

CITY OF LEWISTON
PLANNING BOARD MEETING
Monday, October 23, 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:

- a) An application submitted by Harriman on behalf of Lewiston Public Schools to install athletic field lighting on the new high school baseball/field hockey field between Caron Street and Birch Street and located at 156 East Avenue.
- b) An amendment to the Code of Ordinances of the City of Lewiston pertaining to lodging houses, dwelling units, and the adoption of the Neighborhood Conservation “B” overlay district including: Appendix A, Article II, Section 2, Definitions; Article IV, Section 2, Zoning Districts; Article XI, Section 24. Additional District Regulation Requirements; and, Article XII, Section 11. In-law apartment standards.

V. OTHER BUSINESS:

- a) A de minimis change request for an amendment to the Latulippe Development: Revision 5.
- b) Recommendation requested for land acquisition: 623 Webster Street.
- c) Update on concept plan for Cote Park, East Cote Street.
- d) Update on Proposed Historic Trail: Museum in the Street.
- e) 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 25, 2017 draft minutes

VII. ADJOURNMENT



CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, City Planner
DATE: October 19, 2017
RE: October 23, 2017 Planning Board Agenda Item IV(a)

An application submitted by Harriman on behalf of Lewiston Public Schools to install athletic field lighting on the new high school baseball/field hockey field between Caron Street and Birch Street and located at 156 East Avenue.

This project consists of installing athletic field lighting on the new high school baseball/field hockey field being constructed between Caron Street and Birch Street and located at 156 East Avenue. The construction of the fields was approved by the Planning Board on February 15, 2017. At that time, the only field approved for lighting was the new football field. The Board granted approval with the condition that athletic field lighting is limited to the football field unless an amended site plan and lighting photometric plan is submitted for the Planning Boards approval.

Harriman has submitted an application for the installation of six lighting poles for this field. The field is located directly across the street from residential dwellings on Caron Street. There will be two 80' tall poles with lighting directed away from Caron Street. The other four poles, two at 70' high and two at 90' high, surround the remainder of the field. Harriman has indicated the lighting will be directed downward and shielded on the field to the greatest extent possible. Article XIII, Section 4(n) of the Zoning and Land Use Code states that all exterior lighting will be designed and shielded to avoid undue adverse impact on neighboring properties and rights-of-way. The applicant has provided illumination summaries for the field and surrounding properties. One provides horizontal footcandle measurement (light measured with the meter parallel to the ground). The other is vertical footcandles, the amount of light that lands on a vertical surface. This measurement is typically used to determine if any light falls beyond the area being illuminated, which is often the reason for complaints associated with athletic field lighting. The vertical footcandles plan does show some minor light spillage onto a few abutting residential properties. Staff has requested Harriman to speak to lighting summaries to assure the board lighting will not create an adverse impact to the neighbors.

With that in mind, the school held a neighborhood meeting last week inviting property owners from the abutting neighborhood. City staff was not at that meeting, but has been advised by

the applicant that only three property owners attended: two generally supportive and curious about the project and one expressing concerns with the currently approved school and athletic field project.

The lighting is part of the overall improvements being made on 102 acres of city owned land referred to as Franklin Pasture. The land is zoned Institutional Office (IO) which allows academic uses and accessory uses (i.e. athletic fields) as a permitted use. The project meets all of the space and bulk requirements of the IO district. The project is subject to development review approval from the Planning Board pursuant to Article XIII, Section 4 of the Zoning and Land Use Code.

ACTION NECESSARY

Make a motion that the application submitted by Harriman on behalf of Lewiston Public Schools to install athletic field lighting on the new high school baseball/field hockey field between Caron Street and Birch Street and located at 156 East Avenue meets all of the necessary criteria contained in the Zoning and Land Use Code, including but not limited to, Article XIII, Section 4 of the Zoning and Land Use Code, and that approval be granted (including, if any, specific conditions raised by the Planning Board or staff).



CITY OF LEWISTON

Department of Planning & Code Enforcement

February 17, 2017

Frank L. Crabtree P.E., LEED AP BD+C
Harriman
46 Harriman Drive
Auburn, Maine 04210

Sent by email to: fcrabtree@harriman.com
jarimer@harriman.com
bwebster@lewistonpublicschools.org

Re: Lewiston Elementary School

Dear Mr. Crabtree:

At the Planning Board meeting of February 15, 2017 the Board found that the application submitted by Harriman for the construction of a new elementary school and new high school athletic fields at 145 Birch Street/156 East Ave/400 Bartlett Street meets all of the necessary criteria contained in the Zoning and Land Use Code, including but not limited to, Article XIII, Section 4 of the Zoning and Land Use Code and grants approval subject to the following conditions:

1. Evidence of the DEP site law and wetland alterations approval is provided prior to issuance of any building permits or construction activity.
2. The Planning Board provides a favorable recommendation for the City Council's consideration to permanently transfer city property to the State of Maine for the purpose of widening Bartlett Street as shown on the "Bartlett Street Off-Site Layout Plan", Sheet C100.1, dated 02-03-17 pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code and that the Council transfer the property prior to any building permits or construction activity.
3. The applicant work with staff to ensure exterior lighting is meeting the requirements of the 2009 International Building Code prior the issuance of any building permits or construction activity.

4. The applicant monitors on-street parking along Caron, Jefferson, and Birch Streets to avoid neighborhood complaints.
5. Athletic field lighting is limited to the football field unless an amended site plan and lighting photometric plan is submitted for the Planning Boards approval.
6. Prior to any certificate of occupancy being issued:
 - a. Evidence of the post-construction storm water management guarantee having been recorded at the Registry of Deeds must be provided.
 - b. Evidence of a final inspection of the storm water system shall be provided to the city by the designing engineer along with a written statement indicating that the storm water system and all site improvements have been completed in accordance with the approved plans.

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.

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.
Derrick St.Laurent – Police Dept.
Paul Ouellette/Bruce McKay -Fire Dept.
Rick Burnham/Ryan Barnes – Engineering, Public Services

HARRIMAN

**LEWISTON HIGH SCHOOL
NEW BASEBALL/FIELD HOCKEY LIGHTING**

**East Avenue
Lewiston, Maine**

**CITY OF LEWISTON PLANNING BOARD
DEVELOPMENT REVIEW AMENDMENT**

October 10, 2017



Owner:
Lewiston Public Schools

Architect/Engineer:
Harriman



October 10, 2017

David Hediger dhediger@lewistonmaine.gov
Deputy Director/City Planner
Planning & Code Enforcement
Lewiston City Hall
27 Pine Street
Lewiston, ME 04240

Re: Lewiston High School
Baseball Field Lighting
Lewiston, ME
Project No. 14493
Site Development Review Application

Dear David:

As you are aware, Lewiston Public Schools is planning to install athletic field lighting on the new high school baseball/field hockey field between Caron Street and Birch Street. As discussed in the informational staff meeting, having the baseball/field hockey field available for evening use is important for accommodating the number of sporting events and regional competitions in which Lewiston High School participates. Later events will also allow parents and other spectators the ability to attend after the work day. Please include the Lewiston Public Schools on the next regular Planning Board agenda, potentially October 23rd, for consideration of this amendment to the approved site. The attached Baseball Lighting Plan, C40.1A, drawing shows the six proposed lighting poles in relation to the high school sports fields currently under construction. Lighting photometric sheets from Musco Lighting are enclosed, showing the light levels for the baseball/field hockey field and surrounding area. Also a check for the review fee of \$700 is enclosed.

Let us know if you need anything else. Thank you.

Sincerely,
Harriman

Frank L. Crabtree, PE
Civil Engineer
fcrabtree@harriman.com

sbest

Enclosures: Baseball Lighting Plan, Lighting Calculations

Cc w/encl: Bill Webster, Lewiston Public Schools bwebster@lewistonpublicschools.org

46 HARRIMAN DRIVE
AUBURN, ME 04210
207.784.5100

123 MIDDLE STREET
PORTLAND, ME 04101
207.775.0053

ONE PERIMETER ROAD
MANCHESTER, NH 03103
603.626.1242

www.harriman.com



Development Review Application

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



PROJECT NAME: Lewiston High School Baseball Field Lighting

PROPOSED DEVELOPMENT ADDRESS: 156 East Avenue

PARCEL ID#: Map 175, Lot 1

REVIEW TYPE: Site Plan/Special Exception
Subdivision

Site Plan Amendment - X
Subdivision Amendment

PROJECT DESCRIPTION: Install six new ballfield lighting poles around the new baseball field at the location of the former Marcotte Park along Caron Street.

CONTACT INFORMATION:

Applicant: Lewiston Public Schools

Name: William Webster, Supt. of Schools

Address: 36 Oak Street, Lewiston, ME

Zip Code 04240

Work #: 207-795-4100

Cell #:

Fax #:

Home #:

Email: bwebster@lewistonpublicschools.org

Property Owner: Lewiston Public Schools

Name: William Webster, Supt. of Schools

Address: 36 Oak Street, Lewiston, ME

Zip Code 04240

Work #: 207-795-4100

Cell #:

Fax #:

Home #:

Email: bwebster@lewistonpublicschools.org

Project Representative

Name:

Address:

Zip Code

Work #:

Cell #:

Fax #:

Home #:

Email:

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

Name: Harriman – Frank Crabtree, PE

Address: 46 Harriman Dr., Auburn ME

Zip Code 04210

Work #: 207-784-5100

Cell #:

Fax #:

Home #:

Email: fcrabtree@harriman.com

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	1,334,678	sq. ft.
Proposed Paved Area	0	sq. ft.
Proposed Total Impervious Area	1,334,678	sq. ft.
Proposed Impervious Net Change	0	sq. ft.
Impervious surface ratio existing	30.64	% of lot area
Impervious surface ratio proposed	30.64	% of lot area

BUILDING AREA/LOT

COVERAGE

Existing Building Footprint	287,990	sq. ft.
Proposed Building Footprint	287,990	sq. ft.
Proposed Building Footprint Net change	0	sq. ft.
Existing Total Building Floor Area	445,125	sq. ft.
Proposed Total Building Floor Area	445,125	sq. ft.
Proposed Building Floor Area Net Change	0	sq. ft.
New Building	No	(yes or no)
Building Area/Lot coverage existing	6.48	% of lot area
Building Area/Lot coverage proposed	6.48	% of lot area

ZONING

Existing Institutional Office

Proposed, if applicable N/A

LAND USE

Existing School/Recreational

Proposed School/Recreational

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units N/A

Proposed Number of Residential Units N/A

Subdivision, Proposed Number of Lots N/A

PARKING SPACES

Existing Number of Parking Spaces- (High School) N/A

Proposed Number of Parking Spaces – Elementary School N/A

Required Number of Parking Spaces – Elementary School N/A

Number Handicapped Parking Spaces - Elementary School N/A

ESTIMATED COST OF PROJECT

\$188,000

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area (post 1975) 576,734 sq. ft.

Proposed Disturbed Area 600 sq. ft.

Proposed Impervious Area 576,734 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) 0 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 Institutional Office (IO) zoning district.

2. Parcel Area: 102 acres / 4,443,120 square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	10,000 /	4,443,120
Street Frontage	100 ft. /	>3,400 ft.
Min Front Yard	10 ft. /	335 ft.
Min Rear Yard	10 ft. /	830 ft.
Min Side Yard	10 ft. /	415 ft.
Max. Building Height	75 ft. /	45 ft.
Use Designation	<u>School/Recreational/ School/Recreational</u>	
Parking Requirement	Not Applicable	
Total Parking:	<u>N/A</u>	<u>/ N/A</u>
Overlay zoning districts (if any):	<u>/ /</u>	
Urban impaired stream watershed?	YES/NO If yes, watershed name <u>No</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.

<p>Signature of Applicant:</p> <p><i>Lewiston Public Schools</i> <i>By: William White</i> <i>IT's Superintendent</i></p>	<p>Date:</p> <p><i>10/4/17</i></p>
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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: New Baseball/Field-Hockey Lighting

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: 156 East Avenue, Map 175 Lot 1

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

	Additional Design Guidelines	N/A			
	Planting Schedule	N/A			
Stormwater & Erosion Control Plan					
	Compliance w/ chapter 500	N/A			
	Show Existing Surface Drainage	N/A			
	Direction of Flow	N/A			
	Location of Catch Basins, etc.	N/A			
	Drainage Calculations	N/A			
	Erosion Control Measures	N/A			
	Maine Construction General Permit	N/A			
	Bonding and Inspection Fees	N/A			
	Post-Construction Stormwater Plan	N/A			
	Inspection/monitoring requirements	N/A			
	Third Party Inspections (Lewiston only)				
Lighting Plan					
	Full cut-off fixtures	Yes			
	Meets Parking Lot Requirements	N/A			
Traffic Information					
	Access Management	N/A			
	Signage	N/A			
	PCE - Trips in Peak Hour	N/A			
	Vehicular Movements	N/A			
	Safety Concerns	N/A			
	Pedestrian Circulation	N/A			
	Police Traffic				
	Engineering Traffic				
Utility Plan					
	Water	N/A			
	Adequacy of Water Supply	N/A			
	Water main extension agreement	N/A			
	Sewer	N/A			
	Available city capacity	N/A			
	Electric	Yes			
	Natural Gas	N/A			
	Cable/Phone	N/A			
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	Yes			
	Document Existing Easements, Covenants, etc.				
Technical & Financial Capacity					
	Cost Est./Financial Capacity	Yes			
	Performance Guarantee				
State Subdivision Law					
	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		Yes			
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		Yes			

TITLE, RIGHT, & INTEREST

KNOW ALL MEN BY THESE PRESENTS, that we, GEORGE A. HESS of Auburn and C. MARTIN BERMAN of Lewiston, both Androscoggin County, State of Maine, duly appointed and acting personal representatives of the ESTATE OF ROSARIO L. PAQUETTE, deceased, as shown by the probate records of the County of Androscoggin, Maine, Docket Number 89-163, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code and every other power, for consideration paid grant to the CITY OF LEWISTON, a municipal corporation, the real property in Lewiston, Androscoggin County, State of Maine described as follows:

A certain lot or parcel of land in said Lewiston, bounded and described as follows to wit: Commencing at a point in the northerly line of Bartlett Street six hundred fifty (650) feet northwesterly from the southeasterly line of Androscoggin Avenue, extended in a northerly direction; thence in a northwesterly direction by the said north easterly line of Bartlett Street fifty (50) feet; thence at right angles in a northeasterly direction one hundred (100) feet; thence at right angles in a southeasterly direction fifty (50) feet; thence at right angles in a southwesterly direction one hundred (100) feet to the point of beginning.

Subject to the restriction that no building erected upon the above described lot shall be placed nearer the line of Bartlett Street than fifteen (15) feet. Also subject to the restriction that no dwelling house which may be erected thereon shall be for the occupancy of not more than two (2) families and not more than one (1) such dwelling house shall be erected upon the above described lot.

NOTING the same premises conveyed in a deed from the Franklin Company to Rosario Paquette dated February 13, 1951 and recorded in the Androscoggin County Registry of Deeds in Book 342, Page 244.

TO HAVE AND TO HOLD the above granted premises unto the said City of Lewiston, its successors and assigns forever.

AND, We the said George A. Hess and C. Martin Berman, in our capacity do hereby covenant to and with the said City of Lewiston that we are the lawful personal representatives of the Estate of Rosario L. Paquette and that in making this conveyance we have, in all respects, acted in pursuance of the authority granted to us by the said Probate Code.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 7th day of January, 1990.

WITNESSES:

Hilda M. Townsend CMB
Cynthia A. Holbrook CMB

ROSARIO L. PAQUETTE ESTATE

George A. Hess Pers. Rep.
C. Martin Berman Pers. Rep.

STATE OF MAINE
ANDROSCOGGIN, SS.

January 7, 1990

Personally appeared the above-named C. Martin Berman and acknowledged the foregoing to be his free act and deed in his said capacity.

Before me,

Hilda M. Townsend
Notary Public/Attorney at Law

Printed or typed name of official: Hilda M. Townsend

Annua all Men by these Presents.

That the Franklin Company, a Corporation duly established by law in the State of Maine, in consideration of

One Dollar

paid by the City of Lewiston, a Municipal Corporation in the County of Androscoggin in the State of Maine

the receipt whereof is hereby acknowledged, do hereby grant, convey, remise, release, and forever quit-claim unto the said City of Lewiston it's successors

A certain lot or parcel of land lying and being in said City of Lewiston bounded and described as follows to wit: Commencing at a granite monument in the Northwesterly line of Sylvan Avenue, as laid out and accepted by the Municipal Officers of said Lewiston extended in a Southwesterly direction, Seven Hundred ninety-five (795) feet Southwesterly from the Southwesterly line of Webster Street; Thence in a Southwesterly direction, by the said Northwesterly line of Sylvan Avenue extended in a Southwesterly direction, One Thousand and Seventy-eight and twenty-seven hundredths (1078.27) feet to a granite monument in the Easterly line of Howard Street, as laid out and accepted by the Municipal Officers of said Lewiston, extended in a Southerly direction; Thence in a Northerly direction by the said Easterly line of Howard Street extended in a Southerly direction Seven Hundred Fifteen and Nine tenths (715.9) feet to a granite monument in the Southerly line of Birch Street, as laid out and accepted by the Municipal Officers of said Lewiston, extended in an Easterly direction; Thence in an Easterly direction by the said Southerly line of Birch Street, extended in an Easterly direction, Three Hundred nineteen and six tenths (319.6) feet to a granite monument located at a point Four Hundred Fifty (450) feet Northwesterly from and measured at right angles to the said Northwesterly line of Sylvan Avenue extended in a Southwesterly direction; Thence in a Northwesterly direction parallel with the said South easterly line of Sylvan Avenue, extended in a Southwesterly direction, Two Hundred Ten and nine tenths (210.9) feet to a granite monument in the Easterly line of Jefferson Street, as laid out and accepted by the Municipal Officers of said Lewiston, extended in a South-erly direction; Thence in a Northerly direction by the said Easterly line of Jefferson Street extended in a Southerly direction four Hundred Thirty-eight and five tenths (438.5) feet to a granite monument Three Hundred and Eighty-five hundredths feet (300.85) feet from the Southerly line of Walnut Street; Thence in a Southeasterly direction, parallel with the said Southwesterly line of Webster Street Eight Hundred Twenty-Six and twenty-eight hundredths (826.28) feet to the point of beginning. Subject to the restriction that for a period of twenty years from the date hereof the said premises shall be used only for school purposes and uses incident thereto and recreational purposes.

with all the privileges and appurtenances thereto belonging. Do have and to hold the above released premises to the said City of Lewiston it's successors heirs and assigns, to it's use and behoof forever. And the said Corporation do covenant with the said City of Lewiston it's Successors heirs and assigns, that the premises are free from all incumbrances, made or suffered by said Corporation; and that the said Corporation shall warrant and defend the same to the said City of Lewiston it's successors heirs and assigns forever, against the lawful claims and demands of all persons, claiming by, through, or under said Corporation, but against none other.

