

CITY OF LEWISTON
PLANNING BOARD MEETING
Monday, September 25, 2017 – 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: None

III. CORRESPONDENCE: None

IV. PUBLIC HEARINGS:

To consider an application submitted by Alex Olson for a new conditional use permit to expand the existing 18 hole disc golf course at 455 Grove Street to 36 holes (continued from the September 11, 2017).

V. OTHER BUSINESS:

a) Recommendation for the disposition of city owned property at 188 Lincoln Street.

b) 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 September 11, 2017 draft minutes

VII. ADJOURNMENT



CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, City Planner
DATE: September 21, 2017
RE: September 25, 2017 Planning Board Agenda Item IV(a)

An application submitted by Alex Olsen for a new conditional use permit to expand the existing 18 hole disc golf course at 455 Grove Street to 36 holes.

(This item was continued from the September 11, 2017 meeting).

Alex Olsen has submitted an application to expand his existing 18 hole disc golf course - Devil's Grove - to 36 holes. This property of 45.17 acres is located in the Rural Agricultural (RA) district, is largely wooded and consists of Mr. Olsen's single family dwelling and the existing disc golf course. The applicant received a conditional use permit from the Planning Board on July 22, 2013 to operate the existing course as a public nonintensive outdoor recreational use. The applicant's request is nearly identical to the 2013 application that was granted approval. Disc golf courses are allowed as a conditional use in the RA district as a nonintensive outdoor recreational use. The course shall consist of trails and cleared openings throughout the property. As done in 2013, the Planning Board is considering this application in accordance with the conditional use criteria of Article X, Section 3 and the development review criteria of Article XIII, Section 4. The applicant's submittal references these specific criteria.

Staff notes the following with respect to the proposed expansion:

- Other than limited site clearing associated with the additional 18 holes, no additional site improvements are proposed. The existing parking area for approximately 30 vehicles will remain unchanged. In speaking with the applicant, Mr. Olsen believes adequate parking is available for the existing and proposed expansion. Only during tournaments and special events is the lot overcapacity at which time, overflow parking occurs on site.
- The applicant has provided a site plan showing the approximate location of the existing and proposed holes. Given the non-intensiveness of the use and limited site improvements associated with a disc golf course (i.e. limited clearing of vegetation), staff is not necessarily concerned with the exact location of the holes. Rather, what is of importance is that the number of holes not exceed the total of 36 proposed.
- The RA district requires a 25' buffer be maintained from abutting properties. The applicant has shown this on the site plan and has referenced in the "General Map Notes, #2" included in the application that the 25' buffer "should remain in its original overgrowth with native plants and trees". This note was added to make clear that no clearing of vegetation should occur within the 25' buffer. The site plan also shows a larger "buffer zone" on the western most part of the property abutting the properties at 381 and 411 Grove Street. This is referenced under "General Map Notes, #3" in effort to

provide additional separation from the existing single-family dwelling at 311 Grove Street.

- The applicant has specifically addressed the conditional use criteria of Article X, Section 3. Other than the additional 18 holes, no other site improvements are proposed on the site.
- Hours of operation shall remain the same: 8:00 AM to dusk, seven days a week. There will be no nighttime hours of operation.
- The applicant has referenced the applicable development review criteria of Article XIII, Section 4. Again, with no changes to the site other than an additional 18 holes, much of the criteria are either not applicable or remain unchanged from the initial 2013 approval.
- A portable toilet shall remain available for players use.
- Pursuant to Article X, Section 5, no conditional use permit shall be valid for a period longer than six months from the date of issue, or such other time, up to two years. While the applicant has not made the specific request, staff recommends the conditional use permit be valid for a period of 24-months from the date of approval to be consistent with the 24-month expiration of development review approved projects. The applicant anticipates having the additional holes available for use well within this period.

This project is subject to development review approval from the Planning Board pursuant to Article X, Section 3 and Article XIII, Section 4 of the Zoning and Land Use Code. Should the Board grant approval, staff recommends the following conditions:

1. The conditional use permit is valid for a period of 24-months from the date of approval to be consistent with the 24-month expiration of development review approved projects. This should be noted on the site plan.
2. The “General Map Notes” included in the application should be added to the site plan along with a note explaining the purpose of said plan is for the expansion of the existing 18 hole disc golf course at 455 Grove Street to 36 holes.

ACTION NECESSARY

Make a motion finding that the application submitted by Alex Olsen meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article X, Section 3 and Article XIII, Section 4 of the Zoning and Land Use and to grant approval expand the existing 18 hole disc golf course at 455 Grove Street to 36 holes (including, if any, specific conditions raised by the Planning Board or staff).

