

CITY OF LEWISTON
PLANNING BOARD MEETING
Monday, September 28, 2015 – 5:30 P.M.
City Council Chambers – First Floor
Lewiston City Building
27 Pine Street, Lewiston, ME

AGENDA

- I. ROLL CALL**
- II. ADJUSTMENTS TO THE AGENDA**
- III. CORRESPONDENCE**
- IV. PUBLIC HEARINGS:** None
- V. OTHER BUSINESS:**
 - a) Acquisition/Donation of 35 Ellis Street Rear
 - b) Comprehensive Plan: Review of recommended changes by Planning Board
 - 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 August 24, 2015 and September 14, 2015 draft minutes
- VII. ADJOURNMENT**



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: September 24, 2015
RE: September 28, 2015 Planning Board Agenda Item V(a)

35 Ellis Street Rear–Land Donation

Pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code, the board shall review and make a recommendation to the city council with regard to the acquisition and disposition of all public ways, lands, buildings and other municipal facilities.

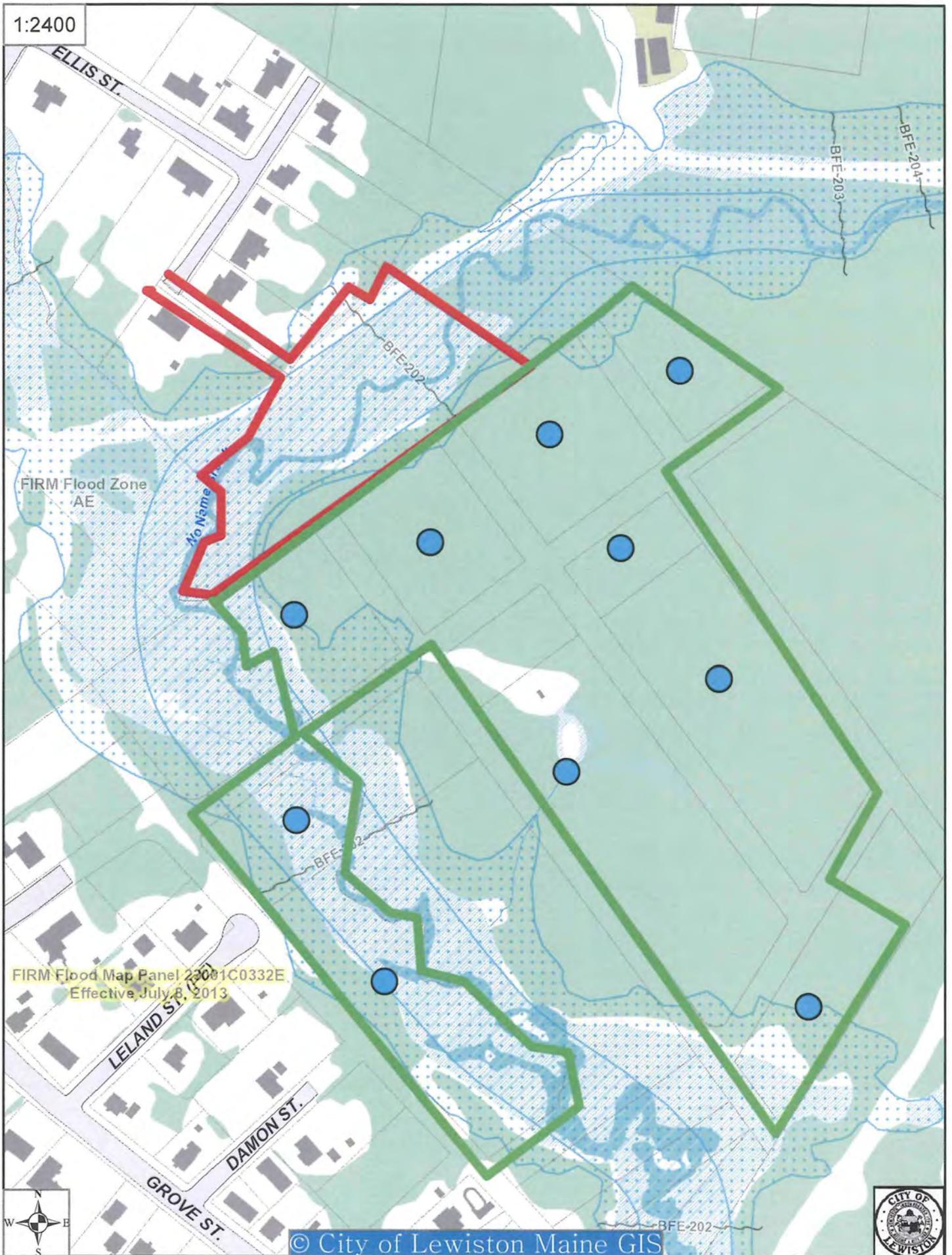
Staff has been directed to request a recommendation from the Planning Board for the acquisition of 35 Ellis Street Rear. Administration received a request from owners Rudolph and Armance Dumais to donate this land to the city. This vacant 2.62 acre parcel is almost entirely located in the Resource Conservation (RC) district and is essentially undevelopable having no frontage, is significantly impacted by shoreland zoning, flood plain, wetlands, a sewer line as part of a cross country sewer collection system, and an inland wading waterfowl habitat. The current assessed value on this property is \$1,920. There are 10 abutters, three of which are the City owning lots that are also undevelopable.