In Witness Whereof, the said Franklin Company has caused its corporate seal to be affixed to these presents, and the same to be signed by Charles Stetson its Treasurer

this fifth day of February in the year of our Lord one thousand nine hundred and twenty-seven.

Signed, Sealed and Delivered in presence of FRANKLIN COMPANY - (CORP. SEAL) Charles M. Jordan Charles Stetson Treasurer

Countersigned Raynor M. Gardner President

COMMONWEALTH OF MASSACHUSETTS.

Suffolk ss. Boston On the fifth day of February in the year of our Lord one thousand nine hundred and twenty-seven personally appeared before me the above-named Charles Stetson Treasurer of the Franklin Company, and acknowledged the foregoing instrument to be the free act and deed of said Corporation.

Charles M. Jordan (SEAL) Commissioner of Maine

Received March 11, 1927 at 3 o'clock, 10 M. P. M. and recorded from the original.

DEP Site Location Application Lewiston Recreation Complex at Franklin Pasture

EXHIBIT

Know all Men by these Presents,

THAT the FRANKLIN COMPANY, a Corporation duly established by law in the State of Maine, in consideration of One dollar and other valuable consideration

This being a gift no documentary stamps are necessary.

paid by

THE INHABITANTS OF THE CITY OF LEWISTON a municipal corporation in Androscoggin County and State of Maine

the receipt whereof is hereby acknowledged, does hereby grant, convey, remise, release, and forever quit-claim unto the said Inhabitants of the City of Lewiston, its successors

HEREBY and assigns.

A certain lot or parcel of land in Lewiston, County of Androscoggin and State of Maine and bounded and described as follows: Commencing at a point on the extension of the northwesterly line of Sylvan Avenue where it would intersect the southwesterly line of Caron Street, said streets being located as laid out and accepted by municipal officers of the City of Lewiston, said point also being the most easterly corner of a lot of land conveyed by this grantor to the Inhabitants of the City of Lewiston by Deed #1843, dated Feb. 5, 1947 and recorded in the Androscoggin County Registry of Deeds, Book 342, Page 198; thence in a southwesterly direction along the southeasterly line of said land conveyed to the Inhabitants of the City of Lewiston one thousand seventy-eight and twenty-seven hundredths feet (1,078.27) to a granite monument in the easterly line of Howard Street as laid out and accepted by the municipal officers of said Lewiston, extended in a southerly direction; thence in a southeasterly direction on a course at right angles to the last described course and on land of the grantor herein four hundred (400) feet to a stone monument; thence in a northeasterly direction along a line at right angles to the last described course one thousand two hundred twenty-eight and twenty-seven hundredths (1,228.27) feet to a stone monument, said monument being located one hundred (100) feet southwesterly as measured normal to the southwesterly line of Germaine Street as laid out and accepted by the municipal officers of said Lewiston extended southeasterly; thence in a northwesterly direction along a line parallel to the said southwesterly line of Germaine Street extended southeasterly about three hundred fifty (350) feet to a point on the southeasterly line of Sylvan Avenue; thence in a southwesterly direction along said southeasterly line of Sylvan Avenue one hundred fifty (150) feet to the intersection of said southeasterly line of Sylvan Avenue and the southwesterly line of Caron Street; thence in a northwesterly direction along the southwesterly line of Caron Street fifty (50) feet to the point of beginning. Containing about eleven (11) acres. Subject, however, to easement for a sewer as conveyed by this grantor to this grantee by deed #1764, dated June 10, 1936.

The within premises are conveyed subject to the express restriction that the grantee shall develop and perpetually hold the within premises only for educational, recreational, or cultural purposes for the benefit of the residents of the grantee and the residents of the municipalities in the surrounding area of the grantee. This conveyance is made on the express condition subsequent that the grantee shall expend for improvements of the within premises not less than the sum of \$200,000.00 within five years from the date of this conveyance to effectuate the intended purposes of this gift and in furtherance of this condition the grantee shall within three months from the end of said five year period file with the grantor its successors or assigns a written accounting for all such expenditures and the purpose for which such expenditures were made. Upon the failure of the grantee to comply with this condition, the title to the within premises together with all buildings, improvements, and any other additions to the premises shall revert to the grantor and the grantor shall have an immediate right of re-entry for possession of the within premises.

The Grantee assumes and agrees to pay the 1967 real estate taxes with all the privileges and appurtenances thereto belonging.

KNOW ALL MEN BY THESE PRESENTS,

THAT the FRANKLIN COMPANY, a Corporation duly established by law in the State of Maine, in consideration of One Dollar and other valuable consideration paid by the CITY OF LEWISTON, a municipal corporation in the County of Androscoggin and State of Maine, the receipt whereof is hereby acknowledged, does hereby grant, convey, remise, release and forever quit-claim unto the said CITY OF LEWISTON its successors and assigns, a certain lot or parcel of land situated in said Lewiston, bounded and described as follows, to wit:

BEGINNING at the intersection of the northwesterly line of East Avenue with the northeasterly line of Bartlett Street; thence running northwesterly along the northeasterly line of Bartlett Street one thousand (1,000) feet to the southerly corner of a parcel of land conveyed by this grantor to Jean Poulin et al by deed no. 2045; thence northeasterly along the southeasterly line of said Poulin one hundred (100) feet to the easterly corner of said Poulin; thence northwesterly along the northeasterly line of said Poulin one hundred (100) feet to the northerly corner of said Poulin; thence southwesterly along the northwesterly line of Poulin one hundred (100) feet to the westerly corner of Poulin and the northeasterly line of Bartlett Street; thence northwesterly along the northeasterly line of Bartlett Street five hundred (500) feet to the southerly corner of land conveyed to Rosario Paquette by deed no. 1896 dated February 13, 1951; thence northeasterly along the southeasterly line of said Paquette one hundred (100) feet to the easterly corner of said Paquette; thence northwesterly along the northeasterly line of said Paquette fifty (50) feet to the northerly corner of said Paquette; thence southwesterly on the northwesterly line of said Paquette one hundred (100) feet to the westerly corner of said Paquette and the northeasterly line of Bartlett Street; thence northwesterly on the northeasterly line of Bartlett Street two hundred fifty (250) feet, more or less, to the southerly corner of land conveyed by this grantor to Lincoln Construction Inc. by deed no. 2059 dated August 26, 1964; thence northeasterly along the southeasterly line of said company two hundred fifty (250) feet to the easterly corner of said company; thence northwesterly along the northeasterly line of said deed no. 2059 and the northeasterly line of deed no. 1993 dated February 29, 1960 and deed no. 1986 dated March 12, 1959 both also conveyed by this grantor to said company four hundred fifty (450) feet to the northerly corner of the parcel described in said deed no. 1986; thence southwesterly along the northwesterly line of said construction company two hundred fifty (250) feet to the westerly corner of said deed no. 1986 and the northeasterly line of Bartlett Street; thence northwesterly along the northeasterly line of Bartlett Street fifty (50) feet to the southerly corner of land conveyed by this grantor to Robert Mailhot by deed no. 1989 dated August 7, 1959; thence northeasterly by the southeasterly line of said Mailhot line one hundred (100) feet to the easterly corner thereof; thence northwesterly along the northwesterly line of said Mailhot land eighty-eight and ninety-three

B.1027
P. 545 //

hundredths (88.93) feet to the southerly line of land conveyed by this grantor to Rene J. Lecompte by deed no. 2028 dated October 10, 1962; thence running easterly along the southerly line of said Lecompte eight and eight tenths (8.8) feet to the southeasterly corner of said Lecompte; thence running northerly along the easterly line of said Lecompte land fifty (50) feet to the northeast corner thereof and continuing in the same course fifty (50) feet to the southeasterly corner of land conveyed by this grantor to Mar-Vac Photo Service by deed no. 2047 dated August 28, 1963, and the southwesterly corner of land conveyed by this grantor to said Mar-Vac by deed no. 3025 dated September 12, 1969; thence running easterly on the southerly line of said Mar-Vac one hundred (100) feet to the southeasterly corner of said Mar-Vac; thence running northerly on the easterly line of said Mar-Vac one hundred fifty (150) feet to the southeasterly corner of land conveyed by this grantor to Screen Printing Co. by deed no. 3017, dated November 14, 1968; thence running northerly on the easterly line of said Company fifty (50) feet to the northeasterly corner of said Company; thence continuing in the same northerly course to the southeasterly corner of land conveyed by this grantor to said St. Laurent by deed no. 3005 dated December 18, 1967; thence running northerly along the easterly line of said St. Laurent fifty (50) feet to the northeasterly corner of said St. Laurent and the southeasterly corner of land conveyed by this grantor to Noel Ouellette et al by deed no. 2099, dated October 2, 1967; thence northerly along the easterly line of said Ouellette land two hundred (200) feet to the northeasterly corner thereof and the southeasterly corner of land conveyed by this grantor to Elijah McKenney by deed no. 1319 dated June 19, 1911; thence continuing northerly along the easterly line of said McKenney land fifty (50) feet to the northeasterly corner thereof and the southeasterly corner of land conveyed by this grantor to said McKenney by deed no. 1162 dated May 6, 1903; thence northerly along the easterly line of said McKenney's land to the northeasterly corner thereof and the southerly line of Birch Street; thence running in an easterly direction along the southerly line of Birch Street fifty (50) feet to the northwesterly corner of land conveyed by this grantor to Louis Gabel et al by deed no. 1255 dated June 28, 1909; thence running southerly along the westerly line of said Gabel one hundred (100) feet to the southwesterly corner of Gabel's land; thence running easterly along the southerly line of said Gabel's land one hundred (100) feet to the southeasterly corner of Gabel's land; thence running northerly along the easterly line of said Gabel's land one hundred (100) feet to the southerly line of Birch Street; thence running easterly along the southerly line of Birch Street six hundred fifty (650) feet to the northwesterly corner of land conveyed by this grantor to the City of Lewiston by deed no. 1843 dated February 5, 1947; thence running southerly along the westerly line of said City of Lewiston's land seven hundred fifteen (715) feet, more or less, to the southwesterly corner of the parcel described in said deed no. 1843 and the northwesterly corner of land conveyed by this grantor to the City of Lewiston by deed no. 2085 dated March 16, 1967; thence running in a southeasterly direction along the southwesterly line of the City of Lewiston four hundred (400) feet to the southerly corner of said parcel conveyed in said deed no. 2085; thence running in a northeasterly direction along the southeasterly line of the land of said City of Lewiston twelve hundred twenty-eight (1228) feet, more or less, to the easterly corner of said City of Lewiston; thence running in a northwesterly

direction along the northeasterly line of land of the said City of Lewiston three hundred fifty (350) feet, more or less, to the southeasterly line of Sylvan Avenue; thence running northeasterly along the southeasterly line of Sylvan Avenue one hundred fifty (150) feet to the westerly corner of land conveyed by this grantor to Regina Marcotte et al by deed no. 2057 dated January 22, 1964; thence running in a southeasterly direction along the southwesterly line of said Marcotte one hundred (100) feet to the southerly corner of said Marcotte; thence running in a northeasterly direction along the southeasterly line of Marcotte one hundred (100) feet to the easterly corner of said Marcotte and the southerly corner of land conveyed by this grantor to Louis Collet et al by deed no. 2032 dated November 27, 1962; thence continuing northeasterly along the southeasterly line of said Collet to the easterly corner of said Collet; thence running northwesterly along the northeasterly line of said Collet one hundred (100) feet to the southeasterly line of Sylvan Avenue; thence running in a northeasterly direction along the southeasterly line of Sylvan Avenue fifty (50) feet to the westerly corner of land conveyed by this grantor to George B. O'Connell by deed no. 1842 dated February 5, 1947; thence running in a southeasterly direction along the southwesterly line of said O'Connell one hundred fifty (150) feet to the southerly corner of said O'Connell; thence running in a northeasterly direction along the southeasterly line of said O'Connell one hundred seventeen and one-half (117 1/2) feet to the easterly corner of O'Connell and the westerly corner of land conveyed by this grantor to Alma Goyette by deed no. 1660 dated November 4, 1964; thence running in a southeasterly direction along the southwesterly line of said Goyette fifty (50) feet to the southerly corner thereof and the westerly corner of land conveyed by this grantor to Francis Dube by deed no. 1622 dated June 12, 1923; thence continuing in a southeasterly direction along the southwesterly line of Dube fifty (50) feet to the southerly corner of said Dube; thence running northeasterly on the line of said Dube one hundred twenty-seven and five tenths (127.5) feet to the southwesterly line of Webster Street; thence running southeasterly on the southwesterly line of Webster Street one hundred fifty (150) feet to the northerly corner of land conveyed by this grantor to Henri Nolin by deed no. 1638 dated November 20, 1923; thence running southwesterly on the line of said Nolin one hundred twenty-seven and five tenths (127.5) feet to the westerly corner of said Nolin; thence running in a southeasterly direction along the southwesterly line of said Nolin fifty (50) feet to the southerly corner thereof and the westerly corner of land conveyed by this grantor to Henri Nolin by deed no. 1748, dated December 9, 1924; thence continuing in a southeasterly direction along the southwesterly line of said Nolin fifty (50) feet to the northwesterly line of land conveyed by this grantor to the Tri-Enterprise Corp. by deed no. 2013, dated December 11, 1961; thence running southwesterly along the northwesterly line of said Tri-Enterprise to the westerly corner of said Tri-Enterprise; thence running southeasterly along the southwesterly line of Tri-Enterprise one hundred fifty-four and seventy-seven hundredths (154.77) feet to the northwesterly line of East Avenue; thence running southwesterly along the northwesterly line of East Avenue fifty (50) feet; thence running northwesterly along the southwesterly side of proposed Barron Avenue one hundred twenty-five (125) feet; thence running at right angles southwesterly two hundred (200) feet; thence running southeasterly one hundred forty-two and fifty-two hundredths (142.52) feet to the northwesterly line of a parcel of land conveyed by this grantor to the City of Lewiston by deed no. 3003 dated November 17, 1967 (being a strip of land conveyed for the purpose of widening East Avenue); thence southwesterly along the northwesterly line of said parcel

CASAVANT
ROBERT
PARCEL

by this grantor to the Trustees of the Knights of Columbus Home Trust by deed no. 2024 as corrected by deed no. 2027 dated September 14, 1962; thence running northwesterly by the northeasterly line of said Trusts' land in said deed no. 2027 two hundred and fifty (250) feet to the northwesterly corner of said Trusts' land; thence southwesterly by the northwesterly line of said Trusts' land one hundred fifty (150) feet to the southwesterly corner of said Trusts' land and the northwesterly corner of land conveyed to said Trust by deed no. 2073 dated February 16, 1966; thence southwesterly by the northwesterly line of said Trusts' land described in deed no. 2073 one hundred (100) feet to the southwesterly corner of said Trusts' land and the northwesterly corner of land conveyed by this grantor to the Young Women's Christian Association by deed no. 3004 dated December 19, 1967; thence running along the northwesterly line of said Association three hundred fifty and one-half (350 1/2) feet to the northwesterly corner of land conveyed by this grantor to said Association by deed no. 3021 dated January 2, 1969 and continuing southwesterly along the northwesterly line of said last mentioned deed one hundred forty-nine (149) feet to the westerly corner of said Association; thence running in a southeasterly direction along the line of said Association two hundred forty (240) feet to the northwesterly line of East Avenue; thence running southwesterly by the northwesterly line of East Avenue sixteen hundred seventy-seven (1677) feet, more or less, to the point of beginning.

The premises are subject to sewer easements conveyed by this grantor to the City of Lewiston by deeds no. 1764, 1766 and 1957.

The premises are subject to such rights as may exist for the use of proposed Horton Street Extension bounded on the west by the east lines of deeds number 1162 and 1319 and on the east by the west line of deed no. 1255 and to proposed Barron Avenue bounded on the west by the east line of deed no. 2032 and on the east by the west line of deed no. 1842 and proposed Barron Avenue bounded on the east by the west line of deed no. 2013 and on the west by a line parallel and fifty (50) feet distant from the west line of parcel in deed no. 2013, and other rights of way of record.

with all the privileges and appurtenances thereto belonging.

TO HAVE AND TO HOLD, the above released premises to the said City of Lewiston, its successors and assigns to its use and behoof forever. And the said Corporation does covenant with the said City of Lewiston its successors and assigns, that the premises are free from all incumbrances made or suffered by said Corporation; and that the said Corporation shall warrant and defend the same to the said City of Lewiston, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under said Corporation, but against none other.

its corporate seal to be affixed to these presents, and the same to be signed by John W. King, its Treasurer, thereunto duly authorized, this *seventeenth* day of *February* in the year of our Lord one thousand nine hundred and seventy-one.

SIGNED, SEALED AND DELIVERED)
IN PRESENCE OF)

FRANKLIN COMPANY

)
)
)
)
)
By *John W. King* Treasurer

FRANKLIN COMPANY

COMMONWEALTH OF MASSACHUSETTS, SUFFOLK, SS., BOSTON:

On the 17th day of February in the year of our Lord one thousand nine hundred and seventy-one, personally appeared before me, the above-named John W. King, Treasurer of the FRANKLIN COMPANY, and acknowledged the foregoing instrument to be the free act and deed of said Corporation, and his free act and deed.

