

**CITY OF LEWISTON  
STAFF REVIEW MEETING**  
Thursday, August 13, 2015 – 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 a request to extend Beaumont Lane thru remaining land of the heirs of Muriel Montreuil and into land of Mack Beaulieu.
  - B. To consider a request by PDB Rancourt Realty, LLC for the removal of approximately 13,400 cubic yards of earthen material and stabilization of the site with loam and seed and bark mulch berms.
- V. OTHER BUSINESS:**
- VI. READING OF THE MINUTES:** Motion to adopt minutes from the June 18, 2015 meeting.
- VII. ADJOURNMENT:**



**STAFF REVIEW COMMITTEE MEETING  
CITY OF LEWISTON**

**30 Beaumont Lane  
Beaumont Lane Extension/ Mack Beaulieu**

The Lewiston Staff Review Committee will hold a hearing on Thursday, August 13, 2015 at 9:00 a.m. in the Third Floor Conference Room of the City Building to consider a request to extend Beaumont Lane thru remaining land of the heirs of Muriel Montreuil and into land of Mack Beaulieu.

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.



# Development Review Application

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



**PROJECT NAME:** Mack Beaulieu - Beaumont Lane Extension

**PROPOSED DEVELOPMENT ADDRESS:** Beaumont Lane & Old Chadbourne Rd.

**PARCEL ID#:** Map 20, Portion of Lot 2 & Map 19, Lot 8

**REVIEW TYPE:**      **Site Plan/Special Exception**                       **Site Plan Amendment**   
                                  **Subdivision**     **Subdivision Amendment**

**PROJECT DESCRIPTION:** Extend Beaumont Lane thru remaining land of the heirs of Muriel Montreuil and into land of Mack Beaulieu.

**CONTACT INFORMATION:**

**Applicant**

**Name:** Mack Beaulieu  
**Address:** 1225 Sabattus Street  
**Zip Code** 04240  
**Work #:** \_\_\_\_\_  
**Cell #:** 240-0047  
**Fax #:** \_\_\_\_\_  
**Home #:** \_\_\_\_\_  
**Email:** \_\_\_\_\_

**Project Representative**

**Name:** George Bouchles, PLS 2295  
**Address:** 191 Madison Street  
**Zip Code** 04210  
**Work #:** 689-3232  
**Cell #:** 240-5567  
**Fax #:** 689-3232  
**Home #:** \_\_\_\_\_  
**Email:** gsb@cadmasterr.com

**Property Owner**

**Name:** Mack Beaulieu  
**Address:** 1225 Sabattus Street  
**Zip Code** 04240  
**Work #:** \_\_\_\_\_  
**Cell #:** 240-0047  
**Fax #:** \_\_\_\_\_  
**Home #:** \_\_\_\_\_  
**Email:** \_\_\_\_\_

**Other professional representatives for the project (surveyors, engineers, etc.),**

**Name:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Zip Code** \_\_\_\_\_  
**Work #:** \_\_\_\_\_  
**Cell #:** \_\_\_\_\_  
**Fax #:** \_\_\_\_\_  
**Home #:** \_\_\_\_\_  
**Email:** \_\_\_\_\_

# PROJECT DATA

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

## IMPERVIOUS SURFACE AREA/RATIO

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

## BUILDING AREA/LOT COVERAGE

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

## ZONING

Existing	RA	
Proposed, if applicable		

## LAND USE

Existing		Residential/Farm
Proposed		same

## RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	N/A	
Proposed Number of Residential Units		
Subdivision, Proposed Number of Lots		

## PARKING SPACES

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

## ESTIMATED COST OF PROJECT

## DELEGATED REVIEW AUTHORITY CHECKLIST

### SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	N/A	sq. ft.
Proposed Disturbed Area		sq. ft.
Proposed Impervious Area		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) 8 passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 8 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 RA zoning district.  
2. Parcel Area: 4.4 acres / \_\_\_\_\_ square feet(sf).

