

**CITY OF LEWISTON
PLANNING BOARD MEETING**
Monday, October 28 2019

Workshop- 5:30 P.M. to 6:30 P.M.

Regular Meeting- 6:30 P.M.

City Council Chambers – First Floor
Lewiston City Building
27 Pine Street, Lewiston, ME

WORKSHOP AGENDA- 5:30 pm

1. **Combined Workshop of the Planning Board and Design Lewiston Advisory Committee**- A presentation and open house for the Design Lewiston Project. Topics to be presented and discussed will be:
 - a. Site Plan and Design Guidelines Document
 - b. City-wide design guidelines
 - c. Design standards in a proposed Design District Overlay that includes the Riverfront (RF), Mill (M), Centreville (CV) and Downtown Residential (DR) districts.
 - d. Text amendments associated with the proposal

REGULAR AGENDA- 6:30 pm

1. **ROLL CALL**
2. **ADJUSTMENTS TO THE AGENDA**
3. **CORRESPONDENCE**
4. **PUBLIC HEARINGS:**
 - a. Platz Associates, an agent for Blake and Pine LP, has submitted a development review and subdivision application for a 35 unit multi-family residential development at 111 Blake Street and 82 Pine Street.
5. **OTHER BUSINESS:**
 - a. Request for Planning Board to initiate text amendments to Article II, Definitions; Article XI, District Regulations, Section 23, Space and Bulk Table; Article XIII, Development Review and Standards, Section 4 Approval Criteria, (x) Design Standards for Design Districts and Article XV, Significant Buildings and Districts (Historic Preservation).

(Next Page)

- b. Request for Planning Board to initiate a text amendment to Article XI, District Regulations, Section 22, Land Use Requirements to add Solar Energy Facilities as a specific use in the Public and Utility Use category of the Land Use Table.
- c. De minimis change request: 6th Amended Subdivision Plan of Latulippe Development, Lots 9B,10 East Merrill Road.

6. READING OF THE MINUTES: Motion to adopt the September 23, 2019 draft minutes

7. ADJOURNMENT

The next scheduled Planning Board meeting is November 25, 2019

The City of Lewiston is an EOE. For more information please visit our website @ www.lewistonmaine.gov and click on the Non-Discrimination Policy.



CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Lewiston Planning Board

FROM: Douglas Greene, AICP, RLA; Deputy Director/City Planner

DATE: October 24, 2019

RE: Planning Board and Design Lewiston Workshop

At a Planning Board meeting, back in December of 2018, the staff presented a Comprehensive Plan Implementation project to update Lewiston's design regulations. (see attached proposal) During 2019, the staff has made brief presentations and updates to the Planning Board on the draft "Design Lewiston- Site Plan Review and Design Guidelines" and discussed possible revisions to the Zoning Ordinance Space and Bulk Standards.

At your October 28th meeting, Craig Lewis, representing Stantec Consultants and staff will present an overview of the Design Lewiston project and the draft Site Plan Review and Design Guidelines. The consultants, Advisory Committee and staff has worked hard to create new design guidelines and standards that will shape new development in Lewiston. The project goals are:

1. Preserve Lewiston's Heritage
 - Encourage adaptive reuse of historic buildings
 - Reinforce the character of districts
 - Facilitate historic renovations
2. Encourage Infill Development
 - Require that projects be compatible with the contextual space, bulk, and density
 - Facilitate reinvestment by balancing costs of quality design with the community's long term economic goals
 - Maintain a predictable design review process
 - Maintain a predictable design review process with predict-able development outcomes
3. Foster a safe and pleasurable environment that encourages pedestrian activity
 - Eliminate physical barriers to pedestrian activity with clear pathways and entrances
 - Ensure that ground floors in-clude detailed design and active uses
 - Place buildings close to the sidewalk
 - Put car parking to the side or rear of buildings
4. Make city-wide recommendation on ways to improve the appearance of new development

We hope you'll spend some time to review and familiarize yourself with the Design Lewiston summary and draft Design Guidelines and be ready to bring your questions and comment to the meeting.



CITY OF LEWISTON

Department of Planning & Code Enforcement

Lewiston Comprehensive Plan Implementation Project Comprehensive Update of Design Standards Proposed Scope of Work

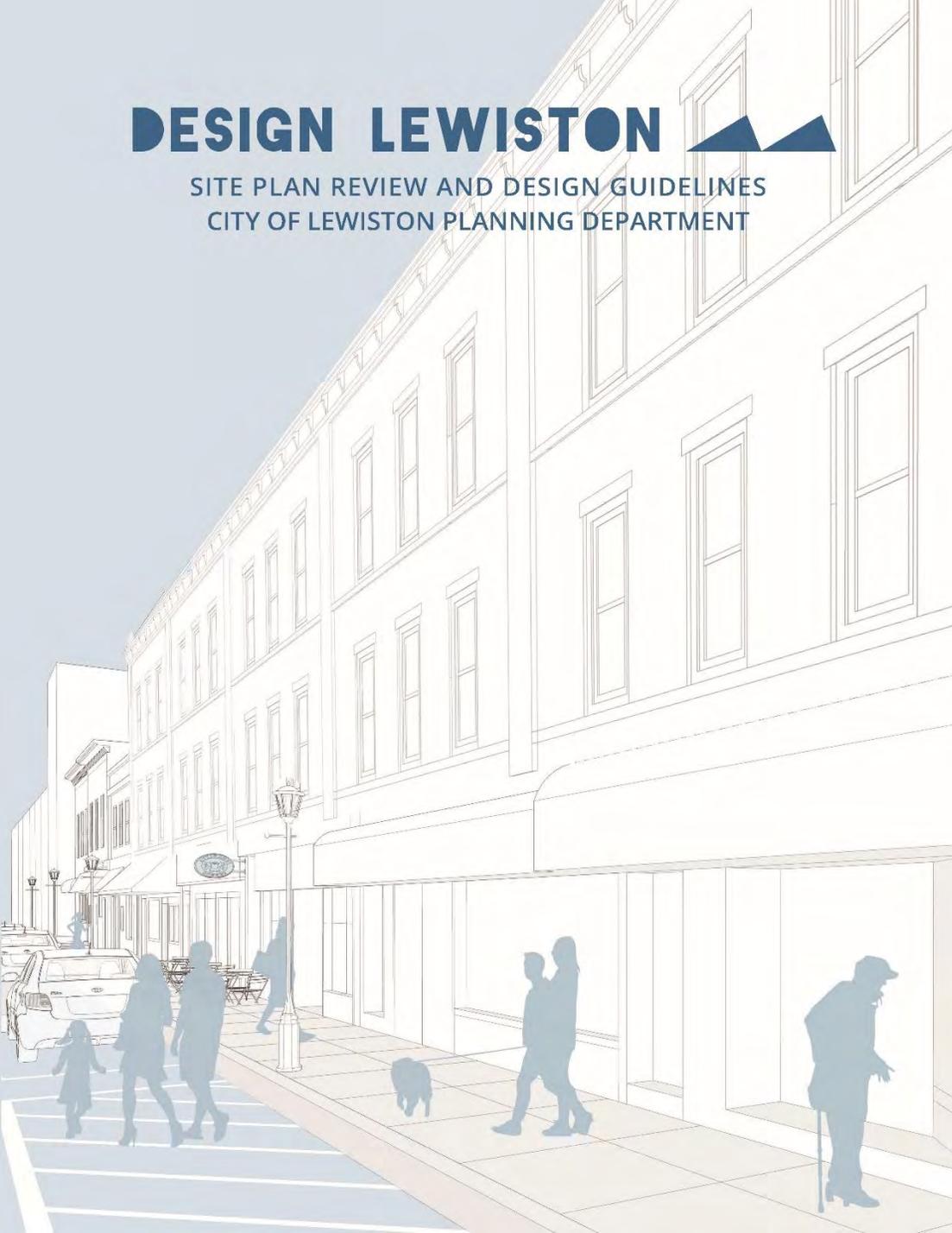
1. Purpose- The project, as recommended in the Comprehensive Plan and Riverfront Master Plan, will update and/or create new design standards that will result in predictable, reliable, attractive and high quality development in Lewiston. The current design regulations are close to 30 years old, are primarily optional and not required. This leaves implementing good design during the development review process at best, as a negotiated process. Updated standards can be adopted and applied to ensure projects reach a high level of quality while not significantly impacting construction costs. Standards can also assist in reinforcing and protecting land use patterns and character.
2. Update of Lewiston's Design Standards will include:
 - a. All design related sections of the Zoning and Land Use Ordinance
 - b. The Site Plan Review and Design Guidelines
 - c. The Lewiston Historic Preservation Design Manual
 - d. Possible creation of design or character districts
3. Project Description- The Comprehensive Design Standards Project will include:
 - a. A selection/project committee that includes representation from:
 - City Council
 - Planning Board
 - Historic Preservation Review Board
 - Finance Committee
 - Business and Development Community
 - Interested Citizen representation
 - b. Staff creates scope of work, RFP
 - c. RFP released, consultant selected
 - d. Consultant Process and Deliverables
 - Evaluation of current regulations, other community's design standards
 - Develop new standards and criteria for each design component
 - Create alternatives and draft plan(s)
 - Public meetings and approval process

4. Approval Process
 - a. Design Standard Committee meets on a regular basis
 - b. Finance Committee endorses project and consultant selection
 - c. City Council, Planning Board and Historic Preservation Review Board get updates as work progresses
 - d. Planning Board and Historic Preservation Review Board make recommendations to City Council (Public Hearing)
 - e. City Council makes final decision (Public Hearing)
 - f. Implement new Design Standards and Districts

5. Timeline of approximately 12 months
 - a. Project Development (Scope of Work, RFP)- 1 month
 - b. Consultant Selection- (RFP released, selection of top proposals, interviews, consultant selection, execute contract) 2 months
 - c. Project development- 8 months
 - d. Project approval- 2 months
 - e. Project Implementation- Upon approval

DESIGN LEWISTON

SITE PLAN REVIEW AND DESIGN GUIDELINES
CITY OF LEWISTON PLANNING DEPARTMENT



City of Lewiston

Design Lewiston Project Summary





Contents

1. Overview
2. Introduction
3. Process summary
4. Results
5. Implementation
6. Future recommendations
7. Acknowledgements



1. Overview

Design Lewiston aligns the city's zoning and development review process with *Legacy Lewiston* (2017 comprehensive plan) and the *Riverfront Island Master Plan* (2012).

The primary goals are to preserve Lewiston's heritage, encourage infill in downtown, and create a more walkable city.

To achieve those goals, staff, consultants, the Advisory Committee, and the public crafted zoning code revisions, Site Plan Review and Design Guidelines update, and revisions to the Historic Preservation Manual.



Legacy Lewiston



Riverfront Master Plan

CITYWIDE DESIGN GUIDELINES

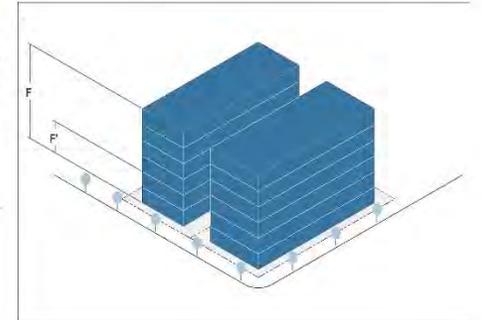
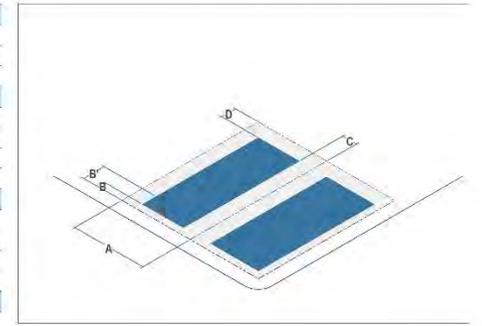
DR - Downtown Residential District

The purpose of the downtown residential district is to promote the improvement of older residential neighborhoods within the downtown by encouraging a transition to more mixed use neighborhoods, including owner-occupied, mixed-age and mixed-income housing with less density where desired and appropriate, low-intensity nonresidential uses, more open space and other neighborhood amenities, creating diverse, mixed-use neighborhoods. The standards of the district will encourage the upgrading of the existing neighborhoods by removing blight and vacancy, providing an opportunity for new residential and commercial development, and fostering a sense of community and place through neighborhood meeting, gathering and cultural places.

LOT	
A. Frontage	25' min
Lot area w/ sewer	5,000 sf min
Lot area w/o sewer	-
SETBACKS	
B. Min. Front ⁽¹⁾	5'
B'. Max Front ⁽¹⁾	15'
C. Side	10' min
D. Rear	10' min
BUILDING	
F. Min. Height	20'
F. Max Height	60'
Lot Coverage	80% max
Pervious Area	35%

Notes

⁽¹⁾ In areas where the existing buildings have an established uniform setback relationship to the street, 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.





2. Introduction to Design Lewiston: *It's all about walkability*



Walkability is
about the
journey and the
destination



2. Introduction to Design Lewiston: *Walkable cities create value*

$\$6,569,500 / 4.689 \text{ acres} =$
 $\$1,401,045 / \text{acre}$



$\$4,079,800 / .206 \text{ acres} =$
 $\$19,804,854 / \text{acre}$



14x

RESIDENCE



1/2 ACRE LOT

PROPERTY TAXES
\$4,000/YEAR

\$8,000 AN ACRE

387 EAST AVE (SINGLE FAMILY HOME)

DOWNTOWN



1/3 ACRE LOT

PROPERTY TAXES
\$50,000/YEAR

\$150,000 AN ACRE

276 LISBON ST (4 STORIES, MIXED USE)

BIG BOX STORE



20 ACRE LOT

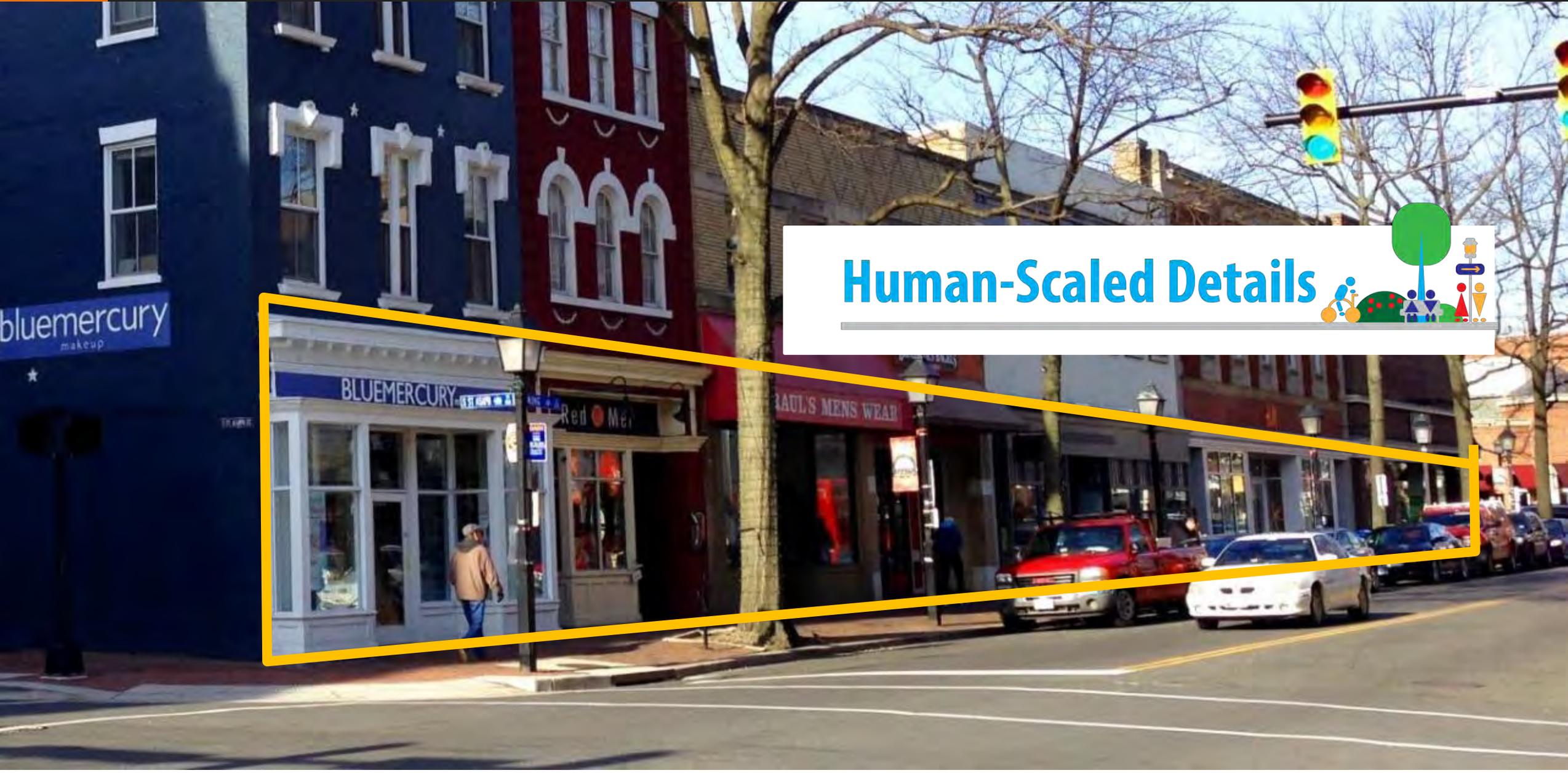
PROPERTY TAXES
\$134,000/YEAR

\$6,700 AN ACRE

855 LISBON ST (SHOPS INCL. STAPLES)



2. Introduction to Design Lewiston: *Walkability is achieved with design*



Human-Scaled Details





2. Introduction to Design Lewiston: *Regulatory changes summary*

- **Zoning ordinance revisions**
 - Article VI Nonconformance: new language for flexibility
 - Article XIII Development Review and Standards: revised approval criteria language including Design District provisions
 - Article XI District Regulations: space and bulk table update
 - Article XV Significant Buildings and Districts: new language allowing for staff committee review
- **Site Plan Review and Design Guidelines update**
 - Citywide landscaping, buffering, and site layout update
 - New Design Districts requirements
 - Public-friendly documentation with illustrations
- **Historic Preservation Manual update**
 - New images where relevant
 - Updated significant districts map

DESIGN DISTRICTS GUIDELINES

Parking Access and Design

Motor vehicle parking should not dominate the experience of residents and visitors in the Design Districts. This issue is addressed with requirements for where and how parking can be located and accessed, as well as by providing alternatives to personal car travel. Any new construction should add bicycle and multi-modal facilities to the greatest extent possible.

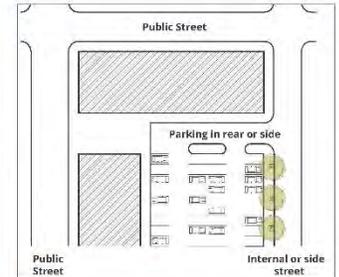
PARKING BANNED FROM FRONT SETBACKS
Surface motor vehicle parking is prohibited in the area between building frontages and public streets or parks except in conjunction with a single- or two-family dwelling.

DRIVEWAYS
Access drives to parking and service facilities located elsewhere on the site shall be limited to a total of 24 feet of width unless a wider entrance is justified for any individual driveway. The number of access drives shall be limited to one per 100 feet of lot frontage, with a minimum of one allowable driveway per lot.

REQUIRED WALKWAYS
Surface parking lots with 40 spaces or greater shall be designed to separate pedestrian travel area from vehicles.

MAXIMUM NUMBER OF PARKING SPACES
For buildings with less than or equal to 60,000 gross square feet, no more than 140% of the required minimum parking spaces are permitted. For buildings greater than 60,000 gross square feet, no more than 125% of the required minimum number of parking spaces are permitted.

MULTI-MODAL FACILITIES
To promote bicycling, projects categorized as Major developments and any project with 20 or more parking spaces shall provide no fewer than 4 bicycle storage racks. Required bicycle storage racks shall be within 100 feet walking distance of a main entrance.



Parking areas shall be located within the location of the site to minimize visibility from public streets and parks. Photo by Starline



Required bicycle storage racks shall be within 100-foot walking distance of the project main entrance.



3. Process



- **April 10**
- Committee workshop
- Stakeholder interviews
- Downtown identified as the most problematic for regulation
- Citywide landscaping is a priority

- **May 8**
- Preference survey
- Top priorities identified, incl. human-scale details, walkability, maintaining affordability

- **June 19**
- Review approach and public input
- Review outline of regulations
- Identification of Design Districts

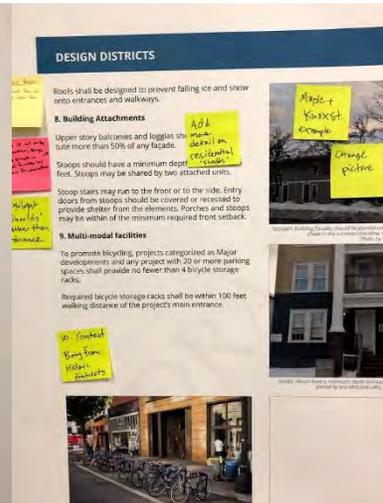
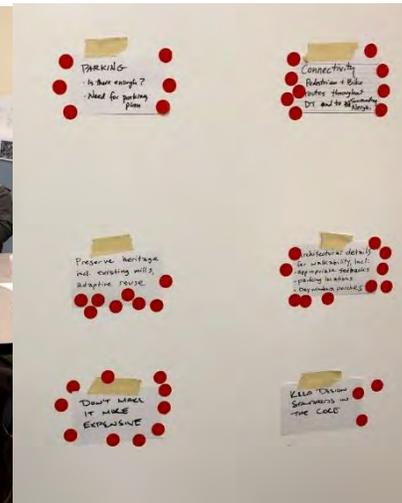
- **July 17**
- Review draft space and bulk standards
- Open space discussion
- Test fits for downtown infill

- **August 14**
- Feedback on draft, generally positive
- Updates recommended for variety of provisions, incl. parking, arch. design, bldg. photos

- **September 25**
- Review complete draft of guidelines

- **October 28**
- Presentation of final regulations
- Final feedback and revisions before adoption

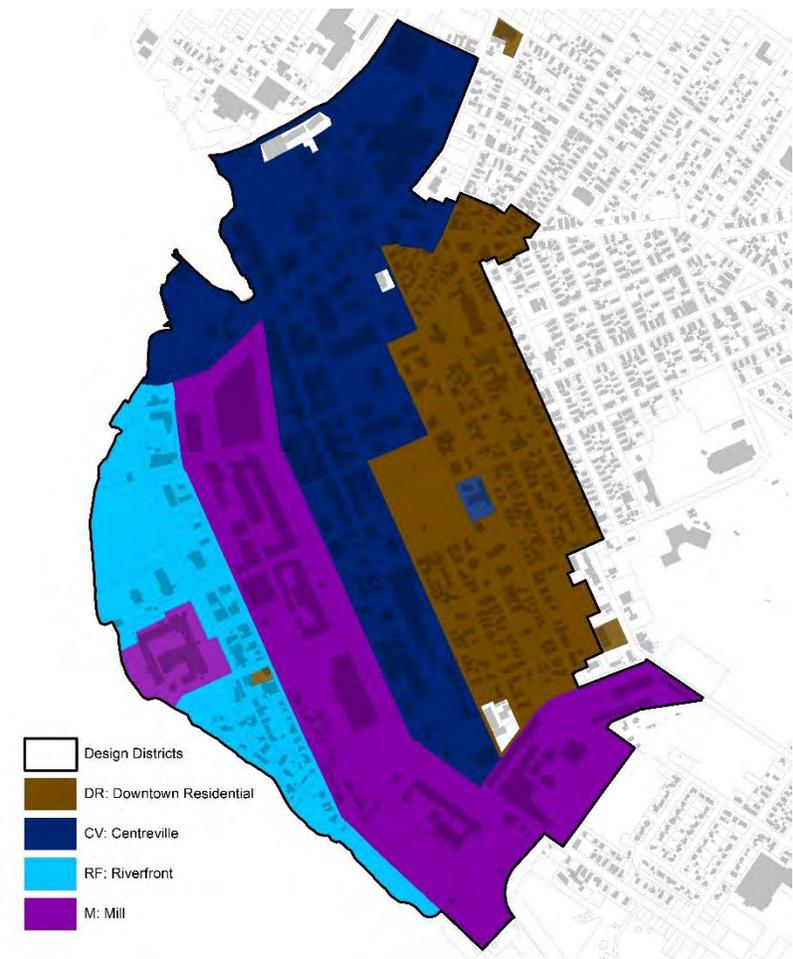
- Planning Board
- City Council
- Historic Preservation Review Board





4. Results

- **Establishment of the Design Districts:** Downtown zoning districts that are the target for greater infill flexibility and enhanced provisions for walkability
- **Simplification and strengthening of citywide site plan regulations:** Refined landscaping and buffering standards to be more enforceable for improving the image of Lewiston's corridors and neighborhoods
- **Promotion of investment through infill with regulatory flexibility:** Adjustments to the code clear the way for appropriate development throughout the city. The process is clarified in a user-friendly Site Plan Review process infographic



Map of the Design Districts



4. Results: *Unlocking infill development in downtown*

Map legend

- Currently undevelopable lots due to space and bulk table definitions

Design Lewiston adds flexibility to allow infill development downtown without the need for zoning modifications.

The updated regulations reduce frontage requirements and lot size requirements in certain zones.





4. Results: Development Review Process Infographic

APPROVAL STEPS



1. Pre-Application Meeting with Staff

Conversations begin before the application is filed. Prospective developers and City staff meet to outline project intentions and conceptual design, and share information about the review process.



2. Application Submission for Staff Review

City staff will review the initial application and work with the applicant on any issues before the completed application is accepted for review by the appropriate approval authorities.

✓ APPLICATION DEEMED COMPLETE

3. Historic Preservation Review (if needed)

Changes to designated significant buildings and new buildings or renovations in Historic Districts need a Certificate of Appropriateness before Site Plan Approval to ensure that Lewiston's heritage is preserved, protected, and enhanced by changes to buildings and areas.

✓ CERTIFICATE OF APPROPRIATENESS

4. Approval Authority Review

Applications must be formally approved by either the Staff Review Committee or the Planning Board. Public Notice and letters to abutters provide an opportunity for public comment. Written conditions will record any mitigations and community benefits decided upon. Once the Developer has received approval, the project can apply for other required entitlements, such as any zoning variances needed, and then proceed to Building Permitting.

MINOR: STAFF REVIEW COMMITTEE

MAJOR: PLANNING BOARD REVIEW

✓ SITE PLAN APPROVAL

Public Comment Period

5. Board of Appeals (if needed)

Projects seeking variances for dimensional and use standards require approval from the Board of Appeals.

✓ VARIANCE



6. Building Permitting

The Building Department issues a building permit upon receipt of approval from relevant authorities and stamped construction documents.

✓ BUILDING PERMIT



7. Under Construction

As buildings are constructed, the City monitors that developers are complying with the mitigation and community benefits outlined in the Development Review approval conditions.



8. Construction Complete

Once construction is complete, the developer receives a Certificate of Occupancy from the City.

✓ CERTIFICATE OF OCCUPANCY

DESIGN PHASE & DOCUMENTATION

Pre-design

At this early stage, applicants share concept development, expected program, and any conceptual designs.

Schematic Design

The completed Site Plan Review Application includes building massing, setbacks, buffers, driveways, parking, water supply, wastewater, drainage, exterior lighting, landscaping, construction schedule, topography.

The Application must meet the requirements of the Lewiston Zoning and Land Use Code, especially Article 13 Section 4. Subdivisions should refer to Article 13 Section 5.

Design Development

Plans are finalized while detailing continues on engineering, specifications, wall sections, and utilities.

Construction Documents

Final documentation and stamped drawings are prepared and submitted.

Construction Administration

As-built drawings are created (if needed).

APPROVAL STEPS



1. Pre-Application Meeting with Staff

Conversations begin before the application is filed. Prospective developers and City staff meet to outline project intentions and conceptual design, and share information about the review process.



2. Application Submission for Staff Review

City staff will review the initial application and work with the applicant on any issues before the completed application is accepted for review by the appropriate approval authorities.

✓ APPLICATION DEEMED COMPLETE

3. Historic Preservation Review (if needed)

Changes to designated significant buildings and new buildings or renovations in Historic Districts need a Certificate of Appropriateness before Site Plan Approval to ensure that Lewiston's heritage is preserved, protected, and enhanced by changes to buildings and areas.

✓ CERTIFICATE OF APPROPRIATENESS

4. Approval Authority Review

Applications must be formally approved by either the Staff Review Committee or the Planning Board. Public Notice and letters to abutters provide an opportunity for public comment. Written conditions will record any mitigations and community benefits decided upon. Once the Developer has received approval, the project can apply for other required entitlements, such as any zoning variances needed, and then proceed to Building Permitting.

