

**CITY OF LEWISTON  
STAFF REVIEW MEETING**  
Thursday, October 1, 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**
- IV. PUBLIC HEARINGS:**
  - A. To consider a proposal by Kristo Papailia to create nine parking spaces at 357 Sabattus Street accessory to Angelo's Pizza.
- V. OTHER BUSINESS**
- VI. READING OF THE MINUTES:** Motion to adopt minutes from the August 13, 2015 and August 27, 2015 meetings.
- VII. ADJOURNMENT:**



**STAFF REVIEW COMMITTEE MEETING  
CITY OF LEWISTON**

**357 Sabattus Street  
Proposed Parking Lot at Angelo's Pizza**

The Lewiston Staff Review Committee will hold a hearing on Thursday, October 1, 2015 at 9:00 a.m. in the Third Floor Conference Room of the City Building to consider a proposal by Kristo Papalia to create nine parking spaces at 357 Sabattus Street accessory to Angelo's Pizza.

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: PROPOSED PARKING LOT ANGELO'S PIZZA  
 PROPOSED DEVELOPMENT ADDRESS: 357 Sabattus Str., Lewiston ME  
 PARCEL ID#: 6823

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

PROJECT DESCRIPTION: NINE PARKING SPACES AT 357  
SABATTUS.

**CONTACT INFORMATION:**

Applicant

Name: Kristo Papailia  
 Address: 48 Waters Edge Dr., Lewiston  
 Zip Code: 04240  
 Work #:  
 Cell #: (207) 240-7826  
 Fax #:  
 Home #:  
 Email: TOCIITA@HOTMAIL.COM

Property Owner

Name: Kristo Papailia  
 Address: 48 Waters Edge Dr., Lewiston  
 Zip Code: 04240  
 Work #:  
 Cell #: (207) 240-7826  
 Fax #:  
 Home #:  
 Email: TOCIITA@HOTMAIL.COM

Project Representative

Name:  
 Address: N/A  
 Zip Code:  
 Work #:  
 Cell #:  
 Fax #:  
 Home #:  
 Email:

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

Name:  
 Address: N/A  
 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	<u>2795 ±</u>	sq. ft.
Proposed Total Paved Area	<u>2600 ±</u>	sq. ft.
Proposed Total Impervious Area	<u>2600 ±</u>	sq. ft.
Proposed Impervious Net Change	<u>195 ±</u>	sq. ft.
Impervious surface ratio existing	<u>1.33</u>	% of lot area
Impervious surface ratio proposed	<u>1.31</u>	% of lot area

## BUILDING AREA/LOT

### COVERAGE

Existing Building Footprint	<u>N/A</u>	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  
Proposed, if applicable

OR  
OR

### LAND USE

Existing  
Proposed

VACANT / DEMO SITE  
PARKING LOT

### RESIDENTIAL, IF APPLICABLE

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

N/A  
↓

### PARKING SPACES

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

0  
9  
1

### ESTIMATED COST OF PROJECT

\$7,000

## DELEGATED REVIEW AUTHORITY CHECKLIST

### SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	<u>N/A</u>	sq. ft.
Proposed Disturbed Area	<u>N/A</u>	sq. ft.
Proposed Impervious Area	<u>N/A</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 (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.

# 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 COMPLETED.

PROJECT NAME: \_\_\_\_\_

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: 357 Sabattus St. Lewiston  
↳ 6823

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

City of Auburn Planning and Permitting Department - 60 Court Street, Suite 104 -  
Auburn, ME 04210 - Tel. (207) 333-6001

City of Lewiston Department of Planning and Code Enforcement - 27 Pine Street - Lewiston, ME 04203 - 7000  
Tel. (207) 513-3123

### Zoning Summary

1. Property is located in the OR zoning district.  
 2. Parcel Area: .11 acres / 8276 square feet (sf).

Regulations	Required/Allowed	Provided
Min Lot Area	7500	1 8276
Street Frontage	100	1 45
Min Front Yard	10	1 10
Min Rear Yard	10	1 10
Min Side Yard	10	1 10
Max. Building Height	n/a	1 n/a
Use Designation	parking	1 PARKING
Parking Requirement	1 space/ per	square feet of floor area
Total Parking:	-	1 9
Overlay zoning districts (if any):	n/a	1 n/a
Urban impaired stream watershed?	YES/NO If yes, watershed name	n/a

## DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submission shall include payment of fee and ~~fifteen~~ <sup>200</sup> (5) FIVE (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 authority.
5. Copy of the checklist completed for the proposal listing the material contained in the application.

