CITY OF LEWISTON
PLANNING BOARD MEETING
Monday, July 11, 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 HEARING:

An application submitted by the Szanton Company for Hartley Block, LP for the construction of a 63 unit mixed income, mixed use building consisting of 41 units of workforce housing and 22 units of market rate housing; as well as the development of 4,000 s.f. of retail/commercial space at street level at 149-177 Lisbon Street.

V. OTHER BUSINESS:

a) Request for an extension of approval submitted by Platz Associates on behalf of the Greater Androscoggin Humane Society to construct a new facility at 56 Strawberry Avenue.
b) Recommendation to the City Council regarding the disposition of 7 Acorn Lane, 112 Shawmut Street, 11 and 12 Jack Court, 1047 Sabattus Street, 152 Randall Road, 91 Crowley Road, 8 and 12 Doyon Avenue, and 14 Glenview Avenue.
c) Update on proposed Sabattus Street lane realignment.
d) 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 June 13, 2016 draft minutes

VII. ADJOURNMENT

CITY OF LEWISTON

Department of Planning & Code Enforcement

Lewiston
All-America City
2007

TO: **Planning Board**
FROM: **David Hediger, City Planner**
DATE: **July 7, 2016**
RE: **July 11, 2016 Planning Board Agenda Item IV**

An application submitted by the Szanton Company for The Hartley Block, LP for the construction of a 63 unit mixed income, mixed use building consisting of 41 units of workforce housing and 22 units of market rate housing; as well as the development of 4,000 s.f. of retail/commercial space at street level at 149-177 Lisbon Street.

Stantec Consulting Services, Inc. on behalf of The Hartley Block, LP c/o Szanton Company has submitted an application for the construction of a five-story mixed use building at 149-177 Lisbon Street. The project will consist of 63 dwelling units; 41 units of workforce housing and 22 units of market rate housing; and, approximately 4,000 s.f. of retail/commercial space at the Lisbon Street level. The total building size is approximately 59,604 square feet.

The proposal is subject to development review approval from the Planning Board given the size of the structure (greater than 5,000 square feet) and being a subdivision resulting in the creation of three or more dwelling units. Therefore, the project is subject to Article XIII, Section 4 and 5 of the Zoning and Land Use Code. The application addresses both these sections of code.

This vacant property of approximately 0.41 acres is located in the Centreville (CV) district in which the proposed uses are allowed as a permitted use. The property consists of multiple lots owned by the City of Lewiston and The Tim Corporation. The applicant has purchase and sale agreements with both parties. The site is currently 100% impervious. The project will result in approximately 2,988 square feet of new green space along the rear/Canal Street Alley side of the development. All space and bulk requirements of the CV district are being met. A new catchbasin and utilities will be installed by the applicant in the alley connecting to Ash Street. These improvements have been reviewed to the satisfaction of Public Works.

The project will consists of 63 dwelling units: nine 3-bedroom units, twenty-one 2-bedroom units, and thirty-three 1-bedroom units. There will also be approximately 4,000 square feet for commercial space. Based upon the number of bedrooms and commercial space, the parking requirements of Article XII, Section 17 of the Zoning and Land Use Code require 113 parking spaces for the dwelling units and 16 spaces for the commercial space. These required off-street parking spaces may be substituted by parking facilities which, in the public's interest, may be provided by the municipality. Such substitution shall be shown to be representative of the off-street parking turnover or requirements of the particular use in question and shall take into consideration the needs of other uses with similar demands upon such public space. No such public off-street parking spaces shall be considered as a substitute unless located within 500 feet

of the principal building or use measured along lines of public access. Both of the city's Centreville and Oak Street parking facilities have excess capacity and are located within 500 feet (see Lincoln Jeffers memorandum to the Planning Board, dated July 6, 2016). The City Council has approved a 30 year parking lease with Szanton to lease up to 63 parking spaces at the prevailing downtown residential parking rates in the Centreville Garage. Szanton will pay for those spaces and include one space as part of each apartment's rent. The lease also reserves rights to lease up to an additional 28 spaces in either the Centreville or Oak Street municipal parking facilities. Any additional spaces needed beyond the 91 spaces specifically dedicated to the project can be accommodated by existing municipal parking facilities. Therefore, the parking requirements of the Code have been met. However, it should be noted the applicant is confident, based upon similar projects they have experience with, that the initial lease for 63 parking spaces will be adequate and meet the projects parking demanded.

City staff has no remaining concerns at this time with the proposal and recommends approval.

ACTION NECESSARY

Make a motion pursuant to Article XIII, Section 4 and 5 of the Zoning and Land Use Code to approve a proposal submitted by Stantec Consulting Services, Inc. on behalf of The Szanton Company for Hartley Block, LP for the construction of a 63 unit mixed income, mixed use building consisting of 41 units of workforce housing and 22 units of market rate housing; as well as the development of 4,000 s.f. of retail/commercial space at street level at 149-177 Lisbon Street (including, if any, specific conditions raised by the Planning Board or staff).

Economic and Community Development
Lincoln Jeffers
Director

Lewiston
All-America City
2007

It's Happening Here!
LEWISTON • AUBURN

To: Lewiston Planning Board
From: Lincoln Jeffers
RE: **Parking to Support The Hartley Block**
Date: July 6, 2016

The Szanton Company is endeavoring to build a mixed use building that will include approximately 4,000 s.f. of retail/commercial space and 63 mixed income apartments. Parking for the project is proposed to primarily be in the Centreville Garage, which is directly behind the proposed project.

The City Council has approved a 30 year parking lease with Szanton to lease up to 63 parking spaces at the prevailing downtown residential parking rates in the Centreville Garage. Szanton will pay for those spaces and include one space as part of each apartment's rent. The lease also reserves rights to lease up to an additional 28 spaces in either the Centreville or Oak Street municipal parking facilities. Those additional spaces would be paid for by tenants that want additional parking. At the current residential parking rate of $42 per month, the Hartley Block will generate $31,750 annually in revenue on 63 passes.

The Centreville Garage has 365 spaces. The peak utilization by monthly pass holders in the garage between January and June 2016 has ranged from a low of 121 in February, to a high of 144 in May. In most months the peak utilization by monthly pass holders hovers around 135. During that time period the maximum number of daily parkers paying by the hour ranged from 10 – 15 at peak. Overnight utilization of the garage ranges from 20 – 25 parkers.

The parking agreement with the City was modeled after a similar parking agreement the city has with Szanton for The Lofts at Bates Mill. The number of spaces Szanton intends to lease are based on the company's experience of the parking demand generated by the other projects Szanton has developed in Lewiston, Portland, Biddeford and Exeter, N.H.

While experience indicates 91 spaces will be adequate, the application from the developer states Lewiston's code requires 113 spaces for residential tenants, and 16 spaces for the commercial spaces; a total code requirement of 129 spaces. The current peak utilization in the Centreville Garage is 169 spaces. With a total capacity of 365 spaces, at the peak hour over the last 6 months 196 spaces were available in the garage, more than adequate to meet The Hartley Block demand of 129 spaces. It is also noteworthy that the majority of the residential parking demand from The Hartley Block is at night, at off peak hours.

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City Web Page: www.ci.lewiston.me.us

Stantec Consulting Services Inc.
482 Payne Road Scarborough Court, Scarborough ME 04074-8929

Stantec

June 30, 2016
Updated Submission July 7, 2016

Mr. David Hediger
Deputy Director/City Planner
City Building
27 Pine Street, 3rd Floor
Lewiston, ME 04240

Subject: Proposed Multi-Unit Mixed Use Development
The Hartley Block, LP –Applicant
151-155 Lisbon Street
Map 207 Lots 110 & 111-112
Submission for Major Site Plan and Subdivision Review/Approval

Dear Mr. Hediger:

On behalf of the Applicant, The Hartley Block LP c/o The Szanton Company, Stantec Consulting Services, Inc. is pleased to make this submission for Major Site Plan/Subdivision Plan Review/Approval for 63 units of residential housing and approximately 4,000 SF street level retail space to be contained in a new building at the above-mentioned location. The planned redevelopment of units lost to fire has been part of ongoing discussions between the City (owner of Lot 110) and the development team. The developer has sought City Council action on a Tax Increment Financing District as well as other City based support in exchange for developing the project. The current residential unit mix includes 41 work force housing units and 22 market rate units consisting of a mix of one, two, and three bedroom units. The overall project costs are approximately $11 million. The total building size (five floors) is approximately 59,604 SF.

The existing buildings were damaged due to fire and subsequently razed to the current condition of relatively flat ground that lies between Lisbon Street and Canal Alley Street. There are existing buildings to each side of the rectangular shaped property. The basic lot dimensions are approximately 100' x 179' for a total area of approximately 17,884 SF or 0.41 acres. The building is contemplated to include five floors including a basement space that will daylight to Canal Alley Street, a second level accessible to Lisbon Street, and three additional floors above. The preliminary floor plans generated by the project architect, Platz Associates, accompany this submission.

The applicant owns and manages similar facilities in Biddeford and Lewiston and they foresee the need to create these new units to replace those lost due to the fire.

The total development area is approximately 0.41 acres and the development's impervious area will be reduced from the original 100% coverage to potentially 0.35 acres as a result of new landscape areas to be created at the rear of the new building

facing Canal Street Alley. Prior to the fire and razing of the buildings, the site area was nearly all impervious area based on our review of aerial photographs. We understand the City will accept these pre-fire conditions as representative of the site's predevelopment condition. Based on this site and development size, the project will be subject only to Local Site Plan and Subdivision review and it will not require review related to the MaineDEP Site Location of Development Act for projects involving greater than 3 acres of new structure, for which Lewiston has delegated review authority.

The land for the proposed project is composed of two separate land transactions:

1. The lot at 159 Lisbon Street currently owned by the City of Portland (Map 207/Lot 110).
2. The lots at 149 Lisbon Street currently owned by The Tim Corporation (Map 207/Lots 111 &112.

The site control documents providing Right, Title & Interest to the applicant are as follows:

1. An agreement for Development Assistance and Tax Increment Financing between the City of Lewiston and The Hartley Block, LP for all of the land previously identified.
2. A signed Purchase and Sale Agreement between the City and Szanton Monks Properties, LLC for property at 159 Lisbon Street.
3. A signed Purchase and Sale Agreement between The Tim Corporation and Szanton Monks Properties, LLC for property at 149 Lisbon Street.

Copies of these Agreements are included in Attachment B to this submission.

Stantec has been retained and authorized on behalf of the applicant to perform all work necessary to submit this application. The site-specific issues are discussed below.

The Site Plan Application Fee in the amount of **$700 has been** provided under separate cover directly from the applicant. This fee is based on **your email of July 5, 2016.**

PROJECT DESCRIPTION

The subject property is located within the Centreville District (CV). Section 12 of Article XI of the City of Lewiston Ordinance states the following:

"Statement of purpose. The purpose of the Centreville district is to encourage a concentration of economic enterprises in the central business district that is convenient and attractive for a wide range of retail, service, financial, government, professional, entertainment and appropriate residential uses in a setting conducive to a high volume of pedestrian traffic. The standards of the district will initiate economic revitalization through increased occupancy of downtown properties, improved real estate values, increased consumer activity, and encourage the restoration and preservation of historic buildings and honor the rich Franco-American cultural heritage of the community."

The proposed project will be located on properties that have been historically developed for multi-unit residential. The lot area is generally bounded by mixed uses on all sides. Site access is from both Lisbon Street and Canal Street Alley.

A USGS Site Location Map, Tax Map/Lot, Flood, and Soils Figures are included along with the completed application forms as Attachment A.

Evidence of the applicant's financial capacity and a copy of their site control documents are on file with the City and within the City Council meeting records, therefore no further information on these items are contained within this submission.

Multi-family residential housing activities are presented in the Lewiston Zoning Ordinance as Permitted or Conditional in the Centreville zone subject to the design standards of Article XIII. Retail is also permitted use within the Centreville District.

The proposed use includes multi-unit housing and Platz Associates will prepare the building plans in a manner satisfying the design standards.

The following Table 1 outlines the Space and Bulk Requirements for the site:

Table 1 – Space and Bulk Regulations		
Space and Bulk Regulations	**Required**	**Provided**
Minimum Lot Area	none	17,884 SF
Minimum Street Frontage	25 FT	178.84 FT
Minimum Setbacks: Front Yard Side/Rear Yard	 None None	 0 FT 0 FT (side)/0 FT (rear)
Maximum Lot Coverage	100%	0 SF
Maximum Impervious Surface Ratio	100%	0.83 %
Maximum Building Height	No less than 20 FT and maximum 150 FT	<150 FT

Off Street Parking	Required	Provided
Parking Stall Dimension	9' x 18'	9' x 18' (in parking garage)

Based on our review of the Space and Bulk regulations, the proposed project will meet all zoning requirements.

BUILDINGS AND PARKING

Construction will include a five-story wood framed building with a building footprint of 11,844 SF. Construction of the building will occur as a single project. The construction of associated access, utility connections, drainage facilities, and landscaping will accompany the building construction.

Platz Associates has provided the accompanying building rendering. The building will basically be a four-story (five level) Type 5A wood framed structure with a façade developed with a mix of thin brick, composite wood, and metal siding, painted PVC and cast stone trim. The design of the main façade on Lisbon Street will mimic the aggregate development of the surrounding historic urban context, providing a variety of materials and building forms to appear to be several different buildings constructed at different times. The storefront along Lisbon Street will contribute to the vitality of the streetscape with pedestrian-scaled building entries, canopies, awnings, and lighting. The 63-units of workforce housing consist of nine 3-bed units, twenty-one 2-bed units, and the balance in 1-bedroom units. The residences are supported by a community room, laundry, fitness center, tenant storage lockers, bicycle storage, tenant coordinator and property management offices, and a tele-medicine room.

The accompanying floor plans outline the number of units and bedrooms by unit for the building. The site plans identify the primary access locations. The building will be accessed from multiple doors along Lisbon Street and from at least one door on the Canal Street Alley side of the building.

This application proposes constructing 63 units of rental housing on a lot size of 17,884 SF. The Centreville District has no minimum or maximum net residential density requirement. The proposed 63 units will contain a total of 102 bedrooms broken down as follows:

3-Bedroom	9 Units
2-Bedroom	21 Units
1-Bedroom	33 Units
Total Units	**63 Units**

Given the proposed bedroom count, the current regulations within Article XII, Section 17 call for 113 parking spaces for the residential housing and 16 spaces for 4,000 SF of retail. The applicant proposes to lease 63 spaces within the nearby parking garage. There will be 13 handicap accessible spaces provided, as there are planned 13 handicap accessible units in the project. In accordance with Article XII (17)(e)(3) the applicant is reliant on the available parking within the Canal Street and Oak Street parking garage. The code is stated as follows:

> *"Required off-street parking in all districts other than residential may be substituted by parking facilities which, in the public's interest, may be provided by the municipality. Such substitution shall be shown to be representative of the off-street parking turnover or requirements of the particular use in question and shall take into consideration the needs of other uses with similar demands upon such public space. No such public off-street parking spaces shall be considered as a substitute unless located within 500 feet of the principal building or use measured along lines of public access."*

The applicant has considerable experience developing and operating affordable housing complexes in Maine. Their experience in this industry has shown that inner city properties such as the Hartley Block do not generate the parking demand that might be expected at more suburban sites. Many inner City residents use public transportation and do not own cars. Currently, Maine State Housing requirements include the need for only (1) one acre parking space per unit; hence, the current provisions for the applicant to lease 63 spaces within the Canal Street garage. The applicant's experience in fact has been that parking is only required at a 0.7 to 0.9 ratio.

UTILITIES

The proposed building will be served by water, sewer, and electrical services off Canal Street Alley and Ash Street. A water main extension will be required from Ash Street and include an 8" fire supply main to the building from a new main in Canal Street Alley. The domestic service will extend off the 8" main from the Canal Street Alley Right of Way. The final location and alignment of the water mains is subject to the Lewiston Water and Sewer Division (LWSD) approvals. Based on the available flow and pressure data, it appears that sufficient water supply will be available for the project's fire suppression and domestic needs subject to the main extension from Ash Street. Existing water services to lots will be discontinued and will be abandoned per the LWSD requirements.

A municipal wastewater collection system is located within Canal Street Alley. The sewer main in the street is a 12" x 18" combined brick sewer per the survey plan. The

proposed project will include a gravity sewer extension from the new building to this existing sewer main. Existing services that will be left unused will be abandoned in accordance with LWSD requirements. Storm drainage from the site will involve a new storm drainpipe installation within Canal Street Alley out to Ash Street, where the City installed a separated storm drain line in 2015.

The primary electrical service will be extended underground from the existing overhead lines within Canal Street Alley. A new pad mount transformer is contemplated at the rear of the site off Canal Street Alley. Typical building electric capacity will include single-phase 400-amp supply. Telephone and cable will also extend underground into the building.

STORMWATER

The development site is relatively modest in size and represents the redevelopment of a formerly built out property. Based on the understanding that the existing area was fully developed as building space in the past, there was approximately 17,884 SF of impervious area on the site. The proposed building footprint will be about 11,844 SF and there will be an additional 3,052 SF of hard surface for sidewalks, dumpsters, etc. at the rear of the site. The total impervious area will be about 14,896 SF, which is a reduction of approximately 2,988 SF. There is municipal stormwater infrastructure within Canal Street Alley which we understand is currently part of a combined system. We understand the City is requesting that this development install a new storm drain line out to Ash Street which will connect to the new line previously installed in the street. The Canal Street Alley system includes at least one catch basin along the site frontage.

The site infrastructure will rely mostly on sheet flow of runoff to a new catch basin in Canal Street alley, where runoff can be collected and then conveyed by pipes to the new street system. These measures are expected to provide adequate stormwater collection and conveyance capacity, based upon the reduction in site imperviousness and relatively unchanged flow regimes for runoff emanating from the site. A Stormwater Management narrative has not been prepared for this submission based on the overall reduction in impervious area on the site.

TRAFFIC

Lisbon Street in front of the site consists of one-way direction traffic flow from south to north and includes parallel parking on both sides of the street. The City is currently underway with street improvements on Lisbon Street including sidewalk reconstruction in front of the site. Based on the work now underway, it is understood that Lisbon Street will be under moratorium for openings at the time the proposed project is likely to commence (summer 2017). Hence, any street openings on Lisbon Street may require

substantial reconstruction beyond typical street restoration. Each street contains granite curbing and brick and concrete sidewalks on each side of the street.

Canal Street Alley is a narrow 12'-14' wide paved alley. It is unknown if the Alley is intended for one way-traffic movements. The proposed utility work will likely require full width pavement restoration along Canal Alley Street out to Ash Street.

The project's primary parking supply will be within the (Canal Street) Centreville parking garage located on the west side of Canal Street Alley. A pedestrian crossing of the alley into the garage is proposed. The garage is access off Ash Street and Canal Street. It is anticipated that the proposed project will not aggravate or create a significant hazard to the safety of intersections and will not cause traffic congestion on any street within the project vicinity particularly as the building is simply a replacement of past building space.

TRIP GENERATION

Stantec has estimated that a project consisting of approximately 63 dwelling units will generate 38 trips in the morning commuter hour and approximately 55 trips in the evening peak hour[1]. Given this trip generation, a State Traffic Movement Permit will not be required. Based on the available traffic and access conditions on Ash and Canal Streets to the parking garage, it is our opinion that traffic impacts will be minimal for the project and for this reason no further traffic analysis has been prepared for the project.

SOLID WASTE

The applicant will use an area solid waste disposal contractor for the collection and disposal of solid waste from the site. The site layout plan has been developed to include a screened pad area for multiple 5 to 8 cubic yard dumpsters that will be maintained on the site for the collection of regular solid waste that will be routinely disposed of and recyclables. Details for the dumpster screen are included in the attached plan set.

SIGNAGE

No freestanding signs are proposed for this development.

SNOW REMOVAL

Snow will be stockpiled onsite in areas designated on the Site Layout Plans. Essentially, snow will be shoveled or mechanically blown to the pavement and sidewalk edges and stockpiled. Excess snow may require periodic removal which will be performed by a contract vendor.

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[1] *See ITE Trip Generation, 7th Edition – Land Use Code 220*

LIGHTING

Single pole mounted light fixtures are proposed within the landscape area where necessary. There are currently several streetlights on the existing poles in front of the site along Lisbon Street. Cutoff lights are proposed at all perimeter locations. Copies of the catalog cuts for the proposed fixtures showing luminance levels are included in Attachment C.

FIRE PROTECTION

Fire and emergency vehicle access has been provided along the front and rear of the building by way of paved surfaces. The building will have a sprinklered fire suppression system. Additional fire department connection(s) will be installed on the building. A copy of this submission has been provided to the Fire Department to verify their satisfaction with the proposal.

EROSION AND SEDIMENT CONTROL

Stantec has included erosion and sediment control measures in the plan set. Both temporary and permanent erosion and sediment control measures will be utilized for the project and will include silt fence or other sediment barrier around the site perimeter, hay bale barriers, use of erosion control mesh and mulching. The use of temporary stabilized stone construction entrances will also minimize tracking of mud onto adjacent streets as necessary. Because of the limited amount of earthwork, we expect any erosion potential to be minimal.

LANDSCAPING

A majority of the site will be developed with building and hard surface, thus leaving very little space for additional landscape treatments. The plan includes various landscape beds along the rear of the building facing Canal Street Alley.

SUPPORTING EVIDENCE – APPROVAL CRITERIA

In accordance with Article XIII Section 3(g), we offer evidence in support of each the application requirements. This summary is included in Attachment D of this submission.

PLANS

A complete set of plans detailing the proposed site work is included with the application.

The full size drawings include:

- Existing Conditions Plan;
- Site Layout Plan;
- Grading and Utility Plans; and
- Details.

Additionally, preliminary Architectural Drawings (11 x 17) are included in Attachment E.

The following information is included to support the application:

Attachment	**Description**
A	Development Review Application & Checklist and Supporting Figures
B	Executed Purchase & Sale Agreements
C	Lighting Catalogue Cuts
D	Supporting Evidence – Approval Criteria
E	Architectural Drawings
F	**Letter of Response #1 Related to June 30, 2016 Submission**
	Site Plans

We look forward to presenting the proposed building development plan at the July 11, 2016 meeting of the Planning Board. If you have any questions with the information submitted or require additional information, please contact our office.

Sincerely,

Stephen Bushey, PE
Associate, Senior Project Manager
Phone: (207) 887-3478
Fax: 207-883-3376
Stephen.Bushey@stantec.com

Attachments

c: Amy Cullen, The Szanton Company
Andrew Jackson, The Szanton Company
Travis Nadeau, Platz Associates

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ATTACHMENT A

Development Review Application & Checklist
Supporting Figures

Development Review Application

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

PROJECT NAME: The Hartley Block

PROPOSED DEVELOPMENT ADDRESS: 151 Lisbon Street

PARCEL ID#: RE00001832, RE00008269

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

PROJECT DESCRIPTION: New construction of a 63-Unit, 4-story (5-level) residential apartment building (with ground level retail/mercantile (4,015 SF) along the Lisbon Street frontage.

CONTACT INFORMATION:

Applicant

Name: The Hartley Block, LP
c/o The Szanton Company
Attn: Amy Cullen

Address: 482 Congress Street, Suite 203
Portland, ME

Zip Code: 04101
Work #: (207) 871-1661
Email: acullen@szantoncompany.com

Property Owner

Name: The City of Lewiston
Attn: Edward Barrett

The Tim Corporation
Tom Platz

Address: 27 Pine Street
Lewiston, ME 04240

Two Great Falls Plaza
Auburn, ME 04210

Zip Code:
Work #:
Email:

Project Representative:

Name: Stephen Bushey, PE
Stantec (Civil Engineer)

Address: 482 Payne Road
Scarborough, ME

Zip Code: 04074
Work #: (207) 887-3478
Cell #: (207) 312-9755
Fax #: (207) 883-3376
Home #:
Email: Stephen.Bushey@stantec.com

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

Name: Platz Associates (Architect)

Address: Two Great Falls Plaza, Auburn

Zip Code: 04210
Work #: (207) 784-2941
Cell #: (207) 312-9755
Fax #: (207) 784-3856
Home #:
Email: tnadeau@platzassociates.com

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	17,884	sq. ft.
Proposed Total Paved Area	3,052	sq. ft.
Proposed Total Impervious Area	14,896	sq. ft.
Proposed Impervious Net Change	-2,988	% of lot area
Impervious surface ratio existing	100	% of lot area
Impervious surface ratio proposed	83	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	0 (17,894 original existing)	sq. ft.
Proposed Building Footprint	11,844	sq. ft.
Proposed Building Footprint Net change	11,844	sq. ft.
Existing Total Building Floor Area	0	sq. ft.
Proposed Total Building Floor Area	59,604	sq. ft.
Proposed Building Floor Area Net Change	59,604	sq. ft
New Building	Yes	(yes or no)
Building Area/Lot coverage existing	0	% of lot area
Building Area/Lot coverage proposed	66	% of lot area

ZONING

Existing	Centreville (CV)
Proposed, if applicable	Centreville (CV)

LAND USE

Existing	None
Proposed	Residential (R-2), Mercantile/Retail (M)

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	0
Proposed Number of Residential Units	63
Subdivision, Proposed Number of Lots	N/A

PARKING SPACES

Existing Number of Parking Spaces	0
Proposed Number of Parking Spaces	0 * (* = lease agreement with City of Lewiston)
Required Number of Parking Spaces	63
Number of Handicapped Parking Spaces	13

ESTIMATED COST OF PROJECT

See Narrative

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area		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 crated 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) 0 passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 55 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 Centreville zoning district.
2. Parcel Area: 0.41 acres / 17,884 square feet(sf).

Regulations

	Required/Allowed		Provided
Min Lot Area	0	/	17,884 SF
Street Frontage	0	/	178 FT
Min Front Yard	0	/	0
Min Rear Yard	0	/	>10 FT
Min Side Yard	0	/	0
Max. Building Height	<20 FT/ Max. 150 FT	/	<150 FT
Use Designation	Res/Mercantile	/	
Parking Requirement	Per Article XII Section 17		63 SPACES
Total Parking	129	/	63 SPACES
Overlay Zoning Districts (if any)	N/A	/	/
Urban impaired stream watershed?	YES/NO If yes, watershed name		NO

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 Citys ordinances are available online at their prospective websites:
Auburn: 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:
	JUNE 30, 2016 UPDATED SUBMISSION JULY 7, 2016

Stephen R. Bushey, P.E. – Project Manager/Associate

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

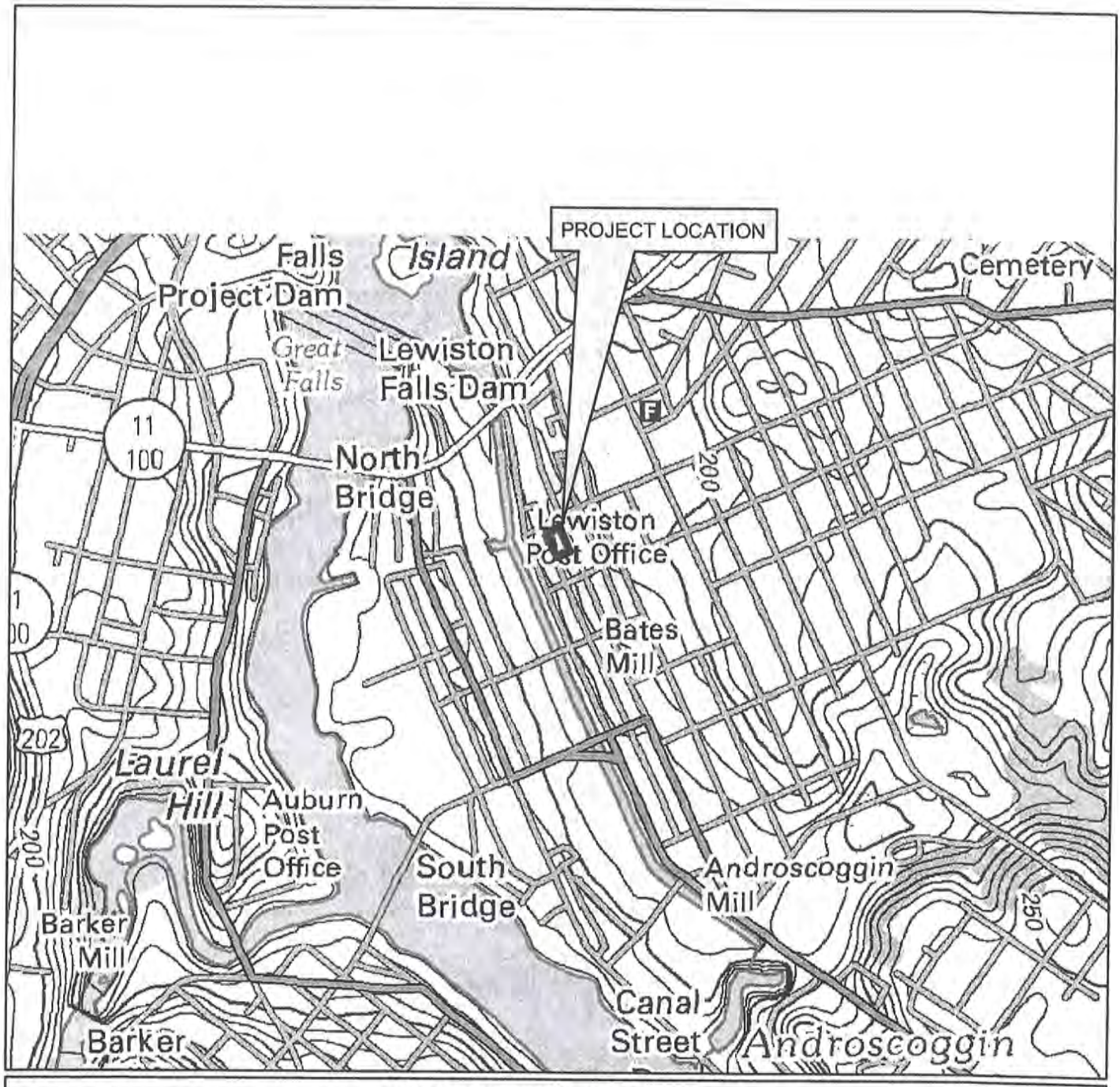
PROJECT NAME: The Hartley Block

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: 151 Lisbon Street - RE00001832 & RE00008269

Required Information		Check Submitted		Applicable Ordinance	
Site Plan		**Applicant**	**Staff**	**Lewiston**	**Auburn**
	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	X			
	Boundaries of Abutting land	X			
	Show Setbacks, Yards and Buffers	X			
	Airport Area of Influence (Auburn only)	N/A			
	Parking Space Calcs	X			
	Drive Openings/Locations	X			
	Subdivision Restrictions	N/A			
	Proposed Use	X			
	PB/BOA/Other Restrictions	Pending			
	Fire Department Review	X			
	Open Space/Lot Coverage	X			
	Lot Layout (Lewiston only)				
	Existing Building (s)	X			
	Existing Streets, etc.	X			
	Existing Driveways, etc.	X			
	Proposed Building(s)	X			
	Proposed Driveways	X			
Landscape Plan					
	Greenspace Requirements	X			
	Setbacks to Parking	N/A			
	Buffer Requirements	N/A			
	Street Tree Requirements	X			
	Screened Dumpsters	X			
	Additional Design Guidelines	X			
	Planting Schedule	Pending			

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

Right Title or Interest					
	Verify	X			
	Document Existing Easements, Covenants, etc.	N/A			
Technical & Financial Capacity					
	Cost Est./Financial Capacity	On file w/City			
	Performance Guarantee	Pending			
State Subdivision Law					
	Verify/Check	X			
	Covenants/Deed Restrictions	N/A			
	Offers of Conveyance to City	N/A			
	Association Documents	N/A			
	Location of Proposed Streets & Sidewalks	N/A			
	Proposed Lot Lines, etc.	X			
	Data to Determine Lots, etc.	X			
	Subdivision Lots/Blocks	X			
	Specified Dedication of Land	N/A			
Additional Subdivision Standards					
	Single-Family Cluster (Lewiston only)				
	Multi-Unit Residential Development (Lewiston only)				
	Mobile Home Parks				
	Private Commercial or Industrial Subdivisions (Lewiston only)				
	PUD (Auburn only)				
A jpeg or pdf of the proposed site plan		X			
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		X			



