

**CITY OF LEWISTON**  
**PLANNING BOARD MEETING**  
Monday, June 11, 2018 – 5:30 P.M.  
City Council Chambers – First Floor  
Lewiston City Building  
27 Pine Street, Lewiston, ME

## **AGENDA**

**I. ROLL CALL**

**II. ADJUSTMENTS TO THE AGENDA**

**III. CORRESPONDENCE**

**IV. PUBLIC HEARINGS:**

A request by Advanced Heating Solutions LLC to contract zone the property at 163 Bates Street from the Centreville (CV) district to Downtown Residential (DR) to operate a lodging house.

**V. OTHER BUSINESS:**

a) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board

**VI. READING OF THE MINUTES:** Motion to adopt the May 14, 2018 draft minutes

**VII. ADJOURNMENT**



## CITY OF LEWISTON

### Department of Planning & Code Enforcement

**TO: Planning Board**  
**FROM: David Hediger, City Planner**  
**DATE: June 7, 2018**  
**RE: Proposed Contract Rezoning of 163 Bates Street**

Pursuant to Article XVII, Section 5 of the Zoning and Land Use Code, Advanced Heating Solution LLC has submitted request to contract zone the property at 163 Bates Street from the CV (CV) district to the Downtown Residential (DR) district. This will allow for the property to be converted from a multi-family dwelling into a lodging house.

This.22 acres property consists of a three-story, 11-unit multifamily structure in the CV district. The petitioner owns other lodging houses in the community with an occupancy rate of 98% and regularly with no vacancy. The property was purchased with guidance from staff that that the structure could be converted into a lodging house. After the owner began work on the conversion, staff recognized that lodging houses are not allowed as a permitted use in the CV district and that a rezoning would be necessary if the new owners were interested in establishing a lodging house. The owners/petitioners have indicated that there is a need for more lodging house type facilities in the community, which often accommodate the disadvantaged and those in need. A petition to contract rezone the property has been prepared.

As noted in the "Reasons For The Proposed Amendment", this property is located directly across the street from the DR district. The DR district allows lodging houses as a permitted use. In order for the petitioner to move forward with improvements and investments planned for the property purchased at 163 Bates Street, a contract zone to DR is needed. The contract zone would continue to allow those uses already permitted in the underlying CV district, in addition to allowing lodging houses as a permitted use. The DR district is located in the greater downtown area, consisting of high density neighborhoods, affordable housing, access to public transportation, and proximity to retail and commercial services. This district encourages the replacement, reuse or conversion of existing buildings to conform to the type and density of housing existing within the immediate neighborhood, including a 30-unit structure. The district also contains many of the existing lodging houses in Lewiston.

Staff is supportive of the petitioner's request in that the contract zone will be limited in allowing lodging houses as permitted in the DR district while maintaining the underlying uses allowed in the CV district in order to ensure the rezoning is consistent with the comprehensive plan.

To whom it may concern,

May 26, 2018

I thank you for considering this petition to rezone 163/165 Bates St., so that we may repurpose the building as a 36 room rooming house.

We currently own 5 rooming houses in Lewiston, which total over 100 rooms, as well as apartments, totaling 49 units. In the 10 years that we have run these establishments, we have always operated by abiding in the rules set forth by the city. We work closely with the city staff as well as the police dept. to help maintain order in our rooming houses. We keep these units well-maintained and clean. They all have locked entrances and our biggest one has a camera system that has been quite helpful to the police dept. on several occasions.

These rooming houses are of immense value to the community. Not all people can afford an apartment, with high security deposits and an extensive application process which excludes qualifications necessary for a yearly lease by most landlords. We give lodgers the ability to pay weekly, charging them a minimal deposit and also offer housing to the under privileged in our community. We remove a large burden from the local shelters because we rent to people with arrest records, drug history, those served with evictions and lodgers at risk of not paying rent for whatever reason. Most landlords, us included, will not rent apartments to these offenders as it puts us at risk of losing much money. We have seen many come from the streets, to a shelter, to then find a rooming house. Once they have established that they can and will pay on-time for housing, they get a good recommendation and can finally get an apartment. We have made this transition with several lodgers.

We currently run our rooming houses at 98% occupancy rate. We frequently have no vacancy and it is obvious to me that we need more rooming house availability in this city. This building on Bates St. will be brought to code in all areas, which includes all new electrical and plumbing, as well as the addition of sprinklers and a monitoring system. This rooming house will have minimal impact on the neighborhood as it was an 11 unit apartment building prior to our purchase. We feel that this building will be a great addition to Lewiston and will serve to house the poorest of people in our city.

Thank you for your consideration,

Rick LaChapelle, Ron LeBlanc, AHS

AN ORDINANCE PERTAINING TO ZONING BOUNDARIES

**THE CITY OF LEWISTON HEREBY ORDAINS:**

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

**APPENDIX A**

**ZONING AND LAND USE CODE**

**ARTICLE IV. ESTABLISHMENT OF DISTRICTS**

**Sec. 1. Zoning Map**

The City of Lewiston hereby ordains that the Official Zoning Map of the City of Lewiston be amended by establishing a contract zone for the property at 163 Bates Street as recorded in the Androscoggin Registry of Deeds Book 9772 Page 350 as described in Exhibit "A" and depicted on Exhibit "B", both of which are attached hereto as follows, said property to contractually rezoned from the Centreville (CV) District and to the Downtown Residential (DR) District.