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area 9,000 sq. ft.
Proposed Total Paved Area N/A sq. ft.
Proposed Total Impervious Area N/A sq. ft.
Proposed Impervious Net Change N/A sq. ft.
Impervious surface ratio existing .008 % of lot area
Impervious surface ratio proposed .008 % of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint 913 sq. ft.
Proposed Building Footprint N/A sq. ft.
Proposed Building Footprint Net change N/A sq. ft.
Existing Total Building Floor Area 2800 sq. ft.
Proposed Total Building Floor Area N/A sq. ft.
Proposed Building Floor Area Net Change N/A sq. ft.
New Building NO (yes or no)
Building Area/Lot coverage existing .0004 % of lot area
Building Area/Lot coverage proposed .0004 % of lot area

ZONING

Existing BA
Proposed, if applicable N/A

LAND USE

Existing
Proposed

WOOD LOT / SINGLE FAMILY DWELLING
Same and Disc Golf

RESIDENTIAL, IF APPLICABLE

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

1 unit
N/A
N/A

PARKING SPACES

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

30
30
-
ONE

ESTIMATED COST OF PROJECT

\$ 20,000

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area N/A sq. ft.
Proposed Disturbed Area N/A sq. ft.
Proposed Impervious Area N/A sq. ft.

1. If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.
2. If the proposed impervious area is greater than one acre including any impervious area created since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.
3. If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.
4. If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.

TRAFFIC ESTIMATE

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

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) N/A passenger car equivalents (PCE)
If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the R/A zoning district.
 2. Parcel Area: 45.17 acres / 1,967,605 square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	<u>60,000</u>	<u>45.17 AC</u>
Street Frontage	<u>200</u>	<u>332</u>
Min Front Yard	<u>25</u>	<u>25</u>
Min Rear Yard	<u>25</u>	<u>25</u>
Min Side Yard	<u>25</u>	<u>25</u>
Max. Building Height	<u>35</u>	<u>Under 35</u>
Use Designation	<u>OUTDOOR REC</u>	<u>Outdoor Rec</u>
Parking Requirement	1 space/ per -	square feet of floor area
Total Parking:	<u>-</u>	<u>30</u>
Overlay zoning districts (if any):	<u>N/A</u>	<u>N/A</u>
Urban impaired stream watershed?	YES/ <input checked="" type="radio"/> NO	If yes, watershed name <u>N/A</u>

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 City's 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: <u>8/28/17</u>
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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: Devils Grove Disc Golf

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: 455 Grove St Lewiston, ME

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
	Owner's Names/Address	✓			
	Names of Development	✓			
	Professionally Prepared Plan	✓			
	Tax Map or Street/Parcel Number	✓			
	Zoning of Property	-			
	Distance to Property Lines	✓			
	Boundaries of Abutting land	✓			
	Show Setbacks, Yards and Buffers	✓			
	Airport Area of Influence (Auburn only)	N/A			
	Parking Space Calcs	✓			
	Drive Openings/Locations	✓			
	Subdivision Restrictions	N/A			
	Proposed Use	✓			
	PB/BOA/Other Restrictions	N/A			
	Fire Department Review				
	Open Space/Lot Coverage	✓			
	Lot Layout (Lewiston only)	✓			
	Existing Building (s)	✓			
	Existing Streets, etc.	✓			
	Existing Driveways, etc.	✓			
	Proposed Building(s)	✓			
	Proposed Driveways	✓			
Landscape Plan					
	Greenspace Requirements	N/A			
	Setbacks to Parking	✓			
	Buffer Requirements	✓			
	Street Tree Requirements	N/A			
	Screened Dumpsters	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	✓			
	Document Existing Easements, Covenants, etc.	N/A			
Technical & Financial Capacity					
	Cost Est./Financial Capacity	✓			
	Performance Guarantee	N/A			
State Subdivision Law		N/A			
	Verify/Check	N/A			
	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.	N/A			
	Data to Determine Lots, etc.	N/A			
	Subdivision Lots/Blocks	N/A			
	Specified Dedication of Land	N/A			
Additional Subdivision Standards					
	Single-Family Cluster (Lewiston only)	N/A			
	Multi-Unit Residential Development (Lewiston only)	N/A			
	Mobile Home Parks	N/A			
	Private Commercial or Industrial Subdivisions (Lewiston only)	N/A			
	PUD (Auburn only)	N/A			
A jpeg or pdf of the proposed site plan					
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					

Devils Grove Disc Golf
455 Grove Street, Lewiston, Maine 04240

My name is Alex Olsen and I am the owner of Devil's Grove Disc Golf in Lewiston which was established in 2013. My wife and I have enjoyed growing the sport in Maine and getting to meet a variety of people. Disc Golf is not just a sport, its an inexpensive family friendly activity for all ages. Over the past four years I have put in a lot of time, money and research into making the 18 hole course one of Maine's top courses to visit. I have received a lot of positive feedback from the community as we make improvements and continue to provide opportunities to individuals within the city of Lewiston.

As a Lewiston High School graduate of 2009 I have been able to give back to the high school by donating all our bottles and cans to the cheerleading team. Devil's Grove has also put on a variety of tournaments raising money for different charities. We have helped raised money for The Children's Miracle Network, The Autism Society of Maine, and the one that I cherish the most The Johnson Family Benefit. Zach Johnson was a 17 year old high school student who was battling cancer for the second time. When I was approached about doing a tournament I didn't have to think twice about it. The Tournament was held on October 3rd 2015 and we were able to raise \$2857. Even with the battle he was facing, Zach had a smile on his face the entire day as he cheered on all the players and was so grateful for the support. Unfortunately Zach lost his battle to Cancer in 2016. Devil's Grove is proud to have been apart of his journey and we will forever remember his presence on the course.