The City Council voted unanimously on September 19, 2015 to execute the required documents to accept ownership of the parcel of vacant land located at 35 Ellis Street Rear. Prior to the City accepting ownership, a recommendation from the Planning Board is needed. City staff recommends accepting the donation of this property given that it is not developable as it may be beneficial for future wetland mitigation or open space.

ACTION NECESSARY:

Make a motion pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the acquisition in the form of a donation of 35 Ellis Street Rear (including, if any, specific conditions raised by the Planning Board).

1:2400

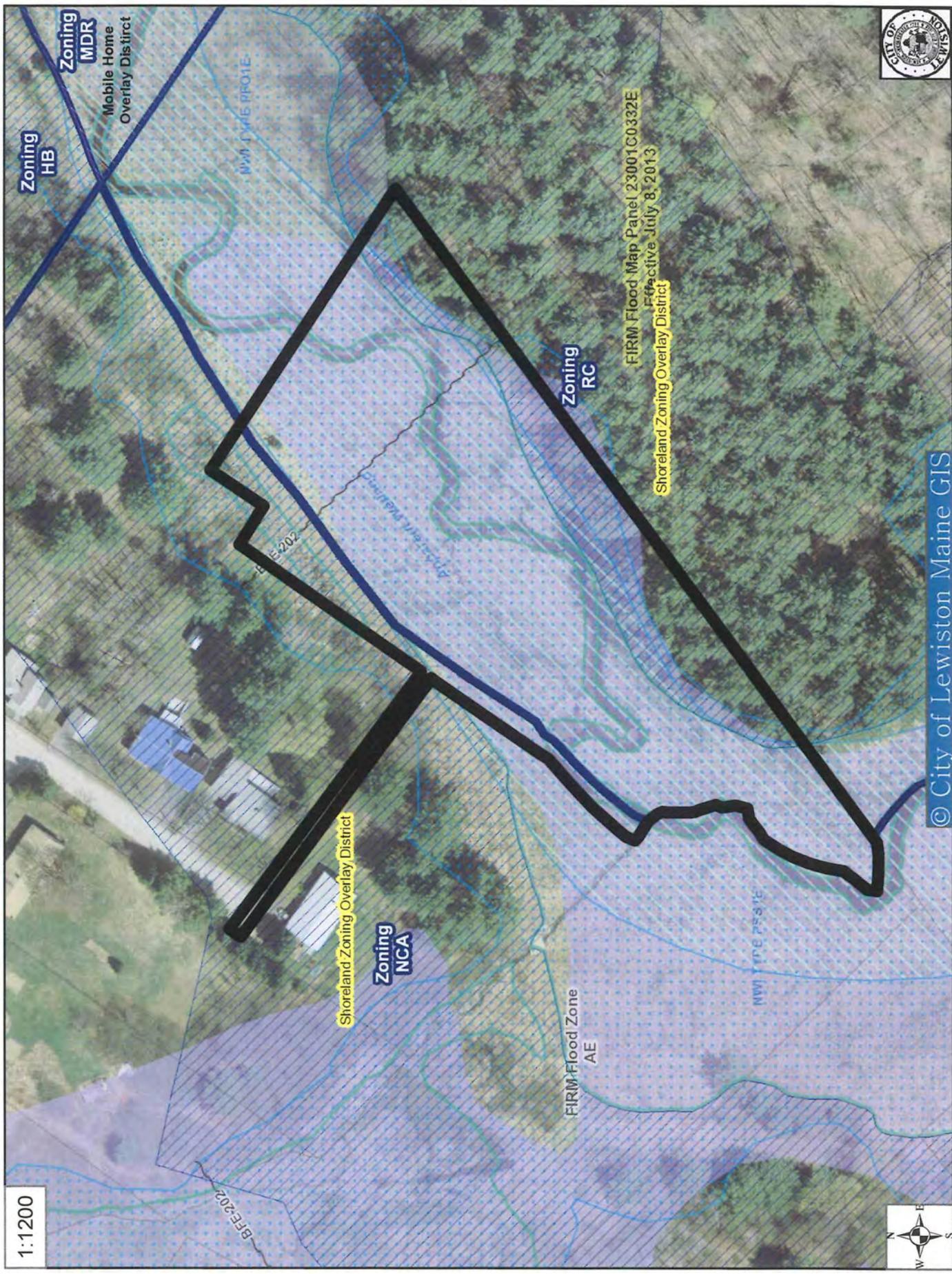


FIRM Flood Map Panel 23001C0332E
Effective July 8, 2013





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1:1200





EXECUTIVE DEPARTMENT

Edward A. Barrett, City Administrator
Phil Nadeau, Deputy City Administrator

September 3, 2015

To: Honorable Mayor and Members of the City Council
Fr: Edward A. Barrett
Su: Offer to Donate the Property at 35 Ellis Rear

We have received the attached letter from Rudolph and Armance Dumais offering to donate the property located at 35 Ellis Rear (see attached map). Ellis Street runs from Pond Road between Grove and Sabattus. The lot is primarily back land and is completely covered by the floodplain and wetlands. While it can be accessed from Ellis Street (a private street in this area) via a reserved right of way, it is effectively an unbuildable lot. It also has a city 18 inch PVC sewer line traversing part of the property. The property is assessed at \$1,920 with an annual current tax bill of \$52.55.

The City owns 10 other lots in the immediate area, all of which are either wet or effectively without road access. On the attached map, the property outlined in dark black is 35 Ellis Street Rear. The properties marked with dots are currently owned by the City.