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**REASONS FOR THE PROPOSED AMENDMENT**

The reason for the proposed amendment is to allow lodging houses, as defined by the Zoning and Land Use Code, Article II, Section 2. Definitions, as a permitted use at the property located at 163 Bates Street. This property of .22 acres is consists of a three-story, 11-unit multifamily structure in the CV district. The petitioner owns other lodging houses in the community with an occupancy rate of 98% and regularly with no vacancy. There is a need for more lodging house type facilities in the community, which often accommodate the disadvantaged those in need.

This property is located directly across the street from the DR district. The DR district allows lodging houses as a permitted use. In order for the petitioner to move forward with improvements and investments planned for the property purchased at 163 Bates Street, a contract zone to DR is proposed. The contract zone would continue to allow those uses already permitted in the underlying CV district, in addition to allowing lodging houses as a permitted use. The DR district is located in the greater downtown area, consisting of high density neighborhoods, affordable housing, access to public transportation, and proximity to retail and commercial services. This district encourages the replacement, reuse or conversion of existing buildings to conform to the type and density of housing existing within the immediate neighborhood, including a 30-unit structure. The district also contains many of the existing lodging houses in Lewiston.

## CONFORMANCE WITH THE COMPREHENSIVE PLAN

The City Council of the City of Lewiston hereby determines that the change to the Zoning Map is in conformance with the Comprehensive Plan for the following reasons:

- The rezoning is limited in its application whereas it applies to a specific property immediately adjacent to an existing DR district in which lodging houses are allowed as a permitted use. Furthermore, that it is necessary and appropriate to impose, by agreement with the property owner or otherwise, certain conditions or restrictions (i.e. limiting the contract zone to allow only lodging houses as permitted in the DR district while maintaining the underlying uses allowed in the CV district) in order to ensure the rezoning is consistent with the comprehensive plan.
- Strengthen Neighborhoods & Expand Housing Choice: “Provide a greater range of housing choices to meet the needs of young adults, families, renters, seniors, immigrants, refugees and people of different income levels. A more intentional and diversified housing strategy is critical to the City’s quality of life and economic growth.” (Vision Statement & Guiding Principles, Guiding Principles, page 116.)
- Continue the development pattern of the existing neighborhood as noted in the Plan: “Lewiston has a number of high-density urban neighborhoods that are in need of attention and should be considered an immediate goal for improvement. Simplify the rules making easier to develop or redevelop buildings in a way that respect the character of the neighborhood. Encourage reinvestment in older higher-density residential neighborhoods by allow full utilization of existing building and flexible parking requirements.” (Character Districts, CD4 Neighborhood General, page 128).
- The property is located in a G-5 Infill Growth Sector. "Additional growth and development in these areas is desirable due to the presence of existing infrastructure. The plan envisions that most residential and non-residential development over the next ten years will occur in this growth sector. This sector includes the City's current Centreville (CV)... and Downtown Residential (DR) zones." (Conservation & Growth Map, Growth Sectors, page 125).
- “Encourage infill and redevelopment within the downtown, existing service area and designated growth areas.” The prior use of the property was a multi-family dwelling. The proposed use will allow the property to continue to be used for residential purposes. (Prioritize Economic Vitality, Market Shifts, page 164.)

## CONTRACT REZONING AGREEMENT

The proponent requests that the official zoning map for the City be amended by removing the subject property from the CV district and contract zoning the subject premises DR district subject to the limitations more fully described below.

In compliance with the provisions of the Code, Article XVII, Section 5(g), the proponent hereby proposes the following conditions:

- (a) Land Use Table: Allowed uses of the property shall include those uses which are presently permitted in the CV district and add “lodging houses” as a permitted use, as listed below and subject to the conditions contained herein.

<b>Land Use Table</b>	<b>Proposed Downtown Residential (DR) Contract Zone</b>
<b>USES(15)(33)</b>	
Accessory use or structure	<b>P</b>
<b>Commercial-Service</b>	
Veterinary facilities excluding kennels and humane societies	
Veterinary facilities including kennels and humane societies	
Small day care facilities	
Day care centers	<b>P</b>
Day care centers accessory to public schools, religious facilities, multifamily or mixed res. developments, and mobile home parks	
Business and professional offices including research, experimental, testing laboratories, engineering, research, management and related services	<b>P(9)</b>
Restaurants	<b>P(1)</b>
Drinking places	<b>P</b>
Adult business establishments	
Hotels, motels, inns	<b>P</b>
Movie theaters except drive-in theaters	<b>P</b>
Places of indoor assembly, amusement or culture	<b>P</b>
Art and crafts studios	<b>P</b>
Personal Services	<b>P</b>
Retail stores	<b>P</b>
Neighborhood retail stores	
Lumber and building materials dealer	
Gasoline service stations	
Gasoline service stations which are a part of and subordinate to a retail use	