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USGS LOCATION MAP
THE HARTLEY BLOCK DEVELOPMENT
LEWISTON, MAINE

SOURCE: MAINE OFFICE OF GIS

STANTEC

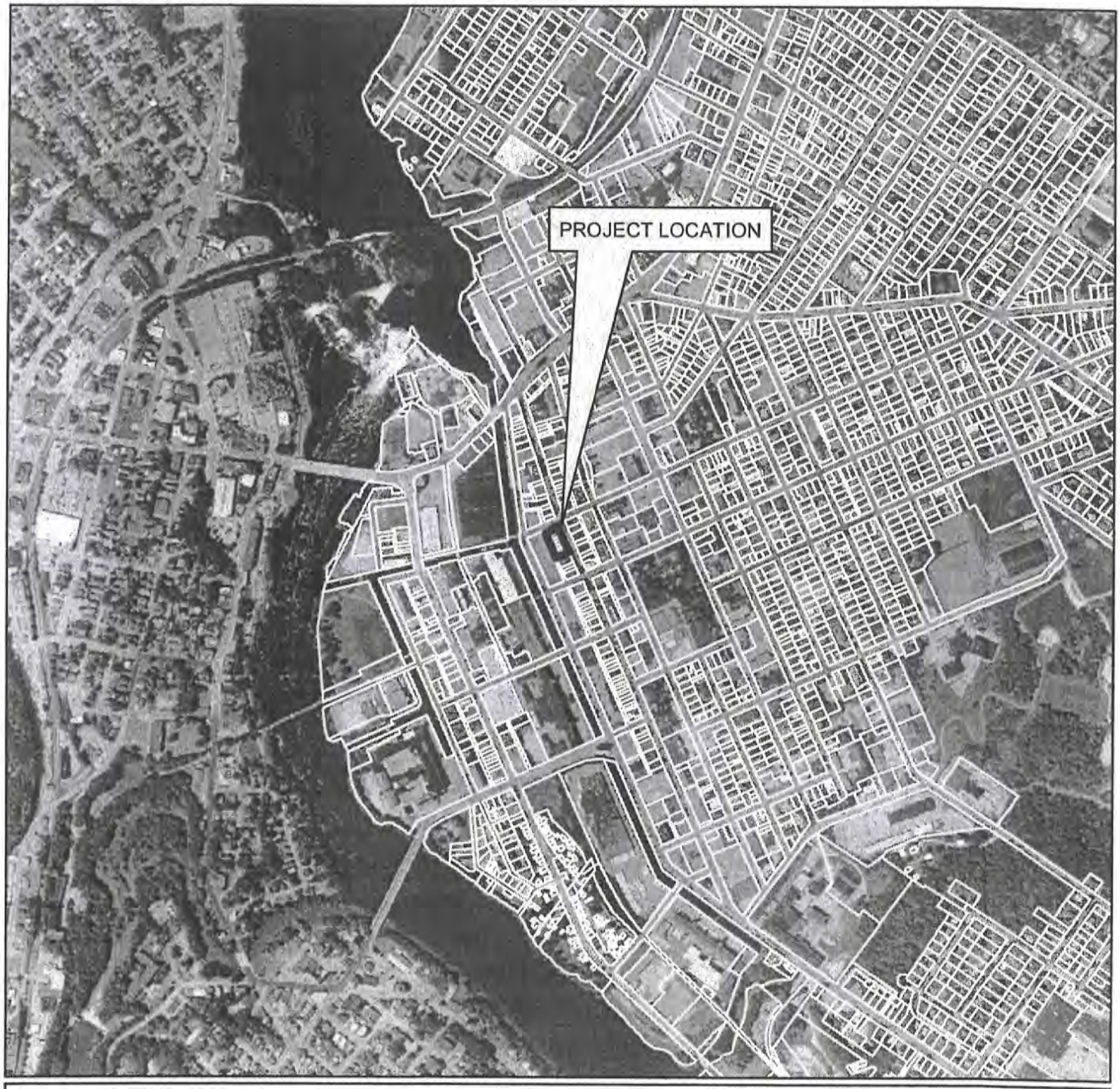
482 PAYNE ROAD SCARBOROUGH COURT
SCARBOROUGH, MAINE 04106
WWW.STANTEC.COM

Stantec

DRAWN:	DED
CHECKED:	SRB
DATE:	JUNE 2016
FILENAME:	195350380 USGS
SCALE:	1 inch = 1,000 feet

FIGURE

1



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TAX MAP
THE HARTLEY BLOCK DEVELOPMENT
LEWISTON, MAINE

SOURCE: MAINE OFFICE OF GIS

STANTEC

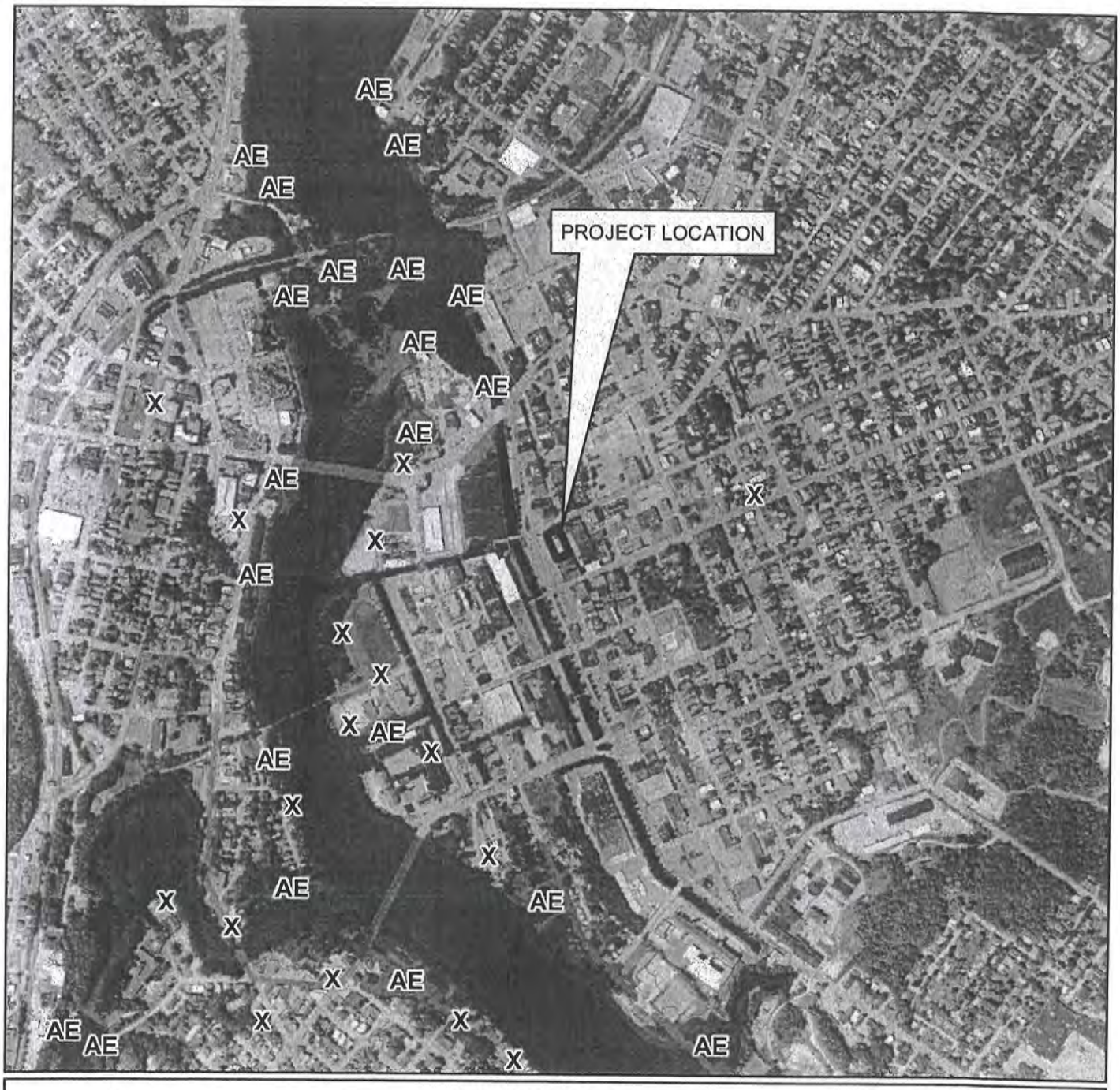
482 PAYNE ROAD SCARBOROUGH COURT
SCARBOROUGH, MAINE 04106
WWW.STANTEC.COM

Stantec

DRAWN:	DED
CHECKED:	SRB
DATE:	JUNE 2016
FILENAME:	195350380 TAX
SCALE:	1 inch = 1,000 feet

FIGURE

2



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FLOOD MAP
THE HARTLEY BLOCK DEVELOPMENT
LEWISTON, MAINE

SOURCE: MAINE OFFICE OF GIS

STANTEC

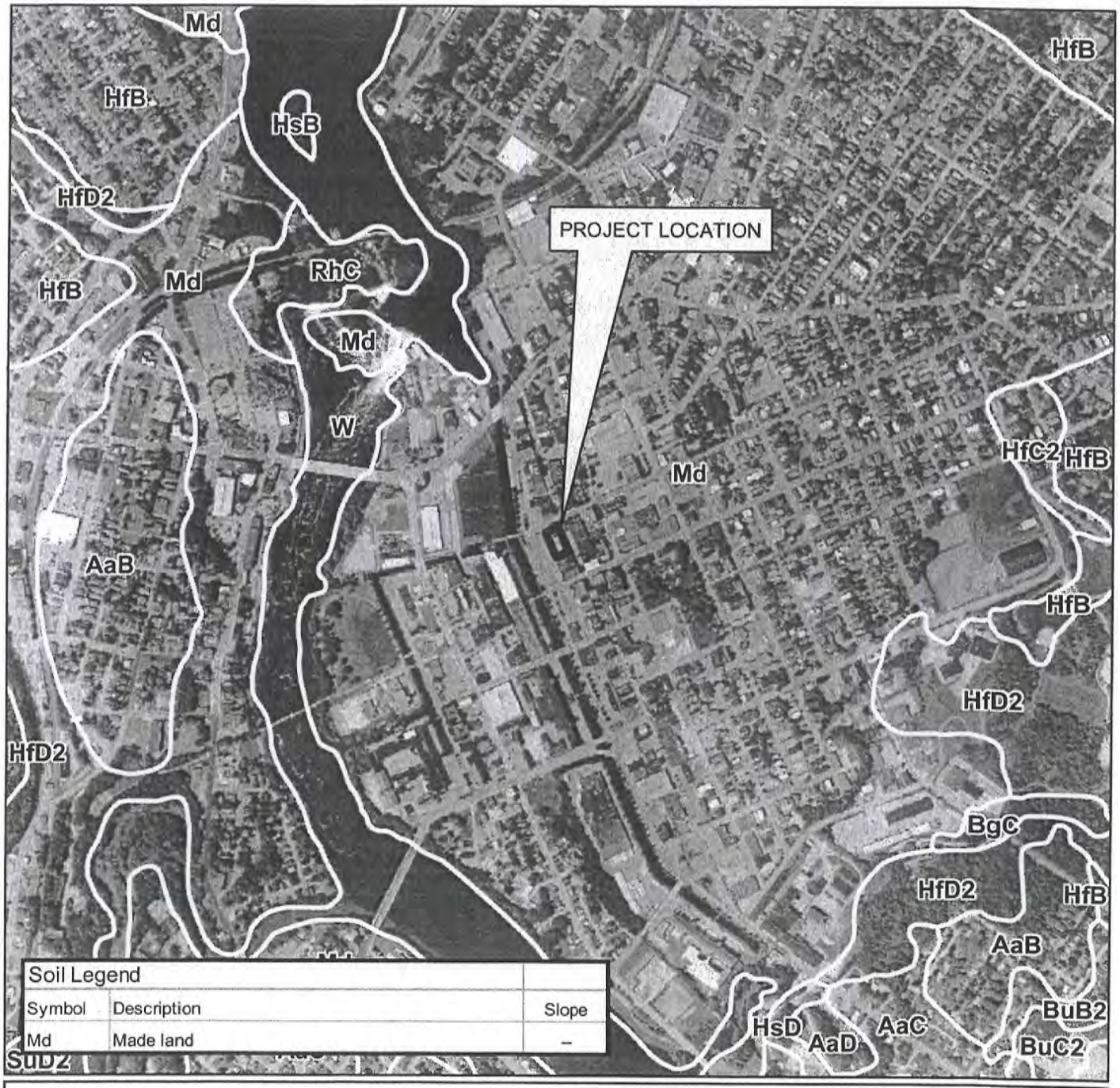
482 PAYNE ROAD SCARBOROUGH COURT
SCARBOROUGH, MAINE 04106
WWW.STANTEC.COM

Stantec

DRAWN:	DED
CHECKED:	SRB
DATE:	JUNE 2016
FILENAME:	195350380 FLOOD
SCALE:	1 inch = 1,000 feet

FIGURE

3



Soil Legend		
Symbol	Description	Slope
Md	Made land	–

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MEDIUM INTENSITY SOILS MAP
THE HARTLEY BLOCK DEVELOPMENT
LEWISTON, MAINE

SOURCE: MAINE OFFICE OF GIS

STANTEC

482 PAYNE ROAD SCARBOROUGH COURT
SCARBOROUGH, MAINE 04106
WWW.STANTEC.COM

Stantec

DRAWN:	DED
CHECKED:	SRB
DATE:	JUNE 2016
FILENAME:	195350380 SOILS
SCALE:	1 inch = 1,000 feet

FIGURE

4

ATTACHMENT B

Executed Purchase & Sale Agreements

PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement entered into by the below-named parties as of the date on which the last to sign of Seller and Buyer have executed this Agreement as shown below next to their respective signatures (the "Effective Date").

1. PARTIES. THE TIM CORPORATION, a Maine corporation, with a mailing address as set forth below ("Seller"), agrees to sell, and SZANTON MONKS PROPERTIES, LLC, a Maine limited liability company with a mailing address also set forth below ("Buyer"), agrees to buy, upon the terms and conditions hereinafter set forth, the real estate described in Paragraph 2 of this Agreement.

2. DESCRIPTION. The real estate to be sold by Seller to Buyer pursuant to this Agreement consists of certain lots or parcels of land, together with any improvements thereon, and all rights and easements appurtenant thereto, located at 149 Lisbon Street (known as Map 207, Lots 111 and 112) (collectively, the "Premises"), consisting of the entire land, together with any rights appurtenant thereto, conveyed to the Seller by New England Furniture Company pursuant to Warranty Deed dated December 30, 1988 and recorded in the Androscoggin County Registry of Deeds in Book 2641, Page 48. The property to be conveyed to Buyer shall not include the sculpture presently located on the Premises; such sculpture shall remain the property of Seller. Seller agrees to remove such sculpture before the Closing (as defined below).

The parties acknowledge the Seller's intended use of the Premises to develop high quality professionally managed rental housing and retail space financed in part through the low-income housing tax credit and other sources provided or administered by Maine State Housing Authority (the "Project"). Notwithstanding anything set forth herein to the contrary, the parties acknowledge and agree that the Premises (including without limitation any easements conveyed with the Premises) shall be conveyed utilizing a metes and bounds description based upon a survey of the Premises to be obtained by Buyer at Buyer's expense, which metes and bounds description shall be subject to the consent of Seller, such consent not to be unreasonably withheld, delayed or conditioned. Buyer agrees to obtain such survey in sufficient time to obtain seller's consent at or before the time required for the Buyer to submit the legal description in connection with Buyer's expected application to the City of Lewiston for land use.

3. DEED. The Premises shall be conveyed by quitclaim deed with covenant (the "Deed"), which deed shall convey good and clear record and marketable title, free from all liens and encumbrances, with the exception of the easements, covenants and restrictions contained herein and those additional easements, covenants and restrictions of record which do not, in the sole opinion of Buyer, adversely affect Buyer's proposed development of the Premises and do not violate or cause a violation of, or are otherwise inconsistent with, (i) any applicable local, state and federal laws, ordinances, rules and regulations; or (ii) any local, state or federal governmental permit, approval, license or consent which is necessary or

convenient under applicable local, state and federal laws, ordinances, rules and regulations in order to permit Buyer's proposed development and use of the Premises.

4. PURCHASE PRICE. The purchase price for the Premises is Fifty-Four Thousand~~Five~~ Dollars ($54,000.00), subject to the provisions of Paragraph 6(b) hereunder, payable as follows:

(a) Within three business days of the execution of this Agreement Buyer shall pay to Seller One Thousand Five Hundred Dollars ($1,500.00) as an earnest money deposit (the "Deposit") to be held by the escrow agent, Trafton, Matzen, Belleau & Frenette, LLP, and disbursed in accordance with, the terms and conditions of this Agreement. The Deposit shall be increased by Buyer by payment directly to escrow agent of Three Hundred Dollars ($300.00) on or before the end of each full calendar month beginning with the month of July, 2016 (such additional deposits to be non-refundable) until the earlier of (i) closing on Buyer's acquisition of the Premises or (ii) termination of this Agreement; and

(b) The balance of the purchase price less (i) the Deposit(s), as said Deposit(s) shall have been increased as provided in Paragraph 4(a) above is to be paid to Seller by the Buyer at the time of delivery of the deed by certified or cashier's check, or wire transfer, subject to the credits and prorations hereinafter set forth.

(c) The status of the deposit(s) is subject to the provisions of Paragraph 8 hereunder.

5. WITHHOLDING TAX. Seller is a Maine corporation and, pursuant to 36 M.R.S.A. §5250-A, is not subject to Maine withholding tax.

6. TIME FOR PERFORMANCE/DELIVERY OF DEED.

(a) Closing. Seller's deed and other transfer documents are to be delivered and the consideration paid (the "Closing"), on (i) September 30, 2017, or (ii) on such earlier date not less than seven (7) days following notice from Buyer to Seller thereof, at 11:00 a.m. at the offices of the Buyer's attorney, Drummond Woodsum, 84 Marginal Way, Portland, Maine, unless otherwise agreed in writing by the Buyer and Seller before the Closing, subject, however, to Buyer's right to extend the Closing pursuant to Paragraph 6(b) below.

(b) Option to Extend the Closing. Buyer shall have the right, upon written notice to Seller, to extend the last day for Closing to September 30, 2018, only in the event that Maine State Housing Authority does not provide a Notice to Proceed with respect to the Property in its competitive round for 2017 Low-income housing tax credits, held in the Fall of 2016. Notwithstanding the notice provisions set forth below in this Agreement, the notice to extend the Closing hereunder may be given by facsimile or by transmitting a digital image of a physically signed document by electronic email. In the event that the last date for Closing is so extended through September 30, 2018, then the Closing shall occur on (i) September 30, 2018,

or (ii) on such earlier date not less than seven (7) days following notice from Buyer to Seller thereof at the offices of Buyer's attorney, Drummond Woodsum, 84 Marginal Way, Portland, Maine, unless otherwise agreed in writing by Buyer and Seller before the date of the Closing (as extended).

(c) Termination. Unless otherwise terminated earlier pursuant to the terms of this Agreement, this Agreement shall terminate on September 30, 2017. If the time for performance is extended pursuant to Paragraph 6(b) above, the Agreement shall terminate on September 30, 2018.

7. BUYER'S INSPECTIONS. Prior to the date set for Closing hereunder, or as said date may have been extended by Buyer as provided herein, Buyer and Buyer's agents, at their own risk and expense, shall have the right to enter, inspect, survey and conduct such other activities on or around the Premises as are necessary in order to conduct any investigations or inspections or surveys or other research as Buyer may choose to conduct or have performed, including without limitation geotechnical borings. Buyer shall reasonably restore the Premises in a workmanlike manner promptly following the completion of any inspection or testing.

8. DUE DILIGENCE. Buyer shall have one hundred eighty (90) days from the Effective Date to conduct its preliminary due diligence. During such ninety (90) day period, Buyer may terminate this Agreement for any reason by written notice to Seller. Upon any such termination, Buyer shall receive a refund of the entire Deposit previously paid. Upon the expiration of such ninety (90) day period, unless the ninety (90) day period has been extended by written agreement of Buyer and Seller, the Escrow Agent shall pay said Deposit to Seller and such portion of the Deposit shall become nonrefundable except as otherwise provided in this Agreement.

9. CLOSING DOCUMENTS. At the Closing, and in addition to any other documents referred to in this Agreement to be delivered to Buyer, Seller shall execute, acknowledge as necessary and deliver the following documents and such other documents as may be reasonably required to complete the transaction contemplated herein:

(a) Transfer Documents. The Deed and a Maine Real Estate Transfer Tax Declaration of Value;

(b) Underground Oil Storage Tax Certification. A written notice certifying pursuant to 38 M.R.S.A. §563(6) whether, to the best of Seller's knowledge, an underground oil storage tank exists and shall disclose its registration number or numbers, the exact location of the facility, whether or not it has been abandoned in place, and that the facility is subject to regulation by the Maine Board of Environmental Protection.

(c) Other Documents. Such other documents as are customarily delivered by Sellers to Buyers of real property in the State of Maine, together with a legal opinion of

Seller's counsel satisfactory to Buyer regarding authority of Seller to perform all transactions contemplated by this Agreement.

10. POSSESSION AND CONDITION OF PREMISES. Full possession of the Premises free of all tenants and occupants is to be delivered at the Closing, the Premises to be as is and in the same condition as they are now, reasonable wear and tear excepted.

11. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM. If Seller shall be unable to give title or to make conveyance, or to deliver possession of the Premises, all as herein stipulated, or, if at the time of the Closing the Premises do not conform with the terms and conditions hereof, then Seller shall use commercially reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the Premises conform to the terms and conditions hereof, as the case may be, in which event the time for performance hereof shall be extended for a period of up to forty-five (45) days, or such longer period as shall be agreed to by Buyer.

12. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM. If at the expiration of such extended time Seller shall have failed to remove any defects in title, deliver possession, or make the Premises conform, as the case may be, all as herein agreed, then, at Buyer's option, the Deposit, together with all interest earned thereon, shall be promptly returned to Buyer and all other obligations of the parties hereto shall cease and this Agreement shall be void without recourse of the parties hereto.

13. BUYER'S ELECTION TO ACCEPT TITLE AND CONDITION. In addition to such other remedies available to Buyer under this Agreement, Buyer shall have the election, at either the original or such extended time for performance, to accept such title to the Premises in its then condition as Seller can deliver and to pay therefor the purchase price without deduction, in which case, Seller shall convey such title or deliver the Premises in such condition, except that in the event of such conveyance in accordance with the provisions of this clause the Premises shall have been damaged by fire or casualty insured against, then Seller shall, unless Seller have previously restored the Premises to its former condition, and at Buyer's express election, pay over or assign to Buyer, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by Seller for any partial restoration.

14. ACCEPTANCE OF DEED. The acceptance of the deed and other transfer documents by Buyer shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms and conditions hereof, to be performed after the delivery of said documents or to otherwise survive the Closing hereunder.

15. USE OF PURCHASE MONEY TO CLEAR TITLE. To enable Seller to make conveyance as herein provided, Seller may, at the time of delivery of the deed and other transfer documents, use the purchase money or any portion thereof, to clear the title of any or

all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed and other transfer documents.

16. RISK OF LOSS. Until delivery of possession of the Premises from Seller to Buyer, risk or loss or damage to Premises by fire or otherwise shall be on Seller.

17. ADJUSTMENTS. The Buyer and Seller will each pay its share of the real estate transfer tax due on the sale. Taxes and assessments for the year of Closing shall be prorated as of the date of the Closing in accordance with the due date of the City of Lewiston if the amount of such taxes is known at the time of Closing; if such amount cannot be then ascertained, proration shall be based upon the amount of the taxes for the preceding year. In the event that, after the date of the Closing, any of such taxes, charges or assessments shall be increased or reduced there shall not be any reapportionment post-closing.

18. BROKERAGE. Seller and Buyer each represent and warrant to the other that no brokers, agents or consultants have been employed with respect to this transaction by either of them. Seller and Buyer agree to indemnify and hold the other harmless from any claim by any other broker or agent claiming compensation in respect of this transaction, alleging an agreement with Seller or Buyer, as the case may be. This agreement to indemnify and hold harmless shall survive the Closing.

19. DEFAULT. Should Seller fail to fulfill Seller's obligations hereunder, Buyer may elect to receive a refund of the Deposit, or to pursue all available remedies, including specific performance and reasonable attorney's fees. Should Buyer fail to fulfill Buyer's obligations hereunder, Seller shall retain the Deposit, together with all interest earned thereon, as liquidated damages as Seller's sole and exclusive remedy at law or in equity for Buyer's default without further recourse to Buyer and Buyer shall be relieved of all obligations hereunder.

20. SELLER'S WARRANTIES AND REPRESENTATIONS. Seller warrants and represents as of the date of execution by Seller of this Agreement and as of each date through and including the Closing that:

(a) That, to the best of Seller's knowledge, the information set forth in any property disclosures delivered by Seller to Buyer in connection with the delivery of this Agreement is accurate and complete;

(b) There is to the best of Seller's knowledge no hazardous or toxic wastes, substances, matters or materials, including but not limited to any material defined as hazardous or toxic from time to time by applicable state, local and federal law, are stored or otherwise located on the Premises or any adjacent property owned by Seller; and

(c) Seller is a corporation duly organized, validly existing and in good standing under the laws of the State of Maine.

(d) The execution, delivery and performance by Seller of this Agreement and the consummation by Seller of the transactions contemplated hereby are within Seller's powers and have been duly and validly authorized by all necessary action of Seller.

(e) This Agreement has been, and on the Closing each of the documents to be executed and delivered by Seller will have been, as of the Closing, duly and validly executed and delivered by Seller.

(f) This Agreement is the legal, valid and binding obligation of Seller, enforceable against Seller in accordance with its terms.

(g) The execution, delivery and performance by Seller of this Agreement and the consummation of the transactions contemplated by this Agreement do not and will not (i) conflict with or violate any provision of the Seller's Articles of Incorporation or By-Laws, (ii) conflict with, result in the breach of, constitute a default under, result in the termination, modification or acceleration of any right or obligation of Seller under, or give any other party any right to terminate, modify or accelerate (whether after the giving of notice or the lapse of time or both) any right or obligation of Seller under, any agreement, contract, lease, purchase and sale order, arrangement, commitment or license to which Seller is a party or by which Seller or any of its assets or properties is bound or affected or (iii) violate or result in a breach of or constitute a default under, any law or judgment applicable to Seller or by which Seller or any of its assets or properties is bound or affected, except, in the cases of clauses (ii) and (iii), for any conflict, breach, default, termination, cancellation, acceleration, violation or lien that, individually or in the aggregate, would not reasonably be expected to materially impair Seller's ability to consummate the transactions contemplated by this Agreement.

(h) No consent is required to be obtained by Seller from, and no notice or filing is required to be given by Seller to or made by Seller with, any federal, state, local, foreign or other governmental authority or other person in connection with the execution, delivery and performance by Seller of this Agreement and the consummation of the transactions contemplated by this Agreement.

(i) There is no administrative or judicial proceeding pending or, to Seller's knowledge, threatened against Seller that seeks to enjoin or obtain damages in respect of the consummation of the transactions contemplated by this Agreement.

In the event that changes occur as to any warranties and representations set forth in this Agreement, of which Seller has knowledge, Seller will immediately disclose same to Buyer when first available to Seller; and in the event of any material adverse change, Buyer may, at Buyer's election, terminate this Agreement in which case the Deposit, together with all interest earned thereon, shall be promptly returned to Buyer, and the parties shall be relieved of all further obligations under this Agreement, subject to the retention provisions of Paragraph 8.

21. ASSIGNMENT. The rights and obligations of Buyer under this Agreement may be assigned, in whole or in part, by Buyer to an entity in which one of more of the principals of Buyer controls the entity or the entity's general partner, provided that such assignee agrees to assume all of Buyer's obligations hereunder not specifically retained by Buyer. The rights and obligations of Seller under this Agreement may not be assigned without the written consent of Buyer.

22. CONDITIONS TO CLOSING. The Buyer's obligations to close the transaction contemplated under this Agreement are conditioned upon a prior or simultaneous closing of that transaction and a transaction which is the subject of a similar Purchase and Sale Agreement entered into between the City of Lewiston, Maine (as seller) and the Buyer (as buyer) concerning a parcel adjacent to the Premises. The Seller's obligations to close the transaction contemplated under this Agreement are conditioned upon a simultaneous closing of Buyer's financing for the construction of the Project.

23. MISCELLANEOUS.

(a) This Agreement shall be binding upon and inure to the benefit of the heirs, personal representatives, successors and assigns of the parties.

(b) Any notice relating in any way to this Agreement (except the extension notice referred to in Paragraph 6(b)) shall be in writing and shall be sent by (i) registered or certified mail, return receipt requested, (ii) overnight delivery by a nationally recognized courier, or (iii) hand delivery obtaining a receipt therefor, addressed as follows:

To Seller: The Tim Corporation
2 Great Falls Plaza
Auburn, Maine 04210
ATTENTION: Thomas Platz, President

With copy to: Marc Frenette, Esq.
Trafton, Matzen, Belleau & Frenette, LLP
10 Minot Avenue
P.O. Box 470
Auburn, Maine 04212-0470

To Buyer: Szanton Monks Properties, LLC
c/o The Szanton Company
482 Congress Street, Suite 203
Portland, ME 04101
ATTENTION: Nathan S. Szanton

With copy to: John S. Kaminski, Esq.
Drummond Woodsum & MacMahon
84 Marginal Way, Suite 600
Portland, Maine 04101-2480

and such notice shall be deemed delivered when so posted in the case of notice by certified mail, the next business day in the case of notice by overnight courier and the business day when delivered in the case of notice by hand delivery. Either party may, by such manner of notice, substitute persons or addresses for notice other than those listed above.

(c) All paragraph headings in this Agreement are for convenience of reference only and are of no independent legal significance.

(d) This Agreement may not be modified, waived or amended except in a writing signed by the parties hereto. No waiver of any breach or term hereof shall be effective unless made in writing signed by the party having the right to enforce such a breach, and no such waiver shall be construed as a waiver of any subsequent breach. No course of dealing or delay or omission on the part of any party in exercising any right or remedy shall operate as a waiver thereof or otherwise be prejudicial thereto.

(e) Any and all prior and contemporaneous discussions, undertakings, agreements (including without limitation any prior Agreements or Memorandums of Agreement previously executed by the parties hereto) and understandings of the parties are superseded by and merged in this Agreement, which alone fully and completely expresses their entire agreement.

(f) This Agreement may be simultaneously executed in any number of counterparts, each of which when so executed and delivered shall be an original, but such counterparts shall constitute one and the same instrument. This Agreement may be transmitted between the parties by facsimile machine and signatures appearing on faxed or emailed instruments shall be treated as original signatures. Both a faxed or emailed Agreement containing either original or faxed or emailed signatures of all parties, and multiple counterparts of the same Agreement each containing separate original or faxed or emailed signatures of the parties, shall be binding on them.

(g) If any term or provision of this Agreement or the application thereof to any person or circumstances shall, at any time or to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which this Agreement is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

(h) It is expressly understood and agreed that time is of the essence in respect of this Agreement.

(i) This Agreement shall be governed by and construed and enforced in accordance with the laws in effect in the State of Maine.

IN WITNESS WHEREOF, Buyer and Seller have executed this Agreement as of the dates hereinafter set forth.

WITNESS:

SZANTON MONKS PROPERTIES, LLC

By: _____
Nathan Szanton
Its: Manager

Date of Buyer's execution of this Agreement: 6/29, 2016.

WITNESS:

THE TIM CORPORATION

By: _____
Thomas Platz
Its: President

Date of Seller's execution of this Agreement: June 27, 2016.

Note: Effective Date is the later of the date of Buyer's execution or the date of Seller's execution hereof.

PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement entered into by the below-named parties as of the date on which the last to sign of Seller and Buyer have executed this Agreement as shown below next to their respective signatures (the "Effective Date").

1. PARTIES. CITY OF LEWISTON, MAINE, a body corporate and politic under the laws of the State of Maine with a mailing address as set forth below ("Seller" or the "City"), agrees to sell, and SZANTON MONKS PROPERTIES, LLC, a Maine limited liability company with a mailing address also set forth below ("Buyer"), agrees to buy, upon the terms and conditions hereinafter set forth, the real estate described in Paragraph 2 of this Agreement.

2. DESCRIPTION. The real estate to be sold by Seller to Buyer pursuant to this Agreement consists of certain lots or parcels of land, together with any buildings and improvements thereon, and all rights and easements appurtenant thereto, including but not limited to the easements set forth below and subject to the retained easements and conditions set forth below, located at 159 Lisbon Street (known as Map 207, Lot 110) (the "Premises").

(a) An easement for pedestrian and disabled person motorized vehicle access from the boundary of the Premises conveyed across Canal Street alley to the parking garage known as Centreville Garage.

(b) Subject to mutual agreement as to extent and location of any easements over Seller's remaining property that may be necessary for the utilities that may be required for Buyer's planned development of the property, including rights to maintain, repair and replace such utilities.

The final location of all of the above-described easements shall be subject to the approval of the Seller and Buyer prior to Closing.

For source of title, reference may be made to Deeds recorded in the Androscoggin County Registry of Deeds in Book 9088, Page 89.

The parties acknowledge the Purchaser's intended use of the Premises to develop high quality professionally managed rental housing and retail space financed in part through the low-income housing tax credit and other sources provided or administered by Maine State Housing Authority. Notwithstanding anything set forth herein or in Schedule A to the contrary, the parties acknowledge and agree that the Premises (including without limitation the easement areas) shall be conveyed utilizing a metes and bounds description based upon a survey of the Premises to be obtained by Buyer at Buyer's expense, which metes and bounds description shall be subject to the consent of Seller, such consent not to be unreasonably withheld, delayed or conditioned. Buyer agrees to obtain such survey in sufficient time to obtain seller's consent at or before the time required for the Buyer to submit the legal description in connection with Buyer's expected application to the City of Lewiston for land

use.

3. DEED. The Premises shall be conveyed by municipal quitclaim deed, which deed shall convey good and clear record and marketable title, free from all liens and encumbrances, with the exception of the easements, covenants and restrictions contained herein and those additional easements, covenants and restrictions of record which do not materially adversely affect Buyer's proposed development of the Premises and do not violate or cause a violation of, or are otherwise inconsistent with, (i) any applicable local, state and federal laws, ordinances, rules and regulations; or (ii) any local, state or federal governmental permit, approval, license or consent which is necessary or convenient under applicable local, state and federal laws, ordinances, rules and regulations in order to permit Buyer's proposed development and use of the Premises.

4. PURCHASE PRICE. The purchase price for the Premises is One Hundred Fifty-Two Thousand One Hundred Forty Dollars ($152,140.00), subject to the provisions of Paragraph 6(b) hereunder, payable as follows:

(a) Within three business days of the execution of this Agreement Buyer shall pay to Seller Five Thousand Dollars ($5,000.00) as an earnest money deposit (the "Deposit") to be held by the escrow agent Brann & Isaacson, and disbursed in accordance with, the terms and conditions of this Agreement. The Deposit shall be increased by Buyer by payment directly to escrow agent of One Thousand Dollars ($1,000.00) at the expiration of the 180th day after the Effective Date, and then by One Thousand Dollars ($1,000.00) on or before the end of each full calendar month thereafter (such additional deposits to be non-refundable) until the earlier of (i) closing on Buyer's acquisition of the Premises or (ii) termination of this Agreement; and

(b) The balance of the purchase price less (i) the Deposit(s), as said Deposit(s) shall have been increased as provided in Paragraph 4(a) above is to be paid to Seller by the Buyer at the time of delivery of the deed by certified or cashier's check, or wire transfer, subject to the credits and prorations hereinafter set forth.

(c) The status of the deposit(s) is subject to the provisions of Paragraph 8 hereunder.

5. WITHHOLDING TAX. The Seller is a Maine municipal corporation and, pursuant to 36 M.R.S.A. §5250-A, is not subject to Maine withholding tax.

6. TIME FOR PERFORMANCE/DELIVERY OF DEED.

(a) Closing. Seller's deed and other transfer documents are to be delivered and the consideration paid (the "Closing"), on (i) September 30, 2017, or (ii) on such earlier date not less than seven (7) days following notice from Buyer to Seller thereof, at 11:00 a.m. at the offices of the Buyer's attorney, Drummond Woodsum, 84 Marginal Way, Portland, Maine,

unless otherwise agreed in writing by the Buyer and Seller before the Closing, subject, however, to Buyer's right to extend the Closing pursuant to Paragraph 6(b) below.

(b) Option to Extend the Closing. Buyer shall have the right, upon written notice to Seller, to extend the last day for Closing to September 30, 2018, only in the event that Maine State Housing Authority does not provide a Notice to Proceed with respect to the Property in its competitive round for 2017 Low-Income Housing Tax Credits. Notwithstanding the notice provisions set forth below in this Agreement, the notice to extend the Closing hereunder may be given by facsimile or by transmitting a digital image of a physically signed document by electronic email. In the event that the last date for Closing is so extended through September 30, 2018, then the Closing shall occur on (i) September 30, 2018, or (ii) on such earlier date not less than seven (7) days following notice from Buyer to Seller thereof at the offices of Buyer's attorney, Drummond Woodsum, 84 Marginal Way, Portland, Maine, unless otherwise agreed in writing by Buyer and Seller before the date of the Closing (as extended).

(c) Termination. Unless otherwise terminated earlier pursuant to the terms of this Agreement, this Agreement shall terminate on September 30, 2017. If the time for performance is extended pursuant to Paragraph 6(b) above, the Agreement shall terminate on September 30, 2018.

7. BUYER'S INSPECTIONS. Prior to the date set for Closing hereunder, or as said date may have been extended by Buyer as provided herein, Buyer and Buyer's agents, at their own risk and expense, shall have the right to enter, inspect, survey and conduct such other activities on or around the Premises as are necessary in order to conduct any investigations or inspections or surveys or other research as Buyer may choose to conduct or have performed, including without limitation geotechnical borings. Buyer shall be obligated to reasonably restore the Premises in a workmanlike manner promptly following the completion of any inspection or testing.

8. DUE DILIGENCE. Buyer shall have one hundred eighty (180) days from the Effective Date to conduct its preliminary due diligence. During such one hundred eighty (180) day period, Buyer may terminate this Agreement for any reason by written notice to Seller. Upon any such termination, Buyer shall receive a refund of the entire Deposit previously paid. Upon the expiration of such one hundred eighty (180) day period, unless the one hundred eighty (180) day period has been extended by written agreement of Buyer and Seller, the Escrow Agent shall pay said Deposit to Seller and such portion of the Deposit shall become nonrefundable except as otherwise provided in this Agreement.

9. CLOSING DOCUMENTS. At the Closing, and in addition to any other documents referred to in this Agreement to be delivered to Buyer, Seller shall execute, acknowledge as necessary and deliver the following documents and such other documents as may be reasonably required to complete the transaction contemplated herein:

(a) Transfer Documents. The municipal quitclaim deed and a Maine Real Estate Transfer Tax Declaration of Value;

(b) Underground Oil Storage Tax Certification. A written notice certifying pursuant to 38 M.R.S.A. §563(6) an underground oil storage tank exists and shall disclose its registration number or numbers, the exact location of the facility, whether or not it has been abandoned in place, and that the facility is subject to regulation by the Maine Board of Environmental Protection.

(c) Other Documents. Such other documents as are customarily delivered by Sellers to Buyers of real property in the State of Maine, together with a legal opinion of Seller's counsel satisfactory to Buyer regarding authority of the Seller to perform all transactions contemplated by this Agreement.

