

**CITY OF LEWISTON
PLANNING BOARD MEETING**
Monday, March 14, 2016 – 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:

A petition by Rubellite, LLC to rezone the property at 200 College Street from the Institutional Office (IO) district to the Neighborhood Conservation "B" (NCB) district, to include but not be limited to the permitting of lodging houses.

V. OTHER BUSINESS:

a) 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 February 22, 2016 draft minutes

VII. ADJOURNMENT



CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, City Planner
DATE: March 11, 2016
RE: March 14, 2016 Planning Board Agenda Item IV(a)

A petition by Rubellite, LLC to rezone the property at 200 College Street from the Institutional Office (IO) district to the Neighborhood Conservation "B" (NCB) district, to include but not be limited to the permitting of lodging houses.

Fred Greenwood, sole member of Rubellite, has submitted a petition to rezone the property at 200 College Street from the Institutional Office (IO) district to the Neighborhood Conservation "B" (NCB) district to include, but not be limited to, the permitting of lodging houses.

This property of approximately 5,000 SF acres consists of three-story structure last legally used as a group care facility in 2008. Prior to 1985, it had been used as a three-unit multifamily dwelling. In 2012, the petitioner purchased and renovated the property and has since rented it to Bates students. Several months ago Lewiston Fire Prevention and Planning and Code Enforcement inspected the structure due to a possible violation of fire code occupancy requirements. At that time, Lewiston Fire determined the structure exceeded fire code occupancy requirements for three-unit structure. This led Planning and Code Enforcement to determine the property is not zoned appropriately for use as a multifamily dwelling or lodging house. The property is located in the IO district which does allow multifamily dwellings. However, the last legal known use of the property was a group care facility; therefore, the multifamily use of the property has been deemed abandoned and the resumption of said use requires meeting the current space and bulk standards. This includes a minimum net lot area requirement of 3,000 SF per dwelling unit, which given the lots size, would limit use of 200 College Street to a single family dwelling. Furthermore, given the applicants desired occupancy to be maintained in the structure, the option operating of a lodging house does not exist as that is not a permitted use in the IO district.

Short of abandoning the use of the property (and having made a significant amount of improvements to the structure), the applicant has submitted a petition to rezone 200 College Street, extending the abutting NCB district to include this property. Rezoning the property provides the applicant the option of either establishing a lodging house at this location or a two family dwelling. Unfortunately, even with a rezoning, the applicant will not have the ability to reestablish three units at the property not meeting the density/net lot area requirements of the NCB district (i.e. the lot would need to be approximately 7,374 SF to accommodate three dwelling units).

Staff believes this request may be the best option for the applicant at this time. The other possible consideration may have been to amend the IO district, either reducing the net lot area

requirements from 3,000 SF per dwelling unit to a much smaller number to allow more units per acre or to permit lodging houses. However, this would potentially have far greater impact upon the community impacting many other properties, requiring a more detailed examination of the zoning. Expanding the abutting NCB district to include 200 College Street is a reasonable and appropriate request given the existing zoning, allowed uses, and densities within proximity to this property. When looking at the three remaining properties on this block, it could be argued they should be included in the NCB district, too, given their uses and lots sizes. However, at this time, the request is limited to 200 College Street

The Board should note staff has heard from two concerned neighbors about the request. Both property owners currently live in the NCB district which allows multifamily dwellings and lodging houses. However, they expressed concerns about the impact college students have on the neighborhood with respect to parking, noise, and other disturbances.

ACTION NECESSARY

Make a motion pursuant to Article VII, Section 4 and Article XVII, Section 5 of the Zoning and Land Use Code to send a favorable recommendation for the City Council's consideration based upon the proposal submitted by Rubellite, LLC to rezone the property at 200 College Street from the Institutional Office (IO) district to the Neighborhood Conservation "B" (NCB) district (Including, if any, specific conditions raised by the Planning Board).