New and used car dealers	
Recreational vehicle, mobile home dealers	
Equipment dealers and equipment repair	
Automotive services including repair	
Registered dispensary(27)	
Registered primary caregivers engaged in the cultivations of medical marijuana for two to five registered patients.	
Tattoo Establishments	
<b>Industrial</b>	
Light industrial uses	<b>P(9,38)</b>
Industrial uses	<b>P(16)</b>
Building and construction contractors	
Fuel oil dealers and related facilities	
Wholesale sales, warehousing and distribution facilities and self-storage facilities	
Self-storage facilities	
Commercial solid waste disposal facilities	
Junkyards and auto graveyards	
Recycling and reprocessing facilities	
Private industrial/commercial developments(23)	
<b>Transportation</b>	
Airports or heliports	
Commercial parking facilities	<b>P</b>
Transit and ground transportation facilities	<b>P</b>
Transportation facilities	
<b>Public and Utility</b>	
Pumping stations, standpipes or other water supply uses involving facilities located on or above the ground surface and towers for municipal use	<b>P</b>

Power transmission lines, substations, telephone exchanges, microwave towers or other public utility or communications use	C
Municipal buildings and facilities	P
Preservation of historic areas; emergency and fire protection activities; bridges and public roadways	
Dams	
<b>Institutional</b>	
Religious facilities	P
Cemeteries	
Congregate care/assisted living facilities, institutions for the handicapped, nursing or convalescent homes, group care facilities	P
Hospitals, medical clinics,	P
Museums, libraries, and non-profit art galleries and theaters	P
Academic institutions, including buildings or structures for classroom, administrative, laboratory, dormitories, art, theater, dining services, library, bookstores, athletic facilities and student recreational uses, together with buildings accessory to the foregoing permitted principal buildings or structures,	P
Civic and social organizations	P
Public community meeting and civic function buildings including auditoriums	P
<b>Residential</b>	
Single-family detached dwellings on individual residential lots	
Mobile homes on individual residential lots	
Two-family dwellings	
Multifamily dwellings in accordance with the standards of Article XIII	P

Single-Family attached dwelling in accordance with the standards of Article XIII	
Mixed single-family residential developments in accordance with the standards of Article XIII	
Mixed residential developments in accordance with the standards of Article XIII	
Mixed use structures	<b>P</b>
Lodging houses	<b>P</b>
Home occupations	
Bed and breakfast establishments as a home occupation	<b>P</b>
In-law apartments in accordance with the standards of Article XII	<b>P</b>
Single family cluster development	
Family day care home	<b>P</b>
Shelters	
Dormitories	
<b>Natural Resource</b>	
Agriculture	
Farm Stands	
Forest management and timber harvesting activities in accordance with the standards of Article XIII	
Earth material removal	
Community gardens(20)	<b>P</b>
Water dependent uses, e.g. docks and marinas	
Non-residential structures for educational, scientific or nature interpretation purposes, containing a maximum floor area of not more than ten thousand (10,000) square feet	
<b>Recreation</b>	
Campgrounds	
Public or private facilities for nonintensive outdoor recreation	
Commercial outdoor recreation and drive-in theaters	

Fitness and recreational sports centers as listed under NAICS Code 713940	<b>P</b>
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Applicable Land Use Table Footnotes:

- (1) Excludes drive-in restaurants.
- (9) Must be fully enclosed with no exterior storage.
- (15) Buildings, structures and uses accessory to permitted or conditional uses are allowed in all districts.
- (16) Limited to commercial bakeries and printing facilities including newspaper publishers and information services.
- (20) Shall comply with Article XII, Section 4.
- (33) The performance standards of Article XII shall apply, unless otherwise specified.
- (36) For those historic building and structure identified in Appendix A, Article XV, Sections 6 through 10 of this Code located in the Centreville district, a nonconforming use may be reestablished to its original use pursuant to Article VI, Section 4 of this Code.
- (38) Limited to Food and/or Beverage Facilities. These facilities shall be restricted to 8,000 gross square feet. All store front windows at street level shall remain unobstructed and provide two-way visibility. If facility is in the business of producing alcohol, sales of alcohol for consumption on site shall be limited to what is produced on site. Facilities shall contain a retail component open to all ages

(b) Space and Bulk Table: Allowed space and bulk standards on the property shall include those standards which are presently permitted in the CV district as listed below and subject to the conditions contained herein:

<b>Space and Bulk Table</b>	
	<b>Proposed Downtown Residential (DR) Contract Zone</b>
<b>Dimensional Requirements (13)</b>	
<b>Minimum lot size with public sewer</b>	
Single family detached (24)	
Single family attached	
Two-family dwellings	
Single family cluster development	
Mixed single family residential development (14)	

Mixed residential development (14)	
Multifamily dwellings	
Mixed use structures	
Agriculture	
Religious facilities	
Veterinary facilities	
Other uses	
All permitted uses	None
<b>Minimum lot size without public sewer (3)</b>	
Single family detached, mobile homes on individual lots (24)	
Single family attached	
Two-family dwellings	
Single family cluster development	
Mixed single family residential development (14)	
Mixed residential development (14)	
Multifamily dwellings	
Mixed use structures	
Agriculture	
Religious facilities	
Veterinary facilities	
Other uses	
<b>Minimum <u>net</u> lot area per d.u. with public sewer</b>	
Single family detached	
Single family attached	
Two-family dwellings	
Mixed single family residential development (14)	
Mixed residential development (14)	
Multifamily dwellings	
Mixed use structures	
All permitted residential uses	None