10. POSSESSION AND CONDITION OF PREMISES. Full possession of the Premises free of all tenants and occupants is to be delivered at the Closing, the Premises to be as is and in the same condition as they are now, reasonable wear and tear excepted.

11. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM. If Seller shall be unable to give title or to make conveyance, or to deliver possession of the Premises, all as herein stipulated, or, if at the time of the Closing the Premises do not conform with the terms and conditions hereof, then Seller shall use commercially reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the Premises conform to the terms and conditions hereof, as the case may be, in which event the time for performance hereof shall be extended for a period of up to forty-five (45) days, or such longer period as shall be agreed to by Buyer.

12. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM. If at the expiration of such extended time Seller shall have failed to remove any defects in title, deliver possession, or make the Premises conform, as the case may be, all as herein agreed, then, at Buyer's option, the Deposit, together with all interest earned thereon, shall be promptly returned to Buyer and all other obligations of the parties hereto shall cease and this Agreement shall be void without recourse of the parties hereto.

13. BUYER'S ELECTION TO ACCEPT TITLE AND CONDITION. In addition to such other remedies available to Buyer under this Agreement, Buyer shall have the election, at either the original or such extended time for performance, to accept such title to the Premises in its then condition as Seller can deliver and to pay therefor the purchase price without deduction, in which case, Seller shall convey such title or deliver the Premises in such condition, except that in the event of such conveyance in accordance with the provisions of this clause the Premises shall have been damaged by fire or casualty insured against, then Seller shall, unless Seller have previously restored the Premises to its former condition, and at Buyer's express election, pay over or assign to Buyer, on delivery of the deed, all amounts

recovered or recoverable on account of such insurance, less any amounts reasonably expended by Seller for any partial restoration.

14. ACCEPTANCE OF DEED. The acceptance of the deed and other transfer documents by Buyer shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms and conditions hereof, to be performed after the delivery of said documents or to otherwise survive the Closing hereunder.

15. USE OF PURCHASE MONEY TO CLEAR TITLE. To enable Seller to make conveyance as herein provided, Seller may, at the time of delivery of the deed and other transfer documents, use the purchase money or any portion thereof, to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed and other transfer documents.

16. RISK OF LOSS. Until delivery of possession of the Premises from Seller to Buyer, risk or loss or damage to Premises by fire or otherwise shall be on Seller.

17. ADJUSTMENTS. All utilities shall be transferred to the Buyer as of the date of closing and the Seller shall be responsible for any utility charges prior to the date of closing, if any. The Buyer shall reimburse the Seller for the cost of heating oil in the tank as of the date of closing, the amount to be added to the purchase price by the Buyer at the time of delivery of the Deed and other transfer documents. The Buyer will pay its share of the real estate transfer tax due on the sale; the Seller is exempt under Maine Law from real estate transfer taxes.

18. BROKERAGE. Seller and Buyer each represent and warrant to the other that no brokers, agents or consultants have been employed with respect to this transaction by either of them. Seller and Buyer agree to indemnify and hold the other harmless from any claim by any other broker or agent claiming compensation in respect of this transaction, alleging an agreement with Seller or Buyer, as the case may be. This agreement to indemnify and hold harmless shall survive the Closing.

19. DEFAULT. Should Seller fail to fulfill Seller's obligations hereunder, Buyer may elect to receive a refund of the Deposit, or to pursue all available remedies, including specific performance and reasonable attorney's fees. Should Buyer fail to fulfill Buyer's obligations hereunder, Seller shall retain the Deposit, together with all interest earned thereon, as liquidated damages as Seller's sole and exclusive remedy at law or in equity for Buyer's default without further recourse to Buyer and Buyer shall be relieved of all obligations hereunder.

20. SELLER'S WARRANTIES AND REPRESENTATIONS. Seller warrants and represents as of the date of execution by Seller of this Agreement and as of each date through and including the Closing that:

(a) That, to the best of Seller's knowledge, the information set forth in any property disclosures delivered by Seller to Buyer in connection with the delivery of this Agreement is accurate and complete;

(b) There is to the best of Seller's knowledge no hazardous or toxic wastes, substances, matters or materials, including but not limited to any material defined as hazardous or toxic from time to time by applicable state, local and federal law, are stored or otherwise located on the Premises or any adjacent property owned by Seller; and

(c) Seller is a Maine body corporate and politic duly organized and existing under the laws of the State of Maine, with full capacity, power and authority to enter into this Agreement and to fully perform the transactions contemplated hereby.

In the event that changes occur as to any warranties and representations set forth in this Agreement, of which Seller has knowledge, Seller will immediately disclose same to Buyer when first available to Seller; and in the event of any material adverse change, Buyer may, at Buyer's election, terminate this Agreement in which case the Deposit, together with all interest earned thereon, shall be promptly returned to Buyer, and the parties shall be relieved of all further obligations under this Agreement, subject to the retention provisions of Paragraph 8.

21. ASSIGNMENT. The rights and obligations of Buyer under this Agreement may be assigned, in whole or in part, by Buyer to an entity in which one of more of the principals of Buyer controls the entity or the entity's general partner, provided that such assignee agrees to assume all of Buyer's obligations hereunder not specifically retained by Buyer. The rights and obligations of Seller under this Agreement may not be assigned without the written consent of Buyer.

22. OTHER UNDERTAKINGS OF BUYER AND SELLER. At or prior to Closing Seller shall enter into a Parking Lease Agreement with Buyer (or Buyer's successors and assigns) under which Seller leases up to 71 parking spaces to Buyer(or Buyer's successors and assigns) in the Centerville Garage located at 62 Canal Street, Lewiston, Maine (the "Parking Lease Agreement"). The Parking Lease Agreement shall have terms that are substantially similar to those contained in the Parking Lease Agreement between Seller and The Lofts at Bates Mill LP dated January 18, 2012. .

23. CONDITION TO CLOSING. The Buyer's obligations to close the transaction contemplated under this Agreement are conditioned upon a prior or simultaneous closing of that transaction and a transaction which is the subject of a similar Purchase and Sale Agreement entered into between The Tim Corporation (as seller) and the Buyer (as buyer) concerning a parcel adjacent to the Premises.

24. MISCELLANEOUS.

(a) This Agreement shall be binding upon and inure to the benefit of the heirs, personal representatives, successors and assigns of the parties.

(b) Any notice relating in any way to this Agreement (except the extension notice referred to in Paragraph 6(b)) shall be in writing and shall be sent by (i) registered or certified mail, return receipt requested, (ii) overnight delivery by a nationally recognized courier, or (iii) hand delivery obtaining a receipt therefor, addressed as follows:

To Seller:	City of Lewiston 27 Pine Street Lewiston, Maine 04240 ATTENTION: Ed Barrett, City Administrator
With copy to:	Martin Eisenstein, Esq, Brann & Isaacson P.O. Box 3070 184 Main Street Lewiston, ME 04243-3070
To Buyer:	Szanton Monks Properties, LLC c/o The Szanton Company 482 Congress Street, Suite 203 Portland, ME 04101 ATTENTION: Nathan S. Szanton
With copy to:	John S. Kaminski, Esq. Drummond Woodsum & MacMahon 84 Marginal Way, Suite 600 Portland, Maine 04101-2480

and such notice shall be deemed delivered when so posted in the case of notice by certified mail, the next business day in the case of notice by overnight courier and the business day when delivered in the case of notice by hand delivery. Either party may, by such manner of notice, substitute persons or addresses for notice other than those listed above.

(c) All paragraph headings in this Agreement are for convenience of reference only and are of no independent legal significance.

(d) This Agreement may not be modified, waived or amended except in a writing signed by the parties hereto. No waiver of any breach or term hereof shall be effective unless made in writing signed by the party having the right to enforce such a breach, and no such waiver shall be construed as a waiver of any subsequent breach. No course of dealing or delay or omission on the part of any party in exercising any right or remedy shall operate as a waiver thereof or otherwise be prejudicial thereto.

(e) Any and all prior and contemporaneous discussions, undertakings, agreements (including without limitation any prior Agreements or Memorandums of Agreement previously executed by the parties hereto) and understandings of the parties are superseded by and merged in this Agreement, which alone fully and completely expresses their entire agreement.

(f) This Agreement may be simultaneously executed in any number of counterparts, each of which when so executed and delivered shall be an original, but such counterparts shall constitute one and the same instrument. This Agreement may be transmitted between the parties by facsimile machine and signatures appearing on faxed or emailed instruments shall be treated as original signatures. Both a faxed or emailed Agreement containing either original or faxed or emailed signatures of all parties, and multiple counterparts of the same Agreement each containing separate original or faxed or emailed signatures of the parties, shall be binding on them.

(g) If any term or provision of this Agreement or the application thereof to any person or circumstances shall, at any time or to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which this Agreement is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

(h) It is expressly understood and agreed that time is of the essence in respect of this Agreement.

(i) This Agreement shall be governed by and construed and enforced in accordance with the laws in effect in the State of Maine.

IN WITNESS WHEREOF, Buyer and Seller have executed this Agreement as of the dates hereinafter set forth.

WITNESS:

SZANTON MONKS PROPERTIES, LLC

By: _____
Nathan Szanton

Its: Manager

Date of Buyer's execution of this Agreement: Apr. 30, 2016.

WITNESS:

CITY OF LEWISTON, MAINE

By: Edward G. Barrett
Ed Barrett
Its: City Administrator

Date of Seller's execution of this Agreement: April 29, 2016.

Note: Effective Date is the later of the date of Buyer's execution or the date of Seller's execution hereof.

ATTACHMENT C

Lighting Catalogue Cuts

ALN440 – Towne Commons® LED | TYPE

- Energy Saving LED technology
- Reliable efficient operation
- Type 2, 3, 4, 5 distributions
- 0-10V dimming ready
- LifeShield® protection system
- Surge protection included
- Wide variety of custom mounting options including post-top, wall mount or pole mount arm
- IP66 construction of optical system
- Cast aluminum struts
- DLC pending
- Available in 3000K, 4000K and 5000K
- Powder coat finish in 13 standard colors with polymer sealer

ALN440

1. LUMINAIRE	2. DISTRIBUTION	3. COLOR TEMP	4. DRIVER	5. COLOR	6. OPTIONS	7. CONTROL	8. MOUNTING
ALN 440							

1. LUMINAIRE

ARM OR POST TOP MOUNT
ALN 440

TOP MOUNTED ARM OR PENDANT MOUNT
ALN 440D

2. DISTRIBUTION

Y2 (Type 2)
Y3 (Type 3)
Y4 (Type 4)
Y5 (Type 5)

3. COLOR TEMPERATURE

32LED-3K *(Warm White, 3000K output)*
32LED-4K *(Neutral White, 4000K output)*
32LED-5K *(Bright White, 5000K output)*

4. DRIVER *(120 thru 277 volt)*

700 *(700mA drive current, 75 watts)*

5. COLOR

WH	*Arctic White*	VBU	*Verde Blue*
BL	*Black*	CRT	*Corten*
BLT	*Matte Black*	MAL	*Matte Aluminum*
DB	*Dark Bronze*	MG	*Medium Grey*
DGN	*Dark Green*	AGN	*Antique Green*
TT	*Titanium*	LG	*Light Grey*
WDB	*Weathered Bronze*	RAL	*Premium Color*
MDB	*Bronze Metallic*	CUSTOM	** *Contact Factory*

6. OPTIONS

CHM *(Glass chimney with polished brass holder)*

CND *(3-lamp candelabra with polished brass holder, lamps included. For decorative use only.)*

LDL *(Lightly diffused lens)*

SBL *(Sandblast diffused lens)*

HSS-L *(House side shield, consists of three field installed panels attached to the inside of the lens. Installing three panels blocks 180° of the lens)*

MAT *(Mast arm adapter slips over a 2 3/8" / 60mm O.D. pipe and is secured with 4 stainless steel set screws. For ALN440D only.)*

PMS *(Pendant mount with 48" / 1220mm stem and canopy with swivel. For ALN440D only.)*

PMC *(Pendant kit includes canopy and 48" / 1220mm of brass chain painted the fixture color. For ALN440D only.)*

PT5 *(Post top adaptor for a 5"/127mm O.D. pole)*

7. CONTROL

PCA-C *(Contemporary photocell adapter, not for Wall Mount)*

PCA-T *(Traditional photocell adapter, not for Wall Mount)*

SCP (Sensor Control Programmable) pole accessory is available to provide occupancy detection for outdoor applications meeting California Title 24. For complete spec sheet and ordering information, visit *www.aal.net/products/sensor_control_programmable/*

8. MOUNTING

WALL MOUNT

ALN440

WMA1M	WMA1L	WMA3	WMA35U
WMA36U	WMA55	WMA56	WMA57
WMA7	WMA9U	WMA22U	

ALN440D

WMA2M	WMA2L	WMA37	WMA38
WMA39	WMA4	WMA6	WMA8
WMA9D	WMA10	WMA11	WMA12
WMA16	WMA17	WMA18	WMA22D

POLE MOUNT

Post Top Mount: *(Standard)*

The fixture shall slip over a 4"/100mm O.D. pole or tenon and be secured to the pole with three (or six) stainless steel set screws.

Pole Side Mount *(4" O.D. or 5" O.D. side mount)*

ALN440

TRA1M	TRA3	TRA5U	TRA55
TRA56 (4" only)	TRA57	TRA59U	SLA8U
SLA22U			

ALN440D

TRA2M	TRA2L	SLA3 (4" only)	SLA8D
SLA22D			

Pole Top Mount Arm

ALN440

SLA1	SLA1-2

ALN440D

TRA4	TRA7	TRA7-2	TRA8
TRA9	TRA9-2	SLA4	SLA4-2
SLA7	SLA7-2	SLA9	SLA9-2
SLA10	SLA10-2	SLA16	SLA16-2
SLA17	SLA17-2	SLA18	SLA18-2

PIER MOUNT

PM1	PM2	PM3

Visit www.aal.net for Arms, Poles & Accessories Specification Guide

SPECIFICATIONS

HOUSING

Luminaire shall be cast A356 alloy aluminum, free of any porosity or cosmetic fillers. Castings shall be of uniform wall thickness, minimum .188 inch with no warping or mold shifting.

The top cap shall hinge open by loosening two captive fasteners. The top shall seal the lamp compartment with a continuous silicone gasket. The lens shall be one-piece clear optical grade acrylic with a one-piece memory retentive silicone gasket on top and bottom. The LED and driver assembly shall be serviceable by backing out three thumb screws to allow for the light engine to be lifted out. Quick disconnects shall be used for all electrical connections.

All internal and external hardware shall be stainless steel.

OPTICAL MODULE

The optical assembly shall be completely sealed with a one piece injection molded silicone gasket to prevent dust, insect or moisture contamination. The optical array shall consist of high brightness light emitting diodes mounted to a printed metal circuit board with precision injection molded optically clear lenses discretely coupled to each individual diode. The printed circuit board assembly shall have a uniform conformal coating with the exception of the optical output lens at each diode and be mechanically fastened to an anodized die-cast aluminum heat sink. Standard color temperatures shall be 3000K, 4000K and 5000K.

ELECTRICAL

All Luminaires shall accept 120 thru 277 volt input and have integral surge protection. Drivers shall be U.L recognized and have a 0-10v dimming interface with a dimming range of 10-100%. Approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV. (Note: not compatible with current sourcing dimmers). Consult factory for current list of known compatible dimming systems. LifeShield™ shall be provided with all configurations for added protection in extreme temperature environments (-30°C to 60°C). The electrical assembly shall be mounted to a serviceable tray. The surge protector shall be U.L. recognized and have a sur ge current rating of 10,000 Amps using the industry standard

See next page

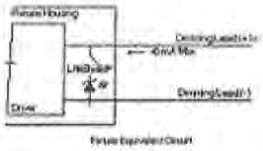
JOB _____

TYPE _____

NOTES _____

architectural area lighting
ARCHITECTURAL AREA LIGHTING
16555 East Gale Ave. | City of Industry | CA 91745
P 626.968.5666 | F 626.369.2695 | www.aal.net
Copyright © 2012 | Rev 2.15

8/20uSec wave with a clamping voltage of 320V and surge rating of 372J. The surge protector case shall be a high-temperature, flame resistant plastic enclosure. The electrical assembly shall be installed and prewired in the fixture.



Fixture Equivalent Circuit

CONTROLS

SCP shall have an integral surge protection device with a currentt rating of 10,000 Amps using the industry standard 8/20uSec wave and sure rating of 372J

Sensor not intended for use with additional photo-control, wireless control or dimming systems.

SERVICING

The top of the fixture shall hinge open for relamping by loosening two stainless steel fasteners.

MOUNTING

Post top mounting: The fixture shall slip over a 4"/100mm O.D. pole or tenon and be secured to the pole with three (or six) stainless steel set screws.

Arm or wall mounting: The fixture shall be attached to the cast arm with three stainless steel bolts and a silicone gasket.

FINISH

Fixture finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 2604-02 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

CERTIFICATION

Fixtures shall be listed with ETL for outdoor, wet location use, conforming to the UL 1598 and Canadian CSA 22.2 no. 250 standard. IP54.

WARRANTY / TERMS AND CONDITIONS OF SALE

Download:
http://www.hubbelllighting.com/resources/warranty/

AAL reserves the right to change product specifications without notice.

PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	50,000	*TM-21-11 60,000	100,000	PROJECTED L70 (HR5)
25°C/ 77°F	100%	95%	93%	92%	89%	>60,000
40°C/ 104°F	100%	94%	91%	90%	85%	>60,000

DIMENSIONS

ALN440

ALN440
HEIGHT: 31"/790mm
LENGTH: 18"/460mm
WIDTH: 18"/460mm
WEIGHT: 40 lbs.
EPA: 2.80

ALN440D

ALN440D
HEIGHT: 26"/660mm
LENGTH: 18"/460mm
WIDTH: 18"/460mm
WEIGHT: 35 lbs.
EPA: 2.59

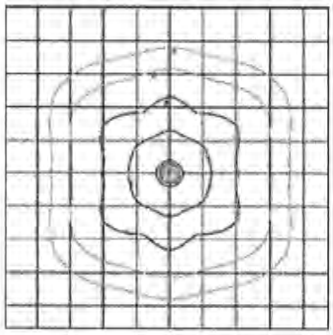
PERFORMANCE DATA (32 LEDS, 700 MA DRIVE CURRENT, 75 WATTS)

TYPE	LENS	5K					4K					3K				
		LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G	LUMENS	LPW	B	U	G
Y2	CLEAR	5427	72	2	3	3	5156	69	2	2	3	4016	54	1	3	2
Y3		5237	70	2	3	2	4975	66	2	3	2	3875	52	1	3	2
Y4		5736	76	1	3	3	5449	73	1	3	3	4245	57	1	3	2
Y5		5183	69	3	3	3	4945	66	3	3	2	3809	51	2	3	2
Y2	LDL	5160	69	2	4	3	4902	65	2	4	3	3818	51	1	3	3
Y3		4964	66	1	4	3	4716	63	1	4	3	3674	49	1	3	3
Y4		5449	73	1	4	3	5176	69	1	4	3	4032	54	1	4	3
Y5		4901	65	2	4	3	4685	62	2	4	3	3610	48	2	3	3
Y2	SBL	4729	63	2	4	3	4492	60	1	4	3	3499	47	1	4	3
Y3		4554	61	1	4	3	4327	58	1	4	3	3370	45	1	4	2
Y4		5004	67	1	4	3	4754	63	1	4	3	3703	49	1	4	3
Y5		4499	60	2	4	3	4292	57	2	4	3	3310	44	1	4	2

ALN440-Y3-32LED-5K-700 WATTAGE: 75 LUMEN OUTPUT: 5237 EFFICACY: 70 Lm/W

B2 U3 G2

			LUMEN
FORWARD LIGHT			
FL	30°	2.4%	124.3
FM	60°	34.5%	1804.4
FH	80°	29.1%	1523.6
FVH	90°	3.1%	163.2
BACK LIGHT			
BL	30°	1.7%	90.7
BM	60°	12.1%	631.5
BH	80°	11.1%	582.8
BVH	90°	2.5%	133.1
UPLIGHT			
UL	100°	1.0%	54.3
UH	180°	2.5%	129.2



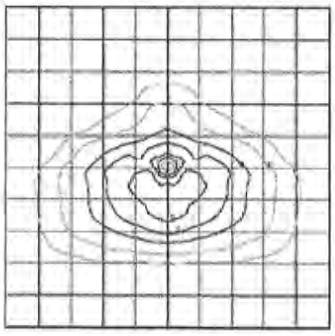
UPLIGHT 0%
DOWNLIGHT 100%

14' MOUNTING HEIGHT

ALN440-Y5-32LED-5K-700 WATTAGE: 74.9 LUMEN OUTPUT: 5183 EFFICACY: 69 Lm/W

B3 U3 G3

			LUMEN
FORWARD LIGHT			
FL	30°	1.9%	96.7
FM	60°	16.2%	839.4
FH	80°	25.8%	1336.3
FVH	90°	4.4%	228.3
BACK LIGHT			
BL	30°	1.9%	96.7
BM	60°	16.2%	839.4
BH	80°	25.8%	1336.3
BVH	90°	4.4%	228.3
UPLIGHT			
UL	100°	1.6%	82.2
UH	180°	1.9%	99.0



UPLIGHT 0%
DOWNLIGHT 100%

14' MOUNTING HEIGHT

IES files can be found at www.aal.net

architectural arealighting
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P 626.968.5666 | F 626.369.2695 | www.aal.net
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ATTACHMENT D

Supporting Evidence – Approval Criteria

ATTACHMENT D
SUPPORTING EVIDENCE – APPROVAL CRITERIA
HARTLEY BLOCK

In accordance with Article XIII Section 3(g), we offer the following evidence in support of each of the application requirements:

Section 3 – Procedure

(g) Application Requirements

(1) See accompanying cover letter and application forms (contained in Attachment A).

(2) See original copy contained with submission of four copies initially with subsequent additional copies as directed by the Planner.

(3) Included with complete submission.

(g)(a) General Information

(1) The record owners are:

<u>Owner 1 – Lot 110; 159 Lisbon Street</u>
The City of Lewiston
27 Pine Street
Lewiston, ME 04240

<u>Owner 2 – Lots 111 & 112; 149 Lisbon Street</u>
The Tim Corporation
2 Great Falls Plaza
Auburn, Maine 04210

(2) The Hartley Block Mixed Use Development

(3) See Figure 1 included in Attachment A to this submission.

(4) See Existing Conditions Plan by JKL Land Surveying included in the accompanying plan set.

(5) See accompanying Existing Conditions Plan and Tax Map figure in Attachment A.

(6) See Attachment B.

(7) See Survey Plan and Site Plans for surveyor and engineer's seal.

(g)(b) General Information

(1) The site is located in the Centreville District (CV).

(2) See Survey Plan.

(3) The existing utilities including locations and sizes have been depicted on the Survey Plan based on best available information.

(4) See Survey Plan.

(5) No building(s) currently occupy this site.

(6) See Survey Plan.

(7) See Survey Plan – not all information is provided within 200 feet of the site. A waiver to provide this information is requested.

(8) Not Applicable.

(9) The site generally drains to Canal Street Alley.

(10) Not applicable.

(11) Not applicable – see Survey Plan.

(g)(c) *Proposed Development Activity*

(1-5) See Site, Grading and Utility Plans.

(6) Not Applicable.

(7) See Lighting Plan.

(8) See Site Plans.

(9) None required.

(10) Work is scheduled for the summer 2017 with completion by early 2018.

(4) *Additional Information that May be Required*

(a) See Existing Conditions; Survey; and Site Layout, Grading and Drainage Plans

(b)1-4 The project will rely on existing drainage infrastructure within Ash Street. A new separated storm drain pipe will be installed within Canal Street Alley that will connect to the storm drain installed recently by the City in Ash Street. The activity will result in a decrease of overall imperviousness on the properties therefore, it is concluded that sufficient drainage infrastructure is in place to handle runoff generated by the site.

(b)5 See erosion control measures on site plans. Given the nature of the site, erosion potential is considered minimal.

(c) Not applicable.

(d) See Site Layout, Grading and Utility Plans.

(e) See Site Plans – in general, landscaping is limited.

(f) A waiver is requested for a traffic impact analysis based on the site's historical use and limited anticipated trip generation.

(g) A letter requesting confirmation by the Lewiston Water & Sewer Division (LWSD) of adequate water supply has been issued and we are awaiting their response.

(i) See Site Plans.

(j) A Subdivision Recording Plat will be jointly prepared by JKL Land Surveying and Stantec.

(k) A Subdivision Recording Plat will be jointly prepared by JKL Land Surveying and Stantec.

(l) Not applicable. There are no spaces proposed for dedication to public use or ownership.

(m) See Survey Plan and Subdivision Plat.

(n) Not applicable.

(o) Not applicable.

(p) Not applicable.

(q) To be submitted prior to signing of plans.

(r) The cost information and evidence of financial capacity for the project has been previously supplied to the city as part of various City Council deliberations. No further submissions have been made part of the Planning Board process.

In accordance with Section 4 – Approval Criteria the following evidence is provided:

A. *Utilization of the Site*

Supporting Evidence: The 0.41 acre site has historically contained multi-unit residential housing. The current proposal includes a new building with 63 units and street level retail space. There are no density restrictions in the Centreville zone. There are no wetlands, steep slopes, floodplains, or unique natural features that restrict development opportunity on the site.

B. *Traffic Movement Into and Out of the Development Area*

Supporting Evidence: The development is replacing a previously existing land use. Traffic volumes associated with the development will be less than 100 vehicle trips in the AM or PM peak hours, thus precluding the need for a Traffic Movement Permit. No significant impacts to nearby intersection's Level of Service are expected due to low anticipated traffic volumes.

C. *Access to the Site*

Supporting Evidence: The development will include access off Lisbon Street and Canal Street Alley. The primary parking will be within the Canal Street parking garage. Sight lines in each direction at each driveway will exceed 500 feet. There are no vehicular driveways into the site. Based on the site's urban location and past historic use, we believe that access conditions are satisfactory.

D. *Internal Vehicular Circulation*

Supporting Evidence: The project is a residential use and contains no specific vehicular circulation. Emergency vehicular access is provided by the adjacent City street system.

E. *Pedestrian Circulation*

Supporting Evidence: The Site Plan includes circulation for pedestrians as there will be multiple entries off the Lisbon Street sidewalk. There will also be a small courtyard and entry off the Canal Street Alley.

F. *Stormwater Management*

Supporting Evidence: The project involves redevelopment of a previously existing land use. Overall site imperviousness will decrease and the site's overall drainage patterns will remain generally unchanged. There are existing public stormwater systems in Ash Street nearby the site. Peak flows to these systems are expected to remain unchanged or decrease due to the decrease in imperviousness on the site.

G. *Erosion Control*

Supporting Evidence: The project involves a previously developed parcel that contains no significant slopes, excessive topography, natural resources, or special areas of concern. Provisions for the prevention of erosion during construction are included in the plans. These measures include, but are not limited to, the temporary placement of sediment barriers around the site, temporary stabilized construction entrances, and sediment capture measures at nearby drainage inlets. The site is not located near a stream or water body. No significant removal of topsoil is anticipated.

H. *Water Supply*

Supporting Evidence: The project will include an 8" water main extension from the rear of the building along Canal Street Alley to Ash Street. A portion of existing water main within Ash Street will be replaced as we understand there are capacity issues within the main due to age and pipe blockage. Existing water services not intended for reuse will be abandoned or otherwise taken out of service per the LWSD requirements. New fire supply and domestic water supply services will be provided to the building.

I. *Sewage Disposal*

Supporting Evidence: The project includes the abandonment of existing services in accordance with the LWSD requirements. All wastewater flows are expected to be domestic in nature and no special measures such as grease traps or septic tanks are required. A request for "Capacity Availability" has been requested from the LWSD. The project's mechanical and plumbing systems will include modern "low flow" fixtures, thus contributing to an overall anticipated decrease in water use and wastewater generation. A new sewer service connection is proposed and it will connect to the existing box sewer in Canal Street Alley.

J. *Utilities*

Supporting Evidence: The project will include new underground power, communications, and cable services, off the existing overhead lines in Canal Street Alley.

K. *Natural Features*

Supporting Evidence: The site contains no significant natural features due to its historical land use.

L. *Groundwater Protection*

Supporting Evidence: The development includes the connection to public water supply and wastewater collection systems, thus avoiding any adverse effects to the quality or quantity of groundwater.

M. *Water and Air Pollution*

Supporting Evidence: The site will not generate significant runoff conditions or air emissions that could contribute to undue water or air pollution. The budding will utilize state of the art heating systems, thereby minimizing air emissions.

N. *Exterior Lighting*

Supporting Evidence: The Site plan includes several pole mounted light fixtures in the courtyard to provide security level lighting. All fixtures will be cut off system at a maximum mounting height of 12'. There is one building mounted lights proposed over the rear exit door.

O. *Waste Disposal*

Supporting Evidence: The project will include a solid waste enclosure space that will be maintained and serviced through a vendor contract. The applicant currently anticipates a 20 cubic yards capacity/week with a portion of this waste stream recyclable.

P. *Lot Layout*

Supporting Evidence: The property will be redefined as a single lot that will meet the required space and bulk requirements contained in Article XI as follows:

Table 1 – Space and Bulk Regulations		
Space and Bulk Regulations	**Required**	**Provided**
Minimum Lot Area	none	17,884 SF
Minimum Street Frontage	25 FT	178.84 FT
Minimum Setbacks: Front Yard Side/Rear Yard	 None None	 0 FT 0 FT (side)/0 FT (rear)
Maximum Lot Coverage	100%	66 SF
Maximum Impervious Surface Ratio	100%	83%
Maximum Building Height	No less than 20 FT and maximum 150 FT	<150 FT

Q. *Landscaping*

Supporting Evidence: A limited amount of landscaping is provided on the plans including street tree plantings along Canal Street Alley in the few areas available for such planting placement.

R. *Shoreland Relationship*

Supporting Evidence: Not applicable.

S. *Open Space*

Supporting Evidence: The project involves the replacement of dwelling units. Due to the placement of structures, the courtyard, and related facilities, there is limited availability of open space on the site. A central courtyard containing approximately 3,000 SF of lawn, sidewalk, and limited landscaping is provided along the Canal Street Alley frontage.

T. *Technical and Financial Capacity*

Supporting Evidence: Financing for the Hartley Block will come primarily from sources controlled by MaineHousing (Maine State Housing Authority). These sources are committed to affordable rental housing projects through an annual competitive application process with applications due in October. After review of

the applications, MaineHousing issues a Notice To Proceed to the successful applicants outlining the resources committed to the project and the steps required to move forward with the project. The financing, including applicable TIF by the City, has been made part of various City Council deliberations and are part of the City record. No further information is provided as part of the Planning Board review, at this time.

U. *Buffering*

Supporting Evidence: The setting of the proposed multi-unit mixed residential land use is within an urban area and context thereby minimizing the need for substantial buffering. A decorative fence will be provided within the courtyard to create a modest amount of separation and distinction from the Canal Street Alley ROW.

V. *Compliance with District Regulations*

Supporting Evidence: To the best of our interpretations, the proposed development will be compliant with the District Regulations. The applicant will be seeking approval to allow a parking supply of 63 spaces towards the development, either through Planning Board action or the Zoning Board of Appeals, whatever is required?

W. *Design Consistent with Performance Standards*

Supporting Evidence: To the best of our interpretation, the proposed development will be compliant with the applicable performance standards.

In accordance with Article XIII Section 5, we offer the following evidence in support of each of the application requirements:

(1) The development will not result in undue water or air pollution as the project site is not located near a floodplain or other natural resource areas. The site development represents the replacement of previously developed land and it will rely on available public utilities for water and sanitary sewer. The project will not result in undue air emissions as it consists of residential housing.

(2) The project will rely on the public water supply, for which there has been sufficient evidence of capacity availability based on the sites past land use and conditions. There are no wells proposed as part of the project.

(3) To the best of our understanding, there is adequate capacity availability. The LWSD has been contacted regarding their ability to provide continued service to the site and we currently await their determination.

(4) The development plans have been prepared to include erosion and sediment control measures to be installed temporarily during construction. The long-term stabilization of the site will include the placement of buildings, paved surfaces or loamed and seeded ground areas. The site contains no significant slopes or soils conditions warranting special erosion control measures.

(5) The subdivision represents the replacement of housing units lost due to fire. The generation of traffic attributable to the new development is expected to be no greater than historical background values. The city streets adjacent the project

are suitable for the proposed traffic generated by the development based on their existing conditions.

(6) The development will continue to rely on sanitary sewer services connected to the existing municipal wastewater collection system. The overall wastewater generation from the site is expected to be lower than historic values based on the use of more modern plumbing fixtures.

(7) The development will rely on a Contract with a private waste hauler for the routine removal of solid waste from the site, thus minimizing any burden on the City's municipal waste collection and disposal services. Based on the historic site use, there will be no adverse effect on the City's sewage waste collection, conveyance and treatment systems, essentially as there will be no increase in wastewater generated from the site above historical background levels.

(8) The development will not result in undue adverse impact to scenic or natural beauty as it is considered a replacement of what was an existing multi-unit residential land use. The site does not contain any natural areas, public spaces, or related physical or visual resources that could be impacted.

(9) The subdivision is located within the Centreville District where multi-unit housing is identified as appropriate and consistent with the comprehensive plan.

(10) As outlined in others areas of the submission materials, the applicant has provided evidence of adequate financial and technical capacity to undertake the project.

(11) The Subdivision is not located within 250 feet of any pond, lake, river, or tidal waters.

(12) The Subdivision will rely on the available public water supply system and there are no wells being proposed. The project will also rely on the municipal wastewater collection systems, thus there will be no impact to the quality or quantity of groundwater.

(13) The development site is not located in a mapped flood area according to FIRM 23001C0327E

(14) The Subdivision is not anticipated to result in adverse impacts to solar access for existing buildings or adjacent parcels as the proposed building heights are consistent with the nearby structures and the proposed buildings will adhere to the zoning setbacks for the district.