For the last two years Devil's Grove has provided a young man with special needs the opportunity for community involvement and volunteer work. Every Wednesday his teacher would bring him to the course for an hour and together they would help rake, pick up sticks, sweep off t-pads etc. With talking with his father recently he shared how this experience has really helped his son in many ways. He now feels a sense of responsibility and is able to understand the importance of having a job and giving back to the community. Since graduating this past June he continues to come to the course

with his dad to volunteer his time by helping keep the course clean. My hope is that we will be able to provide more opportunities to other students in this program and do what we can to help support community involvement.

Doubles leagues are held every Wednesday and Friday at the course and the amount of players continues to grow each and every week. We have also hosted a variety of tournaments throughout the years, one being The Maine Disc Golf Tour. Devil's Grove is also the home course for Landon Brooks, a 5 year old Disc Golf world Champion. Landon has spent a lot of time out on the course, helping to grow the sport at such a young age. This summer we were fortunate enough to hold a kids disc golf tournament bringing in 15 kids ranging in all ages all around New England. Its a great feeling knowing that my course is helping to get young kids active and learning to appreciate the beauty of Maine and teaching them about sportsmanship and most importantly having fun.

The reason I am writing this and here today, is in hopes of getting approval to expand to a 36 hole disc golf course with a practice area. Some holes will have alternate baskets positions with a long and short pin option. Always maintaining a 25 foot buffer zone from property lines. With the success and accomplishments we have had over the past four years, we are ready to expand. The second course would be located on the left side of my property giving players the option of two different courses. Our goal is to continue to build Devils Grove into one of our states most desirable disc golf courses. Someday we hope to bring the sport into our local high schools and help build and coach team sports. Realizing we need a Conditional use permit and development approval. I wish to be granted this permit from the planning board. I've addressed the following criteria as follows.

Sec.3.

(1). Devils Grove Disc golf will have no significant adverse impact upon the value or quiet possession of the surrounding properties.

a. While there are no disc golf courses in town to compare to, the use of the land is

comparable in that it remains undeveloped and heavenly vegetated and wooded like abutting properties. Far less intensive than a ball golf course as it is lanes through the woods. I continue to live on the property in a single family home from which the office is located with plans to someday move the office into its own building outside our home. We would come back to the city for the proper permits. Lastly it compares to my surrounding neighborhood as it continues to stay a large wooded parcel.

b. The traffic that will be generated will be from everyday people that enjoy disc golf, up to 30 passenger cars is what the parking area will be constructed of, site plan made by Norm Chamberlain from Taylor Engineering Associates in Auburn, Maine (see site plan). Expanse of pavement, there is a paved apron at the beginning of drive way. The rest of the parking will be gravel. My hours of operation will be from 8am to dusk 7 days a week.

c. The generation of noise, dust, odor, vibration, glare, smoke will be comparable, and not any more noticeable than other homes in my neighborhood. There will be trash cans throughout the course.

d. There will be no impact of groundwater to abutting properties, there is only a single family drilled well for my home.

There is no unusual physical characteristics of the site that impacts any surrounding properties.

(2). Into and within the site will be safe and will not be overburdened or create hazards because they are inadequate.

a. Vehicular access to the site will be on Grove Street in Lewiston, Maine which has an adequate capacity to accommodate the additional traffic generated by the development.

b. The topography of the site meets the standards of the City of Lewiston's Policy for the design and construction of streets and sidewalks. This includes vehicular sight distance

that the city staff has measured and approved.

c. The facilities assure the safety of pedestrians passing by or through the site.

(3). Municipal or other facilities serving the proposed use will not be overburdened or create hazards because they are inadequate.

a. I have no city connection to city sewerage and water.

b. There is no connection to the storm drainage system. The proposed parking has been designed to sheet flow in a vegetated buffer on site.

c. The fire department can provide necessary protection if needed.

(4). There is no grading or filling on site other than for the proposed parking area which has been designed, therefore, the soils at 455 grove street have adequate capacity and stability to support all loadings, including fill, developed by the proposed use and the use will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water to the extent that a dangerous or unhealthy condition may result on the site or upon the land of abutters or the environment. Erosion control measures will be taken during construction of the lot.

(5). The only structure on the property is the existing single family home from which a small office for the course will operate, therefore, the scale and design of the existing structure , scale and massing is compatible with existing structures within 500 feet of the site in areas where the existing structures are of a similar scale and architectural treatment.