<b>Minimum net lot area per d.u. without public sewer</b>	
Single family detached, mobile homes on individual lots	
Single family attached	
Two-family dwellings	
Mixed single family residential development (14)	
Mixed residential development (14)	
Multifamily dwellings	
Mixed use structures	
All permitted residential uses	
<b>Minimum frontage</b>	
Single family detached, mobile	
Single family attached	
Two-family dwellings	
Single family cluster development (with multiple vehicular accesses)	
Mixed single family residential development (with multiple vehicular accesses)	
Mixed residential development (with multiple vehicular accesses) (14)	
Multifamily dwellings (with multiple vehicular accesses)	
Mixed use structures	
Agriculture	
Religious facilities	
Veterinary facilities	
Other uses	
All permitted uses	25 ft.
<b>Minimum front setback</b>	
Single family detached, mobile homes on individual lots	
Single family attached	

Two-family dwellings	
Single family cluster development	
Mixed single family residential development (14)	
Mixed residential development (14)	
Multifamily dwellings	
Mixed use structures	
Agriculture	
Religious facilities	
Veterinary facilities	
Other uses	
All permitted uses	None (22)
<b>Minimum front yard</b>	
Single family detached, mobile homes on individual lots	
Single family attached	
Two-family dwellings	
Single family cluster development	
Mixed single family residential development (14)	
Mixed residential development (14)	
Multifamily dwellings	
Mixed use structures	
Religious facilities	
Veterinary facilities	
Other uses	
All permitted uses	None (22)
<b>Minimum side and rear setback</b>	
Single family detached, mobile homes on individual lots	
Single family attached	
Two-family dwellings	
Single family cluster development	
Mixed single family residential development (14)	
Mixed residential development (14)	

Multifamily dwellings	
Religious facilities	
Mixed use structures	
Veterinary facilities	
Farm structures for keeping of	
Other uses	
All permitted uses	none
<b>Minimum side and rear yard</b>	
Single family detached, mobile homes on individual lots	
Single family attached	
Two-family dwellings	
Single family cluster development	
Mixed single family residential development (14)	
Mixed residential development (14)	
Multifamily dwellings	
Mixed use structures	
Religious facilities	
Veterinary facilities	
Farm structures for keeping of	
Other uses	
All permitted uses	None
<b>Maximum height</b>	
Agriculture	
Other permitted uses	No less than 20 ft; no greater than 150 feet(25)
Hospital, nursing homes and medical offices	
<b>Ratios</b>	
Maximum lot coverage	1.00
Maximum impervious coverage	1.00

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Applicable Space and Bulk Table Footnotes:

- (3) Or a larger minimum lot size based on the requirements of the Maine Subsurface Wastewater Disposal Rules
- (13) Modifications (i.e. relaxation of standards) of setbacks, yards, maximum lot coverage ratios, maximum impervious surface ratios, minimum open space ratios, and maximum building height as contained in the district space and bulk standard may be granted by the board of appeals, planning board, staff review committee and the code enforcement official pursuant to Articles V, VII, VIII, IX, and XIII of this Code.
- (14) This development shall meet the requirements set forth in Article XIII, Section 8.
- (22) In areas where the existing buildings have an established uniform setback relationship to the street, any new building or modification to an existing building shall maintain this established relationship notwithstanding the setback provisions of that district. An established uniform setback relationship is deemed to exist when the distances between the front face of the building and the edge of the travel way in the adjoining street for the two adjacent parcels fronting on the same street on each side of the subject parcel are within +/- five (5) feet of mean of this distance for the four (4) parcels. For the purposes of this provision, lots shall be deemed to be adjacent even if separated by a street or public easement.
- (24) Minimum lot size may be reduced by the Planning Board for single family cluster developments pursuant to Article XIII section 7.
- (25) Building height to be measured at principal facade of the building or structure.

(c) Violations of any of the conditions herein will constitute a violation of the Code.

(d) The conditions described herein shall bind the proponent, its successors and assigns, and any person in possession or occupant of the subject premises, or any portion thereof, and shall inure to the benefit of and be enforceable by the City.

(e) The proponent shall, at their own expense, record in the Androscoggin County Registry of Deeds a copy of the conditions within thirty (30) days following final approval of this proposal by the City. Such form of recording is to be in a form satisfactory to the City.

(d) The conditions described herein shall run with the subject premises.

(g) In addition to other remedies to which the City may be entitled under applicable provisions of statute or ordinance, if any party in possession or use of the subject premises fails or refuses to comply with any of the conditions imposed, any rezoning approved by the City in accordance with the conditions shall be of no force or effect. In that event, any use of the subject premises and any building or structures developed pursuant to the rezoning shall be immediately abated

and brought into compliance with all applicable provisions of the Code with the same effect as if the rezoning had never occurred.

(h) If any of the conditions are found by a court of competent jurisdiction to be invalid, such determination shall not invalidate any of the other conditions.