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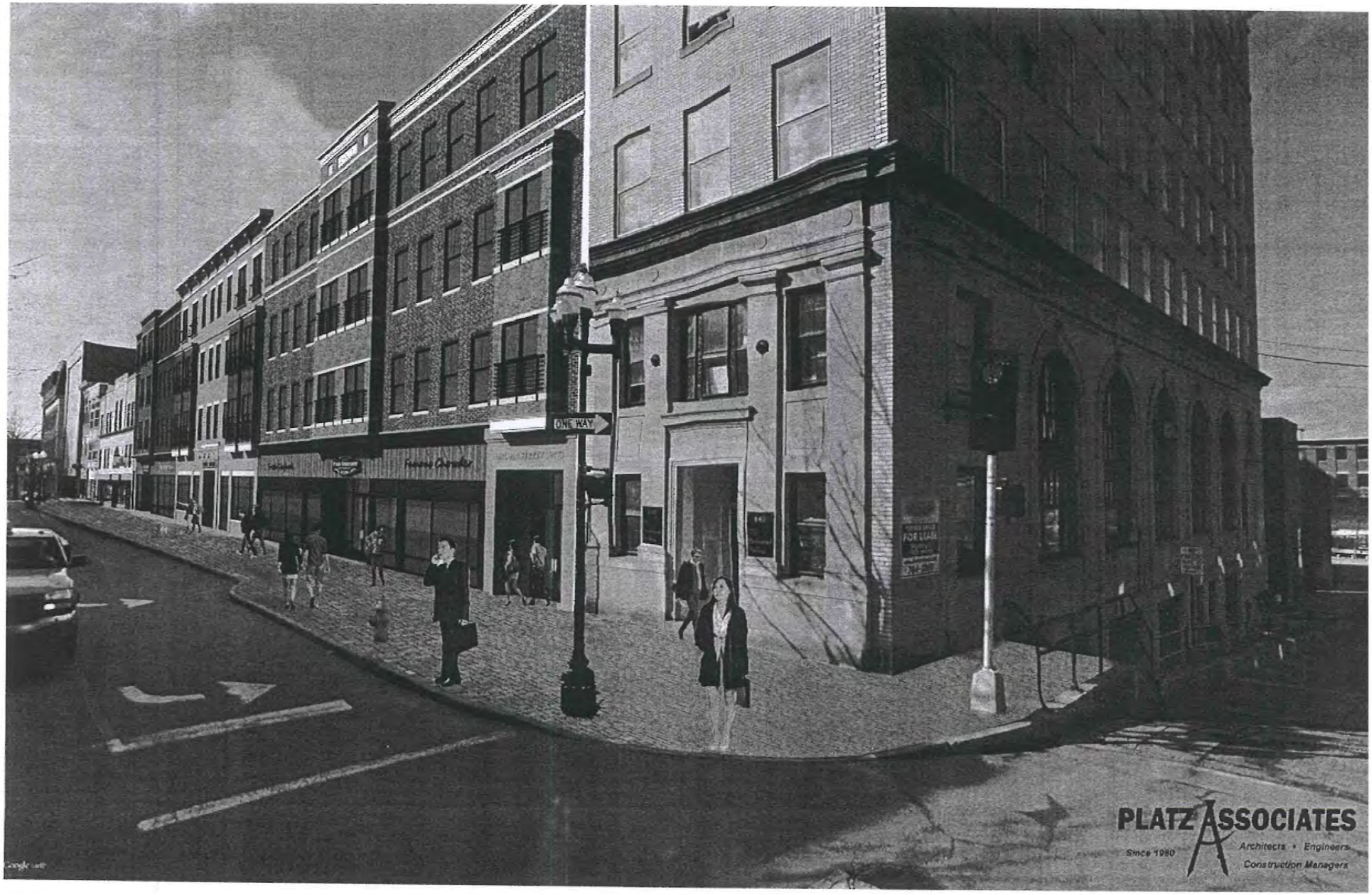
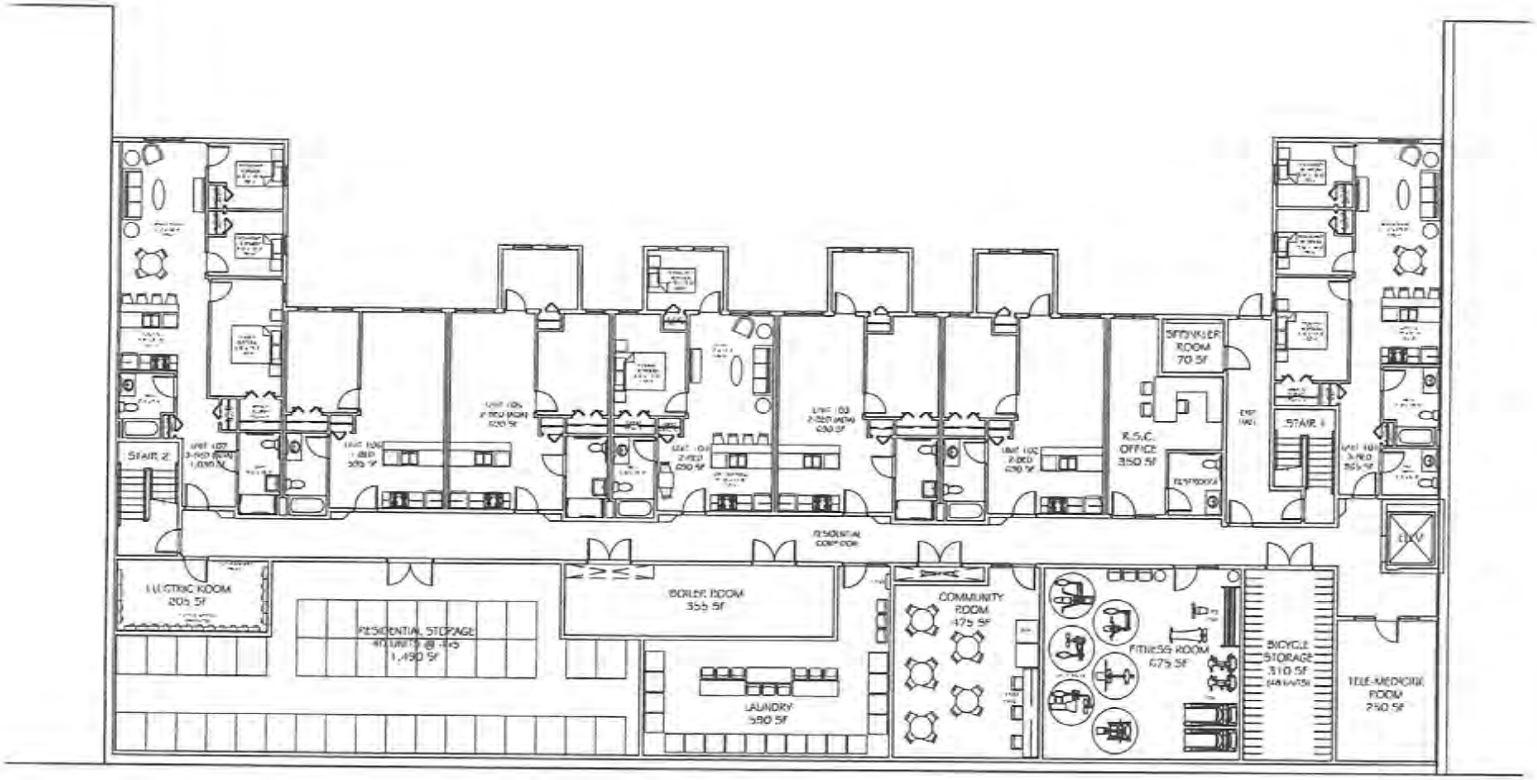
ATTACHMENT E

11 x 17 Architectural Drawings


ONE WAY
FOR LEASE
PLATZ ASSOCIATES
Since 1980
Architects • Engineers
Construction Managers



First (Basement) Level

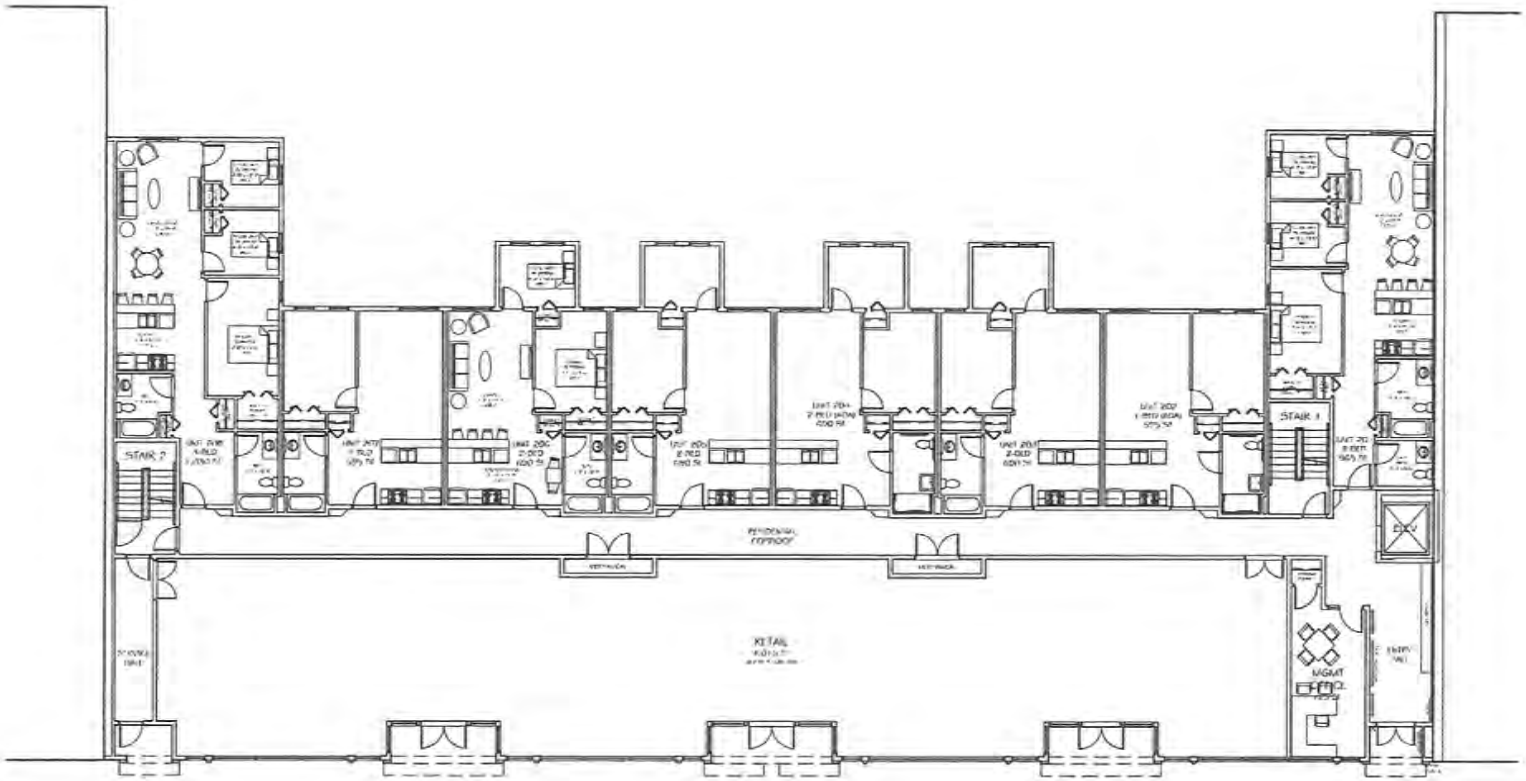
Scale: 1/16" = 1'-0"

THE HARTLEY BLOCK

155 Lisbon Street
Lewiston, Maine

Revised: 06-06-16

PLATZ ASSOCIATES
Architects - Engineers
Construction Managers
Tel 207-784-2941
Fax 207-784-3936
Two Great Falls Plaza, Auburn, Maine 04210



Second (Ground) Level

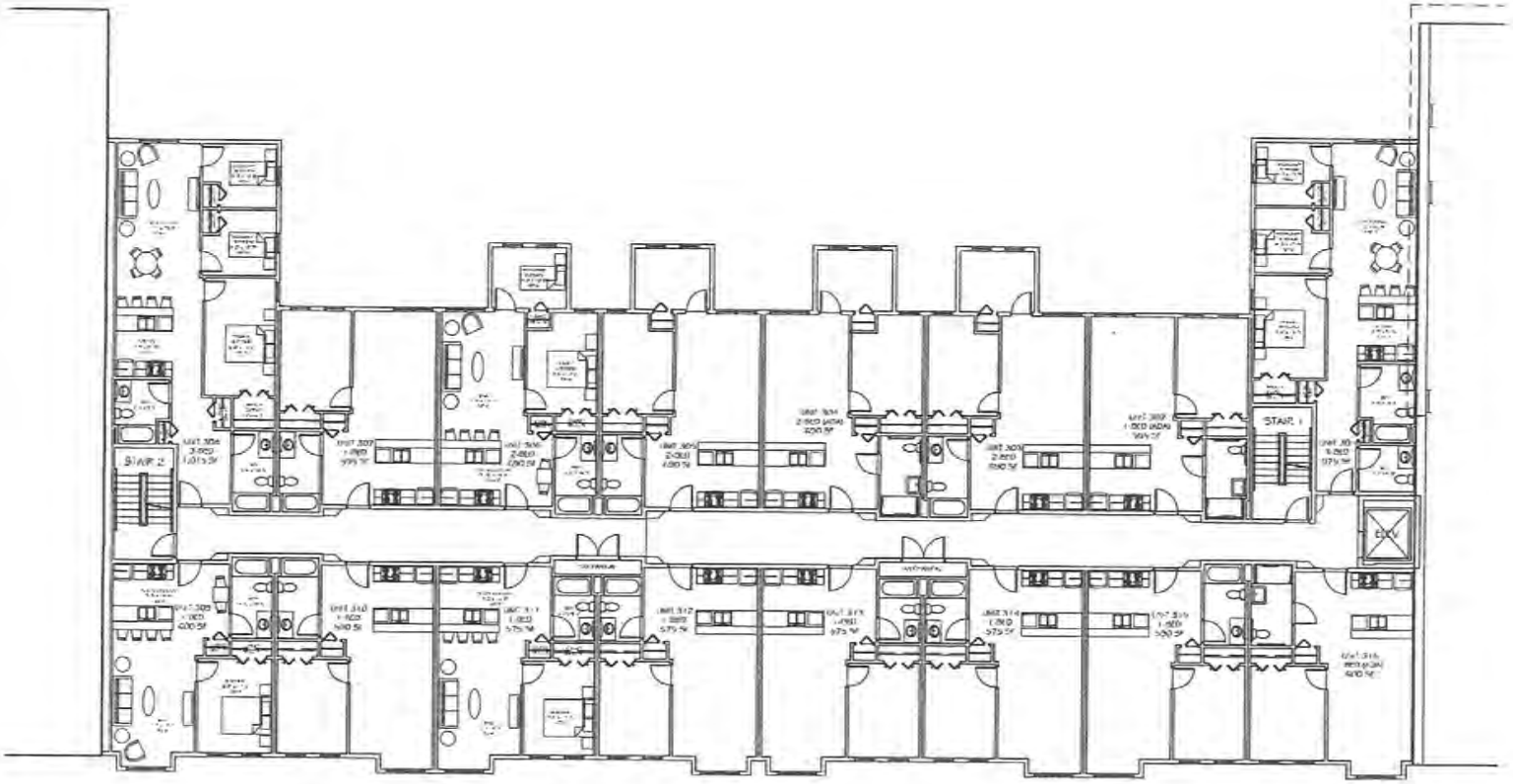
Scale: 1/16" = 1'-0"

THE HARTLEY BLOCK

155 Lisbon Street
Lewiston, Maine

Revised: 06-06-16

PLATZ ASSOCIATES
Tel 207-784-2941
Fax 207-784-3556
Architects - Engineers
Construction Managers
Two Great Falls Plaza, Auburn, Maine 04210



Third Level

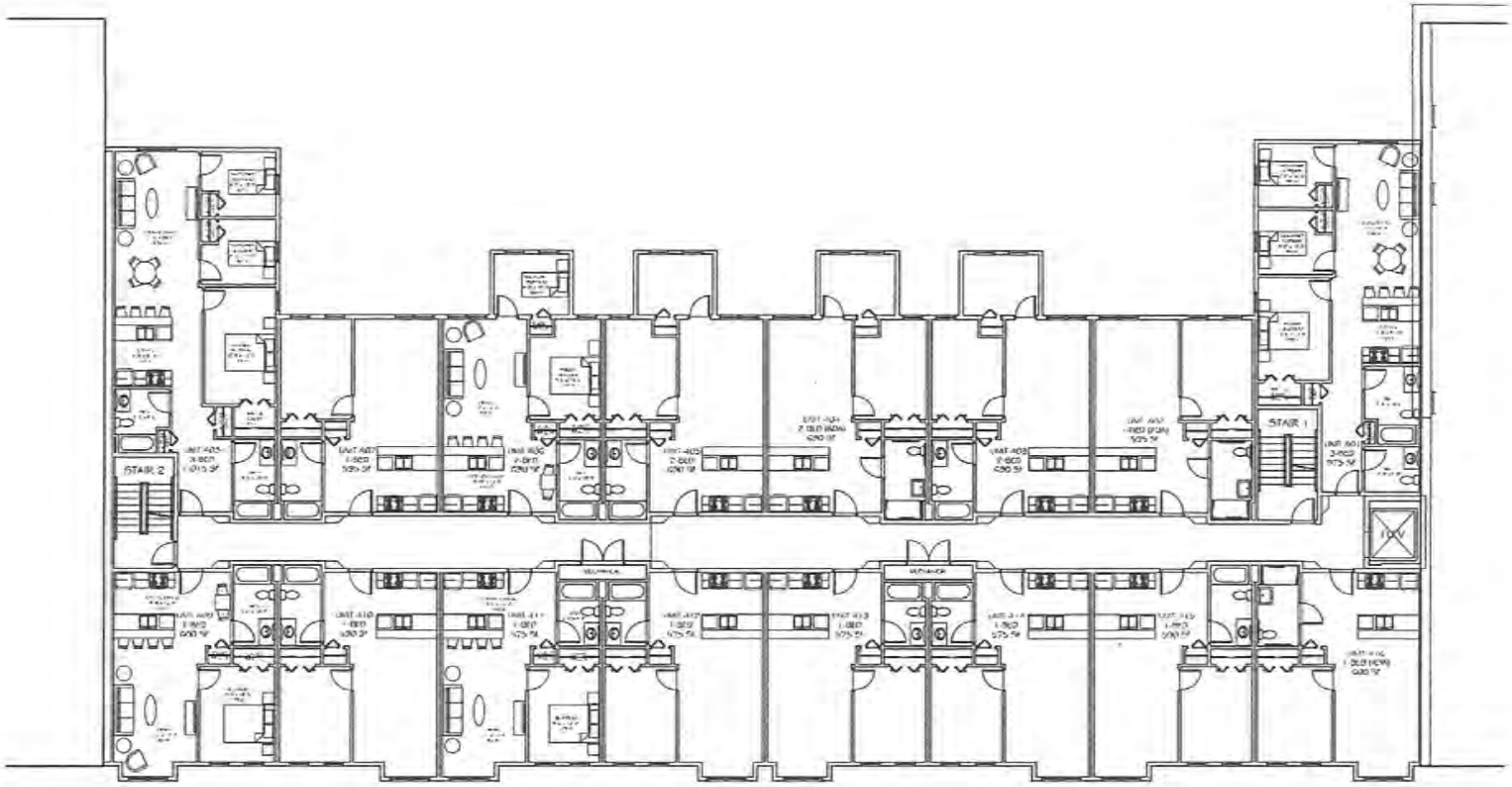
Scale: 1/16" = 1'-0"

THE HARTLEY BLOCK

155 Lisbon Street
Lewiston, Maine

Revised: 06-06-16

PLATZ ASSOCIATES
Architects - Engineers
Construction Managers
Tel 207-784-2941
Fax 207-784-3891
Two Great Falls Plaza, Auburn, Maine 04210



Fourth Level

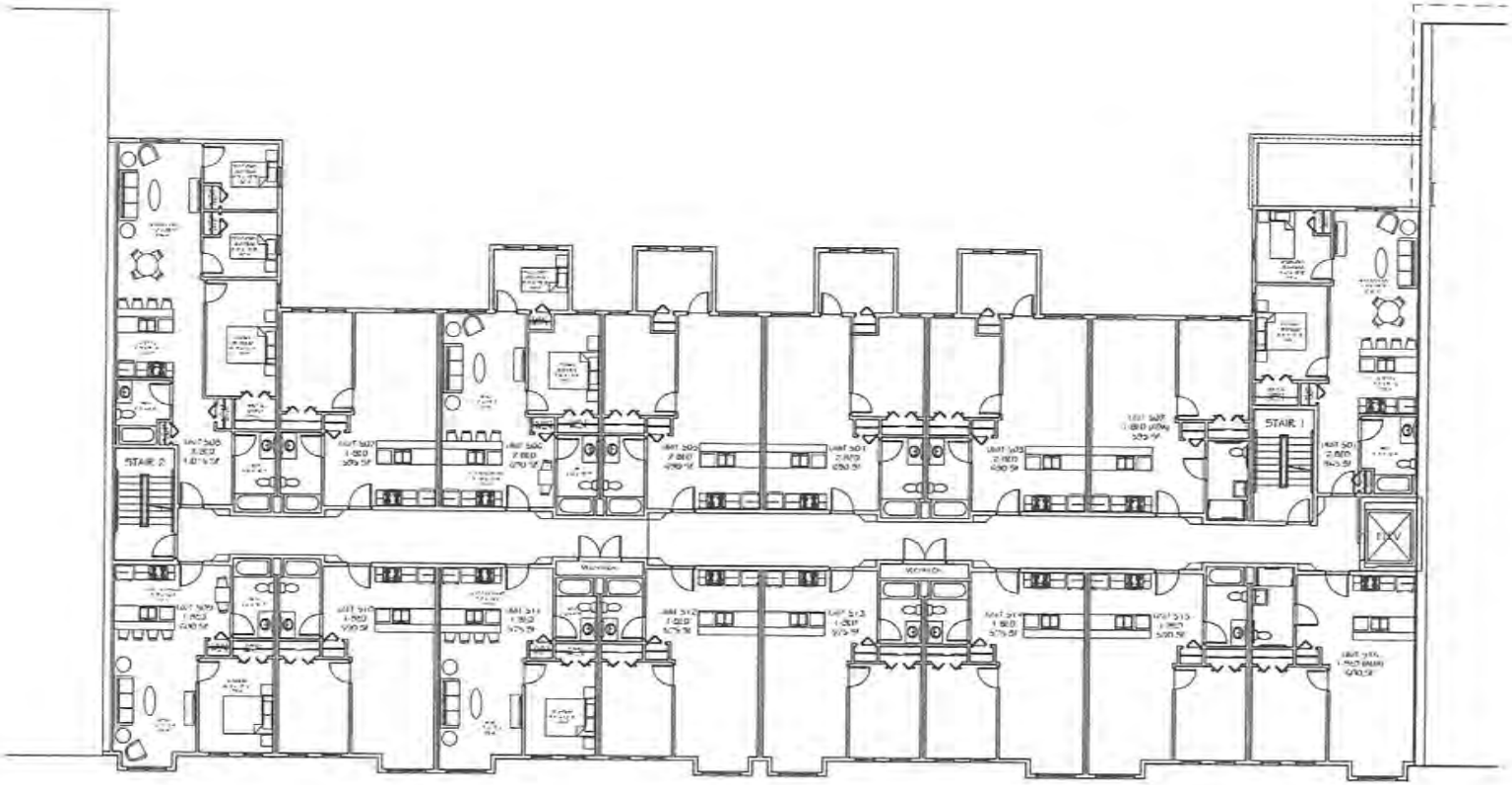
Scale: 1/16" = 1'-0"

THE HARTLEY BLOCK

155 Lisbon Street
Lewiston, Maine

Revised: 06-06-16

PLATZ ASSOCIATES
Architects · Engineers
Construction Managers
Tel 207-784-3941
Fax 207-784-3836
Two Great Falls Plaza, Auburn, Maine 04210



Fifth Level

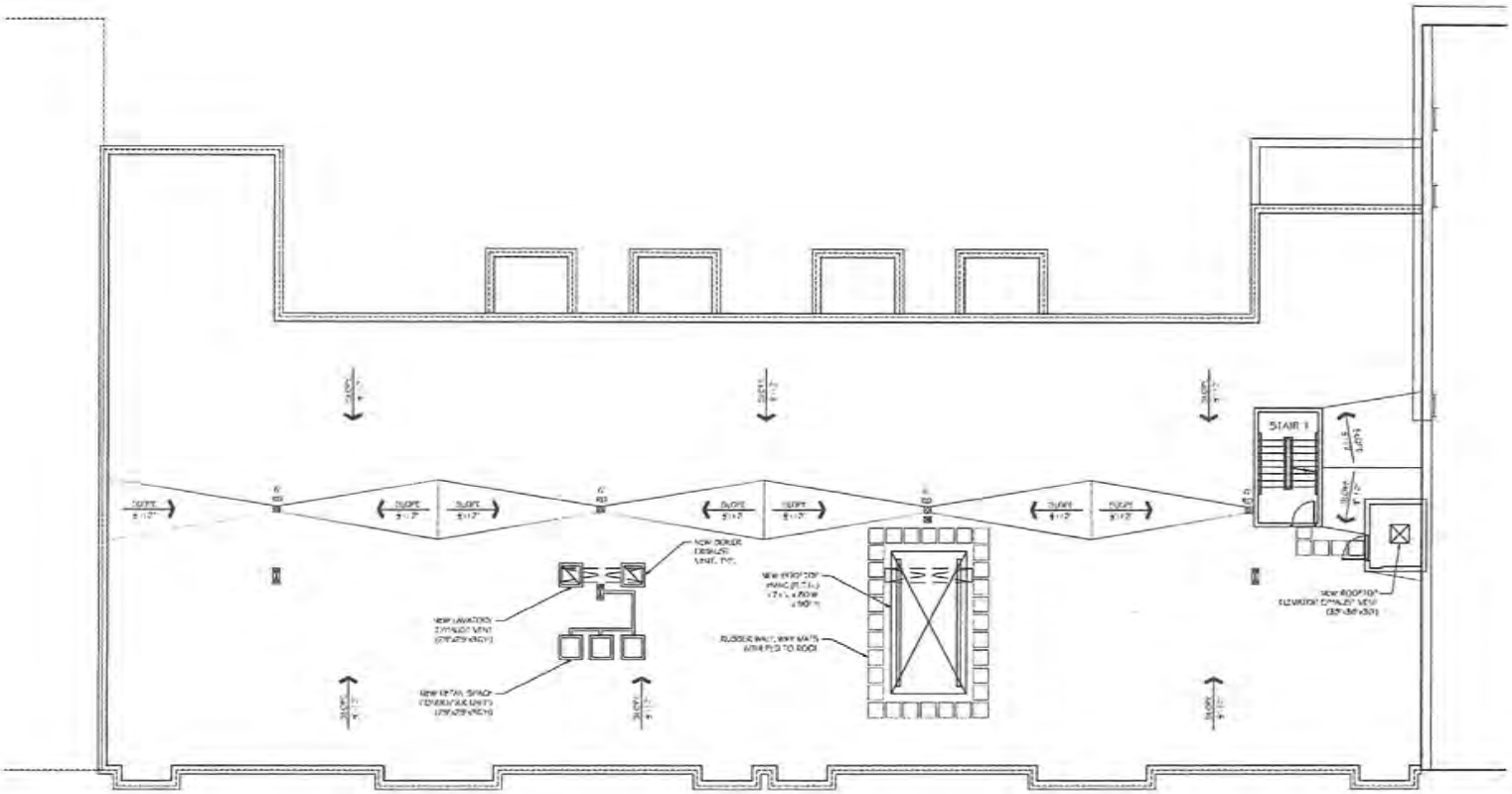
Scale: 1/16" = 1'-0"

THE HARTLEY BLOCK

155 Lisbon Street
Lewiston, Maine

Revised: 06-01-16

PLATZ ASSOCIATES
Architects - Engineers
Construction Managers
Tel 207-784-2941
Fax 207-784-3856
Two Great Falls Plaza, Auburn, Maine 04210



Roof Level

Scale: 1/16" = 1'-0"

THE HARTLEY BLOCK

155 Lisbon Street
Lewiston, Maine

Revised: 06-01-16

PLATZ ASSOCIATES
Architects - Engineers
Construction Managers
Tel 207-784-2931
Fax 207-784-3856
Two Great Falls Plaza, Auburn, Maine 04210

ATTACHMENT F

Letter of Response #1
Related to June 30, 2016 Submission

Stantec Consulting Services Inc.
482 Payne Road Scarborough Court, Scarborough ME 04074-8929

Stantec

July 7, 2016

Mr. David Hediger
Deputy Director/City Planner
City Building
27 Pine Street, 3rd Floor
Lewiston, ME 04240

Subject: Proposed Multi-Unit Mixed Use Development
The Hartley Block, LP –Applicant
151-155 Lisbon Street
Map 207 Lots 110 & 111-112
Letter of Response #1

Dear Mr. Hediger:

On behalf of the Applicant, The Hartley Block LP c/o The Szanton Company, Stantec Consulting Services, Inc. has received and reviewed your review comments dated July 5, 2016 and review comments from Ryan Barnes, Department of Public Works dated July 1, 2016 for the above referenced project. For ease of reference, we have repeated the comments below in italics followed by our responses.

COMMENTS FROM DAVID HEDIGER, CITY PLANNER DATED JULY 5, 2016

Comment 1:

Cover sheet and sheet c3.1 need signature block for the Planning Board's signature.

Response:

A signature block has been added to the drawing sheet accompanying this submission.

Comment 2:

Street trees along the alley should be labeled 2.5" caliper.

Response:

The size of the proposed trees has been modified to be 2.5" caliper.

Comment 3:

The application references parking being provided at the Centreville and Oak Street parking facilities. The Code allows for parking to be provided by the municipality facilities. Such substitution shall be shown to be representative of the off-street parking turnover or requirements of the particular use in question and shall take into

consideration the needs of other uses with similar demands upon such public space. No such public off-street parking spaces shall be considered as a substitute unless located within 500 feet of the principal building or use measured along lines of public access. I have measured the projects distance to the city Oak Street parking facility at 1 Oak/60 Park Street and that surface lot is located within 500 feet of the proposed principal building measured along lines of public access. Therefore, in the event there was not capacity at Centreville, there is additional capacity at Oak Street. However, the applicant and/or the city should speak to the needs of other uses with similar demands upon both parking facilities.

Response:

It is the applicant's belief that providing parking at a ratio of 1 space per unit is adequate to meet the proposed project's parking demand. Their experience at managing other similar complexes in Cumberland and York Counties shows that a high percentage of apartment tenants do not own vehicles and are thus not in need of parking. In fact, the typical parking supply ratio now often used falls below 1 space/unit. Our analysis of the parking supply in the vicinity of the Hartley Block is based on a cursory review of parking demand on a recent afternoon. We observed that the Canal Street parking garage was only at ½ capacity or less. The garage appears to have approximately 375 parking spaces and less than ½ the spaces were occupied on the ground level and second level. The third level contained two vehicles (out of 125 spaces) at the time of the site visit on July 5, 2016. Similarly a quick inspection of aerial imagery also shows the top deck of the Oak Street garage to be unoccupied entirely, thus between the two public parking facilities within 500 feet of the project site, there appears to be routine available capacity of greater than 200 parking spaces in the parking garages alone. On this basis, we believe there is more than enough parking capacity to support the proposed project.

Comment 4:

Just an observation as to whether the electrical transformer may be relocated within a larger dumpster enclosure area instead of being next to the windows of a dwelling unit.

Response:

We have relocated the transformer away for the end of the building to provide a bit more separation as suggested.

COMMENTS FROM RYAN BARNES, DEPT. OF PUBLIC WORKS DATED JULY 1, 2016

Comment 1:

The watermain being replaced on Ash Street may be connected on Ash Street with a solid sleeve to avoid entering the moratorium street.

Response:

We have adjusted the length of water main replacement within Ash Street to stop short of Lisbon Street, thus avoiding activity in what will be newly paved street surface that the City is currently undertaking this summer.

Comment 2:

A gate valve shall be installed at the end of the new watermain by Canal Street Alley.

Response:

A gate valve and short length of main have been added to the main along Canal Street Alley to allow for future extension if necessary.

Comment 3:

All water materials installed within the right of way shall be purchased through the City.

Response:

A note has been added to the utility plan requiring that all materials within the right of way be purchased through the City.

Comment 4:

A Drainage manhole shall be installed where the new 12" stormdrain connects to the 18" Stormdrain, an inserta tee will not be allowed.

Response:

We have added a Drain Manhole at the location of the proposed 12" Storm drain connection in Ash Street.

Comment 5:

Vertical Granite Curb detail – Curb installed within the right of way shall be bedded in concrete.

Response:

The Vertical Granite Curb detail contains a note outlining this requirement.

Comment 6:

Sewer and Stormdrain Manhole detail – Steps are not allowed in structures in the right of way.

Response:

The steps have been removed from the detail.

Comment 7:

Precast catch basin detail – structures in the right of way shall have snouts not casco traps.

Response:

The catch basin detail has been updated to reference the use of the Snout™ catch basin outlet hood.

If you have any questions with the information submitted or require additional information, please contact our office.

Sincerely,

Stephen Bushey, PE
Associate, Senior Project Manager
Phone: (207) 887-3478
Fax: 207-883-3376
Stephen.Bushey@stantec.com

Attachments – see updated plans

V:\1953\active\195350380\civil\admin\permitting\local\lor\lor_1_hediger_site-plan_20160707.docx

PROJECT PARCEL SITE
CITY OF LEWISTON TAX ASSESSOR'S MAP & LOT NUMBERS

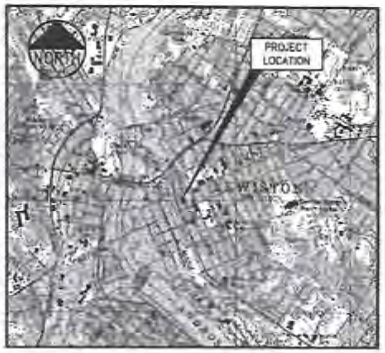
MAP	LOTS
207	110
207	111-112

OWNER (MAP 207 LOTS 111-112)
ACRD BOOK 2641 PAGE 48
THE TIM CORPORATION
2 GREAT FALLS PLAZA, UNIT 7
AUBURN, MAINE 04210
207.784.2942

OWNER (MAP 207 LOT 110)
ACRD BOOK 4088 PAGE 88
CITY OF LEWISTON
27 PINE STREET
LEWISTON, MAINE 04240
207.513.3000

APPLICANT
THE HARTLEY BLOCK, LP
c/o THE SZANTON COMPANY
482 CONGRESS STREET, SUITE 203
PORTLAND, MAINE 04101
207.871.1661
ATTN: AMY CULLEN
ACULLEN@SZANTONCOMPANY.COM

SITE DEVELOPMENT PLANS
FOR
THE HARTLEY BLOCK DEVELOPMENT
155 LISBON STREET
LEWISTON, MAINE
PERMIT DOCUMENTS
JULY 2016



LOCATION MAP
N.T.S.

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C-3.0	SITE LAYOUT, LANDSCAPE AND UTILITY PLAN
C-3.1	SUBDIVISION PLAN (RECORDING PLAT)
C-4.0	GRADING, DRAINAGE AND EROSION CONTROL PLAN
C-5.0	DETAILS
C-5.1	DETAILS
C-5.2	DETAILS
C-6.0	PHOTOMETRICS PLAN

UTILITIES

WATER / SEWER
LEWISTON WATER AND SEWER DIVISION
CITY OF LEWISTON
103 ADAMS AVENUE
LEWISTON, MAINE 04240
207.784.5753
ATTN: KEVIN GAGNE, P.E.

POWER
CENTRAL MAINE POWER
162 CANCO ROAD
PORTLAND, MAINE 04103
800.565.3981
ATTN: JAMIE COUGH

TELEPHONE
FAIRPOINT COMMUNICATIONS
FIVE DAVIS FARM ROAD
PORTLAND, MAINE 04103
207.797.1842
ATTN: BLIE BERRETTE

CABLE
TIME WARNER CABLE
118 JOHNSON ROAD
PORTLAND, MAINE 04102
ATTN: DEBRA PAIEMENT 207.253.3263
ATTN: DON JOHNSON 207.253.2291

NATURAL GAS
UNITIL
1075 FOREST AVE
PORTLAND, MAINE 04103
207.541.2338
ATTN: BRIDGET HARMON

CALL BEFORE YOU DIG
1.888.DIGSAFE
1.888.344.7233
(DIG-SAFE MAINE)

PERMITS / APPROVALS

LOCAL	GOVERNING BODY	STATUS
SITE PLAN / SUBDIVISION APPROVAL	DIRECTOR OF PLANNING AND CODE ENFORCEMENT CITY HALL 27 PINE STREET, 3RD FLOOR LEWISTON, MAINE 04240 207.784.5989 ATTN: DAVID HEDIGER	INITIAL APPLICATION 06.30.2016
BUILDING PERMIT CERTIFICATE OF OCCUPANCY	DIRECTOR OF PLANNING AND CODE ENFORCEMENT CITY HALL 27 PINE STREET, 3RD FLOOR LEWISTON, MAINE 04240 207.784.5989 ATTN: DAVID HEDIGER	BY CONTRACTOR

APPROVAL-CITY OF LEWISTON
PLANNING BOARD

_____ DATE
_____ CHAIRPERSON

SEC. 11. EXPIRATION OF APPROVAL.

(a) Initiation of Development Within Two Years

(1) If development has not commenced or defined within the scope of this Code within two years, development review approval shall expire. The applicant may not begin construction or operation of the development until a new approval is granted. A statement to this effect must appear on all approved plans.

