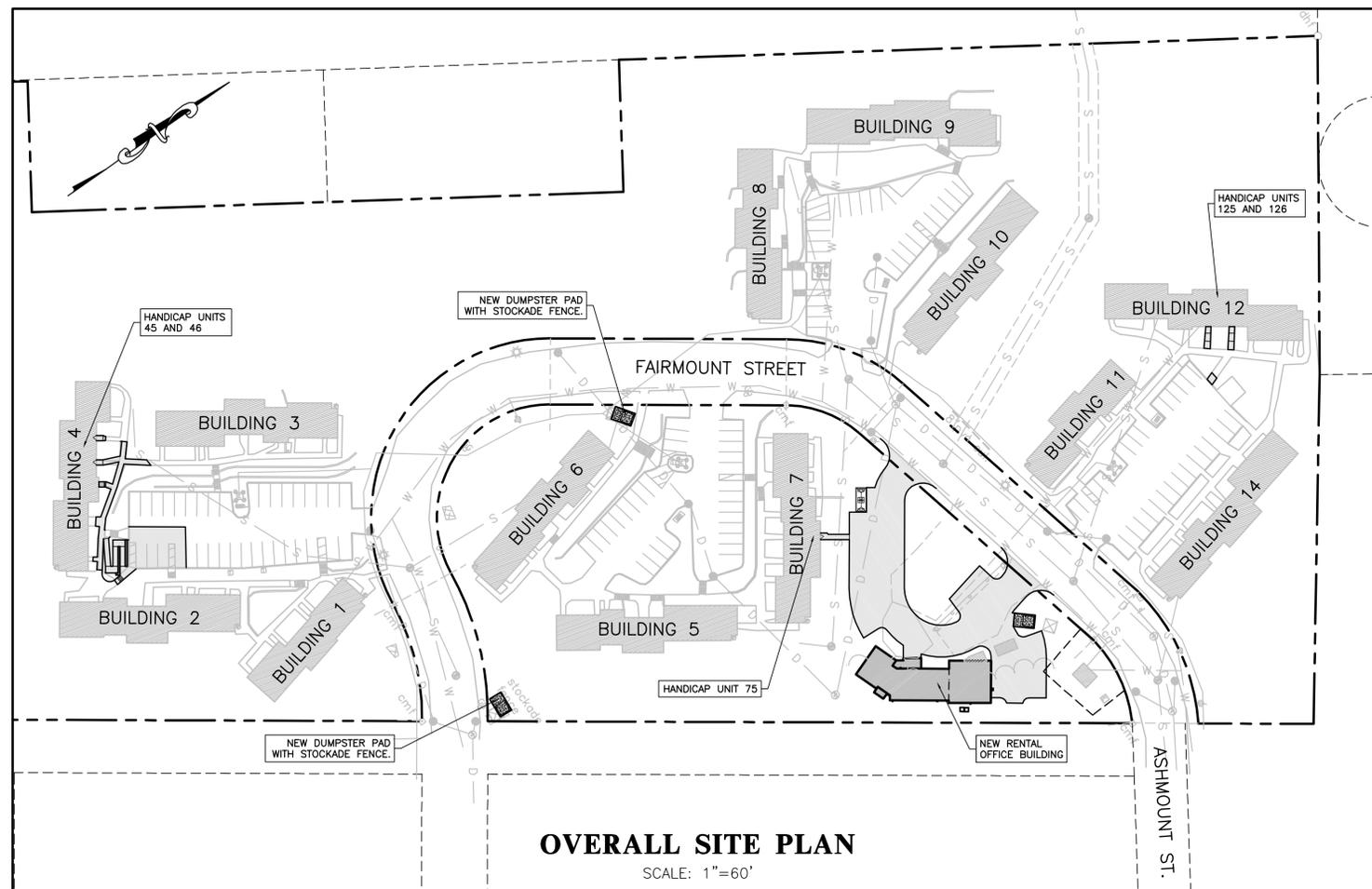
**STAFF REVIEW COMMITTEE MEETING  
CITY OF LEWISTON**