DEVELOPMENT REVIEW AND STANDARDS

sec.4. Approval criteria

a. Utilization of the site. The plan for the development will reflect the natural capabilities of the site to support the course development. Environmentally sensitive areas such as wetlands, steep slopes, flood plains and unique natural features will be maintained and preserved to the maximum extent. Other than the parking area, no grading or filling is proposed. Natural drainage areas will be preserved to the maximum extent.

b. Traffic movement into and out of the development area. I have made adequate provisions for traffic movement of all types into and out of the parking area. Vehicular access to the site will be on Grove street in Lewiston, ME in which it has an adequate capacity to accommodate the additional traffic generated by the new development.

c. Access into the site. Vehicular access into the development will provide for safe and convenient access.

d. Internal vehicular circulation. The layout of the site will provide for the safe movement of passenger, service and emergency vehicles through the site on a 30 car parking lot.

(1). The grades, intersections, access and sight distances shall be in accordance with the City of Lewiston's Policy for the Design and Construction of Streets and Sidewalks. There will be a paved apron at the driveway entrance and sight distance has been determined by staff to be adequate.

(2). N/A

(3). The layout and design of parking areas will provide for safe and convenient circulation of vehicles throughout the lot and will prohibit vehicles from backing out onto a street.

4. N/A

5. N/A

6. N/A

e. N/A

f. Storm water management. Adequate provisions has been made for the disposal of all storm water collected from the parking areas, which will not have adverse impacts on abutting or downstream properties. (Norm Chamberlain, from Taylor Engineering Associates, said this in email dated July 2, 2013, see attached) "There is no more than a 0.4 cfs increase in the peak runoff for any of the design storms based on the 5.3 acre watershed that includes the proposed parking lot. This is very small and would be attenuated in the buffer and would not coincide with the peak of the stream. Therefor, it's my opinion that there will be no impact on other properties from storm water runoff."

g. Erosion control. Filling, excavation and earth moving activity will be kept to a minimum within the parking area. Natural vegetation will be preserved and protected wherever possible. Erosion and sedimentation control measures shall comply with the Maine Erosion and Sedimentation Law, 38 M.R.S.A. § 420-C, and regulations promulgated thereunder, as amended, both during construction and continuously after construction is complete. In addition, erosion and sedimentation measures consistent with the Maine Erosion and Sedimentation Control BMPs, Pub. No. DEPLW0588, published by the Maine Department of Environmental Protection (March 2003) shall be implemented. Said measures are noted on the site plan.

h. There will be no water supply to the public.

i. Sewage Disposal, there will be an outdoor portable toilet for public use.

j. N/A

k. Natural features. With the exception of the parking area, the landscape will be preserved in its natural state insofar as practical by minimizing tree removal,

disturbance and compaction of soil and by retaining existing vegetation insofar as practical during construction.

L. Groundwater protection. The proposed site development and use will not adversely impact either the quality or quantity of groundwater available to abutting properties or public water supply systems.

m. The proposed development will not result in undue water or air pollution.

n. There will be no nighttime hours of operation, therefore no lighting is proposed.

o. Waste disposal, Will have portable toilet and trash cans available for the public.

p. N/A

q. Landscaping. No landscaping is proposed as the site will remain heavily wooded.

r. N/A

s. N/A

t. Technical and financial capacity. My land was just recently logged and I'm using that money to help pay for the parking lot, along with some savings and also a trade that has been worked out for the loam the excavators will dig up to build parking area.

u. Buffering. The development will provide for the buffering of at least 25' along side and rear property lines where existing vegetation will remain.

v. The development will be consistent with the districts regulations of article XI, being regulated as a non intensive outdoor recreational use allowed as a conditional use.

w. Design consistent with performance standards. The applicant has so designed the

development as to make it probable that the development and its use will comply with performance standards of article XII, insofar as they maybe applicable.

455 Grove Street Lewiston, Maine
Devils Grove Disc Golf
General Map Notes

1. Existing conditions shown on these plans are taken from the city of Lewiston GIS Data supplemented with topographic and wetland location information provided by the City of Lewiston.
2. Surrounding the entire property identifies a 25ft buffer and should remain in its original overgrowth with native plants and trees.
3. In the most western part of the property, identifies a large buffer for 381 Grove Street and 411 Grove St that shall remain in its original overgrowth with native plants and trees.
4. Identifies single family home off of Grove Street.
5. Parking lot 126 x 60' (see Devils Grove Disc Golf parking lot Site plan)
6. Approximate location of 36 holes identified with (X = T pads and 0 = Baskets) all remaining outside the buffer zone.
7. A portable toilet will be provided on site for use by players.
8. (*) Identifies approximate location where the practice basket will be located.
9. Hours of operation from 8am to Dusk.
10. The purpose of this site plan is to show approximate locations of a 36 hole disc golf course and associated parking.
11. Approval of this plan will expire if development has not occurred within two years of date of approval, 8/28/17, unless an extension is requested and granted.

Site plan available at the
Department of Planning and Code
Enforcement, Third Floor of
City Hall, 27 Pine Street,
Lewiston, ME 8:30 AM to 4:00
PM.