ANDROSCOGGIN, SS.
RECEIVED MAR - 2 1971 H. M. A. M.
and recorded from the original

Walter O. Hoffmann
Commissioner of State
Notary Public
Expire April 16, 1972



LIGHTING CALCULATIONS



Pole / Fixture Summary

Pole ID	Pole Height	Fixture Qty	Lamp Type	Group
A1	70'	7	1500W MZ	A
A2	70'	7	1500W MZ	A
B1	90'	13	1500W MZ	A
B2	90'	13	1500W MZ	A
C1	80'	10	1500W MZ	A
C2	80'	10	1500W MZ	A
6		60		

MY PROJECT

Name: Lewiston High School Baseball
 Location: Lewiston, ME

Calculation Grid Summary

Grid Name	Calculation Metric	Light Level			Uniformity		Groups	Fixture Qty	
		Type	Ave	Min	Max	Max/Min			Ave/Min
Baseball Spill	Horizontal Illuminance	Maintained	0.34	0.18	0.65	3.58	1.90	A	60
Baseball Spill	Max Candela Metric	Maintained	16511	12066	24785	2.05	1.37	A	60
Baseball Spill	Max Vertical Illuminance Metric	Maintained	1.55	1.02	2.30	2.26	1.52	A	60
Baseball (Infield)	Horizontal Illuminance	Maintained	45.1	34	54	1.61	1.33	A	60
Baseball (Outfield)	Horizontal Illuminance	Maintained	25.5	14	42	3.00	1.84	A	60
Hockey	Horizontal Illuminance	Maintained	25.6	14	39	2.87	1.90	A	60
Zero Grid	Horizontal	Maintained	0.50	0	27	427482.60	7453.86	A	60
Zero Grid	Max Candela (by Fixture)	Maintained	13777	558	195508	350.45	24.70	A	60
Zero Grid	Max Vert Illuminance (by Light Bank)	Maintained	1.10	0	34	38598.00	1211.04	A	60

Group Summary

Group	Description	Load	Fixture Qty
A	Baseball	96.0 kW	60

From Hometown to Professional



We Make It Happen®

ENGINEERED DESIGN

By: K.Wesely
 File # / Date: 166128b_sc2 04-Oct-17

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EQUIPMENT LIST FOR AREAS SHOWN

Pole			Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1-A2	70'	-	70'	1500W MZ	7	7	0
1	B1	90'	-	90'	1500W MZ	13	13	0
1	B2	90'	-	90'	1500W MZ	13	13	0
1	C1	80'	-	80'	1500W MZ	10	10	0
1	C2	80'	-	80'	1500W MZ	10	10	0
6	TOTALS					60	60	0



MY PROJECT

Name: Lewiston High School Baseball
Location: Lewiston, ME

GRID SUMMARY

Name: Baseball
Size: 330'/350'/330' - basepath 90'
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

MAINTAINED ILLUMINATION

SUMMARY	HORIZONTAL FOOTCANDLES	
	Infield	Outfield
Scan Average:	45.1	25.5
Maximum:	54	42
Minimum:	34	14
Avg / Min:	1.33	1.84
Max / Min:	1.61	3.00
UG (adjacent pts):	1.27	1.98
CU:	0.52	
No. of Points:	25	97

LUMINAIRE INFORMATION

Luminaire Type: SC-2
Design Usage Hours: 3,000 hours
Design Lumens: 155,000
Avg Tilt Factor: 0.966
Add'l Non-Rec LLF: 0.950
Recoverable LLF: 0.700
Total LLF: 0.642
No. of Luminaires: 60
Avg KW: 96.0 (96.0 max)

Field Measurements: Illumination measured in accordance with the IESNA RP-6-15 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the Musco Control System Summary for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.



NOTES: NO Guarantee on Light Levels.

SCALE IN FEET 1 : 80



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN

By: K.Wesely
File # / Date: 166128b_sc2 04-Oct-17

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ILLUMINATION SUMMARY



MY PROJECT
 Name: Lewiston High School Baseball
 Location: Lewiston, ME

GRID SUMMARY
 Name: Zero Grid
 Size: 330'/350'/330' - basepath 90'
 Spacing: 30.0' x 30.0'
 Height: 18.0' above grade

MAINTAINED ILLUMINATION

SUMMARY

Entire Grid

Scan Average: 0.5

Maximum: 27
 Minimum: 0
 Avg / Min: 7453.86
 Max / Min: **427482.59**

UG (adjacent pts): 58.48
 CU: 0.14
 No. of Points: 2014

LUMINAIRE INFORMATION

Luminaire Type: SC-2
 Design Usage Hours: 3,000 hours
 Design Lumens: 155,000
 Avg Tilt Factor: 0.966
 Add'l Non-Rec LFF: 0.950
 Recoverable LFF: 0.700
 Total LFF: 0.642
 No. of Luminaires: 60
 Avg KW: 96.0 (96.0 max)

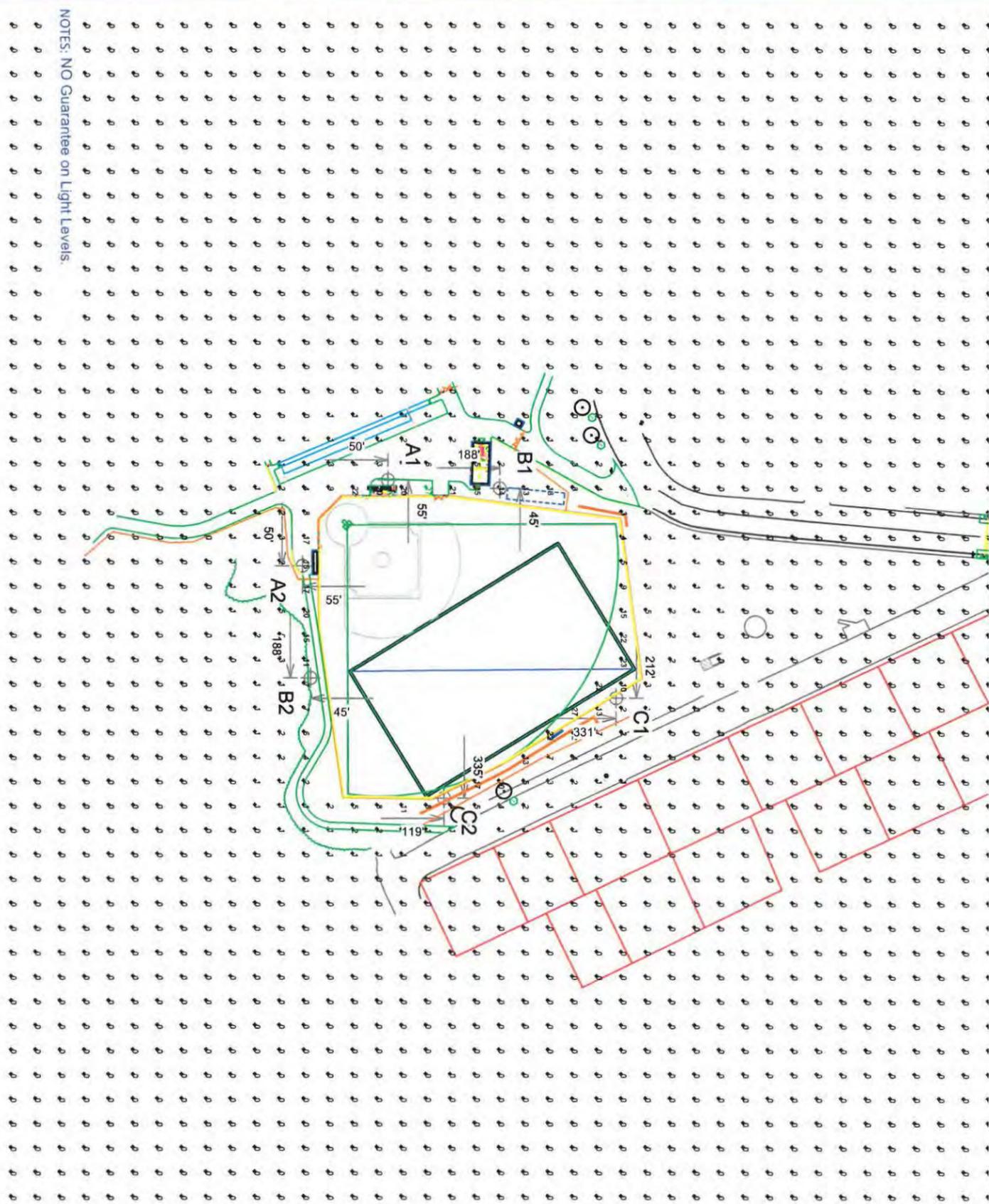
Field Measurements: Illumination measured in accordance with the IESNA RP-6-15 and CIBSE LG4. Individual values may vary. See the Warranty document for details.
Electrical System Requirements: Refer to Amperage Draw Chart and/or the Musco Control System Summary for electrical sizing.
Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

ENGINEERED DESIGN
 By: K.Wesely
 File # / Date: 166128b_sc2 04-Oct-17

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EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	Luminaires			
					LAMP TYPE	QTY / POLE	THIS GRID / OTHER GRIDS	
2	A1-A2	70'	-	70'	1500W MZ	7	7	0
1	B1	90'	-	90'	1500W MZ	13	13	0
1	B2	90'	-	90'	1500W MZ	13	13	0
1	C1	80'	-	80'	1500W MZ	10	10	0
1	C2	80'	-	80'	1500W MZ	10	10	0
TOTALS						60	60	0



NOTES: NO Guarantee on Light Levels.

SCALE IN FEET 1 : 200



ILLUMINATION SUMMARY

ON A HORIZONTAL SURFACE



MY PROJECT
 Name: Lewiston High School Baseball
 Location: Lewiston, ME

GRID SUMMARY
 Name: Zero Grid
 Size: 330'/350'/330' - basepath 90'
 Spacing: 30.0' x 30.0'
 Height: 18.0' above grade

MAINTAINED ILLUMINATION
 SUMMARY
 MAX VERTICAL FOOTCANDLES
 Entire Grid
Scan Average: 1.1
 Maximum: 34
 Minimum: 0
 Avg / Min: 1211.04
Max / Min: 38598.00
 UG (adjacent pts): 60.45
 CU: 0.14
 No. of Points: 2014

LUMINAIRE INFORMATION
 Luminaire Type: 5C-2
 Design Usage Hours: 3,000 hours
 Design Lumens: 155,000
 Avg Tilt Factor: 0.966
 Add'l Non-Rec LFF: 0.950
 Recoverable LFF: 0.700
 Total LFF: 0.642
 No. of Luminaires: 60
 Avg KW: 96.0 (96.0 max)

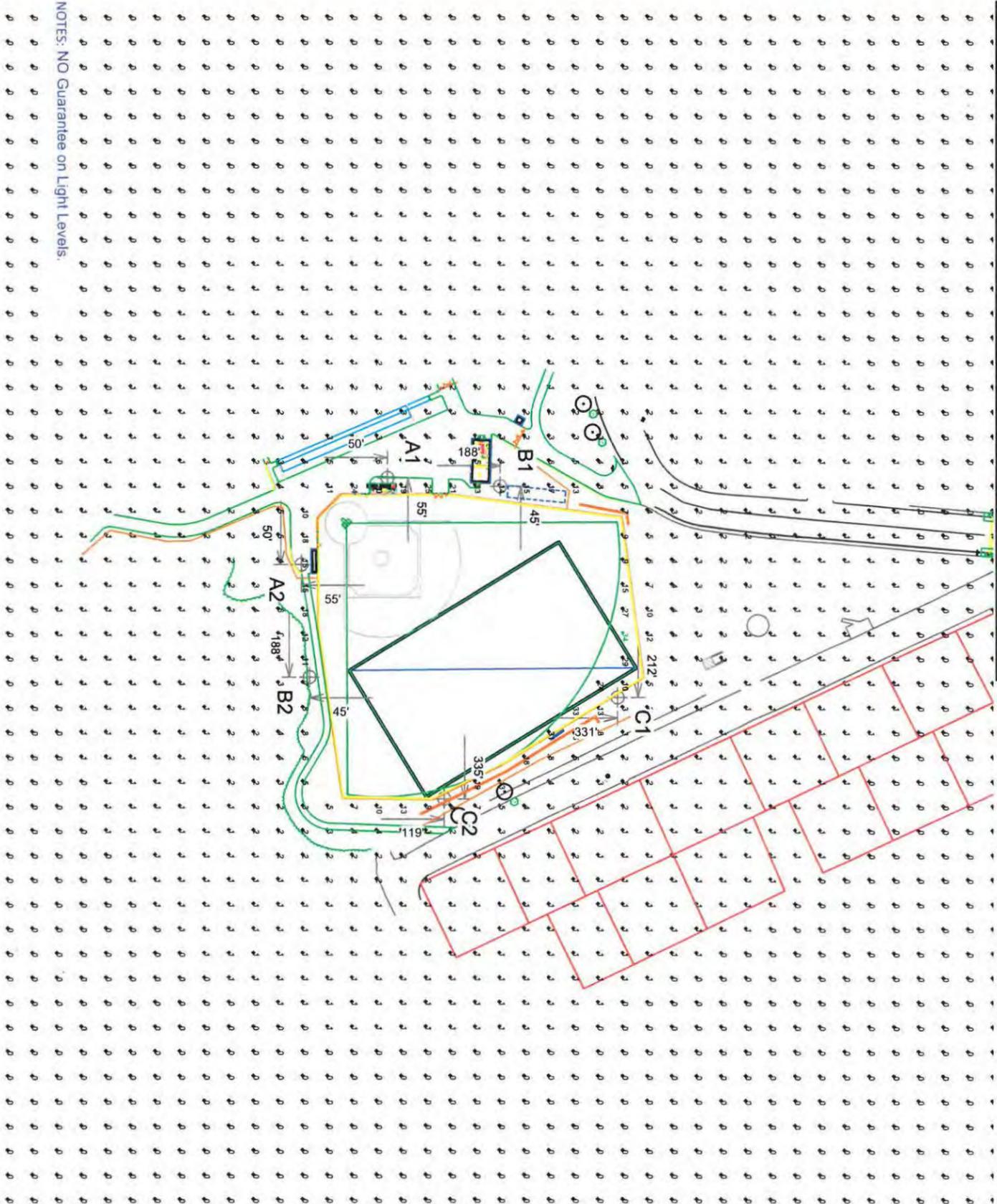
Field Measurements: Illumination measured in accordance with the IESNA RP-6-15 and CIBSE LG4. Individual values may vary. See the Warranty document for details.
Electrical System Requirements: Refer to Amperage Draw Chart and/or the Musco Control System Summary for electrical sizing.
Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

ENGINEERED DESIGN
 By: K.Wesely
 File # / Date: 166128b_sc2 04-Oct-17

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EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	Luminaires			
					LAMP TYPE	QTY / POLE	THIS GRID / OTHER GRIDS	
2	A1-A2	70'	-	70'	1500W MZ	7	7	0
1	B1	90'	-	90'	1500W MZ	13	13	0
1	B2	90'	-	90'	1500W MZ	13	13	0
1	C1	80'	-	80'	1500W MZ	10	10	0
1	C2	80'	-	80'	1500W MZ	10	10	0
TOTALS						60	60	0



NOTES: NO Guarantee on Light Levels.

SCALE IN FEET 1 : 200

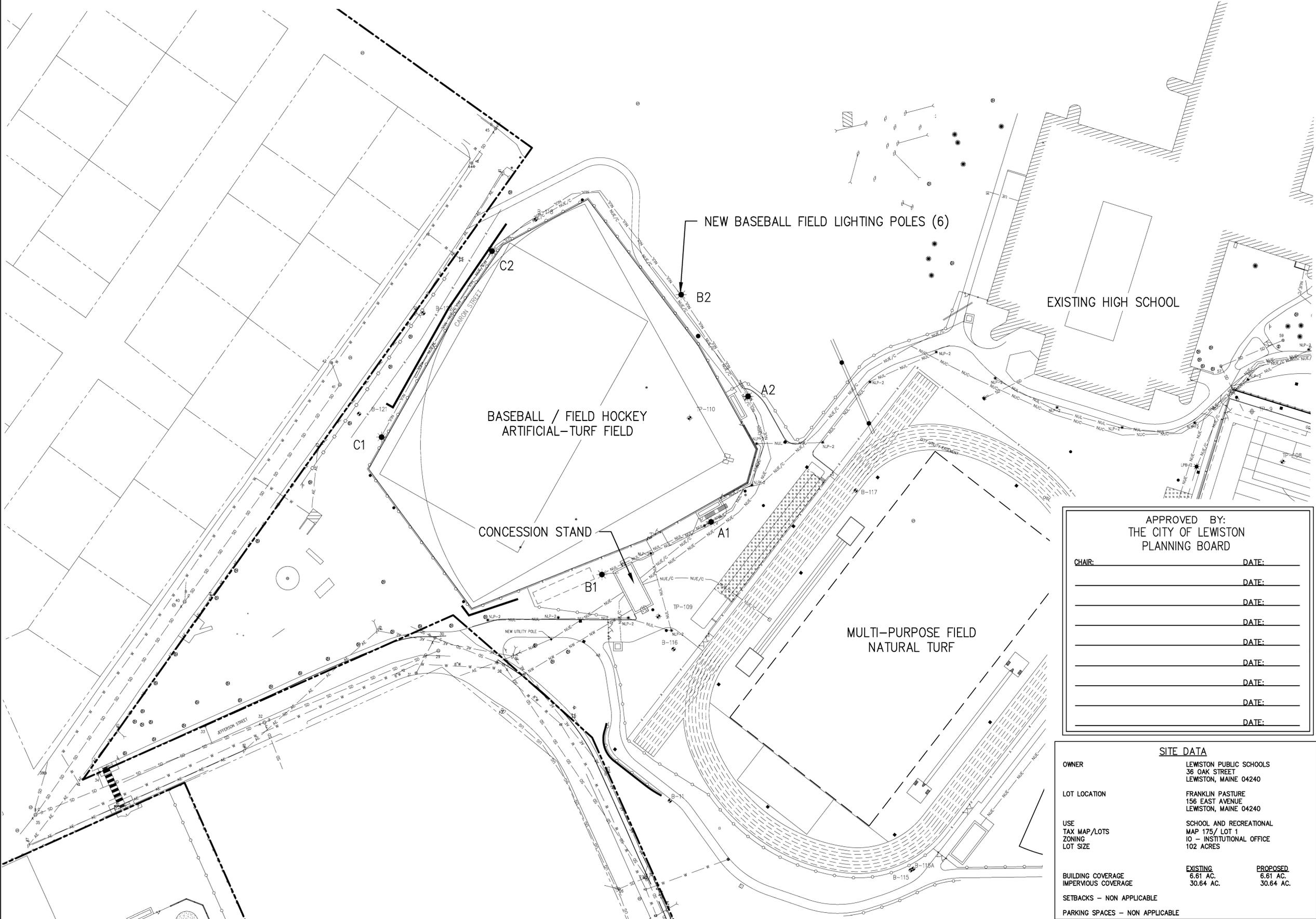


Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ILLUMINATION SUMMARY

ON A VERTICAL SURFACE

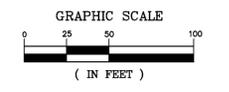
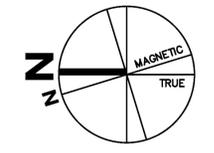
BASEBALL FIELD LIGHTING
 A1-A2 70' POLE HEIGHT
 B1-B2 90' POLE HEIGHT
 C1-C2 80' POLE HEIGHT



AUBURN PORTLAND PORTSMOUTH BOSTON

LEWISTON HIGH SCHOOL

LEWISTON, MAINE
 Harriman Project No. 14493
 Key Plan



Issues and Revisions

Date	Description
10-10-17	PLANNING BOARD SUBMISSION

APPROVED BY:
 THE CITY OF LEWISTON
 PLANNING BOARD

CHAIR: _____	DATE: _____
_____	DATE: _____
_____	DATE: _____
_____	DATE: _____
_____	DATE: _____
_____	DATE: _____
_____	DATE: _____
_____	DATE: _____



SITE DATA

OWNER	LEWISTON PUBLIC SCHOOLS 36 OAK STREET LEWISTON, MAINE 04240
LOT LOCATION	FRANKLIN PASTURE 156 EAST AVENUE LEWISTON, MAINE 04240
USE	SCHOOL AND RECREATIONAL
TAX MAP/LOTS	MAP 175 / LOT 1
ZONING	IO - INSTITUTIONAL OFFICE
LOT SIZE	102 ACRES
BUILDING COVERAGE	EXISTING 6.61 AC. PROPOSED 6.61 AC.
IMPERVIOUS COVERAGE	EXISTING 30.64 AC. PROPOSED 30.64 AC.
SETBACKS	- NON APPLICABLE
PARKING SPACES	- NON APPLICABLE

PA / PE: FLC © 2017
 Drawn By: PLS Harriman Associates

BASEBALL LIGHTING PLAN

C40.1A



CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, City Planner
DATE: October 20, 2017
RE: Lodging House Amendments

On February 21, 2017, the City Council enacted a moratorium on the issuance of any permits and/or licenses for lodging houses or dwellings with more than three unrelated persons. The reason for the moratorium was to provide the city time to investigate and prepare amendments to various sections of our code with respect to lodging houses. The impetus for the moratorium involved complaints regarding the number of college students living in dwelling units and the adverse impacts created by noise, overcrowding, increased parking demand, etc. On July 8, 2017 the Council voted to extend the moratorium an additional six months to expire on February 9, 2018. There is a concern that city's current provisions may not be protecting the residential character of certain neighborhoods or protecting against unhealthy or unsafe conditions.