MINOR: STAFF REVIEW COMMITTEE

MAJOR: PLANNING BOARD REVIEW

✓ SITE PLAN APPROVAL

DESIGN PHASE & DOCUMENTATION

Pre-design

At this early stage, applicants share concept development, expected program, and any conceptual designs.

Schematic Design

The completed Site Plan Review Application includes building massing, setbacks, buffers, driveways, parking, water supply, wastewater, drainage, exterior lighting, landscaping, construction schedule, topography.

The Application must meet the requirements of the Lewiston Zoning and Land Use Code, especially Article 13 Section 4. Subdivisions should refer to Article 13 Section 5.



2. Application Submission for Staff Review

City staff will review the initial application and work with the applicant on any issues before the completed application is accepted for review by the appropriate approval authorities.

✓ APPLICATION DEEMED COMPLETE

3. Historic Preservation Review (if needed)

Changes to designated significant buildings and new buildings or renovations in Historic Districts need a Certificate of Appropriateness before Site Plan Approval to ensure that Lewiston's heritage is preserved, protected, and enhanced by changes to buildings and areas.

✓ CERTIFICATE OF APPROPRIATENESS

4. Approval Authority Review

Applications must be formally approved by either the Staff Review Committee or the Planning Board. Public Notice and letters to abutters provide an opportunity for public comment. Written conditions will record any mitigations and community benefits decided upon. Once the Developer has received approval, the project can apply for other required entitlements, such as any zoning variances needed, and then proceed to Building Permitting.

MINOR: STAFF REVIEW COMMITTEE

MAJOR: PLANNING BOARD REVIEW

✓ SITE PLAN APPROVAL

5. Board of Appeals (if needed)

Projects seeking variances for dimensional and use standards require approval from the Board of Appeals.

✓ VARIANCE

6. Building Permitting

Schematic Design

The completed Site Plan Review Application includes building massing, setbacks, buffers, driveways, parking, water supply, wastewater, drainage, exterior lighting, landscaping, construction schedule, topography.

The Application must meet the requirements of the Lewiston Zoning and Land Use Code, especially Article 13 Section 4. Subdivisions should refer to Article 13 Section 5.

Design Development

Plans are finalized while detailing continues on engineering, specifications, wall sections, and utilities.

Construction

Public Comment Period



Section 4. Subdivisions should refer to Article 13 Section 5.

Public Comment Period

4. Approval Authority Review

Applications must be formally approved by either the Staff Review Committee or the Planning Board. Public Notice and letters to abutters provide an opportunity for public comment. Written conditions will record any mitigations and community benefits decided upon. Once the Developer has received approval, the project can apply for other required entitlements, such as any zoning variances needed, and then proceed to Building Permitting.

MINOR: STAFF REVIEW COMMITTEE

MAJOR: PLANNING BOARD REVIEW

✓ SITE PLAN APPROVAL

5. Board of Appeals (if needed)

Projects seeking variances for dimensional and use standards require approval from the Board of Appeals.

✓ VARIANCE

Design Development

Plans are finalized while detailing continues on engineering, specifications, wall sections, and utilities.



6. Building Permitting

The Building Department issues a building permit upon receipt of approval from relevant authorities and stamped construction documents.

✓ BUILDING PERMIT

Construction Documents

Final documentation and stamped drawings are prepared and submitted.



7. Under Construction

As buildings are constructed, the City monitors that developers are complying with the mitigation and community benefits outlined in the Development Review approval conditions.

Construction Administration

As-built drawings are created (if needed).



8. Construction Complete

Once construction is complete, the developer receives a Certificate of Occupancy from the City.

✓ CERTIFICATE OF OCCUPANCY



4. Results: *Site Plan Review and Design Guidelines*

The **Site Plan Review and Design Guidelines** are a simplification and revision of the existing document (adopted 1987, amended 1991), plus a new chapter with walkability provisions for the Design Districts. Guidelines for the Design Districts are echoed in zoning’s Article XIII revision.

This document is intended to be adopted by the Planning Board to replace the existing version.

The regulation includes some mandatory provisions (“shall”) and some guidance provisions (“should”).

Table of Contents

General Provisions

- About Design Lewiston
- Development Review Process
- Zoning Districts

Citywide Design Guidelines

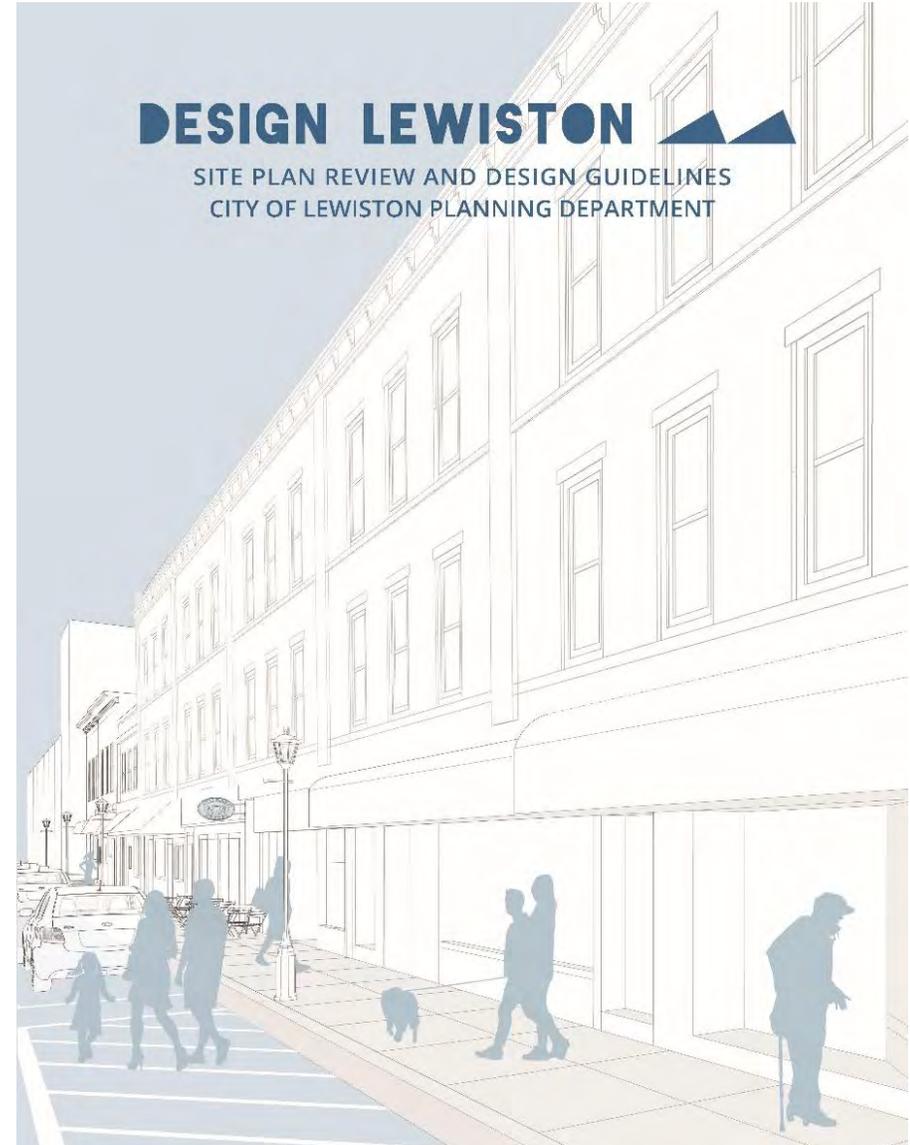
- About the Design Guidelines
- Site Layout
- Buffering and Screening
- Landscape Design
- Onsite Circulation
- Lighting

Design Districts Standards

- Ground Floor Uses
- Parking Access and Design
- Architectural Design
- Roofs
- Mid-Block Accessibility
- Context-Sensitive Design

Space and Bulk Standards

Appendix



These design guidelines apply to all Site Plan Review applications in the City of Lewiston. The purpose of these guidelines are related to the mandatory Development Review and Standards zoning article, including the Approval Criteria. As such, these guidelines as adopted by the Planning Board should be considered by applicants for development review and incorporated in the preparation of applications. The planning board and staff review committee will consider these guidelines in evaluating appropriate design solutions to specific situations.

The general Approval Criteria used by the staff review committee and the planning board in judging applications for development review and shall serve as minimum requirements for approval of the application. As a reminder, this is a list of the Approval Criteria:

- (a) Utilization of the site
- (b) Traffic movement into and out of the development area
- (c) Access into the site
- (d) Internal vehicular circulation
- (e) Pedestrian circulation
- (f) Stormwater management
- (g) Erosion control
- (h) Water supply
- (i) Sewage disposal
- (j) Utilities
- (k) Natural features
- (l) Groundwater protection
- (m) Water and air pollution
- (n) Exterior lighting
- (o) Waste disposal
- (p) Lot layout
- (q) Landscaping
- (r) Shoreland relationship
- (s) Open space
- (t) Technical and financial capacity
- (u) Buffering
- (v) Compliance with district regulations
- (w) Design consistent with performance standards
- (x) Design district standards (if applicable, refer to the following section)

The Citywide Design Guidelines do not exhaustively address each of the required Approval Criteria. Rather, the Citywide Design Guidelines focus on providing additional guidance for issues that have significant impacts on the public realm, walkability, and Lewiston's attractiveness.

Site Layout

PURPOSE: Projects should generate curb appeal from Lewiston's streets for pedestrians and motorists and diminish the visual impact of parked vehicles. Landscaping along streets is highly encouraged to create a positive image for Lewiston.

BUILDING PLACEMENT

Building and parking placement should relate to natural topography and vegetation, and to the surrounding built environment. Where possible, buildings should frame streets to create a sense of enclosure. (See Art 13. Sec 7.(a))

SERVICE AREAS

Exterior service, loading, storage, dumpsters and utility areas should be located at the side or rear of the building, and should be screened or sheltered so as to minimize visibility from sensitive viewpoints such as pedestrian paths, building entries, and abutting residential properties. (See Art 12, Section 17. (j))

PARKING LAYOUT

Parking is allowed within side and rear setbacks, under the condition that lots with 20 or more spaces meet the buffering requirements (see next section).

- Residential uses: One vehicle may be parked between a residential building and the front setback. Vehicles may not block the sidewalk.
- Non-residential uses: Parking is allowed between buildings and front setbacks, under the condition that lots with 20 or more spaces meet the buffering requirements in the Buffering section. (See Art 12. Sec 17. (f))



Buildings should frame streets to create a sense of enclosure. Photo by Craig Saddlemyre



Exterior service areas should be located at the side or rear of the building, and shall be screened from pedestrian paths or building entries. Talbot Park, Auckland. Crosson Clarke Architects



Exterior service areas such as dumpsters, loading, storage and utility can be screened or sheltered to minimize their visibility.

Buffering and Screening

PURPOSE: Buffering and screening protect residents and public areas from negative impacts associated with nuisances such as large parking lots and mechanical equipment. This section describes the context for buffering and screening: how and when it should be applied.

BUFFER LOCATIONS

Buffers should screen noise and visual impact from adjacent public streets and parks and from abutting property under separate ownership in the following conditions:

- Parking lots along street frontages with 10 or more stalls
- Transition between residential uses and non-residential uses, including non-residential parking lots with 10 or more stalls
- Mechanical equipment, service areas, storage areas, fuel pumps, refuse storage areas, and loading areas not entirely enclosed within a building

BUFFER DESIGN

Buffers should consist of one or more of the following approaches and should adhere to the associated standards per option:

- Dense evergreen plantings: Evergreen screening should be effective to a minimum height of 4 feet at installation. Two staggered rows of plantings spaced 12 feet on center should be provided to accomplish the required buffering.
- Deciduous trees and shrubs: Two staggered rows should be placed 6 to 8 feet on center based on their fullness.
- Earthen berm: Berms should be graded with slopes of 1:3 to 1:4. The crest of the berm should be planted with evergreens, and the side slopes planted with deciduous and/or evergreen plants.
- Grade change: Natural topographic variation and existing vegetation may be used to replace part or all required screening.
- Fences and walls: Walls and fences should be finished with wood, concrete or stone. Walls and fences should be 6 to 8 feet high and opaque between incompatible uses.



Buffers shall screen the noise, activity levels, and visual impact from adjacent public streets and parking lots along a frontage.



Walls should be used to screen the ground level of the automobiles in the parking lots.



A pedestrian walkway and/or bikeway may be included within buffers.

Buffering and Screening (continued)

FOR BUFFERS MORE THAN 3 FEET WIDE

Screening should be achieved by dense evergreens. In some cases, the reviewing authorities may require a site wall to further screen development (such as loading docks or storage areas). This wall should be further screened with deciduous and/or evergreen landscaping on the side facing away from the site development. Evergreen hedges should be a minimum of 4 feet at installation and should be planted 4 to 5 feet on center and should, at maturity, be maintained at a minimum height of 6 feet. Recommended species include False Cypress (*Chamaecyparis lawsoniana*); Eastern Arborvitae (*Thuja occidentalis*); and Canadian Hemlock (*Tsuga canadensis*).

FOR BUFFERS LESS THAN 3 FEET WIDE

Screening should be opaque, wood fencing, 8 feet high, and with the finished side facing away from the site development. In cases where additional screening height is necessary, plantings of deciduous trees may also be required. Trees planted in conjunction with fencing should be planted at intervals of 20 to 30 feet on center and should have a minimum caliper of 2 1/2 inches at the time of planting. Recommended species include Yellowwood (*Cladrastis lutea*); and Honeylocust (*Glenditsia triacanthos*).

SUNLIGHT ACCESS

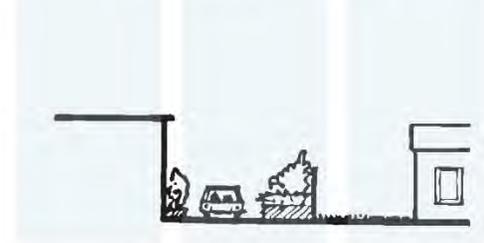
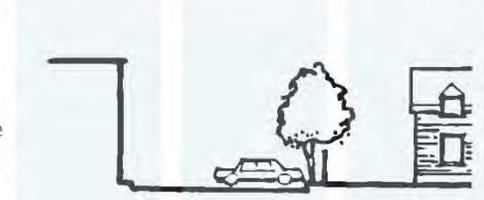
Buffers should not have undue impacts on sunlight to adjacent buildings or scenic views that exist for neighboring properties.

WALKWAYS THROUGH BUFFERS

A pedestrian walkway and/or bikeway may be included within buffers.



Where a narrower vegetated buffer is unavoidable (20 to 100 feet wide), landscaped earth berms shall be used to provide maximum screening.



Types of buffering/landscaping; Screening may be accomplished by dense evergreen plantings, deciduous trees and shrubs, fences, walls, berms or a combination of the same.

Landscape Design

PURPOSE: Landscaping along street edges and other areas is beneficial for the community. Landscaping should define street edges, break up parking areas, soften the appearance of the development, and protect abutting properties from adverse impacts of the development. This section describes property owners' responsibilities when it comes to planning for and maintaining landscaping.

FRONT SETBACKS

Front setbacks, including areas between the principal wall plane of a building and a public street, should be landscaped for the entire length except for driveways, pedestrian access ways, and allowable encroaching building attachments (stoops, chimneys, awnings, porches). Trees are recommended if the front setback is at least 5 feet wide to provide adequate space for the tree roots. Short fences of approximately 3 feet in height are desirable in residential front yards where feasible.

MAINTENANCE

Property owners are responsible for maintaining the landscape on the property as approved in Site Plan Review after receiving a certificate of occupancy for at least five years including replacement of dead plants and trees.

EXISTING TREES AND VEGETATION

Existing vegetation should be considered in the design of the site and retained to the extent possible, especially in buffer areas and open space areas. Special effort should be made to retain trees with a diameter greater than 6 inches.

STREET TREES

Street trees may be planted at intervals of 25 to 50 feet on center, should have a minimum of 2.5-inch caliper, and should be at least 10 feet high at the time of planting. Existing trees may be preserved where they are judged to be of sufficient quality. Trees should be sited so that future root and canopy growth will not interfere with utilities above and below ground, streets, sidewalks, or adjacent buildings. Taller deciduous trees without lower branches are recommended for street planting to minimize obstructed views and provide an overhead canopy. See the Appendix for recommended species. Tree planting along frontages of private property is encouraged in areas where there is limited public right-of-way for tree planting.



Parking areas shall be visually broken up by the use of trees and landscaped parking islands.



Parking or traffic islands shall be curbed to protect both the pedestrians and the landscaping.



Landscaping in front setbacks should create a positive appearance from the street and soften the impact of parking.

Landscape Design (continued)

STREET LIGHTING

Where municipal lighting exists along the street, low-level lighting for pedestrians is optional. Any lights shall be directed downward or away from adjacent residential areas.

STREET FURNITURE

Street furnishing and pedestrian amenities are encouraged in setbacks, including benches, bicycle racks, bus shelters, waste receptacles, and water fountains. At building entrance areas and at drop off areas, site furnishings such as benches and sitting walls shall be encouraged.

LANDSCAPING IN PARKING LOTS

- Parking areas with 40 or more stalls should be visually broken up by the use of trees and landscaped parking islands at a rate of one island per 20 stalls. The use of hedges, grade differences, and low walls should be used to further reinforce the spatial separation of parking areas while not obstructing snow storage areas.
- A minimum of one tree per 20 parking spaces should be provided, within the confines of the perimeter curb or pavement edge. Trees should have a caliper of 2.5 inches at the time of planting. Parking and traffic islands should be curbed to better direct traffic, and to protect both the pedestrians and the landscaping. The islands should be strategically located to assist the pedestrian in crossing the parking area.
- Parking islands should be a minimum of 10 feet wide and 15 feet long. The minimum distance from the tree to curb should be 4 feet. Included within the width of the parking islands may be paved walkways, lawn, or ground cover.

SNOW REMOVAL

Surface parking lots should facilitate snow removal and should designate space for on-site snow storage that is mindful of drainage.

LANDSCAPE IN CONNECTIONS BETWEEN SITES

The use of predominantly deciduous trees between sites with compatible uses is recommended to allow partial views to and from adjacent uses and destinations. Connections should use all-weather surfaces to allow for joint use of pathways by pedestrians and bicyclists.



Landscaping should be used to define street edges and break up parking areas.



Street furnishings and pedestrian amenities like benches and bicycle racks are encouraged. Photo by Startec



Awnings add color and texture to the street, even when covered in snow. Street trees, bicycle racks, and pedestrian-scale lighting complete the picture.

Onsite Circulation

PURPOSE: Site layouts should ensure safe circulation for pedestrians and motorists while avoiding negative impacts on surrounding public streets. Curb cuts for driveways should be as narrow as possible while still accommodating the expected vehicle traffic and turning movements to protect people walking.

PARKING SURFACE

Parking areas and driveways should be surfaced with bituminous concrete or other acceptable hard and dust-free material. The reviewing authorities may consider allowing some proportion of permeable surface, where groundwater recharge is of demonstrated concern.

ACCESS

Site layout should ensure that automobiles and delivery vehicles will not back out into existing major roads. Vehicular access from local side streets is encouraged wherever feasible. Shared driveway entrances and circulation are encouraged for adjacent sites in order to minimize curb cuts and increase efficiency. Shared circulation roads are encouraged to be located behind the buildings rather than in front. Consideration of connections with abutting future projects is recommended.

WALKWAY DESIGN

Pedestrian ways should be safely separated from vehicular traffic. Walkways should have a minimum width of 4 feet. Sidewalks should link the development to abutting commercial or residential sites where applicable. Pedestrian and vehicular crossings should be clearly marked, using signage, curbs, pavement striping, or special paving materials.

CURBS

Wherever curbs are used, granite or cement concrete (extruded or precast) materials are preferred over asphalt curbs. Vegetated swales may replace the curb where space permits.

DELIVERY VEHICLES

For Major non-residential projects, the site design should delineate a clear route for delivery vehicles, with appropriate geometric design to allow turning and backing for semi-trailer truck (WB-40) vehicles. Signage or lane markings indicating that route may be required. Any access roads should be located a minimum of 150 feet from highways in order to avoid intersection conflicts.



Vegetated swales may replace the curb where space permits. Photo by Stantec



Pedestrian and vehicular crossings shall be clearly marked, using signage, curbs, pavement stripings and/or special paving materials.



Existing vegetation should be retained to the extent possible, especially in buffer areas and open space areas.

Lighting

PURPOSE: Site lighting should promote safety and create an attractive environment while avoiding light pollution and light trespass onto abutting properties.

LIGHT POLLUTION PREVENTION

No lighting should be directed into travel ways or adjacent properties under different ownership.

PEDESTRIAN LIGHTING

Pedestrian lighting for safety along internal paths is encouraged. Porch lights are recommended where there are adjacent sidewalks for safety.

FACADE ILLUMINATION

Building facades may be illuminated with soft lighting of low intensity. The light source of the building facade illumination should be concealed. The light source should face downwards and be shielded to prevent light pollution.

STREET LIGHTING

Where municipal lighting exists along the street, low-level lighting for pedestrians is optional. Any lights should be directed downward or away from adjacent residential areas.



Outdoor lighting design shall mitigate light trespass and glare to abutters and the public at large, reducing light pollution. Photo by Greg Hartford



Lighting along pedestrian paths is encouraged to create a safe environment. Photo by Mike Lydon



Building façades may be illuminated with soft lighting of low intensity

Buildings in Design Districts

The Design Districts are in Lewiston's historic core, an area with a walkable street pattern and historically and architecturally significant buildings. Its streets are well defined by trees, building facades, and pedestrian activity. Automobile travel speeds are relatively low, and pedestrian traffic is high.

The goals of the Design Districts are to:

1. Preserve Lewiston's heritage

- Encourage adaptive reuse of historic buildings
- Reinforce the character of districts
- Facilitate historic renovations

2. Encourage infill development in Lewiston's historic core

- Require that projects be compatible with the contextual space, bulk, and density
- Facilitate reinvestment by balancing costs of quality design with the community's long term economic goals
- Maintain a predictable design review process
- Maintain a predictable design review process with predictable development outcomes

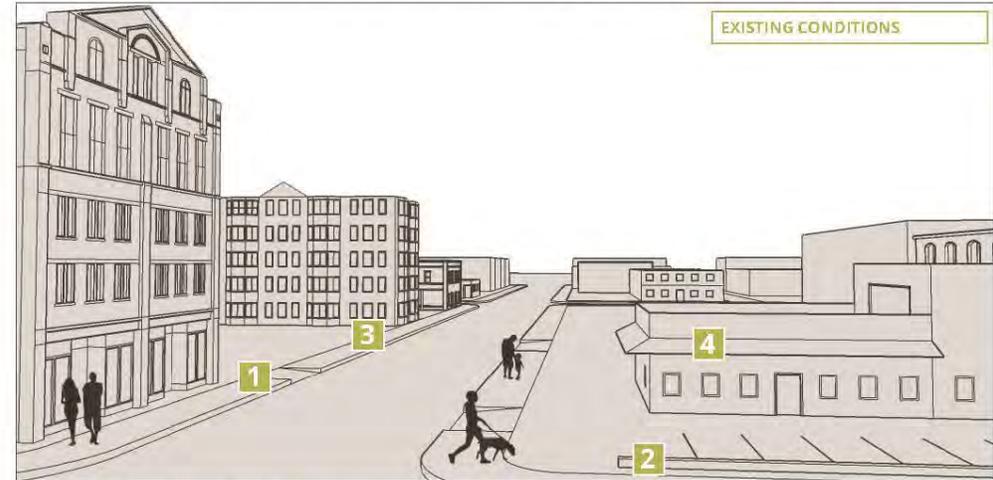
3. Foster a safe and pleasurable environment that encourages pedestrian activity

- Eliminate physical barriers to pedestrian activity with clear pathways and entrances
- Ensure that ground floors incorporate detailed design and active uses
- Place buildings close to the sidewalk
- Put car parking to the side or rear of buildings



Applying Design Guidelines

Projects in the Design Districts (Riverfront District, Downtown Residential District, Centreville District, and Mill District) shall comply with the urban design provisions in the following pages. These provisions establish the desired form and character for new development and significant renovations in this area.



1. Empty lots 2. Parking in front of buildings 3. Entrances not clearly defined 4. One story buildings not in scale



a. Designs should encourage active ground floors that are routinely occupied throughout the day and create an active pedestrian environment. b. Surface motor vehicle parking is prohibited within front setbacks, parking areas should be reallocated to the interior of the site. c. Mid-block connections are encouraged to promote convenience and connectivity to destinations. d. New construction shall complement the massing and type of roof as the surrounding adjacent structures.

Ground Floor Uses

PURPOSE: In Design Districts, ground floors are the most important part of a building. Great places have interaction between buildings and streets and are where you intuitively want to stay longer. To achieve great streets, visible life in buildings and between buildings is even more vital than architectural design.

ACTIVE GROUND FLOORS

The ground floors of buildings facing public streets shall be routinely occupied by people throughout the day to create an active pedestrian environment and provide eyes on the street. Active ground floor uses are uses that relate to the building's principle uses, such as residential, retail, services, lobbies, or offices. The actively used area shall have a minimum depth of 20 feet, or the depth of the building if less. Parking, storage, and loading facilities shall not be considered active uses.

GROUND FLOOR WINDOWS

Non-residential ground floors shall consist of a minimum of 50 percent clear glass in total for the façade as visible from public streets. No minimum requirement shall be imposed for theaters, places of worship, fire and police stations, municipal service facility, or transformer stations.

GROUND FLOOR RESIDENTIAL

Residential ground floors shall be elevated at least 2 feet above the grade of any adjacent sidewalk and window sills of dwelling units shall be at or above the eye-level of passing pedestrians to maintain privacy for occupants.



Non-residential ground floor uses in the Design Districts must have at least 50% clear glass. Photo by Mike Lydon



The actively used area shall have a depth of at least 20 feet, or the depth of the building if less. Photo by Stantec



Ground story dwelling units shall be elevated at least 2 feet above the grade of any adjacent sidewalk. Photo by Stantec

Parking Access and Design

PURPOSE: Motor vehicle parking should not dominate the experience of residents and visitors in the Design Districts. This issue is addressed with requirements for where and how parking can be located and accessed, as well as by providing alternatives to personal car travel. Any new construction should add bicycle and multi-modal facilities to the greatest extent possible.

PARKING BANNED FROM FRONT SETBACKS

Surface motor vehicle parking is prohibited in the area between building frontages and public streets or parks except in conjunction with a single- or two-family dwelling.

DRIVEWAYS

Access drives to parking and service facilities located elsewhere on the site shall be limited to a total of 24 feet of width unless a wider entrance is justified for any individual driveway. The number of access drives shall be limited to one per 100 feet of lot frontage, with a minimum of one allowable driveway per lot.

REQUIRED WALKWAYS

Surface parking lots with 40 spaces or greater shall be designed to separate pedestrian travel area from vehicles.

MAXIMUM NUMBER OF PARKING SPACES

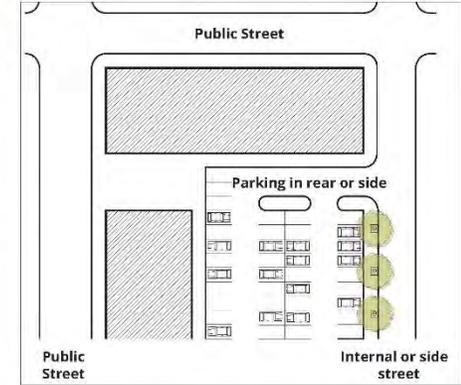
For buildings with less than or equal to 60,000 gross square feet, no more than 140% of the required minimum parking spaces are permitted. For buildings greater than 60,000 gross square feet, no more than 125% of the required minimum number of parking spaces are permitted.

MULTI-MODAL FACILITIES

To promote bicycling, projects categorized as Major developments and any project with 20 or more parking spaces shall provide no fewer than 4 bicycle storage racks. Required bicycle storage racks shall be within 100 feet walking distance of a main entrance.

SCREENING AND BUFFERING

Short walls shall be used to screen the ground level of the automobiles in parking lots along street frontages. These walls shall be 2 to 4 feet in height, and shall be finished with brick, stone, wood or concrete that is compatible with materials on adjacent buildings.



Parking areas shall be located within the interior of the site to minimize visibility from public streets and parks. Photo by Stantec



Required bicycle storage racks shall be within 100 feet walking distance of the project's main entrance.

Architectural Design

PURPOSE: Architectural design should do its part in creating an interesting and human-scale environment in the Design Districts. Opportunities should be seized to create attractive and welcoming features such as stoops, porches, wall recesses and projections, and weather protection above entrances.