**50 Fairmount Street  
Pleasant View Acres**

The Lewiston Staff Review Committee will hold a hearing on Thursday, January 8, 2015 at 9:00 a.m. in the Third Floor Conference Room of the City Building to consider a request to add new rental office, maintenance garage and community room building to existing Pleasant View Acres apartment complex at 50 Fairmount 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](http://www.ci.lewiston.me.us) and click on the Non-Discrimination Policy.



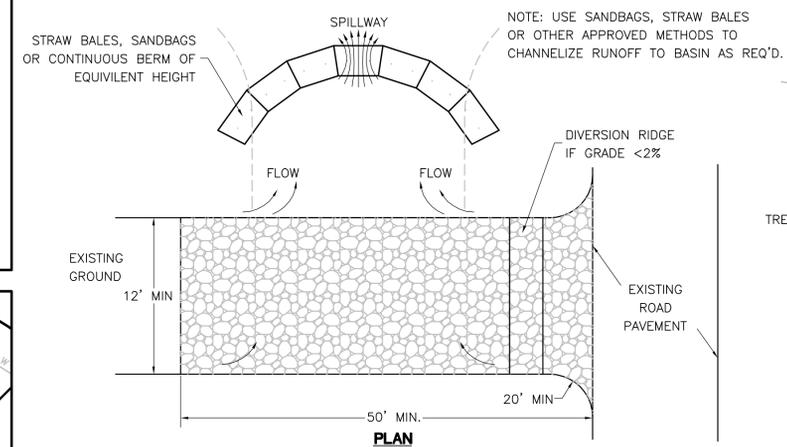
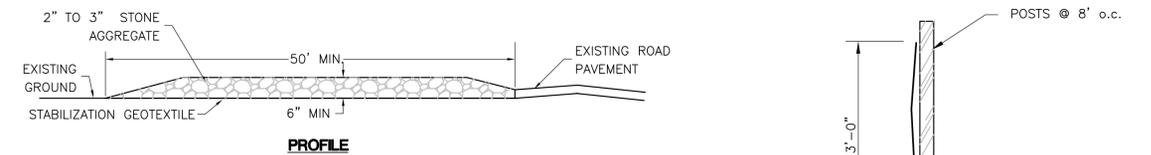
**CONSTRUCTION NOTES AND SCOPE OF WORK:**

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET MDOT SPECIFICATIONS.
- SOIL EROSION CONTROL MEASURES TO BE IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL BMP'S, MARCH 2003.
- ALL DISTURBED AREAS TO BE STABILIZED WITH 3" LOAM, FERTILIZER, LAWN MIX SEED AND MULCHED.
- ALL STREET TREES TO BE 2 1/2" CALIPER GUYED AND PLANTED TO CISTY STANDARDS.
- CONNECTION TO WATER AND SEWERS TO BE IN ACCORDANCE WITH CITY OF LEWISTON METHODS AND MATERIALS.
- DUMPSTER PAD TO BE 3,000 PSI CONCRETE SLAB 8"x10'x16' W/ #4 REINFORCING @ 12" O.C. WITH FLOAT FINISH SET AT MAX 2% GRADE TO DRAIN. PLACE 6' HIGH STOCKADE FENCE OR PLANTINGS AROUND PAD.