(2) An extension of development review approval must be made within two years of the initial granting of approval. The applicant must state the reasons why the development was not begun within two years from the granting of the initial approval and the reasons why the applicant will be able to begin the activity within two years from the granting of an extension, if granted. Extensions of approval may include information submitted in the initial application by reference. Only one extension of the initial approval shall be allowed under these provisions.

(b) Reconsideration After Five Years

(1) If the approved development is not completed within five years from the date of the granting of approval or extension of approval, said approval shall expire and the applicant shall supply for a new approval. A statement to this effect must appear on all approved plans. The appropriate reviewing authority must reconsider its initial approval and may impose additional terms or conditions or prescribe other necessary corrective actions as required by significant changes in circumstances which may have occurred between the date of original approval and the date of expiration of that approval, including any extension thereto. Within the scope of this Code, these changes may include, but are not limited to energy, aesthetic, environmental, and traffic regulations. The appropriate reviewing authority may impose imposing any additional terms or conditions or effect necessary corrective actions for a particular development for which it is determined the changes to be significant.

STATE OF MAINE
_____ COUNTY SS REGISTRY OF DEEDS
RECEIVED _____, 20 ____
DATE AT ____ O ____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTER

APPROVAL - CITY OF LEWISTON PLANNING BOARD

DATE _____

CHAIRPERSON _____

CONDITIONS OF APPROVAL: (PENDING SUBJECT TO CHANGE)

1. PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED, A SURVEYED SITE PLAN MUST BE PROVIDED BY A MAINE LICENSED LAND SURVEYOR SHOWING THAT ALL PROPERTY LINES FROM WHICH MODIFICATIONS OF SPACE AND BULK STANDARDS HAVE BEEN GRANTED.
2. PRIOR TO THE RELEASE OF ANY SIGNED MYLAR OR ISSUANCE OF ANY BUILDING PERMITS ASSOCIATED WITH THE PROPOSED DEVELOPMENT THE STORMWATER DESIGN MUST BE REVIEWED AND APPROVED TO THE CITY STAFF'S SATISFACTION.
3. PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED VERIFICATION MUST BE PROVIDED BY A LICENSED PROFESSIONAL ENGINEER THAT ALL SITE AND STORMWATER IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.

I HEREBY ACKNOWLEDGE THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AND THAT I AM COMPETENT TO PREPARE THIS DOCUMENT.

PREPARED BY

CIVIL ENGINEER
STANTEC CONSULTING SERVICES, INC.
482 PAYNE ROAD
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207.883.3355
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SURVEYOR
JKL LAND SURVEYING, INC.
370 MAIN STREET
OXFORD, MAINE 04240
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ATTN: KEITH MORSE

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Notes

Revision	By	Appr.	YY.MM.DD
1 - As-built survey & layout information	CDB	RR	16.12.19
2 - As-built survey & layout information	CDB	RR	17.03.29

Permit-Seal

Client/Project
THE HARTLEY BLOCK, LP

THE HARTLEY BLOCK
155 LISBON STREET
LEWISTON, MAINE

Title
COVER SHEET

Project No. 195350380
Scale AS NOTED

Sheet
C-1.0

GENERAL NOTES:

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF ALL REGULATIONS ADMINISTERED BY LOCAL UTILITY COMPANIES AND THE CITY OF LEWISTON.
2. THE CONTRACTOR SHALL REFER TO THE ARCHITECT PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCES, PAVING, EXITS. PROVIDE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE POINTS.
3. ALL REQUIRED AND NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL SERVICE CONNECTIONS.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
6. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.
7. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE PROJECT SPECIFICATIONS, AND THE CITY OF LEWISTON TECHNICAL STANDARDS.
8. EXISTING CONDITIONS AND TOPOGRAPHIC SURVEYS ARE BASED ON BASE MAPPING AND BOUNDARY SURVEY DEPICTED ON PLAN TITLED "PLAN OF PROPERTY, 155 LISBON STREET HOUSING, 155 LISBON STREET – LEWISTON, MAINE", MADE FOR THE STANTON COMPANY, 467 CONGRESS STREET, SUITE 202, PORTLAND, MAINE 04101, BY JRL LAND SURVEYING, 370 MAIN STREET, OXFORD, MAINE 04270, JOB # 16016, DATED MAY 16, 2016.
9. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF THE PLANNING BOARD PROCEEDINGS ARE CONDITIONS OF THE APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING AUTHORITY.

SITE LAYOUT NOTES:

1. ALL SIGNAGE SHALL CONFORM TO THE STANDARDS FOR SIZE, HEIGHT, LOCATION, AND REFLECTIVITY SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. ALL PARKING STALLS SHALL BE MARKED OFF BY 4" SOLID YELLOW LINES EXCEPT AS SHOWN ON THE LAYOUT PLAN.
3. ALL CURB SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AS NOTED ON THE PLANS:
   GRANITE AND BITUMINOUS CONCRETE CURB SHALL MEET THE REQUIREMENTS OF MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS 609.03 AND 609.04.
4. ALL DIMENSIONING UNLESS OTHERWISE NOTED IS TO THE FACE OF CURB OR FACE OF BUILDING.
5. EXCEPT WHERE INDICATED OTHERWISE, THE PAVEMENT IS TO BE STANDARD DUTY PAVEMENT.
6. THE FACILITIES WILL BE SERVICED BY CITY SEWER, PUBLIC WATER AND A COMBINATION OF OVERHEAD AND UNDERGROUND UTILITIES.
7. ALL METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS IDENTIFIED HEREIN SHALL CONFORM TO THE CITY OF LEWISTON CONSTRUCTION AND TECHNICAL STANDARDS AND SPECIFICATIONS AND/OR CURRENT MDOT STANDARDS AND SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
8. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF LEWISTON PLANNING AND CODE ENFORCEMENT DIVISION (784-2951), IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRECONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE DEPARTMENT.
9. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
10. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN MUST BE EMPLOYED ON CITY STREETS AS NECESSARY.
11. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH THE CITY OF LEWISTON'S SOLID WASTE ORDINANCE CHAPTER 42.
12. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
13. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO ENSURE INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
14. ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF LEWISTON WATER AND SEWER DIVISION.
15. A STREET OPENING PERMIT MUST BE OBTAINED FROM THE CITY OF LEWISTON PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.

CENTREVILLE DISTRICT	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	[illegible]
MINIMUM NET LOT AREA PER DWELLING UNIT	NONE	—
MINIMUM FRONTAGE	20 FT	[illegible] FT
MINIMUM FRONT SETBACK	NONE	NONE
MAXIMUM FRONT YARD	NONE	NONE
MINIMUM SIDE AND REAR SETBACK	NONE	NONE
MINIMUM SIDE AND REAR YARD	NONE	NONE
MINIMUM HEIGHT	20 FT	[illegible] FT
MAXIMUM HEIGHT	150 FT	[illegible] FT
MAXIMUM LOT COVERAGE	1.0	[illegible]
MAXIMUM IMPERVIOUS COVERAGE	1.0	[illegible]

OFF STREET PARKING:

PARKING STALL DIMENSION	9' x 18'	9' x 18'
PARKING SPACES	129	53 LEASED SPACES IN GARAGE WITH ADDITIONAL AVAILABLE IN CANAL STREET GARAGE AND OAK STREET GARAGE

GRADING AND DRAINAGE NOTES:

1. ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNINGS ROUGHNESS COEFFICIENT OF n = 0.010 OR LESS UNLESS A SPECIFIC PIPE MATERIAL IS CALLED FOR ON THE CONTRACT DRAWINGS. CPP AND PVC PIPING SHALL NOT BE USED IN AREAS OF EXPOSED SUNLIGHT.
2. ALL SLOPES STEEPER THAN 3:1 ARE TO RECEIVE RIPRAP SLOPE PROTECTION OR TURF REINFORCEMENT.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING EARTHWORK OPERATIONS TO ENSURE THAT THE STEEP SLOPE AREAS ARE NOT DISTURBED. THE LIMITS OF CLEARING SHALL BE 1' BEYOND THE GRADING LIMITS AS SHOWN ON THE SITE LAYOUT PLAN AND AS WELL AS ON THIS PLAN SHEET.
4. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HERE IN ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
5. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
6. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
7. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
8. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
10. EXTERIOR GRADES AROUND PROPOSED STRUCTURES SHALL BE COORDINATED WITH FINAL BUILDING PLANS AND PROVIDE FOR ALL ACCESS OPENINGS INCLUDING MANDOORS.
11. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES AND EXIT RAMPS ADJACENT TO THE BUILDINGS AND ALONG CURBED AREAS.
12. ALL SUBGRADE SURFACES SHALL BE SLOPED AT NO LESS THAN 1% TO PROMOTE ADEQUATE DRAINAGE TOWARDS SUBSURFACE DRAINAGE SYSTEMS.
13. PROVIDE STABILIZATION OR SEPARATION GEOTEXTILE FABRIC OVER UNSTABLE SOILS AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
14. CATCH BASINS SHALL BE INSPECTED IN THE SPRING AND FALL OF EACH YEAR. ANY STRUCTURES WHICH ARE INSPECTED AND HAVE AN ACCUMULATED SEDIMENT DEPTH OF 12" SHALL BE CLEANED. DISPOSAL OF ACCUMULATED SEDIMENT SHALL BE IN ACCORDANCE WITH LOCAL AND FEDERAL REGULATIONS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, OPERATION AND REMOVAL OF APPROPRIATE EXCAVATION DEWATERING SYSTEMS, AS WELL AS PROTECTING EXPOSED SUBGRADE SOILS AT NO EXTRA COST TO THE OWNER. WATER ENTERING EXCAVATIONS SHALL BE CONTROLLED AND PROMPTLY REMOVED TO AVOID SUBGRADE DISTURBANCE. SURFACE WATER RUNOFF SHALL BE DIRECTED AWAY FROM EXPOSED SOIL BEARING SURFACES.

EROSION CONTROL NOTES:

1. LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE SITE.
2. PRIOR TO BEGINNING ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE PERIMETER SILT FENCES AND THE STABILIZED CONSTRUCTION ENTRANCES.
3. ALL GROUND AREAS DISTURBED DURING CONSTRUCTION WILL BE GRADED, LOAMED AND SEEDED AS SOON AS POSSIBLE.
4. SILT BARRIERS SHALL BE INSPECTED, REPAIRED AND CLEANED AS NOTED IN THE EROSION CONTROL NOTES SHOWN ON THE EROSION CONTROL DETAIL SHEET.
5. THE CONTRACTOR SHALL REPAIR AND ADD STONE TO THE CONSTRUCTION ENTRANCES AS THEY BECOME SATURATED WITH MUD TO ENSURE THAT THEY WORK AS PLANNED DURING CONSTRUCTION AND SHALL KEEP ADJACENT STREETS CLEAR OF DIRT AND MUD.
6. SILT REMOVED FROM AROUND INLETS AND BEHIND THE SILT FENCES SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MIXED INTO IT FOR LATER USE IN LANDSCAPING OPERATIONS.
7. CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITIES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST THREE (3) BUT NOT MORE THAN (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A.
8. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY ELECTRICAL SERVICES IN CONDUIT TO SIGHT LIGHTING, COMPLYING WITH APPLICABLE CODES. COORDINATE WITH OWNER AND ARCHITECTURAL AND CMP PLANS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONFIRM WITH CMP, CABLE AND TELEPHONE COMPANIES INDIVIDUAL UTILITY REQUIREMENTS FOR INSTALLATION AND LOCATIONS OF UTILITIES.
9. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
10. FILL AREAS UNDER PAVEMENT SHALL BE GRANULAR BORROW. ALL OTHER FILL AREAS SHALL BE A COMMON BORROW MATERIAL SUITABLE FOR EMBANKMENT CONSTRUCTION, FREE FROM FROZEN MATERIAL, PERISHABLE RUBBLE, PEAT, ORGANICS, ROCKS LARGER THAN 12" IN DIAMETER, VEGETATION AND OTHER MATERIAL UNSUITABLE FOR ROADWAY AND SUBGRADE CONSTRUCTION. EXCAVATED ONSITE MATERIALS MAY BE USED FOR FILL PROVIDED THE MATERIAL IS FREE FROM UNSUITABLE MATERIAL DESCRIBED IN THIS NOTE AND UPON APPROVAL OF THE ENGINEER. GRANULAR BORROW AND COMMON BORROW SHALL COMPLY WITH THE LATEST MDOT SPECIFICATIONS.
11. ALL FILLS SHALL BE PLACED IN LAYERS NOT MORE THAN 12" LOOSE DEPTH AND COMPACTED BY HEAVY COMPACTION EQUIPMENT. MINIMUM COMPACTION SHALL BE 95% OF MAXIMUM DENSITY ASTM 1557, MODIFIED AND FIELD DENSITY ASTM D2922 (NUCLEAR METHOD).
12. IMMEDIATELY UPON COMPLETION OF CUT&FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AS SPECIFIED ON PLANS.
13. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMP'S PUBLISHED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

UTILITY NOTES:

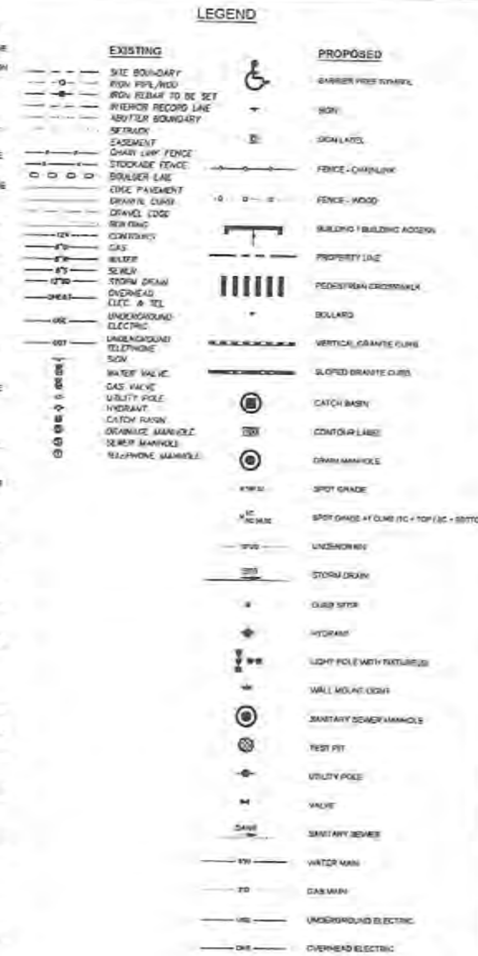
1. ALL REQUIRED UTILITIES SERVING THE PROJECT SHALL BE COORDINATED AND CONSTRUCTED BY THE EARTHWORK CONTRACTOR TO WITHIN 5 FEET OF THE BUILDINGS, AT A LOCATION COORDINATED WITH THE MEP CONTRACTOR AND THE BUILDING PLANS. EARTHWORK WORK WITHIN 5 FEET OF UNDERSLAB UTILITIES SHALL CONSIST OF TRENCHING AND BACKFILLING. ACTUAL UTILITY INSTALLATION SHALL BE BY THE MEP CONTRACTOR. ALL REQUIRED CONNECTION FEES SHALL BE PAID BY THE GENERAL CONTRACTOR.
2. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF AND/OR RELOCATION OF OVERHEAD AND UNDERGROUND TELEPHONE WITH FAIRPOINT COMMUNICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUITS, PULL WIRES, TRENCHING AND BACKFILLING NECESSARY TO COMPLETE THE WORK.
3. ALL SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE MAINE STATE PLUMBING CODE AND CITY OF LEWISTON PUBLIC WORKS.
4. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRIC SERVICE WITH CENTRAL MAINE POWER.
5. COORDINATE ALL UTILITY WORK WITH THE APPROPRIATE UTILITY COMPANY. ALL UTILITY WORK SHALL CONFORM TO THE STANDARDS OF THE UTILITY COMPANY AND PROJECT SPECIFICATIONS.
6. THE LOCATIONS OF THE NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE SERVING UTILITY COMPANY.
7. UNDERGROUND ELECTRICAL CONDUIT MATERIAL AND INSTALLATION SHALL CONFORM TO UTILITY COMPANY STANDARDS AND PROJECT SPECIFICATIONS, WHICH EVER IS MORE STRINGENT.
8. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
9. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
10. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO COMPLETION OF THE PROJECT.
11. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL, AT NO EXTRA EXPENSE TO THE OWNER.
12. A 10 FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18 INCH OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER AND SANITARY SEWER CROSSINGS. THE WATER MAIN MUST ALSO BE LOCATED ABOVE THE SEWER.
13. THE CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION AND PROVIDE TEMPORARY SERVICES AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO THE JOBSITE. TEMPORARY SERVICES SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. COORDINATE ALL TEMPORARY SERVICES WITH UTILITY COMPANY, OWNER AND AFFECTED BUSINESSES.
14. RETAINER GLANDS SHALL BE PLACED ON THE WATER DISTRIBUTION LINES AT ALL BENDS, TEES, FIRE HYDRANTS, VALVES, CHANGES IN DIRECTION, ETC. THE LOCKING RETAINER GLANDS SHALL MEET THE REQUIREMENTS OF THE LOCAL WATER DISTRICT AND THE CONSTRUCTION SPECIFICATIONS. LOCKING RETAINER GLANDS SHALL BE USED ON SITE AND THE PUBLIC R.O.W.
15. THE CONTRACTOR / DEVELOPER SHALL PURCHASE ALL WATER MATERIALS FROM THE LEWISTON WATER DIVISION. THE CONTACT IS BUTCH BOUCHER (207.513.3003)

PERMIT REQUIREMENTS:

THE PROPOSED PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN THE CITY OF LEWISTON SITE PLAN APPROVAL. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THESE DOCUMENTS WITH SPECIAL ATTENTION TO THE FOLLOWING TYPICAL CONDITIONS:

1. IN ADDITION TO ANY SPECIFIC EROSION CONTROL MEASURES DESCRIBED IN THIS OR PREVIOUS ORDERS, THE APPLICANT SHALL TAKE ALL NECESSARY ACTIONS TO ENSURE THAT THEIR ACTIVITIES OR THOSE OF THEIR AGENTS DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS ON THE SITE DURING THE CONSTRUCTION AND OPERATION OF THE PROJECT COVERED BY THIS APPROVAL.
2. ADEQUATE SEDIMENTATION AND EROSION CONTROL DEVICES, SUCH AS GEOTEXTILE SILT FENCES OR OTHER DEVICES CAPABLE OF FILTERING THE FINES INVOLVED, SHALL BE INSTALLED AND PROPERLY MAINTAINED TO MINIMIZE IMPACTS DURING CONSTRUCTION. THESE DEVICES MUST BE REMOVED UPON COMPLETION OF WORK AND STABILIZATION OF DISTURBED AREAS. THE SEDIMENT COLLECTED BY THESE DEVICES MUST ALSO BE REMOVED AND PLACED UPLAND, IN A MANNER THAT WILL PREVENT ITS LATER EROSION AND TRANSPORT TO THE CITY'S DRAINAGE SYSTEM.
3. ALL EXPOSED SOILS RESULTING FROM THE CONSTRUCTION WILL BE PROMPTLY SEEDED AND MULCHED IN ORDER TO ACHIEVE VEGETATIVE STABILIZATION.
4. APPROVAL OF THE DEVELOPMENT PLAN AND ANY BUILDING PERMIT ISSUED BY THE CITY OF LEWISTON FOR DEVELOPMENT WITHIN THE SCOPE OF ZONING AND LAND USE CODE OF THE CITY OF LEWISTON SHALL EXPIRE AFTER A PERIOD OF TWENTY-FOUR MONTHS AFTER THE DATE OF APPROVAL IF SUBSTANTIAL DEVELOPMENT HAS NOT BEGUN.

LEGEND



Stantec

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Consultant

Notes

Revision
1 PLANNING BOARD SUBMISSION
2 REVISED PLANNING BOARD SUBMISSION

Permit-Seal

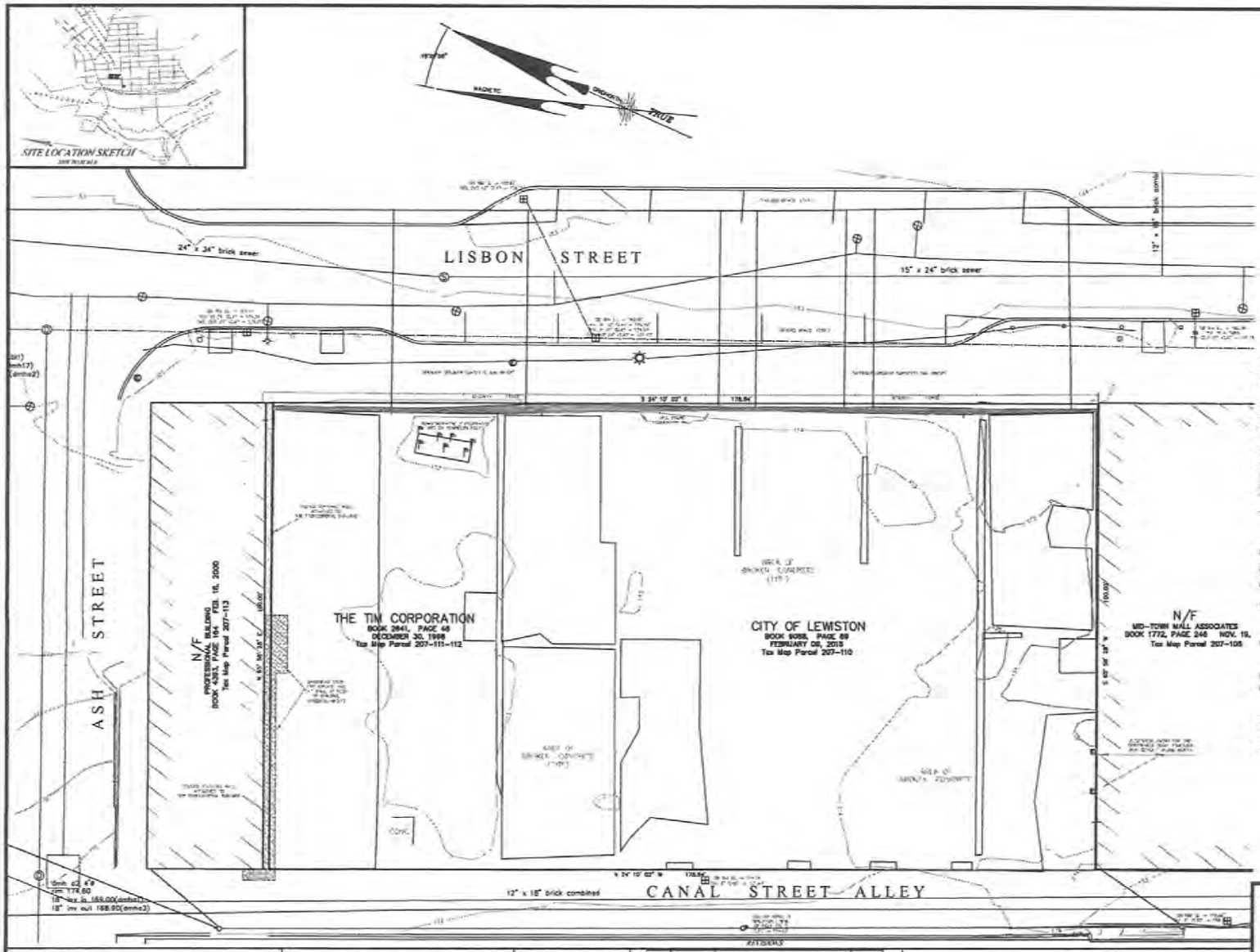
Client/Project
THE HARTLEY BLOCK, LP

THE HARTLEY BLOCK
155 LISBON STREET
LEWISTON, MAINE

Title
GENERAL NOTES AND LEGEND

Project No. 195550380
Scale N.T.S.

Sheet
C-1.1



LEGEND:

N/T

NOTES:

1) BEARINGS ARE REFERENCED TO GRID NORTH ADJUSTED TO ME SPC WEST – NAD 83 WITH A DECLINATION OF 16° 30' 0" E TO MAGNETIC NORTH.

2) DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS (ACRD) – AUBURN, MAINE.

3) THE SURVEYED PARCELS ARE CITY OF LEWISTON TAX MAP LOT 207-110 AND LOTS 207-111-112.

4) FLOOD ZONE CLASSIFICATION: PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD HAZARD ZONE. PROPERTY IS AS SHOWN ON THE FEDERAL INSURANCE RATE MAP 23005 C 0027 E, ZONE X
EFFECTIVE DATE OF JULY 08, 2013.

5) GROSS LAND AREA : 0.41 Acres or 17,824 Sq. Feet

6) ZONING
CENTREVILLE DISTRICT (CV).

Min. lot size	Min. frontage	Min. front setback	Min. sideline setback	Min. rear setback	Min. height
NONE		20 ft.	NONE	NONE	NONE
NONE		Min. 20 ft. Max. 100'			

7) ALL UNDERGROUND UTILITIES ARE TO BE FIELD VERIFIED BY DIG SAFE AND/OR THE RESPECTIVE UTILITY COMPANY BEFORE ANY EXCAVATION / DIGGING BEGINS. THIS PLAN DOES NOT ASSURE THE ACCURACY OF UNDERGROUND UTILITIES AS LABELED. THE UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON AS-BUILT PLANS THAT WERE PROVIDED BY OTHERS.

8) THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY AS SHOWN.

9) LISBON STREET IS SIXTY FEET (60') WIDE AS DESCRIBED IN THE CITY OF LEWISTON RECORDS VOL. 1 PAGE 16.
CANAL STREET ALLEY IS FIFTEEN FEET (15') WIDE AS DESCRIBED IN THE CITY OF LEWISTON RECORDS
VOL. 1 PAGE 412.

10) PROPERTY SUBJECT TO THE FOLLOWING EASEMENTS AND AGREEMENTS OF RECORD:
1. BOOK 330, PAGE 342 – LICENSE FOR USE OF CANAL.
2. BOOK 576, PAGE 625 – INDENTURE FOR PARTY WALL AGREEMENT.
3. BOOK 763, PAGE 128 – INDENTURE FOR PARTY WALL AGREEMENT.
4. BOOK 763, PAGE 133 – INDENTURE FOR PARTY WALL AGREEMENT.

11) ELEVATIONS ARE NAVD 88 DERIVED FROM GPS OBSERVATION AND CORRECTED USING THE NGS ON LINE POSITIONING USER SERVICE (OPUS).
TBM: RR SPIKE SET IN SOUTHERLY SIDE OF POLE EL. 3 LOCATED ON CANAL STREET ALLEY, ELEVATION = 175.47'.

12) LISBON STREET AND ASH STREET WERE UNDER CONSTRUCTION AT ON THE DATE OF THIS SURVEY. SOME FEATURES MAY HAVE BEEN REMOVED BEFORE OR REMOVED AND CHANGED AFTER THE DATE OF THIS SURVEY.

REFERENCES:

1) PLAN OF PROPERTY IN LEWISTON, MAINE MADE FOR CACP, INC. DATED MAY 21, 1979 BY K.L. & E.C. JORDAN LAND SURVEYORS AND RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 26, PAGE 193.

2) MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP – STATE HIGHWAY "17" DATED 1960
FOUND ON FILE WITH MDOT AS FILE NO. 1-148 SHEETS 3 AND 4.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

PERIMETER BOUNDARY SURVEY ——— EXISTING CONDITIONS SURVEY

PLAN OF PROPERTY
159 LISBON STREET HOUSING

159 LISBON STREET — LEWISTON, MAINE

MADE FOR

THE SZANTON COMPANY

482 CONGRESS STREET, SUITE 203 — PORTLAND, MAINE 04101

C-2.0

JKL LAND SURVEYING
PROVIDING "DIRECTIONS" TO THE FUTURE

JOHN KENNETH LAVOIE
PRESIDENT
JOHN@JKLSURVEYING.COM
(207) 240-0000

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JOHN@JKLSURVEYING.COM
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PROJECT MANAGER/FIELD CREW
JOHN@JKLSURVEYING.COM
(207) 240-0000

JR MAIN STREET – HOWARD, MAINE 04216
PHONE (207) 319-9481 FAX (800) 426-4201

CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, I HAVE USED ORDINARY AND PRUDENT CONSULT DISCLOSURE OF PROFESSIONAL LAND SURVEYORS AND THE RESULTS SHOWN HERE REPRESENT THE LEWISTON RECORDS TO THE PUBLIC AS REQUIRED UNDER THE STANDARDS OF PRACTICE AS REVISED BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (MRSA, TITLE 32, CHAPTER 121, DATED APRIL, 2015).

DRAFT AS REVISED

1) NO WRITTEN REPORT TO DATE.
2) NO DEED DESCRIPTION TO DATE.

STATE OF MAINE
JOHN KENNETH LAVOIE
2216
LICENSED
PROFESSIONAL LAND SURVEYOR

DATE: APRIL 10, 2015

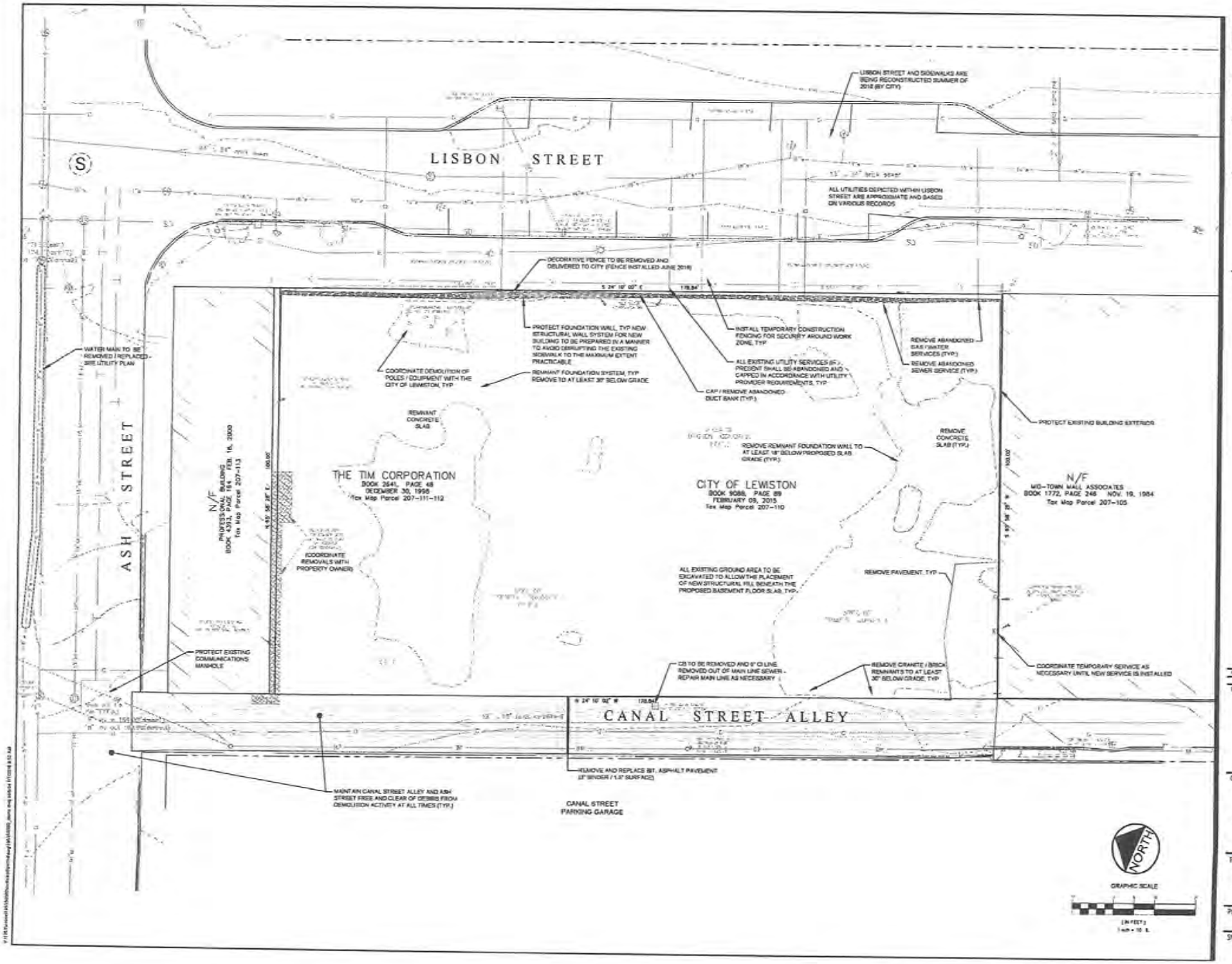
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	05-15-2015	ADDED PARCEL DETAILS - ADDED DESCRIPTION	KJM

OWNERS OF RECORD:

CITY OF LEWISTON
BOOK 9093, PAGE 89
FEBRUARY 08, 2013
Tax Map Parcel 207-110

THE TIM CORPORATION
BOOK 2841, PAGE 48
DECEMBER 30, 1998
Tax Map Parcel 207-111-112



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www.stantec.com

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Notes

Revision

Permit/Seal

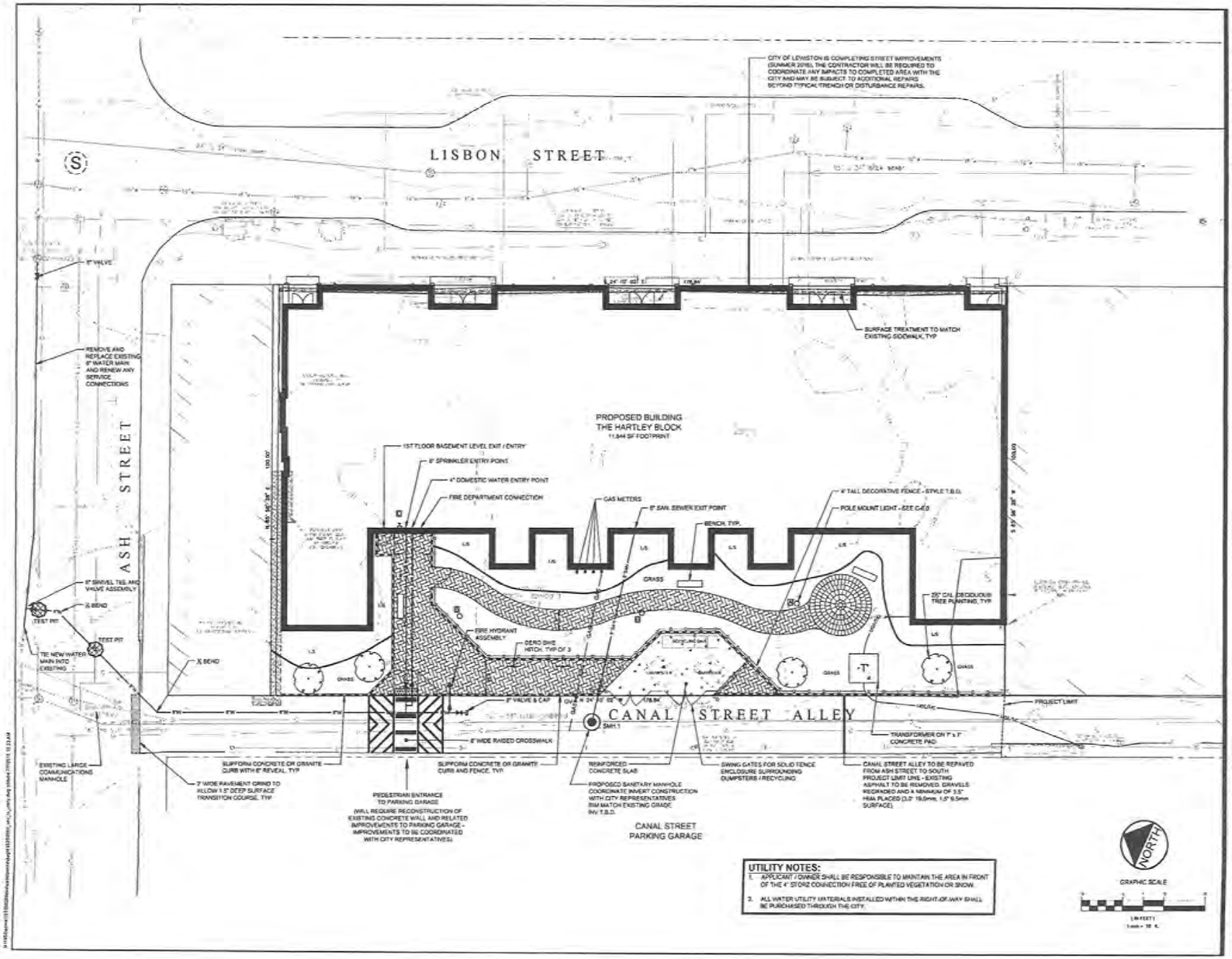
Client/Project
THE HARTLEY BLOCK, LP

THE HARTLEY BLOCK
155 LISBON STREET
LEWISTON, MAINE

Title
DEMOLITION AND REMOVALS PLAN

Project No. 195350380
Scale 1" = 10'

Sheet
C-2.1



UTILITY NOTES:

1. APPLICANT / OWNER SHALL BE RESPONSIBLE TO MAINTAIN THE AREA IN FRONT OF THE 4" STORZ CONNECTION FREE OF PLANTED VEGETATION OR SNOW.
2. ALL WATER UTILITY MATERIALS INSTALLED WITHIN THE RIGHT-OF-WAY SHALL BE PURCHASED THROUGH THE CITY.