ENTRANCES

A minimum of one building entrance shall be located on a street frontage. The door shall be visible and accessible from a sidewalk or public park in a place appropriate for a pedestrian-oriented, street-facing use, and shall be open during normal business hours. Non-residential entrances shall have alcoves between 15 and 100 square feet in size, with a surface that matches the sidewalk. Multifamily entrances shall have weather protection.

ARCHITECTURAL DETAILS

The use of architectural features and details such as porches, awnings, columns, dormers, skylights and arches shall be used to create visually dynamic and interesting buildings. The definition of street corners with building form and architectural features is important to anchoring the building on the site and framing the street.

WINDOWS

Windows shall not be flush with exterior wall treatments and shall be recessed at least 2 ½ inches. Windows shall be provided with an architectural surround at the jambs, header, and sill.

BLANK FACADES

Blank walls longer than 10 feet shall be prohibited where buildings face public streets and parks. A blank wall is a facade that, at eye-level, does not include doors, windows, or surface relief through the use of columns, cornices, moldings, piers, pilasters, sills, sign bands, other equivalent architectural features that either recess or project from the average plane of the facade by at least 4 inches.

MECHANICAL PROTRUSIONS

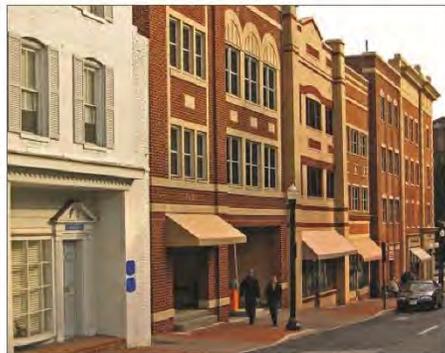
Vent stacks, roof vents, and other mechanical protrusions shall be painted the color of the roof or the adjacent façade. Roofs and roof lines shall minimize the visual impact of mechanical systems.



Building facades should be designed to create welcoming entrances and a human-scale environment. Photo by Mike Lydon



Architectural details such as porches, awnings, columns, dormers, skylights and arches shall be used to create visually dynamic and interesting buildings.



Architectural design must encourage consistency of all building features visible from public streets and entrances. Photo by Brett VA

Architectural Design (continued)

ARCHITECTURAL CONSISTENCY

Projects shall maintain consistency of architectural character, treatments, and details across the project's facades visible from public entrances, public streets, or public parks. Architectural features that shall remain consistent include cladding material, trim, fences and other buffers, and lighting.

Roofs

PURPOSE: Roofs should add to the Design Districts' character. Rooflines should create distinct features when viewed from the ground, hide mechanical systems, and prevent falling snow onto entrances. Roof forms should add accents along view corridors and above entrances, such as cornices, eaves, roof decks, green roofs, cupolas, parapets, and spires.

ROOFLINES

Roofs and roof lines shall avoid unbroken expanses the length of the building through the use of dormers, and chimneys. Variations in design shall connect to the overall building design, such as being shaped to define building corners and entries.

SOLAR PANELS

Solar panels shall follow rooflines and where possible be integrated with the roof design.

FALLING SNOW

Roofs shall be designed to prevent falling ice and snow onto entrances and walkways.



Roof tops shall incorporate distinct features such as roof forms, cornices, eaves and parapets. Photo by Craig Saddlemyre



Roofs and roof lines shall avoid long unbroken expanses through the use of dormers, chimneys and changes in ridge line. Photo by Mike Lydon



Roofs shall be designed to prevent falling ice and snow onto entrances and walkways. Photo by Craig Saddlemyre

Mid-Block Accessibility

PURPOSE: The Design Districts are mostly composed of short blocks that encourage people to walk between destinations. However, in some circumstances in Lewiston, longer blocks have the potential of walling people off. When this occurs, mid-block connections are encouraged to promote convenience and connectivity to destinations and, where applicable, contribute to any existing open spaces in the surrounding area.

LONG BLOCKS

Where development applications are proposed on double-sided frontage lots with a frontage longer than 400 feet, consideration should be given to provide a direct and 24/7 publicly accessible mid-block passage connecting from the sidewalk of one street to another on the opposite side of the block.



Where lot frontages are longer than 400 feet, mid-block passages will increase accessibility and connectivity for pedestrians. Photo by Mike Lydon



Where possible, mid-block connections should contribute to existing public open spaces. Photo by Nokano Associates



Mid-block paths or alleys will encourage people to walk between destinations.

Context-Sensitive Design

PURPOSE: New and renovated buildings should be compatible with the architectural forms and the open spaces around them. Additional details of these criteria are located in zoning Article XV, Section 5(F)(3) and the Lewiston Historic Preservation Design Manual.

CONTEXT DOCUMENTATION

An applicant shall include documentation (site map, photos, and narrative) of adjacent building architectural style, character and site condition (two buildings on right, two on the left, and four across the street).

CONTEXT-SENSITIVE DESIGN CRITERIA

An applicant shall address how the proposed project meets the intent of the following criteria:

- The height of principal building or structure, its bulk; the nature of its roofline and the proportions of the new construction will be of the same scale and proportion as the surrounding, adjacent structures;
- The location, size, and proportions of openings in the facade, primarily windows and doors, of new construction will be consistent in proportion and rhythm with openings in the facade as the surrounding, adjacent structures.
- The massing and type of roof (flat, gabled, hip, gambrel, mansard) of the new construction shall complement the massing and type of roof as the surrounding, adjacent structures.
- Nature of building materials and texture shall exhibit the characteristics of texture, composition, and reflectivity of as the surrounding, adjacent structures.
- The placement and orientation of the new construction/in-fill shall be in harmony with the surrounding, adjacent structures.



New developments in the design districts should be compatible with the surrounding architectural context. Photo by Craig Saddle mire



Applicants shall make sure that the proposed height and roofline will be of the same scale and proportion as the surrounding structures. Photo by Craig Saddle mire



Building materials and textures on new construction shall be in harmony with those of existing structures. Photo by Craig Saddle mire

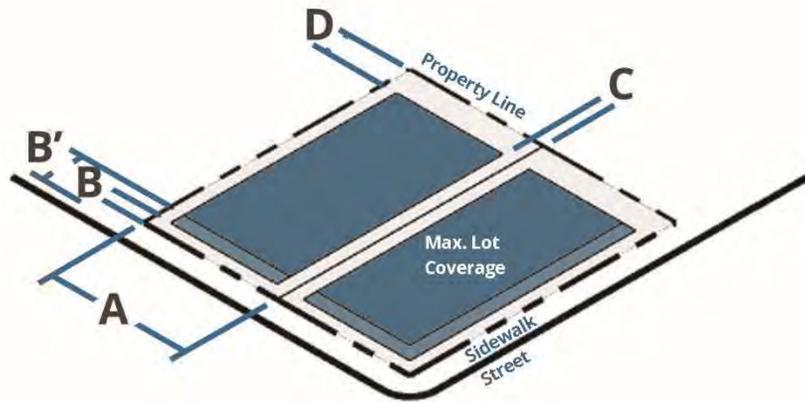
Space and Bulk Standards

Zoning establishes each district's character by providing acceptable dimensions for building size, setbacks, lot coverage, and other metrics. This is an introduction to how the space and bulk table works and the two compliance paths for front setbacks.

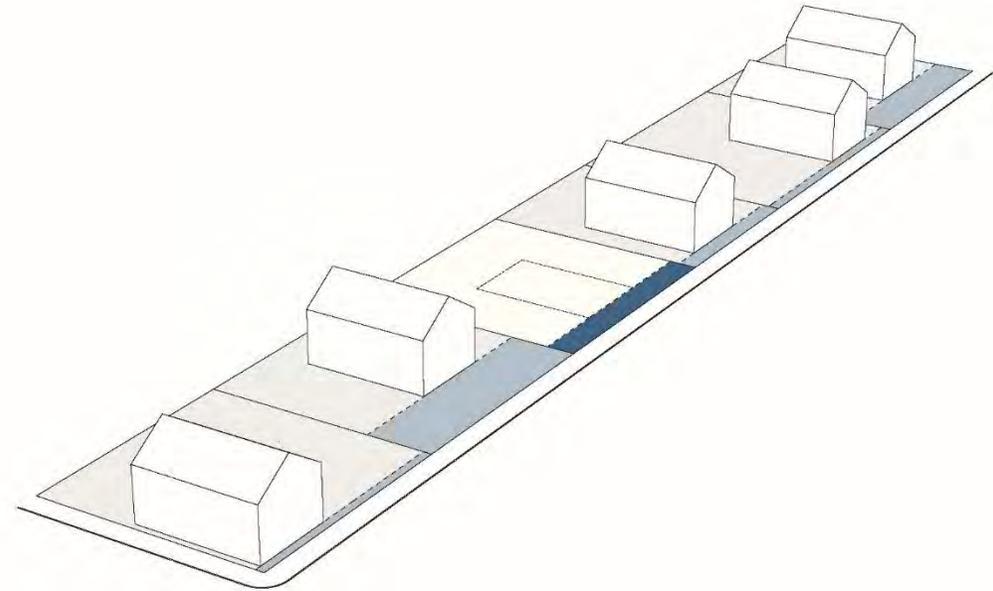
The distance from the street to the building, it is one of the most critical dimensions for defining a district's character. Front setbacks establish how close (or, in some cases, how far) a building can be to the front property line. On corner lots, all frontages that are along streets shall follow the front setback standard. Front setbacks have two options for compliance to provide flexibility:

OPTION 1: Use the Space and Bulk Table
Follow the dimensional standard in the space and bulk table.

- A- Lot Frontage: the lot or parcel side where it adjoins a street, boulevard or access way
- B- Min. Front Setback: minimum distance allowed between the front of the property line and a building or structure
- B'- Max. Front Setback: maximum distance allowed between the front of the property line and a building or structure
- C- Side Setback: minimum distance allowed between the side of the property line and a building or structure
- D- Rear Setback: minimum distance allowed between the side of the property line and a building or structure



OPTION 2: Use Average Front Setback
In certain districts, applicants may use the average of existing setbacks within 500 feet on either side of the proposed building site. Based on measured average setbacks of nearby conditions, the proposed setback may fall within the range of the existing average setbacks.

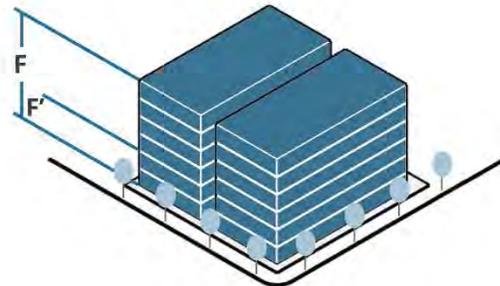
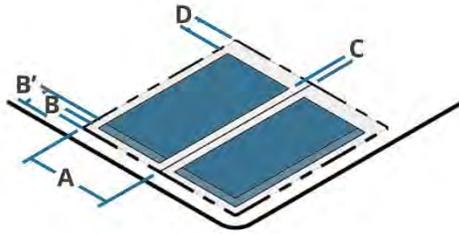


SPACE AND BULK STANDARDS

DR - Downtown Residential District

The purpose of the downtown residential district is to promote the improvement of older residential neighborhoods within the downtown by encouraging a transition to more mixed use neighborhoods, including owner-occupied, mixed-age and mixed-income housing with less density where desired and appropriate, low-intensity nonresidential uses, more open space and other neighborhood amenities, creating diverse, mixed-use neighborhoods. The standards of the district will encourage the upgrading of the existing neighborhoods by removing blight and vacancy, providing an opportunity for new residential and commercial development, and fostering a sense of community and place through neighborhood meeting, gathering and cultural places.

LOT	
A. Frontage	40' min
Lot area w/ sewer	4,000 sf min
Net Lot area w/ sewer	1,250 sf min
SETBACKS	
B. Min. Front	5'
B'. Max Front	10'
C. Side	5' min
D. Rear	10' min
BUILDING	
F'. Min. Height	20'
F. Max Height	60'
Lot Coverage	-
Impervious Coverage	75% max

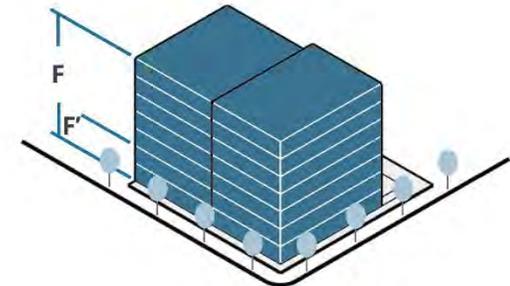
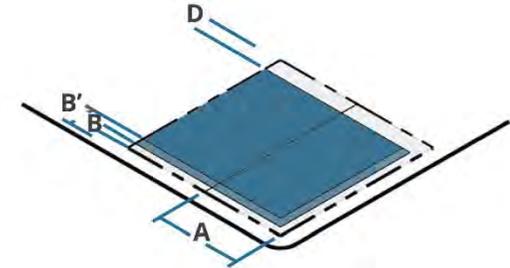


SPACE AND BULK STANDARDS

RF - Riverfront

The purpose of the riverfront district is to promote redevelopment of the riverfront area for recreation, employment and mixed-age and mixed-income housing by encouraging the development of new buildings or the reuse or conversion of existing buildings and other areas that will enhance the use of the Androscoggin River as an amenity.

LOT	
A. Frontage	40' min
Lot area w/ sewer	4,000 sf min
Net Lot area w/ sewer	1,250 sf min
SETBACKS	
B. Min. Front	5'
B'. Max Front	10'
C. Side	0' min
D. Rear	10' min
BUILDING	
F'. Min. Height	20'
F. Max Height	75'
Lot Coverage	60% max
Impervious Coverage	75% max

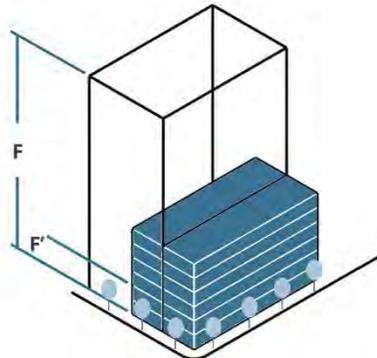


SPACE AND BULK STANDARDS

CV - Centreville District

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

LOT	
A. Frontage	25' min
Lot area w/ sewer	None
Net Lot area w/ sewer	None
SETBACKS	
B. Min. Front	0'
B'. Max Front	5'
C. Side	None
D. Rear	None
BUILDING	
F'. Min. Height	20'
F. Max Height	150'
Lot Coverage	100%
Impervious Coverage	100%

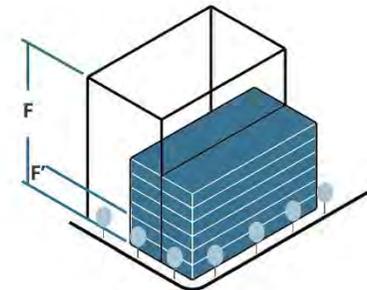


SPACE AND BULK STANDARDS

M - Mill District

The purpose of the mill district is to develop a major employment center in the downtown by fostering the development of mixed use commercial enterprises and appropriate high-density residential areas while preserving and restoring historic buildings and properties. Developments located within this district should enhance the commercial, cultural, educational and residential vitality of the downtown and link the downtown to the riverfront through a series of pedestrian corridors, pocket parks and open spaces, utilizing the historic canal system, with expanded arts and recreational amenities

LOT	
A. Frontage	25' min
Lot area w/ sewer	None
Net Lot area w/ sewer	None
SETBACKS	
B. Min. Front	0'
B'. Max Front	10'
C. Side	None
D. Rear	None
BUILDING	
F'. Min. Height	20'
F. Max Height	100'
Lot Coverage	90%
Impervious Coverage	90%



Recommended Street Tree Plantings

BOTANICAL NAME: *Cladrastis lutea*
COMMON NAME: Yellowwood
 Zone 3, 30 - 50' in height with a spread of 40 to 50 feet. Tolerates high pH soils as well as acid situations. Requires well drained soils. Fragrant white flowers in spring. Bright yellow foliage in spring gradually change to bright green in summer and yellow in fall.



Cladrastis lutea
Yellowwood



Ginkgo biloba
Ginkgo

BOTANICAL NAME: *Ginkgo biloba*
COMMON NAME: Ginkgo
 Zone 4, 50 - 80' in height, variable spread 30' plus. Prefers sandy, deep, moderately moist soil but grows in almost any situation. Air pollution tolerant; a durable tree for difficult to landscape situations. Extremely free of pest.

BOTANICAL NAME: *Gleditsia triacanthos* var. *inermis*
COMMON NAME: Thornless Honeylocust
 Zone 4, 40 - 60' in height, with comparable spread. Prefers rich, moist soils of a limestone origin, however, it withstands a wide range of conditions including dry soils, high pH and salt spray.
 Cultivars: 'Fairview' - Rapid grower; strong sturdy habit of growth; wide upright. 'Shade master' - tall straight trunk with graceful arching branches.



Gleditsia triacanthos
Thornless Honeylocust



Phellodendron amurense
Amur Cork Tree

BOTANICAL NAME: *Phellodendron amurense*
COMMON NAME: Amur Cork Tree
 Zone 3, 30 - 45' in height with equal spread. Does well on many types of soils, withstands acid or alkaline conditions.
 Cultivars: 'Red spire' - Compact upright form; hardiest. 'Autumn Blaze' - Wider than Redspire

BOTANICAL NAME: *Sophora japonica*
COMMON NAME: Japanese Pagoda tree
 Zone 4, 50 - 75' in height with comparable spread. Prefers loamy well-drained soil. White mildly fragrant blossoms in spring.
 Cultivars: 'Fastigrata' - Upright growth habit. 'Regent' - Fast growth rate.



Sophora japonica
Japanese Pagoda tree



Quercus palustris
Pin Oak

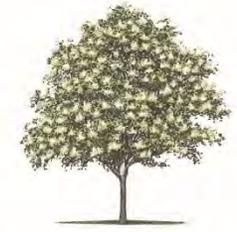
BOTANICAL NAME: *Quercus palustris*
COMMON NAME: Pin Oak
 Zone 4 - 8, 50 - 70' in height, 40 - 60' in spread. Easily grown in average, medium to wet, acidic soils in full sun. Prefers moist loams. Tolerates poorly drained soils. Tolerates some flooding.

Recommended Street Tree Plantings (continued)

BOTANICAL NAME: *Crataegus viridis*
COMMON NAME: Winter King Hawthorn
 Zone 4 - 7, 25 - 35' in height, with comparable spread. Easily grown in average, dry to medium, well-drained soils in full sun. Tolerates light shade and drought. Moist, rich, fertile soils may encourage unwanted succulent growth. Tolerant of urban pollution.



Crataegus viridis
Winter King Hawthorn



Syringa reticulata
Japanese Tree Lilac

BOTANICAL NAME: *Syringa reticulata* (single stem only)
COMMON NAME: Japanese Tree Lilac
 Zone 3 - 7, 20 - 30' in height, 15 - 20' in spread. Easily grown in average, medium moisture, well-drained soil in full sun. Tolerates light shade, but best bloom occurs in full sun. Tolerates urban conditions well.

BOTANICAL NAME: *Ulmus* 'Homestead'
COMMON NAME: Homestead Elm
 Zone 4 - 9, 50 - 60' in height, 30 - 40' in spread. Generally, elm cultivars prefer sun. Modern cultivars have been selected to be relatively resistant to Dutch elm disease.



Ulmus 'Homestead'
Homestead Elm



Maackia amurensis
Amur maackia

BOTANICAL NAME: *Maackia amurensis*
COMMON NAME: Amur maackia
 Zone 3 - 7, 20 - 30' in height, with comparable spread. Best grown in average, medium moisture, well-drained soil in full sun to part shade. Prefers full sun. Adapts to a wide range of soil conditions.

BOTANICAL NAME: *Prunus* 'Accolade'
COMMON NAME: Accolade Cherry
 Zone 4 - 8, 25' in height with comparable spread. This versatile hybrid cherry combines early flowering and good autumn color. This plant is tolerant of most soils making it a good choice for problem areas.



Prunus 'Accolade'
Accolade Cherry



5. Implementation

1. Planning board:

- Adopt the updated Site Plan Review and Design Guidelines.
- Recommend the zoning code revisions to City Council.

2. City Council: Approve the zoning code revisions

3. Historic Preservation Committee: Adopt the revised Historic Preservation Manual

4. Staff:

- Make the Site Plan Review and Design Guidelines available publicly
- Update the Development Review Applications and Site Plan Review processes accordingly
- Establish a Staff Historic Preservation Review Committee for eligible applications





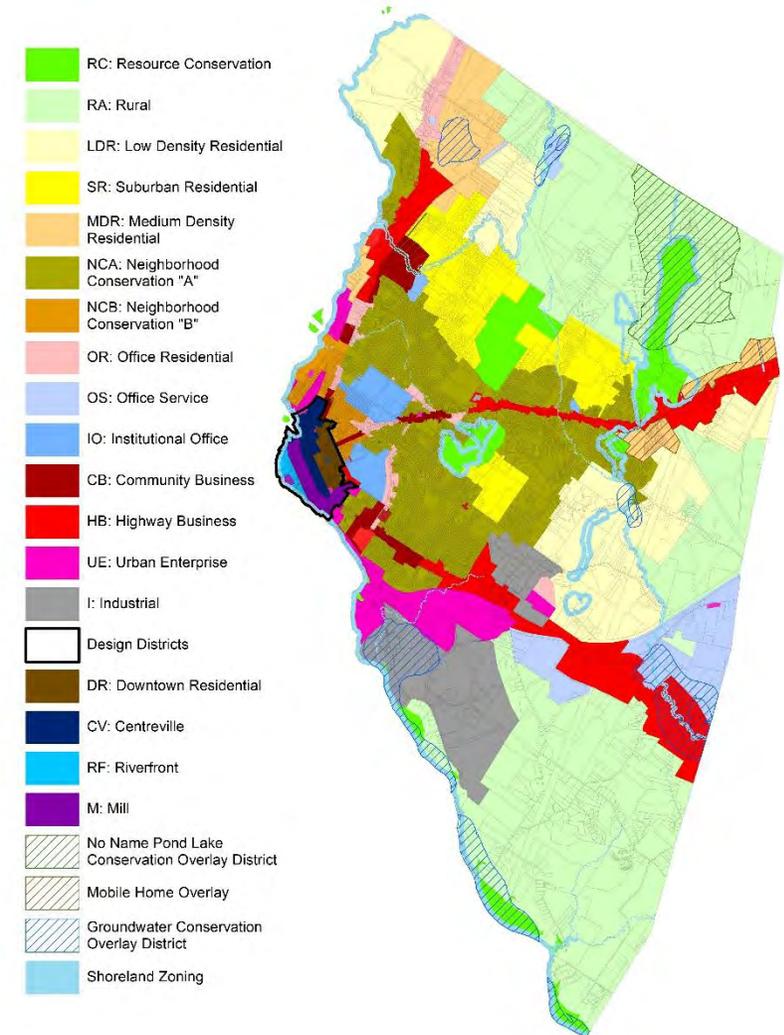
6. Future recommendations

The **Design Lewiston** scope was focused on updating design-specific regulations. During the project, the team uncovered areas that could receive attention in the future rounds of revision:

Rezoning considerations

- 1. Pine Street Corridor:** The Community Business (CB) district along Pine Street near downtown should be changed to Downtown Residential (DR) to reflect the established neighborhood pattern.
- 2. Urban Enterprise:** This district is applied over areas that are too different to provide meaningful grounds to update the zoning, such as both Sunnyside and the highway interchange area. The city should consider changing the zoning designation in one or both of these areas such that Urban Enterprise can be appropriately fit.
- 3. Simplify residential zoning:** LDR, SR, and MDR districts are very similar and could be streamlined into a single designation for clarity and enforceability.

(continued next page)





6. Future recommendations

(continued)

Zoning language changes

- 1. Open space:** The current citywide regulations in Article XIII are effectively unenforceable for downtown residential projects due to the requirements for open space that are based on a suburban model. The City's approach to open space and parks should be studied holistically, including a study of current open space and open space potential on City-owned land in and around downtown.
- 2. Space and bulk table:** In addition to the minor changes made in the course of this project to improve flexibility in the absence of modifications available during site plan review, the city's dimensions standards should be comprehensively reviewed and simplified to further promote investment and infill development.





7. Acknowledgements

Advisory committee

Ahmed Sheikh
Craig Saddlemire
Jim Lysen
Kevin Morin
Kristine Kittridge
Lucy A. Bisson
Mike Gotto
Misty Parker
Paul Robinson

Thanks to

City Council
Planning Board
Historic Preservation Review Board
Douglas Greene, City of Lewiston
David Hediger, City of Lewiston
Jim Ward, City of Lewiston

Authors

Nels Nelson, Stantec's Urban Places
Craig Lewis, Stantec's Urban Places
Michael Lydon, Street Plans

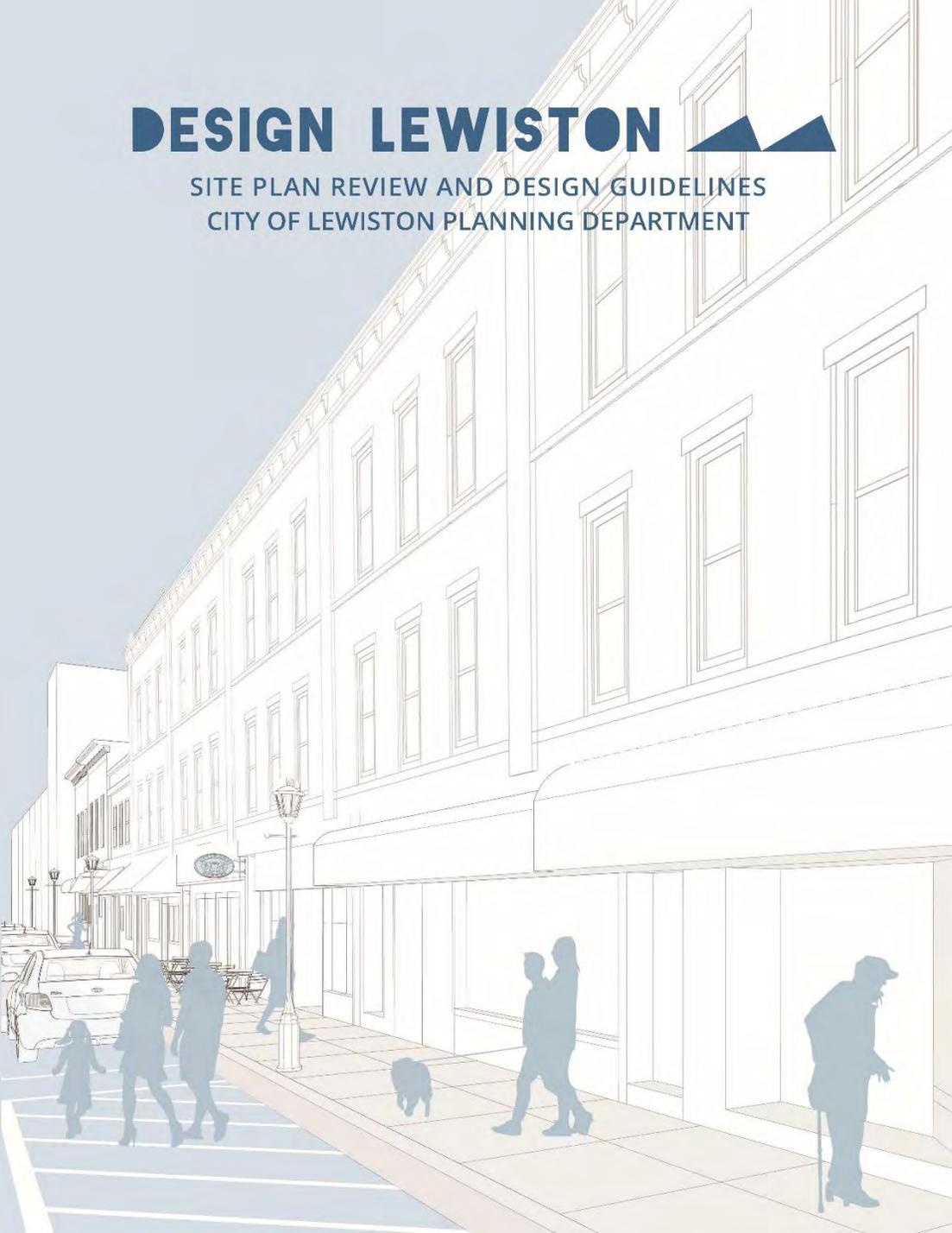
Contributors

David Dixon, Stantec's Urban Places
Will Irvine, Stantec's Urban Places
Irene Balza, Street Plans



