

CITY OF LEWISTON
STAFF REVIEW MEETING
Thursday, April 28, 2016 – 9:00 A.M.
Third Floor Conference Room
Lewiston City Building
27 Pine Street, Lewiston, ME

AGENDA

- I. ROLL CALL**
- II. ADJUSTMENTS TO THE AGENDA**
- III. CORRESPONDENCE**
- IV. PUBLIC HEARINGS:**
 - A. To consider an application submitted by George Bouchles on behalf of Michael and Kelly Mathieu to create a frontage right-of-way for purposes establishing legal frontage for the existing developed lot at 90 No Name Pond Road.
- V. OTHER BUSINESS**
- VI. READING OF THE MINUTES:** Motion to adopt minutes from the August 13, 2015, August 27, 2015 and October 1, 2015 and January 28, 2016 meetings.
- VII. ADJOURNMENT:**



**STAFF REVIEW COMMITTEE MEETING
CITY OF LEWISTON**

**90 No Name Pond Road
Proposed Right-of-Way**

The Lewiston Staff Review Committee will hold a hearing on Thursday, April 28, 2016 at 9:00 a.m. in the Third Floor Conference Room of the City Building to consider an application submitted by George Bouchles on behalf of Michael and Kelly Mathieu to create a frontage right-of-way for purposes establishing legal frontage for the existing developed lot at 90 No Name Pond Road.

Maps and data are available in Planning & Code Enforcement on the Third Floor at the City Building between 8:00 a.m. and 4:30 p.m., Monday through Friday. Written comments may be submitted to David Hediger, City Planner, in the Planning & Code Enforcement Department on or before the hearing date, and oral comments will be accepted at the hearing.

The City of Lewiston is an EOE. For more information, please visit our website @ www.ci.lewiston.me.us and click on the Non-Discrimination Policy.



CADmaster

CAD Drafting, Land Surveying and Septic Design

191 Madison Street - Auburn, ME 04210
office - 207-689-3232 cell-207-240-5567
e-mail - gsb@cadmasterr.com

DATE: April 11, 2016

RE: Frontage Right of Way
Michael & Kelly Mathieu
90 No Name Pond Road
Lewiston, Maine 04240

TO: David Hediger, City Planner
c/o City of Lewiston
27 Pine Street
Lewiston, Maine 04240

Dear Mr. Hediger:

On behalf of Michael and Kelly Mathieu please accept this letter and the attached application and supportive documentation as our formal request to be placed on the next available agenda for the City of Lewiston Development Review Committee.

Briefly Michael and Kelly Mathieu are proposing to create a 50 foot wide "Frontage Right of Way" for their property located at 90 No Name Pond Road. The parcel was created by a prior owner 31 years ago and at the time it was created with 183 feet of frontage on No Name Pond Road. The minimum requirement at the time, and currently is, 200 feet of frontage. The Mathieu's will also be removing the existing gravel driveway which is partially located on adjacent property, relocating the shed, pool and deck onto their property as well as removing and replacing the existing mobile home and addition with a new double wide mobile home to be located in the general area as shown on the attached plan.

Should you have any questions feel free to give me a call.

Thank you for your time and consideration.

Respectfully yours,

George Bouchles, PLS 2295, LSE 338



Development Review Application

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



PROJECT NAME: MICHAEL AND KELLY MATHIEU PROPERTY

PROPOSED DEVELOPMENT ADDRESS: 90 NO NAME POND ROAD - LEWISTON

PARCEL ID#: 2092 (MAP 14, LOT 23)

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

PROJECT DESCRIPTION: Create a 50' wide Frontage Right of Way to satisfy the minimum land use requirements for road frontage for a residential house lot in the current zone.

CONTACT INFORMATION:

Applicant

Name: Michael & Kelly Mathieu
Address: 90 No Name Pond Road
Zip Code 04240
Work #: 221-2515
Cell #: 240-7948
Fax #:
Home #:
Email: kmathieu.qtc@gmail.com

Property Owner

Name: same
Address:
Zip Code
Work #:
Cell #:
Fax #:
Home #:
Email:

Project Representative

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

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

Name:
Address:
Zip Code
Work #:
Cell #:
Fax #:
Home #:
Email:

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	5,316	sq. ft.
Proposed Total Paved Area		sq. ft.
Proposed Total Impervious Area	6,186	sq. ft.
Proposed Impervious Net Change	+870	sq. ft.
Impervious surface ratio existing	7%	% of lot area
Impervious surface ratio proposed	8%	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	1,960	sq. ft.
Proposed Building Footprint	1,584	sq. ft.
Proposed Building Footprint Net change	-376	sq. ft.
Existing Total Building Floor Area	-20%	sq. ft.
Proposed Total Building Floor Area		sq. ft.
Proposed Building Floor Area Net Change		sq. ft.
New Building	yes	(yes or no)
Building Area/Lot coverage existing	3%	% of lot area
Building Area/Lot coverage proposed	2%	% of lot area