WARRANTY DEED

MAINE REAL ESTATE
TRANSFER TAX PAID

KNOW ALL MEN BY THESE PRESENTS, THAT We, **Brian M. Laramee and Sonya M. Laramee**, both of Lewiston, County of Androscoggin and State of Maine, FOR CONSIDERATION PAID, grant to **Alex Olsen**, of Lewiston, County of Androscoggin and State of Maine, with WARRANTY COVENANTS, the following described real property located in the City/Town of Lewiston, County of Androscoggin and State of Maine, being bounded and described as follows, to wit:

A certain lot or parcel of land situated in the City of Lewiston, in Androscoggin County, State of Maine, bounded and described as follows:

Beginning at an existing iron rod set in the southwesterly line of Grove Street, so called, at the northerly corner of land conveyed to Robert R. Gladu and Ginette A. Gladu from Nazaire Beaulieu and Helena Beaulieu, by deed dated April 30, 1968, and recorded in the Registry of Deeds for Androscoggin County in Book 987, Page 407, thence;

North 54° 35' 14" West along the southwesterly line of said Grove Street a distance of 332.22 feet to a point, thence;

South 59° 27' 25" West a distance of 427.89 feet to a point, thence;

North 73° 28' 35" West a distance of 1395.31 feet to an existing iron rod set at a corner of land conveyed to Jeffrey R. Perron and Lisa J. Perron from Roger G. Perron and Donna M. Perron by deed dated July 23, 2002, and recorded in said Registry in Book 5061, Page 126, thence;

South 09° 07' 57" East along the easterly line of said Perron's land a distance of 849.71 feet to an existing iron rod at a corner of said Perron's land, thence;

South 29° 35' 37" West along the southerly line of said Perron's land a distance of 599.72 feet to an existing iron rod at Perron's southerly corner and at the easterly corner of land conveyed to Roger M. Levasseur from Cecile K. Levasseur by deed dated November 2, 1983, and recorded in said Registry in Book 1682, Page 200, thence;

South 28° 51' 04" West along the southeasterly line of said Lavasseur's land a distance of 910.16 feet to an existing iron rod at a corner of said Levasseur's land, thence;

South 60° 08' 16" East along the easterly line of said Levasseur's land a distance of 138.32 feet to an existing iron rod in the easterly line of said Levasseur's land and at the northwesterly corner of said Gladu's land, thence;

North 52° 57' 34" East along the northerly line of said Gladu's land a distance of 3078.76 feet to the point of beginning.

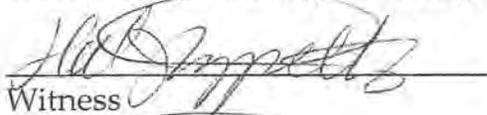
Containing 45.17 acres.

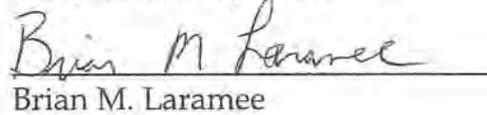
Bearings are Magnetic May 1989.

Being a portion of the premises described in the deed from Roger G. Perron and Donna M. Perron to Sonya M. Laramée and Brian M. Laramée dated July 23, 2002 and recorded in Book 5061, Page 124 of the Androscoggin Registry of Deeds.

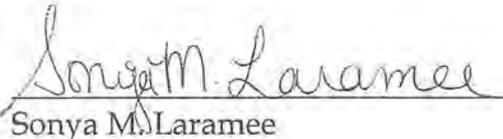
The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

WITNESS our hand(s) and seal(s) this 17th day of January, 2013.


Witness


Brian M. Laramée


Witness

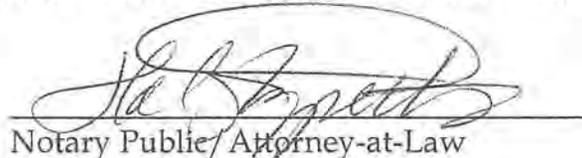

Sonya M. Laramée

STATE OF MAINE
COUNTY OF Androscoggin, ss.

January 17th, 2013

Personally appeared the above-named Brian M. Laramée and Sonya M. Laramée, and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public/Attorney-at-Law

HAL J. TIPPETTS
Notary Public, State of Maine
My Commission Expires February 2, 2013

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

Subject: RE: Disc golf course
From: Norm Chamberlain (ngc@tayloreng.com)
To: DHediger@lewistonmaine.gov; hondastud1111@yahoo.com;
Cc: RBarnes@lewistonmaine.gov;
Date: Tuesday, July 2, 2013 4:51 PM

David,

There is no more than a 0.4 cfs increase in the peak runoff for any of the design storms based on the 5.3 acre watershed that includes the proposed parking lot. This is very small and would be attenuated in the buffer and would not coincide with the peak of the stream. Therefore, it's my opinion that there will be no impact on other properties from stormwater runoff.