Land Use Table: All Zoning Districts 01.15.15	Neighborhood Conservation on "B" (NCB)	Institutional Office (IO)
USES(15)(33)		
Accessory use or structure	P	P
Commercial-Service		
Veterinary facilities excluding kennels and humane societies		P
Veterinary facilities including kennels and humane societies		
Small day care facilities	P	P
Day care centers		P
Day care centers accessory to public schools, religious facilities, multifamily or mixed res. developments, and mobile home parks	C(22)	
Business and professional offices including research, experimental, testing laboratories, engineering, research, management and related services	C(31)	P
Restaurants		P(5)
Drinking places		
Adult business establishments		
Hotels, motels, inns		P(4)
Movie theaters except drive-in theaters		
Places of indoor assembly, amusement or culture		
Art and crafts studios	C	C
Personal Services	P	P
Retail stores		
Neighborhood retail stores	P	C
Lumber and building materials dealer		
Gasoline service stations		
Gasoline service stations which are a part of and subordinate to a retail use		
New and used car dealers		
Recreational vehicle, mobile home dealers		
Equipment dealers and equipment repair		
Automotive services including repair		
Registered dispensary(27)		
Registered primary caregivers engaged in the cultivations of medical marijuana for two to five registered patients.		
Tattoo Establishments		
Industrial		
Light industrial uses		
Industrial uses		
Building and construction contractors		
Fuel oil dealers and related facilities		
Wholesale sales, warehousing and distribution facilities and self-storage facilities		
Self storage facilities		
Commercial solid waste disposal facilities		
Junkyards and auto graveyards		
Recycling and reprocessing facilities		
Private industrial/commercial developments(23)		
Transportation		
Airports or heliports		
Commercial parking facilities	C	C
Transit and ground transportation facilities		
Transportation facilities		
Public and Utility		
Pumping stations, standpipes or other water supply uses involving facilities located on or above the ground surface and towers for municipal use	P	P
Power transmission lines, substations, telephone exchanges, microwave towers or other public utility or communications use	C	C
Municipal buildings and facilities	C	C
Preservation of historic areas; emergency and fire protection activities; bridges and public roadways		

Land Use Table: All Zoning Districts 01.15.15	Neighborhood Conservation on "B" (NCB)	Institutional Office (IO)
Dams		
Institutional		
Religious facilities	P	P
Cemeteries	P	
Congregate care/assisted living facilities, institutions for the handicapped, nursing or convalescent homes, group care facilities	C	P
Hospitals, medical clinics,	C	P
Museums, libraries, and non-profit art galleries and theaters		P
Academic institutions, including buildings or structures for classroom, administrative, laboratory, dormitories, art, theater, dining services, library, bookstores, athletic facilities and student recreational uses, together with buildings accessory to the foregoing permitted principal buildings or structures,	C(13)	P(12)(24)
Civic and social organizations	C	C
Public community meeting and civic function buildings including auditoriums		P
Residential		
Single-family detached dwellings on individual residential lots	P(2)	P(2)
Mobile homes on individual residential lots		
Two-family dwellings	P	
Multifamily dwellings in accordance with the standards of Article XIII	P	P
Single-Family attached dwelling in accordance with the standards of Article XIII	P	P
Mixed single-family residential developments in accordance with the standards of Article XIII	P	
Mixed residential developments in accordance with the standards of Article XIII	P	
Mixed use structures	P	P
Lodging houses	P	
Home occupations	P	
Bed and breakfast establishments as a home occupation	P	P
In-law apartments in accordance with the standards of Article XII	P	
Single family cluster development		
Family day care home	P	P
Shelters	C	
Natural Resource		
Agriculture		
Farm Stands		
Forest management and timber harvesting activities in accordance with the standards of Article XIII	P	
Earth material removal		
Community gardens(20)	P	P
Water dependent uses, e.g. docks and marinas		
Non-residential structures for educational, scientific or nature interpretation purposes, containing a maximum floor area of not more than ten thousand (10,000) square feet		
Recreation		
Campgrounds		
Public or private facilities for nonintensive outdoor recreation	C	
Commercial outdoor recreation and drive-in theaters		
Fitness and recreational sports centers as listed under NAICS Code 713940		