With assistance from the city attorney, staff has drafted amendment that will:

- Establish a definition for "family" and "family member". Both provide clarification as to the relationship between occupants in a dwelling unit and the number of unrelated inhabitants allowed in a dwelling unit.
- Clarifies the definition of "lodging house" and "lodging place" in various sections of the Code of Ordinances. The definition specifies a dwelling occupied by more than one family, as defined by the Code to include one person, two or more family members, and up to three additional individuals, is a lodging house.
- Specifies that a dwelling unit is used exclusively for one family. Otherwise, it shall be considered a lodging house.
- Adds provisions for the creation of a Neighborhood Conservation "B" Preservation (NCBP) overlay district. This will be a limited area of the Neighborhood Conservation "B" (NCB) district that will specifically prohibit the operation of lodging houses in an effort to avoid adverse impacts (i.e. noise, overcrowding, increased parking demand, etc.) on the intended residential uses of properties in the area.
- Clarifies the city's adoption of National Fire Protection Association's (NFPA) code shall incorporate the term "family" as defined in Lewiston's Zoning and Land Use Code.
- Make zoning, fire prevention, and city licensing definitions more consistent with one another.
- Make city definitions consistent with the National Fire Protection Association (NFPA) requirements for when a dwelling unit becomes a lodging house unit.

On October 3, 2017, the Council voted unanimously in support of the proposed amendments, referring the matter to the Planning Board for their recommendation, prior to their second reading and final action.

It should be noted, the amendment being presented to the Board includes changes to the Zoning and Land Use Code and the Code of Ordinances. Technically, the Board's jurisdiction is limited to those changes contained in the Zoning and Land Use Ordinance; specifically, Neighborhood Conservation "B" overlay district including: Appendix A, Article II, Section 2, Definitions; Article IV, Section 2, Zoning Districts; Article XI, Section 24. Additional District Regulation Requirements; and Article XII, Section 11. In-law apartment standards. However, the amendments to Code of Ordinances, including Chapter 22 Business, Section 22-2. Definitions; Chapter 22, Section 22-41 Duration of licenses; and, Chapter 38, Fire Prevention and Protection, Section 38-26 are integral parts of the overall amendment. Together, staff believes the proposed amendment will assist in protecting the residential character of certain neighborhoods and protect against unhealthy or unsafe conditions in dwelling units. Therefore, staff is recommending the Board provide the City Council a recommendation with respect to all proposed changes.

ACTION NECESSARY

Make a motion pursuant to Article VII, Section 4 and Article XVII, Section 5 of the Zoning and Land Use Code to send a favorable recommendation to the City Council to amend Appendix A, Article II, Section 2, Definitions; Article IV, Section 2, Zoning Districts; Article XI, Section 24. Additional District Regulation Requirements; Article XII, Section 11. In-law apartment standard and Code of Ordinances, Chapter 22 Business, Section 22-2. Definitions; Chapter 22, Section 22-41 Duration of licenses; and, Chapter 38, Fire Prevention and Protection, Section 38-26.

**AN ORDINANCE PERTAINING TO LODGING HOUSES, DWELLING UNITS
AND THE NEIGHBORHOOD CONSERVATION “B” PRESERVATION
OVERLAY DISTRICT**

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

Appendix A – Zoning and Land Use Code

Article II. Definitions

Sec. 2 Definitions

Dwelling means any building or structure or portion thereof designed or used for residential purposes.

1. *Single-family detached dwelling.* A structure having a length to width ratio of less than four (4) to one (1), and a minimum horizontal dimension at its narrowest point of at least sixteen (16) feet and containing only one (1) dwelling unit ~~for occupation~~ occupied by not more than one (1) family. ~~A family shall include the~~ If a dwelling otherwise meets these criteria, a single-family detached dwelling is deemed to include a dwelling occupied by a group of individuals housed within a "community living arrangement" which is a housing facility for eight (8) or fewer persons with disabilities that is approved, certified or licensed by the State of Maine. A community living arrangement may include a group home, foster home or intermediate care facility. A single-family detached dwelling shall not include mobile homes as defined herein, but shall include any other manufactured housing meeting these criteria.
2. *Single-family attached dwelling.* A building containing single-family dwelling units each with two (2) or more vertical fire separation walls, or one (1) vertical fire separation wall in the case of a dwelling unit at the end of a group of attached units; which have no dwelling units above or below them; and which have no common hallways. If a dwelling otherwise meets these criteria, a single-family detached dwelling is deemed to include a dwelling occupied by a group of individuals housed within a "community living arrangement" which is a housing facility for eight (8) or fewer persons with disabilities that is approved, certified or licensed by the State of Maine. A community living arrangement may include a group home, foster home or intermediate care facility.

Dwelling unit means a room or group of rooms, containing at least three hundred (300) square feet of living area, designed and equipped exclusively for use as living quarters for one (1) family including provisions for living, sleeping, cooking, and eating. The term shall not include hotel or motel rooms or suites, ~~rooming house rooms~~ individual lodging house units that do not have kitchen facilities, fraternity rooms, sorority rooms, club or institutional group rooms, or similar accommodations.

Family means one person or two or more family members and, for purposes of this Code, may also include up to three (3) additional persons residing with them.

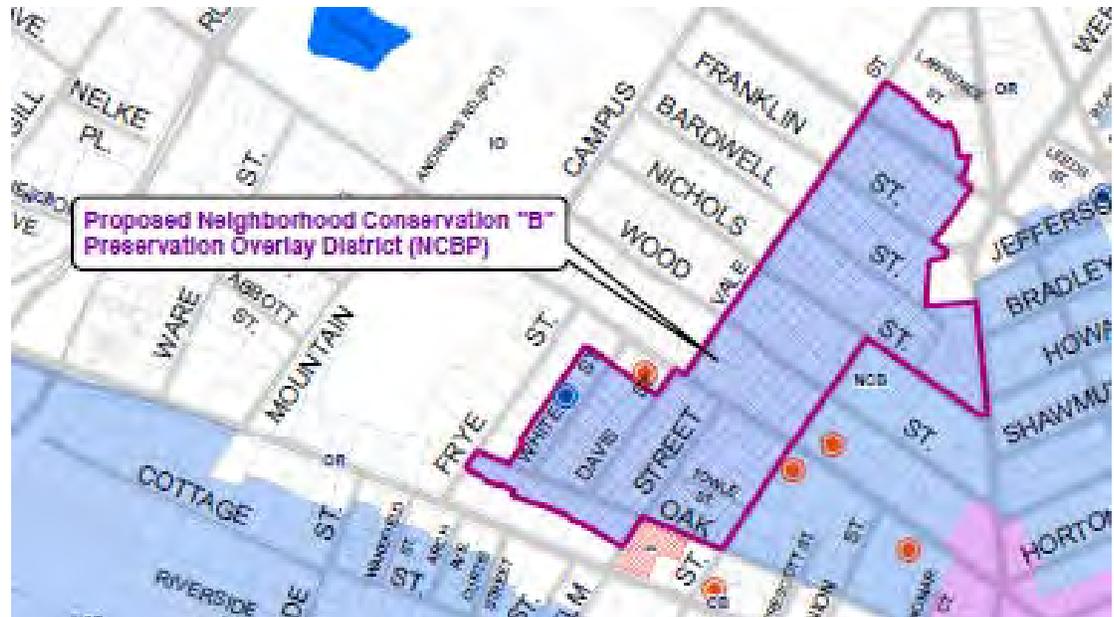
Family members mean persons who are within the following degrees of relationship: a first, second, or third degree relation (parent, child, stepchild, sibling, aunt, uncle, niece, nephew, grandchildren, grandparent, great grandparent or great grandchild); spouse or domestic partner or former spouse or former domestic partner; or, parents of the same child. For purposes of this definition, the term "domestic partners" means two unmarried adults who are domiciled together under long-term arrangements that evidence a commitment to remain responsible indefinitely for each other's welfare.

Lodging house means a dwelling unit occupied by more than one family; or a building or group of attached or detached buildings containing three (3) or more lodging units for occupancy for weekly or longer periods of time, with or without board, for compensation, in which and with or without common kitchen or living facilities may or may not be provided, as distinguished from hotels and tourist homes in which rentals are generally for daily or weekly periods and occupancy is by transients. Lodging units shall not meet the definition of a dwelling unit and for the purposes of computing density and parking requirements; two (2) lodging units shall equal one (1) multi-family dwelling unit. A boarding house shall be considered a type of lodging house. The term "lodging house" shall not include any use that falls within the definition of a bed and breakfast establishment; a dormitory; a hotel, inn or motel; a shelter; or a tourist home.

Article IV. Establishment of Districts

Section 2. Zoning Districts

Neighborhood Conservation "B" Preservation (NCBP) overlay district



Article XI. District Regulations

Section 24. Additional District Regulation Requirements

4) Neighborhood Conservation "B" Preservation (NCBP) overlay district

(a) Statement of purpose: The purpose of the neighborhood preservation overlay district is to promote the stability and improvement of older multifamily residential neighborhoods by prohibiting the development of new lodging houses or the replacement, reuse or conversion of existing buildings into lodging houses in areas in which said uses would result in an adverse impact on the intended uses of properties in the area impacting residents' quality of living and the ability of property owners to improve and increase the values of their properties.

(b) Applicability. The standards of the neighborhood preservation overlay district shall apply to all land shown on the "Official Zoning Map, City of Lewiston" as being located within the neighborhood conservation "B" overlay district.

(c) Prohibited uses. Any use permitted by right in the underlying zoning district shall be allowed in the neighborhood preservation overlay district with the exception of lodging houses, which are a prohibited use in the NCB overlay district.

(d) Space and bulk standards. The space and bulk requirements of the underlying zoning district shall apply in the neighborhood conservation "B" overlay district.

Article XII. Performance Standards

Sec. 11. In-law apartment standards.

An in-law apartment meeting the following standards shall be considered to be part of a single-family detached dwelling and shall not be considered to be a dwelling unit in terms of the space and bulk standards of article XI. In-law apartments shall be permitted only in those districts where they are allowed uses. Apartments not meeting these requirements shall be considered to be separate dwelling units and shall meet the use and space and bulk requirements of article XI:

(3) The person(s) occupying the in-law apartment must be a ~~first, second, or third degree relation (parent, child, stepchild, sibling, aunt, uncle, niece, nephew, or grandparent)~~ family member of the principal occupant(s) of the single-family home either by blood or by marriage and the, and the burden of proof of this relationship shall be on the homeowner.

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

Code of Ordinances, Chapter 22, Businesses

Sec. 22-2. Definitions

~~Innkeeper means anyone who operates a place where the public, for consideration, obtains sleeping accommodations and meals under one roof and which has a public dining room or rooms operated by the same management open and serving food during~~

~~the morning, afternoon and evening, and a kitchen, apart from the public dining rooms, in which food is regularly prepared for the public on the same premises.~~

...

~~Lodging place Lodginghouse means a building or group of attached or detached buildings that is permitted by the City under the Code of Ordinances, Appendix A- Zoning and Land Use Code as a bed and breakfast establishment; hotel, inn or motel; lodging house; or tourist home., lodging and/or dwelling units for occupancy for daily, or weekly persons not within the second degree of kindred to the person conducting the lodging house with or without board, in which common kitchen or living facilities may or may not be provided. The term "lodging house" shall not be meant to include the dormitories of charitable, educational or philanthropic institutions or associations, or any house where lodgings are let to less than five lodgers. A boarding house shall be considered a type of lodging house.~~

Sec. 22-41. Duration of licenses; expiration date. All licenses, except when otherwise provided, shall be for 12 months' duration and shall expire according to the following schedule:

...

Innkeepers.....	February
Junk collectors.....	November
<u>Lodging place</u> <u>Lodginghouse</u> operator.....	February

...

Code of Ordinances, Chapter 38, Fire Prevention and Protection

Sec. 38-26. Codes Adopted

(b) Specific Provisions: The City of Lewiston Fire Prevention Code incorporates by reference National Fire Protection Association (NFPA) #101, Life Safety Code, 2009 edition; NFPA #80, Standard for Fire Doors and other Opening Protectives, 2010 edition; and NFPA #220, Standard on Types of Building Construction, 2006 edition. Specific provisions of the Life Safety Code have been excluded to avoid conflict with the Maine Uniform Building and Energy Code, and several provisions have been modified to make the provisions specific to Maine. This section also includes rules governing portable classrooms and indoor and special pyrotechnic events.

8. For this section and the codes adopted herein, the term “family” has the same meaning as the term is defined in the Code of Ordinances, Appendix A- Zoning and Land Use Code, Article II.

Reason For Proposed Amendments

On February 21, 2017, the City Council enacted a moratorium on the issuance of any permits and/or licenses for lodging houses or dwellings with more than three unrelated persons. The reason for the moratorium was to provide the city time to investigate and prepare amendments to various sections of our code with respect to lodging houses. The impetus for the moratorium involved complaints regarding the number of college students living in dwelling units and the

adverse impacts created by noise, overcrowding, increased parking demand, etc. On July 8, 2017 the Council voted to extend the moratorium an additional six months to expire on February 9, 2018. There is a concern that city's current provisions may not be protecting the residential character of certain neighborhoods or protecting against unhealthy or unsafe conditions.

The proposed amendments will:

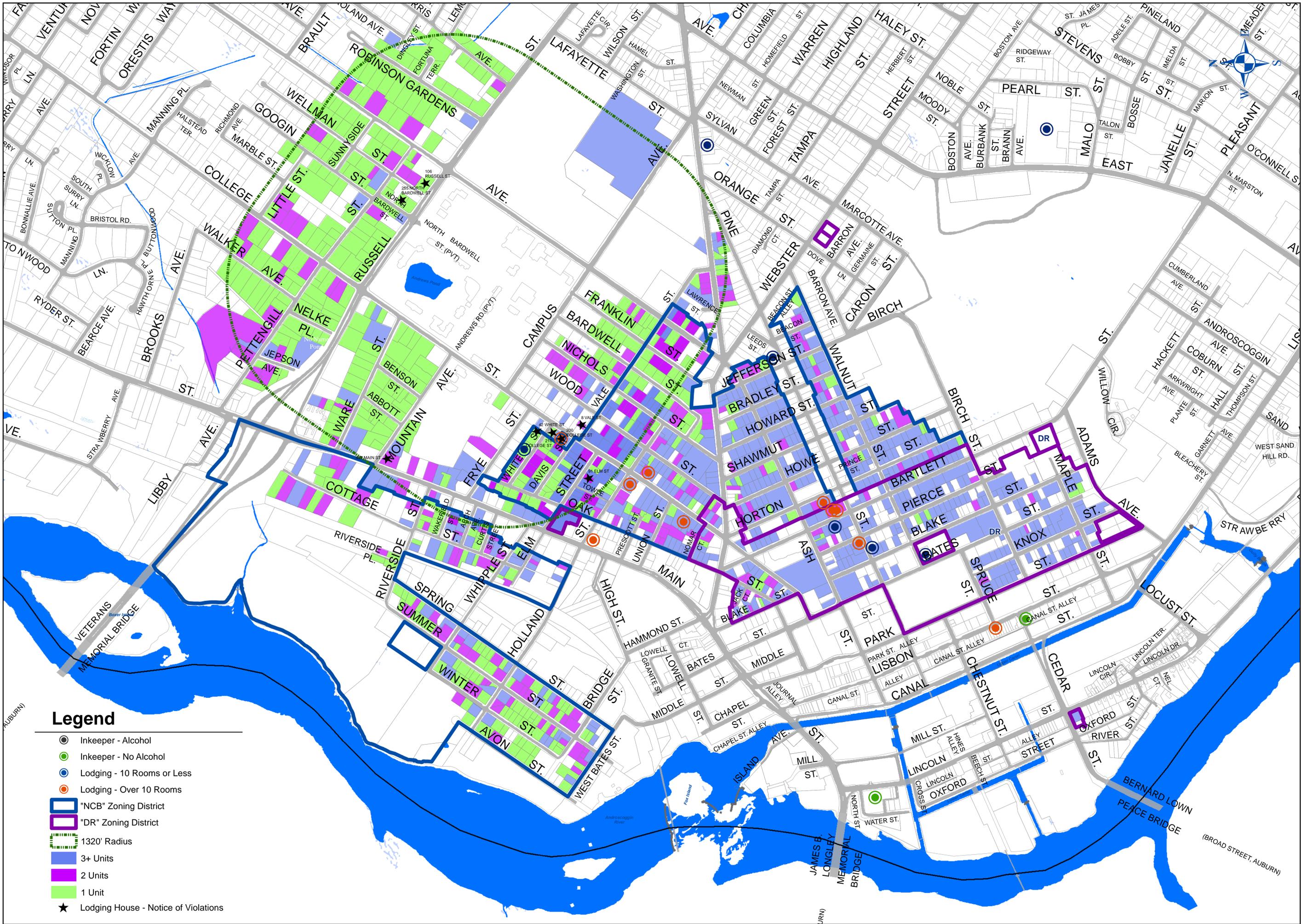
- Establish a definition for “family” and “family member”. Both provide clarification as to the relationship between occupants in a dwelling unit and the number of unrelated inhabitants allowed in a dwelling unit.
- Clarifies the definition of “lodging house” and “lodging place” in various sections of the Code of Ordinances. The definition specifies a dwelling occupied by more than one family is a lodging house.
- Specifies that a dwelling unit is used exclusively for one family or otherwise, shall be considered a lodging house.
- Adds provisions for the creation of a Neighborhood Conservation “B” Preservation (NCBP) overlay district. This will be a limited area of the Neighborhood Conservation “B” (NCB) district that will specifically prohibit the operation of lodging houses in effort to avoid adverse impacts (i.e. noise, overcrowding, increased parking demand, etc.) on the intended residential uses of properties in the area.
- Clarifies the city's adoption of National Fire Protection Association's (NFPA) code shall incorporate the term “family” as defined in Lewiston's Zoning and Land Use Code.
- Make zoning, fire prevention, and city licensing definitions more consistent with one another.
- Make city definitions consistent with the National Fire Protection Association (NFPA) requirements for when a dwelling unit becomes a lodging house unit.