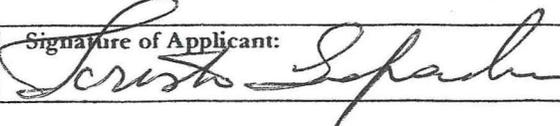
Refer to the application checklist for a detailed list of submittal requirements.

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 has authorized me 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.

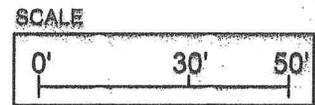
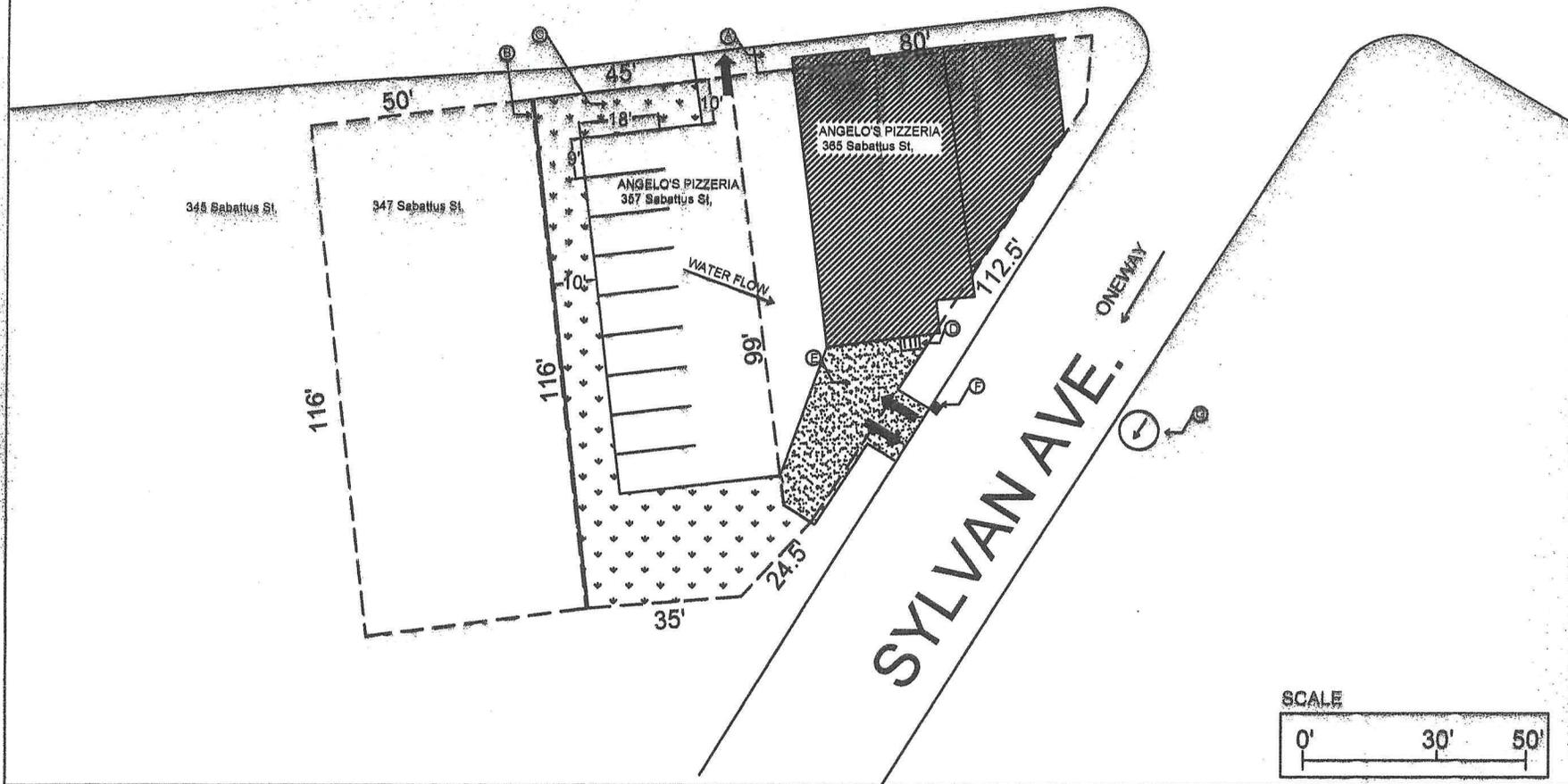
This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant: 	Date: 09/21/2015
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	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	N/A		
	Bonding and Inspection Fees	N/A		
	Post-Construction Stormwater Plan	N/A		
	Inspection/monitoring requirements	N/A		
	Third Party Inspections (Lewiston only)	N/A		
<b>Lighting Plan</b>				
	Full cut-off fixtures	✓		
	Meets Parking Lot Requirements	✓		
<b>Traffic Information</b>				
	Access Management	✓		
	Signage	✓		
	PCE - Trips in Peak Hour	N/A		
	Vehicular Movements	✓		
	Safety Concerns	✓		
	Pedestrian Circulation	✓		
	Police Traffic	✓		
	Engineering Traffic	N/A		
<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)	N/A			
	Taylor Pond Watershed (Auburn only)	↓			
<b>Right Title or Interest</b>					
	Verify	✓			
	Document Existing Easements, Covenants, etc.	✓			
<b>Technical &amp; Financial Capacity</b>					
	Cost Est./Financial Capacity	N/A			
	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>					