Norm Chamberlain, PE

Taylor Engineering Associates

PO Box 1808

Auburn, Maine 04211

P: (207) 784-5471

C: (207) 754-9959

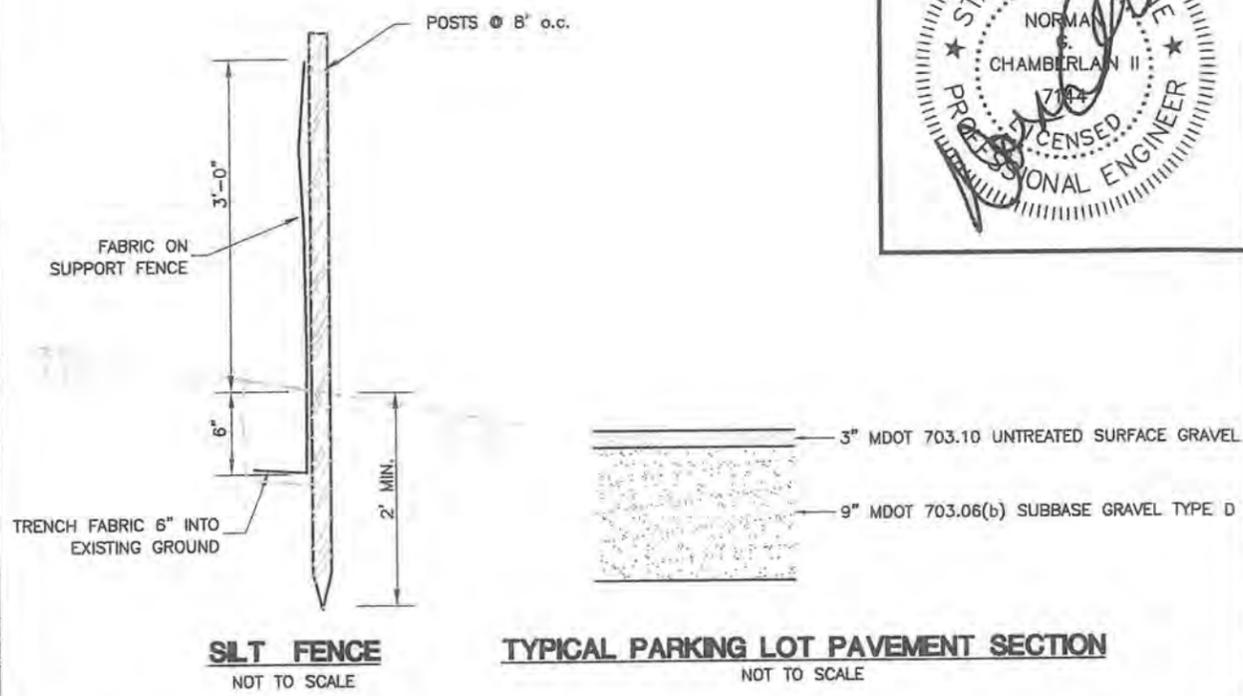
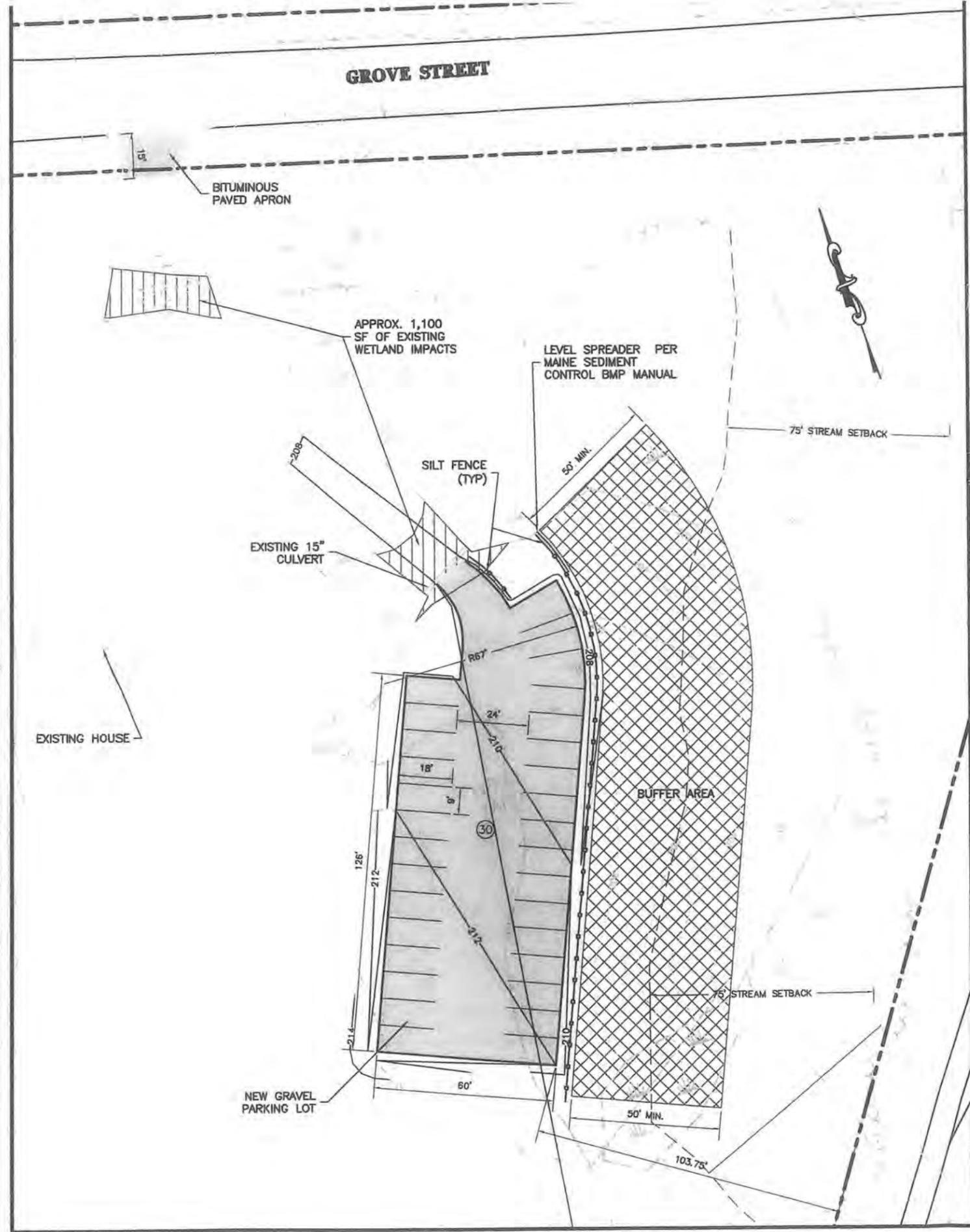
F: (207) 777-5742