<b>Regulations</b>	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	<u>60,000sq.ft.</u>	<u>191,664</u>
Street Frontage	<u>200</u>	<u>410</u>
Min Front Yard	<u>25</u>	<u>n/a</u>
Min Rear Yard	<u>25</u>	<u>n/a</u>
Min Side Yard	<u>25</u>	<u>n/a</u>
Max. Building Height	<u>n/a</u>	<u>n/a</u>
Use Designation	<u>residential</u>	<u>/</u>
Parking Requirement	<u>1 space/ per</u>	<u>square feet of floor area</u>
Total Parking:	<u>/</u>	<u>/</u>
Overlay zoning districts (if any):	<u>/</u>	<u>/</u>
Urban impaired stream watershed?	<u>YES/NO</u>	<u>If yes, watershed name</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: JULY 29, 2015

**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: Mack Beaulieu - Beaumont Lane Extension

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: \_\_\_\_\_

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

	Planting Schedule				
<b>Stormwater &amp; Erosion Control Plan</b>					
	Compliance w/ chapter 500				
	Show Existing Surface Drainage				
	Direction of Flow				
	Location of Catch Basins, etc.				
	Drainage Calculations				
	Erosion Control Measures				
	Maine Construction General Permit				
	Bonding and Inspection Fees				
	Post-Construction Stormwater Plan				
	Inspection/monitoring requirements				
	Third Party Inspections (Lewiston only)				
<b>Lighting Plan</b>					
	Full cut-off fixtures				
	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				
	Adequacy of Water Supply				
	Water main extension agreement				
	Sewer				
	Available city capacity				
	Electric				
	Natural Gas				
	Cable/Phone				
<b>Natural Resources</b>					
	Shoreland Zone				
	Flood Plain				
	Wetlands or Streams				
	Urban Impaired Stream				
	Phosphorus Check				
	Aquifer/Groundwater Protection				
	Applicable State Permits				
	No Name Pond Watershed (Lewiston only)				

	Lake Auburn Watershed (Auburn only)				
	Taylor Pond Watershed (Auburn only)				
<b>Right Title or Interest</b>		x			
	Verify				
	Document Existing Easements, Covenants, etc.				
<b>Technical &amp; Financial Capacity</b>					
	Cost Est./Financial Capacity	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>					
<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>					

LOWS

Bk 8817 P#169 #23223  
11-18-2013 @ 10:56a

**MAINE SHORT FORM QUITCLAIM DEED WITH COVENANT**

SABATTUS RESOURCES DEVELOPMENT LLC, a Maine limited liability company with a principal place of business in Lewiston, Androscoggin County, Maine ("Grantor"), hereby grants to MACK BEAULIEU, an individual with a mailing address of 1225 Sabattus Street, Lewiston, Maine 04240 ("Grantee"), with QUITCLAIM COVENANT, a certain lot or parcel of land, situated in Lewiston, Androscoggin County, and State of Maine, bounded and described as follows:

Being the same premises described in the deed of Roger B. Beaulieu *et al.* to Sabattus Resources Development LLC dated December 21, 2001, and recorded in the Androscoggin County Registry of Deeds in Book 4876, Page 115, to which deed and the record thereof reference may be made for a more particular description of the premises hereby conveyed.

IN WITNESS whereof, Sabattus Resources Development LLC has caused this instrument to be signed and sealed by Roger B. Beaulieu, its Member, there unto duly authorized this 15 day of November, 2013.

SABATTUS RESOURCES DEVELOPMENT LLC

By: Roger Beaulieu  
Roger B. Beaulieu, Member

Witness

STATE OF MAINE  
ANDROSCOGGIN, SS.

Then personally appeared the above-named Roger B. Beaulieu, Member of Sabattus Resources Development LLC, this 15 day of November, 2013, and acknowledged before me the foregoing instrument to be his free act and deed in said capacity.