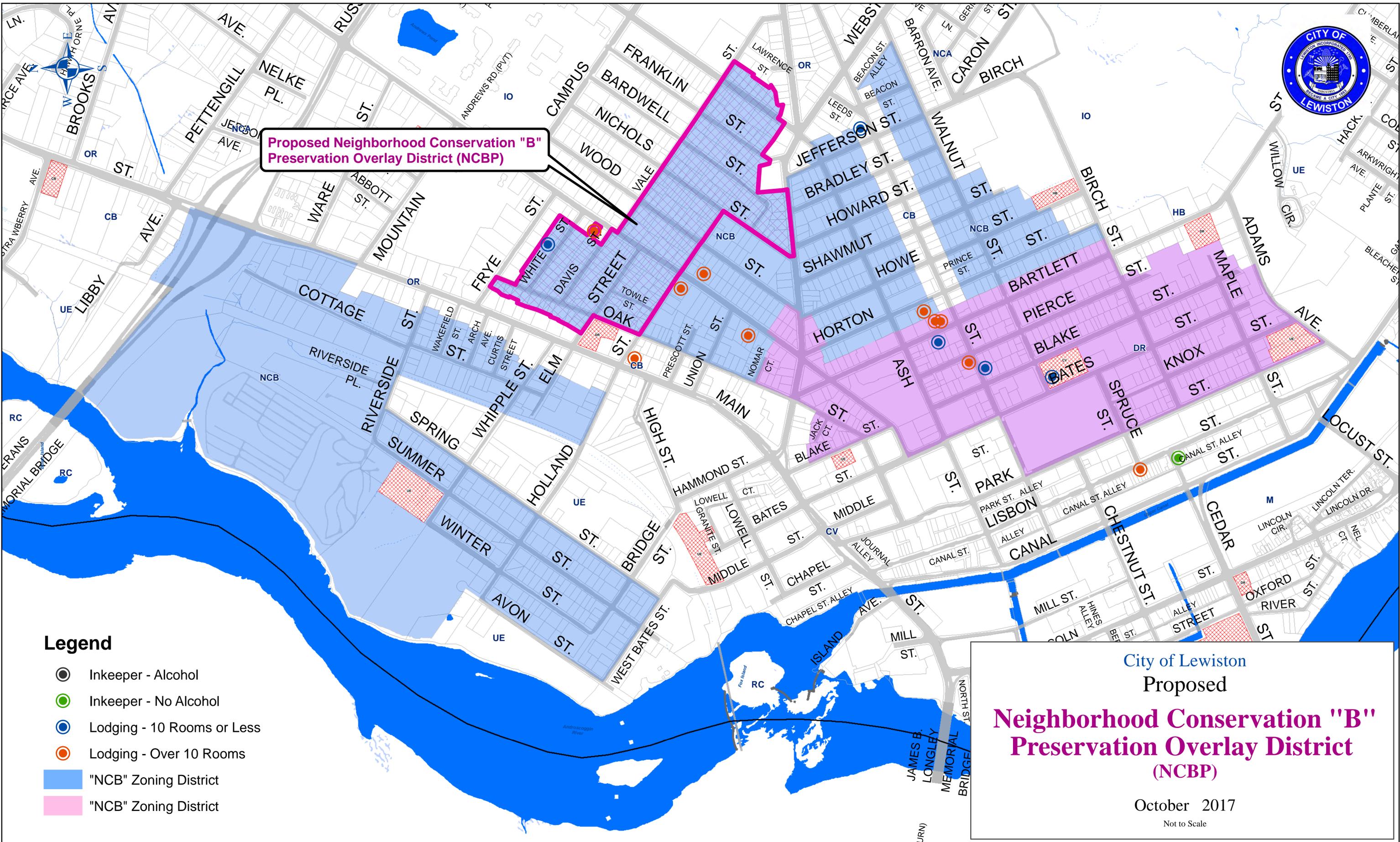
Consistency With The Comprehensive Plan

- Strengthen neighborhoods & expand housing choice. Promote distinct, safe, and vibrant neighborhoods with greater access to a diverse range of affordable and market-rate housing types to meet Lewiston's evolving population (p.116)
- Better Define Lewiston's Neighborhoods: The City could work with residents to clearly identify neighborhood boundaries. . . to help build a renewed sense of community for the residents who reside there (p. 179).
- Infill Growth Sectors are areas that are mostly or fully built-out in the City's historic development pattern but that still have vacant or underutilized land. Additional growth and development in these areas is desirable due to the presence of existing infrastructure. All of these should be rezoned as character-based districts to more easily enable context-appropriate investment in the City center (p. 125.G-5 Infill Growth Sector).
 - Lewiston contains a number of residential neighborhoods, some of which are within walking distance to the downtown core and others that require a short drive to access daily retail needs. There is strong support for protecting and strengthening these neighborhoods that are defined by an interconnected network of residential streets. Allow infill development and redevelopment in established

10/03/2017

residential neighborhoods that are compatible with traditional development patterns and densities (p. 128. Character District 3 Suburban Neighborhood).





**Proposed Neighborhood Conservation "B"
Preservation Overlay District (NCBP)**

Legend

- Inkeeper - Alcohol
- Inkeeper - No Alcohol
- Lodging - 10 Rooms or Less
- Lodging - Over 10 Rooms
- "NCB" Zoning District
- "NCBP" Zoning District

City of Lewiston
Proposed
**Neighborhood Conservation "B"
Preservation Overlay District
(NCBP)**
October 2017
Not to Scale



CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, City Planner
DATE: October 19, 2017
RE: October 23, 2017 Planning Board Agenda Item V (a)

A de minimis change request for an amendment to the Latulippe Development: Revision 5.

SurveyWorks, Inc. on behalf of David Langelier has submitted an amended subdivision plan for lot 9B of the Latulippe Development. This lot is located at the end of East Merrill Road obtaining it's frontage off a frontage right-of-way. Lot 9B consists of 5.6 acres and is zoned Rural Agriculture (RA). Both lots 9A and 9B were approved with specific building envelopes shown on the approved subdivision plan, limiting the area of development activity on each lot. This proposed amendment simply increases the building envelope on lot 9B from 1.12 acres to 1.45 acres. The revised envelope contains no wetlands and provides the owner more area and flexibility in developing the lot. Staff supports the proposed amendment.

ACTION NECESSARY

Make a motion pursuant to Article XIII, Section 4(k) and 5 of the Zoning and Land Use Code to approve a de minimis change request for an amendment to the Latulippe Development: Revision 5, increasing the building envelope on lot 9B.



Survey Works, Incorporated

Land Use Consultants
www.surveyworksinc.com

October 17, 2017

David Hediger, Deputy Director/City Planner
City of Lewiston
27 Pine Street - 3rd Floor
Lewiston, ME 04240

RE: East Merrill Road, Lot 9B Latulippe Development

Dear Mr. Hediger,

David Langelier, owner of "Lot 9B" of the "Latulippe Development", respectfully requests that he be added to the next feasible Planning Board Agenda for review and approval of a minor change to enlarge the building window of Lot 9B.

The minor change request is to allow for building on higher ground and to be able to achieve gravity feed for the proposed disposal field.

Sincerely,

By: George A. Courbron
In his capacity as President, SWI

WARRANTY DEED

We, **MARK C. LABONTE** and **LISA MARIE R. LABONTE**, with a mailing address of 465 College Street, Lewiston, Maine 04240, for consideration paid, grant to **DAVID J. LANGELIER**, with a mailing address of 368 East Avenue, Lewiston, Maine 04240 and **GEORGE C. LANGELIER**, with a mailing address of 56 Laurier Street, Lewiston, Maine 04240, with **WARRANTY COVENANTS**, as Joint Tenants, a certain lot or parcel of land, together with the any improvements thereon, situated in Lewiston, County of Androscoggin, and State of Maine, bounded and described as follows:

Lot 9B on a Plan entitled "Re-Approval to Latulippe Development Revision 4, Amendment to Lot 9" dated February 15, 2010 prepared by SurveyWorks, Inc. and recorded in the Androscoggin County Registry of Deeds in Plan Book 48, Page 23.

Also including an easement for a right of way from Lot 9B to the East Merrill Road across Lot 9A as depicted on said Plan. This easement shall be for all purposes of a right of way to benefit the real estate conveyed herein described as Lot 9B on the above referenced Plan and shall include, without limitation, the following:

1. The right of ingress and egress by foot and by vehicle of any sort whatever;
2. At Grantees' sole cost, unless the owner(s) of Lot 9A utilize(s) the right of way for access to Lot 9A, then the cost shall be equally divided, the right to construct, maintain, repair, grade, excavate, fill, pave and improve the full width of the right of way;
3. At Grantees' sole cost, the right to install, construct, maintain, repair and replace within the right of way, both above and below ground, utility services to include, without limitation, facilities necessary or convenient for the transmission of electricity, gas, telephone communications, cable television, computer communications, sewerage, water and such similar services which are currently available or in the future may become available.

The easement is not limited to any current use of the property served by the easement but shall serve any lawful purpose to which said property may be put in the future.

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

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

For source of title reference may be made to a certain instrument from Christine A. Bilodeau f/k/a Christine A. Gravel to Mark C. Labonte and Lisa Marie R. Labonte dated February 24, 2010 and recorded on February 25, 2010 in the Androscoggin County Registry of Deeds in Book 7887, Page 32.

WITNESS our hands and seals this 24th day of August, 2017.


Witness


Mark C. Labonte


Witness

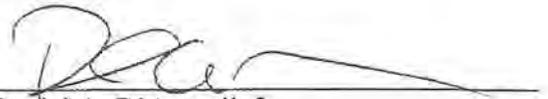

Lisa Marie R. Labonte

STATE OF MAINE
ANDROSCOGGIN, SS.

August 24, 2017

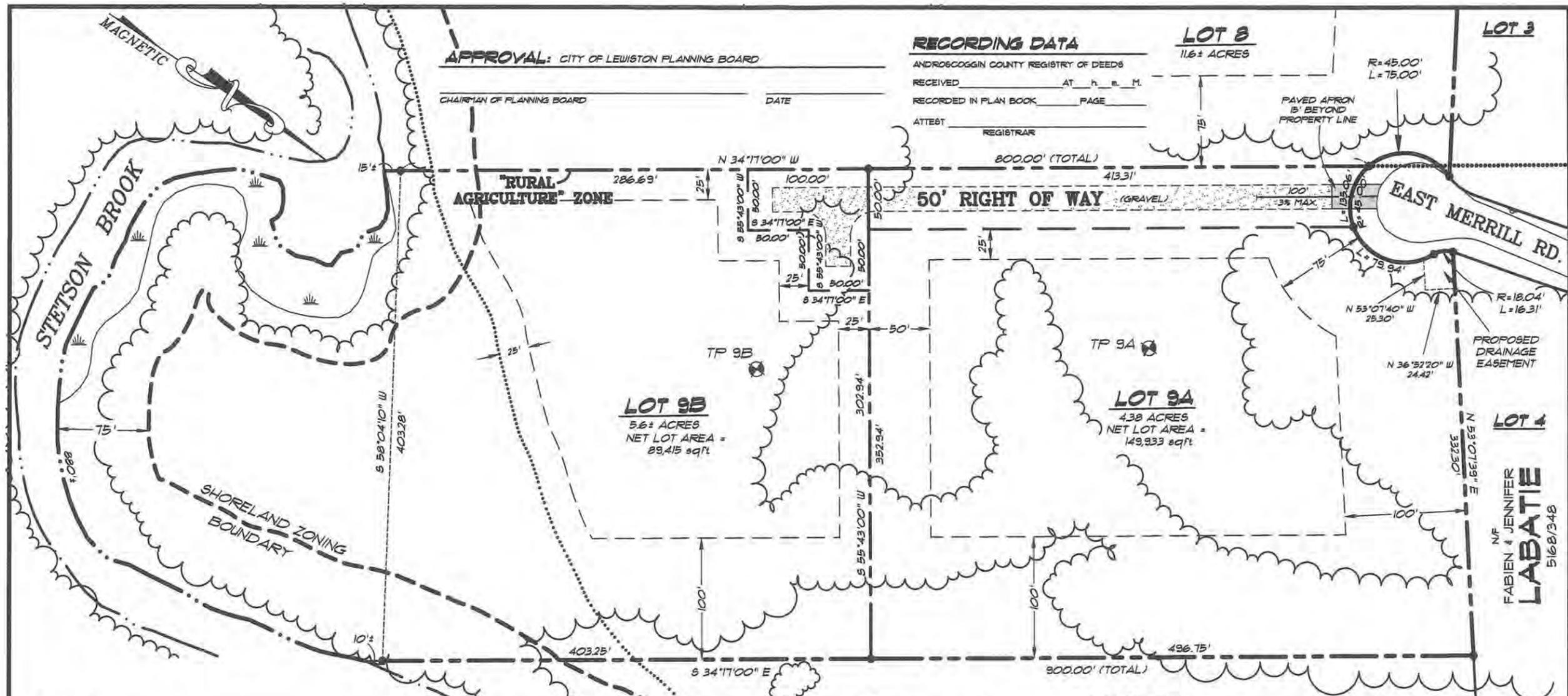
Personally appeared the above-named **Mark C. Labonte** and **Lisa Marie R. Labonte** and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Daniel A. D'Auteuil, Jr.
Attorney at Law

F:\DAD\Clients\langelier,dave\10 East Merrill Rd Lewiston\Warranty Deed.docx

Maine Real Estate Transfer Tax Paid
TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED



APPROVAL: CITY OF LEWISTON PLANNING BOARD
 CHAIRMAN OF PLANNING BOARD _____ DATE _____

RECORDING DATA
 ANDROSCOGGIN COUNTY REGISTRY OF DEEDS
 RECEIVED _____ AT _____ P. M.
 RECORDED IN PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTRAR _____

LOT 8
 11.6± ACRES
 R=45.00'
 L=75.00'

LOT 9B
 5.6± ACRES
 NET LOT AREA = 29,415 sqft

LOT 9A
 4.38 ACRES
 NET LOT AREA = 149,933 sqft

LOT 4
 N/F JENNIFER LABATIE
 5168/348

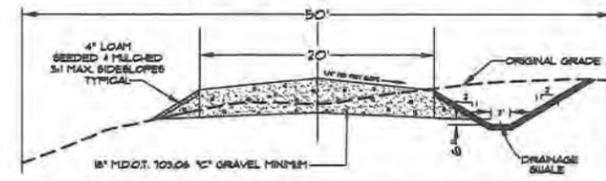
NOTES

- ALL BEARINGS REFER TO MAGNETIC NORTH AS OBSERVED IN AUGUST 1992 AND SHOWN ON A PLAN ENTITLED "SURVEY OF PROPERTY FOR HALE BROTHERS, INC.", PREPARED BY COURBRON GOTTO ASSOCIATES, INC.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
- OWNER OF RECORD: SEE DEED OF MARK C. AND LISA MARIE R. LABONTE TO DAVID J. AND GEORGE C. LANGELIER DATED AUGUST 24, 2011 AND RECORDED AT SAID REGISTRY IN BOOK 3672, PAGE 251.
- TOTAL AREA OF LOT 9B BUILDING ENVELOPE FOR THIS REVISION = 1.48 ACRES. TOTAL BUILDING AREA OF LOT 9B PRIOR TO THIS PLAN (REFERENCE NOTE 5E) = .112 ACRES.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 A) "DEFINITION OF COLLEGE STREET", RECORDED AT SAID REGISTRY IN PLAN VOLUME I, PAGES 34 & 10.
 B) "LATULIPPE DEVELOPMENT", DATED JULY 25, 1973 AND RECORDED AT SAID REGISTRY IN PLAN BOOK 24, PAGE 30.
 C) "LATULIPPE DEVELOPMENT, REVISION I" DATED JUNE, 1997 AND RECORDED AT SAID REGISTRY IN PLAN BOOK 33, PAGE 50.
 D) "LATULIPPE DEVELOPMENT, REVISION II" DATED JUNE, 1999 AND RECORDED AT SAID REGISTRY IN PLAN BOOK 34, PAGE 182.
 E) "LATULIPPE DEVELOPMENT, REVISION III" DATED JULY, 2003 AND RECORDED AT SAID REGISTRY IN PLAN BOOK 43, PAGE 45.
 D) "LATULIPPE DEVELOPMENT, REVISION 4" DATED JULY 18, 2005 AND RECORDED AT SAID REGISTRY IN PLAN BOOK 44, PAGE 181.
 E) "RE-APPROVAL TO LATULIPPE DEVELOPMENT, REVISION 4 AMENDMENT TO LOT 9B" DATED FEBRUARY 15, 2010 AND RECORDED AT SAID REGISTRY IN PLAN BOOK 48 PAGE 23.
- NO WETLANDS PER MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ARMY CORPS OF ENGINEERS DEFINITION WERE IDENTIFIED WITHIN THE BUILDING WINDOWS.
- ALL IMPROVEMENTS, EXCEPT FOR UTILITIES AND DRIVEWAYS, MUST BE LOCATED WITHIN THE BUILDING WINDOWS.
- IT IS THE RESPONSIBILITY OF THE LOT OWNERS OF THOSE LOTS FROM WHICH FRONTAGE IS OBTAINED OFF THE RIGHT OF WAY TO ASSURE THE LONG-TERM MAINTENANCE, REPAIR, REPLACEMENT AND IMPROVEMENTS WITHIN THE RIGHT OF WAY.
- 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.
- THE PURPOSE OF THIS PLAN IS TO AMEND THE BUILDING ENVELOPE ON LOT 9B OF THE LATULIPPE DEVELOPMENT THAT WAS SIGNED BY THE LEWISTON PLANNING BOARD FEBRUARY 15, 2010 AND RECORDED IN SAID REGISTRY IN PLAN BOOK 48 PAGE 23. ALL NOTES AND CONDITIONS OF APPROVAL OF THE AFOREMENTIONED PLAN SHALL REMAIN IN FULL FORCE AND EFFECT.

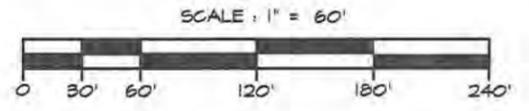
N/F GERARD & SUSAN MARTINEAU
 3335/311

LEGEND:

- IRON PIPE OR ROD FOUND
- IRON ROD WITH SURVEYOR'S I.D. CAP SET
- PROPERTY LINES
- N/F NOW OR FORMERLY
- 3335/311 BOOK AND PAGE NUMBER
- HIGH WATER MARK



TYPICAL ROAD CROSS SECTION
 NOT TO SCALE



**LATULIPPE DEVELOPMENT
 REVISION 5
 AMENDMENT TO LOT 9B (SEE NOTE 10.)**

EAST MERRILL ROAD - LEWISTON, MAINE
 ANDROSCOGGIN COUNTY
 PREPARED FOR

DAVID LANGELIER
 368 EAST AVENUE - LEWISTON, MAINE 04240



SurveyWorks, Inc.