Dimensional Requirements (13) 12.18.2012	Neighborhood Conservation B (NCB)	Institutional Office (IO)
Minimum lot size with public sewer		
Single family detached (24)		
Single family attached		
Two-family dwellings		
Single family cluster development		
Mixed single family residential development (14)		
Mixed residential development (14)		
Multifamily dwellings		
Mixed use structures		
Agriculture		
Religious facilities		
Veterinary facilities		
Other uses		
All permitted uses	None	10,000 sf
Minimum lot size without public sewer (3)		
Single family detached, mobile homes on individual lots (24)		
Single family attached		
Two-family dwellings		
Single family cluster development (1)		
Mixed single family residential development (14)		
Mixed residential development (14)		
Multifamily dwellings		
Mixed use structures		
Agriculture		
Religious facilities		
Veterinary facilities		
Other uses		20,000 sf
Minimum net lot area per du with public sewer		
Single family detached		
Single family attached		
Two-family dwellings		
Mixed single family residential development (14)		
Mixed residential development (14)		
Multifamily dwellings		
Mixed use structures		
All permitted residential uses	120% of average (26)	3,000 sf
Minimum net lot area per du without public sewer		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential development (14)		
Mixed residential development (14)		
Multifamily dwellings		
Mixed use structures		
All permitted residential uses		
Minimum frontage		
Single family detached, mobile homes		
Single family attached		
Two-family dwellings		
Single family cluster development (with multiple vehicular accesses)		
Mixed single family residential development (with multiple vehicular accesses) (14)		
Mixed residential development (with multiple vehicular accesses) (14)		
Multifamily dwellings (with multiple vehicular accesses)		
Mixed use structures		
Agriculture		
Religious facilities		
Veterinary facilities		
Other uses		
All permitted uses	50 ft	100 ft
Minimum front setback		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		

Dimensional Requirements (13) 12.18.2012	Neighborhood Conservation B (NCB)	Institutional Office (IO)
Single family cluster development		
Mixed single family residential development (14)		
Mixed residential development (14)		
Multifamily dwellings		
Mixed use structures		
Agriculture		
Religious facilities		
Veterinary facilities		
Other uses		
All permitted uses	10 ft (21,22)	30 ft (17, 27)
Minimum front yard		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Single family cluster development		
Mixed single family residential development (14)		
Mixed residential development (14)		
Multifamily dwellings		
Mixed use structures		
Religious facilities		
Veterinary facilities		
Other uses		
All permitted uses	10 ft (21,22)	10 ft (17)
Minimum side and rear setback		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Single family cluster development		
Mixed single family residential development (14)		
Mixed residential development (14)		
Multifamily dwellings		
Religious facilities		
Mixed use structures		
Veterinary facilities		
Farm structures for keeping of animals		
Other uses		
All permitted uses	5 ft	20 ft
Minimum side and rear yard		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Single family cluster development		
Mixed single family residential development (14)		
Mixed residential development (14)		
Multifamily dwellings		
Mixed use structures		
Religious facilities		
Veterinary facilities		
Farm structures for keeping of animals		
Other uses		
All permitted uses	5 ft (16,21)	10 ft (16,17)
Maximum height		
Agriculture		
Other permitted uses	65 ft	75 ft
Hospital, nursing homes and medical offices		120 ft
Ratios		
Maximum lot coverage	0.65	0.75(28)
Maximum impervious coverage	0.85	0.75(28)

AN ORDINANCE PERTAINING TO ZONING BOUNDARIES
THE CITY OF LEWISTON HEREBY ORDAINS:

Appendix A of the Code of Ordinances of the City of Lewiston, Maine, is hereby amended as follows:

APPENDIX A
ZONING AND LAND USE CODE
ARTICLE IV. ESTABLISHMENT OF DISTRICTS

Sec. I. Zoning Map

The "Official Zoning Map, City of Lewiston," adopted pursuant to this Section, is hereby amended by rezoning the parcel more fully described in Exhibit "A" attached hereto, and as shown on Exhibit "B," said parcel being located at 200 College Street, Lewiston, Maine, from the Institutional Office (IO) zoning district to the Neighborhood Conservation "B" (NCB) zoning district.

REASONS FOR THE PROPOSED AMENDMENT

The Petitioner Rubellite, LLC (Fred Greenwood, Sole Member) proposes to remove the Property from the IO District, ~~"The purpose of the institutional office district is to provide areas within the city of the location of major community facilities including hospitals, school, colleges and similar institutions. The standards of the district are designed to provide these institutions with flexibility within their property limits but to establish safeguards to protect adjoining residential areas from undesirable impacts associated with these uses"~~, to the NCB District, the statement of purpose for which is: "The purpose of the neighborhood conservation "B" district is to promote the stability and improvement of older multifamily residential neighborhoods by requiring the development of new buildings or the replacement, reuse or conversion of existing buildings to conform to the type and density of housing existing within the immediate neighborhood. The standards of the district allow multifamily housing while encouraging the upgrading of this housing stock."