(i) Any rezoning approved by the City contractually shall be of no force or effect if the proponent fails or refuses to comply with conditions imposed.

(j) Any allowed proposed use, addition, or expansion of the property deemed applicable to Article XIII, Section 2 of the Zoning and Land Use Code shall be subject to the applicable sections of Article XIII of the Zoning and Land Use Code, Development Review and Standards.

(k) By submitting this proposal, the proponent agrees in writing to the conditions described herein.

The Proponent of this request and owner of 163 Bates Street hereby respectively submits this Proposal as of the \_\_\_\_ day of \_\_\_\_\_ 2018.

Owner:

\_\_\_\_\_

Androscoggin, SS \_\_\_\_\_, 2018  
Lewiston, Maine

Personally appeared the above named \_\_\_\_\_ and acknowledged their foregoing to be their free act and deed.

Notary Public  
Commission Expires: \_\_\_\_\_

**MAINE SHORT FORM WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that C'S, INC., a Maine corporation with a principal place of business in Lewiston, Androscoggin County, Maine, ("Grantor") for consideration paid, hereby grants to **ADVANCED HEATING SOLUTIONS LLC**, a Maine limited liability company with a mailing address of 504 Pond Road, Lewiston, Maine 04240-2228, with **WARRANTY COVENANTS**, a certain lot or parcel of land, together with any buildings thereon, situated in **Lewiston**, Androscoggin County, Maine, bounded and described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference.

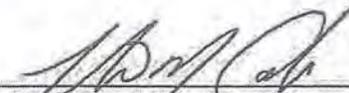
The premises are conveyed subject to any easements and restrictions of record and include all rights, easements and privileges pertaining thereto.

IN WITNESS whereof, C's, Inc., has caused this instrument to be signed and sealed by Stephen M. Costello, its Vice President, there unto duly authorized this 24<sup>th</sup> day of January, 2018.

C'S, INC.

  
\_\_\_\_\_  
Witness

By:

  
\_\_\_\_\_  
Stephen M. Costello, Vice President

STATE OF MAINE  
COUNTY OF ANDROSCOGGIN, SS.

Personally appeared before me this 24<sup>th</sup> day of January, 2018, the above-named Stephen M. Costello, Vice President of C's, Inc., and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of C's, Inc.

  
\_\_\_\_\_  
Daniel A. D'Auteuil, Jr., Attorney-at-Law

## EXHIBIT A

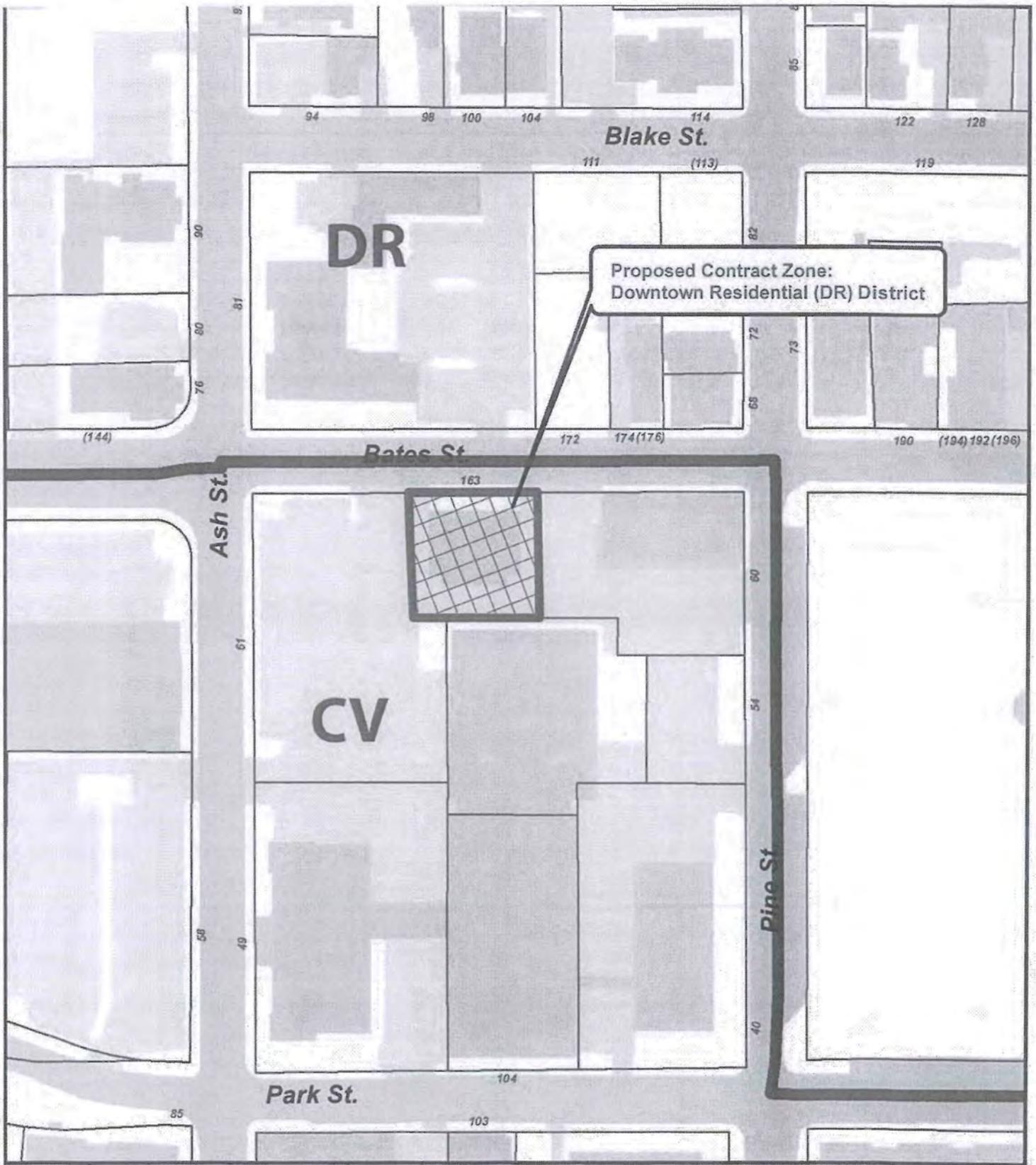
A certain lot or parcel of land with the buildings thereon situated in Lewiston, County of Androscoggin, State of Maine, bounded and described as follows:

Commencing at a point in the westerly line of Bates Street, one hundred and sixty-two (162) feet northerly from Pine Street, at the northeasterly corner of land conveyed by The Franklin Company to the Pine Street Congregation Parish by Deed No. 337, dated December 10, A.D. 1867; thence running westerly by the northerly line of said Pine Street Congregational Parish's land one hundred (100) feet; thence northerly at a right angle by land conveyed by said Franklin Company to Daniel Lunt by Deed No. 80, dated May 7, 1859, fifty (50) feet; thence easterly at a right angle one hundred (100) feet to Bates Street; thence southerly by the westerly line of Bates Street fifty (50) feet to the point of beginning.

Also, the following described property, situated in said Lewiston, in the said County and State, bounded and described as follows:

Commencing at a point in the westerly line of Bates Street two hundred and twelve (212) feet northerly from the point of intersection of the northerly line of Pine Street with the westerly line of Bates Street; thence at a right angle westerly one hundred (100) feet; thence northerly at a right angle by land conveyed by the Franklin Company to M.S. Whittier by Deed No. 431, dated November 13, 1869, fifty (50) feet to the southwesterly corner of land conveyed by said Franklin Company to the Standard Dry Plate Company by Deed No. 1041 dated February 15, 1895; thence easterly at a right angle by the southerly line of the Standard Dry Plate Company's land one hundred (100) feet to Bates Street; thence southerly by the westerly line of Bates Street fifty (50) feet to the point of beginning.

Being the same premises conveyed to C's, Inc. by virtue of the deed from Pier Properties, Inc. dated September 15, 2000 and recorded September 18, 2000 in the Androscoggin Registry of Deeds in Book 4509, Page 317.



Proposed Contract Zone:  
Downtown Residential (DR) District



Proposed Contract Zone: Downtown Residential (DR) District

**163 Bates Street**

May 2018

**PETITION TO AMEND THE CITY OF LEWISTON**  
**ZONING AND LAND USE CODE**

Pursuant to Appendix A, Article XVII, Section 5, Amendments of the City of Lewiston Zoning and Land Use Code, we the undersigned residents of the City of Lewiston, being eighteen (18) year of age or older, do hereby petition the City of Lewiston to contract zone the property at 163 Bates Street from the Centreville (CV) district to the Downtown Residential (DR) district to permit lodging houses as described and shown in the exhibits attached hereto:

	SIGNATURE	PRINTED NAME	PHYSICAL STREET ADDRESS (No PO Boxes)	DATE
1		Joe Shaker	60 summer st	5-25-18
2		Todd Reilly	169 Bartlett st Apt 9	5-27-18
3		Christie Courchaine	60 summer st #2	5-30-18
4		Amy King	60 Summer st # 1	5-30-18
5		Anthony Arnone	333 Lisbon St.	5-30-2018
6		Daniel Shaker	92 morris ave	5-30-18
7		Dana Culleton	146 Oxford	5-30-18
8		Matt KneX	148 Oxford	5-30-18
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

**CIRCULATOR'S VERIFICATION**

I hereby verify that I am the Circulator of this petition that all the signatures to this petition were made in my presence, and to the best of my knowledge and belief, each signature is that of the person it purports to be, and each person is a resident of the City of Lewiston.