DESIGN LEWISTON

SITE PLAN REVIEW AND DESIGN GUIDELINES
CITY OF LEWISTON PLANNING DEPARTMENT



City of Lewiston

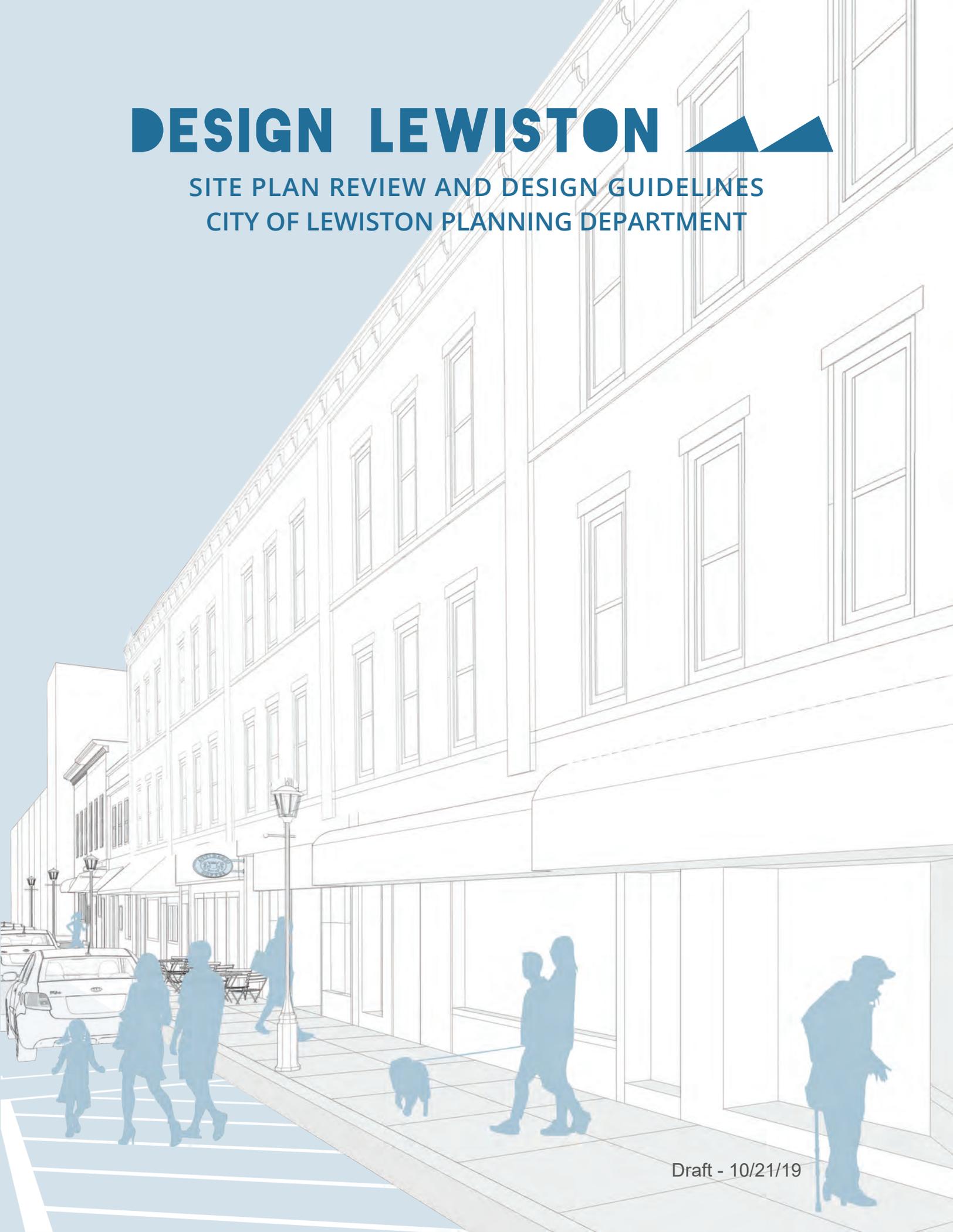
Design Lewiston Project Summary



DESIGN LEWISTON



SITE PLAN REVIEW AND DESIGN GUIDELINES
CITY OF LEWISTON PLANNING DEPARTMENT



Design Lewiston

Site Plan Review and Design Guidelines
City of Lewiston Planning Department



Table of Contents

General Provisions	4
About Design Lewiston	4
Development Review Process	5
Zoning Districts	6
Citywide Design Guidelines	8
About the Design Guidelines	8
Site Layout	9
Buffering and Screening	10
Landscape Design	12
Onsite Circulation	14
Lighting	15
Design Districts Standards	16
Ground Floor Uses	18
Parking Access and Design	19
Architectural Design	20
Roofs	21
Mid-Block Accessibility	22
Context-Sensitive Design	23
Space and Bulk Standards	24
Appendix	30

GENERAL PROVISIONS

ABOUT DESIGN LEWISTON

Design Lewiston was born out of the idea that straightforward and clear development guidelines can contribute to great neighborhoods, preserve Lewiston's heritage, encourage infill development, and foster a safe and walkable environment.

This document provides information for citizens, developers, deciding bodies, and staff regarding how new and renovated buildings are evaluated to ensure that Lewiston's vision for the future is achieved. Contained within are descriptions and illustrations of acceptable ways to meet the approval criteria. This document is also the Planning Board's policy for reviewing development applications requiring Site Plan Approval.

This document contains sections that apply to the entire City of Lewiston and a section that applies only to the downtown core area, called the Design Districts.

PURPOSE OF THE SITE PLAN REVIEW AND DESIGN GUIDELINES

The Site Plan Review and Design Guidelines (Guidelines for short) establish policies for Development Review as set forth in Article XIII Development Review Standards. The Guidelines are intended for use by applicants in preparing for Development Review, by the Staff Development Review Committee and the Planning Board in reviewing and approving proposed project plans, by the Planning Staff and other city agencies in reviewing and commenting on plans, and for educating the general public on the Design Guidelines.

The Planning Board and Staff shall consider each project in light of how it will contribute to the City's Comprehensive Plan, how it will relate to and interact with adjacent developments, and what the specific conditions are of the surrounding context and the site. The result of the Development Review should not be conformity and sameness, but rather a harmony between new and old development, and between adjacent developments within each segment of the urban environment, urban corridor or neighborhood.

The diagrams included in the Guidelines are not intended to be the solution for a particular issue or objective. Rather, they are meant to illustrate graphically the intent of the guidelines and suggest a starting point for the individual site design to be prepared by the applicants. Subject to discussion and review with the City and its agencies, an applicant may suggest innovative techniques, which respond to the site characteristics, in order to achieve the City's common vision identified in the Comprehensive Plan and guiding principles for community development.

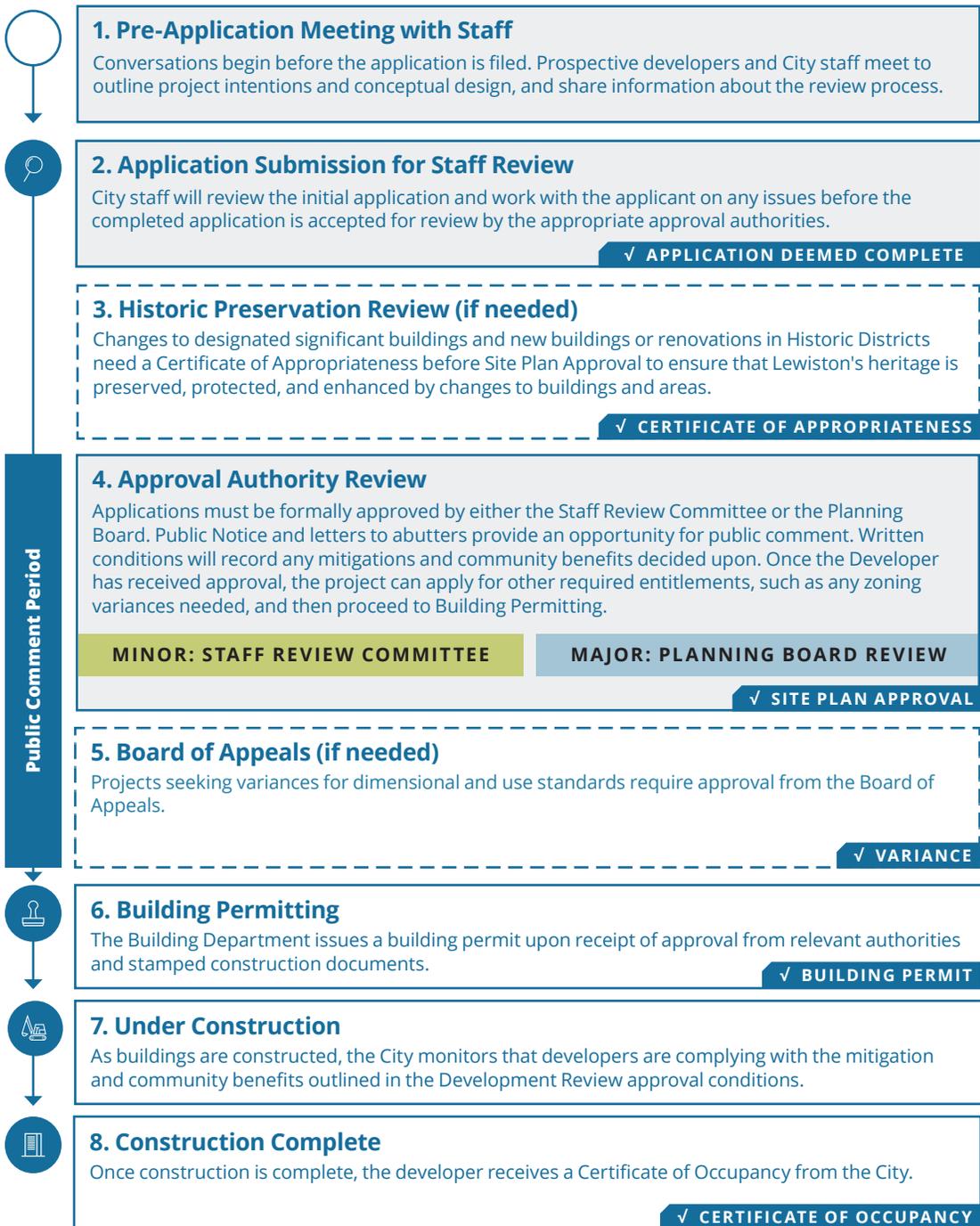
Development Review Process

What is Development Review in Lewiston?

- A thorough review process, managed by the Lewiston Planning & Code Enforcement staff, that enables the development of larger projects while minimizing adverse impacts to public facilities, the environment, and neighbors.
- Different procedures for **Minor** and **Major projects**, where smaller projects are approved by staff and larger projects are approved by the Planning Board
- Opportunities for community participation and feedback during review process
- Approval criteria established for evaluation of project features
- Projects located in Design Districts must comply with Article 13 Section 4 (x).

WHEN SITE PLAN REVIEW IS USED	
MINOR PROJECTS	MAJOR PROJECTS
<p><5,000 ft² non-residential or 3-13 dwelling units</p> <p>Minor projects have a lower potential for adverse impacts</p>	<p>>5,000ft² non-residential or > 13 dwelling units</p> <p>Major projects can be more complicated and have a more in-depth review process</p>

APPROVAL STEPS



DESIGN PHASE & DOCUMENTATION

Pre-design

At this early stage, applicants share concept development, expected program, and any conceptual designs.

Schematic Design

The completed Site Plan Review Application includes building massing, setbacks, buffers, driveways, parking, water supply, wastewater, drainage, exterior lighting, landscaping, construction schedule, topography.

The Application must meet the requirements of the Lewiston Zoning and Land Use Code, especially Article 13 Section 4. Subdivisions should refer to Article 13 Section 5.

Design Development

Plans are finalized while detailing continues on engineering, specifications, wall sections, and utilities.

Construction Documents

Final documentation and stamped drawings are prepared and submitted.

Construction Administration

As-built drawings are created (if needed).

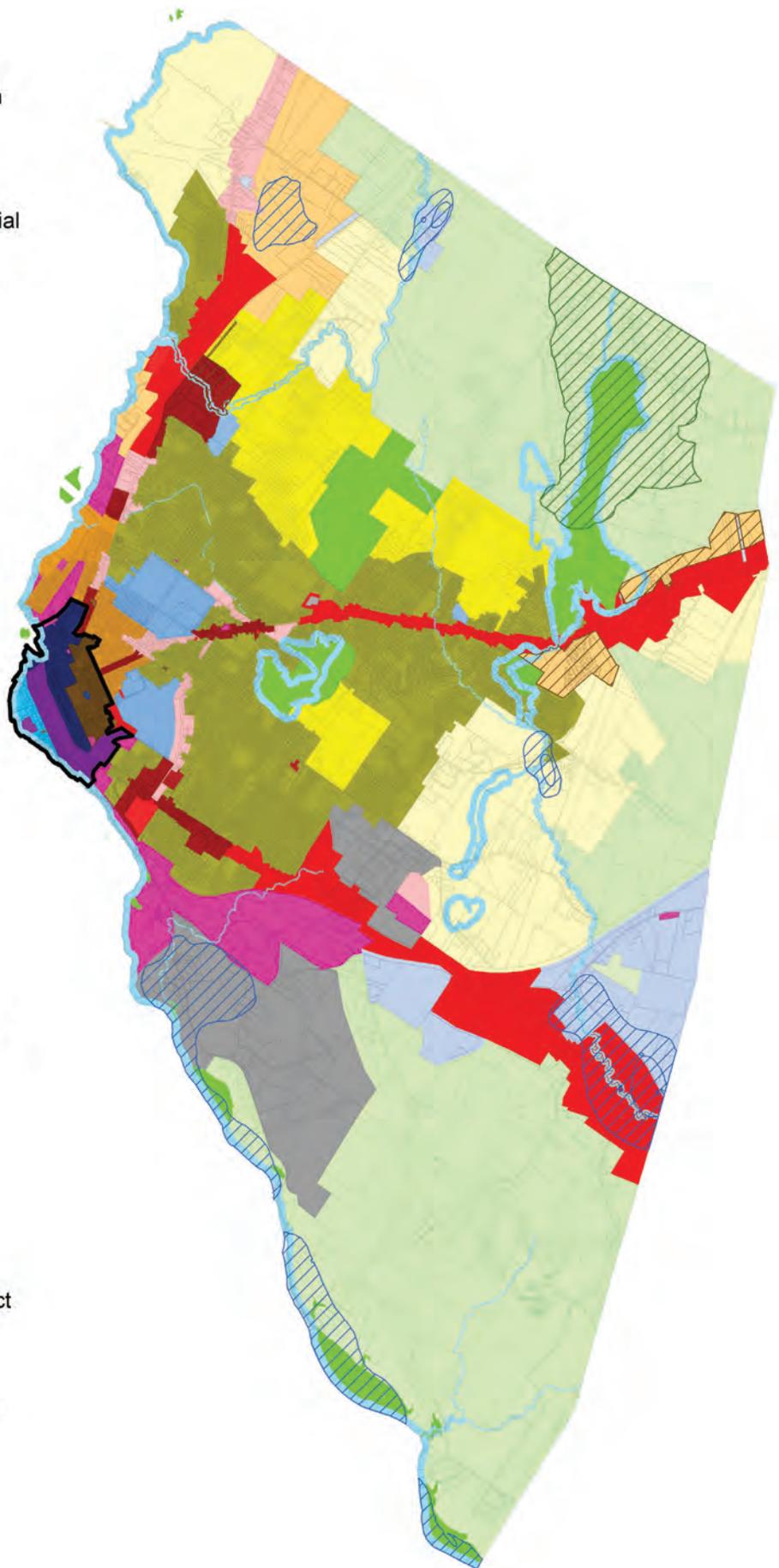
Zoning Districts

A map entitled "Official Zoning Map, City of Lewiston" is hereby adopted as part of this Code and shall be referred to as the "official zoning map." The official zoning map shall be identified by the signature of the mayor, chairman of the planning board and attested by the signature of the city clerk. The official zoning map shall be located in the office of the city clerk.

The city is divided into the following districts, as shown by the district boundary lines on the official zoning map on the following page.

GENERAL PROVISIONS

-  RC: Resource Conservation
-  RA: Rural
-  LDR: Low Density Residential
-  SR: Suburban Residential
-  MDR: Medium Density Residential
-  NCA: Neighborhood Conservation "A"
-  NCB: Neighborhood Conservation "B"
-  OR: Office Residential
-  OS: Office Service
-  IO: Institutional Office
-  CB: Community Business
-  HB: Highway Business
-  UE: Urban Enterprise
-  I: Industrial
-  Design Districts
-  DR: Downtown Residential
-  CV: Centreville
-  RF: Riverfront
-  M: Mill
-  No Name Pond Lake Conservation Overlay District
-  Mobile Home Overlay
-  Groundwater Conservation Overlay District
-  Shoreland Zoning



CITYWIDE DESIGN GUIDELINES

These design guidelines apply to all Site Plan Review applications in the City of Lewiston. The purpose of these guidelines are related to the mandatory Development Review and Standards zoning article, including the Approval Criteria. As such, these guidelines as adopted by the Planning Board should be considered by applicants for development review and incorporated in the preparation of applications. The planning board and staff review committee will consider these guidelines in evaluating appropriate design solutions to specific situations.

The general Approval Criteria used by the staff review committee and the planning board in judging applications for development review and shall serve as minimum requirements for approval of the application. As a reminder, this is a list of the Approval Criteria:

- (a) Utilization of the site
- (b) Traffic movement into and out of the development area
- (c) Access into the site
- (d) Internal vehicular circulation
- (e) Pedestrian circulation
- (f) Stormwater management
- (g) Erosion control
- (h) Water supply
- (i) Sewage disposal
- (j) Utilities
- (k) Natural features
- (l) Groundwater protection
- (m) Water and air pollution
- (n) Exterior lighting
- (o) Waste disposal
- (p) Lot layout
- (q) Landscaping
- (r) Shoreland relationship
- (s) Open space
- (t) Technical and financial capacity
- (u) Buffering
- (v) Compliance with district regulations
- (w) Design consistent with performance standards
- (x) Design district standards (if applicable, refer to the following section)

The Citywide Design Guidelines do not exhaustively address each of the required Approval Criteria. Rather, the Citywide Design Guidelines focus on providing additional guidance for issues that have significant impacts on the public realm, walkability, and Lewiston's attractiveness.

Site Layout

PURPOSE: Projects should generate curb appeal from Lewiston's streets for pedestrians and motorists and diminish the visual impact of parked vehicles. Landscaping along streets is highly encouraged to create a positive image for Lewiston.

BUILDING PLACEMENT

Building and parking placement should relate to natural topography and vegetation, and to the surrounding built environment. Where possible, buildings should frame streets to create a sense of enclosure. (See Art 13. Sec 7.(a))

SERVICE AREAS

Exterior service, loading, storage, dumpsters and utility areas should be located at the side or rear of the building, and should be screened or sheltered so as to minimize visibility from sensitive viewpoints such as pedestrian paths, building entries, and abutting residential properties. (See Art 12, Section 17. (j))

PARKING LAYOUT

Parking is allowed within side and rear setbacks, under the condition that lots with 20 or more spaces meet the buffering requirements (see next section).

- Residential uses: One vehicle may be parked between a residential building and the front setback. Vehicles may not block the sidewalk.
- Non-residential uses: Parking is allowed between buildings and front setbacks, under the condition that lots with 20 or more spaces meet the buffering requirements in the Buffering section. (See Art 12. Sec 17. (f))



Buildings should frame streets to create a sense of enclosure. Photo by Craig Saddlemire



Exterior service areas should be located at the side or rear of the building, and shall be screened from pedestrian paths or building entries. Talbot Park, Auckland. Crosson Clarke Architects



Exterior service areas such as dumpsters, loading, storage and utility can be screened or sheltered to minimize their visibility.

Buffering and Screening

PURPOSE: Buffering and screening protect residents and public areas from negative impacts associated with nuisances such as large parking lots and mechanical equipment. This section describes the context for buffering and screening: how and when it should be applied.

BUFFER LOCATIONS

Buffers should screen noise and visual impact from adjacent public streets and parks and from abutting property under separate ownership in the following conditions:

- Parking lots along street frontages with 10 or more stalls
- Transition between residential uses and non-residential uses, including non-residential parking lots with 10 or more stalls
- Mechanical equipment, service areas, storage areas, fuel pumps, refuse storage areas, and loading areas not entirely enclosed within a building

BUFFER DESIGN

Buffers should consist of one or more of the following approaches and should adhere to the associated standards per option:

- Dense evergreen plantings: Evergreen screening should be effective to a minimum height of 4 feet at installation. Two staggered rows of plantings spaced 12 feet on center should be provided to accomplish the required buffering.
- Deciduous trees and shrubs: Two staggered rows should be placed 6 to 8 feet on center based on their fullness.
- Earthen berm: Berms should be graded with slopes of 1:3 to 1:4. The crest of the berm should be planted with evergreens, and the side slopes planted with deciduous and/or evergreen plants.
- Grade change: Natural topographic variation and existing vegetation may be used to replace part or all required screening.
- Fences and walls: Walls and fences should be finished with wood, concrete or stone. Walls and fences should be 6 to 8 feet high and opaque between incompatible uses.



Buffers shall screen the noise, activity levels, and visual impact from adjacent public streets and parking lots along a frontage.



Walls should be used to screen the ground level of the automobiles in the parking lots.



A pedestrian walkway and/or bikeway may be included within buffers.

Buffering and Screening (continued)

FOR BUFFERS MORE THAN 3 FEET WIDE

Screening should be achieved by dense evergreens. In some cases, the reviewing authorities may require a site wall to further screen development (such as loading docks or storage areas). This wall should be further screened with deciduous and/or evergreen landscaping on the side facing away from the site development. Evergreen hedges should be a minimum of 4 feet at installation and should be planted 4 to 5 feet on center and should, at maturity, be maintained at a minimum height of 6 feet. Recommended species include False Cypress (*Chamaecyparis lawsoniana*); Eastern Arborvitae (*Thuja occidentalis*); and Canadian Hemlock (*Tsuga canadensis*).

FOR BUFFERS LESS THAN 3 FEET WIDE

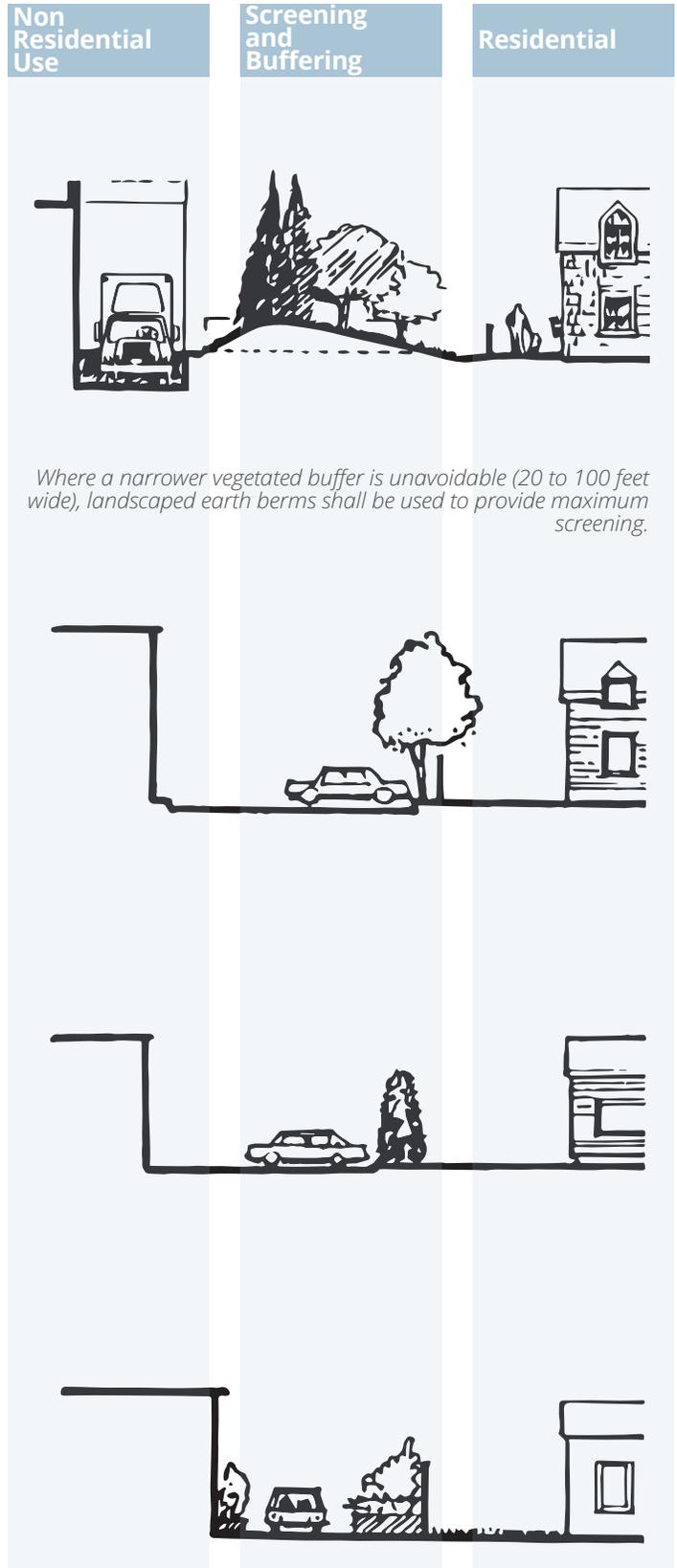
Screening should be opaque, wood fencing, 8 feet high, and with the finished side facing away from the site development. In cases where additional screening height is necessary, plantings of deciduous trees may also be required. Trees planted in conjunction with fencing should be planted at intervals of 20 to 30 feet on center and should have a minimum caliper of 2 1/2 inches at the time of planting. Recommended species include Yellowwood (*Cladrastis lutea*); and Honeylocust (*Glenditsia triacanthos*).

SUNLIGHT ACCESS

Buffers should not have undue impacts on sunlight to adjacent buildings or scenic views that exist for neighboring properties.

WALKWAYS THROUGH BUFFERS

A pedestrian walkway and/or bikeway may be included within buffers.



Types of buffering/landscaping; Screening may be accomplished by dense evergreen plantings, deciduous trees and shrubs, fences, walls, berms or a combination of the same.

Landscape Design

PURPOSE: Landscaping along street edges and other areas is beneficial for the community. Landscaping should define street edges, break up parking areas, soften the appearance of the development, and protect abutting properties from adverse impacts of the development. This section describes property owners' responsibilities when it comes to planning for and maintaining landscaping.

FRONT SETBACKS

Front setbacks, including areas between the principal wall plane of a building and a public street, should be landscaped for the entire length except for driveways, pedestrian access ways, and allowable encroaching building attachments (stoops, chimneys, awnings, porches). Trees are recommended if the front setback is at least 5 feet wide to provide adequate space for the tree roots. Short fences of approximately 3 feet in height are desirable in residential front yards where feasible.

MAINTENANCE

Property owners are responsible for maintaining the landscape on the property as approved in Site Plan Review after receiving a certificate of occupancy for at least five years including replacement of dead plants and trees.

EXISTING TREES AND VEGETATION

Existing vegetation should be considered in the design of the site and retained to the extent possible, especially in buffer areas and open space areas. Special effort should be made to retain trees with a diameter greater than 6 inches.

STREET TREES

Street trees may be planted at intervals of 25 to 50 feet on center, should have a minimum of 2.5-inch caliper, and should be at least 10 feet high at the time of planting. Existing trees may be preserved where they are judged to be of sufficient quality. Trees should be sited so that future root and canopy growth will not interfere with utilities above and below ground, streets, sidewalks, or adjacent buildings. Taller deciduous trees without lower branches are recommended for street planting to minimize obstructed views and provide an overhead canopy. See the Appendix for recommended species. Tree planting along frontages of private property is encouraged in areas where there is limited public right-of-way for tree planting.



Parking areas shall be visually broken up by the use of trees and landscaped parking islands.



Parking or traffic islands shall be curbed to protect both the pedestrians and the landscaping.



Landscaping in front setbacks should create a positive appearance from the street and soften the impact of parking.

Landscape Design (continued)

STREET LIGHTING

Where municipal lighting exists along the street, low-level lighting for pedestrians is optional. Any lights shall be directed downward or away from adjacent residential areas.

STREET FURNITURE

Street furnishing and pedestrian amenities are encouraged in setbacks, including benches, bicycle racks, bus shelters, waste receptacles, and water fountains. At building entrance areas and at drop off areas, site furnishings such as benches and sitting walls shall be encouraged.