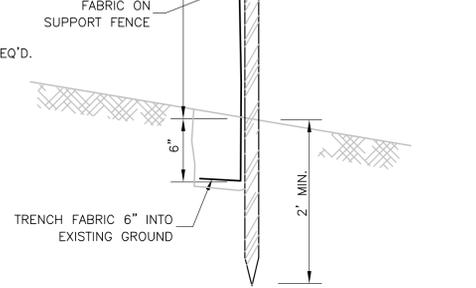
**ZONING REQUIREMENTS**

ZONING DISTRICT: NEIGHBORHOOD CONSERVATION A (NCA)

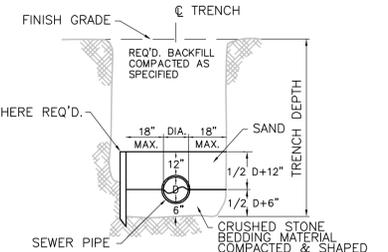
	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	5 AC.	*2.24± AC
MINIMUM LOT FRONTAGE:	200'	974'±
MAXIMUM LOT COVERAGE:	40%	14.3%
MAXIMUM IMPERVIOUS RATIO:	NONE	41% ±
MAXIMUM BUILDING HEIGHT:	35'	<25'
<b>SETBACK REQUIREMENTS:</b>		
FRONT:	20'	**15'
SIDE:	20'	**15'
REAR:	20'	**15'
<b>YARD REQUIREMENTS:</b>		
FRONT:	20'	**15'
SIDE:	20'	**15'
REAR:	20'	**15'
* EXISTING ** REQUEST REDUCTION		
<b>PARKING REQUIREMENTS:</b>		
OFFICE:	9	16



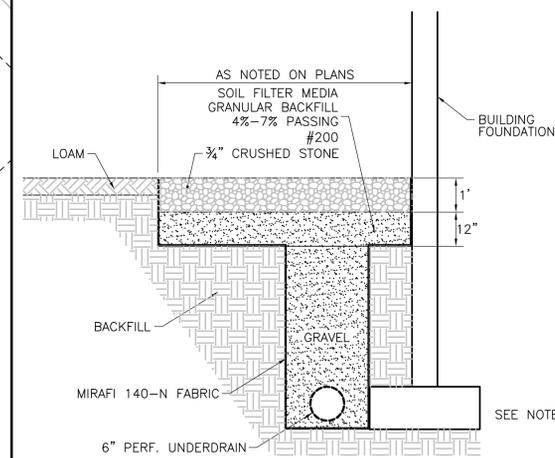
**STABILIZED CONSTRUCTION EXIT DETAILS**  
NOT TO SCALE



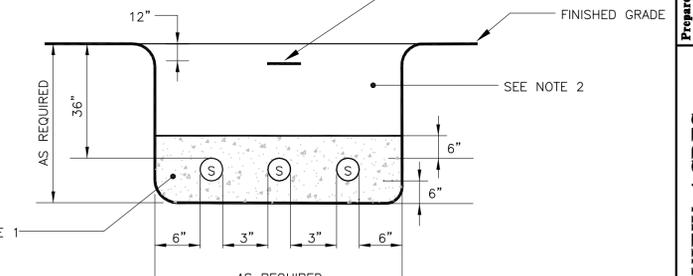
**SILT FENCE**  
NOT TO SCALE



**SEWER TRENCH DETAIL**  
NOT TO SCALE



**ROOF DRIPLINE FILTER**  
NOT TO SCALE



⊙ = SERVICE ENTRANCE - 5" STEEL & SCH. 40 PVC

**NOTES:**

- ENCASE CONDUITS IN CONCRETE UNDER PAVED AREAS AND AT SWEEPS.
- BACKFILL SHALL BE FREE OF FROZEN LUMPS, ROCKS, STONES, DEBRIS, OR RUBBISH. AND SHALL MATCH MATERIAL SPECIFICATIONS FOR THE LOCATION.
- USE STEEL CONDUITS FOR SWEEPS. USE PVC CONDUIT FOR STRAIGHT SECTIONS.