ZONING

Existing	RA
Proposed, if applicable	same

LAND USE

Existing	Residential
Proposed	same

RESIDENTIAL, IF APPLICABLE

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

PARKING SPACES

Existing Number of Parking Spaces	6
Proposed Number of Parking Spaces	6
Required Number of Parking Spaces	2
Number of Handicapped Parking Spaces	

ESTIMATED COST OF PROJECT

\$25,000

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.

- If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.*
- If the proposed impervious area is greater than one acre including any impervious area created since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.*
- 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.*
- 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

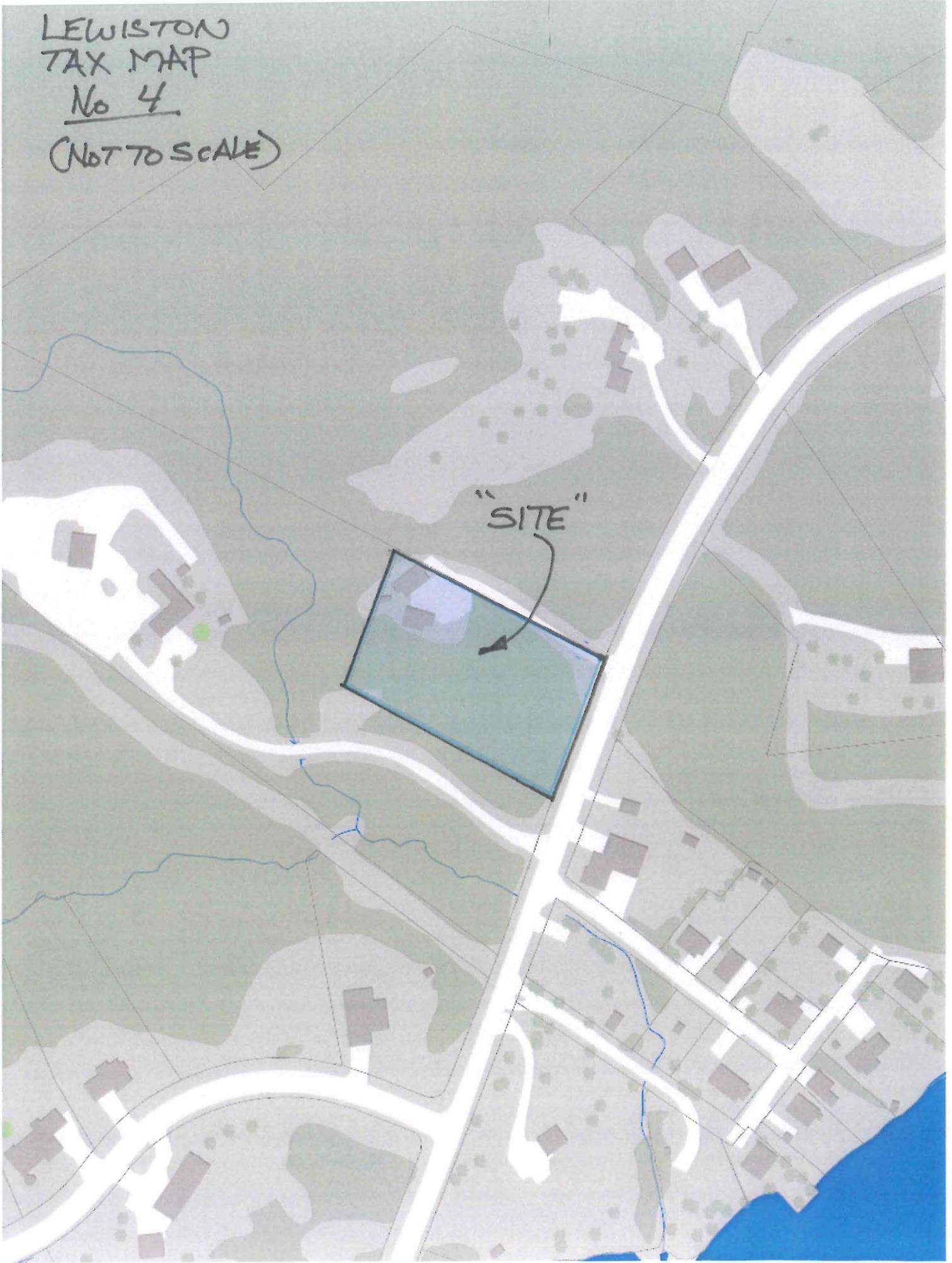
Total traffic estimated in the peak hour-existing _____ passenger car equivalents (PCE)
(Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) _____ 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.