LANDSCAPING IN PARKING LOTS

- Parking areas with 40 or more stalls should be visually broken up by the use of trees and landscaped parking islands at a rate of one island per 20 stalls. The use of hedges, grade differences, and low walls should be used to further reinforce the spatial separation of parking areas while not obstructing snow storage areas.
- A minimum of one tree per 20 parking spaces should be provided, within the confines of the perimeter curb or pavement edge. Trees should have a caliper of 2.5 inches at the time of planting. Parking and traffic islands should be curbed to better direct traffic, and to protect both the pedestrians and the landscaping. The islands should be strategically located to assist the pedestrian in crossing the parking area.
- Parking islands should be a minimum of 10 feet wide and 15 feet long. The minimum distance from the tree to curb should be 4 feet. Included within the width of the parking islands may be paved walkways, lawn, or ground cover.

SNOW REMOVAL

Surface parking lots should facilitate snow removal and should designate space for on-site snow storage that is mindful of drainage.

LANDSCAPE IN CONNECTIONS BETWEEN SITES

The use of predominantly deciduous trees between sites with compatible uses is recommended to allow partial views to and from adjacent uses and destinations. Connections should use all-weather surfaces to allow for joint use of pathways by pedestrians and bicyclists.



Landscaping should be used to define street edges and break up parking areas.



Street furnishings and pedestrian amenities like benches and bicycle racks are encouraged. Photo by Stantec



Awnings add color and texture to the street, even when covered in snow. Street trees, bicycle racks, and pedestrian-scale lighting complete the picture.

Onsite Circulation

PURPOSE: Site layouts should ensure safe circulation for pedestrians and motorists while avoiding negative impacts on surrounding public streets. Curb cuts for driveways should be as narrow as possible while still accommodating the expected vehicle traffic and turning movements to protect people walking.

PARKING SURFACE

Parking areas and driveways should be surfaced with bituminous concrete or other acceptable hard and dust-free material. The reviewing authorities may consider allowing some proportion of permeable surface, where groundwater recharge is of demonstrated concern.

ACCESS

Site layout should ensure that automobiles and delivery vehicles will not back out into existing major roads. Vehicular access from local side streets is encouraged wherever feasible. Shared driveway entrances and circulation are encouraged for adjacent sites in order to minimize curb cuts and increase efficiency. Shared circulation roads are encouraged to be located behind the buildings rather than in front. Consideration of connections with abutting future projects is recommended.

WALKWAY DESIGN

Pedestrian ways should be safely separated from vehicular traffic. Walkways should have a minimum width of 4 feet. Sidewalks should link the development to abutting commercial or residential sites where applicable. Pedestrian and vehicular crossings should be clearly marked, using signage, curbs, pavement striping, or special paving materials.

CURBS

Wherever curbs are used, granite or cement concrete (extruded or precast) materials are preferred over asphalt curbs. Vegetated swales may replace the curb where space permits.

DELIVERY VEHICLES

For Major non-residential projects, the site design should delineate a clear route for delivery vehicles, with appropriate geometric design to allow turning and backing for semi-trailer truck (WB-40) vehicles. Signage or lane markings indicating that route may be required. Any access roads should be located a minimum of 150 feet from highways in order to avoid intersection conflicts.



*Vegetated swales may replace the curb where space permits.
Photo by Stantec*



Pedestrian and vehicular crossings shall be clearly marked, using signage, curbs, pavement striping and/or special paving materials.



Existing vegetation should be retained to the extent possible, especially in buffer areas and open space areas.

Lighting

PURPOSE: Site lighting should promote safety and create an attractive environment while avoiding light pollution and light trespass onto abutting properties.

LIGHT POLLUTION PREVENTION

No lighting should be directed into travel ways or adjacent properties under different ownership.

PEDESTRIAN LIGHTING

Pedestrian lighting for safety along internal paths is encouraged. Porch lights are recommended where there are adjacent sidewalks for safety.

FACADE ILLUMINATION

Building facades may be illuminated with soft lighting of low intensity. The light source of the building facade illumination should be concealed. The light source should face downwards and be shielded to prevent light pollution.

STREET LIGHTING

Where municipal lighting exists along the street, low-level lighting for pedestrians is optional. Any lights should be directed downward or away from adjacent residential areas.



Outdoor lighting design shall mitigate light trespass and glare to abutters and the public at large, reducing light pollution. Photo by Greg Hartford



Lighting along pedestrian paths is encouraged to create a safe environment. Photo by Mike Lydon



Building façades may be illuminated with soft lighting of low intensity

Buildings in Design Districts

The Design Districts are in Lewiston's historic core, an area with a walkable street pattern and historically and architecturally significant buildings. Its streets are well defined by trees, building facades, and pedestrian activity. Automobile travel speeds are relatively low, and pedestrian traffic is high.

The goals of the Design Districts are to:

1. Preserve Lewiston's heritage

- Encourage adaptive reuse of historic buildings
- Reinforce the character of districts
- Facilitate historic renovations

2. Encourage infill development in Lewiston's historic core

- Require that projects be compatible with the contextual space, bulk, and density
- Facilitate reinvestment by balancing costs of quality design with the community's long term economic goals
- Maintain a predictable design review process
- Maintain a predictable design review process with predictable development outcomes

3. Foster a safe and pleasurable environment that encourages pedestrian activity

- Eliminate physical barriers to pedestrian activity with clear pathways and entrances
- Ensure that ground floors incorporate detailed design and active uses
- Place buildings close to the sidewalk
- Put car parking to the side or rear of buildings



DESIGN DISTRICTS STANDARDS

Applying Design Guidelines

Projects in the Design Districts (Riverfront District, Downtown Residential District, Centreville District, and Mill District) shall comply with the urban design provisions in the following pages. These provisions establish the desired form and character for new development and significant renovations in this area.



1. Empty lots 2. Parking in front of buildings 3. Entrances not clearly defined 4. One story buildings not in scale



a. Designs should encourage active ground floors that are routinely occupied throughout the day and create an active pedestrian environment. b. Surface motor vehicle parking is prohibited within front setbacks, parking areas should be reallocated to the interior of the site. c. Mid-block connections are encouraged to promote convenience and connectivity to destinations. d. New construction shall complement the massing and type of roof as the surrounding adjacent structures.

Ground Floor Uses

PURPOSE: In Design Districts, ground floors are the most important part of a building. Great places have interaction between buildings and streets and are where you intuitively want to stay longer. To achieve great streets, visible life in buildings and between buildings is even more vital than architectural design.

ACTIVE GROUND FLOORS

The ground floors of buildings facing public streets shall be routinely occupied by people throughout the day to create an active pedestrian environment and provide eyes on the street. Active ground floor uses are uses that relate to the building's principle uses, such as residential, retail, services, lobbies, or offices. The actively used area shall have a minimum depth of 20 feet, or the depth of the building if less. Parking, storage, and loading facilities shall not be considered active uses.

GROUND FLOOR WINDOWS

Non-residential ground floors shall consist of a minimum of 50 percent clear glass in total for the façade as visible from public streets. No minimum requirement shall be imposed for theaters, places of worship, fire and police stations, municipal service facility, or transformer stations.

GROUND FLOOR RESIDENTIAL

Residential ground floors shall be elevated at least 2 feet above the grade of any adjacent sidewalk and window sills of dwelling units shall be at or above the eye-level of passing pedestrians to maintain privacy for occupants.



Non-residential ground floor uses in the Design Districts must have at least 50% clear glass. Photo by Mike Lydon



The actively used area shall have a depth of at least 20 feet, or the depth of the building if less. Photo by Stantec



Ground story dwelling units shall be elevated at least feet above the grade of any adjacent sidewalk. Photo by Stantec

Parking Access and Design

PURPOSE: Motor vehicle parking should not dominate the experience of residents and visitors in the Design Districts. This issue is addressed with requirements for where and how parking can be located and accessed, as well as by providing alternatives to personal car travel. Any new construction should add bicycle and multi-modal facilities to the greatest extent possible.

PARKING BANNED FROM FRONT SETBACKS

Surface motor vehicle parking is prohibited in the area between building frontages and public streets or parks except in conjunction with a single- or two-family dwelling.

DRIVEWAYS

Access drives to parking and service facilities located elsewhere on the site shall be limited to a total of 24 feet of width unless a wider entrance is justified for any individual driveway. The number of access drives shall be limited to one per 100 feet of lot frontage, with a minimum of one allowable driveway per lot.

REQUIRED WALKWAYS

Surface parking lots with 40 spaces or greater shall be designed to separate pedestrian travel area from vehicles.

MAXIMUM NUMBER OF PARKING SPACES

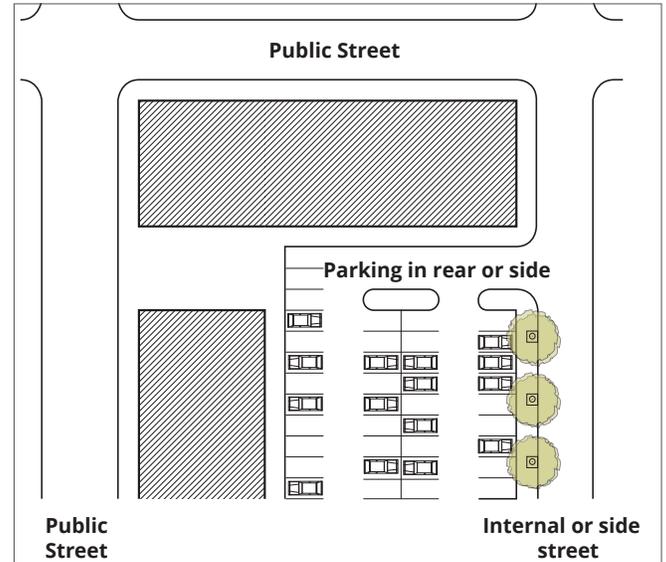
For buildings with less than or equal to 60,000 gross square feet, no more than 140% of the required minimum parking spaces are permitted. For buildings greater than 60,000 gross square feet, no more than 125% of the required minimum number of parking spaces are permitted.

MULTI-MODAL FACILITIES

To promote bicycling, projects categorized as Major developments and any project with 20 or more parking spaces shall provide no fewer than 4 bicycle storage racks. Required bicycle storage racks shall be within 100 feet walking distance of a main entrance.

SCREENING AND BUFFERING

Short walls shall be used to screen the ground level of the automobiles in parking lots along street frontages. These walls shall be 2 to 4 feet in height, and shall be finished with brick, stone, wood or concrete that is compatible with materials on adjacent buildings.



Parking areas shall be located within the interior of the site to minimize visibility from public streets and parks. Photo by Stantec



Required bicycle storage racks shall be within 100 feet walking distance of the project's main entrance.

Architectural Design

PURPOSE: Architectural design should do its part in creating an interesting and human-scale environment in the Design Districts. Opportunities should be seized to create attractive and welcoming features such as stoops, porches, wall recesses and projections, and weather protection above entrances.

ENTRANCES

A minimum of one building entrance shall be located on a street frontage. The door shall be visible and accessible from a sidewalk or public park in a place appropriate for a pedestrian-oriented, street-facing use, and shall be open during normal business hours. Non-residential entrances shall have alcoves between 15 and 100 square feet in size, with a surface that matches the sidewalk. Multifamily entrances shall have weather protection.

ARCHITECTURAL DETAILS

The use of architectural features and details such as porches, awnings, columns, dormers, skylights and arches shall be used to create visually dynamic and interesting buildings. The definition of street corners with building form and architectural features is important to anchoring the building on the site and framing the street.

WINDOWS

Windows shall not be flush with exterior wall treatments and shall be recessed at least 2 ½ inches. Windows shall be provided with an architectural surround at the jambs, header, and sill.

BLANK FACADES

Blank walls longer than 10 feet shall be prohibited where buildings face public streets and parks. A blank wall is a facade that, at eye-level, does not include doors, windows, or surface relief through the use of columns, cornices, moldings, piers, pilasters, sills, sign bands, other equivalent architectural features that either recess or project from the average plane of the facade by at least 4 inches.

MECHANICAL PROTRUSIONS

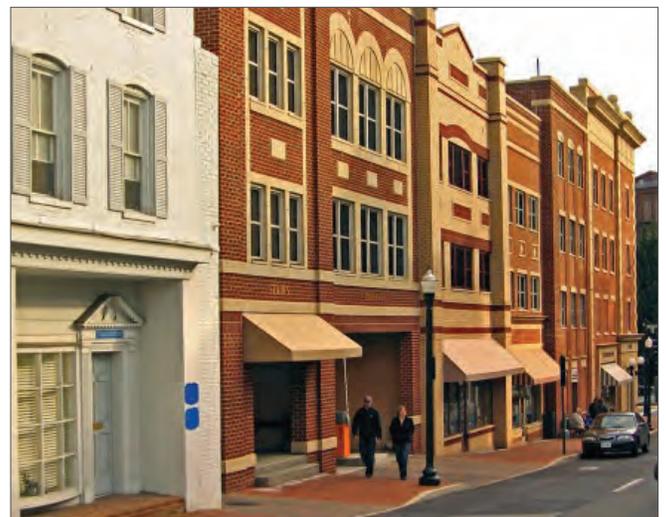
Vent stacks, roof vents, and other mechanical protrusions shall be painted the color of the roof or the adjacent façade. Roofs and roof lines shall minimize the visual impact of mechanical systems.



Building facades should be designed to create welcoming entrances and a human-scale environment. Photo by Mike Lydon



Architectural details such as porches, awnings, columns, dormers, skylights and arches shall be used to create visually dynamic and interesting buildings.



Architectural design must encourage consistency of all building features visible from public streets and entrances. Photo by Brett VA

Architectural Design (continued)

ARCHITECTURAL CONSISTENCY

Projects shall maintain consistency of architectural character, treatments, and details across the project's facades visible from public entrances, public streets, or public parks. Architectural features that shall remain consistent include cladding material, trim, fences and other buffers, and lighting.

Roofs

PURPOSE: Roofs should add to the Design Districts' character. Rooflines should create distinct features when viewed from the ground, hide mechanical systems, and prevent falling snow onto entrances. Roof forms should add accents along view corridors and above entrances, such as cornices, eaves, roof decks, green roofs, cupolas, parapets, and spires.

ROOFLINES

Roofs and roof lines shall avoid unbroken expanses the length of the building through the use of dormers, and chimneys. Variations in design shall connect to the overall building design, such as being shaped to define building corners and entries.

SOLAR PANELS

Solar panels shall follow rooflines and where possible be integrated with the roof design.

FALLING SNOW

Roofs shall be designed to prevent falling ice and snow onto entrances and walkways.



Roof tops shall incorporate distinct features such as roof forms, cornices, eaves and parapets. Photo by Craig Saddle mire



Roofs and roof lines shall avoid long unbroken expanses through the use of dormers, chimneys and changes in ridge line. Photo by Mike Lydon



Roofs shall be designed to prevent falling ice and snow onto entrances and walkways. Photo by Craig Saddle mire

Mid-Block Accessibility

PURPOSE: The Design Districts are mostly composed of short blocks that encourage people to walk between destinations. However, in some circumstances in Lewiston, longer blocks have the potential of walling people off. When this occurs, mid-block connections are encouraged to promote convenience and connectivity to destinations and, where applicable, contribute to any existing open spaces in the surrounding area.

LONG BLOCKS

Where development applications are proposed on double-sided frontage lots with a frontage longer than 400 feet, consideration should be given to provide a direct and 24/7 publicly accessible mid-block passage connecting from the sidewalk of one street to another on the opposite side of the block.



Where lot frontages are longer than 400 feet, mid-block passages will increase accessibility and connectivity for pedestrians. Photo by Mike Lydon



Where possible, mid-block connections should contribute to existing public open spaces. Photo by Nakano Associates



Mid-block paths or alleys will encourage people to walk between destinations.

Context-Sensitive Design

PURPOSE: New and renovated buildings should be compatible with the architectural forms and the open spaces around them. Additional details of these criteria are located in zoning Article XV, Section 5(F)(3) and the Lewiston Historic Preservation Design Manual.

CONTEXT DOCUMENTATION

An applicant shall include documentation (site map, photos, and narrative) of adjacent building architectural style, character and site condition (two buildings on right, two on the left, and four across the street).

CONTEXT-SENSITIVE DESIGN CRITERIA

An applicant shall address how the proposed project meets the intent of the following criteria:

- The height of principal building or structure, its bulk; the nature of its roofline and the proportions of the new construction will be of the same scale and proportion as the surrounding, adjacent structures;
- The location, size, and proportions of openings in the facade, primarily windows and doors, of new construction will be consistent in proportion and rhythm with openings in the facade as the surrounding, adjacent structures.
- The massing and type of roof (flat, gabled, hip, gambrel, mansard) of the new construction shall complement the massing and type of roof as the surrounding, adjacent structures.
- Nature of building materials and texture shall exhibit the characteristics of texture, composition, and reflectivity of as the surrounding, adjacent structures.
- The placement and orientation of the new construction/in-fill shall be in harmony with the surrounding, adjacent structures.



New developments in the design districts should be compatible with the surrounding architectural context. Photo by Craig Saddlemire



Applicants shall make sure that the proposed height and roofline will be of the same scale and proportion as the surrounding structures. Photo by Craig Saddlemire



Building materials and textures on new construction shall be in harmony with those of existing structures. Photo by Craig Saddlemire

SPACE AND BULK STANDARDS

Space and Bulk Standards

Zoning establishes each district's character by providing acceptable dimensions for building size, setbacks, lot coverage, and other metrics. This is an introduction to how the space and bulk table works and the two compliance paths for front setbacks.

The distance from the street to the building, it is one of the most critical dimensions for defining a district's character. Front setbacks establish how close (or, in some cases, how far) a building can be to the front property line. On corner lots, all frontages that are along streets shall follow the front setback standard. Front setbacks have two options for compliance to provide flexibility:

OPTION 1: Use the Space and Bulk Table
Follow the dimensional standard in the space and bulk table.

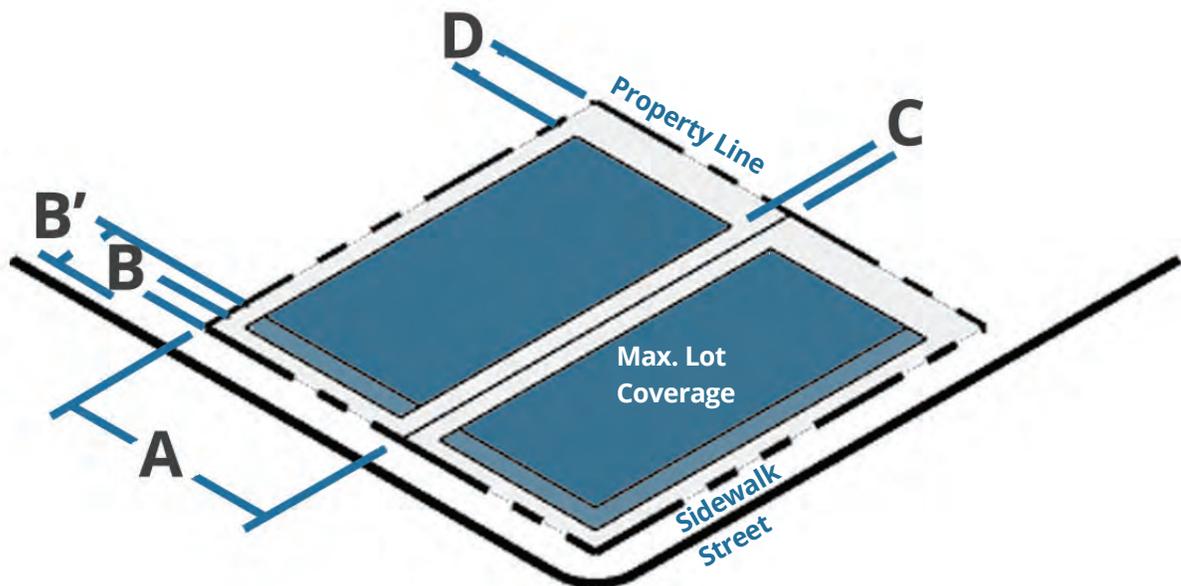
A- Lot Frontage: the lot or parcel side where it adjoins a street, boulevard or access way

B- Min. Front Setback: minimum distance allowed between the front of the property line and a building or structure

B'- Max. Front Setback: maximum distance allowed between the front of the property line and a building or structure

C- Side Setback: minimum distance allowed between the side of the property line and a building or structure

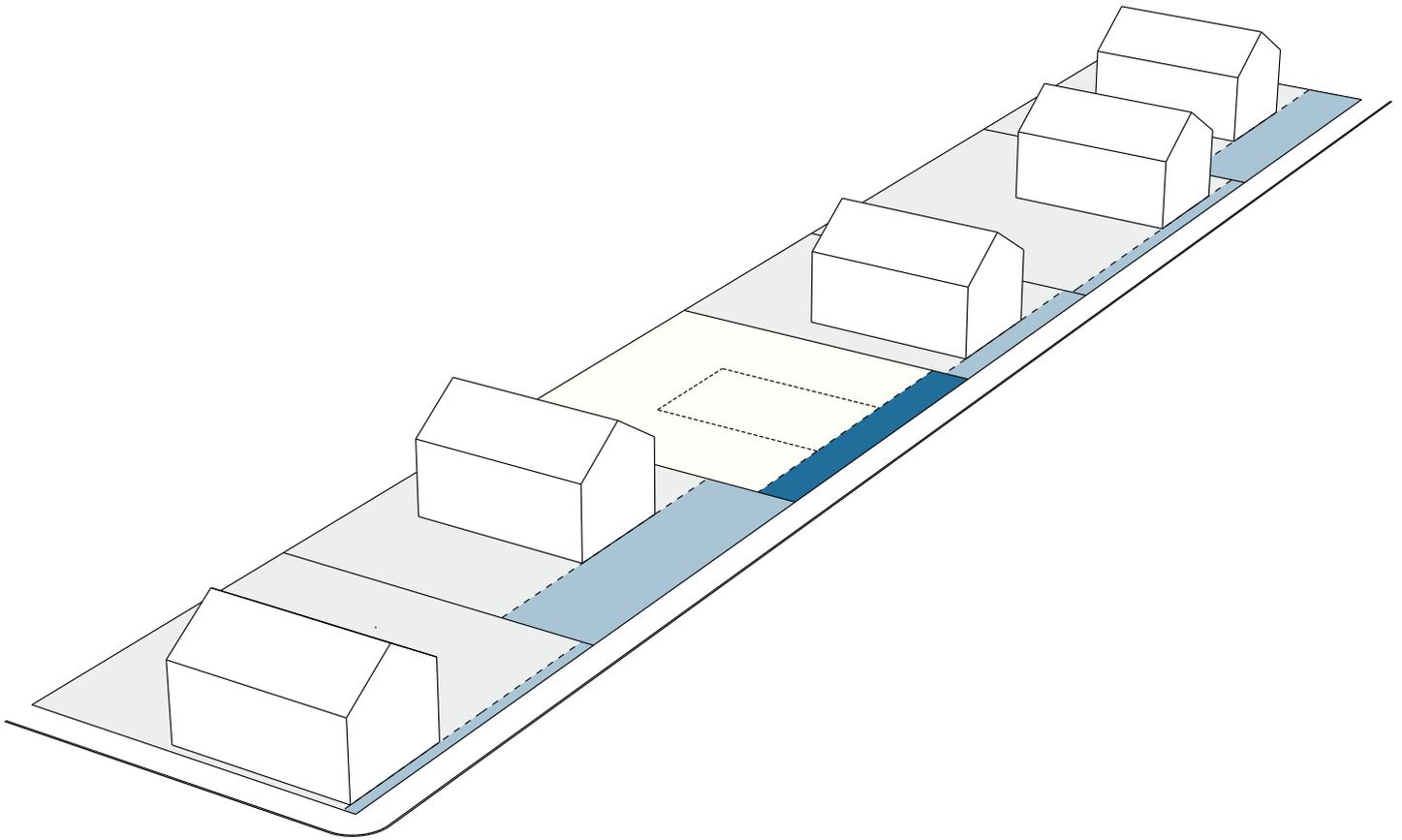
D- Rear Setback: minimum distance allowed between the side of the property line and a building or structure



SPACE AND BULK STANDARDS

OPTION 2: Use Average Front Setback

In certain districts, applicants may use the average of existing setbacks within 500 feet on either side of the proposed building site. Based on measured average setbacks of nearby conditions, the proposed setback may fall within the range of the existing average setbacks.



SPACE AND BULK STANDARDS

DR - Downtown Residential District

The purpose of the downtown residential district is to promote the improvement of older residential neighborhoods within the downtown by encouraging a transition to more mixed use neighborhoods, including owner-occupied, mixed-age and mixed-income housing with less density where desired and appropriate, low-intensity nonresidential uses, more open space and other neighborhood amenities, creating diverse, mixed-use neighborhoods. The standards of the district will encourage the upgrading of the existing neighborhoods by removing blight and vacancy, providing an opportunity for new residential and commercial development, and fostering a sense of community and place through neighborhood meeting, gathering and cultural places.

LOT

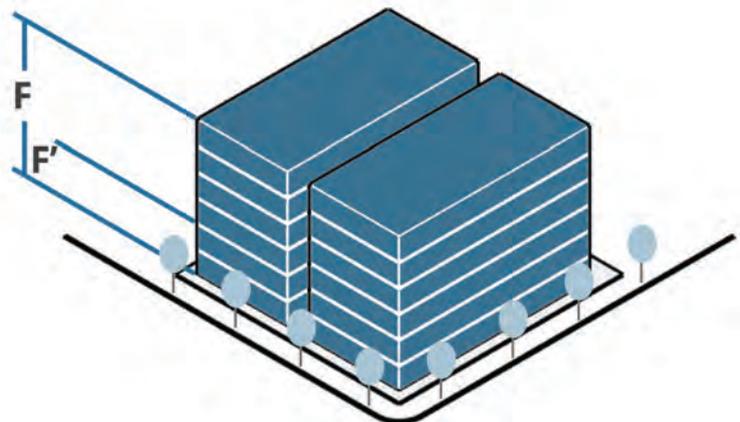
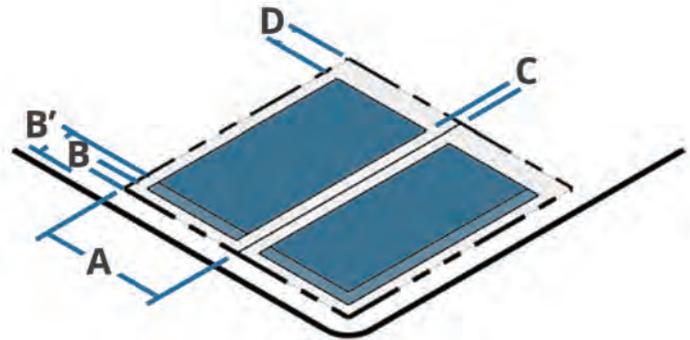
A. Frontage	40' min
Lot area w/ sewer	4,000 sf min
Net Lot area w/ sewer	1,250 sf min

SETBACKS

B. Min. Front	5'
B'. Max Front	10'
C. Side	5' min
D. Rear	10' min

BUILDING

F'. Min. Height	20'
F. Max Height	60'
Lot Coverage	-
Impervious Coverage	75% max



SPACE AND BULK STANDARDS

RF - Riverfront

The purpose of the riverfront district is to promote redevelopment of the riverfront area for recreation, employment and mixed-age and mixed-income housing by encouraging the development of new buildings or the reuse or conversion of existing buildings and other areas that will enhance the use of the Androscoggin River as an amenity.