From: David Hediger [mailto:DHediger@lewistonmaine.gov]
Sent: Tuesday, July 02, 2013 3:20 PM
To: ngc@tayloreng.com; 'Alex'
Cc: Ryan Barnes
Subject: RE: Disc golf course

Norm:

L:\Projects\Archive\2013-030 Olsen Parking Lot\2013-030 Site Plan.dwg, 7/30/2013 7:59:13 AM



GENERAL NOTES

1. EXISTING CONDITIONS SHOWN ON THESE PLANS ARE TAKEN FROM THE CITY OF LEWISTON GIS DATA SUPPLEMENTED WITH TOPOGRAPHIC AND WETLAND LOCATION INFORMATION PROVIDED BY JONES ASSOCIATES.
2. BOUNDARY LINES SHOWN ON THIS PLAN ARE FROM CITY GIS MAPPING AND SHOULD BE CONSIDERED APPROXIMATE ONLY.
3. CURRENT WETLAND IMPACTS ARE ABOUT 1,400 SF.
4. ALL METHODS, MATERIALS AND DETAILS OF CONSTRUCTION NOT OTHERWISE SPECIFIED TO BE IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS AND STANDARD DETAILS, LATEST REVISIONS AND "MAINE EROSION AND SEDIMENT CONTROL BMP's" MARCH 2003, OR AS REVISED. ALL SOIL EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO ANY SITE DISTURBANCE AND ARE TO BE MAINTAINED UNTIL VEGETATION HAS BEEN ESTABLISHED.
5. A WINDROW OF STUMP GRINDINGS MAY BE USED INSTEAD OF SILT FENCE.
6. ALL DISTURBED AREAS TO BE LOAMED, SEEDED, FERTILIZED AND MULCHED. LOAM TO BE PLACED AT A NOMINAL DEPTH OF 3", SEED SHALL BE A LAWN MIX. MULCH SHALL BE APPLIED TO ALL SEEDED AREAS. CONTRACTOR TO RETURN IN SPRING AND LOAM, RESEED AND MULCH AS NEEDED TO ESTABLISH GROWTH.
7. BUFFER AREA TO BE LOAMED AND SEEDED WITH EROSION CONTROL MIX AND ALLOWED TO BECOME OVERGROWN WITH NATIVE PLANTS AND TREES.
8. A PORTABLE TOILET WILL BE PROVIDED ON SITE FOR USE BY PLAYERS.
9. ALL IMPROVEMENTS TO BE COMPLETED IN ACCORDANCE WITH THIS SITE PLAN PRIOR TO OPENING TO PUBLIC.
10. APPROVAL OF THIS PLAN WILL EXPIRE IF DEVELOPMENT HAS NOT OCCURRED WITHIN TWO YEARS OF DATE OF APPROVAL, JULY 22, 2013, UNLESS AN EXTENSION IS REQUESTED AND GRANTED.