N. J. Rathley  
Notary Public / Maine Attorney-at-Law

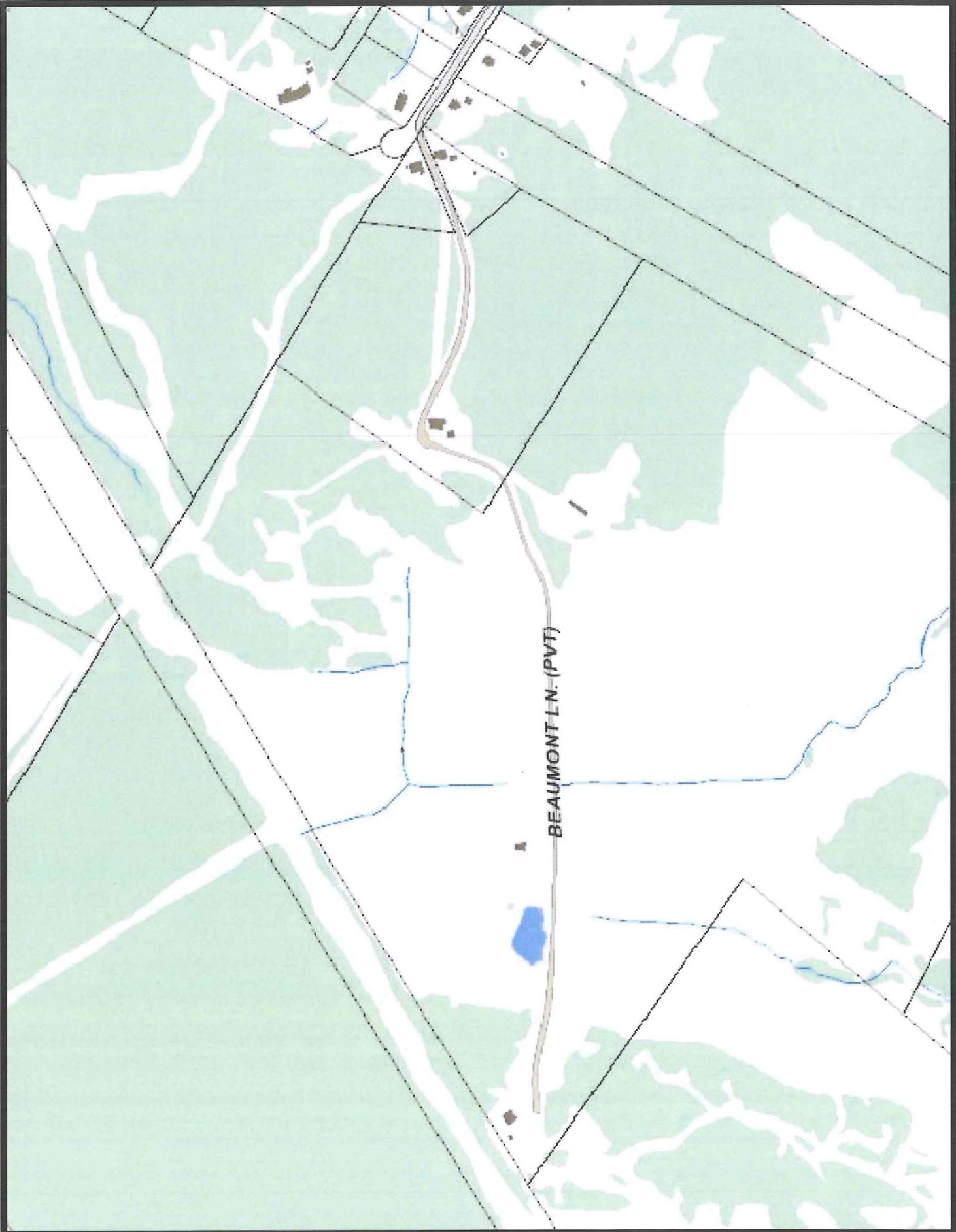
Print/Type Name: N. J. Rathley

My commission expires: \_\_\_\_\_

115003/RATTEY/011013/MAINE 45090000/011013 011013 011013

ANDROSCOGGIN COUNTY  
TINA M CHOUINARD  
REGISTER OF DEEDS

MAINE REAL ESTATE  
TRANSFER TAX PAID



SCALE : NOT TO SCALE  
SOURCE : City of Lewiston TAX MAP



**STAFF REVIEW COMMITTEE MEETING  
CITY OF LEWISTON**

**734 Sabattus Street  
Rancourt Earth Removal Project**

The Lewiston Staff Review Committee will hold a hearing on Thursday, August 13, 2015 at 9:00 a.m. in the Third Floor Conference Room of the City Building to consider a request by PDB Rancourt Realty, LLC for the removal of approximately 13,400 cubic yards of earthen material and stabilization of the site with loam and seed and bark mulch berms.