LOT

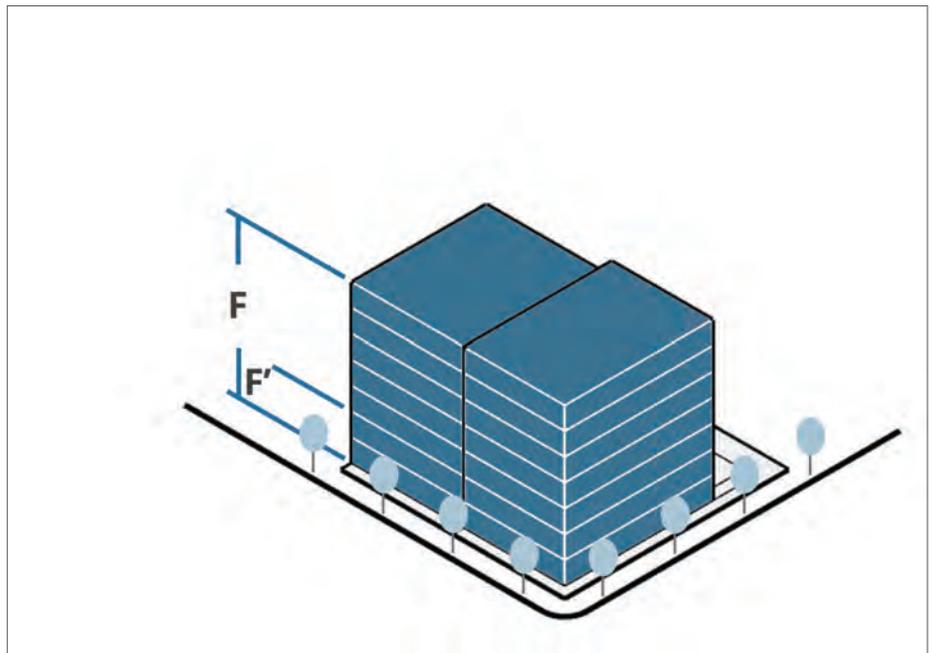
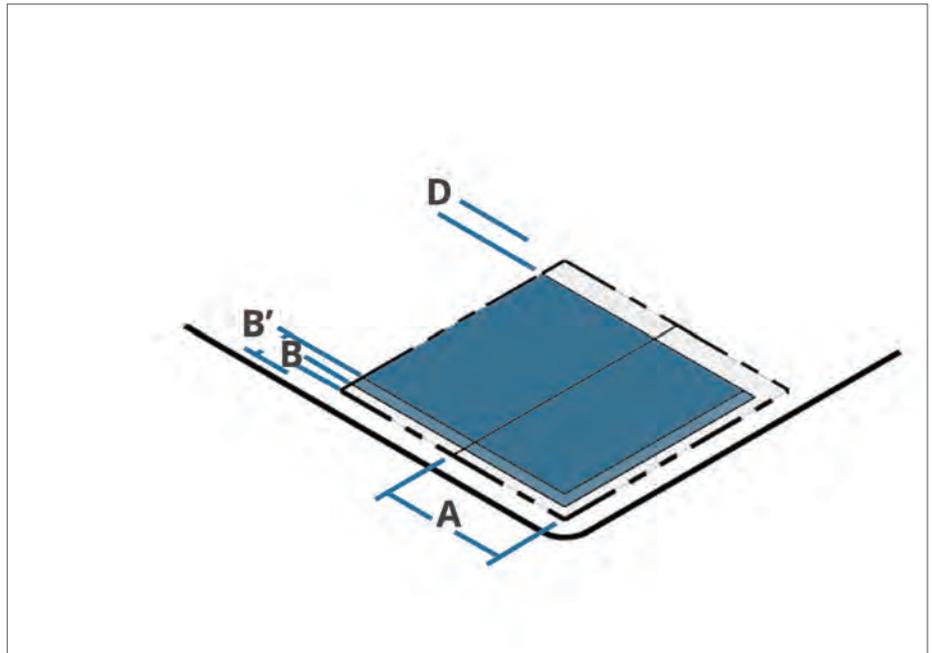
A. Frontage	40' min
Lot area w/ sewer	4,000 sf min
Net Lot area w/ sewer	1,250 sf min

SETBACKS

B. Min. Front	5'
B'. Max Front	10'
C. Side	0' min
D. Rear	10' min

BUILDING

F'. Min. Height	20'
F. Max Height	75'
Lot Coverage	60% max
Impervious Coverage	75% max

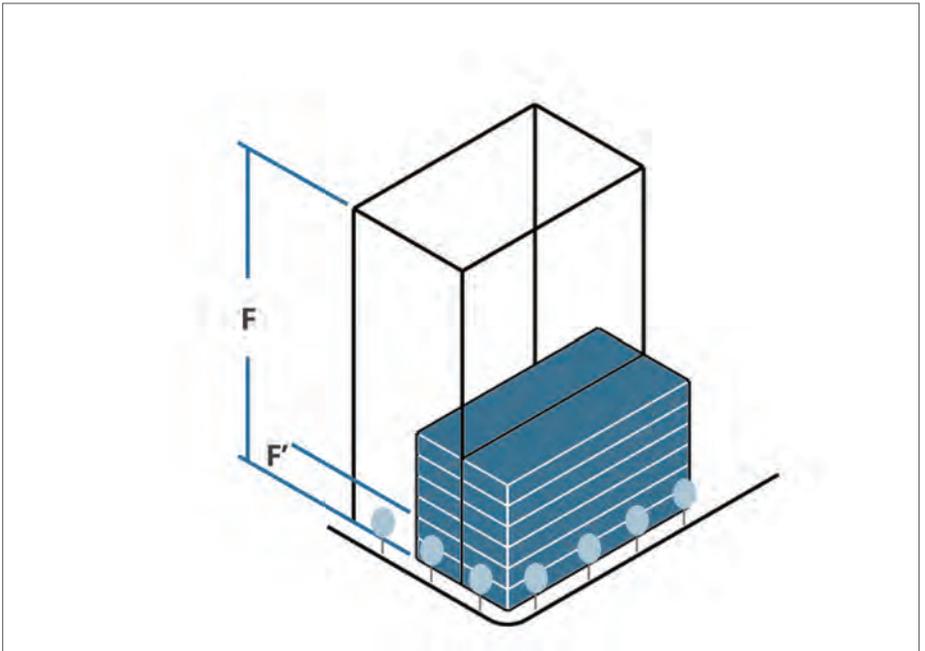
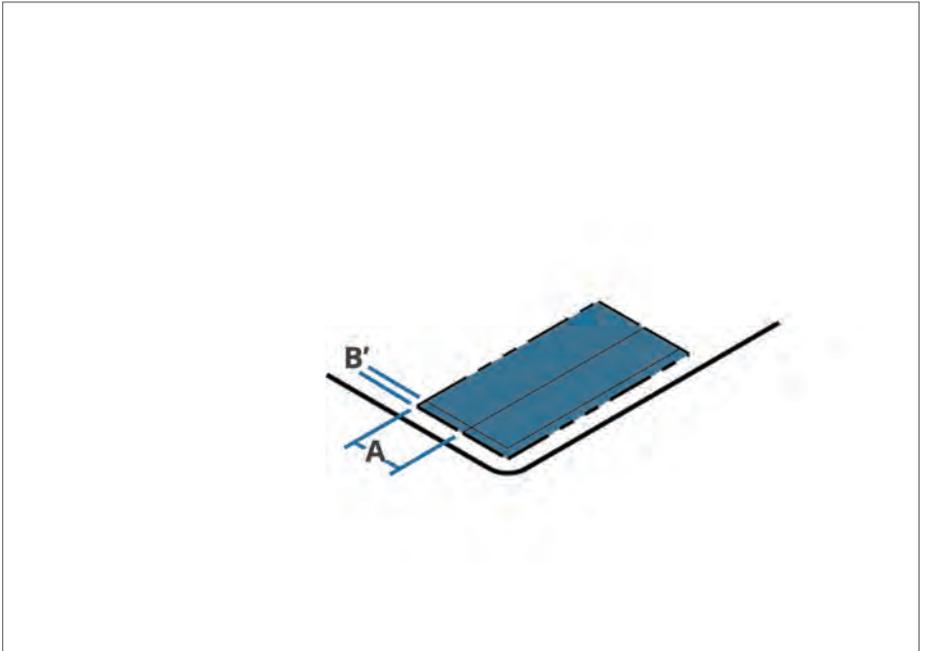


SPACE AND BULK STANDARDS

CV - Centreville District

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

LOT	
A. Frontage	25' min
Lot area w/ sewer	None
Net Lot area w/ sewer	None
SETBACKS	
B. Min. Front	0'
B'. Max Front	5'
C. Side	None
D. Rear	None
BUILDING	
F'. Min. Height	20'
F. Max Height	150'
Lot Coverage	100%
Impervious Coverage	100%

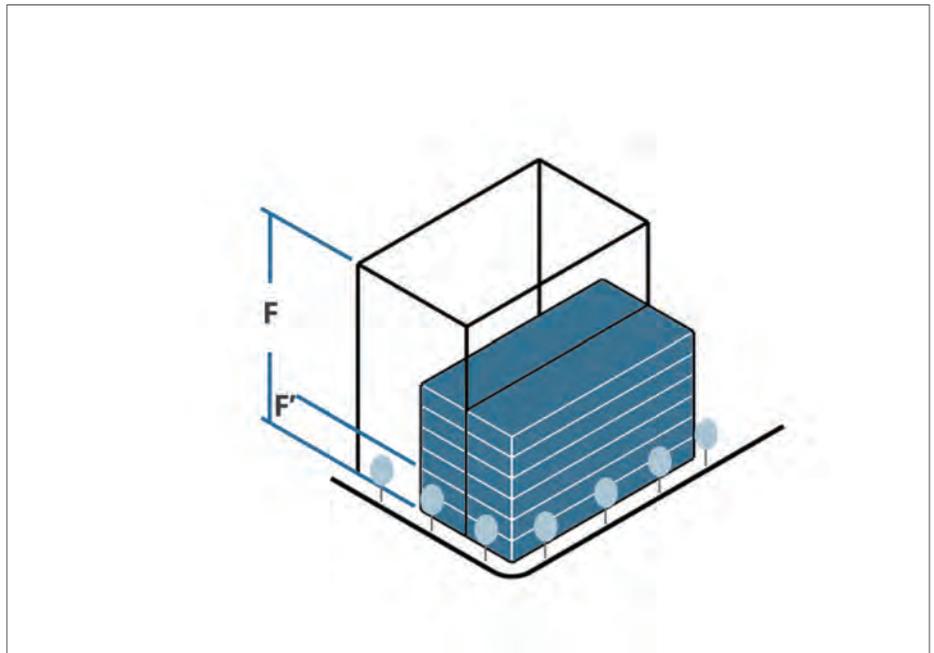
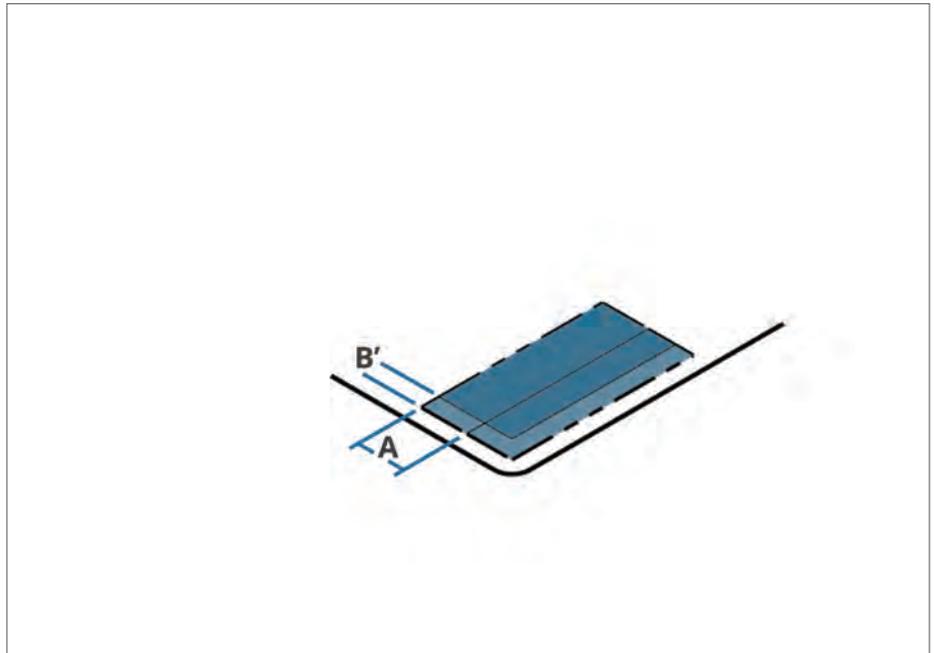


SPACE AND BULK STANDARDS

M - Mill District

The purpose of the mill district is to develop a major employment center in the downtown by fostering the development of mixed use commercial enterprises and appropriate high-density residential areas while preserving and restoring historic buildings and properties. Developments located within this district should enhance the commercial, cultural, educational and residential vitality of the downtown and link the downtown to the riverfront through a series of pedestrian corridors, pocket parks and open spaces, utilizing the historic canal system, with expanded arts and recreational amenities

LOT	
A. Frontage	25' min
Lot area w/ sewer	None
Net Lot area w/ sewer	None
SETBACKS	
B. Min. Front	0'
B'. Max Front	10'
C. Side	None
D. Rear	None
BUILDING	
F'. Min. Height	20'
F. Max Height	100'
Lot Coverage	90%
Impervious Coverage	90%



Recommended Street Tree Plantings

BOTANICAL NAME: *Cladrastis lutea*

COMMON NAME: Yellowwood

Zone 3, 30 - 50' in height with a spread of 40 to 50 feet. Tolerates high pH soils as well as acid situations. Requires well drained soils. Fragrant white flowers in spring. Bright yellow foliage in spring gradually change to bright green in summer and yellow in fall.



Cladrastis lutea
Yellowwood



Ginkgo biloba
Ginko

BOTANICAL NAME: *Ginkgo biloba*

COMMON NAME: Ginko

Zone 4, 50 - 80' in height, variable spread 30' plus. Prefers sandy, deep, moderately moist soil but grows in almost any situation. Air pollution tolerant; a durable tree for difficult to landscape situations. Extremely free of pest.

BOTANICAL NAME: *Gleditsia triacanthos* var. *inermis*

COMMON NAME: Thornless Honeylocust

Zone 4, 40 - 60' in height, with comparable spread. Prefers rich, moist soils of a limestone origin, however, it withstands a wide range of conditions including dry soils, high pH and salt spray.

Cultivars: 'Fairview' - Rapid grower; strong sturdy habit of growth; wide upright. 'Shade master' - tall straight trunk with graceful arching branches.



Gleditsia triacanthos
Thornless Honeylocust



Phellodendron amurense
Amur Cork Tree

BOTANICAL NAME: *Phellodendron amurense*

COMMON NAME: Amur Cork Tree

Zone 3, 30 - 45' in height with equal spread. Does well on many types of soils, withstands acid or alkaline conditions.

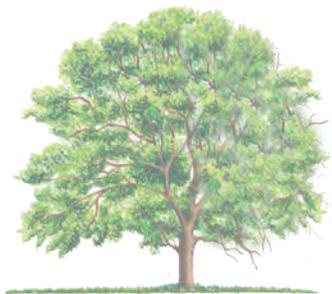
Cultivars: 'Red spire' - Compact upright form; hardiest. 'Autumn Blaze' - Wider than Redspire

BOTANICAL NAME: *Sophora japonica*

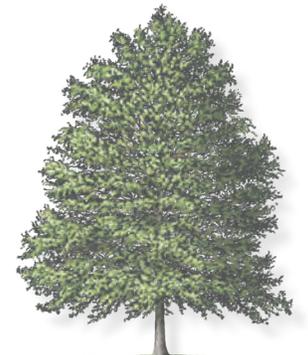
COMMON NAME: Japanese Pagoda tree

Zone 4, 50 - 75' in height with comparable spread. Prefers loamy well-drained soil. White mildly fragrant blossoms in spring.

Cultivars: 'Fastigrata' - Upright growth habit. 'Regent' - Fast growth rate.



Sophora japonica
Japanese Pagoda tree



Quercus palustris
Pin Oak

BOTANICAL NAME: *Quercus palustris*

COMMON NAME: Pin Oak

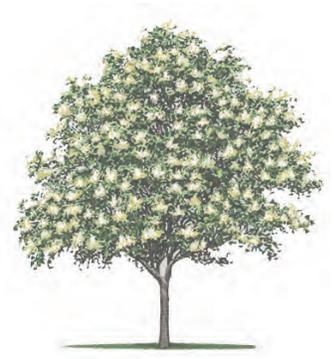
Zone 4 - 8, 50 - 70' in height, 40 - 60' in spread. Easily grown in average, medium to wet, acidic soils in full sun. Prefers moist loams. Tolerates poorly drained soils. Tolerates some flooding.

Recommended Street Tree Plantings (continued)

BOTANICAL NAME: *Crataegus viridis*
COMMON NAME: Winter King Hawthorn
 Zone 4 - 7, 25 - 35' in height, with comparable spread.
 Easily grown in average, dry to medium, well-drained soils in full sun. Tolerates light shade and drought. Moist, rich, fertile soils may encourage unwanted succulent growth. Tolerant of urban pollution.



Crataegus viridis
 Winter King Hawthorn



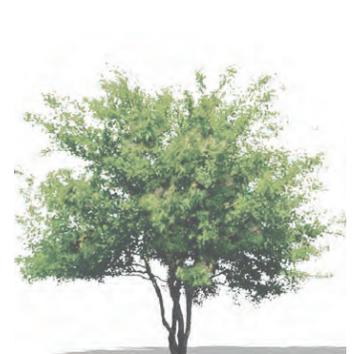
Syringa reticulata
 Japanese Tree Lilac

BOTANICAL NAME: *Syringa reticulata* (single stem only)
COMMON NAME: Japanese Tree Lilac
 Zone 3 - 7, 20 - 30' in height, 15 - 20' in spread. Easily grown in average, medium moisture, well-drained soil in full sun. Tolerates light shade, but best bloom occurs in full sun. Tolerates urban conditions well.

BOTANICAL NAME: *Ulmus 'Homestead'*
COMMON NAME: Homestead Elm
 Zone 4 - 9, 50 - 60' in height, 30 - 40' in spread. Generally, elm cultivars prefer sun. Modern cultivars have been selected to be relatively resistant to Dutch elm disease.



Ulmus 'Homestead'
 Homestead Elm



Maackia amurensis
 Amur maackia

BOTANICAL NAME: *Maackia amurensis*
COMMON NAME: Amur maackia
 Zone 3 - 7, 20 - 30' in height, with comparable spread.
 Best grown in average, medium moisture, well-drained soil in full sun to part shade. Prefers full sun. Adapts to a wide range of soil conditions.

BOTANICAL NAME: *Prunus 'Accolade'*
COMMON NAME: Accolade Cherry
 Zone 4 - 8, 25' in height with comparable spread. This versatile hybrid cherry combines early flowering and good autumn color. This plant is tolerant of most soils making it a good choice for problem areas.



Prunus 'Accolade'
 Accolade Cherry

CONTACT

City of Lewiston
Planning & Code Enforcement
(207) 513-3125
27 Pine Street, 3rd Floor, Lewiston, ME 04240

ADVISORY COMMITTEE

Ahmed Sheikh
Craig Saddlemire
Jim Lysen
Kevin Morin
Kristine Kittridge
Lucy A. Bisson
Mike Gotto
Misty Parker
Paul Robinson

AUTHORS

Nels Nelson, Stantec's Urban Places
Craig Lewis, Stantec's Urban Places
Michael Lydon, Street Plans

CONTRIBUTORS

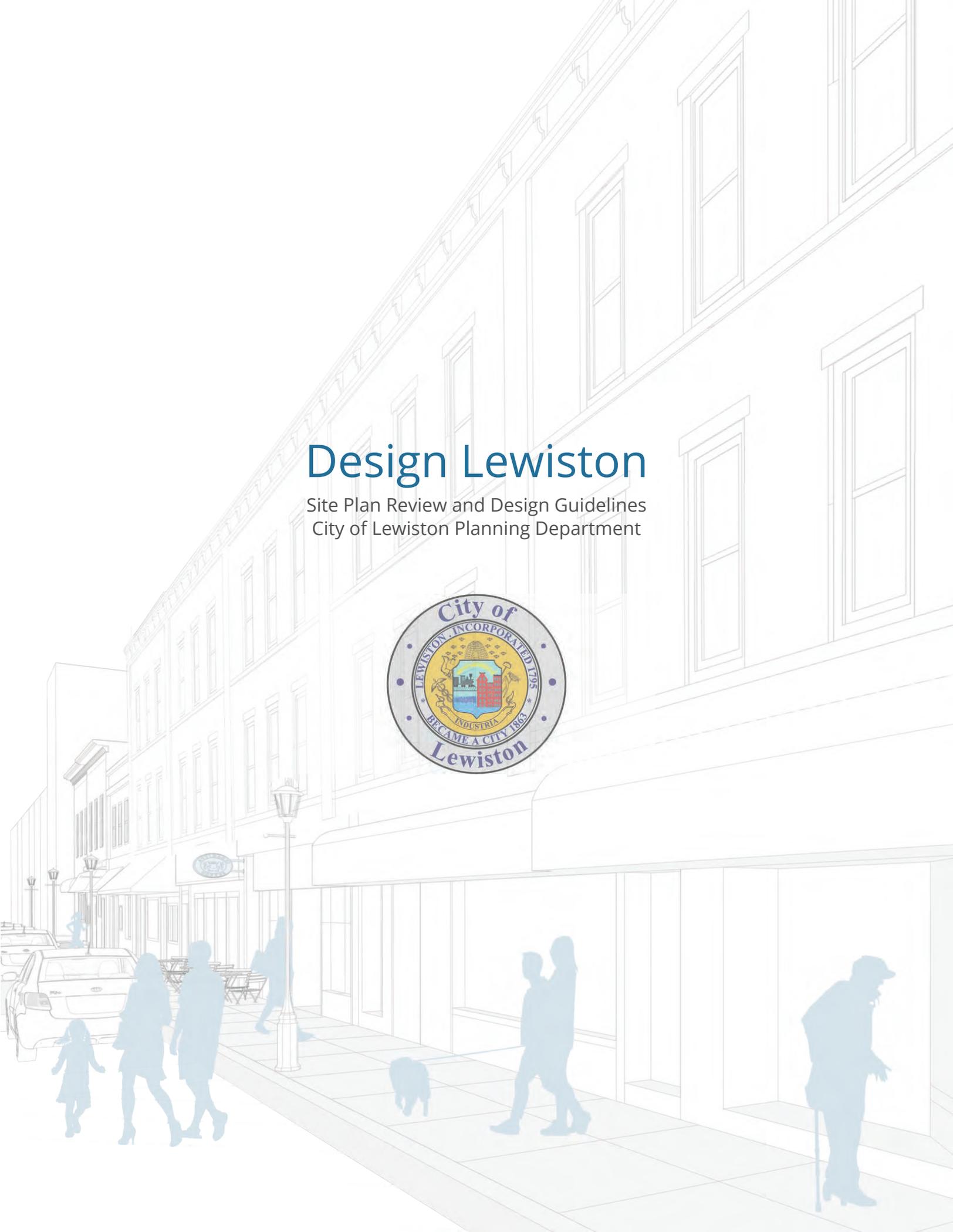
David Dixon, Stantec's Urban Places
Will Irvine, Stantec's Urban Places
Irene Balza, Street Plans

THANKS TO

City Council
Planning Board
Historic Preservation Review Board
Douglas Greene, City of Lewiston
David Hediger, City of Lewiston

Design Lewiston

Site Plan Review and Design Guidelines
City of Lewiston Planning Department





CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Lewiston Planning Board

FROM: Douglas Greene, AICP, RLA, City Planner

DATE: October 24, 2019

RE: Blake and Pine Multi-family Project at 111 Blake St. and 82 Pine St.

Platz Associates has submitted an application on behalf of Blake and Pine, LP, c/o Avesta Housing and their partner Community Concepts for a 35 unit multifamily residential development at 111 Blake Street and 82 Pine Street.

PROJECT DESCRIPTION

The two properties, 111 Blake Street and 82 Pine Street will be combined and total .33 acres (14,374 sf.) in size and are located on the corner of Pine Street and Blake Street. The two vacant parcels were contract zoned from Downtown Residential (DR) to Centreville (CV) back in April 2019. The contract zone was approved with the following conditions: (see attachment E in application for the complete contract zone agreement)

- Density- Minimum net lot area per dwelling unit with public sewer- 400 sf.
- Minimum Front Setback- 4 ft.
- Minimum Front Yard- 4 ft.
- Minimum Side and Rear Setback- 4 ft.
- Minimum Side and Rear Yard- 4 ft. (required on one side)
- Maximum Impervious Coverage- .85
- Maximum Building Coverage- .75
- Other Requirements- First Floor offset from grade- 20"

The proposed apartment structure is four stories tall, with a lower-level parking area accessed from Blake Street and three stories of living space above. The 35 apartment units include 28 workforce housing units and seven market-rate units, and consists of 15 one-bedroom units, 14 two-bedroom units, and six three-bedroom units. The total building area is 40,400 sf. The overall project cost is \$7.4 million.

The impervious area is proposed to be 11,470 sf. with a lot coverage ratio of 79% with perimeter landscaping and rain garden areas at the front and rear of the building to control and treat runoff.

The 35 apartment units require 1.1 parking spaces per unit for a total parking requirement of 39 spaces. The on-site parking lot, under the building, has 23 parking spaces, six of which are handicapped spaces. The remaining 16 required parking spaces will be leased from the City at

the Oak Street municipal parking garage, located approximately 950 feet away, which has ample capacity

The application states that the 35 dwelling units will generate 20 a.m. peak hour trips and 30 p.m. peak hour trips. Both of these numbers are well below 100 peak hour trip threshold for Traffic Movement Permits and therefore does not require a traffic movement permit from Maine DOT.

TYPES OF APPROVALS REQUESTED

The applicant is seeking approval of a development review application for their site plan, pursuant to Article XIII, Section 4, Approval Criteria, and approval of a 35 unit subdivision under Article XIII, section 5, Coordination with Subdivision Law. The application includes a narrative that addresses all the approval criteria found in both Article XIII, Section 4, Approval Criteria (a through w) and Article XIII, Coordination with State Subdivision Law, Section 5, Standards 1 through 14.

STAFF REVIEW and COMMENTS

During the staff review of the application, the major items discussed were:

- Public Works evaluation of an infill development site and pre-and post-impervious surface conditions.
- Requests verifying water and sewer capacity from Public Works.
- The Police Departments concerns regarding high call volumes from other “below-market” or “workforce” housing projects. These concerns fall outside the Board’s purview of applicable development review criteria. However, Catherine Elliot, Development Officer for Avesta, responded to the Police Department’s concerns with the following and is prepared to address the concerns at the meeting.

“Avesta has a detailed 23-page Resident Selection Policy that outlines how we review and accept residents to any of our buildings; this is more stringent than most managers of affordable housing, and we take the screening process very seriously. Avesta’s process includes... credit checks, landlord references, eviction histories, criminal background checks, and the full income verification process. We often leverage our internal expertise through our in-house HomeOwnership Center to help residents create budgets and manage the financial aspects of residency in an Avesta building. [*Avesta also provides*]...another layer of behavioral support...at our properties, which is facilitated by our partnership with Maine Behavioral Health. [A] Housing Support Specialist who works directly with residents who may be struggling for one reason or another. Her role is to support residents in a deeper one-on-one capacity and to help engage relevant service providers and agencies (including PD, as necessary) to help residents be successful.”

The applicant has submitted a revised application, plans, and a set of responses to city staff comments. The applicant has addressed comments to the staff’s satisfaction and the application is consistent with the approved contract rezoning. The Staff has reviewed the revised application which the planning board is receiving in their meeting packet, and deems it a complete application.

STAFF RECOMMENDATION:

The staff recommends APPROVAL of the project.

ACTION NECESSARY

Make a motion that the application submitted by Platz Associates on behalf of Blake and Pine LP to construct a 35 unit apartment located at 111 Blake Street and 82 Pine Street meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article XIII, Section 4 and Section 5 of the Zoning and Land Use Code, and that approval be granted (including, if any, specific conditions raised by the Planning Board or staff).

October 21, 2019

Douglas Greene, AICP, RLA
Deputy Director/City Planner
City of Lewiston
27 Pine Street
Lewiston, Maine 04240

Re: Blake & Pine Street
Response to Comments
Lewiston, Maine

Dear Mr. Greene,

Platz Associates and Ransom Consulting, Inc., (Ransom) have prepared the following responses to City Staff comments and have the following responses.

Site Plan Review Comments October 10, 2019:

Department of Planning & Code Enforcement:

- Comment - The Planning Board version of the application would benefit from tabs for the attachments.

Response: Acknowledged.

- Comment - Page 2. Correct spelling of daylight.

Response: Grammar corrected.

- Comment - Page 4. You identify Stormwater Management Plan as attachment H. I don't find an attachment H, I'm locating the storm water management report as letter G.

Response: Page 7 lists the attachments (see following). Divider H was missing in packet, it has been corrected in the revised packet.

Attachment
A

Description
Development Review Application, Checklist, Application Fee Receipt

B	Purchase & Sale, T.I.F. Agreements
C	Civil and Architectural Drawings
D	Property Easement Information
E	Contract Rezoning Agreement
F	Financial and Technical Capacity Materials
G	Stormwater Management Report
H	Trip Generation & Parking Calculation Memorandum

- Comment - Would like documentation from Lewiston water department confirming adequate capacity and facilities.

Response: A capacity request was submitted prior to the site plan submission on September 30, 2019. We will submit once received.

- Comment - Need verification from public works sanitary sewer capacity.

Response: A capacity request was submitted prior to the site plan submission on September 30, 2019. We will submit once received.

- Comment - On the project data sheet of the application you list 23 proposed parking spaces. You need to add 16 other parking spaces to meet your requirement of 39 total parking spaces. Are you still planning on releasing them from the city?

Response: Yes, the remaining required spaces will be located in the Oak Street Parking Garage (also sometimes referred to as Park Street Municipal Garage). For more info, please refer to Attachment H, Trip Generation & Parking Calculation Memorandum.