The Petitioner proposes that the enacting clause relating to this petition shall be: "The City of Lewiston hereby ordains that as to the real estate located at 200 College Street in Lewiston, Maine, said real estate shall be located in the Neighborhood Conservation "B" Zoning District, subject to all requirements applicable to said real estate as set forth in the Lewiston Zoning and Land Use Code, as amended."

The reasons for the proposed amendment are as follows. The Petitioner has been operating the Property as a lodging house for the benefit of Bates College students since purchasing and thereafter renovating the Property in 2012. The Petitioner's current use of the Property is entirely consistent with the prior and similar historic use of the Property by the prior owner, Sisters of Charity. Based on City records, Sisters of Charity was approved by the City to operate the Property as a group home in 1985. This use was continued uninterrupted from 1985 to

approximately 2008. In 2008, and continuing through early 2012, according to all available information, the building was not used for any purpose and was essentially vacant. At some point between 2008 and 2012, the office of the City Assessor characterized the Property as a three (3) unit multifamily building. The Property was then listed for sale by a local real estate office, which produced the standard Multiple Listing Service Property Summary form (a/k/a Agent Synopsis). This form represented to all potential purchasers that the Property was a three (3) unit multifamily building, consistent with the City Assessor's records. In reliance on this information, which the Petitioner confirmed with the City Assessor's office prior to closing, the Petitioner purchased the Property.

After purchase, Mr. Greenwood began substantial upgrades and renovations to the building, applying for and receiving all appropriate City permits while representing the three (3) family characterization of the Property consistent with the City Assessor's records. These upgrades and renovations were also performed in cooperation with the Lewiston Fire Department, which recommended the removal of the then existing fire alarm system due essentially to its age. The existing sprinkler system remains in the building and is fully operational, and was allowed to remain due to the reliance by the Fire Department on the City's characterization of the Property at that time as a three (3) unit multifamily building. Mr. Greenwood complied by removing the fire alarm system, and upon completion of renovations, has been leasing the property to Bates students each year, including existing contracts for lease for the 2016-2017 calendar year. Mr. Greenwood was unaware that the Property at some point after acquisition had been re-characterized by the City, from a three (3) unit multifamily building to a lodging house.

Recent action taken by the Department of Planning and Code Enforcement was the first indication to the Petitioner that the designated zoning district for the Property did not allow the Property to be used as a lodging house. In immediate response to this City action, Mr. Greenwood met with City officials and representatives of the Fire Department. The Fire Department strongly urged that a Code compliant fire alarm system be installed, which the Petitioner has agreed to and is currently undertaking. However, since the Department of Planning and Code Enforcement has indicated the Property can only be used as a single family residence under the current IO district designation, which use is entirely inconsistent with both the historical use of the building on the Property and its original construction as a multifamily structure, the Petitioner is requesting that the Property be included in the NCB District.

The current use of the Property, as well as its historic use back to the mid 1980's, is far greater in consistency with the parameters of the NCB District than the IO District. Neither the former nor current uses of the Property, as the IO District states, constitute an undesirable impact on adjoining residential areas. Conversely, the Property has been, and continues to be, used in a manner which the NCB District expressly prefers; namely, the improvement of older multifamily residential neighborhoods by the reuse of existing buildings conforming to the type and density of housing existing within the immediate neighborhood. There are other parcels in the immediate vicinity of the Property which engage in identical uses to the present use of the Property, particularly since the NCB District lies immediately adjacent to and behind the Property. All actions taken by Mr. Greenwood since acquiring this Property have been consistent with those representations and information available at the time of acquisition and thereafter, but more importantly, consistent with the historical use of the Property and the Comprehensive Plan for the City.