SABATTUS ST.



**NOTATIONS:**

- A - SIGN, "EXIT ONLY"
- B - BUSHES OR FENCE ON PROPERTY LINE
- C - GRASS PERIMETER OF AT LEAST 10'
- D - EXISTING WASTE DUMPSTER
- E - EXISTING PAVEMENT
- F - EXISTING CATCH BASIN
- G - SIGN, "ONE WAY"

PROPOSED PARKING LOT  
ANGELO'S PIZZERIA  
365/357 SABATTUS ST., LEWISTON

STAFF REVIEW COMMITTEE APPROVAL DATE

174/147

**QUITCLAIM DEED WITHOUT COVENANT**

**134 Main Street, LLC**, a Maine limited liability company with a place of business in Portland, County of Cumberland and State of Maine, for consideration paid, grants to **Kristo Papailia and Merita Papailia**, both of 48 Waters Edge Drive, Lewiston, County of Androscoggin, State of Maine, as Joint Tenants, those certain lots or parcels of land, located in Lewiston, County of Androscoggin and State of Maine, bounded and described as follows:

**357 Sabattus Street:**

Parcel One: Beginning on the south side of Sabattus Street fifty (50) feet east of the northeast corner of land now or formerly owned by J. Raymond Brackett; thence running South one hundred six (106) feet at right angles to said Sabattus Street; thence parallel to said Sabattus Street forty-five (45) feet, more or less, to Sylvan Avenue; thence northeasterly along said Sylvan Avenue about ten (10) feet; thence northerly parallel to and forty-five (45) feet from the first mentioned line, ninety-nine (99) feet, more or less, to the southerly line of said Sabattus Street; thence westerly along said southerly line of said Sabattus Street forty-five (45) feet to the point of beginning. Being a portion of Lot numbered 5 on a certain plan of lots.

Parcel Two: Beginning at an iron pin on the northerly side of Sylvan Avenue which point is one hundred twenty-seven (127) feet, more or less, southwestly from the intersection of Sabattus Street and said Sylvan Avenue; thence North eight (8) degrees seven (7) minutes East and partly along a steel wire fence fifteen and six tenths (15.6) feet to a street fence post; thence South fifty-six (56) degrees twenty-seven (27) minutes East along the line of land now or formerly of Irene Ouellette ten and three tenths (10.3) feet to an iron pin set along the northerly side of said Sylvan Avenue; thence South forty-seven (47) degrees forty-five (45) minutes West along said northerly side of said Sylvan Avenue fourteen and five tenths (14.5) feet to the point of beginning.

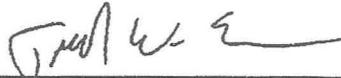
Being the same premises as described in a deed from Richard Herman and Travis Soule to 134 Main Street, LLC dated April 10, 2009 and recorded in the Androscoggin County Registry of Deeds on April 15, 2009 in Book 7668, Page 46.

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

IN WITNESS WHEREOF, 134 Main Street, LLC has caused this instrument to be signed in its name by James Hanley, its authorized Manager, this 15<sup>th</sup> day of May, 2013.

134 Main Street, LLC

  
\_\_\_\_\_  
Witness

By:   
\_\_\_\_\_  
Todd Colpitts  
Its Duly Authorized Agent

STATE OF MAINE  
ANDROSCOGGIN, SS.

May 15, 2013

Personally appeared the above-named Todd Colpitts, in his said capacity, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said 134 Main Street, LLC. Before me,

  
\_\_\_\_\_  
Print Name: Daniel A. D'Auteuil, Jr.  
~~Notary Public~~/Attorney at Law

F:\DAD\Clients\Papailia, Kristo & Merita\357 Sabattus Street\deed from 134 Main LLC