- Comment - Bottom of project data sheet please add estimated peak hour a.m. and p.m. passenger car equivalents which are found on the very last page of your application from Ransom Consulting.

Response: Please see the attached revised project data sheet.

- Comment - Your subdivision plan needs the recording block for the Androscoggin Registry of Deeds.

Response: Please see the attached revised Subdivision Plan.

- Comment - The site plan doesn't seem to have any "people" function or space. During the zone change process, the small garden area had benches and a small hardscape area. How is this site plan providing on-site usable open space?

Response:

- 1. The one gathering area shown on the preliminary plan for the northwest portion of the property has been expanded from one sitting area to four sitting areas with ADA hardscape and ADA seating.**
- 2. L-101 reconfigures the front entrance to the building compared to the preliminary plan to include a seat / low screen wall facing the street. This site amenity is an additional "people" space that will activate the streetscape.**
- 3. L-101 also adds bike racks to the left of the front steps. This site amenity is additional to the preliminary plan.**

- Comment - The landscape plan show planting encroaching outside of the property boundary.

Response: After reviewing the L-101 submission, it appears the only plants outside the property boundary are the four proposed street trees. L-101 does show the building setback line in addition to the property line. Some plantings are located within the building setback line, but do not encroach on adjacent parcels.

Public Works Department:

- Comment - Pine Street is classified as a Minor Arterial and as such, the pavement patch specifications should comply with the City of Lewiston Policy for the Design and Construction of Streets and Sidewalks. This Policy states that the pavement structure shall be 27 inches of subbase gravel, 3 inches of base gravel, 6 inches of 19 mm binder pavement and 1.5 inches of 9.5 mm top pavement.

Response: Please see the attached revised plans.

- Comment - Paving of the sidewalks shall also comply with the City of Lewiston Policy for the Design and Construction of Streets and Sidewalks.

Response: Please see the attached revised plans.

- Comment - The site plans show expansion of the sidewalk onto the development site. The applicant shall grant the City of Lewiston an easement for this sidewalk expansion for future repair and maintenance.

Response: Acknowledged.

- Comment - Street trees along Blake Street should be reviewed and approved by the City Arborist.

Response: A PDF of L-101 Landscape Plan was sent to Stephen Murch, City Arborist, on 10.12.19 for review and approval. We noted that we are willing to substitute the specified street trees with another species as long as the trees are native and will have a form and habit suitable for location under utilities.

- Comment - Public Works recommends adding a manhole in line with the proposed 12 inch storm drain pipe into the combined sewer system in Blake Street with a minimum of a 6-foot long stub and cap in the direction of Pine Street. This will allow Public Works to separate the stormwater into the future Pine Street project.

Response: Please see the attached revised utility plan which incorporate the manhole and stub.

- Comment - In the Stormwater Narrative, a waiver is requested for the requirements of Article XIII, Section 4(f). We support this waiver since the roof drain will be connected to the City system and the remaining area contributing to runoff from the site is relatively small.

Response: Acknowledged.

Fire Department:

- Comment - I have no concerns with this project.

Response: Acknowledged.

Police Department:

- Comment - I'm concerned about the high call volume to "below market" housing. I encourage the owner to screen tenants to ensure we are bringing productive citizens to the area.

Response: Acknowledged.

October 21, 2019

Mr. Douglas M. Greene; AICP
City Planner
Deputy Director Planning and Code Enforcement
City Hall Building
27 Pine Street
Lewiston, ME 04240

Subject: Blake & Pine - Proposed Multi-Family Housing Development
111 Blake Street & 82 Pine Street
Map 195, Lots 544 & 545
Submission for Major Site Plan and Subdivision Review/Approval

Dear Mr. Greene,

On behalf of the applicant, Blake & Pine LP, c/o Avesta Housing and their partners Community Concepts, Inc., Platz Associates is pleased to make this submission for Major Site Plan/Subdivision Plan Review and seek approval for Blake & Pine, a new construction 35-unit multi-family residential housing project on the vacant corner lot at Blake Street and Pine Street. The developer has sought and received approval for City Council action on a Tax Increment Financing District as well as other City-based support to assist in developing the project. The residential mix includes 28 workforce housing units and 7 market-rate units, consisting of 15 one-bedroom units, 14 two-bedroom units, and 6 three-bedroom units. The overall project cost is approximately \$7.4 million. The total building area for the four-story structure is 40,400 SF.

This location for the proposed Blake & Pine Community Housing is of particular interest not only because of its placement in the Tree Street neighborhood, but also because of the history of the site: though the parcels are currently vacant, they were previously the site of two multifamily apartment buildings that burned to the ground in 2013. As a result, this infill site holds great potential for the neighborhood, which has been identified by community agencies and the City as holding great opportunity for redevelopment and revitalization. There are existing buildings to either side of the L-shaped corner lot, which has dimensions of approximately 100'x165' for a total area of 14,490 SF or 0.33 acres.

Of the approximately 0.33 acre total development area, the impervious area will be 11,470 SF for a coverage ratio of 79%, with rain garden landscape areas to be created at the front and rear of the

building to control and treat runoff. The proposed building is four floors, with a daylight basement parking level, a second level accessible to Pine Street, and two additional levels above. Accompanying this application are the preliminary floor plans and elevations generated by Platz Associates.

The applicant owns and manages many similar multi-family housing projects in New Hampshire and throughout the state of Maine, including their Lewiston properties; the Maple Street Apartments, Oxford Street Housing, Mount David Housing, and their supportive housing at Sabattus and Horton Streets.

Based on the site and development size, the project will be subject only to Local Site Plan and Subdivision review and it will not require review related to the MaineDEP Site Location of Development Act for projects involving greater than three acres of new structure, for which Lewiston has delegated review authority.

The land for the proposed project is comprised of two lots:

1. The lot at 111 Blake Street currently owned by Ruso, LLC (Map 195, Lot 545).
2. The lot at 82 Pine Street currently owned by ASM Properties, LLC (Map 195, Lot 544).

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

1. An agreement for Development Assistance and Tax Increment Financing between the City of Lewiston and Avesta Housing for all of the land previously identified.
2. A signed Purchase and Sale Agreement between Ruso, LLC and Avesta Housing for the property at 111 Blake Street.
3. A signed Purchase and Sale Agreement between ASM Properties, LLC and Avesta Housing for the property at 82 Pine Street.

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

Platz Associates has been retained and authorized on behalf of the applicant, Avesta Housing, to perform all work necessary to submit this application. The Site Plan application fee of \$700 has been provided under separate cover directly from the applicant, and the receipt included in this application as Attachment G.

PROJECT DESCRIPTION

The property is located within the Centreville (CV) District, a contract zoning that Section 12 of Article XI of the City of Lewiston Ordinance describes as:

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

The proposed project will be located on properties that have been historically developed for multi-unit residential, with residential and some mixed-use commercial developments on all sides. Site access is from both Blake Street (vehicular entry/exit & pedestrian exit) and Pine Street (main pedestrian entrance).

Evidence of the applicant's financial and technical capacity to meet the City's development standards are provided in the application as Attachment F.

SUPPORTING EVIDENCE FOR APPROVAL

In accordance with Article XIII - Section 4 - Approval Criteria, the following evidence is provided:

A. *Utilization of the Site.*

The 0.33 acre site has historically contained multi-unit residential housing, with the proposed project providing 35 units of multi-family housing with elevator access to all levels. While there are soils mitigation due to the depth of excavation for the building footprint, there are no wetlands, floodplains, or any other natural features that would prevent or restrict the development potential for the site.

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

At less than 100 vehicle trips in the AM or PM peak hours, the traffic volumes are low enough to preclude the need for a traffic movement permit. A lower level enclosed parking garage will provide 23 spaces, with the remaining parking field provided by the nearby Oak Street municipal parking garage. A trip generation and parking calculation prepared by Ransom Consulting, Inc. has been included in this application as Attachment H.

C. *Access to the Site.*

Access to the development is proposed from both Pine Street and Blake Street, with Pine Street the primary entrance. The primary parking field of 23 vehicles will be provided on the lower level of the building with driveway access to Blake Street via a new curb cut. Based on the urban location of the property and due to the generous sight lines and continuation of the historic residential use, the Design Team finds the site access satisfactory.

D. *Internal Vehicular Circulation*

The lower level enclosed garage has been designed to provide all the parking stall sizing, driveway widths, lighting levels, and building access required by the City's development standards. Building access for emergency vehicles is provided by the adjacent City Street system.

E. *Pedestrian Circulation*

The site plan provides for multiple points of pedestrian access to the building, with the primary entry porch feature at Pine Street.

F. *Stormwater Management*

While the property is currently a vacant lot with 100% pervious surfaces, the historic residential buildings that until recently occupied the site provided approximately the same lot coverage, so there will be little change from historic norms for the site. A new 12" dia.

stormwater line connection on Blake Street would be coordinated with the City stormwater project on Pine Street. Also, rain gardens are proposed at the front and rear of the building to provide a high-quality stormwater management feature that integrates nicely with the landscaping package and takes maximum advantage of the available footprint. A stormwater management report prepared by Ransom Consulting, Inc. is included in this application as Attachment H.

G. *Erosion Control*

The erosion control measures include temporary silt fences and silt sacks at the downhill slope perimeter to address runoff during construction, and permanent rain gardens situated on opposite sides of the building as a natural, “living” buffer to erosion forces. The project is not near any water body or wetland.

H. *Water Supply*

The project would be served by a new 6” dia. water line for domestic and 4” dia. water line for sprinkler service connecting to the existing infrastructure at Pine Street.

I. *Sewage Disposal*

A new 6” sanitary sewer line is proposed to connect to the existing infrastructure at Blake Street for the domestic wastewater. A request to LWSD for verification of the available capacity has been made and their response is pending.

J. *Utilities*

The proposed utilities to the project include; new underground cable, communications, and electrical service from existing pole-mounted transformer on Blake Street.

K. *Natural Features*

The site does not have any significant natural features as the proposed building is largely similar in lot coverage to the former residential buildings. The proposed development would match to existing grades on all sides and new vegetation is to be planted along the Northwestern property line to offer some natural wind buffer.

L. *Groundwater Protection*

The project would connect to public water supply and wastewater collection systems, so the groundwater conditions would not be negatively affected. There is the potential for some groundwater recharge due to the rain gardens.

M. *Water and Air Pollution*

There are no projected undue water or air pollution generators on the project. The mechanical systems are modern condensing boilers with very minor air emissions, and the small areas of open space have natural rain gardens to address runoff.

N. *Exterior Lighting*

Due to the close proximity to the property lines all around the site, the exterior lighting package is entirely building-mounted and includes canopy downlighting at the building entries with some minor building and landscape accent lighting. The interior parking field is to be lit to Code-minimum standards with ceiling-mounted LED lighting.

O. *Waste Disposal*

An indoor trash and recycling collection room is proposed, with waste removal services provided by contract with a local vendor. Current provisions are for ten two-yard rolling dumpsters to be removed once or twice a week.

P. *Lot Layout*

The property will be combined into a single lot meeting all the requirements of the Centreville District contract zone per the following table:

<u>Zoning Summary</u>			
1.	Property is located in the <u>Centreville (contract zone)</u> zoning district.		
2.	Parcel Area: <u>0.33</u> acres combined/ <u>14,490</u> square feet(sf).		
3.	Use Designation: Multi-family residential		
4.	Overlay zoning districts (if any): n/a		
5.	Urban impaired stream watershed? n/a		
<hr/>			
<u>Regulations</u>	<u>Required (Allowed)</u>	<u>/</u>	<u>Provided</u>
Min Lot Area	400 sf/d.u.	/	414 sf /d.u.
Street Frontage	50 ft	/	264 ft
Min Front Yard	4 ft	/	4 ft, 6 ft
Min Rear	4 ft	/	5 ft, 20.5 ft
Min Side	4 ft	/	5 ft, 6.81 ft
Max. Building Height	60 ft	/	36.5 ft
Parking Requirement	1 / per d.u. + 0.1	/	per d.u. (visitor)
Total Parking:	39	/	23 (on site), 16 (garage)

Q. *Landscaping*

The proposed landscape plan includes rain garden features to provide a natural zeroscaped buffer at the front and rear of the building, with natural vegetation installed along the northwestern edge of the site to reduce the massing impact of the taller rear façade while providing the building screening from prevailing winds.

R. *Shoreland Relationship*

Not applicable to this project.

S. *Open Space*

With nearly 70% lot coverage proposed for the building and more open space requirement than lot area based on unit density and type requirements, the project proposes a multi-pronged approach to providing effective Open Space for the enjoyment of residents and visitors to the property. Foremost, the site is less than a block's walking distance to Kennedy Park, a massive project amenity with multiple inter-connected recreational facilities and multi-modal opportunities for residents to enjoy. On the property itself, the small area of site that is available at the rear of the building (approx. 2,200 sf) is proposed to be a nicely landscaped open space with a naturally-vegetated walkway, grass lawn, and park benches for outdoor relaxation. And indoors, a bike storage room is located at the ground level, and a large community room will provide additional year-round opportunities for social engagement.

T. *Technical and Financial Capacity*

Evidence of the applicant's financial and technical capacity to meet the City's development standards are provided in the application as Attachment F.

U. *Buffering*

The project is an urban infill so there are few site elements that would require buffering from adjacent uses. All storage and service areas, including the lower level parking garage, are internal to the structure and are thus effectively screened from adjacent properties.

V. *Compliance with District Regulations*

The Design Team, to the best of our knowledge, believes the proposed project will be compliant with all of the district regulations for the Centreville District in Article XI, and that the provisions for parking and open space will be satisfactory to the Board.

W. *Design Consistent with Performance Standards*

The Design Team, to the best of our knowledge, believes the proposed project design will be consistent with all of the performance standards identified in Article XII.

In accordance with Article XIII- Section 5 – Coordination with State Subdivision Law, the following evidence is provided:

- (1) The proposed development will not result in undue water or air pollution as the project site is not located within or near a floodplain or other natural resource areas. The building use matches the previously existing building(s) on the site and the project will be supported by the existing utility infrastructure.
- (2) The project will tap into the same local public water supply used by the previous buildings on the property, for which there is evidence of capacity availability and no additional wells are proposed.
- (3) To the best of our knowledge, there is sufficient water supply capacity and this project would not pose undue burden on the existing water system. LPW has been contacted in regard to water service for the project and their response is currently pending.
- (4) The project includes sediment and erosion control measures, both temporary forms for protections during construction, and permanent measures in the form of rain gardens that would actually serve to increase the capacity for the soils to retain moisture.
- (5) As this project is replacing previously existing housing stock on this site, the increased traffic generation is minimal and is expected to be no greater than the historical background values for the local intersections.
- (6) As this project is replacing previous residential sanitary sewer services and connecting to the existing municipal wastewater collection system, the overall wastewater generation should be less than historic values due to more efficient modern plumbing fixtures.
- (7) The removal of solid waste from the site will be provided through a contract with a local private waste hauler and enclosed interior storage provided to minimize any disturbance to the municipal waste removal system.
- (8) There are no natural features or resources that the proposed project will have an adverse effect upon. The project replaces previously existing housing stock and will be designed as a congruent and contributing structure within the urban fabric.

- (9) Located within the Centreville District (Contract Zone), the project provides multi-unit family housing that is wholly consistent with the purpose of the district and the City's comprehensive plan. A copy of the Contract Rezoning Agreement is included in this application as Attachment E.
- (10) Evidence of the applicant's financial and technical capacity to meet the City's development standards are provided in the application as Attachment F.
- (11) The project is not situated within 250 feet of any pond, lake, or waterway.
- (12) The project will utilize existing municipal water supply and wastewater/sewerage systems and thus would have no impact on the quality or quantity of groundwater.
- (13) The site is not located within a mapped flood area (Zone X) according to Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps.
- (14) The proposed building height is less than 40 feet, well under the allowable 60 feet, and due to the grade transition from Pine Street to Blake Street it will appear to be more like a three-story building than a four-story building from the street frontages.

PROJECT PLANS

A complete set of civil and architectural plans detailing the proposed site work, site details, building floor plans and building elevations are provided in the application as Attachment C. The full-size drawings include:

- Coversheet with Code Review and Project Information
- Existing conditions survey
- Site Layout Plan
- Grading and Utility Plan
- Subdivision Plan
- Erosion Controls Plan
- Civil Details
- Landscape Plan
- Architectural Floor Plans
- Architectural Elevations

Additionally, the following information is included in support of this application:

<u>Attachment</u>	<u>Description</u>
A	Development Review Application, Checklist, Application Fee Receipt
B	Purchase & Sale, T.I.F. Agreements
C	Civil and Architectural Drawings
D	Property Easement Information
E	Contract Rezoning Agreement
F	Financial and Technical Capacity Materials
G	Stormwater Management Report
H	Trip Generation & Parking Calculation Memorandum

We look forward to presenting the proposed building development plan at the upcoming October 28, 2019 Planning Board meeting. Please do not hesitate to contact me if you have any questions or need more information in the meantime.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gabrielle Russell', written in a cursive style.

Gabrielle Russell, LEED AP
Maine Licensed Architect

Attachments

C: Catherine Elliott, Avesta Housing

ATTACHMENT A

Development Review Application, Checklist, and Fee Receipt



Development Review Application

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



PROJECT NAME: Blake & Pine

PROPOSED DEVELOPMENT ADDRESS: 111 Blake Street & 82 Pine Street

PARCEL ID#: #RE00009983 (111 Blake Street) & #RE00004030 (82 Pine Street)

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

PROJECT DESCRIPTION: New construction of 35-unit multi-family residential building with elevator access between lower level parking garage and three upper levels of Type 5A wood-framed construction.

CONTACT INFORMATION:

Applicant

Name: Gabrielle Russell, Platz Associates

Address: Two Great Falls Plaza, Auburn

Zip Code: 04210

Work #: (207) 784-2941

Cell #: (207) 240-6403

Fax #: (207) 784-3856

Home #:

Email: grussell@platzassociates.com

Property Owner

Name: Blake & Pine LP,
c/o Catherine Elliott, Avesta Housing

Address: 307 Cumberland Ave, Portland

Zip Code: 04101

Work #: (207) 245-3345

Cell #: (207) 650-0289

Fax #: (207) 553-7778

Home #:

Email: CElliott@AvestaHousing.org

Project Representative

Name: John Mahoney, Ransom Consulting

Address: 400 Commercial St, Portland

Zip Code: 04101

Work #: (207) 772-2891 x-32

Cell #: (207) 831-6165

Fax #:

Home #:

Email: john.mahoney@ransomenv.com

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

Name: Shelley Engineering

Address: 58 Mayberry Rd, Gray

Zip Code: 04039

Work #: (207) 657-8031

Cell #: (207) 756-2296

Fax #:

Home #:

Email: tim@shelleyengineering.com

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	<u>0</u>	sq. ft.
Proposed Total Paved Area	<u>1,370</u>	sq. ft.
Proposed Total Impervious Area	<u>11,470</u>	sq. ft.
Proposed Impervious Net Change	<u>11,470</u>	sq. ft.
Impervious surface ratio existing	<u>0</u>	% of lot area
Impervious surface ratio proposed	<u>.79</u>	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	<u>0</u>	sq. ft.
Proposed Building Footprint	<u>10,100</u>	sq. ft.
Proposed Building Footprint Net change	<u>10,100</u>	sq. ft.
Existing Total Building Floor Area	<u>0</u>	sq. ft.
Proposed Total Building Floor Area	<u>40,400</u>	sq. ft.
Proposed Building Floor Area Net Change	<u>40,400</u>	sq. ft.
New Building	<u>Yes</u>	(yes or no)
Building Area/Lot coverage existing	<u>0/14,490 = 0</u>	% of lot area
Building Area/Lot coverage proposed	<u>10,100/14,490 = 70</u>	% of lot area

ZONING

Existing	<u>CV (Contract Zone)</u>
Proposed, if applicable	<u>CV (Contract Zone)</u>

LAND USE

Existing	<u>Vacant lot</u>
Proposed	<u>Multi-family Residential</u>

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	<u>0</u>
Proposed Number of Residential Units	<u>35</u>
Subdivision, Proposed Number of Lots	<u>1</u>

PARKING SPACES

Existing Number of Parking Spaces	<u>0</u>
Proposed Number of Parking Spaces	<u>23</u>
Required Number of Parking Spaces	<u>1/unit tenant + 0.1/unit visitor = 39</u>
Number of Handicapped Parking Spaces	<u>6</u>

ESTIMATED COST OF PROJECT

\$7.4 Million

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	<u>0</u>	sq. ft.
Proposed Disturbed Area	<u>14,490</u>	sq. ft.
Proposed Impervious Area	<u>11,470</u>	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) 37 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 **Centerville (contract zone)** zoning district.
2. Parcel Area: 0.33 acres combined/ 14,490 square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	400 sf/d.u.	/ 414 sf /d.u.
Street Frontage	50 ft	/ 264 ft
Min Front Yard	4 ft	/ 4 ft, 6 ft
Min Rear	4 ft	/ 5 ft, 20.5 ft
Min Side	4 ft	/ 5 ft, 6.81 ft
Max. Building Height	60 ft	/ 36.5 ft
Use Designation	vacant	/ multi-family res.
Parking Requirement	1 / per d.u. + 0.1 / per d.u. (visitor)	
Total Parking:	39	/ 23 (on site), balance at municipal garage
Overlay zoning districts (if any):	n/a	/ n/a
Urban impaired stream watershed?	YES/ NO If yes, watershed name <u>n/a</u>	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submission shall include payment of fee and fifteen (15) complete packets containing the following materials:

1. Full size plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

Refer to the application checklist for a detailed list of submittal requirements.

L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

Auburn: www.auburnmaine.org under City Departments/ Planning and Permitting/Land Use Division/Zoning Ordinance
Lewiston: <http://www.ci.lewiston.me.us/clerk/ordinances.htm> Refer to Appendix A of the Code of Ordinances

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant: 	Date: <p style="text-align: center;">10/21/2019</p>
---	---



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: Blake & Pine

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: #RE00009983 (111 Blake Street) &
#RE00004030 (82 Pine Street)

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

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

	Lake Auburn Watershed (Auburn only)	n/a		n/a	
	Taylor Pond Watershed (Auburn only)	n/a		n/a	
Right Title or Interest					
	Verify	X		X	
	Document Existing Easements, Covenants, etc.	X		X	
Technical & Financial Capacity					
	Cost Est./Financial Capacity	X		X	
	Performance Guarantee	Pending		X	
State Subdivision Law					
	Verify/Check	X		X	
	Covenants/Deed Restrictions	X		X	
	Offers of Conveyance to City	n/a		X	
	Association Documents	n/a		X	
	Location of Proposed Streets & Sidewalks	X		X	
	Proposed Lot Lines, etc.	X		X	
	Data to Determine Lots, etc.	X		X	
	Subdivision Lots/Blocks	X		X	
	Specified Dedication of Land	n/a		X	
Additional Subdivision Standards					
	Single-Family Cluster (Lewiston only)	n/a		n/a	
	Multi-Unit Residential Development (Lewiston only)	X		X	
	Mobile Home Parks	n/a		n/a	
	Private Commercial or Industrial Subdivisions (Lewiston only)	n/a		n/a	
	PUD (Auburn only)	n/a		n/a	
A jpeg or pdf of the proposed site plan		X		X	
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving		X		X	

Zoning Summary

1. Property is located in the **Centerville (contract zone)** zoning district.
2. Parcel Area: 0.33 acres combined/ 14,490 square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	<u>400 sf/d.u.</u>	<u>414 sf /d.u.</u>
Street Frontage	<u>50 ft</u>	<u>264 ft</u>
Min Front Yard	<u>4 ft</u>	<u>4 ft, 6 ft</u>
Min Rear	<u>4 ft</u>	<u>5 ft, 20.5 ft</u>
Min Side	<u>4 ft</u>	<u>5 ft, 6.81 ft</u>
Max. Building Height	<u>60 ft</u>	<u>36.5 ft</u>
Use Designation	<u>vacant</u>	<u>multi-family res.</u>
Parking Requirement	<u>1 / per d.u. + 0.1 / per d.u. (visitor)</u>	
Total Parking:	<u>39 / 23 (on site), balance at municipal garage</u>	
Overlay zoning districts (if any):	<u>n/a / n/a</u>	
Urban impaired stream watershed?	<u>YES/NO</u> If yes, watershed name <u>n/a</u>	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submission shall include payment of fee and fifteen (15) complete packets containing the following materials:

1. Full size plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

Refer to the application checklist for a detailed list of submittal requirements.

L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

Auburn: www.auburnmaine.org under City Departments/ Planning and Permitting/Land Use Division/[Zoning Ordinance](#)
Lewiston: <http://www.ci.lewiston.me.us/clerk/ordinances.htm> Refer to Appendix A of the Code of Ordinances

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant: 	Date: 10/21/2019
---	------------------



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: Blake & Pine

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: #RE00009983 (111 Blake Street) &
#RE00004030 (82 Pine Street)

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

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

	Lake Auburn Watershed (Auburn only)	n/a		n/a	
	Taylor Pond Watershed (Auburn only)	n/a		n/a	
Right Title or Interest					
	Verify	X		X	
	Document Existing Easements, Covenants, etc.	X		X	
Technical & Financial Capacity					
	Cost Est./Financial Capacity	X		X	
	Performance Guarantee	Pending		X	
State Subdivision Law					
	Verify/Check	X		X	
	Covenants/Deed Restrictions	X		X	
	Offers of Conveyance to City	n/a		X	
	Association Documents	n/a		X	
	Location of Proposed Streets & Sidewalks	X		X	
	Proposed Lot Lines, etc.	X		X	
	Data to Determine Lots, etc.	X		X	
	Subdivision Lots/Blocks	X		X	
	Specified Dedication of Land	n/a		X	
Additional Subdivision Standards					
	Single-Family Cluster (Lewiston only)	n/a		n/a	
	Multi-Unit Residential Development (Lewiston only)	X		X	
	Mobile Home Parks	n/a		n/a	
	Private Commercial or Industrial Subdivisions (Lewiston only)	n/a		n/a	
	PUD (Auburn only)	n/a		n/a	
A jpeg or pdf of the proposed site plan		X		X	
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving		X		X	

CITY OF
LEWISTON, MAINE
PLANNING & CODE ENFORCEMENT

No 13467

RECEIPT

DATE 9-26-19

APPLICANT AHDC OP

PROPERTY OWNER(S) Blake + Pine LP

LOCATION OF WORK 80 Pine Street

• THIS IS NOT A PERMIT •

PAYMENT

MADE IN:

CASH

CC

CHECK#

16065

DEPT

PERMIT# OR DESCRIPTION

AMOUNT

Develop Review

Advertising

TOTAL

700.00

RECEIVED BY

ATTACHMENT B

Purchase & Sale, T.I.F. Agreements

PURCHASE AND SALE AGREEMENT

THIS AGREEMENT made and entered into as of June 27, 2018, by and between ASM PROPERTIES, LLC, a Maine limited liability company with a mailing address of P.O. Box 8211, Lewiston, Maine 04243 ("Seller") and AVESTA HOUSING DEVELOPMENT CORPORATION, a Maine nonprofit corporation with a place of business in Portland, Maine and mailing address of 307 Cumberland Avenue, Portland, Maine 04101 (the "Buyer")

WITNESSETH:

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Property to be Sold. Seller agrees to sell and Buyer agrees to buy the following certain parcel of land located at 82 Pine Street, Lewiston, Maine, shown on City of Lewiston Tax Map 195, Lot 544, and described in a deed recorded in the Androscoggin County Registry of Deeds in Book 6764, Page 348, including approximately .15 acre of vacant land, together with all easements appurtenant thereto (the "Premises").

2. Purchase Price. Buyer shall pay to Seller the sum of [REDACTED], payable as follows:

(a) Deposit. [REDACTED] as a deposit (the "Initial Deposit") to be paid to a mutually agreeable party (the "Escrow Agent") at the time of the execution of this Agreement, which shall be credited toward the purchase price at the closing. The Second Deposit and Third Deposit (as defined below) paid shall also be credited toward the purchase price at the closing.

(b) Balance at Closing. The balance of the purchase price, which shall equal the [REDACTED] less the Deposit and the Second Deposit and Third Deposit, if paid, shall be paid by certified check, bank cashier's check or wire transfer at the closing.

3. Title. Seller shall convey the Premises to Buyer at the closing in fee simple with good and marketable title, free and clear of all liens, claims and encumbrances, except standard utility easements that do not materially and adversely affect the use and enjoyment of the Premises. If title to the Premises shall not be good and marketable (subject to the foregoing) or shall prove defective in any respect, Buyer shall so notify Seller no later than thirty (30) days prior to the Closing Date. Seller shall be given a reasonable period of time (not to exceed 30 days), after notice in writing, in which to remedy any title defects. Seller shall use reasonable efforts to remedy any title defects, but shall not be obligated to expend any funds to do so. In the event that said defects cannot be corrected or remedied, then the Deposit and the Second Deposit and Third Deposit, if paid, shall be returned to Buyer and this Agreement, and Seller's and Buyer's obligations hereunder, will terminate. Buyer may, at Buyer's option, elect to close notwithstanding such defects as may exist.