LEWISTON
TAX MAP

No 4

(NOT TO SCALE)



"SITE"

**DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE
OF THE ESTATE OF LIONEL H. MATHIEU**

Michael R. Mathieu of Lewiston, County of Androscoggin, and State of Maine duly appointed and acting Personal Representative of the **Estate of Lionel H. Mathieu**, deceased (Intestate), as shown by the Probate Records of the County of Androscoggin, Docket # 2007-497, by the power conferred by the Maine Uniform Probate Code, and every other power, in distribution of the estate, hereby grants to **Michael R. Mathieu** of Lewiston, County of Androscoggin, and State of Maine, and **Leo R. Mathieu** of San Diego, County of San Diego, and State of California, each a one-half interest, as joint tenants with right of survivorship, in and to a certain lot or parcel of land in **Lewiston**, County of **Androscoggin**, and State of **Maine** bounded and described as follows:

NO MAINE R.E.
TRANSFER TAX PAID

Beginning at a point in the Northeasterly line of No Name Pond Road at the Southeasterly corner of the property of Le Montagnard, Inc. (erroneously referred to in some previous deeds as "LaMontagnard Inc.") and or eighty-three (83') feet Northwesterly from a brook; thence in a Northeasterly direction along the Southeasterly line (wire fence and stone wall) of Le Montagnard, Inc. property on a compass course of North fifty-four degrees no minutes East (N 54° 00' E), thirteen hundred and seventy-five (1,375') feet, more or less, to a point marked by a large pine tree; thence in a Southeasterly direction on a compass course of South thirty-eight degrees no minutes East (S 38° 00' E), one hundred and ninety-five (195') feet, more or less, to a point marked by a pine tree; thence in a Southwesterly direction on a compass course of South forty-eight degrees no minutes West (S 48° 00' W), three hundred and sixty (360') feet, more or less, to a point marked by a large pine tree; thence in a Southwesterly direction on a compass course of South forty-five degrees thirty minutes West (S 45° 30' W), nine hundred and forty (940') feet, more or less, to a point in the Northeasterly line of No Name Pond Road; thence in a Northwesterly direction along the Northeasterly line of said No Name Pond Road, three hundred eighty-three (383') feet, more or less to the point of beginning. Containing eight and one half (8.5) acres, more or less.

Also included on this conveyance is all of my right, title and interest I may have in any real estate which lies between the premises conveyed by Amanda Harvey to Lionel H. Mathieu and Patricia F. Mathieu by deed dated August 2, 1982, and recorded in the Androscoggin County Registry of Deeds in Book 1593, Page 18 by the present location of the Pond Road.

Excepting and Reserving from the above described premises that certain lot or parcel of

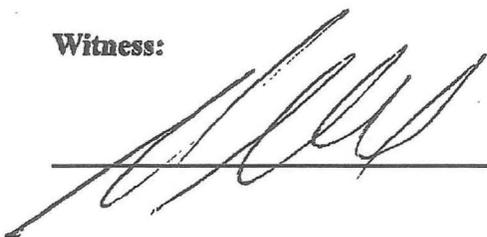
land conveyed by Lionel H. Mathieu and Patricia F. Mathieu to William Melanson by deed dated September 19, 1985 and recorded in the Androscoggin County Registry of Deeds in Book 1854, Page 73.

Being the same premises conveyed to Patricia F. Mathieu and Lionel H. Mathieu by warranty deed of Patricia F. Mathieu dated March 23, 1998 and recorded in the Androscoggin County Registry of Deeds, Book 3945, Page 87.

The premises hereinabove described are conveyed subject to any easements and restrictions of record and together with the benefit of all rights, easements, privileges, and appurtenances belonging thereto.

In Witness Whereof, the undersigned has hereunto set his hand and seal effective on this 11th day of June, 2009.

Witness:





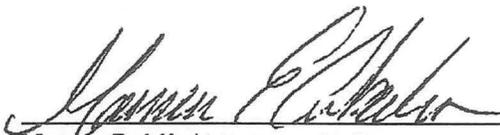
Michael R. Mathieu, Personal Representative

STATE OF MAINE
ANDROSCOGGIN, SS.