**FINAL PLAN APPROVED BY**  
**CITY OF LEWISTON STAFF REVIEW COMMITTEE**

COMMITTEE CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

**SECONDARY TRENCH DETAIL**  
NOT TO SCALE

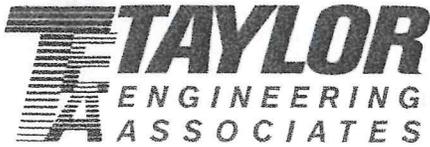


Drawn By: NGC  
Checked By: NGC  
Job No.: 2014-035  
Date: 12/26/2014 1:50:46 PM

**TAYLOR ENGINEERING ASSOCIATES**  
Professional Engineer  
PO Box 1808 Auburn, Maine 04210  
Phone: 207-784-5471 Fax: 207-777-5742 www.TaylorEng.com

Prepared for:  
Pleasant View Assoc. II, LP  
170 Newbury Street  
Boston, MA 02116

**PLEASANT VIEW ACRES**  
**50 FAIRMOUNT STREET**  
**LEWISTON, MAINE**  
**SITE PLAN & DETAILS**



PO Box 1808  
Auburn, ME 04211  
p: 207-784-5471  
f: 207-777-5742  
www.tayloreng.com

December 22, 2014

RE: *Pleasant View Acres*  
*Proposed Rental Office*  
TEA Project No.: 2014-035

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

Dear David:

We have been retained by Pleasant View Associates II to prepare a site plan to add a new rental office, maintenance garage and community room building to the existing Pleasant View Acres apartment complex at 50 Fairmount Street. It is my understanding that this project will be reviewed by the Staff Review Committee. We hope to be placed on the agenda for January 8, 2015.

The proposed building will be about 2,690 sf of floor area but will have a footprint of about 2,844 sf due to a covered entrance. The development will include a 16 car parking lot for grounds keepers, rental office staff and customers and to provide handicap parking for access to Unit 75 in the adjacent building, the mailboxes, the playground and the dumpster. There are two existing, little used, parking lots and a building that will be removed.

The property located on the south side of Fairmount Street currently has about 34,053 sf of impervious surface. We are proposing to remove 7,205 sf and add 14,166 sf, for a net gain of 6,961 sf. The impervious ratio would be 42%. We are proposing to treat runoff from 3,024 sf of the roof of the new rental office in three roof dripline filters as approved by the Maine DEP. They have been designed as follows:

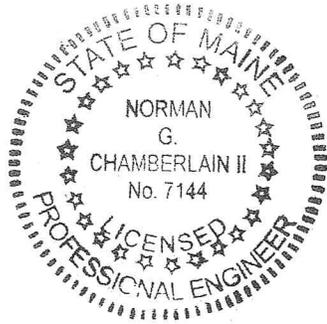
1. Filter on the west end of the building: The area of roof draining to the filter is 844 sf the required filter storage is 176 cf ( $844 \times 1" / 0.4$ ) we have provided 184 cf.
2. Filter on the northwest side of the building: The area of roof draining to the filter is 961 sf the required filter storage is 200 cf ( $961 \times 1" / 0.4$ ) we have provided 210 cf.
3. Filter on the southeast side of the building: The area of roof draining to the filter is 1,219 sf the required filter storage is 254 cf ( $844 \times 1" / 0.4$ ) we have provided 264 cf.

We do not anticipate any significant increase in trips to and from the site from the added rental

office and customers. Maintenance staff already services the development.

Enclosed, please find an application form, checklist and 5 copies of the site plan. We are working on getting you a letter or email from the current owners to show we have permission to do this. I'm also working on getting some information on financial capacity. Pleasant View Associates will be sending you a check for the \$200 application fee today.