CONFORMANCE WITH COMPREHENSIVE PLAN

The petition before you is consistent with the City's Comprehensive Plan (CP), for the reasons stated above and also based on the following. The CP encourages the rehabilitation or adaptive re-use of existing buildings and residential units (Page 68, subsections 8 and 9). The CP advocates that the City accomplish these goals through Code amendments and rezonings (Page 71, Section H(1)). In addition, the current and future tenants of the Property provide the diversity of residents living in the College Street neighborhood, discouraging segregation and stratification, all in conformance with the CP (Page 68, subsection 10). Furthermore, this rezoning will accomplish better utilization of existing housing stock and related resources in meeting the needs of Bates College (Page 125, subsection 15). The CP encourages and promotes affordable and decent housing opportunities for all Lewiston citizens, which will continue to allow a diverse range of housing types in the community (Policy 5, Pages 135-136). Without this rezoning, a number of college students may be compelled to live further away from campus, placing additional strains on the City's infrastructure (traffic, pollution, parking), and will run contrary to the CP's stated goals of advancing alternative transportation (in particular, pedestrian and bicycle use, particularly with Bates students, given the close proximity of the Property to the College proper) (Page 131, subsection 7).

Lastly, the granting of this petition will promote and advance the goals outlined in the City's March 2015 "Legacy" draft of its revised CP. In relevant part, the proposed SD-CM Bates Campus Special District contemplates a new approach to this special and unique area of the City, and expressly targets the current IO District to be re-zoned to address the needs of the College. Specifically, the report (Page 124) states: "Bates University, because of its function and design, requires a unique set of standards to accommodate large detached buildings, buildings that face onto internal greens and other qualities seen in a campus environment. This Special District is assigned to Bates College. It includes the City's current Institutional Office zone, which would be rezoned as a form-based Special District." The report also outlines a number of guiding principles, highlighting the City's vision to "strengthen neighborhoods and expand housing choice", by providing "a greater range of housing choices to meet the needs of young adults, families, retirees, seniors, immigrants, refugees and people of different income levels. Housing types should include small houses, multi-family buildings, live-work units, accessory dwelling units and single family homes. A more intentional and diversified housing strategy is critical to the City's quality of life and economic growth". (Page 116). Legacy emphasizes the need to simplify property use rules in order to make easier the redevelopment of buildings that respect the character of the existing neighborhood. One of the ways to accomplish this is to encourage reinvestment in older, higher density residential neighborhoods by allowing full utilization of existing buildings and flexible parking requirements (Page 128 under the CD4 outline). Mr. Greenwood's efforts to date have done just that, reinvesting in an old, then unused building in a high density neighborhood, to restore it to its full and historic utilization, while respecting the character of the neighborhood. The current use of this Property, if preserved by the granting of this rezoning petition, will be in lock step with the City's vision to create this special District.

*Quitclaim Deed
With Covenant*

Know All Men by these Presents, that **St. Mary's Health System**, formerly known as Sisters of Charity Health System, Inc., a Maine non-profit company with a mailing address of 93 Campus Ave., P.O. Box 7291, Lewiston Maine 04243-7291, ("Grantor"), for consideration paid by **Rubellite, LLC**, a Maine limited liability company with a mailing address of 195 Center Street, Auburn, Maine 04210 ("Grantee"), does hereby grant unto said Grantee, with **Quitclaim Covenants**, a certain lot or parcel of land, with any building thereon, situated in Lewiston, County of Androscoggin, and State of Maine, bounded and described as follows:

(200 College Street, Lewiston). A certain lot or parcel of land in Lewiston, County of Androscoggin, State of Maine, together with any buildings thereon, bounded and described as follows:

Beginning at an iron pin in the ground at the most easterly corner of a lot of land on the northwesterly line of College Street in said Lewiston sold to John Foss by William P. Frye, Sarah C. Frye and Addie Dawes, formerly all of Lewiston, Maine; thence northwesterly by the line of said John Foss lot of land about one hundred six (106) feet to an iron pin in the ground marking the most northerly corner of said John Foss lot of land; thence northeasterly by a lot of land sold by said William P. Frye, Sarah C. Frye and Addie Dawes to Chester M. Lord, fifty (50) feet to an iron pin in the ground; thence southeasterly on a line parallel with said John Foss lot of land about one hundred four (104) feet to an iron pin in the ground on said northwesterly line of College Street; thence southwesterly by said northwesterly line of College Street, fifty (50) feet to the point of beginning.

This conveyance is subject, however, to the restriction that no building shall be erected or maintained on said premises nearer the line of College Street than fifteen (15) feet.

Being the same premises conveyed to Sisters of Charity Health System, Inc. by Warranty Deed from Campus Holding, Inc., successor to Campus Properties, Inc., dated December 30, 1994 and recorded in the Androscoggin County Registry of Deeds in Book 3372, Page 214.