The only realistic value associated with this property is its potential use as future mitigation for wetland impacts elsewhere in the No Name Stream watershed. It could also be potentially useful should the City eventually be required to develop a watershed management plan for No Name Stream should it fail to meet required water quality due to non-point source runoff.



COUNCIL ORDER

Order, Accepting Donation of the Property at 35 Ellis Street Rear

Whereas, the owners of the property at 35 Ellis Street Rear have approached the City with an offer to donate this vacant land to the City; and

Whereas, the property is crossed by No Name Stream and is largely covered by wetlands and the stream's flood plain, restricting its potential for development; and

Whereas, the property is adjacent to other City owned parcels in the immediate area; and

Whereas, ownership of the property may be beneficial to the City as future mitigation property for wetland impacts elsewhere in the area or as an element of the City's watershed management plan for the No Name Stream watershed; and

Whereas, given the parcels location and the presence of wetlands and flood plain, the property has a limited market value;

Now, therefore, be it ordered by the City Council of the City of Lewiston that

The City Administrator is hereby authorized to execute the required documents to accept ownership of the parcel of vacant land located at 35 Ellis Street Rear.

August 14, 2015

City of Lewiston
Attn: Janet Labbe
27 Pine Street
Lewiston, ME 04240

RE: 00-003235

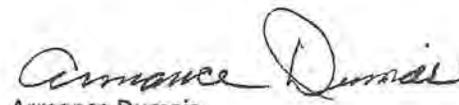
Dear Janet Labbe,

We are writing you as requested regarding a parcel of land #00-003235, that was past on to Rudolph Dumais when his brother Joseph Dumais past away. We no longer want this parcel of land and have no use for it. It is all wet / bog land.

Please let us know if there is anything else we need to do. You may reach us at 207-784-7759.

Sincerely,


Rudolph Dumais


Armance Dumais