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. Ray Kenneally, Weston Associates

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# PROJECT DATA

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

## IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	34,053±	sq. ft.
Proposed Total Paved Area	33,660±	sq. ft.
Proposed Total Impervious Area	41,014±	sq. ft.
Proposed Impervious Net Change	6,961	sq. ft.
Impervious surface ratio existing	34.8	% of lot area
Impervious surface ratio proposed	41.9	% of lot area

## BUILDING AREA/LOT

### COVERAGE

Existing Building Footprint	11,714±	sq. ft.
Proposed Building Footprint	14,558±	sq. ft.
Proposed Building Footprint Net change	2,844	sq. ft.
Existing Total Building Floor Area	21,686±	sq. ft.
Proposed Total Building Floor Area	30,556±	sq. ft.
Proposed Building Floor Area Net Change	8,870	sq. ft.
New Building	Yes	(yes or no)
Building Area/Lot coverage existing	12.0	% of lot area
Building Area/Lot coverage proposed	14.9	% of lot area

### ZONING

Existing	NCA
Proposed, if applicable	_____

### LAND USE

Existing	Residential
Proposed	Residential

### RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	24
Proposed Number of Residential Units	24
Subdivision, Proposed Number of Lots	_____

### PARKING SPACES

Existing Number of Parking Spaces	30
Proposed Number of Parking Spaces	46
Required Number of Parking Spaces	_____
Number of Handicapped Parking Spaces	4

### ESTIMATED COST OF PROJECT

\$280,000

## DELEGATED REVIEW AUTHORITY CHECKLIST

### SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	34,053±	sq. ft.
Proposed Disturbed Area	16,000±	sq. ft.
Proposed Impervious Area	41,014±	sq. ft.

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

### TRAFFIC ESTIMATE

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

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) No Change 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 NCA zoning district.  
 2. Parcel Area: 2.25± acres / 97,826± square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area		/
Street Frontage		/
Min Front Yard	20'	15'
Min Rear Yard	20'	15'
Min Side Yard	20'	15'
Max. Building Height	35'	25'
Use Designation		/
Parking Requirement	1 space/ per 300 square feet of floor area	
Total Parking:	9	16
Overlay zoning districts (if any):		/
Urban impaired stream watershed?	YES <del>XXX</del> if yes, watershed name <u>Dill Brook</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](http://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>12/22/14</u>
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**Development Review Checklist**  
 City of Auburn Planning and Permitting Department  
 City of Lewiston Department of Planning and Code  
 Enforcement



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

PROJECT NAME: Pleasant View Acres Rental Office

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: 50 Fairmount St. RE0008271

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

City of Auburn Planning and Permitting Department - 60 Court Street, Suite 104 -  
 Auburn, ME 04210-Tel. (207)333-6601

City of Lewiston Department of Planning and Code Enforcement - 27 Pine Street-Lewiston, ME 04240-7201 -  
 Tel. (207)513-3125

	Planting Schedule				
<b>Stormwater &amp; Erosion Control Plan</b>					
	Compliance w/ chapter 500	N/A		X	
	Show Existing Surface Drainage	X		X	
	Direction of Flow	X		X	
	Location of Catch Basins, etc.	N/A		X	
	Drainage Calculations	X		X	
	Erosion Control Measures	X		X	
	Maine Construction General Permit	N/A			
	Bonding and Inspection Fees				
	Post-Construction Stormwater Plan	X		X	
	Inspection/monitoring requirements				
	Third Party Inspections (Lewiston only)				
<b>Lighting Plan</b>					
	Full cut-off fixtures	X		X	
	Meets Parking Lot Requirements				
<b>Traffic Information</b>					
	Access Management				
	Signage				
	PCE - Trips in Peak Hour				
	Vehicular Movements				
	Safety Concerns				
	Pedestrian Circulation				
	Police Traffic				
	Engineering Traffic				
<b>Utility Plan</b>					
	Water	X		X	
	Adequacy of Water Supply				
	Water main extension agreement				
	Sewer	X		X	
	Available city capacity				
	Electric	X		X	
	Natural Gas	X		X	
	Cable/Phone	X		X	
<b>Natural Resources</b>					
	Shoreland Zone	N/A		X	
	Flood Plain	N/A		X	
	Wetlands or Streams	N/A		X	
	Urban Impaired Stream			X	
	Phosphorus Check	N/A		X	
	Aquifer/Groundwater Protection	N/A		X	
	Applicable State Permits	N/A		X	
	No Name Pond Watershed (Lewiston only)	N/A		X	