In Witness Whereof, **St. Mary's Health System**, by and through its undersigned authorized Chief Financial Officer, Carolyn M. Kasabian, has hereunto set her hand and seal this 27th day of January, 2012.

MAINE REAL ESTATE
TRANSFER TAX PAID

St. Mary's Health System

Lou J. Tame
Witness

By: Carolyn M. Kasabian
Carolyn M. Kasabian, Chief Financial Officer

State of Maine
Androscoggin, ss.

January 27, 2012

Then personally appeared the above named Carolyn M. Kasabian, Chief Financial Officer of St. Mary's Health System and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of St. Mary's Health System.

Before me,

Pamela M. Beaulé
Notary Public/Attorney at Law

SEAL

Print Name PAMELA M. BEAULÉ
Notary Public, Maine
My Commission Expires July 18, 2013

1367591-1

ANDROSCOGGIN COUNTY
TIMA M. CHOUINARD
REGISTER OF DEEDS



Proposed rezoning
of 200 College Street
from "IO" to "NCB"

NCB



Proposed Rezoning 200 College Street

January 2016

Signature of Circulator

Printed Name of
Circulator
Date

REGISTRAR'S CERTIFICATION

I hereby certify and verify that the names of all of the petitioners listed as valid appear on the voting list as registered voters in the City of Lewiston.

Total Valid: 18 Total Invalid: 4

Erin H. Sicott

Signature of Registrar/Deputy Registrar

2/2/11 Date:



200 College St



Fred Greenwood

Homes - Land - Multi-family - Commercial - Business

Phone: 207-376-3124

Cell: 207-754-8281

Fax: 207-783-4994

Email: fredgreenwood@kw.com

Website: fredgreenwood1.point2agent.com

200 College St



Type: Other
Style: Other
Bed(s): 12 *13 - 14 bedroom home*
Bath(s): 3
Basement: Yes, Full
Size: 4,836 sq. ft.
Lot Type: Rectangular

Description

Renovations completed on this classic wood frame home near Bates College.
Features: 5 minute walk to Campus Ave; 3 full bathrooms; 2 laundry rooms; large modern kitchen with adjoined living room; hardwood floors; tastefully painted rooms and common areas; partly furnished.

Safety features: hardwired smoke/Co detectors; fully sprinklered building.

Features

Interior Features

Alarm System Carpeted Floors Hardwood Floors Laundry Room Window Covers

View

City Lights Park

Heating

Hot Water / Steam Natural Gas Zoned

Lot Features

Front Porch Landscaped Trees/Shrubs

Exterior Finish

Vinyl

Roof

Asphalt Shingles

Appliances

Dishwasher Dryer Garbage Disposal Oven Range Refrigerator Washer

Sewer/Water Systems

Public Water District

Extra Features

Cable Available High Speed Internet Available Public Transportation Reserved Parking Storage Unfurnished