June 11, 2009

Then personally appeared the above-named **Michael R. Mathieu** in his capacity as Personal Representative for the **Estate of Lionel H. Mathieu** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

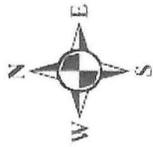


Notary Public/Attorney-At-Law
Print Name: _____
My Commission Expires: _____

SEAL

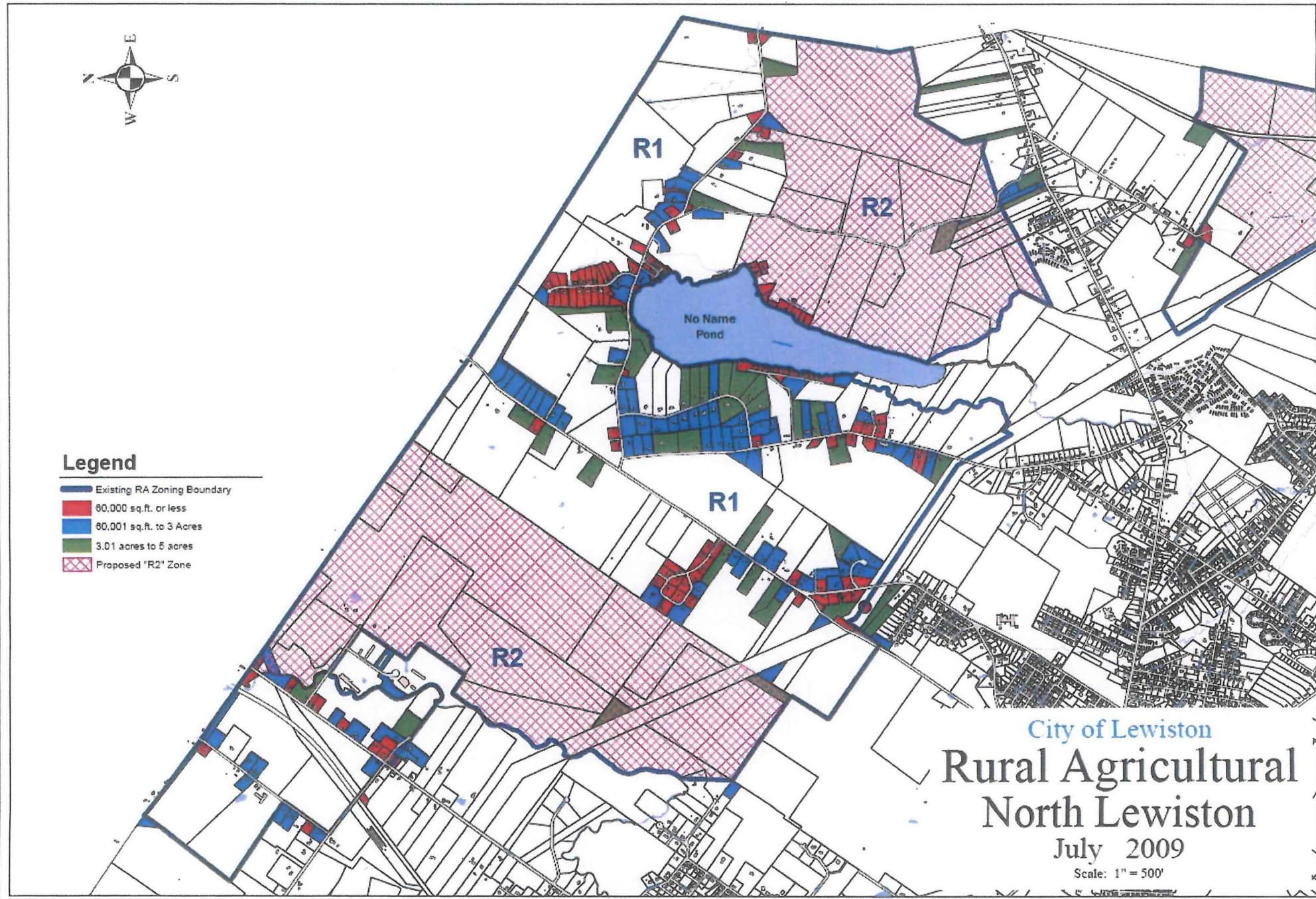
ANDROSCOGGIN COUNTY
Gina M. Chaumard
REGISTER OF DEEDS