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.

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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	<u>1,850</u>	sq. ft.
Proposed Total Paved Area	<u>0</u>	sq. ft.
Proposed Total Impervious Area	<u>0</u>	sq. ft.
Proposed Impervious Net Change	<u>-1,850</u>	sq. ft.
Impervious surface ratio existing	<u>3%</u>	% of lot area
Impervious surface ratio proposed	<u>0%</u>	% of lot area

## BUILDING AREA/LOT COVERAGE

Existing Building Footprint	<u>none</u>	sq. ft.
Proposed Building Footprint	<u>                    </u>	sq. ft.
Proposed Building Footprint Net change	<u>                    </u>	sq. ft.
Existing Total Building Floor Area	<u>                    </u>	sq. ft.
Proposed Total Building Floor Area	<u>                    </u>	sq. ft.
Proposed Building Floor Area Net Change	<u>                    </u>	sq. ft.
New Building	<u>                    </u>	(yes or no)
Building Area/Lot coverage existing	<u>                    </u>	% of lot area
Building Area/Lot coverage proposed	<u>                    </u>	% of lot area

## ZONING

Existing Highway Business

Proposed, if applicable                     

## LAND USE

Existing Vacant

Proposed Vacant

## 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                     

Proposed Number of Parking Spaces                     

Required Number of Parking Spaces                     

Number of Handicapped Parking Spaces                     

## ESTIMATED COST OF PROJECT

\$7,500

## DELEGATED REVIEW AUTHORITY CHECKLIST

### SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area 1,850 sq. ft.

Proposed Disturbed Area 0.98 ac. ~~sq. ft.~~

Proposed Impervious Area 0 sq. ft.

- 1. If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.***
- 2. If the proposed impervious area is greater than one acre including any impervious area 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) n/a passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) n/a 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 Highway Business zoning district.
2. Parcel Area: 1.5 +/- 1 acres /          -          square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	none	/ 1.5 ac.
Street Frontage	150'	/ 85'
Min Front Yard	20'	/ N/A
Min Rear Yard	10'	/ N/A
Min Side Yard	10'	/ N/A
Max. Building Height	65'	/ N/A
Use Designation		/ N/A
Parking Requirement	1 space/ per	square feet of floor area
Total Parking:		/ N/A
Overlay zoning districts (if any):		/
Urban impaired stream watershed?	YES/NO If yes, watershed name <u>        </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.**

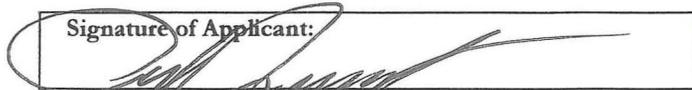
L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

**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: <p style="text-align: center;">AUGUST 4, 2015</p>
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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: Rancourt Earth Removal Project

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: 734 Sabattus Street  
Map 119, Lot 40

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

	Planting Schedule				
<b>Stormwater &amp; Erosion Control Plan</b>		x			
	Compliance w/ chapter 500				
	Show Existing Surface Drainage				
	Direction of Flow				
	Location of Catch Basins, etc.				
	Drainage Calculations				
	Erosion Control Measures	x			
	Maine Construction General Permit				
	Bonding and Inspection Fees				
	Post-Construction Stormwater Plan				
	Inspection/monitoring requirements				
	Third Party Inspections (Lewiston only)				
<b>Lighting Plan</b>					
	Full cut-off fixtures				
	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				
	Adequacy of Water Supply				
	Water main extension agreement				
	Sewer				
	Available city capacity				
	Electric				
	Natural Gas				
	Cable/Phone				
<b>Natural Resources</b>					
	Shoreland Zone				
	Flood Plain				
	Wetlands or Streams				
	Urban Impaired Stream				
	Phosphorus Check				
	Aquifer/Groundwater Protection				
	Applicable State Permits				
	No Name Pond Watershed (Lewiston only)				