FINAL PLAN APPROVED BY CITY OF LEWISTON PLANNING BOARD

Bruce C. Larson 9-23-13
 BOARD CHAIR DATE

 CITY CLERK DATE



Drawn By:	NCC
Checked By:	NGC
Job No.:	2013-030
Drawer:	
Scale:	1"=40'
Date:	JUN 26, 2013
REVISIONS	
REVISION PER BOARD APPROVAL	JUL 30, 2013
PER CITY COMMENTS	JUL 2, 2013



Prepared for:
 Alex Olsen
 455 Grove Street
 Lewiston, Maine

DEVIL'S GROVE DISC GOLF
 PARKING LOT
 455 GROVE STREET LEWISTON
 SITE PLAN



CITY OF LEWISTON

Planning & Code Enforcement



July 24, 2013

Mr. Alex Olsen
455 Grove Street
Lewiston, ME 04240

Sent by email to: devilsgrovedg@yahoo.com
ngc@tayloreng.com

Re: 455 Grove Street – Devil's Grove Disc Golf Course

Dear Mr. Olsen:

At the Planning Board meeting of July 22, 2013, the Board found that your application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article X, Section 3 and Article XIII, Section 4 of the Zoning and Land Use and granted you approval to operate a disc golf course at 455 Grove Street as a public nonintensive outdoor recreational use subject to the following conditions:

1. The conditional use permit is valid for a period of 24-months from the date of approval to be consistent with the 24-month expiration of development review approved projects. This should be noted on the parking lot site plan.
2. Prior to any site improvements or site disturbance, all necessary erosion control measures must be installed and maintained during construction.
3. A note should be added to the site plan explaining the purpose of said plan is provide parking for a disc golf course at 455 Grove Street.
4. A note should be added that a portable toilet will be provided on site for use by players.
5. Prior to opening to the public, all site improvements must be completed in accordance with the approved plan.
6. The site plan must be amended to reference the Planning Board and the expiration of approval language contained in Article XIII, Section 11.

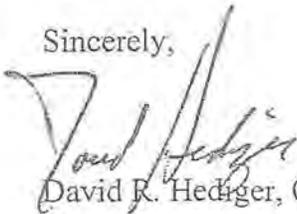
Please provide a minimum of one (1) mylar's and one (1) paper copy for the Planning Board Chairman's signature. In addition, to facilitate updates of City GIS, any plans submitted for development review are requested to be accompanied by a digital CAD plan data file on compact disc (AutoCAD 2011 or earlier).

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. Hedger, 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



CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, City Planner
DATE: September 21, 2017
RE: September 14, 2017 Planning Board Agenda Item V(a)

Recommendation regarding the disposition of city owned property at 188 Lincoln Street.

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.

The .21 acre property at 188 Lincoln Street consists of an 8,220 square foot, two-story structure built as a fire station. The building was last used for storage by the police department and public works and is now vacant. While no property taxes are collected by the city of this property, the city assessor has the land valued at \$72,640 and the structure at \$122,640. The structure was approved for demolition in June 2017. However, staff has been approached with a proposal to rehab the structure into a mixed use structure, which is an allowed use in the Mill district. In order to facilitate the project, the city is being asked to dispose of the property. Reference should be made to Economic and Community Development Director Lincoln Jeffers' memorandum dated September 21, 2017

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 188 Lincoln Street.

1:1200



Economic and Community Development

Lincoln Jeffers
Director



To: Planning Board
From: Lincoln Jeffers
RE: Planning Board Recommendation on Disposition of 188 Lincoln Street
Date: September 21, 2017

The former Lincoln Street Fire Station is located at 188 Lincoln Street. It is an 8,220 s.f. building that was built in 1964. It has a basement that was used for training and equipment storage, a garage and former kitchen at street level, and a second floor that was used as bunk space for fire fighters. It has not been used by the fire department for more than 20 years.

Since 2000 it has intermittently been used for seasonal storage of public works equipment, and was used briefly as a base of operations for the Police Departments Violent Crimes Task Force. Approximately 5 years ago the roof began leaking, resulting in deterioration of the interior, with drop ceiling roof panels collapsing, soaked carpets, and mold spreading through interior partition walls. With marginal municipal use of the structure the decision was made to not invest in repair of the roof. A contract was awarded earlier this year to demolish the building in the amount of \$29,991, and for asbestos abatement, in the amount of \$3,880. The abatement work was completed, but when the contractor who was awarded the demolition bid painted their name on the side of the building and "demo," it generated four inquiries from parties interested in redeveloping the building.

After touring the building two parties chose to not pursue redevelopment. Two redevelopment proposals were submitted which the city council reviewed in Executive Session. The development proposal they have a preference for will result in a restaurant being developed at street level and two market rate apartments on the upper level. Negotiations continue on the details of the purchase and sale agreement, but as proposed by the developer, the building will be conveyed by the City for \$1 after the developer provides evidence of the viability of the project, financing, and commercial tenant commitments.

The building is currently assessed at \$195,280 building, but it should be noted, the property has not generated any taxes since at least 1964. Long term plans for the land abutting 188 Lincoln Street include possible development of a parking garage. The developer is aware of and accepting of that possibility.

City staff is in favor of the developer's proposal and encourages a positive recommendation from the Planning Board to the City Council regarding the disposition of 188 Lincoln Street. It will bring new investment to the area, generate new taxes, and be a positive step in the transformation of Lincoln Street into a mixed used area of the city that will attract residents and visitors. It will remove blight and expand the supply of market rate housing in the downtown. If the project goes forward it will also save the city approximately \$30,000 in demolition costs.