Photos



100 4990



100 4109



100 4062



100 4063



100 4070



100 4071



100 4069



100 4073



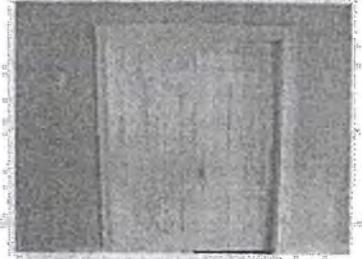
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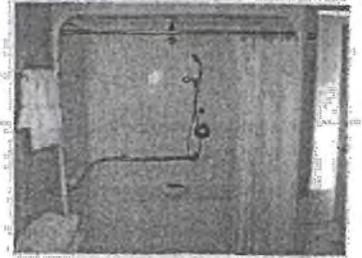
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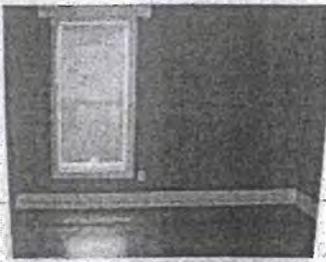
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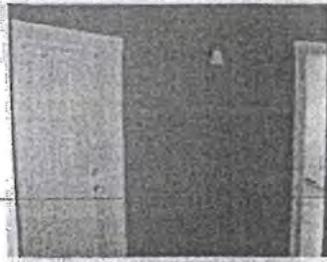
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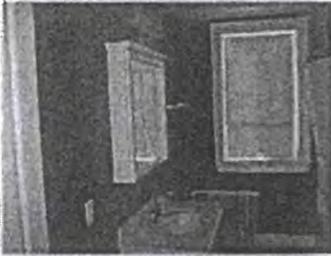
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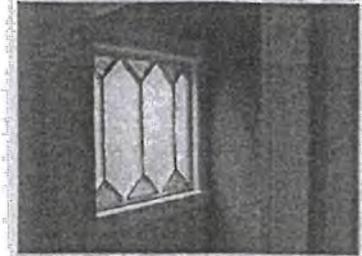
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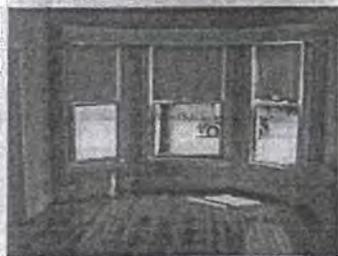
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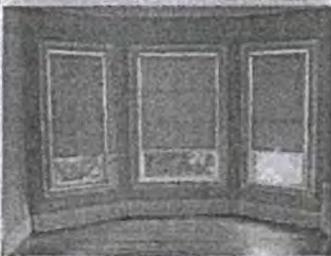
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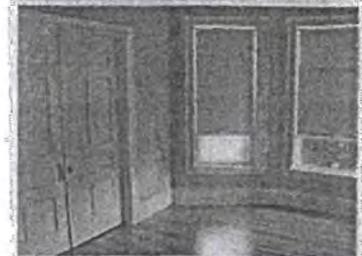
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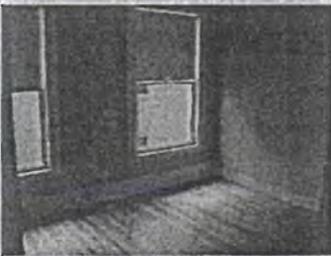
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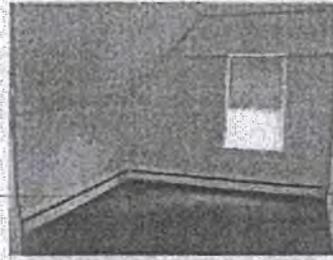
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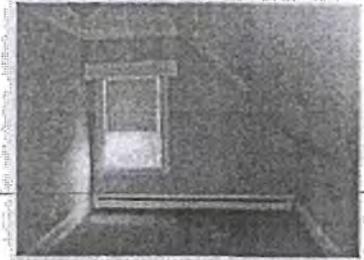
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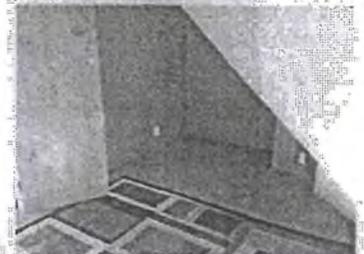
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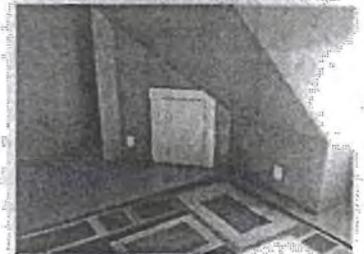
20141009 143141



20141009 143213



20141009 143227



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-----Original Message-----

From: Rick [mailto:choclab59@gmail.com]

Sent: Thursday, March 03, 2016 2:52 PM

To: David Hediger

Subject: 200 college st

David apologize for you getting my email before identifying myself. My opposition to more boarding houses comes from living everyday with issues. Working on my phone with bifocals Sincerely , Richard LaCouture

31 Davis St

Across from another Rubellite property?

Sent from my iPhone

-----Original Message-----

From: Rick [mailto:choclab59@gmail.com]

Sent: Thursday, March 03, 2016 2:40 PM

To: David Hediger

Subject: 200 College street

I can only assume that this action is due to the building already being used as a boardinghouse for Bates students. I live across the street from 32-34 Davis " boardinghouse " same owner? . I am having back surgery that day , but go on record as being very opposed to that change. Parking issues , parties , large gathering in residential areas. Check police logs on 32-34 Davis , same issues 200 college .

Sent from my iPhone