*Joe Shaker*  
Signature of Circulator

Joe Shaker  
Printed Name of Circulator

5-30-18  
Date

**REGISTRAR'S CERTIFICATION**

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

Total Valid: 3

Total Invalid: 5

*Erica Smith*  
Signature of Registrar/Deputy Registrar

Date: 6/4/18

**PETITION TO AMEND THE CITY OF LEWISTON**  
**ZONING AND LAND USE CODE**

Pursuant to Appendix A, Article XVII, Section 5, Amendments of the City of Lewiston Zoning and Land Use Code, we the undersigned residents of the City of Lewiston, being eighteen (18) year of age or older, do hereby petition the City of Lewiston to contract zone the property at 163 Bates Street from the Centreville (CV) district to the Downtown Residential (DR) district to permit lodging houses as described and shown in the exhibits attached hereto:

	SIGNATURE	PRINTED NAME	PHYSICAL STREET ADDRESS (No PO Boxes)	DATE
1		LIONEL LAGOSEE	32 WALNUT ST	5-23-18
2		Steve Hunt	185 ASH ST.	5/23/18
3		LAURIER P. PEASE	22 GERMAINE ST.	5/23/18
4		TIMOTHY HOWARD	219 PINE ST	5/15/18
5		Ricky C. Hammond	108 Pease st 107	6/25/18
6		Todd M Chase	50 ameford st	5-25-18
7		Joseph a Tripp	98 Pine ST	5-25-18
8		T. France Jones	353 Lisbon St.	5-25-18
9		Katie Smith	34 Tall Pines Dr #8	5-25-18
10		Moses Smith	34 Tall Pines Dr #8	5-25-18
11		Christine Oliver	56 Birch ST	5-25-18
12				
13		MICHAEL HENSLER	56 BIRCH ST	5-25-18
14		DAVID S. GRISSON	242 Park st #2 Lew	5-25-18
15		[unclear]	114 Blake st #2	5/24/18
16				
17				
18				
19				
20				

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**CIRCULATOR'S VERIFICATION**

I hereby verify that I am the Circulator of this petition that all the signatures to this petition were made in my presence, and to the best of my knowledge and belief, each signature is that of the person it purports to be, and each person is a resident of the City of Lewiston.

*Rick LaChapelle*  
Signature of Circulator

Rick LaChapelle  
Printed Name of Circulator

5-30-18  
Date

**REGISTRAR'S CERTIFICATION**

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

Total Valid: 9 Total Invalid: 5

*Emma H. [unclear]*  
Signature of Registrar/Deputy Registrar

Date: 6/4/18

Land Use Table	Downtown Residential (DR)	Centreville <sup>(P9)</sup> (CV)	Proposed Downtown Residential (DR) Contract Zone
<b>USES(15)(33)</b>			
Accessory use or structure	P	P	P
<b>Commercial-Service</b>			
Veterinary facilities excluding kennels and humane societies			
Veterinary facilities including kennels and humane societies			
Small day care facilities	P		
Day care centers	P	P	P
Day care centers accessory to public schools, religious facilities, multifamily or mixed res. developments, and mobile home parks			
Business and professional offices including research, experimental, testing laboratories, engineering, research, management and related services	P(9)	P(9)	P(9)
Restaurants	P(1)	P(1)	P(1)
Drinking places		P	P
Adult business establishments			
Hotels, motels, inns	C	P	P
Movie theaters except drive-in theaters	P	P	P
Places of indoor assembly, amusement or culture		P	P
Art and crafts studios	P	P	P
Personal Services	P	P	P
Retail stores	P	P	P
Neighborhood retail stores			
Lumber and building materials dealer			
Gasoline service stations			
Gasoline service stations which are a part of and subordinate to a retail use			
New and used car dealers			
Recreational vehicle, mobile home dealers			
Equipment dealers and equipment repair			
Automotive services including repair			
Registered dispensary(27)			
Registered primary caregivers engaged in the cultivations of medical marijuana for two to five registered patients.			
Tattoo Establishments			
<b>Industrial</b>			
Light industrial uses		P(9,38)	P(9,38)
Industrial uses		P(16)	P(16)
Building and construction contractors			
Fuel oil dealers and related facilities			
Wholesale sales, warehousing and distribution facilities and self-storage facilities			
Self storage facilities			
Commercial solid waste disposal facilities			
Junkyards and auto graveyards			
Recycling and reprocessing facilities			
Private industrial/commercial developments(23)			
<b>Transportation</b>			
Airports or heliports			
Commercial parking facilities	C(3)	P	P
Transit and ground transportation facilities	C	P	P
Transportation facilities			
<b>Public and Utility</b>			
Pumping stations, standpipes or other water supply uses involving facilities located on or above the ground surface and towers for municipal use	P	P	P
Power transmission lines, substations, telephone exchanges, microwave towers or other public utility or communications use	C	C	C
Municipal buildings and facilities	P	P	P
Preservation of historic areas; emergency and fire protection activities; bridges and public roadways			
Dams			
<b>Institutional</b>			
Religious facilities	P	P	P