MAUREEN E. CATALANO, NOTARY PUBLIC
STATE OF MAINE
MY COMMISSION EXPIRES 06/09/2012



Legend

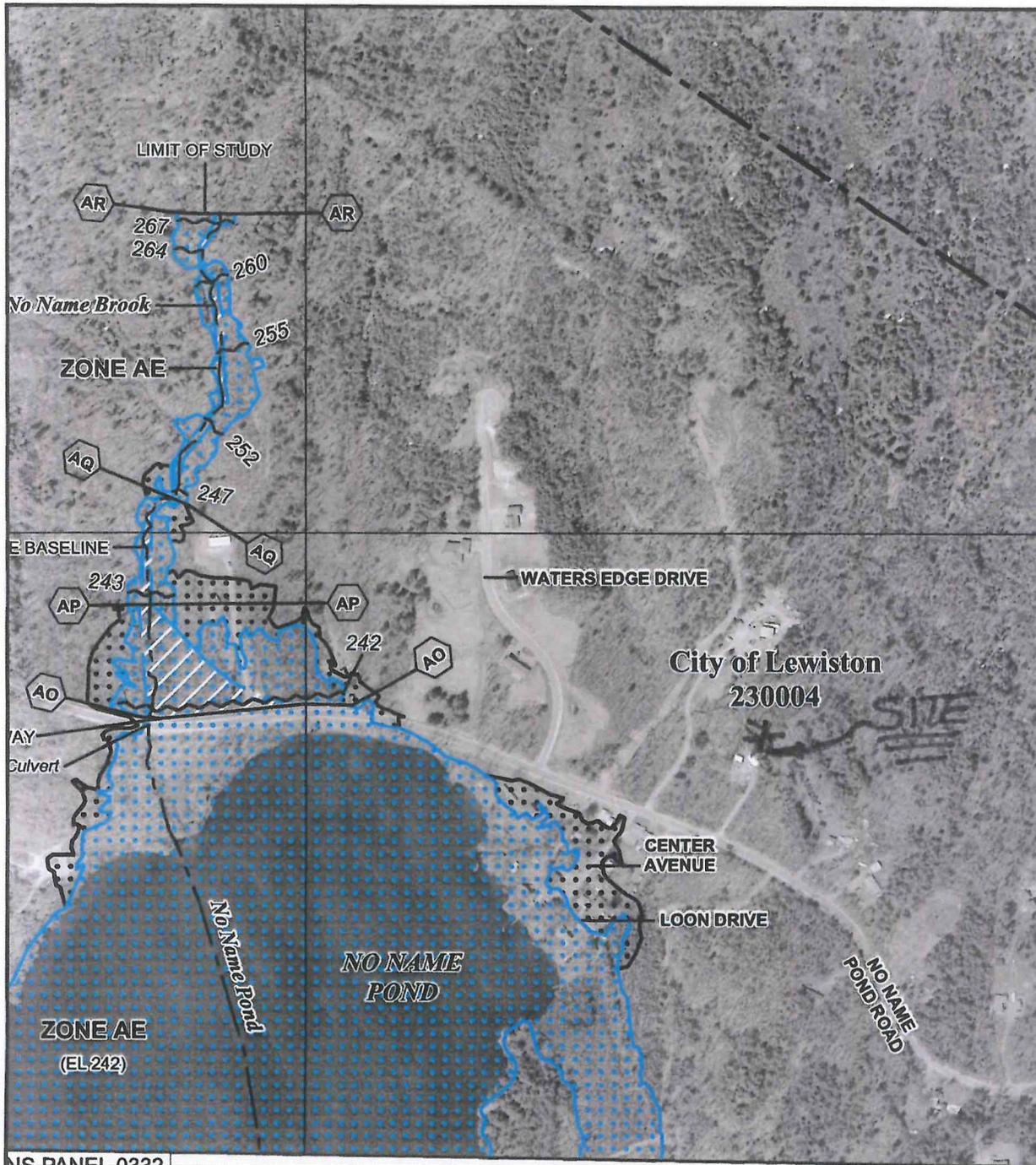
- Existing RA Zoning Boundary
- 60,000 sq.ft. or less
- 60,001 sq.ft. to 3 Acres
- 3.01 acres to 5 acres
- Proposed 'R2' Zone



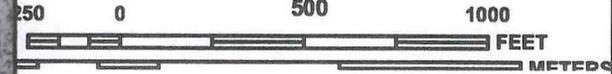
City of Lewiston
**Rural Agricultural
North Lewiston**

July 2009

Scale: 1" = 500'



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0219E

FIRM

**FLOOD INSURANCE RATE MAP
ANDROSCOGGIN
COUNTY, MAINE
(ALL JURISDICTIONS)**

PANEL 219 OF 470

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENE, TOWN OF	230475	0219	E
LEWISTON, CITY OF	230004	0219	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



**MAP NUMBER
23001C0219E**

**EFFECTIVE DATE
JULY 8, 2013**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

IS PANEL 0222