Land Use Consultants
 528 RIVER ROAD
 Greene, Maine 04236

OCTOBER 16, 2011

JOB NO. 10-4001
 FILE NAME 10-4001DWG



CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, City Planner
DATE: October 19, 2017
RE: October 23, 2017 Planning Board Agenda Item V(b)

623 Webster Street: Land Acquisition for LWCF

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.

As the Board is aware, the City has been working with the State Bureau of Parks and Lands in effort to satisfy their requirements related to Land Water Conservation Fund (LWCF) projects from the 1970's. These efforts include finding replacement property of equal or higher market value to substitute for properties no longer in use from when funding was provided in the 1970's.

In working with the state, it has been determined the city's acquisition of the parcel at 623 Webster Street would be a suitable replacement for lost land when combined with the abutting city owned parcel at 325 Alfred Plourd Parkway. The property at 623 Webster consists of 6.19 acres and is zoned Neighborhood Conservation "A" (NCA). The property is assessed at \$131,780; however, it is tax exempt due to MDOT's use of the site for wetland mitigation purposes.

Reference should be made to City Administrator Ed Barrett's memorandum dated October 16, 2017

ACTION 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 acquisition of 623 Webster Street (including, if any, specific conditions raised by the Planning Board).



EXECUTIVE

Edward A. Barrett, City Administrator
Denis D'Auteuil, Deputy City Administrator

October 16, 2017

To: Finance Committee
Fr: Edward A. Barrett
Su: Land Acquisition – Webster Street MDOT Mitigation Site

The Finance Committee is requested to provide a positive recommendation that the City acquire the MDOT wetland mitigation site located on Webster Street between Jan's Boulevard and Alfred Plourde Parkway. This site is adjacent to City owned land at the intersection of Webster and Alfred Plourde that the City is proposing as replacement property for a prior Land and Water Conservation Fund Grant supported property once located near the intersection of Lincoln Cedar Streets in downtown.

In 1970, the City received a LWCF grant to purchase and install an above ground pool in a playground area surrounding the then Couture Community Center located near the intersection of Lincoln and Cedar (see attached map). The pool remained at this location until about 2006, or for roughly 35 years. The property owned by the City was subsequently sold to the Lewiston Auburn Railroad Company as part of its effort to secure a potential rail corridor in the area. Unfortunately, it appears that those involved in this transaction were not aware of the LWCF restrictions placed on it in 1970. Those restrictions require that any property assisted by a LWCF grant be maintained in perpetuity as public open/recreational space.

The responsibility for monitoring LWCF properties throughout Maine rests with the State Bureau of Parks and Lands. It appears that the state did no monitoring for many years. While this does not relieve the City of its own responsibility to have recognized and abided by the LWCF requirements, it helps to explain why these restrictions were apparently forgotten at the time the property was sold.

The City was contacted in 2016 by a representative of the State Bureau of Parks and Lands who requested that the City provide an update on all of its varied LWCF assisted recreational areas. As these were reviewed, the issue with this property was discovered.

Under LWCF regulations, the City is now required to find a replacement property of equal or higher market value to substitute for the property no longer maintained at Lincoln and Cedar. At the same time, the City was also dealing with a similar issue involving the Franklin Pasture property on which the new elementary school is being built, also covered by LWCF restrictions. This added complexity to the replacement issue since the City was required to locate substitute property for both projects.

To address the replacement issue, city staff first reviewed all City owned property to determine whether any existing parcels could be converted to recreation and open space use. Among the parcels reviewed was property recently donated to the City at the intersection of Webster and

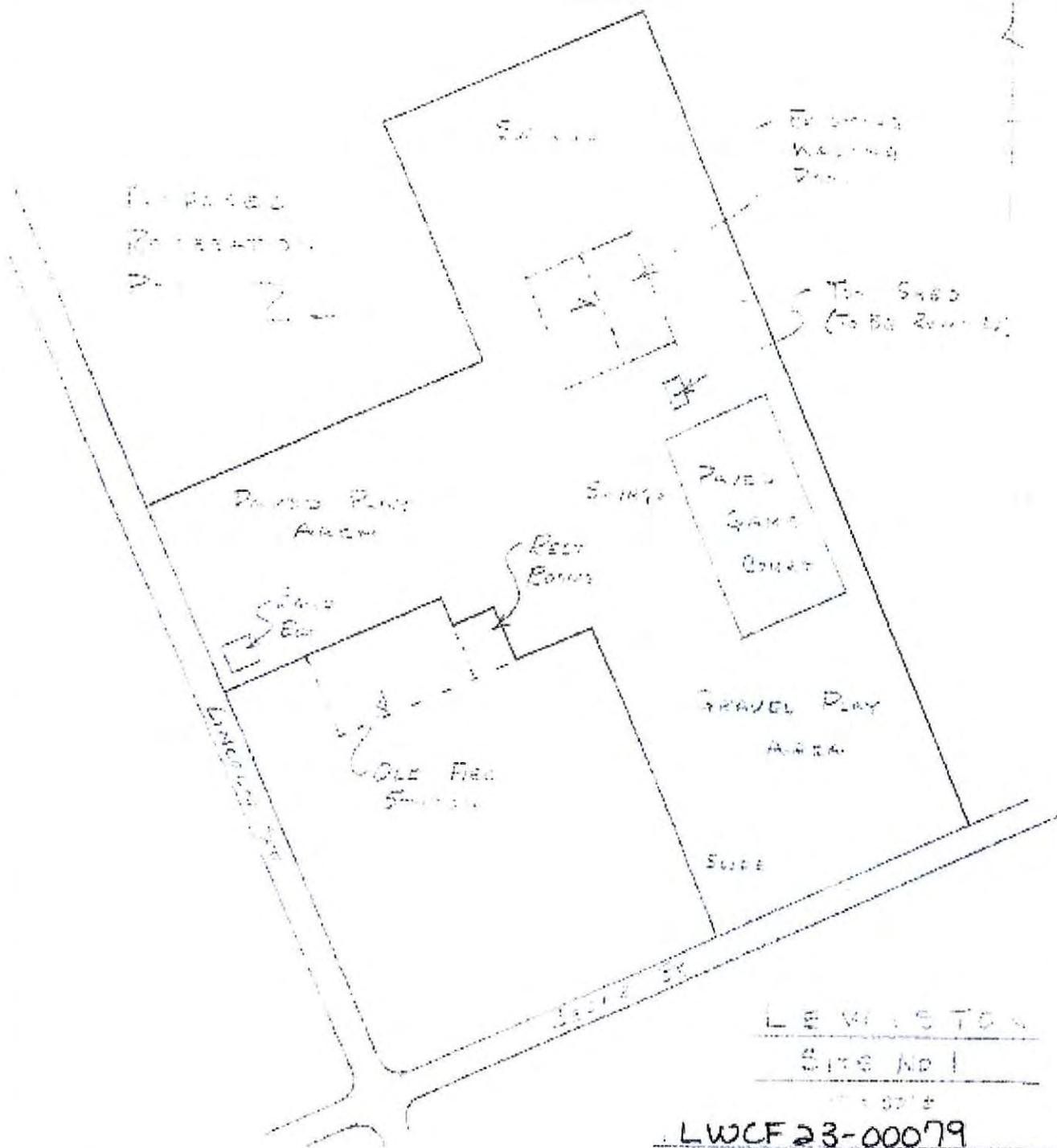
Plourde. We have reviewed this property, prepared a potential development plan for it, and discussed its viability as an acceptable replacement property with the State employee responsible for the LWFC. Please see the attached map and pictures showing the property and the proposed trail system.

As you can see from the map, the property is partially split by a wedge of land owned by the Maine Department of Transportation. MDOT acquired this property to develop a wetland as mitigation for wetlands impacted by the construction of Alfred Plourde Parkway. In order to best develop this property for open space and recreational purposes, the MDOT property should be integrated into the overall parcel. This is also required for LWCF purposes since non-owned recreational areas do not qualify for consideration.

This parcel is covered by environmental restrictions relating to the created wetlands. A copy of these restrictions is attached. Note, however, that the wetlands are well-established, and the property requires a minimum of maintenance and supervision.

MDOT has indicated a willingness to transfer this property to the City so that it can be integrated into our overall open space plan for the larger property. This would require that the City accept the obligations that go with the conservation restrictions.

We are seeking a recommendation from the Planning Board that the City accept ownership of this property.



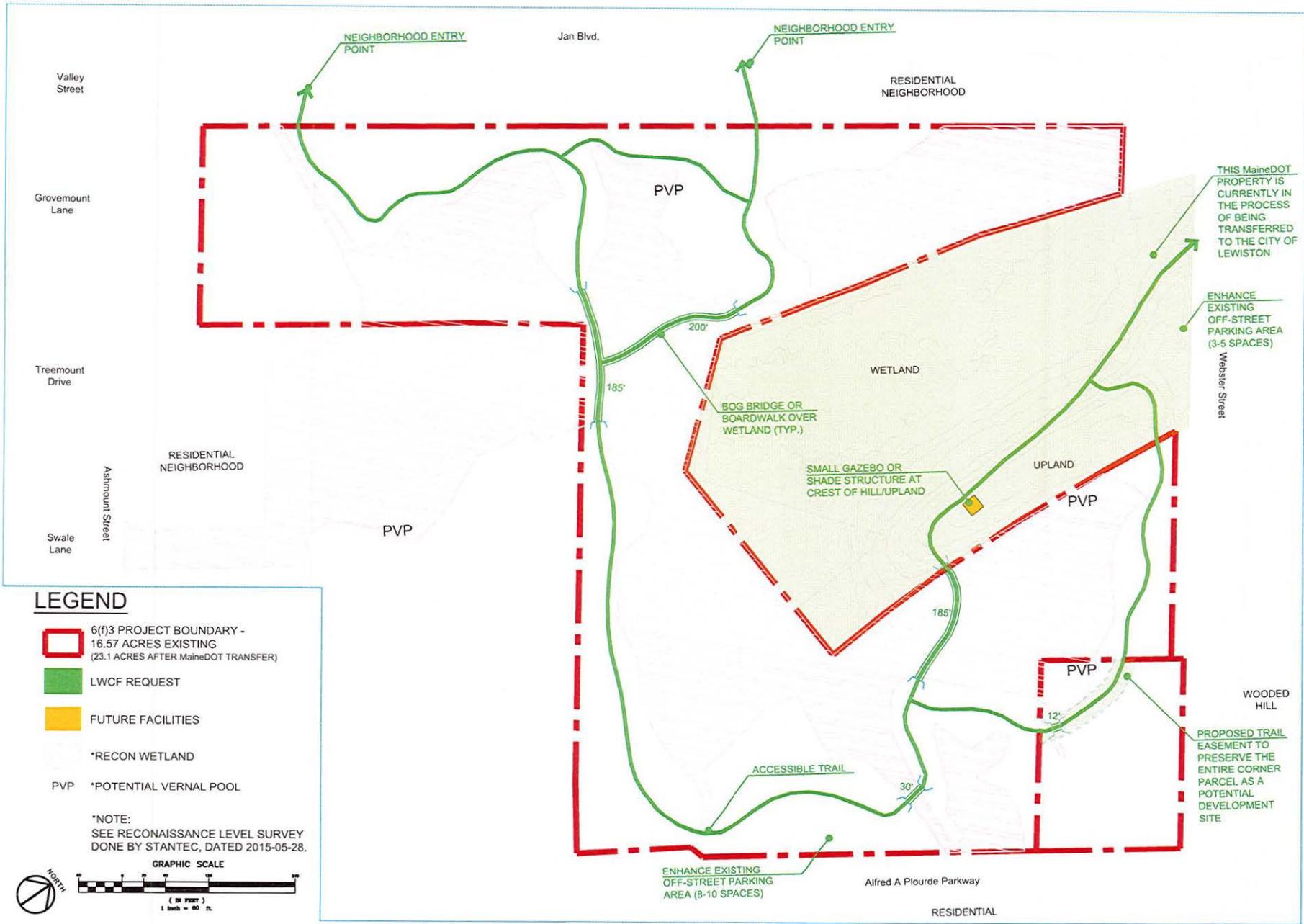
LEWISTON
 Site No 1

LWCF 23-00079

MAINE STATE PARK
 AND

RECREATION COMMISSION
 AUGUSTA, MAINE

PLAN 2 4-4-70



NOTES:
This plan was created using the following data:
Geo. Data from the City of Lewiston
Lidar and parcel data from ME OGIS
Parcel Data from the Town of Lewiston GIS Department

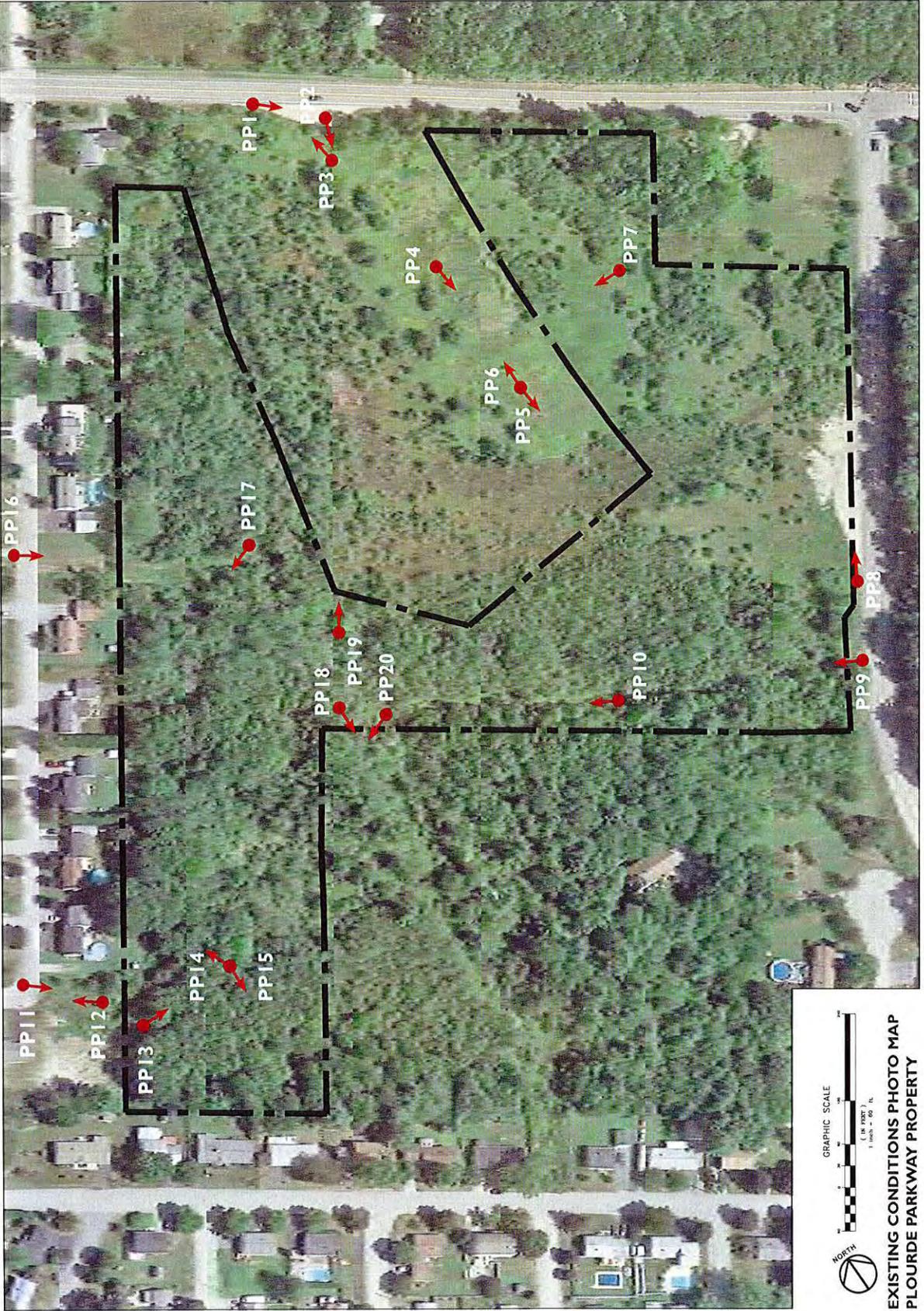


Terrence J. O'Neil & Associates
Landscape Architects & Planners
111 West Main Street, Lewiston, ME 04205
Telephone: 207.468.0737 Fax: 207.464.0275
www.tjdand.com



Plourde Park
325 A.A. Plourde Parkway
Lewiston, Maine
Applicant:
City of Lewiston

Sept. 29 2017
[1]



EXISTING CONDITIONS PHOTO MAP
PLOURDE PARKWAY PROPERTY



PP1: View looking southeast toward the existing Webster Street access and parking area to the MaineDOT wetland mitigation site.



PP2: View looking south toward the access to the MaineDOT wetland mitigation site.

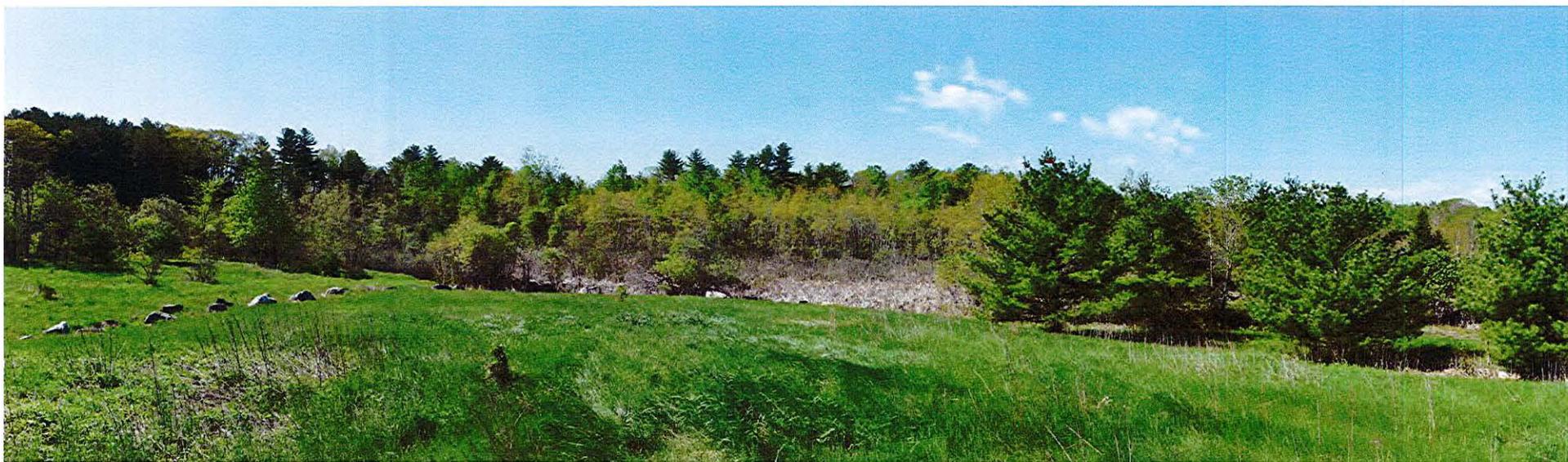


PP3: View looking North back toward the existing access and parking area on Webster Street.