Cemeteries			
Congregate care/assisted living facilities, institutions for the handicapped, nursing or convalescent homes, group care facilities	P	P	P
Hospitals, medical clinics,	C	P	P
Museums, libraries, and non-profit art galleries and theaters	P	P	P
Academic institutions, including buildings or structures for classroom, administrative, laboratory, dormitories, art, theater, dining services, library, bookstores, athletic facilities and student recreational uses, together with buildings accessory to the foregoing permitted principal buildings or structures,	P	P	P
Civic and social organizations		P	P
Public community meeting and civic function buildings including auditoriums	P	P	P
<b>Residential</b>			
Single-family detached dwellings on individual residential lots	P(11)		
Mobile homes on individual residential lots			
Two-family dwellings	P(11)		
Multifamily dwellings in accordance with the standards of Article XIII	P(11)	P	P
Single-Family attached dwelling in accordance with the standards of Article XIII	P(11)		
Mixed single-family residential developments in accordance with the standards of Article XIII			
Mixed residential developments in accordance with the standards of Article XIII			
Mixed use structures	P(11)	P	P
Lodging houses	P(11)		P
Home occupations	P		
Bed and breakfast establishments as a home occupation	P	P	P
In-law apartments in accordance with the standards of Article XII	P	P	P
Single family cluster development			
Family day care home	P	P	P
Shelters	C		
Dormitories			
<b>Natural Resource</b>			
Agriculture			
Farm Stands			
Forest management and timber harvesting activities in accordance with the standards of Article XIII			
Earth material removal			
Community gardens(20)	P	P	P
Water dependent uses, e.g. docks and marinas			
Non-residential structures for educational, scientific or nature interpretation purposes, containing a maximum floor area of not more than ten thousand (10,000) square feet			
<b>Recreation</b>			
Campgrounds			
Public or private facilities for nonintensive outdoor recreation	C		
Commercial outdoor recreation and drive-in theaters			
Fitness and recreational sports centers as listed under NAICS Code 713940		P	P

**Space and Bulk Table:**

Dimensional Requirements (13)	Downtown Residential (DR)(2)	Centreville (CV)	Proposed Downtown Residential (DR) Construct Zone
Minimum lot size with public sewer			
Single family detached (24)			
Single family attached			
Two-family dwellings			
Single family cluster development			
Mixed single family residential development (14)			
Mixed residential development (14)			
Multifamily dwellings			
Mixed use structures			
Agriculture			
Religious facilities			
Veterinary facilities			
Other uses			
All permitted uses	5,000 sf	None	None
Minimum lot size without public sewer (3)			
Single family detached, mobile homes on individual lots (24)			
Single family attached			
Two-family dwellings			
Single family cluster development (1)			
Mixed single family residential development (14)			
Mixed residential development (14)			
Multifamily dwellings			
Mixed use structures			
Agriculture			
Religious facilities			
Veterinary facilities			
Other uses			
Minimum <u>net</u> lot area per d.u. with public sewer			
Single family detached			
Single family attached			
Two-family dwellings			

Mixed single family residential development (14)			
Mixed residential development (14)			
Multifamily dwellings			
Mixed use structures			
All permitted residential uses	1,250 sf	None	None
<b>Minimum net lot area per d.u. without public sewer</b>			
Single family detached, mobile homes on individual lots			
Single family attached			
Two-family dwellings			
Mixed single family residential development (14)			
Mixed residential development (14)			
Multifamily dwellings			
Mixed use structures			
All permitted residential uses			
<b>Minimum frontage</b>			
Single family detached, mobile homes -			
Single family attached			
Two-family dwellings			
Single family cluster development (with multiple vehicular accesses)			
Mixed single family residential development (with multiple vehicular accesse			
Mixed residential development (with multiple vehicular accesses) (14)			
Multifamily dwellings (with multiple vehicular accesses)			
Mixed use structures			
Agriculture			
Religious facilities			
Veterinary facilities			
Other uses			
All permitted uses	50 ft	25 ft	25 ft
<b>Minimum front setback</b>			
Single family detached, mobile homes on individual lots	None		
Single family attached	None		
Two-family dwellings	None		

Single family cluster development			
Mixed single family residential development (14)			
Mixed residential development (14)	None		
Multifamily dwellings			
Mixed use structures			
Agriculture	None		
Religious facilities			
Veterinary facilities	None		
Other uses			
All permitted uses	None (22)	none (22)	None (22)
<b>Minimum front yard</b>			
Single family detached, mobile homes on individual lots			
Single family attached			
Two-family dwellings			
Single family cluster development			
Mixed single family residential development (14)			
Mixed residential development (14)			
Multifamily dwellings			
Mixed use structures			
Religious facilities			
Veterinary facilities			
Other uses			
All permitted uses	None (22)	none (22)	None (22)
<b>Minimum side and rear setback</b>			
Single family detached, mobile homes on individual lots			
Single family attached			
Two-family dwellings			
Single family cluster development			
Mixed single family residential development (14)			
Mixed residential development (14)			
Multifamily dwellings			
Religious facilities			
Mixed use structures			
Veterinary facilities			
Farm structures for keeping of animals			
Other uses			
All permitted uses		10 ft none	none
<b>Minimum side and rear yard</b>			

Single family detached, mobile homes on individual lots			
Single family attached			
Two-family dwellings			
Single family cluster development			
Mixed single family residential development (14)			
Mixed residential development (14)			
Multifamily dwellings			
Mixed use structures			
Religious facilities			
Veterinary facilities			
Farm structures for keeping of animals			
Other uses			
All permitted uses	10 ft (required on one side)	None	None
<b>Maximum height</b>			
Agriculture			
Other permitted uses	60 ft	No less than 20 ft; no greater than 150 feet(25)	No less than 20 ft; no greater than 150 feet(25)
Hospital, nursing homes and medical offices			
<b>Ratios</b>			
Maximum lot coverage		1.00	1.00
Maximum impervious coverage	0.75	1.00	1.00