	Lake Auburn Watershed (Auburn only)				
	Taylor Pond Watershed (Auburn only)				
<b>Right Title or Interest</b>					
	Verify	X		X	
	Document Existing Easements, Covenants, etc.				
<b>Technical &amp; Financial Capacity</b>					
	Cost Est./Financial Capacity	X		X	
	Performance Guarantee				
<b>State Subdivision Law</b>					
	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				
<b>Additional Subdivision Standards</b>					
	Single-Family Cluster (Lewiston only)				
	Multi-Unit Residential Development (Lewiston only)				
	Mobile Home Parks				
	Private Commercial or Industrial Subdivisions (Lewiston only)				
	PUD (Auburn only)				
<b>A jpeg or pdf of the proposed site plan</b>		X		X	
<b>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</b>					

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# WESTON

A S S O C I A T E S

- [Home](#)
- [Development](#)
- [Management](#)
- [Portfolio](#)
- [Newsroom](#)
- [Contact](#)

## Latest News

- [Construction & Development](#)
- [Weston Associates to buy and renovate 150 units of affordable housing in South Yarmouth](#)
- [Weston Eyes Natick Parcel for Senior Living Complex](#)
- [90-Unit Senior Center Planned for Watertown](#)
- [Greentree Apartments Renovation Draws Praise from Local Officials](#)

## Job Opportunities

- [Property Manager - Bangor, ME](#)
- [Property Manager - Portland, ME](#)
- [Part Time Maintenance Technician - Rockland, ME](#)
- [Resident Services Coordinator/Administrative Assistant - Portland, ME](#)

**Weston Associates, Inc. is a real estate development and management firm with broad experience in multi-family housing, assisted living, office and retail. We are Boston-based and New England-focused.**

Currently, the firm owns and operates over 20 residential complexes. We also develop commercial properties including a 360,000 sq. ft. mixed-use project in Boston's Back Bay and a 240,000 sq. ft. mixed-use project in Boston's Mission Hill neighborhood with the Harvard School of Public Health as primary tenant.

We also have a number of exciting projects – office, residential and assisted living – currently under development or about to break ground.



December 22, 2014

Weston Associates  
Garrison Construction LLC  
Pleasant View Associates II Limited Partnership  
170 Newbury Street  
Boston, MA 02116

Mr. David Hediger  
City Planner  
City of Lewiston  
27 Pine Street  
Lewiston, ME 04240

Re: Pleasant View Acres  
50 Fairmont Street  
New Managers Office Building

To whom it may concern:

As the owner of the above referenced property, I authorize Weston Associates, Garrison Construction LLC, and Pleasant View Associates II Limited Partnership to apply for a permit to construct a new management office at the above referenced property.

If you have any questions in reference to the above, please do not hesitate to contact me.

Sincerely

A handwritten signature in black ink, appearing to read "Terence E. Nadeau", is written over a horizontal line. The signature is cursive and somewhat stylized.

Applesass Heights, LLC  
Phone: (207) 784-0142  
Terence E. Nadeau  
55 Lisbon Street  
Lewiston, ME 04240



**From:** David Hediger  
**To:** "[ngc@tayloreng.com](mailto:ngc@tayloreng.com)"  
**Cc:** [Jared Wooslton](#); [Ray Keneally](#); [Ryan Barnes](#); [Gary Campbell](#)  
**Subject:** RE: Pleasant View Acres, Fairmount Street, Lewiston  
**Date:** Thursday, December 18, 2014 9:51:11 AM  
**Attachments:** [Pleasant View Acres Overall.pdf](#)

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Norm:

I have searched our records all we have is a site plan signed off by staff in 1972.