PP4 (Left): View looking south near the crest of the hill.

PP5 (Below): View looking south from the crest of the hill on the MaineDOT wetland mitigation site. The hill has sweeping views of the surrounding area.





PP6 (Above): View looking back North from the crest of the hill. The surrounding topography and vegetation create excellent sound buffers from roads and nearby neighborhoods



PP7 (Left): View looking west with wetlands in the foreground and the MaineDOT mitigation site in the background.



PP8: View looking north toward the existing parking area from the snowmobile trail access point off of Alfred A. Plourde Parkway.



PP9: View looking northwest down the existing snowmobile trail off of Alfred A. Plourde Parkway.



PP10: View looking northwest down the existing snowmobile trail within the site.



PPI1: View looking southeast at the potential site access point off of the intersection of Denise Street and Jans Boulevard.



PPI2: View looking northwest from the property line of the site back toward the intersection of Denise Street and Jans Boulevard .



PP13: View looking east into the site...



PP14: View looking north toward an existing brook...



PP15: Forest character



PPI6: View looking southeast into the site of the existing paper street access point.



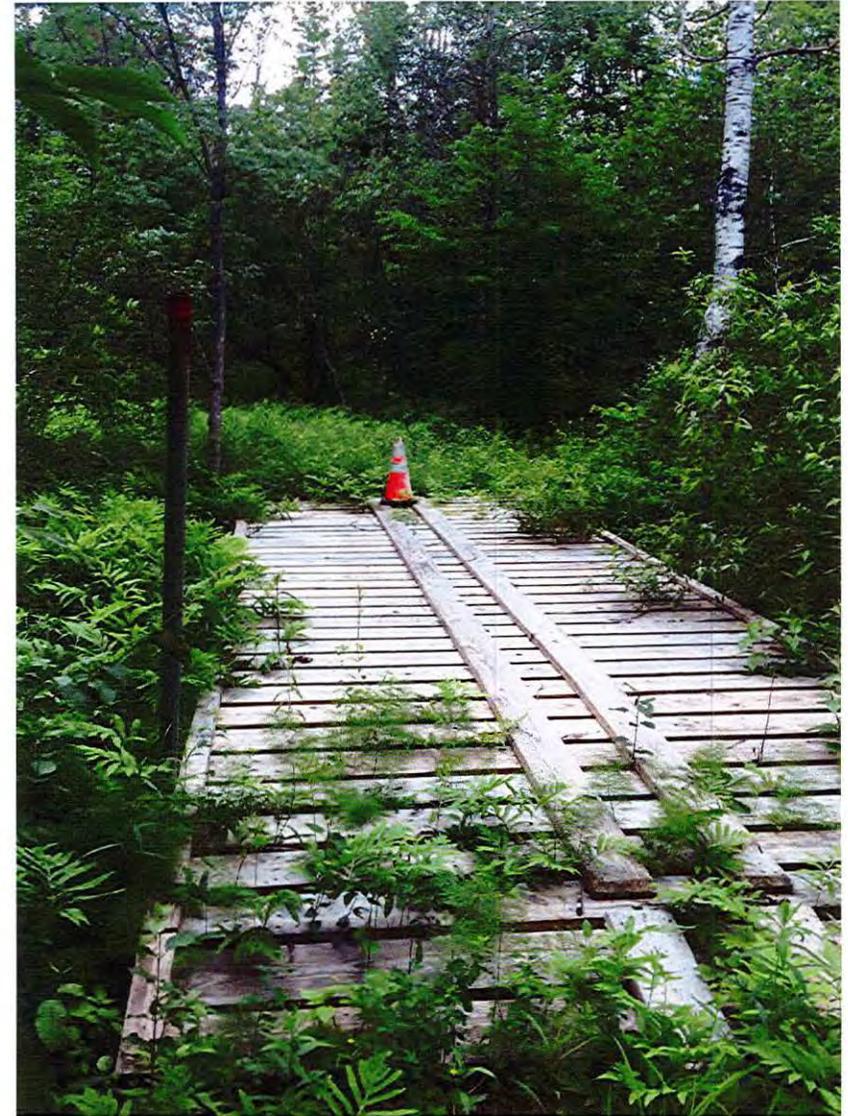
PPI7: View looking north along the existing clearing with access to the paper street.



PP18: View looking south out of the site down the corridor of the existing snowmobile trail. A house on Ashmount is almost in view at the terminus.



PP19: Existing winter bridge on snowmobile trail.



PP20: Existing newer looking winter bridge on the snowmobile trail. It's not clear whether the post on the left with the red tip represents the property line or not.

**DECLARATION OF COVENANTS AND RESTRICTIONS
AFFECTING PROPERTY OF THE STATE OF MAINE, by and through its
DEPARTMENT OF TRANSPORTATION, located at WEBSTER STREET,
LEWISTON, ANDROSCOGGIN COUNTY, STATE OF MAINE**

THIS DECLARATION is made this 4TH day of MARCH, 1998, by the **STATE OF MAINE**, by and through its Department of Transportation, having an address of 16 State House Station, Augusta, ME 04333-0016, (hereafter "Department");

WHEREAS, the Department holds title to certain real property situated in Lewiston, Maine, as described and as shown on Maine Department of Transportation Right-of-Way Map, State Highway "18", City of Lewiston, Androscoggin County, Federal Aid Project No. M-STP-0003(6)X, Part II, (PIN 002383.30), Sheet 18 of 18, dated September, 1995, on file in its office at Augusta, D.O.T. File No. 1-115, and described in Notice of Layout and Taking recorded in the Androscoggin County Registry of Deeds on April 29, 1996, in Book 3588, Page 269, said real property being more specifically described in Exhibit A, attached hereto and incorporated herein; and

WHEREAS, the real property described in Exhibit A shall provide compensatory mitigation for the environmental effects of the Department's transportation project known as the "Lewiston Connector"; and

WHEREAS, wetlands on the said real property shall be restored and preserved, pursuant to (1) Section 404 of the Clean Water Act (33 U.S.C. section 1344) and accompanying regulations; (2) permit issued by the Army Corps of Engineers (Permit Number 199500906); and (3) permit issued by the State of Maine, Department of Environmental Protection ("DEP") (Permit Number L-19052-31-A-N) (the real property described in Exhibit A, as restored and preserved, hereafter referred to as the "Protected Property"); and

WHEREAS, the Department, the DEP, and the Army Corps of Engineers, recognizing the functions and values of the Protected Property, have the common purpose of conserving the functions and values of the Protected Property by imposition of the within covenants and restrictions over the Protected Property, which covenants and restrictions shall benefit, protect and conserve the functions and values of the Protected Property, conserve and protect the indigenous plant and animal populations, and prevent the use of development of the Protected Property for any purpose or in any manner that would conflict with its condition, for the benefit of Hancock County and the people of the State of Maine; and

WHEREAS, the Protected Property, as restored and preserved, shall have significant educational, aesthetic, and ecological functions and values ("conservation values"); and

WHEREAS, preservation of the Protected Property is consistent with federal, state, and local governmental conservation policy; and

WHEREAS, the Department intends to convey to the State of Maine Department of Environmental Protection ("DEP") the right to preserve and protect the conservation values of the Protected Property by enforcing the covenants and restrictions set forth herein; and

WHEREAS, the DEP has the purpose of preserving and conserving the Protected Property for educational, aesthetic, and ecological values, and assuring that the Protected Property is maintained in its restored and preserved state; and

WHEREAS, the DEP agrees by executing this Declaration of Covenants and Restrictions, to enforce the covenants and restrictions herein, to honor the intentions of the Department stated herein, and to preserve and protect in perpetuity the conservation values of the Protected Property for the public benefit of this generation and the generations to come;

NOW THEREFORE, in consideration of the above, the Department does hereby covenant and agree that the Protected Property is and shall be held, and if conveyed shall be subject to, the restrictions, covenants, conditions, servitudes and easements set forth in the various clauses of this Declaration, which it is hereby covenanted and agreed shall inure to the benefit of and be binding upon the Department, its successors and assigns, and shall be binding upon the Protected Property as described herein, to wit:

1. PURPOSE: It is the purpose of this Declaration to assure that the Protected Property: (1) will be retained forever in its restored and preserved status; and (2) will not be used in a way that will significantly impair or impede the conservation uses of the Protected Property.

2. RIGHTS OF DEP: To accomplish the purposes of this Easement, the DEP (hereafter "DEP/Enforcer") shall have the following enforcement rights:

- a. The right to preserve and protect the conservation values of the Protected Property;
- b. The right to enter and inspect the Protected Property over other lands, easements, or rights-of-way of the Department (if any) at any reasonable time and in any reasonable manner provided that the time and manner of such entry does not unreasonably interfere with the uses of the Protected Property permitted hereunder or the quiet enjoyment of other lands of the Department (if any), and to enforce by proceedings at law or in equity the covenants hereinafter set forth, including the right to require restoration of the Protected Property to its condition prior to any breach hereof; and,

- c. The right to prevent any activity on or use of the Protected Property that is inconsistent with the purpose of this Declaration and to require the restoration of such areas or features of the Protected Property that may be damaged by any inconsistent activity or use.

3. USE OF THE PROPERTY: The Department may provide for access by the general public for limited educational and conservation purposes only. No commercial, industrial, agricultural, quarrying, or mining activities shall be permitted on the Protected Property. No motorized vehicles of any kind, including recreational vehicles, all-terrain vehicles, motorcycles, dirt bikes, and snowmobiles shall be permitted on the Protected Property except in emergencies and when necessary to the exercise of the Department's and the DEP/Enforcer's rights under the terms of this Declaration. No filling, paving, dumping, excavation, draining, dewatering or other alteration shall be made to the surface of the Protected Property other than that caused by the forces of nature. Any activity on or use of the Protected Property inconsistent with the purposes of this Declaration is prohibited.

4. RIGHTS OF DEPARTMENT: The Department reserves the right to enter and inspect the property and to undertake additional wetland restoration efforts, if any, as may be required by the permits described on page 1 of this Declaration and by applicable laws and regulations in effect on the date of this Declaration. The Department reserves the right to sell, give, or otherwise convey the Protected Property, provided such conveyance is subject to the terms of this Declaration; and the terms, conditions, covenants, restrictions and purposes imposed herein shall be binding upon the Department only so long as the Department shall own the Protected Property. In the event that the Protected Property shall be sold, said terms, conditions, covenants, restrictions and purposes imposed herein shall be binding upon all other successors to the Department in interest, and shall continue as a servitude running with the Protected Property in perpetuity. Nothing herein shall be construed to entitle any governmental agency to enforce the terms of this Declaration against the Department or its successors or assigns for any changes to the Protected Property due to causes beyond the Department's control, such as changes caused by fire, flood, storm, or the unauthorized wrongful acts of a third party.

5. CUTTING OF TIMBER AND VEGETATION: The destruction or removal of standing timber, plants, shrubs or other vegetation shall not be permitted, except, however, there are retained in the Department the following rights:

- a. The right to clear and restore vegetation that is damaged or destroyed by the forces of nature, such as fire or disease and with the prior written approval of the DEP/Enforcer

when necessary to prevent the spread of disease.

- b. The right to clear and restore vegetation, in the event of an emergency, when necessary to prevent the spread of fire.
- c. The right to gather, use or remove dead wood.

6. **SUCCESSORS:** Except as otherwise indicated herein, the covenants, terms, conditions, and restrictions of this Declaration shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors, and assigns and shall continue as a servitude running in perpetuity with the Protected Property.

7. **TERMINATION OF RIGHTS AND OBLIGATIONS:** A party's rights and obligations under this Declaration terminate upon transfer of the party's interest in the Protected Property, except that liability for acts or omissions occurring prior to transfer shall survive transfer.

8. **NOTICES:** Any notice, demand, request, consent, approval or any other communication regarding the Protected Property shall be in writing and shall be sent via certified mail addressed as follows:

To the Department: Maine Department of Transportation
 Office of Environmental Services
 16 State House Station
 Augusta, ME 04333-0016

To the DEP/Enforcer: Maine Department of Environmental Protection
 Bureau Director - Bureau of Land and Water Quality
 17 State House Station
 Augusta, ME 04333-0017

9. **RECORDATION:** The Department shall record this instrument in timely fashion in the official records of Androscoggin County, Maine.

10. **CONTROLLING LAW:** The interpretation and performance of this Declaration shall be governed by the laws of the State of Maine. This Declaration shall be liberally construed to effect the purposes as set forth in Section 1, above.

11. **SEVERABILITY:** If any provision of this declaration or the application thereof is found to be invalid, the remainder of the provisions of the Declaration, or the application of such

provisions to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.

12. ACCEPTANCE BY DEP/ENFORCER: The DEP/Enforcer joins in this Declaration for the limited purpose of accepting the rights and duties applicable to the DEP/Enforcer, as set forth in this instrument.

IN WITNESS WHEREOF the Department and DEP/Enforcer have executed and sealed this document the day and year first above written.

STATE OF MAINE
DEPARTMENT OF
ENVIRONMENTAL PROTECTION

Rynn A Bangs
Witness

By: *[Signature]*
By: Edward O. Sullivan
Its: Commissioner

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION

[Signature]
Witness

By: *[Signature]*
By: John G. Melrose
Its: Commissioner

STATE OF MAINE
COUNTY OF KENNEBEC, ss.

Dated: MARCH 4 , 1998

Then personally appeared the above named John G. Melrose, Commissioner, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the Maine Department of Transportation.

Before me, *[Signature]*

~~Attorney~~ Notary Public
Print Name: *SHARON R. DUNN*
My Commission Expires: *12/1/2004*



EXHIBIT A

Beginning at a point sixty and no hundredths (60.00) feet westerly from and as measured along a line normal to the State Highway "18" Base Line at Station 163+00;

Thence S. $84^{\circ}57'14''$ W. two hundred and no hundredths (200.00) feet to a point;

Thence N. $46^{\circ}21'32''$ W. one hundred ninety-four and seventy-six hundredths (194.76) feet to a point;

Thence N. $14^{\circ}17'31''$ E. two hundred and no hundredths (200.00) feet to a point three hundred forty (340) feet westerly from and as measured along a line normal to the Base Line at Station 166+00;

Thence N. $9^{\circ}21'12''$ E. two hundred twenty-four and twenty-two hundredths (224.22) feet to a point three hundred fifteen (315) feet westerly from and as measured along a line normal to the Base Line at station 168+00;

Thence N. $18^{\circ}11'00''$ E. two hundred sixty-six and nine hundredths (266.09) feet to a point fifty (50) feet southwesterly from and as measured along a line at right angles to the Webster Street Base Line at Station 919+75;

Thence S. $54^{\circ}23'12.1''$ E. one hundred twenty five and no hundredths (125.00) feet to a point fifty (50) feet southwesterly from and as measured along a line at right angles to the Webster Street Base Line at Station 918+50;

Thence S. $18^{\circ}57'32.8''$ E. two hundred thirteen and sixty hundredths (213.60) feet to a point sixty (60) feet westerly from and as measured along a line normal to the State Highway "18" Base Line at Station 168+00;

Thence southerly along a curved line sixty (60) feet westerly from and concentric with the State Highway "18" Base Line, five hundred ten and forty seven hundredths (510.47) feet to the point of beginning.



EXECUTIVE

Edward A. Barrett, City Administrator
Denis D'Auteuil, Deputy City Administrator

October 19, 2017

To: Members of the Planning Board
Fr: Edward A. Barrett
Su: Concept Plan – Cote Park

The new elementary school in Franklin Pasture is being constructed on property formerly benefited for a Land and Water Conservation Grant. That grant supported the construction of the athletic fields adjacent to the High School. In order to convert this property for educational uses, the City is required to identify other open space/recreational areas of a similar or greater market value that will be developed to replace the lost property.

The Franklin Pasture property will be replaced by a number of properties including Druin Field, which has been purchased by the School Department, the Hudson Bus parcel on Bartlett Street for which the City is currently working on development plans that will include soccer and pickle ball fields, and a parcel of City owned land on Cote Street that will be redeveloped into a neighborhood park with trails.

A concept plan for Cote Street has been developed and is attached. The parcel is generally bounded by Ashmount Street on the South and residential properties fronting on Hilltop Avenue, Cote Street, and Webster Street. The first map shows the location of the parcel and the surrounding neighborhood. The next presents a plan for the entire parcel. The final one provides more detail on the proposed playground that will be located at the southern end of the parcel adjacent to Ashmount Avenue and near an adjacent multi-family housing project.

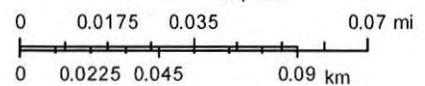
At this point, I would like to review the concept plan with you and receive any initial comments or feedback on the proposal.