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Notes

Revision			
1	10/30/15	JRB	JRB
2	11/13/15	JRB	JRB
3	11/17/15	JRB	JRB

Formal Seal

Client/Project

THE HARTLEY BLOCK, LP

THE HARTLEY BLOCK
155 LISBON STREET
LEWISTON, MAINE

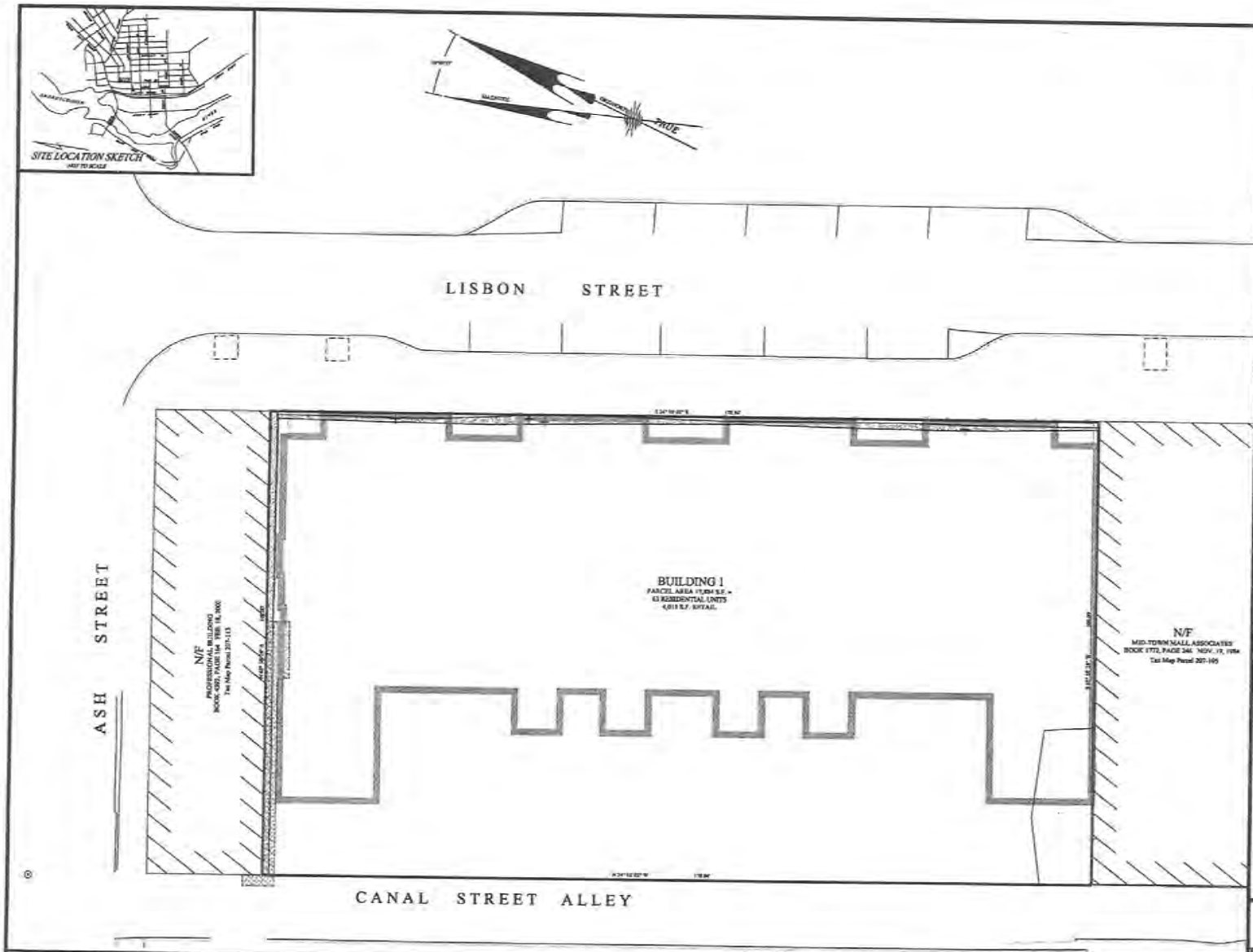
Title

SITE LAYOUT, LANDSCAPE AND UTILITY PLAN

Project No. 195350380

Scale 1" = 10'

Sheet C-3.0



REGISTRY BLOCK

STATE OF MAINE
ANDROSCOGGIN COUNTY REGISTRY OF DEEDS
RECEIVED _____ 20____
AT ____ h. ____ m. ____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTRAR

APPROVAL - CITY OF LEWISTON PLANNING BOARD

DATE: _____

CHAIRPERSON: _____

LEGEND:

- ⊙ — 5/8" IRON PIN SET
- N/F — NOW OR FORMERLY
- APPARENT STREET RIGHT OF WAY
- ABUTTING LOT LINES
- EDGE OF PAVEMENT
- SETBACK LINE

NOTES:

1) BEARINGS ARE REFERENCED TO GRID NORTH ADJUSTED TO NAD 83/96 - [illegible] WITH A DECLINATION OF 16° 20' 55" W TO MAGNETIC NORTH.

2) DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS (ACRD) - AUBURN, MAINE.

3) THE SURVEYED PARCELS ARE CITY OF LEWISTON TAX MAP LOT 207-110 AND LOTS 207-111-112.

4) FLOOD ZONE CLASSIFICATION: PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD HAZARD ZONE. PROPERTY IS AS SHOWN ON THE FEDERAL INSURANCE RATE MAP 2300 C [illegible], ZONE X EFFECTIVE DATE OF JULY 08, 2013.

5) GROSS LAND AREA: 1.646 Acres or 71,804 Sq. Feet

6) ZONING:
CENTERVILLE DISTRICT (CV)

Min. lot size	Min. frontage	Min. front setback	Min. side/rear setback	Max. max setback	Max. height
NONE	25 ft.	NONE	NONE	NONE	min. 20 ft. - Max. 150'

7) ALL UNDERGROUND UTILITIES ARE TO BE FIELD VERIFIED BY DIG SAFE AND/OR THE RESPECTIVE UTILITY COMPANY BEFORE ANY EXCAVATION / DIGGING BEGINS. THIS PLAN DOES NOT ASSUME THE ACCURACY OF UNDERGROUND UTILITIES AS LABELED. THE UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON AVAILABLE PLANS THAT WERE PROVIDED BY OTHERS.

8) THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY AS SHOWN.

9) LISBON STREET IS SIXTY FEET (50') WIDE AS DESCRIBED IN THE CITY OF LEWISTON RECORDS VOL. 1 PAGE 18. CANAL STREET ALLEY IS FIFTEEN FEET (15') WIDE AS DESCRIBED IN THE CITY OF LEWISTON RECORDS VOL. 1 PAGE 412.

10) PROPERTY SUBJECT TO THE FOLLOWING DOCUMENTS AND AGREEMENTS OF RECORD:
1. BOOK 120, PAGE 542 - LICENSE FOR USE OF CHIMNEY
2. BOOK 1[illegible], PAGE 453 - INDENTURE FOR PARTY WALL AGREEMENT
3. BOOK 142, PAGE 128 - INDENTURE FOR PARTY WALL AGREEMENT
4. BOOK 142, PAGE 133 - INDENTURE FOR PARTY WALL AGREEMENT

11) ELEVATIONS ARE HAND IN DERIVED FROM GPS OBSERVATION AND CORRECTED USING THE NGS ON LINE POSITIONING USER SERVICE (OPUS).
TPAC AIR SPIKE SET IN NORTHERLY SIDE OF POLE NO. 3 LOCATED ON CANAL STREET ALLEY.
ELEVATION = 171.42'.

12) LISBON STREET AND ASH STREET WERE UNDER CONSTRUCTION AT THE TIME OF THIS SURVEY. SOME FEATURES MAY HAVE BEEN REMOVED BEFORE OR REMOVED AND CHANGED AFTER THE DATE OF THIS SURVEY.

REFERENCES:

1) PLAN OF PROPERTY IN LEWISTON, MAINE MADE FOR GRACE INC. DATED MAY 21, 1979 BY [illegible] & C.C. ANCHAN LAND SURVEYORS AND RECORDED BY THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 38, PAGE 141.

2) MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - STATE HIGHWAY "17" DATED 1980 FOUND ON FILE WITH MDOT AS FILE NO. 1-148 SHEETS 3 AND 4.

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

JKL LAND SURVEYING
PROVIDING "SURVEYING" TO THE FUTURE
BOUNDARY SURVEYS — SITE PLANS
SUBDIVISIONS — TOPOGRAPHIC SURVEYS
CONSTRUCTION LAYOUT — WETLAND DELINEATION
370 MAIN STREET – OXFORD, MAINE 04270
PHONE (207) 539-3048 — CELL (207) 890-4149 — EMAIL

CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, I HAVE UNDERTAKEN AND PRESENT CONDUCT MYSELF IN PROFESSIONAL LAND SURVEYING AND THE SURVEYS SHOWN HERE REPRESENT THE LICENSEE'S RESPONSIBILITY TO THE PUBLIC AS REQUIRED UNDER THE STANDARDS OF PRACTICE AS DEFINED BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (M.R.S.A. TITLE 32, CHAPTER 121 DATED APRIL, 2003).

EXCEPT AS PER (CHK):
1) NO WRITTEN REPORT TO DATE
2) NO GOOD PRECEDENT TO DATE

REVISIONS:

NO.	DATE	DESCRIPTION	BY

OWNERS OF RECORD:

CITY OF LEWISTON
BOOK 9084, PAGE 89
FEBRUARY 09, 2015
Tax Map Parcel 207-110

THE TIM CORPORATION
BOOK 2047, PAGE 48
DECEMBER 30, 1998
Tax Map Parcel 207-111-112

PRELIMINARY BOUNDARY SURVEY — EXISTING CONDITIONS SURVEY

SUBDIVISION PLAT OF THE HARTLEY DEVELOPMENT BLOCK (RECORDING PLAT)

139 LISBON STREET — LEWISTON, MAINE

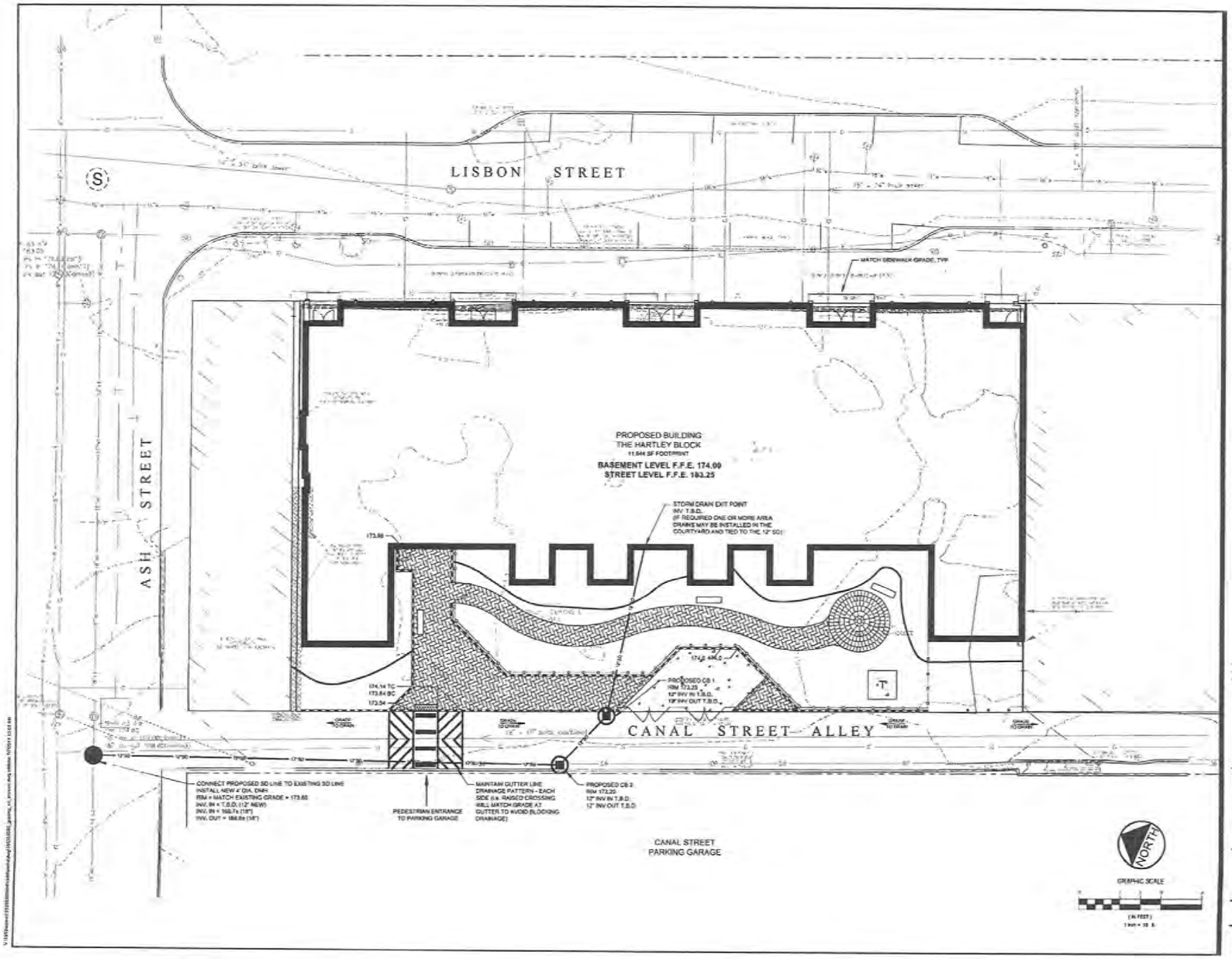
MADE FOR

THE SZANTON COMPANY

482 CONGRESS STREET, SUITE 203 — PORTLAND, MAINE 04101

ISSUE: 175 & 500CK FILE: 1721 JOB NO. 14018 DATE: SURVEY CD 2016

C-3.1



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Notes

Revision			
2	REVISED PLANNING BOARD SUBMISSION	CDS	10/11/21
1	REVISED PLANNING BOARD SUBMISSION	CDS	10/11/21

Permit-Seal

Client/Project

THE HARTLEY BLOCK, LP

THE HARTLEY BLOCK
155 LISBON STREET
LEWISTON, MAINE

Title

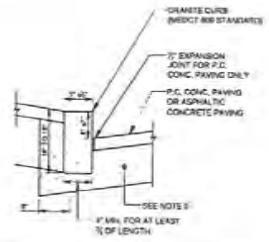
GRADING, DRAINAGE AND EROSION CONTROL PLAN

Project No. 195350380

Scale 1" = 10'

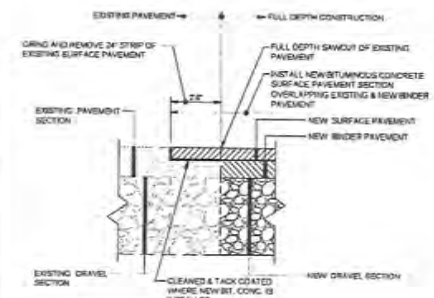
Sheet

C-4.0

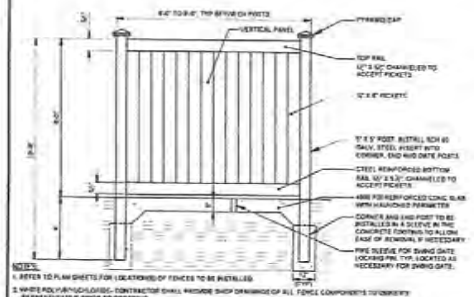


NOTES:
1. VERTICAL GRANITE CURB TO MEET MDOT STANDARD SPECIFICATIONS
2. JOINTS SHALL BE MORTARED
3. JOINT SEPARATION SHALL BE ¼" AND ½"
4. MAX. LENGTH OF STRAIGHT CURB STONES = 8', MIN. LENGTH = 4'
5. CIRCULAR CURB REQUIRED FOR RADIUS LESS THAN 50'
6. ALL NEW OR REMOVE VERTICAL GRANITE CURB SHALL BE BEDDED AND BACKFILLED IN CONCRETE IN ACCORDANCE WITH CITY OF LEWISTON STANDARDS

(A) VERTICAL GRANITE CURB DETAIL
N.T.S.



(D) PAVEMENT SAWCUT NEW PAVEMENT ADJACENT TO EXISTING PAVEMENT
N.T.S.

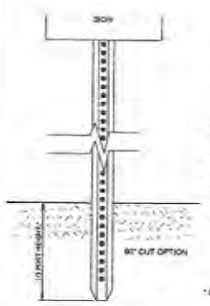


NOTES:
1. REFER TO PLAN SHEETS FOR LOCATIONS OF FENCES TO BE INSTALLED.
2. WHITE POLYVINYL CLOSURES - CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL FENCE COMPONENTS TO OWNER'S REPRESENTATIVE PRIOR TO ORDERING.
3. OWNER RESERVES THE RIGHT TO ALTER THE DIMENSIONS TO MEET VENDOR SUPPLIED DIMENSIONS.
4. CORNER & END POSTS AND GATE POSTS ARE TO BE 20" IN FIBER REINFORCED CONCRETE. REFER TO THE CONTRACT SPECIFICATIONS.
5. DOUBLE SWING GATES SHALL HAVE IRON PINS TO SECURE SWING.

(G) DUMPSTER ENCLOSURE FENCE DETAIL
N.T.S.

* 6'-0" IS MINIMUM - LENGTH MAY NEED TO BE EXTENDED TO MEET ADA REQUIREMENTS

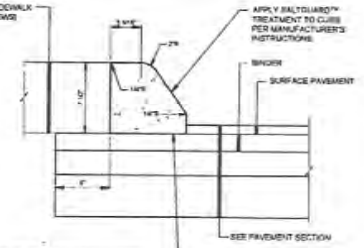
(B) TERMINAL CURB DETAIL
N.T.S.



LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.70 LBS. (MIN.)
HOLES: 3/8" DIAMETER, 1" C/C FULL LENGTH
METAL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-570 (GRADE 1020 - 1060)
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN
BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

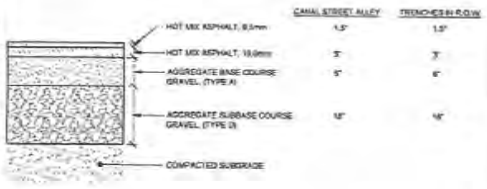
* IN LEDGE DRILL AND GROUT TO A MINIMUM OF 2 FEET

(E) U-CHANNEL METAL SIGN POST
N.T.S.



NOTES:
1. 4,000 PSI CONCRETE WITH FIBER REINFORCEMENT.
2. 4% TO 6% AIR ENTRAINMENT.
3. 1" TO 2" SLUMP.
4. APPLY EPOXY TO BINDER PAVEMENT PRIOR TO CURB PLACEMENT.

(H) STANDARD DUTY SLIPFORM CONCRETE CURB
N.T.S.

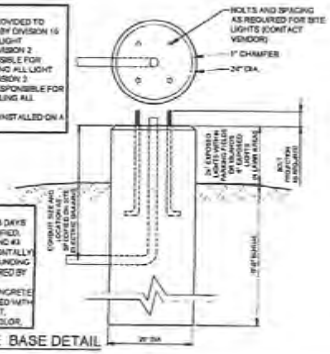


	CANAL STREET, ALLEY	TRENCHES IN R.O.W.
HOT MIX ASPHALT, 9.5mm	1.5"	1.5"
HOT MIX ASPHALT, 19.0mm	3"	3"
AGGREGATE BASE COURSE (GRAVEL, (TYPE A)	5"	6"
AGGREGATE SUBBASE COURSE GRAVEL, (TYPE D)	12"	16"

NOTES:
1. APPLY TACK COAT BETWEEN BINDER AND SURFACE COURSES.
2. ALL MATERIALS SHALL CONFORM TO MDOT SPECIFICATIONS, LATEST REVISION.
3. COMPACTION OF ALL MATERIALS TO BE IN ACCORDANCE WITH MDOT SPECIFICATIONS

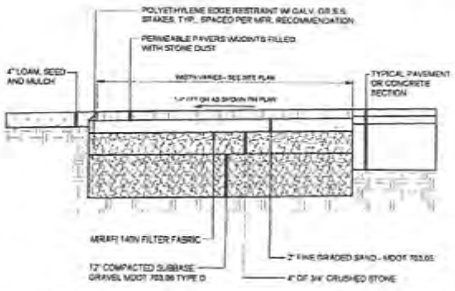
(C) STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT SECTION
N.T.S.

NOTES:
1. ANCHOR BOLTS TO BE PROVIDED TO DIVISION 2 CONTRACTOR BY DIVISION 16 CONTRACTOR THROUGH LIGHT STANDARD SUPPLIER. DIVISION 2 CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL LIGHT POLE FOUNDATIONS. DIVISION 2 CONTRACTOR IS ALSO RESPONSIBLE FOR TRENCHING AND BACKFILLING ALL CONDUITS.
2. BOLLARD LIGHTS MAY BE INSTALLED ON A FLUSH 12" BASE.



DESIGN NOTES:
1. CONCRETE: 4,000 PSI AT 28 DAYS
2. REINFORCING IS AS SPECIFIED. (TYP. 4 - #4 VERTICALLY AND #3 STIRRUPS 12" O.C. HORIZONTALLY)
3. ANCHOR BOLTS AND GROUNDING AS SPECIFIED AND REQUIRED BY SUPPLIER.
4. EXPOSED PORTION OF CONCRETE FOUNDATION TO BE PAINTED WITH 2 COATS OF ACRYLIC PAINT, COLOR TO MATCH POLE COLOR.

(F) LIGHT POLE BASE DETAIL
N.T.S.



(I) TYPICAL PAVER DETAIL
N.T.S.

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Notes

No.	Revision	By	Date
1	STRUCTURAL CHANGES PER ADDENDUM	CDS	10/17/2014
2	PLANNING CHANGES PER ADDENDUM	MBR	10/24/2014

Permit-Seal

STATE OF MAINE
No. 14175
LICENSED
PROFESSIONAL ENGINEER

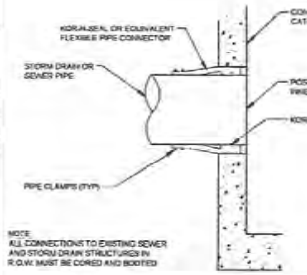
Client/Project
THE HARTLEY BLOCK, LP

THE HARTLEY BLOCK
155 LISBON STREET
LEWISTON, MAINE

Title
DETAILS

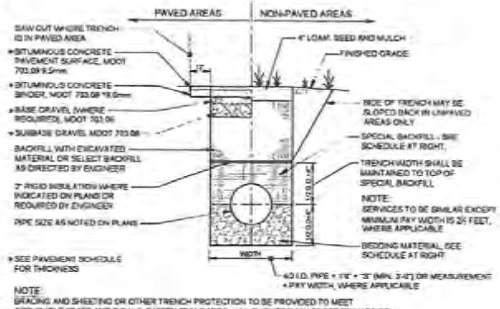
Project No. 95350380
Scale N.T.S.

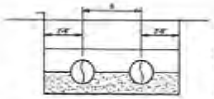
Sheet
C-5.0



PIPE CONNECTION TO PRECAST CONCRETE SANITARY SEWER AND STORM DRAINAGE STRUCTURES

(A) N.T.S.





CENTERLINE SEPARATION	
PIPE (STA)	S (FT.)
0+00 TO 1+25	5
1+25 TO 2+75	8.50
2+75 TO 3+90	7

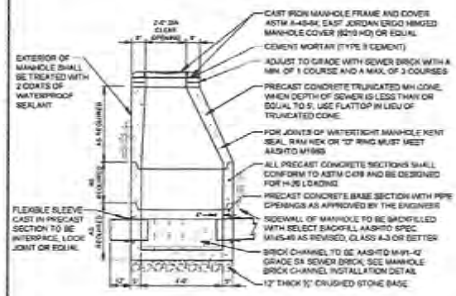
SCHEDULE OF BACKFILL				
TYPE OF PIPE	BEDDING MATERIAL	SPECIAL BACKFILL	SPECIAL BACKFILL COVER 'A' (IN)	SELECT BACKFILL
CONCRETE	¾" CRUSHED STONE	¾" CRUSHED STONE	6	GRANULAR AASHTO M145 A-3 OR BETTER
PVC	¾" CRUSHED STONE	¾" CRUSHED STONE	6	GRANULAR AASHTO M145 A-3 OR BETTER
HDPE	¾" CRUSHED STONE	¾" CRUSHED STONE	6	GRANULAR AASHTO M145 A-3 OR BETTER

TYPICAL SEWER AND STORM DRAIN TRENCH SECTION

(C) N.T.S.

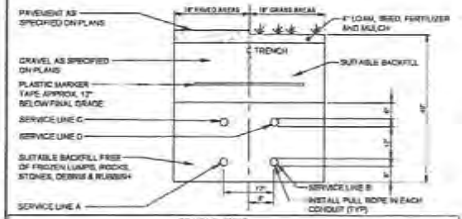
INSERTA TEE® DETAIL

(B) N.T.S.



4'-0" DIA. PRECAST SEWER & STORM DRAIN MANHOLE DETAIL

(D) N.T.S.

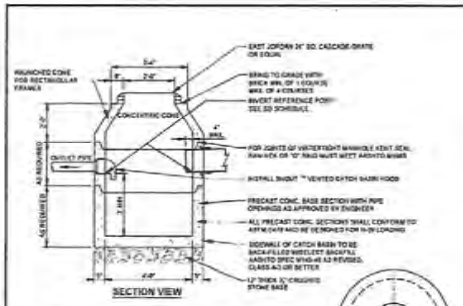


CONDUIT TYPE					
SERVICE	CONDUIT SIZE	GRADE AREAS	PAVED AREAS	UTILITY	REMARKS
A	3-4"	SCHEDULE 40 PVC ELECTRICAL GRADE	RIGID GALVANIZED STEEL, ASTM A120	POWER	SEE NOTES
B	3-4"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120	TELEPHONE	SEE NOTE
C	3-4"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120	COMMUNICATION	SEE NOTE
D	3-4"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120	SPARES	SEE NOTE

NOTE: ONE CONDUIT CAPPED FOR SPARE. PROVIDE GALVANIZED STEEL LONG SWEEP AT RISER POLE AND EXTEND GALVANIZED CONDUIT TO 10' ABOVE GRADE AT POLE WITH STAND-OFF BRACKETS

UTILITY TRENCH - PRIMARY ELECTRIC, TELEPHONE AND COMMUNICATIONS (IF REQUIRED)

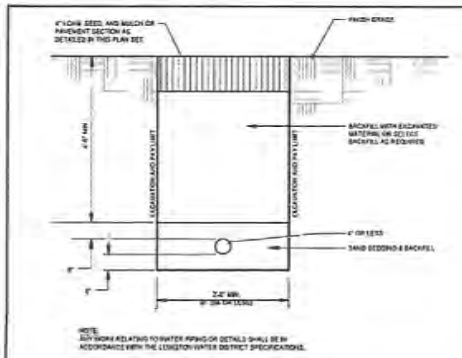
(F) N.T.S.



NOTE:
WHERE DEPTH OF COVER IS NOT SUFFICIENT TO USE CONCENTIC OR TRUNCATED CONE, A FLAT TOP MAY BE USED.

4'-0" PRECAST CATCH BASIN

(E) N.T.S.



TYPICAL GAS MAIN TRENCH DETAIL

(G) N.T.S.

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Notes

Revision	Date	Dwn.	Ckd.	Appd.
1 - REVISED AS PER CITY REVIEWS	2-12-21	MR	JFH	JFH
2 - REVISED AS PER CITY REVIEWS	4-14-21	MR	JFH	JFH

Permit/Seal

Client/Project
THE HARTLEY BLOCK, LP

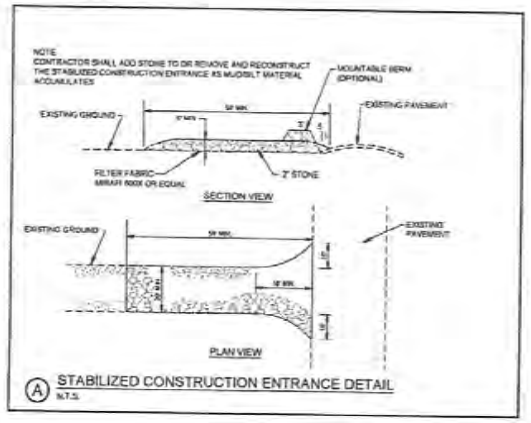
THE HARTLEY BLOCK
155 LISBON STREET
LEWISTON, MAINE

Title
DETAILS

Project No. 195350380

Scale N.T.S.

Sheet C-5.1



Ⓐ STABILIZED CONSTRUCTION ENTRANCE DETAIL
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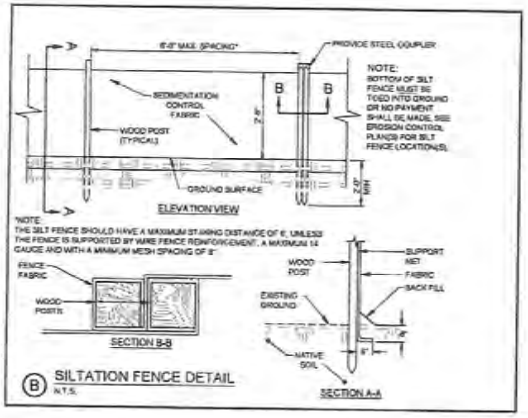
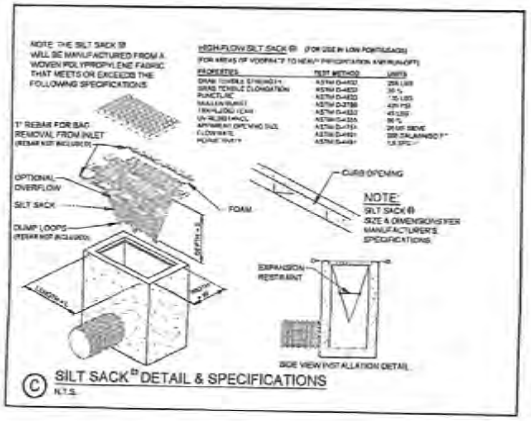
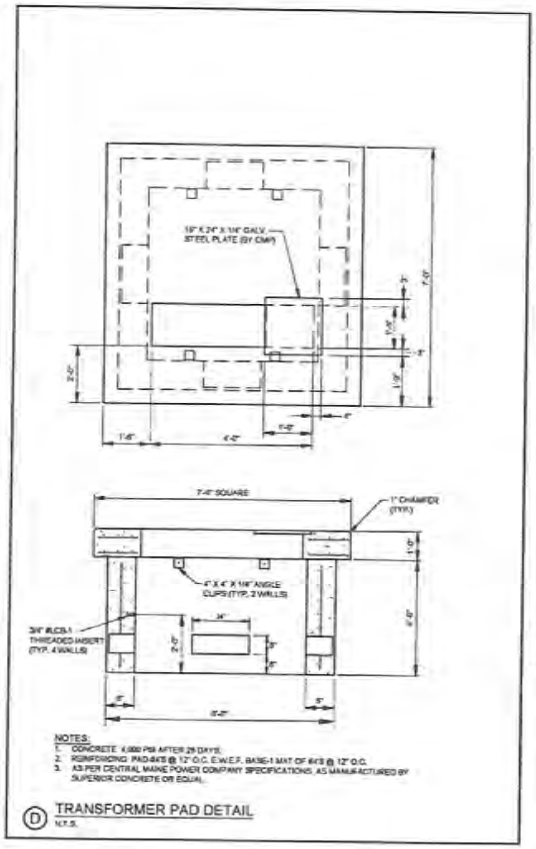


Ⓑ SILTATION FENCE DETAIL
N.T.S.



Ⓒ SILT SACK ® DETAIL & SPECIFICATIONS
N.T.S.



Ⓓ TRANSFORMER PAD DETAIL
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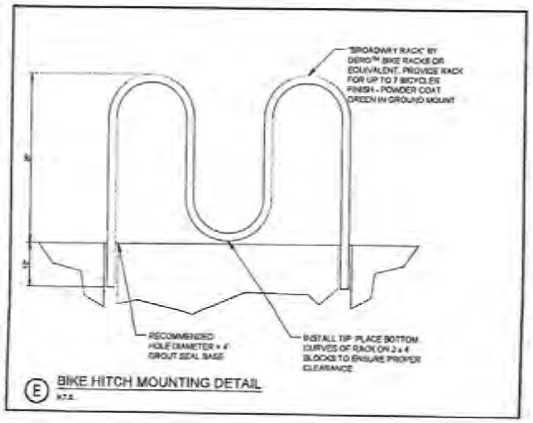
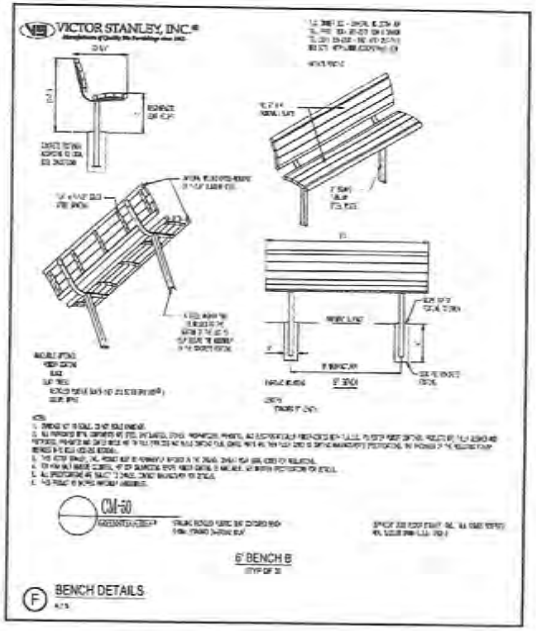
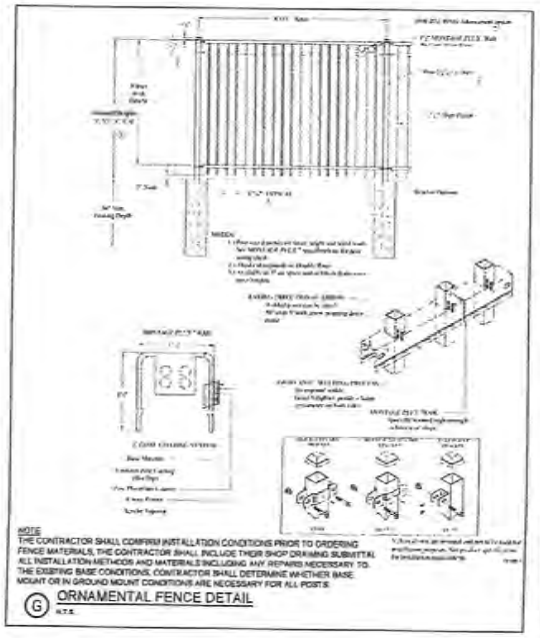


Ⓔ BIKE HITCH MOUNTING DETAIL
N.T.S.