	Lake Auburn Watershed (Auburn only)				
	Taylor Pond Watershed (Auburn only)				
<b>Right Title or Interest</b>		x			
	Verify				
	Document Existing Easements, Covenants, etc.				
<b>Technical &amp; Financial Capacity</b>					
	Cost Est./Financial Capacity	x			
	Performance Guarantee				
<b>State Subdivision Law</b>					
	Verify/Check	n/a			
	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)	n/a			
	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>					
<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>					

**WARRANTY DEED**

**Ray Corporation**, a Maine corporation with a mailing address of 571 Sabattus Street, Lewiston, Maine 04240, for consideration paid, grants to **PDB Rancourt Realty, LLC**, a Maine limited liability company with a mailing address of 457 College Street, Lewiston, Maine 04240, with **Warranty Covenants**, the land with any buildings thereon situated in the City of Lewiston, County of Androscoggin and State of Maine, on the northerly side of the road leading from Lewiston to Sabattus, consisting of two acres of land, more or less, and being a part of the premises conveyed to John E. McCarthy by Edith Edwards Hibbert by her deed of warranty dated October 26, 1905, and recorded in the Androscoggin County Registry of Deeds, Book 209, Pages 388, 389 and 390, which said land hereby conveyed is bounded and described as follows:

ON the North by land of Daniel Conley and land of one Sautella; on the East by land of one Ames and one Carpenter; Southerly by said Sabattus Road and Westerly by land of Ames and of one John Hibbert.

**EXCEPTING and RESERVING** from the above-described parcel of land the following lots or parcels of land: **BEGINNING** on the northerly line of Sabattus Street, at the southwesterly corner of land of John A. Jepson and Mildred M. Jepson; thence northeasterly by the northwesterly line of land of John A. Jepson and Mildred M. Jepson Small 100 feet; thence easterly, parallel with the said northerly line of Sabattus Street, 55 feet; thence southwesterly parallel to the first described line, 100 feet to the said northerly line of Sabattus Street; thence westerly by the said northerly line of Sabattus Street, 55 feet to the point of beginning, which said lot or parcel of land was conveyed by John K. Jepson and Etta M. Jepson to John A. Jepson by Warranty Deed dated August 29, 1935, and recorded in the Androscoggin Registry in Book 448, Page 415.

**ALSO EXCEPTING and RESERVING** from the above described parcel of land, a certain lot or parcel of land described in a warranty deed from John K. Jepson and Etta M. Jepson to John W. Brown dated June 25, 1912 and recorded in the Androscoggin County Registry of Deeds in Book 242, Page 351.

**ALSO EXCEPTING and RESERVING** from the above described parcel of land, a certain lot or parcel of land described in a Quitclaim Deed from Joyce Jepson and Mildred M. Small to John A. Jepson dated January 26, 1982 and recorded in the Androscoggin County Registry of Deeds in Book 1561, Page 331.

**BEING** the same premises conveyed to Ray Corporation by QuitClaim Deed from Federal National Mortgage Association a/k/a Fannie Mae dated March 26, 2014, recorded in the Androscoggin County Registry of Deeds in Book 8887, Page 291.

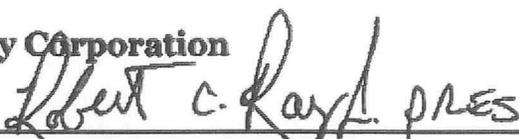
MAINE REAL ESTATE  
TRANSFER TAX PAID

In Witness Whereof, Ray Corporation has caused this instrument to be signed and sealed in its corporate name by Robert C. Ray, Jr., Its President, thereunto duly authorized this 23rd day of December, 2014.

Witness:

  
\_\_\_\_\_

Ray Corporation

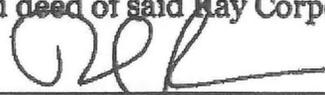
  
\_\_\_\_\_  
Robert C. Ray, Jr., President

STATE OF MAINE  
Androscoggin, ss.

December 23, 2014

Then personally appeared the above named Robert C. Ray, Jr., President of Ray Corporation, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Ray Corporation.

Before me,

  
\_\_\_\_\_  
Notary Public - Attorney at Law  
PAUL R. COSSCHIN

Printed Name:

# TAX MAP



SCALE : NOT TO SCALE  
SOURCE : TOWN OF SABATTUS TAX MAPS



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**CADmaster Drafting  
& Septic Design**