City of Lewiston



October 19, 2017

1:2,400



parcels

— Proposed

— City Limits

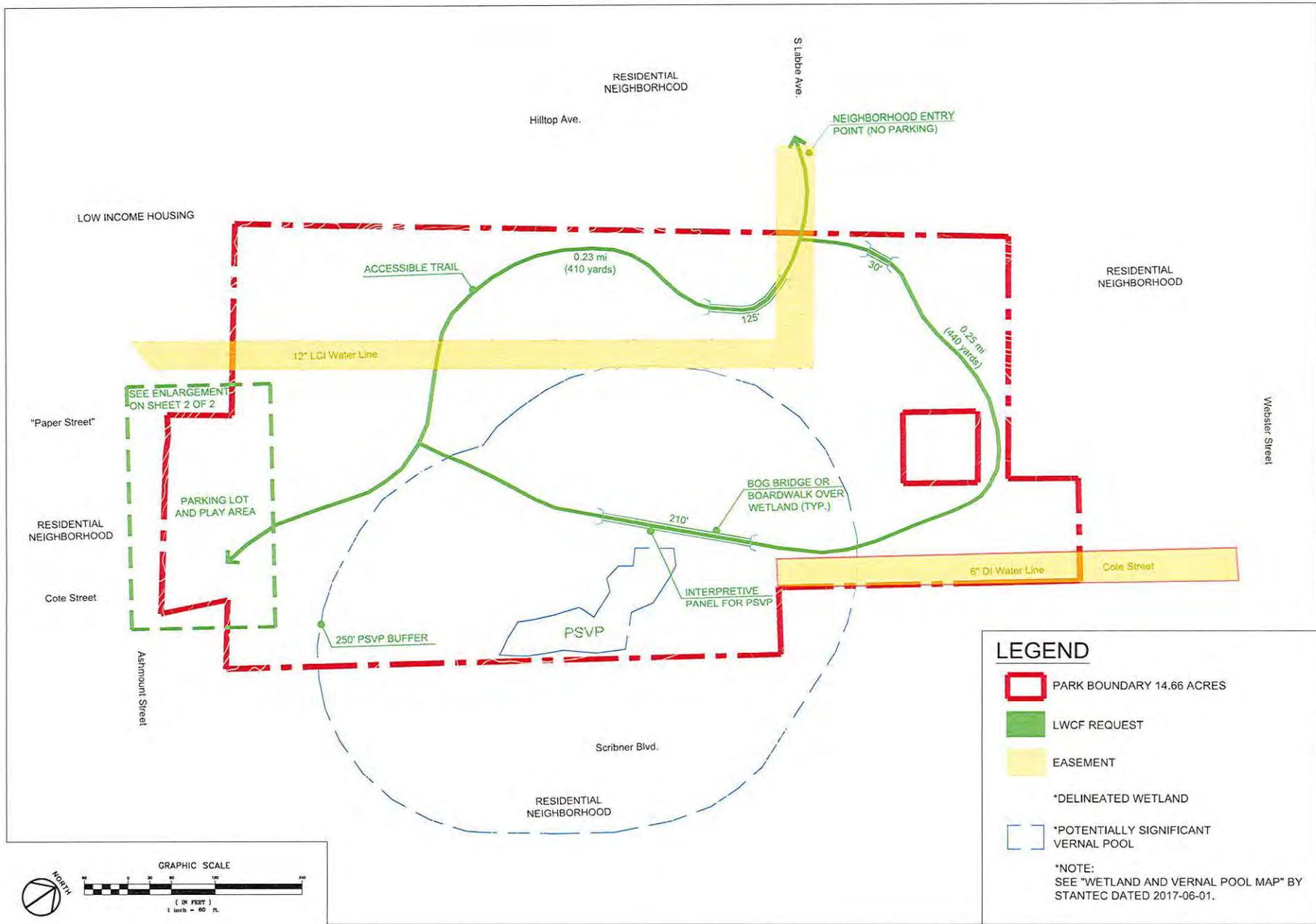
— Railroad Polyline

sde.DBO.LEW_parcel_lines

— Mobile Home Lot

— Parcel Line

Lewiston, Maine
 Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



LEGEND

- PARK BOUNDARY 14.66 ACRES
- LWCF REQUEST
- EASEMENT
- *DELINEATED WETLAND
- *POTENTIALLY SIGNIFICANT VERNAL POOL

*NOTE:
SEE "WETLAND AND VERNAL POOL MAP" BY STANTEC DATED 2017-06-01.

NOTES:
This map was created using the following data:
Google Earth aerial from September 2015
Lidar and parcel data from ME GIS
Topographic data from the town of Lewiston GIS Department

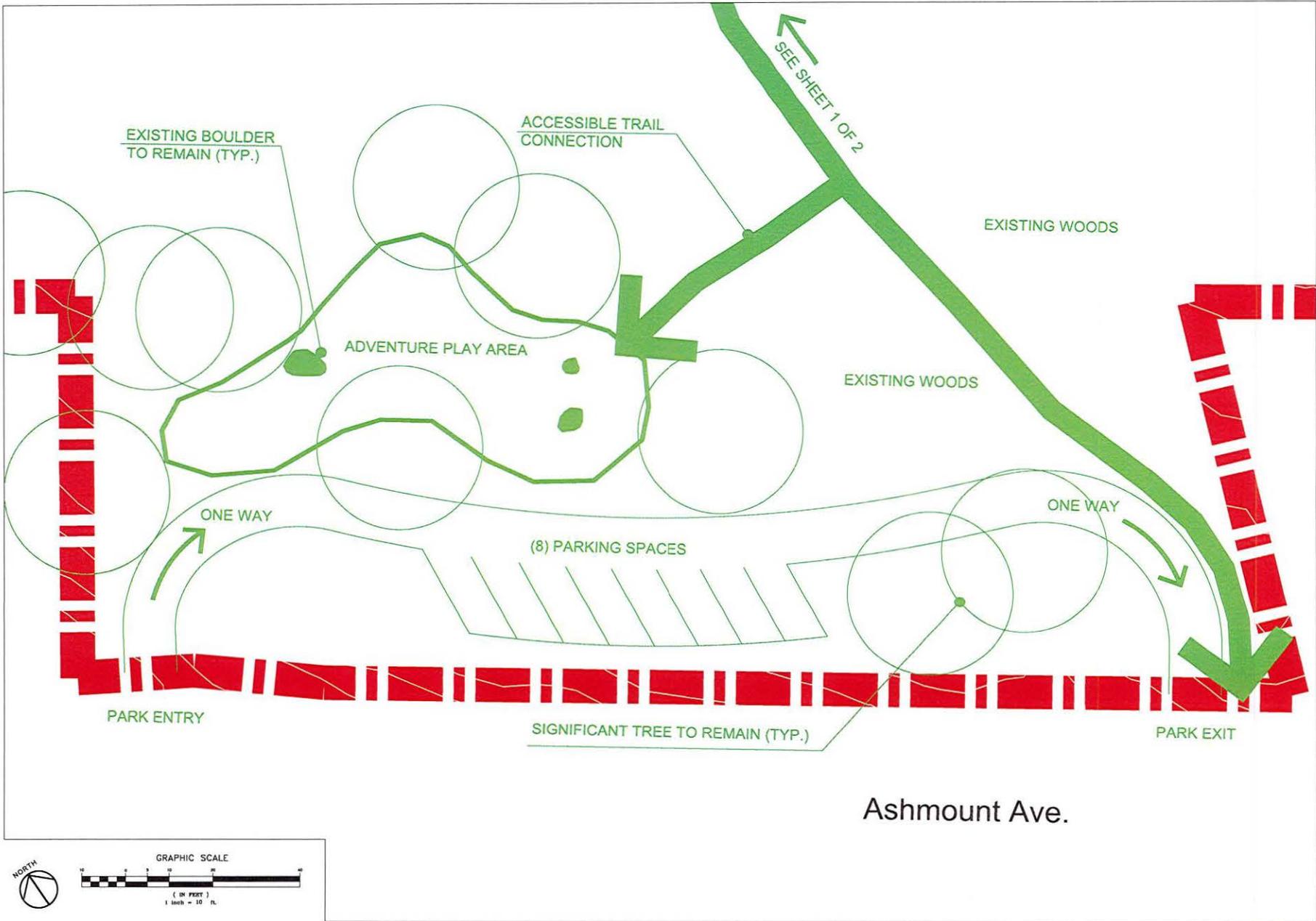


Terrence J. DeWan & Associates
Landscape Architects & Planners
131 West Main Street, Lewiston, ME 04246
Telephone: 207.846.0757 Fax: 207.846.8975
Web: tjda.net



Applicant:
City of Lewiston

Cote Street Park
76 Cote Street
Lewiston, Maine



NOTES:
 - All work shown, unless otherwise noted,
 is based on aerial data from September 2015.
 - All work shown, unless otherwise noted,
 is based on aerial data from ME 0018
 Department.



Terrence J. DeWan & Associates
 Landscape Architects & Planners
 121 West Main Street, Lewiston, ME 04203
 Telephone: 207.846.0232 Fax: 207.846.0235
 web: tjda.net



Cote Street Park
 76 Cote Street
 Lewiston, Maine

JUNE 30, 2017
 Sheet 2 of 2



CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, City Planner
DATE: October 20, 2017
RE: Proposed Historic Trail: Museum in the Street

Staff has completed the initial installation of wayfinding signs and an informational kiosk next to the Grand Trunk Depot – Rails Restaurant. Funding has been provided to install additional wayfinding signs throughout the community. Staff will be working to install additional wayfinding signs over the next year. However, this funding may be utilized for other types of signs or banners.

Staff has been meeting for several months with a group interested in promoting awareness of history in Lewiston and Auburn and using that history to create a high quality walking tour downtown. Participants in the discussion include Grow L+A, Androscoggin Land Trust, Healthy Androscoggin, Cities of Lewiston and Auburn, Androscoggin Historical Society, representatives from Bates College, and Museum LA. The group has come up with a proposal to create a memorable walking tour in the two cities. The goal is for the signs to be consistent between both communities, creating a walking trail through both downtowns.

At this time, both cities are considering working with “Museum in the Streets” <http://www.themuseuminthestreets.com/index.html> which has a proven record of producing quality signs that “foster a sense of historical identity, educate, encourage preservation of local historic sites and promote knowledge of stories, events and traditions”.

Staff will look to work with the various groups identified above in effort to develop captions and collect images. The challenge with this type of project is in identifying sites, drafting content that is interesting and accurate, assembling quality images, and obtaining property owner permission for the installation of signs when necessary.

Staff has updated the Historic Preservation Review Committee and City Council, both of which are supportive of the effort. At this time, staff is looking to see if any Board members have suggestions before moving forward with the project.

THE MUSEUM IN THE STREETS™

SOME OF OUR REFERENCES



> Thomaston (Maine, U.S.A.)



> Augusta (Maine, U.S.A.)



> Biddeford (Maine, USA)



> Waterville (Maine, U.S.A.)



> Fouras (Charente Maritime, FRANCE)



> Pontlevoy (Loir-et-Cher, FRANCE)



> Danbury (Connecticut, U.S.A.)



> Vignole Borbera (ITALY)



> Hastings-on-Hudson (New York, U.S.A.)

Your contact

Patrick CARDON

P.O. Box 11, Cushing, Maine 04563

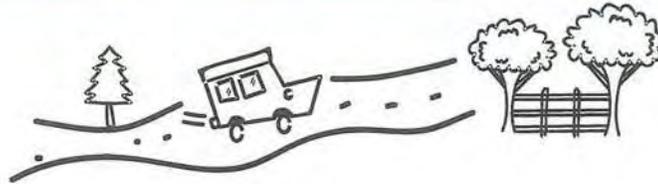
E-mail: info@themuseuminthestreets.com

+1 207 354 0497

The Museum in the Streets™
Le musée dans la rue™
L'histoire au fil des rues™
Il Museo lungo la Strada™
are trademarks owned and protected.

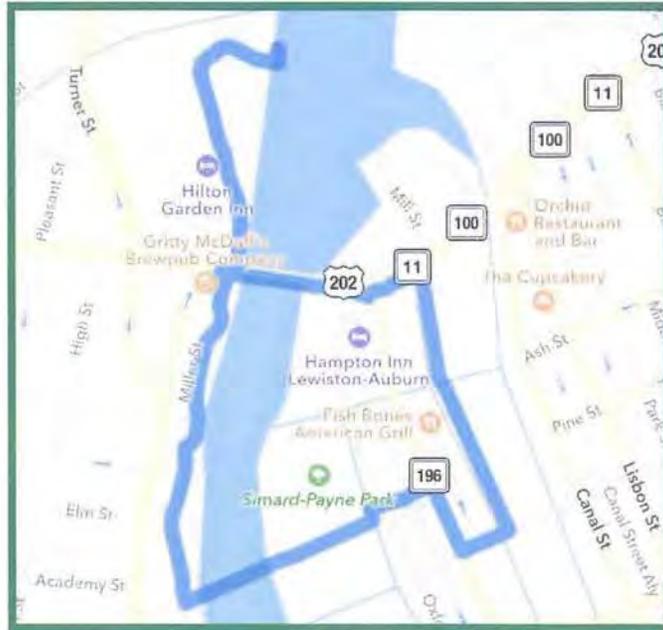
TAP
INTO YOUR
SURROUNDINGS

TRAVEL
STORYS



THE APP THAT TURNS YOUR CELL
PHONE INTO A TOUR GUIDE





AUTHENTIC LOCAL AUDIO STORIES

FREE TO DOWNLOAD

WALKING & PADDLING

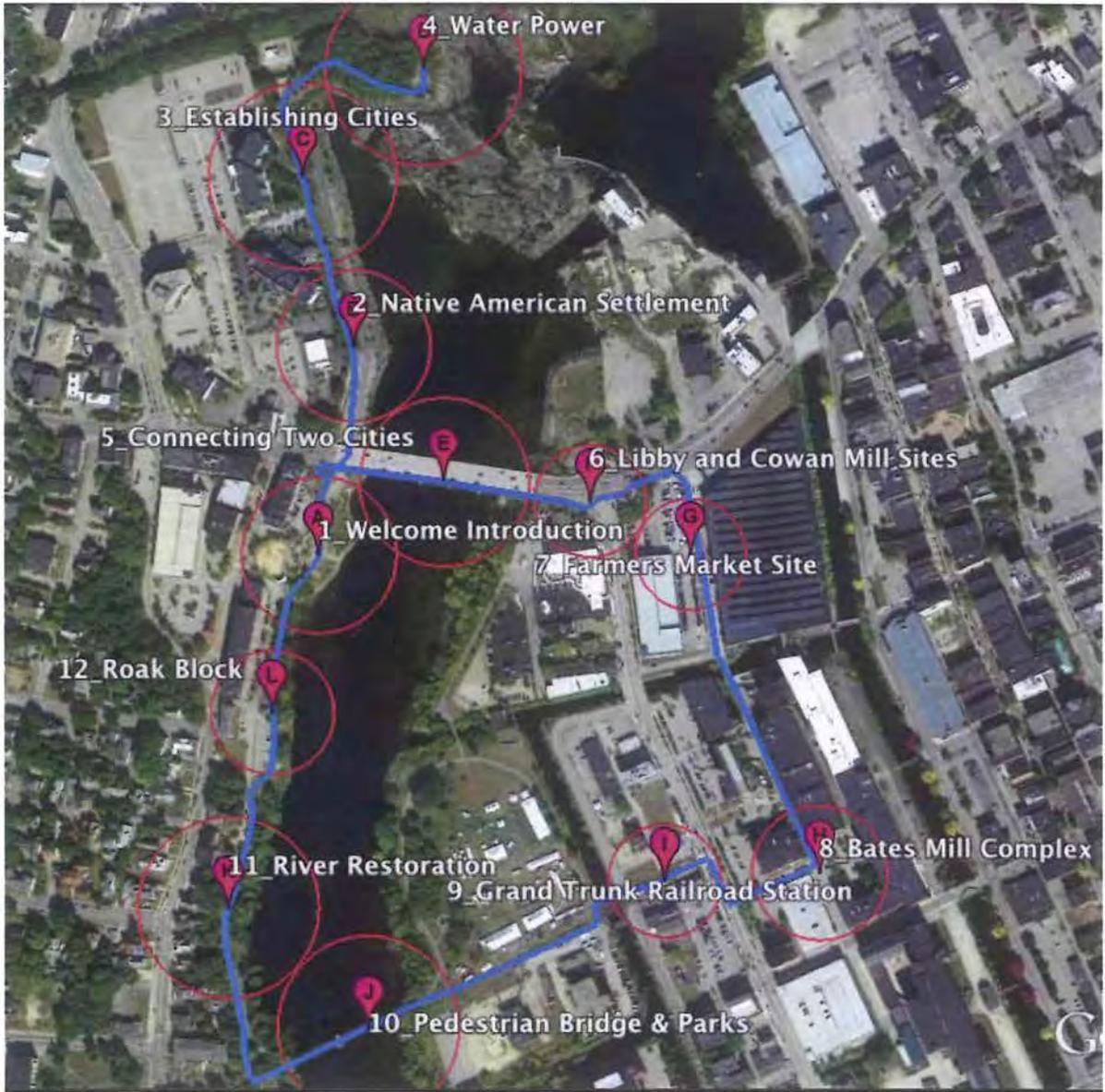
NO WIFI NECESSARY

DOWNLOAD NOW AND PLAY IT BY EAR



WWW.TRAVELSTORYS.COM

U.S. Patent No. 8,965,410 & U.S. Pat. No. 9,078,096



The following provides a summary of possible topics for the history trail provided by the Androscoggin Land Trust and Doug Hodgkin on behalf of the Androscoggin Historical Society (sites referenced include Lewiston and Auburn).

Androscoggin Land Trust

I wanted to keep you updated regarding the History Trail project and realized you did not receive the most recent email to the working group. Below is an email summarizing the Museum in the Streets program that the working group is looking into.

Here are some other recent updates:

-working group members include: Grow L+A, ALT, Healthy Androscoggin, Cities of Lewiston and Auburn, Androscoggin Historical Society, Jane Costlow and Kristen Barnett (Bates Professors), Sam Boss (Bates Harvard Center), and Museum LA.

-The Cities of Lewiston and Auburn will have a few kiosks installed by June 1. Some will include directions for using the Travelstorys app. These kiosks will not interfere with the History Trail plans but instead will be a nice compliment.

-The working group is investigating enlisting the help of "Museum in the Streets" <http://www.themuseuminthestreets.com/> They offer panel design and creation for 20 small panels and 2 large panels for \$16,200 (posts and installation not included). We are finalizing a budget to present for potential funding.

-City of Lewiston is interested in expanding the tour to include some sites on Lisbon Street

Other new content ideas for the tour include: Expand re: Indigenous people as well as a timeline of immigration (then and now), Expand re: the canals in Lewiston, Veterans Park, Incorporate health and outdoor recreation/exercise, incorporate the Knight House, include Marston Hartley, include the Edward Little House, have an interactive kid portion on the signs (treasure hunt), natural history and info re: feeding the ducks, Laurel Street ice house, Saw Mill at falls and log drives

Please let us know if you have any questions and thank you for your interest in this project!

*Shelley Kruszewski
Androscoggin Land Trust*

Doug Hodgkin

- *Laurel Hill / Falls as relevant to Native Americans*
- *Paul Hildreth home & ferry near site of Continental Mill. First settler -- remember the area was first settled by Yankees.*
- *The first lumber, grist, and textile mills were on the east side of the falls. Pejepscot Proprietors -- Little Family -- Bearce lumber -- Libby-Columbia-Cowan mills.*
- *Edward Little House*
- *Canal System*
- *Textile Mills -- Bates-Hill-Androscoggin-Continental-Lewiston-etc.*

- *Roak Block -- incubator of shoe companies*
- *Development of New Auburn by Little Androscoggin Water Power Co. -- Barker Mill*
- *Irish Patches -- still visible near Lincoln & Locust St., Lewiston. Also existed in Great Falls Plaza, Water Street in Lewiston, and elsewhere.*
- *Grand Trunk Depot (Rails Restaurant), trestle (now pedestrian bridge), railroad yard (now Payne-Simard Park)*
- *Little Canada -- survives on south side of Cedar Street. Also includes Franco Center (St. Mary's Church), Dominican Block, Marcotte Furniture, mill housing along Oxford St.*
- *Knight House & Downing Shoe Shop*
- *Island Garden -- amusement park constructed by trolley system on island above falls.*