Ⓕ BENCH DETAILS
N.T.S.



Ⓖ ORNAMENTAL FENCE DETAIL
N.T.S.

Stantec

Stantec
482 Payne Road Scarborough Canal
Scarborough, Maine 04074-8809
Tel 207-883-3366
www.stantec.com

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Notes

No.	Date	Revision
1	10/27/2021	PRELIMINARY DEVELOPMENT REVIEW
2	12/16/2021	PRELIMINARY DEVELOPMENT REVIEW

Permit-Seal	CSD	DR	DN	APP'D
	2021	2021	2021	2021

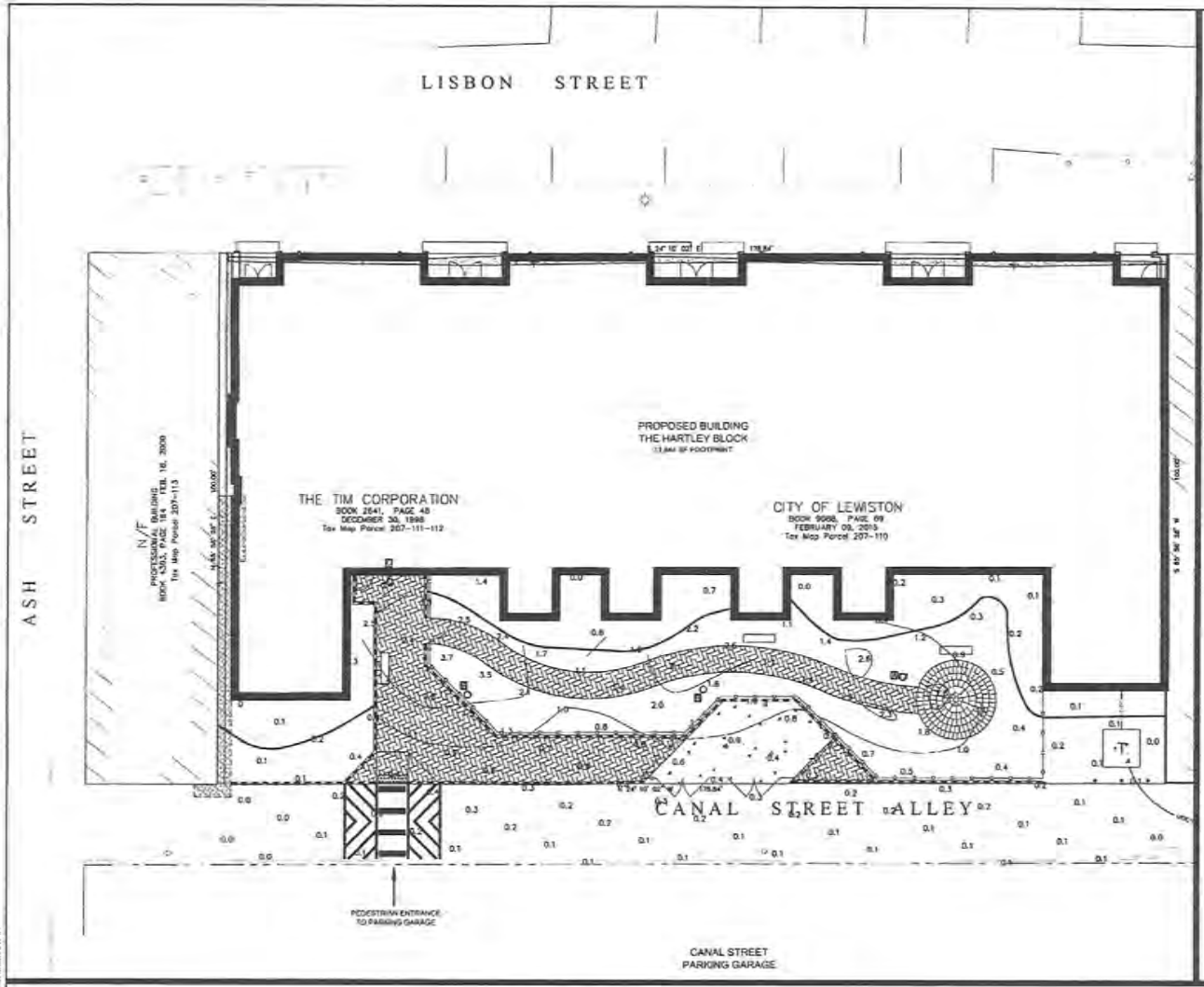
Client/Project
THE HARTLEY BLOCK, LP

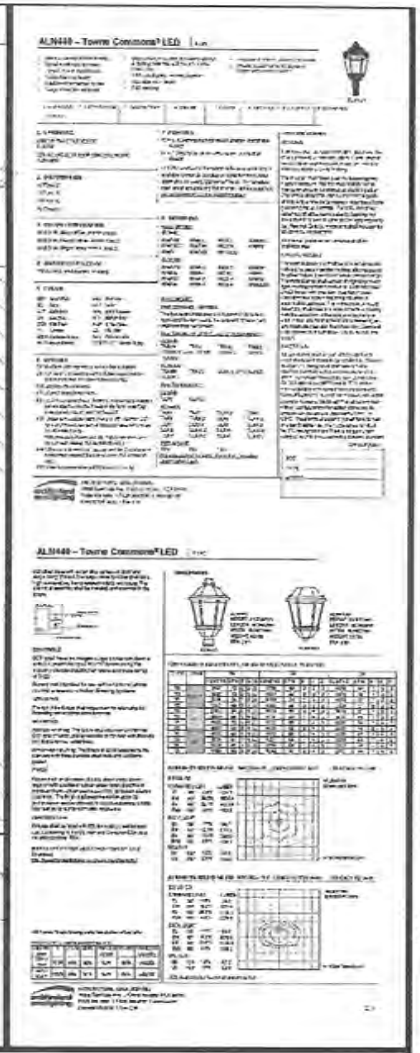
THE HARTLEY BLOCK
155 LISBON STREET
LEWISTON, MAINE

Title
DETAILS

Project No. 195350380
Scale N.T.S.

Sheet
C-5.2





LUMINAIRE SCHEDULE				
LABEL	QTY	DESCRIPTION	MFG. #	MOUNTING HEIGHT
A	1	HUBBELL LIGHTING, INC - TOWNE COMMONS - ALN440	ALN440-Y2-32LED-3K-700-BL	10' POLE
B	7	HUBBELL LIGHTING, INC - TOWNE COMMONS - ALN440	ALN440-Y3-32LED-3K-700-BL	10' POLE
C	1	HUBBELL LIGHTING, INC - TOWNE COMMONS - ALN440	ALN440-Y5-32LED-3K-700-BL	8' WALL MOUNT

NOTES:

1. PHOTOMETRIC DATA GENERATED USING DESIGN MAKER SOFTWARE
2. GRID SPACING = 8' X 8'
3. LIGHT LOSS FACTOR - LED 0.90
4. ELECTRICAL ENGINEER TO VERIFY VOLTAGE PRIOR TO ORDERING.

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

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412 Payne Road Scarborough Court
Scarborough, Maine 04074-9779
Tel. 207.883.3261
www.stantec.com

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Notes

No.	Revision	Date	By	Chk	App
1	REVISED PER CITY COMMENTS	2015-03-13			
2	REVISED PER CITY COMMENTS	2015-03-17			
3	REVISED PER CITY COMMENTS	2015-04-07			

Permit Seal

STATE OF MAINE
LICENSED
PROFESSIONAL ENGINEER
No. 14429
TIMOTHY J. SCHOFIELD

Client/Project
THE HARTLEY BLOCK, LP

THE HARTLEY BLOCK
155 LISBON STREET
LEWISTON, MAINE

Title
PHOTOMETRICS PLAN

Project No. 175350380
Scale 1" = 10'

Sheet
C-6.0

CITY OF LEWISTON

Department of Planning & Code Enforcement

Lewiston
All-America City
2007

TO: **Planning Board**
FROM: **David Hediger, City Planner**
DATE: **July 7, 2016**
RE: **July 11, 2014 Planning Board Agenda Item V(a)**

Request for an extension of approval submitted by Platz Associates on behalf of the Greater Androscoggin Humane Society to construct a new facility at 56 Strawberry Avenue.

Platz Associates on behalf of the Greater Androscoggin Humane Society has submitted a request for an extension of their July 14, 2014 development review approval granted by the Planning Board. The Board's approval was for the construction of two ancillary buildings at 56 Strawberry Avenue. This vacant lot of 5.8 acres is located in the Urban Enterprise (UE) district in which humane societies are allowed as a permitted use. The property is located directly across the street from their existing shelter facility at 55 Strawberry Avenue which will remain and continue to be used in its current capacity. Approval included one building of 12,880 square feet to be used for the intake of animals and their observation and quarantine until being moved to the existing shelter across the street. The other 19,000 square feet building will consist of 3,600 square feet for a doggie daycare and 15,400 square feet for training and obedience classes and special events. Each building will have an outdoor kennel area.

Article XIII, Section 11(a)(2) states:

> An extension of development review approval must be made within two years of the initial granting of approval. The applicant must state the reasons why the development was not begun within two years from the granting of the initial approval and the reasons why the applicant will be able to begin the activity

The applicant is proposing no changes to the approved plans and is simply requesting an extension of approval. Construction did not occur, in-part, because of a reorganization of a granting organization that may have funded a portion of the project. The applicant request will, provide an additional two years for development to occur. However, with an extension, if no development activity occurs by July 14, 2018, approval shall expire and the applicant will need to reapply for new approval. That that time, the Board may impose additional terms or conditions or prescribe other necessary corrective action to respond to significant changes in circumstances which may have occurred between the date of original approval and the date of expiration of that approval, including any extension thereto.

Staff recommends granting the extension of approval with the same conditions included in 2014:

1. Prior to a certificate of occupancy being issued, documentation regarding the maintenance and upkeep of the stormwater system pursuant to Lewiston MS4 stormwater requirement contained in Article XII, Section 15e(3) must be recorded in the Androscoggin Registry of Deeds. This must be noted on the site plan.
2. No building permits will be issued and no site activity shall commence until the stormwater design has been reviewed to staff's satisfaction.
3. No certificate of occupancy shall be issued for this development until written verification by a professional engineer is provided to the city that all stormwater improvements have been completed in accordance with the approved plan.
4. Prior to a certificate of occupancy being issued, evidence of a drainage easement across 52 Strawberry Avenue must be provided to staff's satisfaction.

ACTION NECESSARY

Make a motion pursuant to Article XIII, Section 11(a)(2) of the Zoning and Land Use Code to grant a two year extension to the Greater Androscoggin Humane Society to construct a 12,880 and 19,000 square foot ancillary building with 101 parking spaces at 56 Strawberry Avenue, subject to the same conditions included by the Planning Board on July 14, 2014, and that if no development activity occurs by July 14, 2018 approval shall expire and the applicant will need to reapply for new approval.

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CITY OF LEWISTON

Planning & Code Enforcement

It's Happening Here!
LEWISTON • AUBURN

July 29, 2014

Steve Myers
Platz Associates
Two Great Falls Plaza
Auburn, ME 04210

Sent by email to: smyers@platzassociates.com
steven@gahumane.org
jan.wiegman@wright-pierce.com

Re: 56 Strawberry Avenue – Greater Androscoggin Humane Society

Dear Mr. Myers:

At the Planning Board meeting of July 14, 2014, the Board found that the application submitted by Platz Associates meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article XIII, Section 4 of the Zoning and Land Use Code and granted approval to the Greater Androscoggin Humane Society to construct a 12,880 and 19,000 square foot ancillary building with 101 parking spaces at 56 Strawberry Avenue subject to the following five conditions:

1. Prior to a certificate of occupancy being issued, documentation regarding the maintenance and upkeep of the stormwater system pursuant to Lewiston MS4 stormwater requirement contained in Article XII, Section 15e(3) must be recorded in the Androscoggin Registry of Deeds. This must be noted on the site plan.
2. No building permits will be issued and no site activity shall commence until the stormwater design has been reviewed to staff's satisfaction.
3. No certificate of occupancy shall be issued for this development until written verification by a professional engineer is provided to the city that all stormwater improvements have been completed in accordance with the approved plan.
4. Prior to a certificate of occupancy being issued, evidence of a drainage easement across 52 Strawberry Avenue must be provided to staff's satisfaction.
5. If development has not occurred as defined within the scope of the Zoning and Land Use Code within two years, development review approval shall expire, pursuant to Article XIII, Section 11. This must be noted on the site plan.

Please provide a minimum of one (1) mylar's and one (1) paper copy for the Planning Board Chairman's signature. In addition, to facilitate updates of City GIS, any plans submitted for development review are requested to be accompanied by a digital CAD plan data file on compact disc (AutoCAD 2011 or earlier).

Please be advised that you will need to obtain the proper building and related permits from the Lewiston Planning and Code Enforcement Office before starting any construction or site work. Specifically, a parking lot permit must be obtained from this office.

Please note that if development has not occurred as defined within the scope of this Code within two years, development review approval shall expire. The applicant may not begin construction or operation of the development until a new approval is granted. If necessary, an extension of development review approval must be made within two years of the initial granting of approval. The applicant must state the reasons why the development was not begun within two years from the granting of the initial approval and the reasons why the applicant will be able to begin the activity within two years from the granting of an extension, if granted. Extensions of approval may include information submitted in the initial application by reference. Only one extension of the initial approval shall be allowed under these provisions.

Congratulations on the approval of your project. If you have any questions, please do not hesitate to give me a call at (207) 513-3125, Extension 3223.

Sincerely,

David R. Hediger, City Planner

cc: Lincoln Jeffers – Asst. to the City Adm.
Gildace Arsenault – Director of Planning & Code Enf.
David Chick – Police Dept.
Paul Ouellette/Bruce McKay -Fire Dept.
Rick Burnham/Ryan Barnes – Engineering, Public Services

PLATZ ASSOCIATES
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Auburn, Maine 04210
tel (207) 784 2941
fax (207) 784 3856

James A. Platz, P.E.
Thomas H. Platz, AIA

July 6, 2016

Mr. David Hediger
City Planner/Deputy Director
Planning and Code Enforcement
City of Lewiston
27 Pine Street
Lewiston, ME 04240

Dear Mr. Hediger:

On behalf of the Greater Androscoggin Humane Society, I would like to request an extension of the development review approval (per Section 11(a)(2) Lewiston Code) that was previously granted by the Planning Board on July 14, 2014. I would request that the two-year extension be granted subject to the same conditions as the previous approval.

Enclosed you will find a letter from the Executive Director explaining why the development has not begun and why he believes it will begin within two years, per Section 11(a)(2).

Sincerely,

Bruce W. Allen

BWA/lmw

Greater Androscoggin Humane Society
55 Strawberry Ave, Lewiston, ME 04240
Phone: 207.783.2311 Fax: 207.782.5521
SavingPetsInMaine.org

BOARD OF DIRECTORS

Denise Ouellette
President

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Vice-President

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Joanne Preble
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Candace Platz, DVM

EXECUTIVE DIRECTOR
Steven Dostie

DEVELOPMENT DIRECTOR
Donna Kincer

July 5, 2016

Re: requesting extension

We are requesting an extension of our site plan on Strawberry Ave for an additional two years. The reason we have not started the project is because a granting organization that we were working with went through a major reorganization. Once their reorganization is complete within the next 12-18 months we will be reapplying for grants that will pay for a large part of the project.

Thank you for your consideration.

Sincerely,

Steven Dostie
Executive Director

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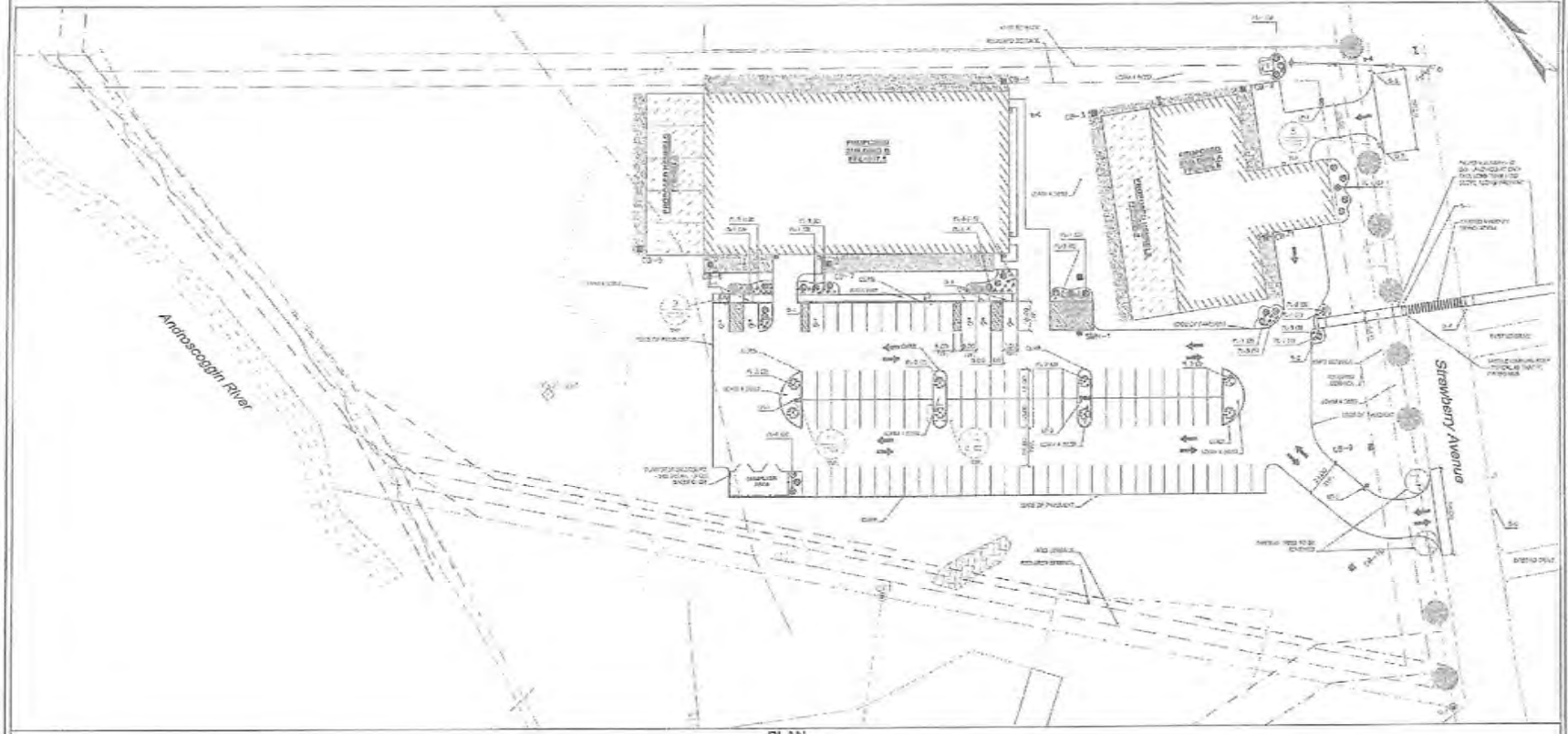
"Working toward a Humane Community since 1885"



PLAN
SCALE: 1"=30'

Planting Schedule

PL-1	SHRUB	Rhododendron "Golden Lights"
PL-2	TREE	Cornus florida – Flowering dogwood
PL-3	ANNUAL	Dwarf Dusty Miller

Sign Schedule

S-1	"HANDICAP PARKING SPACE"
S-2	"ONE WAY"
S-3	"SERVICE ENTRANCE ONLY"
S-4	"HELD TO PEDESTRIANS"
S-5	"PEDESTRIAN CROSSING AHEAD"

NOTE: S-5 SIGNS TO BE LOCATED 125' FROM TOP OF CROSS WALK. STREET SIGNAGE WILL CONFORM TO MUTCD SAFER LIMITS.

Lighting Schedule & Notes

LF-1	SINGLE HEAD FIXTURE
LF-2	DOUBLE HEAD FIXTURE

Parking Lot lighting will be as follows:
Complete base, Pole material, LED, Full cut off fixture.
Fixtures shall be "Beacon-Hyde-Large-LED"

Site Information

Project Name: Androscoggin Humane Society, Ancillary Facility
Ancillary Building Area
Size (Sq Ft): [illegible]
Applicant: Greater Androscoggin Humane Society
[illegible] Stanley Ave.
Lewiston, 04240
Owner Property: Owner: BBC Realty Inc.
PO Box [illegible]
Lewiston, ME 04243
Manager: Chris Gaudette
Contact Info: [illegible]
Proposed Use: additional animal holding facility, kennels, doggie runs, and a holding facility for animals awaiting adoption
Lot Size: [illegible] Sq. Ft. [illegible] Acres
Existing Bldgs: [illegible] Sq.Ft.
Proposed Bldg 1: [illegible] Sq.Ft.
Proposed Bldg 2: [illegible] Sq.Ft.
Total Proposed Bldg: [illegible] Sq.Ft.
Lot Coverage: [illegible] %
Existing Parking: [illegible]
Proposed Parking: [illegible] s.f.
Total Bldg. Space: [illegible] s.f. [illegible] acres
Space Ratio: [illegible] %
Stormwater Area: [illegible] s.f. [illegible] acres
Parking Spaces: [illegible]

Approved by the City of Lewiston Planning Board

Chair Person:

Approval Date:

Signature Date:

GRAPHIC SCALE
1 inch = 20 ft.

FOR PERMITTING PURPOSES ONLY

PLATZ ASSOCIATES
Architects • Engineers
Construction Managers
Tel 207-783-3941
Fax 207-784-3600
Two Great Falls Plaza, Auburn, Maine 04210

GREATER ANDROSCOGGIN HUMANE SOCIETY
ANCILLARY FACILITY
LEWISTON, ME

SITE LAYOUT & PARKING PLAN

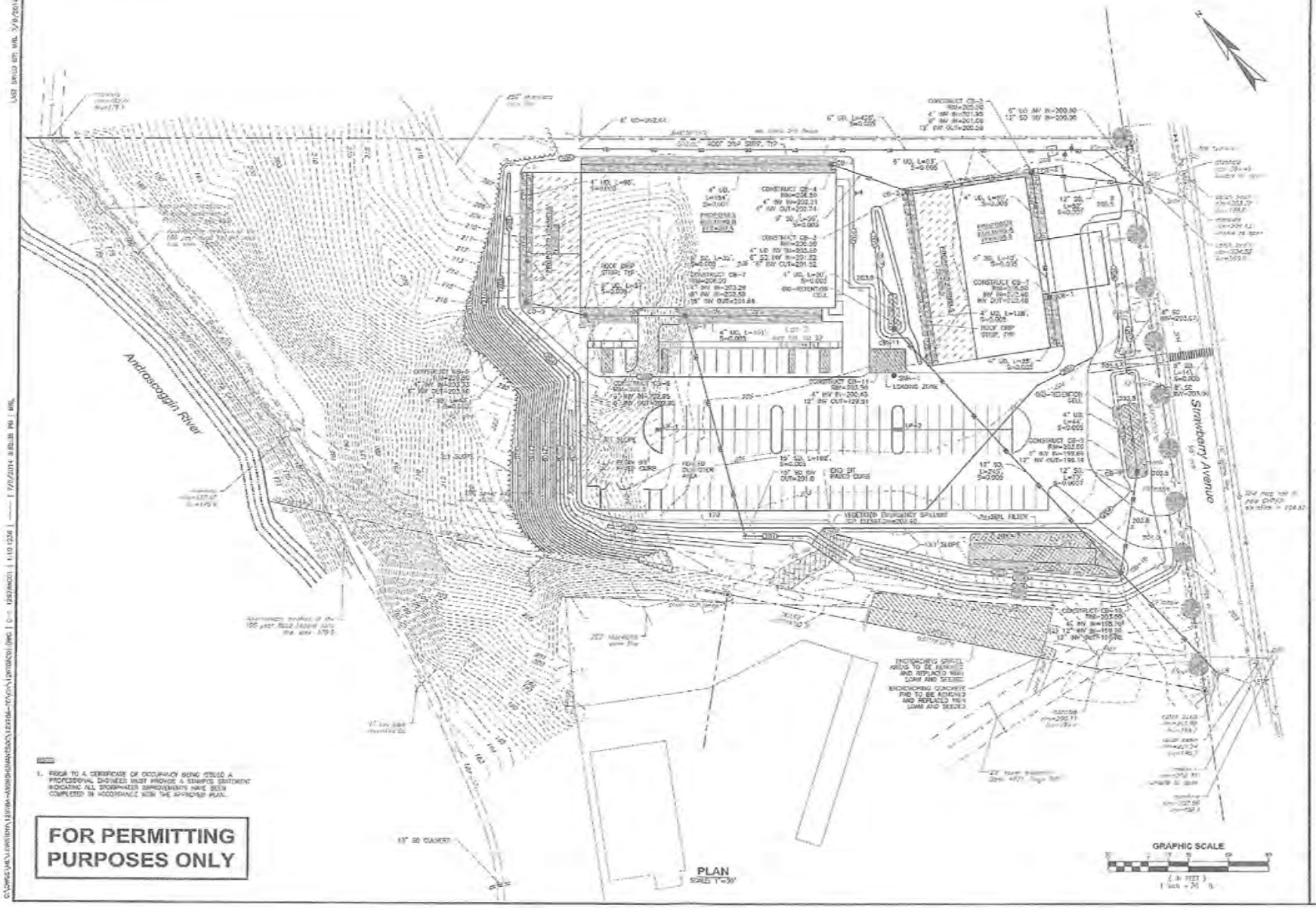
20103

LBT

AS NOTED

07-10-2014

C100



NOTES:

1. PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED A PROFESSIONAL ENGINEER MUST PROVIDE A STAMPED STATEMENT INDICATING ALL STORMWATER IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLAN.

FOR PERMITTING PURPOSES ONLY

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GREATER ANDROSCOGGIN HUMANE SOCIETY
BUILDING ADDITION
LEWISTON, ME

PROPOSED GRADING & DRAINAGE PLAN

DRAWING
C-1

CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, City Planner
DATE: July 7, 2016
RE: July 11, 2016 Planning Board Agenda Item V(b)

Recommendation to the City Council regarding the disposition of 7 Acorn Lane, 112 Shawmut Street, 11 and 12 Jack Court, 1047 Sabattus Street, 152 Randall Road, 91 Crowley Road, 8 and 12 Doyon Avenue, and 14 Glenview Avenue.

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.

On June 14, 2016 the City Council voted unanimously for the City to take formal possession of the properties located at 7 Acorn Lane, 112 Shawmut Street, 11 and 12 Jack Court, 1047 Sabattus Street, 152 Randall Road, 91 Crowley Road, 8 and 12 Doyon Avenue, and 14 Glenview Avenue based on matured tax liens. They also voted for the properties to be offered for sale through a formal sealed bid process, subject to a positive recommendation from the Planning Board.

Upon a favorable recommendation from the Planning Board, the properties will be offered for sale through the competitive bid process. This is consistent with the City's Property Disposition Policy Section 5.3, whereby "The City may advertise for formal bids. This method may be most applicable in instances where the City believes that multiple parties may be interested in the property and the nature of the development or redevelopment is such that the City does not anticipate placing additional restrictions on what is to happen on the property after its sale."

ACTIONS 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 disposition of 7 Acorn Lane, 112 Shawmut Street, 11 and 12 Jack Court, 1047 Sabattus Street, 152 Randall Road, 91 Crowley Road, 8 and 12 Doyon Avenue, and 14 Glenview Avenue, including, if any, specific conditions and/or concerns raised by the Planning Board.

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City of Lewiston Maine
City Council Resolve
June 14, 2016

Order, Taking Possession of Tax Acquired Properties at 7 Acorn Lane, 112 Shawmut Street, 11 and 12 Jack Court, 1047 Sabattus Street, 152 Randall Road, 91 Crowley Road, 8 and 12 Doyon Avenue, and 14 Glenview Avenue.

Whereas, staff has recently undertaken a review of properties on which tax liens have matured; and

Whereas, among such properties are eight vacant parcels of land; one vacant residence, and one vacant commercial building; and

Whereas, after numerous attempts to contact the owners through the normal collection and tax lien process and in accordance with City Policy #92, Properties with Matured Tax or Sewer Liens, a thirty-day matured lien demand letter was sent to property owners on February 25, 2016 in which they were informed that if amounts due the City were not paid, the City Council would consider taking possession of the property at its meeting of June 14, 2016; and

Whereas, in spite of these additional efforts, the amounts due to the City have not been paid; and

Whereas, as a result, it is appropriate for the City Council to act to take possession of these properties and consider their future use and/or disposition;

Now, therefore, be it Ordered by the City Council of the City of Lewiston that, based on matured tax liens, the City take formal possession of the following properties: 7 Acorn Lane, 112 Shawmut Street, 11 and 12 Jack Court, 1047 Sabattus Street, 152 Randall Road, 91 Crowley Road, 8 and 12 Doyon Avenue, and 14 Glenview Avenue; and

Be it Further Ordered, that

Subject to a positive recommendation from the Planning Board, the properties be offered for sale through a formal sealed bid process.

Tax Acquire Properties- June 2016

Address	Owner	Assessed Value	Acreage	Matured Liens	Total Due	Zoning	Property Condition
112 Shawmut St 00010848	Jean Marie Paradis Heirs	$13,560.00	0.11	2011- 2014	$2,860.85	Neighborhood Conservation "B"	May be developed for residential but limited to two dwelling units.
11Jack Court 00010231	Eric Purrington Heirs	$8,520.00	0.07	2013- 2014	$1,074.37	DR - Downtown Residential	May be developed for residential but limited to two dwelling units.
12 Jack Court 00008592	Mildred Purrington Heirs	L: $7,680.00 Bldg: $38,220.00 T: $45,900.00	0.05	2012 - 2014	$6,254.79	DR- Downtown Residential	May be developed for residential but limited to two dwelling units.
1047 Sabattus St 00006423	Seavey's Sweets Inc.	L:$43,130.00 Bldg: $151,110.00 T: $194,240.00	0.29	2012- 2014	$28,639.88	H B - Highway Business	Building is in rough shape. Stream along rear property line. Very limited off street parking.
152 Randall Rd 00002939	Michael D & AmyL Doughty Ronald D & Noreen Doughty	$19,560.00	0.41	2012 - 2014	$3,262.87	Neighborhood Conservation "A"	This is the result of an illegal split from 150 Randall Road. Should be combined with 150 Randall. Encumbered by easement from 150 Randall Road for driveway and previous pool area. Lot is only developable with a single family dwelling if connected to city sewer approximately 170' away, requiring pumping.
91 Crowley Rd 00009083	Chad E Pomerleau	$11,520.00	0.45	2012- 2014	$2,015.07	OS- Office Service	Non-residential development only and will need variance for a septic design as lot is less than 20,000 SF at approximately 15,899 SF. Contains some wetlands.
8 Doyon Ave 00005059	Doyon Ave LLC	$7,900.00	0.62	2012- 2014	$1,455.05	Neighborhood Conservation "A"	Has frontage on a paper street; not developable unless city street is constructed. Limited to single family dwelling.
12 Doyon Ave 00002998	Doyon Ave LLC	$7,150.00	0.44	2012- 2014	$1,340.49	Neighborhood Conservation "A"	Has frontage on a paper street; not developable unless city street is constructed. Limited to single family dwelling.
14 Glenview Ave 00007355	Doyon Ave LLC	$4,800.00	0.48	2012- 2014	$976.43	SR - Suburban Residential	Has frontage on a paper street; not developable unless city street is constructed. Limited to single family dwelling.
7 Acorn Lane 00020268	Ronald LeBlanc	$4,160.00	0.8	2012 - 2014	$877.31	RA-Rural Agricultural	Illegally created lot the result of a foreclosure. Undevelopable. Ideally, would be merged with abutting pieced of land.