Based upon the information you have provided and your conversation with DEP, it appears the north and south side of the development are separate in the sense of being a common theme of development. Therefore, the sites may be reviewed separately and not trigger any site law requirements at this time given limited scope of the improvements.

As discussed, the improvements proposed on the north side consisting of handicap ramps and dumpsters is not applicable for development review but will require building permits from this office. The proposed improvements to the south side consisting of a new rental office building and associated parking are subject to development review approval from the Staff Review Committee. These improvements will be subject to the space and bulk requirements of the NCA district. While you will receive some credit for existing impervious areas, you will need to submit a stormwater design for this portion of the development meeting city requirements. Your submittal should also reference that this is development is a nonconforming use and that the expansion of a nonconforming use including a nonconforming outdoor use of land is not permitted. However, additions to residential buildings and structures accessory to residential uses are permitted as long as the use is not intensified.

Please contact me with any questions. Thanks.

David Hediger  
City Planner/Deputy Director Planning and Code Enforcement  
City of Lewiston  
27 Pine Street  
Lewiston, ME 04240-7201  
Phone 207.513.3125 ext. 3223  
TDD/TTY 207.513.3007  
[www.lewistonmaine.gov](http://www.lewistonmaine.gov)

The City of Lewiston is an EOE. For more information, please visit our website @ [www.lewistonmaine.gov](http://www.lewistonmaine.gov) and click on the Non-Discrimination policy.

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**From:** Norm Chamberlain [<mailto:ngc@tayloreng.com>]  
**Sent:** Monday, December 15, 2014 11:18 AM  
**To:** David Hediger  
**Cc:** Jared Wooslton; Ray Keneally  
**Subject:** Pleasant View Acres, Fairmount Street, Lewiston

David,

As you know we've been planning some improvements to the PVA property. These mostly involve some minor construction to provide ADA access for some units, but there is also a proposal to add a 2,690 sf rental office with some parking. Total disturbance would be less than ½ acre. Gary Campbell review the 50% drawings on this project and noted that it may require a Site Location Permit because it exceeds 7 acre.

I've done a little research on this and spoke with Jared Woolston at DEP to see where we are. The PVA project was designed in 1971 and 1972 and I have as-builts dated 1973. There is no record of a site location permit that he could find in their database. Jared said that prior to 1975 the Site Location threshold wasn't reached until 60,000 sf or more of buildings was proposed. In 1975 it was changed to the 3 acres non-revegetated. Based on my quick estimate there exists at PVA approximately 50,700 sf of buildings (3,900 sf each in 13 buildings).

The current development is split into two parts, north and south of Fairmount Street. The development on the north side currently has less than 2.3 acres non-revegetated. Development proposed for this side of the road consists of a handicap ramp, some replacement of existing sidewalks and two new concrete pads under the existing dumpsters. Total disturbance would be less than 3,000 sf and new impervious at less than 500 sf.

On the south side of Fairmount there currently exists about 1 acre of non-revegetated surface. We are proposing a new 2,690 sf rental office with parking for it and one more ADA unit, a new mailbox for the entire development and relocation of the dumpster with a new concrete pad. The rental office parking is undergoing a minor modification, but I can estimate that total disturbance south of Fairmount Street will be less than 20,000 sf with new impervious surface at about 9,000 sf (about 15,000 sf less about 6,000 sf existing impervious the new development is replacing).

Based on the above, it would appear to me that we don't reach the Site Location threshold of 3 acres non-revegetated on each side of the city owned road or the one acre disturbance for the Stormwater law. Please let me know what you think on this as this project is going through Maine State Housing and we will need to prove we've met all permitting requirements.

Thanks. We hope to be submitting this for SRC review in a few days.

Norm Chamberlain, PE  
Taylor Engineering Associates  
PO Box 1808  
Auburn, Maine 04211  
P: (207) 784-5471  
C: (207) 754-9959  
F: (207) 777-5742