1:480
RE00001846
101 WALNUT ST
(Addr Pt ID 5439)
RE00001846
103 WALNUT ST
(Addr Pt ID)
RE00001495
105 WALNUT ST
(Addr Pt ID 2445)
RE00010849
109 WALNUT ST
(Addr Pt ID 4412)
Zoning
NCB
RE00010850
93 HOWARD ST
(Addr Pt ID 8279)
RE00008083
108 SHAWMUT ST
(Addr Pt ID 6063)
200
FIRM Flood Map Panel 23001C
Effective July 8,
RE00010848
112 SHAWMUT ST
(Addr Pt ID 7323)
RE00003204
115 SHAWMUT ST
(Addr Pt ID 4899)
RE00006412
117 SHAWMUT ST
(Addr Pt ID 8360)
Zoning
IO
RE00007525
121 SHAWMUT ST
(Addr Pt ID 581)
210
N
W
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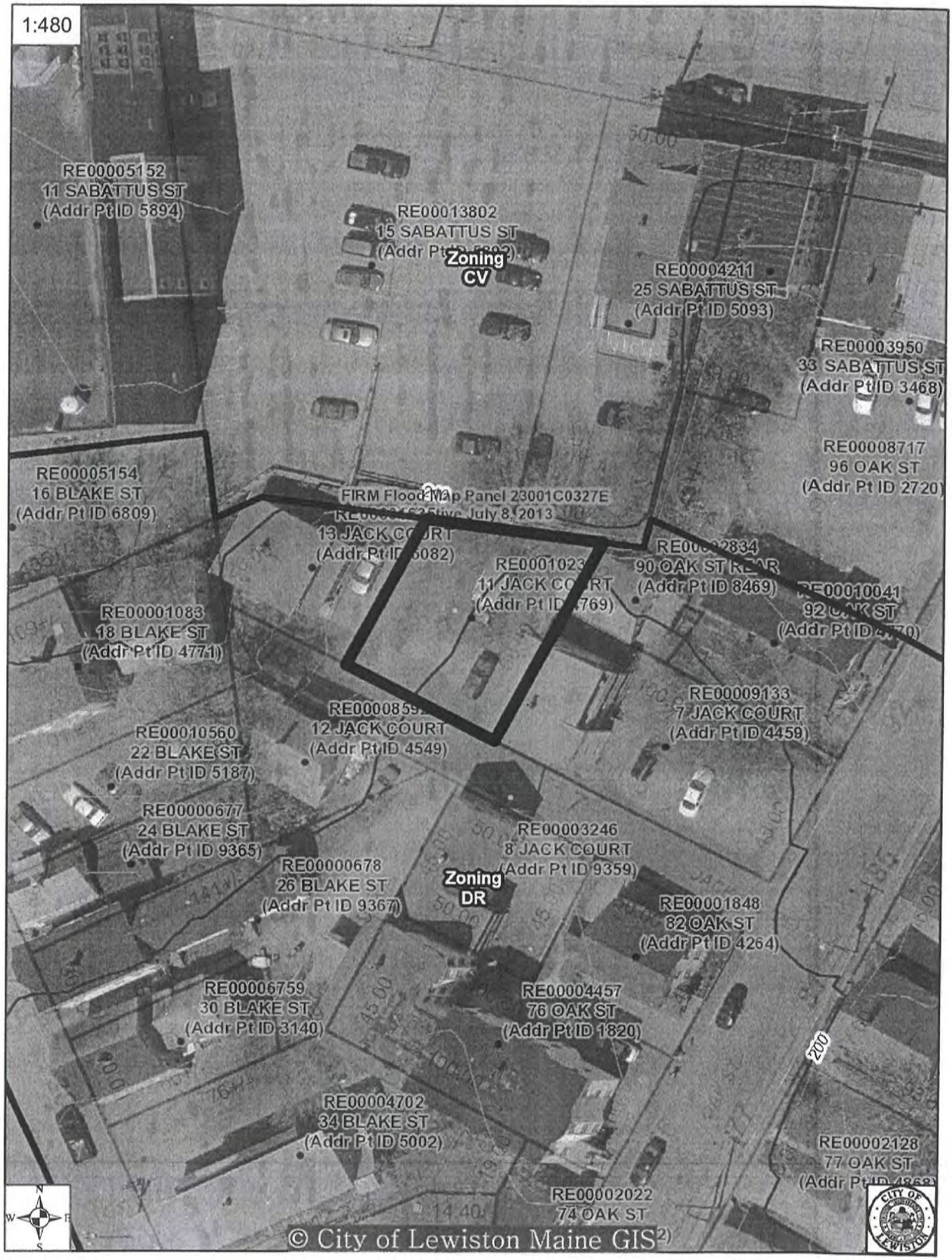
1:480
RE00005152
11 SABATTUS ST
(Addr Pt ID 5894)
RE00013802
15 SABATTUS ST
Zoning
CV
RE00004211
25 SABATTUS ST
(Addr Pt ID 5093)
RE00003950
33 SABATTUS ST
(Addr Pt ID 3468)
RE00008717
96 OAK ST
(Addr Pt ID 2720)
RE00005154
16 BLAKE ST
(Addr Pt ID 6809)
FIRM Flood Map Panel 23001C0327E
July 8, 2013
13 JACK COURT
RE00002834
90 OAK ST REAR
(Addr Pt ID 8469)
11 JACK COURT
RE00010041
RE00001083
18 BLAKE ST
(Addr Pt ID 4771)
RE00009133
7 JACK COURT
(Addr Pt ID 4459)
12 JACK COURT
(Addr Pt ID 4549)
RE00010560
22 BLAKE ST
(Addr Pt ID 5187)
RE00000677
24 BLAKE ST
(Addr Pt ID 9365)
RE00003246
8 JACK COURT
(Addr Pt ID 9359)
RE00000678
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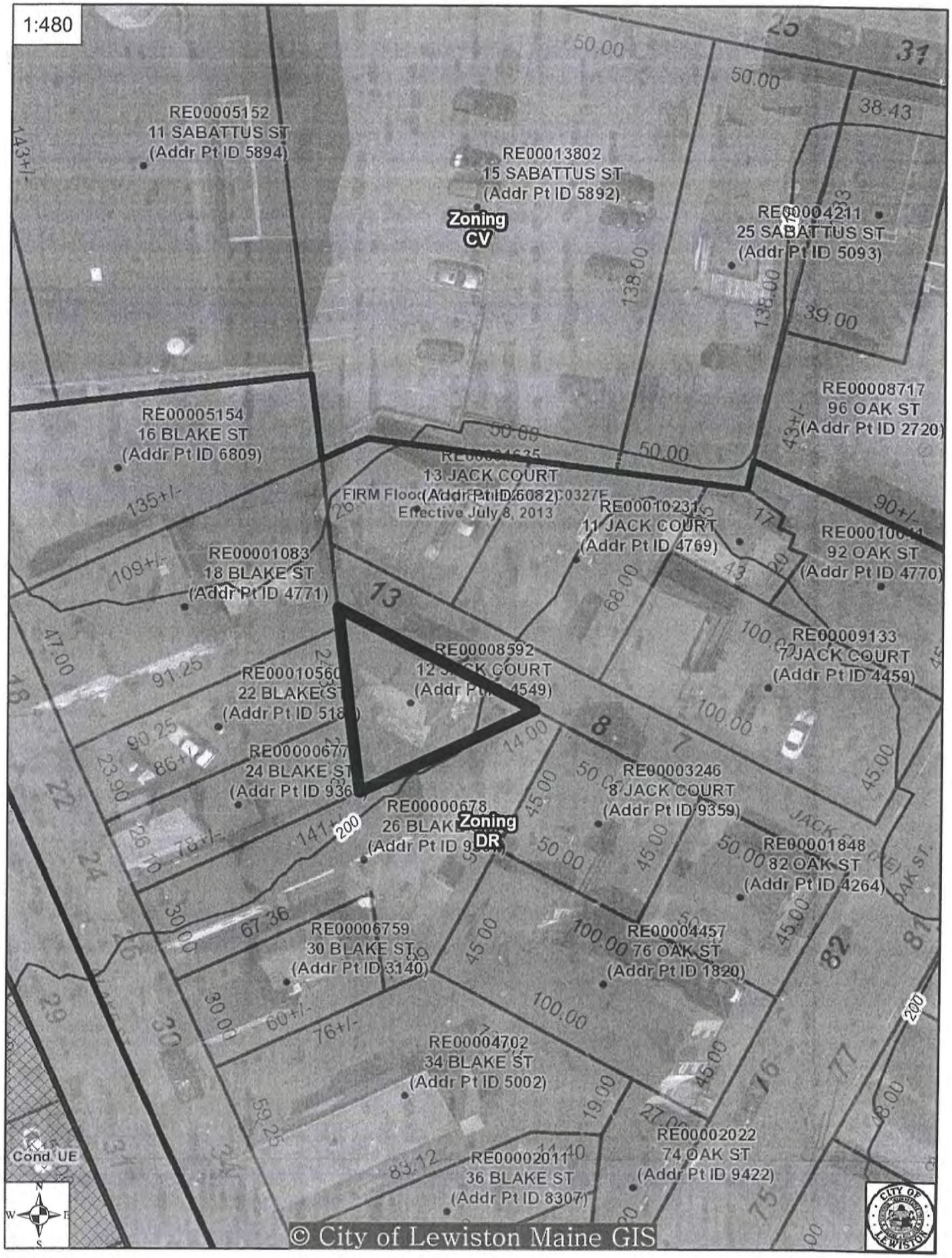
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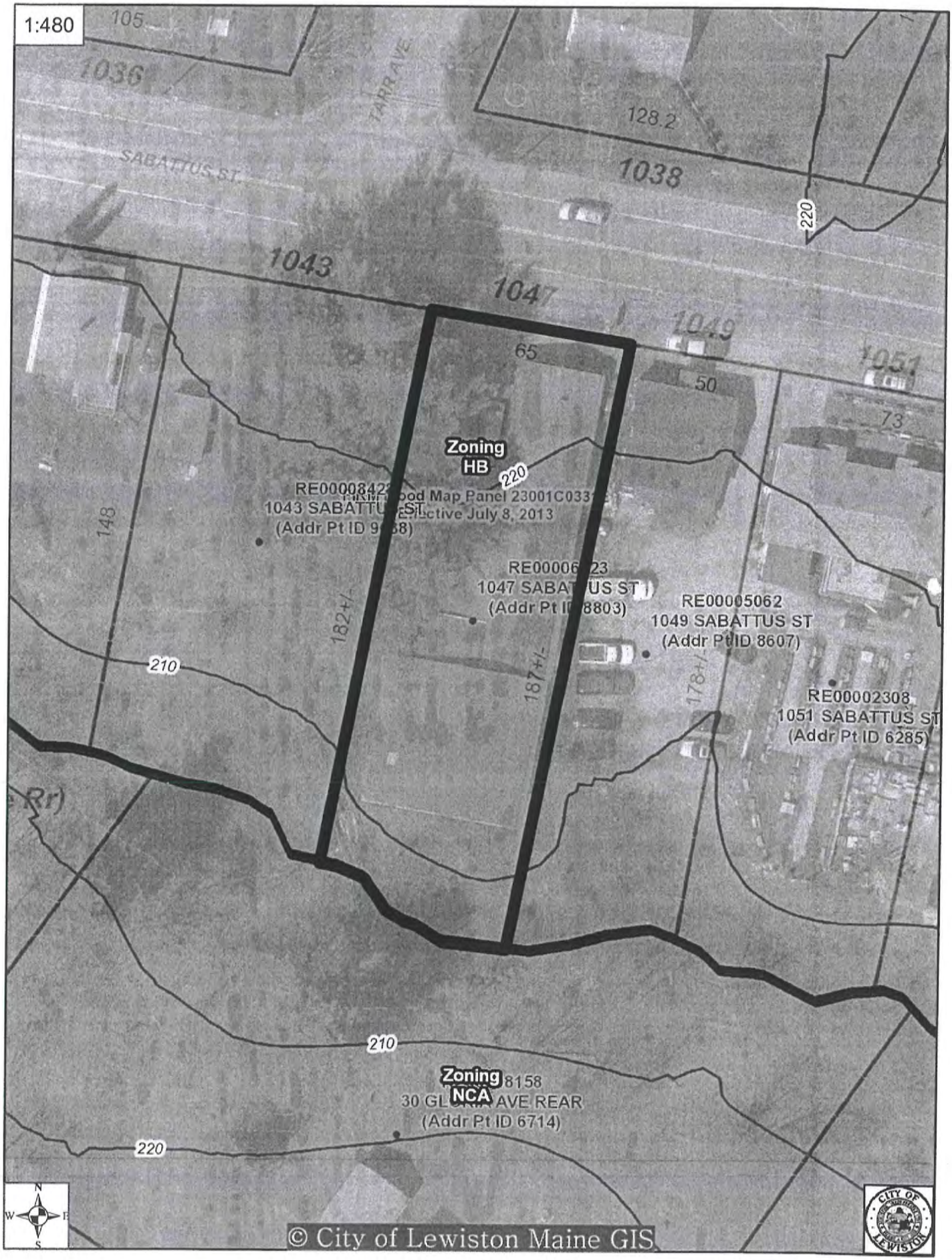
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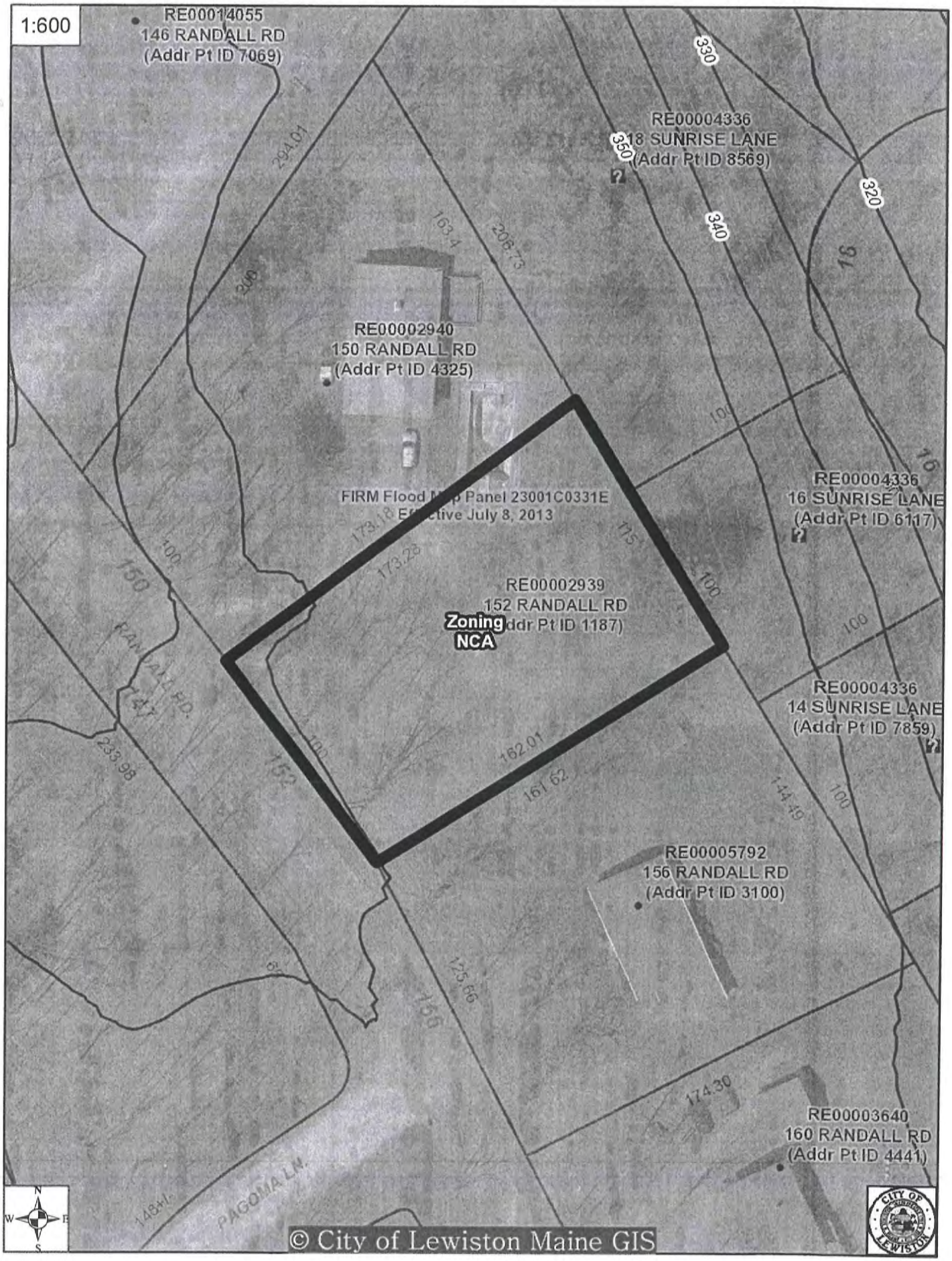
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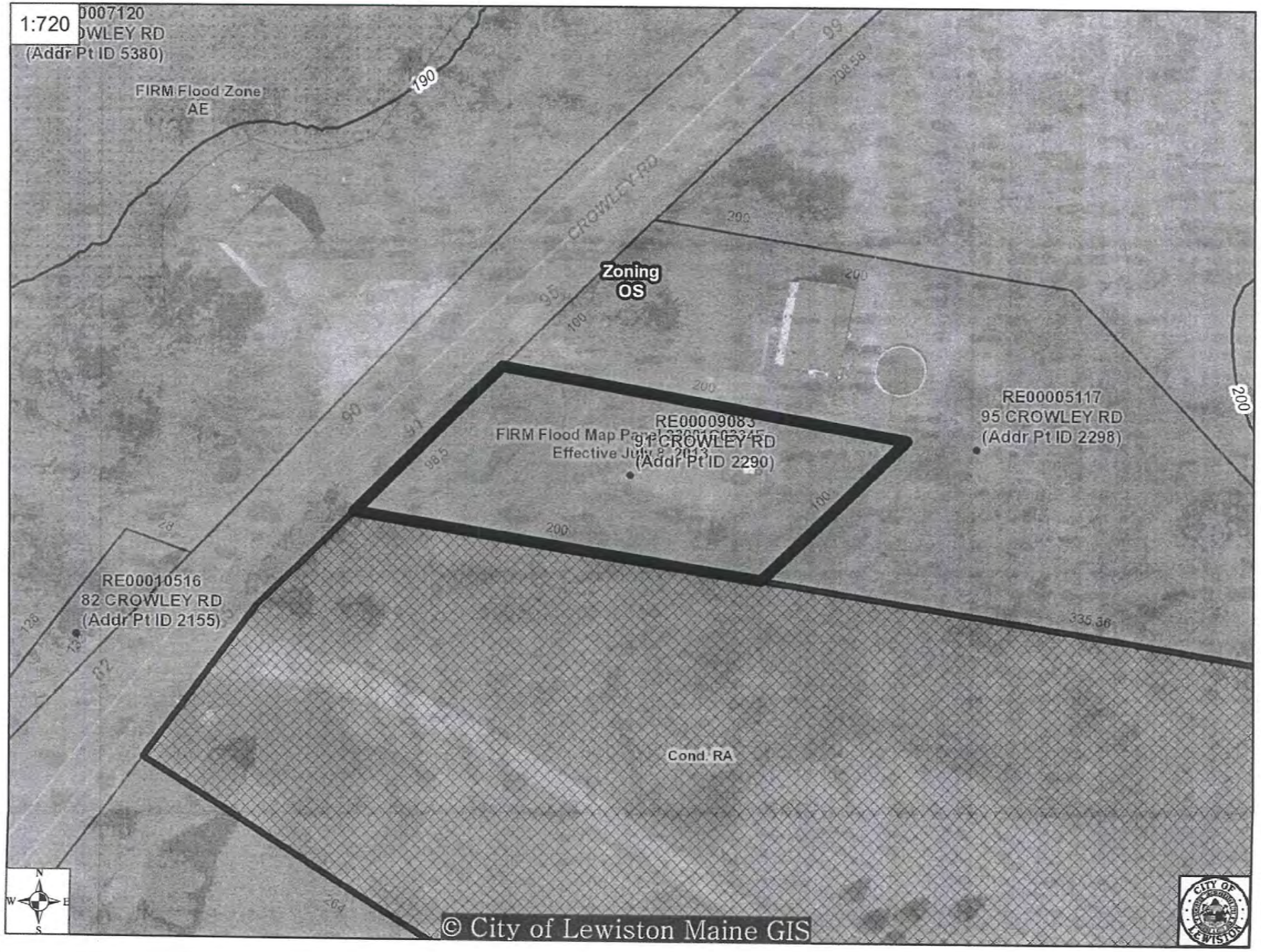
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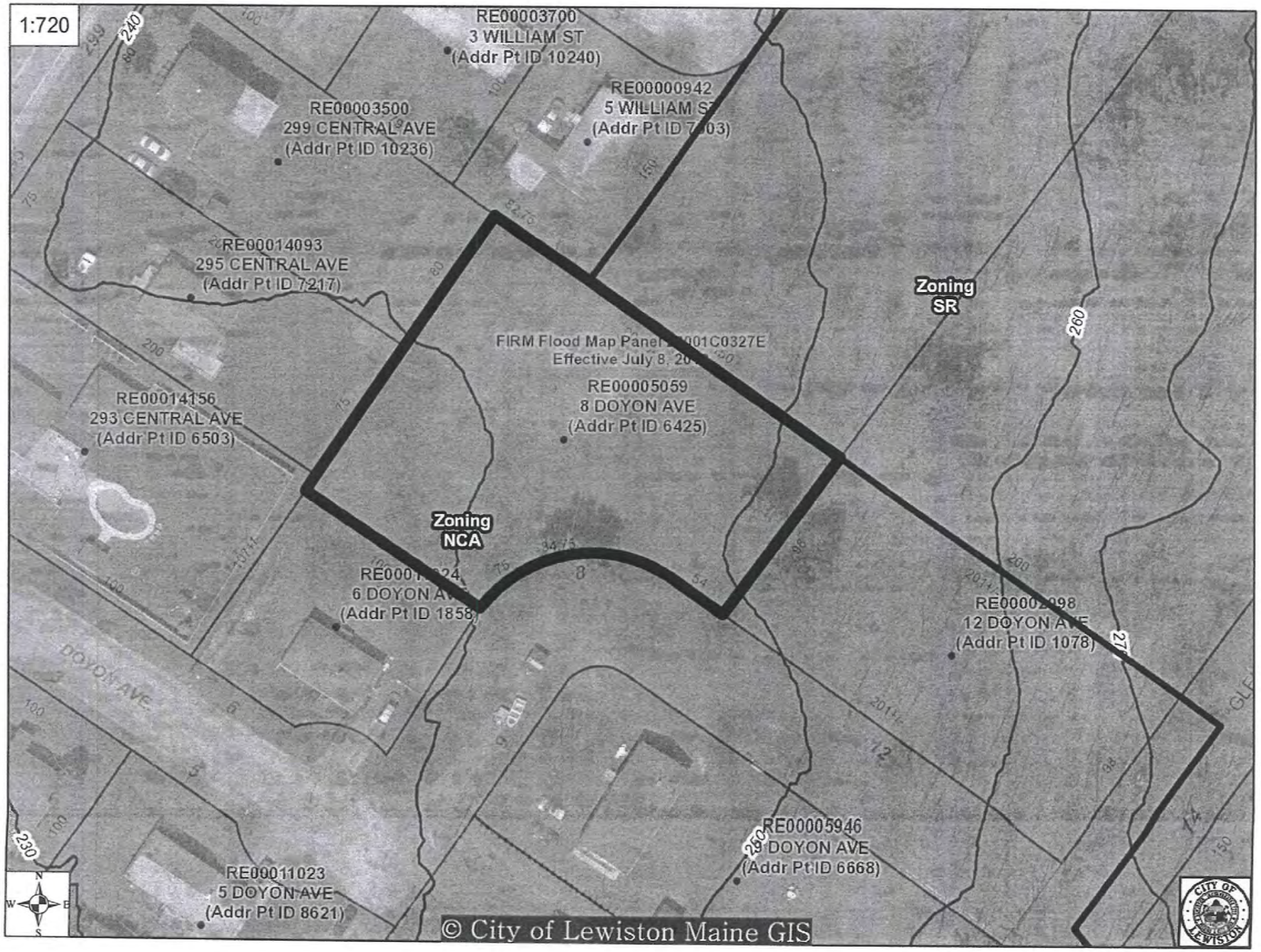
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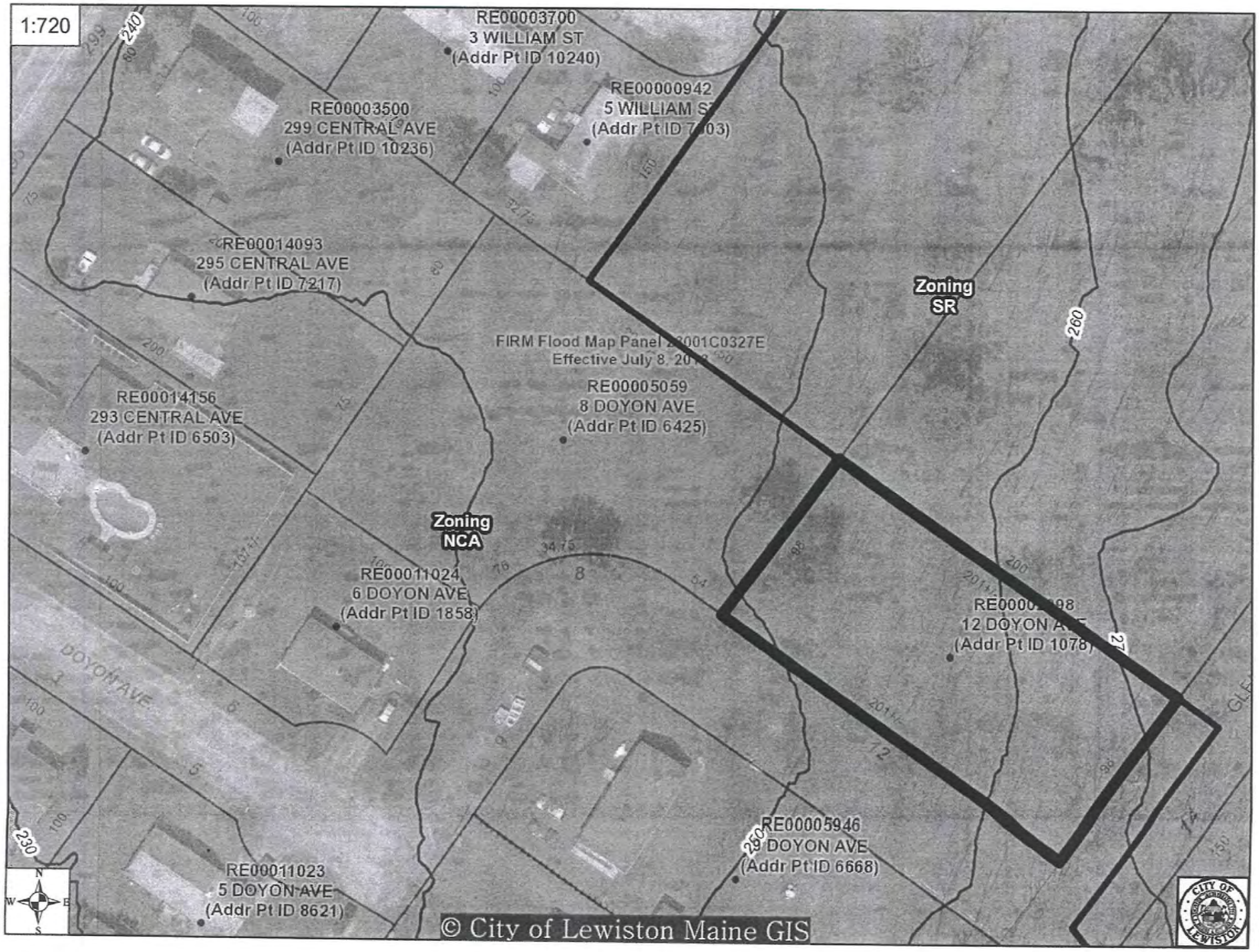
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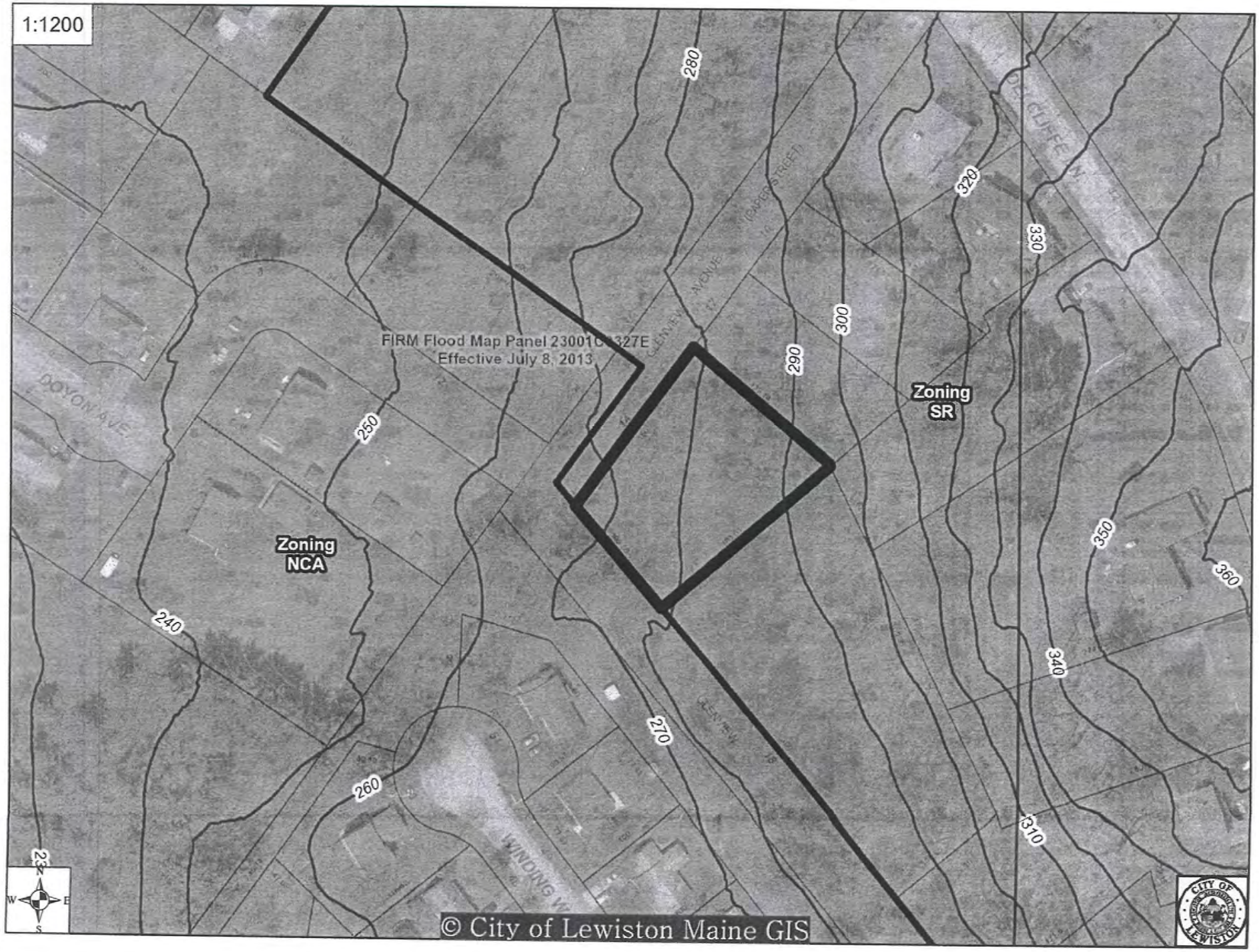
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© City of Lewiston Maine GIS

CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: City Council Members
Mayor Robert E. Macdonald
FROM: David Hediger, City Planner
DATE: June 22, 2016
RE: Sabattus Street Lane Reassignment

Staff is looking for guidance from the city council regarding a proposal to stripe Sabattus Street from four lanes to two lanes with a center turning lane, from Old Greene Road to Grove Street.

Community Credit Union, currently located on Pine Street, has purchased the properties at 895-917 Sabattus for the construction of a 15,085 square foot corporate office and retail banking building. This vacant site of approximately 1.2 acres is located in the Highway Business (HB) district and was occupied by Greased Lighting (a quick oil-change facility) which has since been demolished.

In December 2015, city staff met with representatives for Community Credit Union to discuss traffic associated with the proposed development. The project is expected to generate 131 weekday PM peak hour trips, meaning that 51% of the credit union visitors will enter the site and 49% of visitors will leave the site during their busiest PM hour. Entering the site is considered a single trip. Exiting the site is considered a single trip. Projects that are projected to generate greater than 100 trips in a peak hour require a traffic movement permit (TMP). The city has delegated review authority from Maine Department of Transportation (MDOT) to issue these permits. In Lewiston, projects requiring a TMP also require development review approval from the Planning Board.

At the December meeting, traffic engineers on behalf of the city, MDOT, Androscoggin Transportation Resource Center (ATRC), and the credit union determined a designated left-turn lane would be needed for visitors to safely enter the site. This section of Sabattus Street consists of four travel lanes, no shoulders, and sidewalks on both sides. In order to maintain the current lane configuration and the needed left-turn lane, additional land outside of the street right-of-way will be needed. The acquisition of additional land by the credit union or the city is not being pursued due to costs associated with land acquisition, possible building demolitions, and new road construction.

A solution for the credit union and future projects that may trigger the need for a left-turn lane is to stripe Sabattus Street from four lanes to two lanes with a center turning lane, from Old Greene Road to Grove Street. Referred to as a "road diet" by MDOT, this would potentially make left turn lanes into existing driveways and side streets safer. This would also provide the required left-turn lane for projects triggering a TMP. There are 67 properties along this section of Sabattus Street that would benefit from this lane reassignment: 44 are residential, 23 commercial or vacant. All of the properties are zoned HB, a district designated for commercial growth.

Recognizing the potential benefits of striping Sabattus Street with two lanes and a center turning lane, not just for the credit union, but also for other future economic development, the city, with assistance from ATRC, initiated discussions with MDOT about the lane reassignment. ATRC provided a traffic model created in three parts: a base scenario reflecting current conditions, a road diet scenario reflecting the lane changes, and a future "worst case" scenario where all volumes were increased by 10% of their current values and each intersections

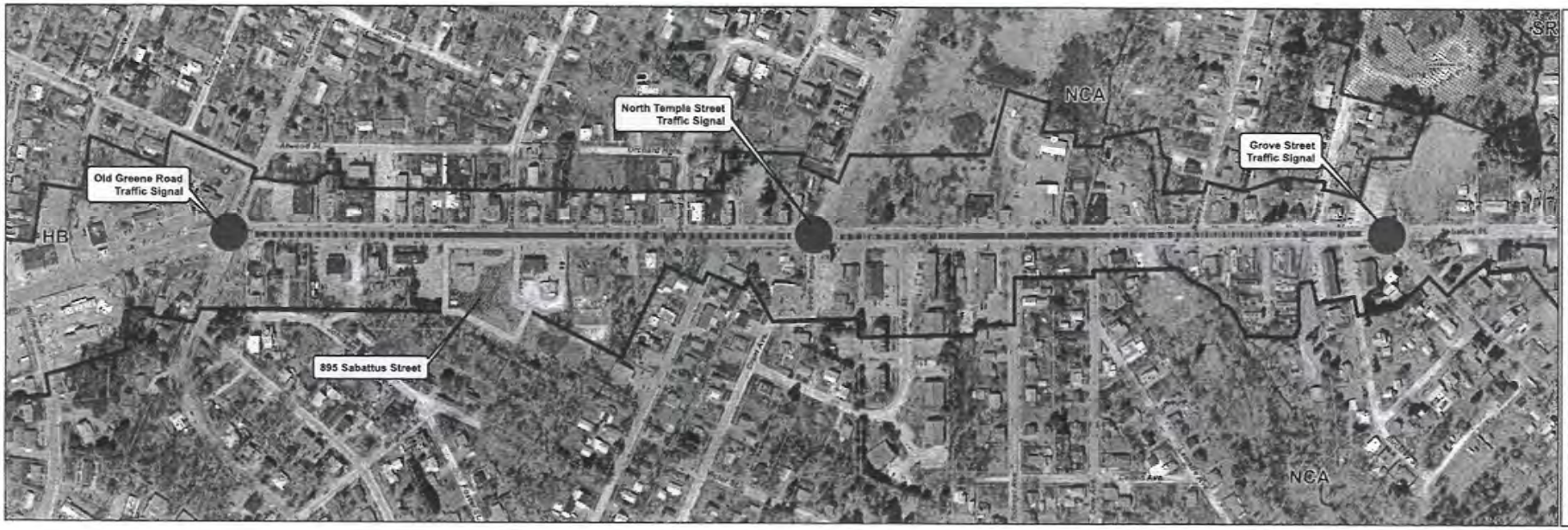
traffic signal was no longer coordinated with each other. These three scenarios were completed for both the AM and PM peak hours. MDOT has reviewed the model and has approved the proposed lane reassignment, contingent upon city support.

Ideally, the new striping pattern for this section of Sabattus Street should occur regardless if the credit union moves forward with their project. However, the city currently does not have any funds budgeted for this effort. At this time, in order for the new striping patter to occur, the following must happen:

- MDOT is scheduled to repave this section of Sabattus Street as part of their pavement preservation project (tentatively scheduled for summer 2017). They have agreed to restripe this section to three lanes as part of that project, if approved by the council. This includes engineering and designing the striping associated with this proposal.
- MDOT has indicated they will not cover the cost of any changes to the traffic signals or signs associated with the new striping pattern. The Randall Road and Grove Street signals would remain unchanged as part of this project. However, there will be costs to change the signal heads to the inbound and outbound sides of the North Temple Street intersection. There also will be a requirement to add appropriate ground mounted signage at the beginning and end of the center turn lane. The city has not secured an estimate for these changes, but Public Works has suggested the work would be approximately $20,000 to $25,000. While there may be improved safety and greater economic development opportunities for existing and proposed projects upon striping a center turn lane, the city has not budgeted for these expenses. The city has explained to the credit union they would be responsible for these costs, recognizing future developments may benefit from their improvements.
- The city has made a request for ATRC to consider the traffic signal and sign improvements as part of an existing funded project, which may reduce the local share of costs to 20%. ATRC will be considering the city's request at their June 30th meeting. If funding is made available, staff recommends the remaining local share be covered by the applicant. Staff has made the credit union aware of this potential cost.

A similar request to stripe outer Lisbon Street from four lanes to two lanes with a center turning lane was approved in 2005. The change was initiated by the Mobil On-The-Run gas station/convenience store, which required a left-turn lane as part of their TMP. While there was some skepticism with the initial proposal, the change has been well received, resulting in fewer crashes, reduced speeds, safer left-turning movements, and wider shoulders.

At this time, staff is looking to the council for guidance. The City has done much of background work with respect to restriping this section of Sabattus Street for the immediate benefit of the credit union without any cost to them. If there is general support for this new traffic pattern, staff will schedule a public meeting to discuss the proposal, with notice provided to the properties along this section of Sabattus Street. The City will also need a commitment from the credit union, agreeing to cover the costs associated with signals and signage associated with the lane reassignment. This will likely be contingent upon the credit union receiving development review approval from the Planning Board. It is staff's understanding an application for review may be expected sometime this summer with construction by spring of 2017.



Proposed 3-lane Reassignment

Sabattus Street
Lane Reassignment

June 2016

Scale: 1" = 150'