4. **Closing.** Unless extended as set forth herein, this transaction shall be closed no later than November 30, 2019 at the offices of Buyer's counsel (the "Closing Date"), or if the Seller and Buyer shall mutually agree in advance, at another time and place. The Buyer shall have the unilateral right to extend the Closing Date for a period of one-year to run from November 30, 2019 to November 30, 2020 ("the 2019-2020 Option") upon payment to Buyer of an additional deposit of [REDACTED] for such extension (the "Second Deposit") to be held by the Escrow Agent; the Buyer shall have the unilateral right to extend the 2019-2020 Option for an additional one-year period from November 30, 2020 – November 30, 2021 (the "2020 – 2021 Option") upon deposit of [REDACTED] (the "Third Deposit") to be held by the Escrow Agent. If the Buyer does not close on the sale on or before November 30, 2020 and elects not to exercise the 2020-2021 Option, then the Initial Deposit shall be paid to the Seller and the Second Deposit shall be returned to the Buyer, and the Agreement shall terminate and neither party shall be under any further obligation hereunder. If the Buyer does not close on the sale on or before November 30, 2021 and no further agreement is made to extend the 2020-2021 Option, the Initial Deposit and the Second Deposit shall be paid to the Seller and the Third Deposit shall be returned to the Buyer, and the Agreement shall terminate and neither party shall be under any further obligation hereunder.

At the closing, Seller shall execute and deliver to Buyer a Warranty Deed to the Premises, and such customary closing affidavits and certificates as Buyer may reasonably request.

5. **Risk of Loss, Damage, Destruction and Insurance.** Before closing, Seller shall bear the risk of any loss to the Premises by fire or otherwise. Seller agrees to maintain casualty insurance upon the Premises in an amount equal to at least the full purchase price. In the event of any casualty loss, Buyer shall have the alternative of either terminating this Agreement by written notice, or of accepting the insurance proceeds made available and closing notwithstanding such loss.

6. **Representations and Warranties of Seller.** Seller represents and warrants to Buyer as follows:

(a) The Premises and the present use thereof are now and will be as of the Closing Date in full compliance with applicable zoning, environmental and land use laws and all other applicable laws, ordinances and regulations, and there are no known structural or mechanical deficiencies in the Premises. Seller has not dumped, spilled or stored hazardous or toxic wastes or substances, as defined in applicable federal and state environmental laws, and including petroleum products (collectively "Hazardous Substances"), on the Premises in amounts that violate or require reporting or remedial or responsive action under any federal, state or local law, rule, regulation or ordinance. All underground storage tanks serving the Premises are properly registered and otherwise comply with applicable law. To the best of Seller's knowledge after reasonable inquiry, any Hazardous Substances that were on the Premises as a result of past uses of the Premises have been remediated to the satisfaction of federal and state agencies having jurisdiction. Seller has received no written notice from any governmental body or agency alleging a violation of any environmental law, rule, regulation or ordinance.

(b) There is no litigation, administrative hearing, arbitration, or any other proceeding

pending or, to the knowledge of Seller, threatened against Seller or with respect to the Premises.

(c) Seller shall pay all ordinary-course-of-business expenditures due or accruing with respect to the Premises up to the Closing Date. Thereafter, Buyer shall be responsible for such expenditures.

(d) Seller agrees to maintain the Premises in the same condition they are in as of the date of this Agreement, reasonable wear and tear excepted. Prior to entering into any agreements related to the Premises with a term of greater than six (6) months, Seller agrees to get Buyer's written permission to enter into any such agreement.

(e) There are no liabilities, claims or amounts due to third parties.

(f) There are no contracts with third parties for services performed with respect to the Premises that are not terminable upon 30 days written notice.

(g) Seller is duly created and in good standing under the laws of Maine and has, or will have prior to Closing, all necessary power and authority to enter into this Agreement and to transfer the Premises to Buyer as provided hereunder.

7. Inspection. For a period of two hundred seventy (270) days following the execution of this Agreement (the "Inspection Period"), at all reasonable times upon reasonable prior notice, Buyer shall have the right to enter the Premises and perform, at Buyer's expense, any and all inspections, tests, surveys or other due diligence inquiries with respect to the Premises as Buyer deems necessary or appropriate. Buyer agrees to return the Premises as nearly as possible to their original condition after all of such tests and inspections. Seller shall cooperate with Buyer in such inspections but shall not be obligated to expend any funds in so cooperating. Buyer shall restore the condition of the Premises following any soils test or other invasive testing. In the event Buyer is not satisfied for any reason with the results of such due diligence inspections, Buyer shall have the option of terminating this Agreement by written notice to Seller, prior to the expiration of the Inspection Period. Upon such termination, the Deposit shall be returned to Buyer and neither party shall be under any further obligation hereunder.

8. Possession. Seller shall deliver the Premises to Buyer at closing free and clear of all leases, tenancies and occupancies by any person.

9. Costs. Seller shall be responsible for all costs associated with operating the Premises through the Closing Date, and Buyer shall be responsible for all such costs after the Closing Date. The recording fee for the deed and any expenses related to Buyer's financing will be paid by Buyer. Real estate transfer taxes shall be paid by Seller and Buyer.

10. Conditions Precedent to Buyer's obligations. Buyer's obligation to close hereunder is subject to Buyer's full and complete satisfaction with all of the following:

(a) Buyer's receipt of binding written commitments from institutional lenders and/or

investors which commit to finance Buyer's acquisition of the Premises. Buyer agrees to exercise diligent efforts to secure such financing. Buyer shall have until the Closing Date to obtain such financing, and Buyer's obligation to purchase the Premises shall be contingent on Buyer's obtaining such financing on terms and in amounts satisfactory to Buyer in Buyer's sole discretion.

(b) There shall have been no material adverse change in the condition of the Premises, occurring after the conclusion of Buyer's inspections under Section 7 above, and the Premises shall be substantially in the same condition at the Closing Date as they were at the time of the inspections, reasonable wear and tear excepted.

(c) As of the date hereof, and as of the date of closing, all of Seller's representations and warranties shall be true and correct in all material respects.

(d) Buyer shall have received a satisfactory appraisal which supports the Purchase Price, as determined in Buyer's sole discretion.

(e) Buyer shall have received all necessary federal, state and municipal permits and approvals required in connection with Buyer's intended use of the Premises.

(f) Buyer shall have received approval for the transactions described in this Agreement from its governing authorities.

(g) Buyer shall be satisfied with all its due diligence inquiries and tests of the Premises as set forth in Section 7 above.

If the conditions described in subsections (a) through (g) of this Section 10 above are not satisfied as of the date set forth above, or if no date is set forth above than by the Closing Date, Buyer shall have the option of terminating this Agreement in writing, whereupon the Deposit and the Second Deposit and Third Deposit, if paid, shall be returned to Buyer, and neither party shall have any further obligation hereunder.

11. Default. In the event that Buyer defaults in its obligations under this Agreement, Seller shall retain the Deposit (and the Second Deposit and Third Deposit, if paid,) as full and complete liquidated damages in lieu of any other legal or equitable remedy, whereupon this Agreement will terminate and neither party will be under any further obligation hereunder. In the event of Seller's default hereunder, Buyer shall have available all remedies at law and in equity, including without limitation the right to seek specific performance.

12. Brokers. The parties represent to each other that neither has had any dealings with any real estate broker in connection with this transaction, other than Derek Miller, CBRE / The Boulous Company, to whom Buyer shall pay a commission at sale closing.

13. Assignment. Upon written notice to Seller, Buyer may assign this Agreement and all its rights and obligations hereunder. Upon notice of such assignment, Seller agrees to look solely to such ~~affiliate~~ assignee for performance of the obligations of the Buyer hereunder.

Assignee
CA 4 *CJE* 7/15/12

14. No Assumption of Liabilities. Buyer is not assuming any liabilities of Seller's, either with respect to the Premises or otherwise. Buyer shall be responsible for all operating expenses of the Premises that accrue or are incurred after the Closing Date.

15. Miscellaneous. Time is of the essence under this Agreement. All notices, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the first business day after mailing if mailed to the party to whom notice is to be given by first class mail, postage prepaid, certified, return receipt requested, addressed to the recipient at the addresses set forth at the beginning of this Agreement. Either party may change addresses for purposes of this paragraph by giving the other party notice of the new address in the manner described herein. This Agreement constitutes the entire agreement between Seller and Buyer as to the subject matter hereof and there are no other agreements, understandings, warranties or representations between Seller and Buyer. This Agreement will inure to the benefit of and bind the respective successors and assigns of Seller and Buyer. This Agreement may be simultaneously executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, but all of which together shall constitute one and the same instrument. As used in this Agreement, the singular number shall include the plural, the plural the singular, and the use of the masculine shall include, where appropriate, the feminine and neuter. This Agreement shall be governed by and construed in accordance with the laws of Maine. If any provision of this Agreement is determined to be invalid or unenforceable, it shall not affect the validity or enforcement of the remaining provisions hereof.

IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of the date written above.

WITNESS:

Jim Gardner

Kate Cardan

ASM PROPERTIES LLC, SELLER

By: [Signature]
Name: Christopher ACERO
Its: president

AVESTA HOUSING DEVELOPMENT CORPORATION, Buyer

By: [Signature]
Dana Tolman, its President

PURCHASE AND SALE AGREEMENT

THIS AGREEMENT made and entered into as of July 6, 2018, by and between **RUSO LLC**, a Maine limited liability company with a mailing address of P.O. Box 2675, Lewiston, Maine 04241 ("Seller") and **AVESTA HOUSING DEVELOPMENT CORPORATION**, a Maine nonprofit corporation with a place of business in Portland, Maine and mailing address of 307 Cumberland Avenue, Portland, Maine 04101 (the "Buyer")

WITNESSETH:

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Property to be Sold. Seller agrees to sell and Buyer agrees to buy the following certain parcel of land located at 111 Blake Street, Lewiston, Maine, shown on City of Lewiston Tax Map 195, Lot 545, and described in a deed recorded in the Androscoggin County Registry of Deeds in Book 9291, Page 329, including approximately .18 acre of vacant land, together with all easements appurtenant thereto (the "Premises").

2. Purchase Price. Buyer shall pay to Seller the sum of [REDACTED] payable as follows:

(a) Deposit. [REDACTED] as a deposit (the "Initial Deposit") to be paid to a mutually agreeable party (the "Escrow Agent") at the time of the execution of this Agreement, which is nonrefundable unless Seller defaults under this Agreement, shall be credited toward the purchase price at the closing. The First Option Payment and Second Option Payment (as defined below) shall also be credited toward the purchase price at the closing.

(b) Balance at Closing. The balance of the purchase price, which shall equal the amount of [REDACTED] less the Initial Deposit, the First Option Payment and the Second Option Payment, if paid, shall be paid by certified check, bank cashier's check or wire transfer at the closing.

3. Title. Seller shall convey the Premises to Buyer at the closing in fee simple with good and marketable title, free and clear of all liens, claims and encumbrances, except standard utility easements that do not materially and adversely affect the use and enjoyment of the Premises. If title to the Premises shall not be good and marketable (subject to the foregoing) or shall prove defective in any respect, Buyer shall so notify Seller no later than thirty (30) days prior to the Closing Date. Seller shall be given a reasonable period of time (not to exceed 30 days), after notice in writing, in which to remedy any title defects. Seller shall use reasonable efforts to remedy any title defects, but shall not be obligated to expend any funds to do so. In the event that said defects cannot be corrected or remedied, then Seller's and Buyer's obligations hereunder, will terminate and the Initial Deposit shall be returned to Buyer, but only if this Agreement is terminated before the end of the Inspection Period. Buyer may, at Buyer's option, elect to close notwithstanding such defects as may exist.

4. Closing.

(a) Unless extended as set forth herein, this transaction shall be closed no later than November 30, 2019 at the offices of Buyer's counsel (the "Closing Date"), or if the Seller and Buyer shall mutually agree in advance, at another time and place.

(b) First Extension. The Buyer shall have the unilateral right to extend the Closing Date for an additional one year period from November 30, 2019 to November 30, 2020 (the "First Extension Period") upon payment to Buyer of an option payment of [REDACTED] (the "First Option Payment"). If the Buyer does not close on the sale on or before the end of the First Extension Period and elects not to further extend the Closing Date as provided below then the First Option Payment shall be retained by Seller, and the Agreement shall terminate and neither party shall be under any further obligation hereunder, except as provided in the following sentences. If closing does not occur prior to the end of the First Extension Period, Buyer agrees to pay Fiscal Year 2020 real estate taxes on the Premises (the "2020 Taxes"), to be paid to Seller within fifteen days of receipt of the invoice for the 2020 Taxes from the City of Lewiston. In the event that Buyer terminates the Agreement prior to the end of the First Extension Period, Seller agrees to reimburse Buyer within ten days of the date of termination for any portion of the 2020 Taxes which occurs after the date of termination of the Agreement.

(c) Second Extension. Buyer shall also have the unilateral right to extend the Closing Date for an additional one year period from November 30, 2020 to November 30, 2021 (the "Second Extension Period") upon payment to Buyer of an additional option payment of [REDACTED] (the "Second Option Payment"). If the Buyer does not close on the sale on or before the end of the Second Extension Period and no further agreement is made to extend the Closing Date, the Second Option Payment shall be retained by Seller, and the Agreement shall terminate and neither party shall be under any further obligation hereunder, except as provided in the following sentences. If the closing does not take place prior to the end of the Second Extension Period, then Buyer agrees to pay Fiscal Year 2021 real estate taxes on the Premises (the "2021 Taxes"), to be paid to Seller within fifteen days of receipt of the invoice for the 2021 Taxes from the City of Lewiston. In the event that Buyer terminates the Agreement prior to the end of the Second Extension Period, Seller agrees to reimburse Buyer within ten days of the date of termination for any portion of the 2021 Taxes which occurs after the date of termination of the Agreement.

(d) Lawn Maintenance. Seller agrees to maintain the lawn at the Premises during the term of this Agreement. Unless Buyer purchases the Premises or the Agreement is terminated prior to such dates, Buyer agrees to pay Seller [REDACTED] annually towards lawn maintenance, to be paid in September 2019, September 2020, and September 2021 within fifteen days of Buyer's receipt of an itemized invoice from Seller.

(e) At the closing, Seller shall execute and deliver to Buyer a Warranty Deed to the Premises, and such customary closing affidavits and certificates as Buyer may reasonably request.

5. Risk of Loss, Damage, Destruction and Insurance. Before closing, Seller shall

bear the risk of any loss to the Premises by fire or otherwise. Seller agrees to maintain casualty insurance upon the Premises in an amount equal to at least the full purchase price. In the event of any casualty loss, Buyer shall have the alternative of either terminating this Agreement by written notice, or of accepting the insurance proceeds made available and closing notwithstanding such loss.

6. Representations and Warranties of Seller. Seller represents and warrants to Buyer as follows:

(a) The Premises and the present use thereof are now and will be as of the Closing Date in full compliance with applicable zoning, environmental and land use laws and all other applicable laws, ordinances and regulations, and there are no known structural or mechanical deficiencies in the Premises. Seller has not dumped, spilled or stored hazardous or toxic wastes or substances, as defined in applicable federal and state environmental laws, and including petroleum products (collectively "Hazardous Substances"), on the Premises in amounts that violate or require reporting or remedial or responsive action under any federal, state or local law, rule, regulation or ordinance. All underground storage tanks serving the Premises are properly registered and otherwise comply with applicable law. To the best of Seller's knowledge after reasonable inquiry, any Hazardous Substances that were on the Premises as a result of past uses of the Premises have been remediated to the satisfaction of federal and state agencies having jurisdiction. Seller has received no written notice from any governmental body or agency alleging a violation of any environmental law, rule, regulation or ordinance.

(b) There is no litigation, administrative hearing, arbitration, or any other proceeding pending or, to the knowledge of Seller, threatened against Seller or with respect to the Premises.

(c) Seller shall pay all ordinary-course-of-business expenditures due or accruing with respect to the Premises up to the Closing Date. Thereafter, Buyer shall be responsible for such expenditures.

(d) Seller agrees to maintain the Premises in the same condition they are in as of the date of this Agreement, reasonable wear and tear excepted. Prior to entering into any agreements related to the Premises with a term of greater than six (6) months, Seller agrees to get Buyer's written permission to enter into any such agreement.

(e) There are no liabilities, claims or amounts due to third parties.

(f) There are no contracts with third parties for services performed with respect to the Premises that are not terminable upon 30 days written notice.

(g) Seller is duly created and in good standing under the laws of Maine and has, or will have prior to Closing, all necessary power and authority to enter into this Agreement and to transfer the Premises to Buyer as provided hereunder.

7. Inspection. For a period of one hundred twenty (120) days following the execution of this Agreement (the "Inspection Period"), at all reasonable times upon reasonable

prior notice, Buyer shall have the right to enter the Premises and perform, at Buyer's expense, any and all inspections, tests, surveys or other due diligence inquiries with respect to the Premises as Buyer deems necessary or appropriate. Buyer agrees to return the Premises as nearly as possible to their original condition after all of such tests and inspections. Seller shall cooperate with Buyer in such inspections but shall not be obligated to expend any funds in so cooperating. Buyer shall restore the condition of the Premises following any soils test or other invasive testing. In the event Buyer is not satisfied for any reason with the results of such due diligence inspections, Buyer shall have the option of terminating this Agreement by written notice to Seller, prior to the expiration of the Inspection Period. Upon such termination, the Initial Deposit shall be returned to Buyer and neither party shall be under any further obligation hereunder.

8. Possession. Seller shall deliver the Premises to Buyer at closing free and clear of all leases, tenancies and occupancies by any person.

9. Costs. Seller shall be responsible for all costs associated with operating the Premises through the Closing Date, and Buyer shall be responsible for all such costs after the Closing Date. The recording fee for the deed and any expenses related to Buyer's financing will be paid by Buyer. Real estate transfer taxes shall be paid by Seller and Buyer.

10. Conditions Precedent to Buyer's obligations. Buyer's obligation to close hereunder is subject to Buyer's full and complete satisfaction with all of the following:

(a) Buyer's receipt of binding written commitments from institutional lenders and/or investors which commit to finance Buyer's acquisition of the Premises. Buyer agrees to exercise diligent efforts to secure such financing. Buyer shall have until the Closing Date to obtain such financing, and Buyer's obligation to purchase the Premises shall be contingent on Buyer's obtaining such financing on terms and in amounts satisfactory to Buyer in Buyer's sole discretion.

(b) There shall have been no material adverse change in the condition of the Premises, occurring after the conclusion of Buyer's inspections under Section 7 above, and the Premises shall be substantially in the same condition at the Closing Date as they were at the time of the inspections, reasonable wear and tear excepted.

(c) As of the date hereof, and as of the date of closing, all of Seller's representations and warranties shall be true and correct in all material respects.

(d) Buyer shall have received a satisfactory appraisal which supports the Purchase Price, as determined in Buyer's sole discretion.

(e) Buyer shall have received all necessary federal, state and municipal permits and approvals required in connection with Buyer's intended use of the Premises.

(f) Buyer shall have received approval for the transactions described in this Agreement from its governing authorities.

(g) Buyer shall be satisfied with all its due diligence inquiries and tests of the Premises as set forth in Section 7 above.

If the conditions described in subsections (a) through (g) of this Section 10 above are not satisfied as of the date set forth above, or if no date is set forth above than by the Closing Date, Buyer shall have the option of terminating this Agreement in writing, whereupon the Initial Deposit shall be returned to Buyer (but only if Buyer terminates this Agreement before the end of the Inspection Period), and neither party shall have any further obligation hereunder.

11. Default. In the event that Buyer defaults in its obligations under this Agreement, Seller shall retain the Initial Deposit as full and complete liquidated damages in lieu of any other legal or equitable remedy, whereupon this Agreement will terminate and neither party will be under any further obligation hereunder. In the event of Seller's default hereunder, Buyer shall have available all remedies at law and in equity, including without limitation the right to seek specific performance.

12. Brokers. The parties represent to each other that neither has had any dealings with any real estate broker in connection with this transaction, other than Derek Miller, CBRE / The Boulos Company, to whom Seller shall pay any commissions owed.

13. Assignment. Upon written notice to Seller, Buyer may assign this Agreement and all its rights and obligations hereunder. Upon notice of such assignment, Seller agrees to look solely to such assignee for performance of the obligations of the Buyer hereunder. **AND STEVE MORGAN OF HOMESMART REAL ESTATE NETWORK**

14. No Assumption of Liabilities. Buyer is not assuming any liabilities of Seller's, either with respect to the Premises or otherwise. Buyer shall be responsible for all operating expenses of the Premises that accrue or are incurred after the Closing Date.

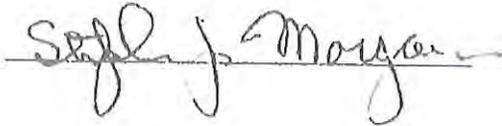
15. Miscellaneous. Time is of the essence under this Agreement. All notices, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the first business day after mailing if mailed to the party to whom notice is to be given by first class mail, postage prepaid, certified, return receipt requested, addressed to the recipient at the addresses set forth at the beginning of this Agreement. Either party may change addresses for purposes of this paragraph by giving the other party notice of the new address in the manner described herein. This Agreement constitutes the entire agreement between Seller and Buyer as to the subject matter hereof and there are no other agreements, understandings, warranties or representations between Seller and Buyer. This Agreement will inure to the benefit of and bind the respective successors and assigns of Seller and Buyer. This Agreement may be simultaneously executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, but all of which together shall constitute one and the same instrument. As used in this Agreement, the singular number shall include the plural, the plural the singular, and the use of the masculine shall include, where appropriate, the feminine and neuter. This Agreement shall be governed by and construed in accordance with the laws of

Maine. If any provision of this Agreement is determined to be invalid or unenforceable, it shall not affect the validity or enforcement of the remaining provisions hereof.

IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of the date written above.

WITNESS:

RUSO LLC, SELLER



By: 
Name:
Its:

AVESTA HOUSING DEVELOPMENT CORPORATION, Buyer



By: 
Dana Totman, its President

ATTACHMENT C

Civil and Architectural Drawings

ATTACHMENT D

Property Easement Information

N O T
A N
O F F I C I A L DRAINAGE EASEMENT I A L
C O P Y

KNOW ALL PERSONS BY THESE PRESENTS, that 81 ASH STREET ASSOCIATES LP, a Maine limited partnership with a place of business in Lewiston, Maine (the "Grantor") ~~FOR CONSIDERATION PAID, hereby~~ GRANTS to WATKINS PROPERTY MANAGEMENT, LLC, a Maine limited liability company with a place of business in Auburn, Maine, and mailing address of 172 Fairway Drive, Auburn, Maine 04210, its successors and assigns forever (the "Grantee"), an easement (the "Easement"), for the purposes described below, over certain land of Grantor's located on the westerly side of Blake Street in Lewiston, Maine, and more particularly described in a deed to Grantor recorded in the Androscoggin County Registry of Deeds in Book 8115, Page 104 ("Grantor's Land"). Grantor's Land abuts, and the Easement is granted for the benefit of, land of Grantee described in a deed recorded in said Registry of Deeds in Book 5471, Page 257 ("Grantee's Land").

The Easement is granted for the installation, repair, replacement, maintenance and upgrading of a stormwater drainage line, together with the necessary pipe or conduit for the flowage and drainage of stormwater across and on that portion of Grantor's Land adjacent to Grantee's Land, together with the right to flow stormwater through such pipe or conduit to a catch basin on Grantor's Land, all as shown on the sketch attached hereto as Exhibit A, and is granted subject to the following terms and conditions:

1. Grantee shall have the right to enter Grantor's Land by foot, vehicle and machinery for the purposes of maintaining, repairing and replacing, at Grantee's sole cost and expense, the pipe or conduit described above. Grantee shall perform all such work at reasonable times and shall not interfere with the use of Grantor's Land by Grantor or its tenants. After all construction or maintenance activities that involve disturbance of the ground, Grantee shall restore Grantor's Land to its original condition prior to such work being done, including without limitation regrading, repaving and restriping.
2. Grantor reserves the right to relocate any and all drainage infrastructure installed by Grantee on Grantor's Land so long as the capacity of Grantee's drainage system shall not be diminished.
3. Grantee shall indemnify, defend and hold harmless the Grantor and Grantor's successors and assigns, from and against all loss, cost, damages or claims arising from or related in any way to (i) damage to Grantor's Land that results from (A) runoff from Grantee's land, whether contained by the Easement or not, or (B) work done by Grantee under paragraph 1 above; and (ii) violations of environmental laws arising from or related to the use of the Easement by Grantee or its tenants, contractors, agents or any party using Grantee's Land or the Easement. This indemnity shall include costs of enforcement, including reasonable attorneys' fees.

N O T
A N

N O T
A N

TO HAVE AND TO HOLD the aforegranted and bargained Easement, with all privileges and appurtenances thereof, to the Grantee, its successors and assigns, to its and their use and behoof, forever.

N O T

N O T

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its General Partner hereunto duly authorized, this 14th day of May, 2012.

C O P Y

C O P Y

WITNESS:

81 ASH STREET ASSOCIATES LP

BY: 81 Ash Street, Inc., its General Partner

M. Selinger

By: James R. Dowling
James R. Dowling, its Treasurer

STATE OF MAINE
ANDROSCOGGIN, ss.

May 15, 2012

Personally appears the above named James R. Dowling, Treasurer of 81 Ash Street, Inc., General Partner of 81 Ash Street Associates LP, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation and limited partnership.

Before me,

M. Selinger
Attorney-at-Law/~~Notary Public~~
Printed Name: MASSELINGER
Commission expires: _____

NOT AN OFFICIAL COPY JOINDER OF MORTGAGEE AL NOT AN OFFICIAL COPY

The undersigned CITY OF LEWISTON, a Maine body corporate and politic ("Mortgagee"), holder of (i) a Mortgage and Security Agreement to it from 81 Ash Street Associates LP dated February 14, 2011 and recorded in the Androscoggin County Registry of Deeds in Book 8115, Page 195, (ii) a Home Agreement and Declaration of Covenants, Conditions and Restrictions by and between 81 Ash Street Associates LP and the City of Lewiston dated February 14, 2011 and recorded in Book 8115, Page 139, and (iii) Collateral Assignment of Leases and Rents from 81 Ash Street Associates LP to City of Lewiston dated February 14, 2011 and recorded in Book 8115, Page 215, hereby joins in this Drainage Easement solely for the purposes of (i) consenting to the foregoing easement over, across and under the Grantor's Land and (ii) agreeing, for itself and its successors and assigns, that said Mortgage and Security Agreement, Declaration of Covenants and Assignment of Leases and Rents shall be subordinated to said Drainage Easement and that in the exercise of the undersigned's rights under said instruments, it will be bound by the terms of said Drainage Easement.

IN WITNESS WHEREOF, the City of Lewiston, has caused this Joinder to be executed by Edward A. Barrett, its City Administrator thereunto duly authorized as of the 14th day of May, 2012.

WITNESS:

CITY OF LEWISTON

[Handwritten signature]

By Edward A. Barrett, its City Administrator

STATE OF MAINE ANDROSCOGGIN, SS.

May 14, 2012

Personally appeared the above-named Edward A. Barrett, City Administrator of the City of Lewiston, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the City of Lewiston.

Before me,

SEAL

JOLINE C. BOULAY Notary Public, Maine My Commission Expires July 22, 2018

[Handwritten signature] Notary Public/Attorney at Law

Print Name: Joline Boulay My commission expires:

ATTACHMENT E

Contract Rezoning Agreement

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 111 Blake Street and 82 Pine Street (the "Property") as recorded in the Androscoggin County Registry of Deeds Book 9291 Page 329 and Book 6764 Page 348, respectively, and as described in Exhibit A and depicted on Exhibit B, both of which are attached hereto as follows. This contractually rezones the Property from the Downtown Residential (DR) District to the Centreville (CV) District with some additional 1) Land Use, and 2) Space & Bulk requirements to ensure neighborhood fit.

Notwithstanding the foregoing, in the event that the Property is not transferred by the current owners, Ruso LLC with respect to 111 Blake Street and ASM Properties, LLC with respect to 82 Pine Street (together, the "Sellers"), to Blake & Pine LP, Avesta Housing Development Corporation ("AHDC"), or another entity affiliated with AHDC, the establishment of the contract zone as set forth herein shall terminate and shall revert to the underlying Downtown Residential (DR) District (the "Termination of Contract Zone"), and Sellers shall sign and record an Affidavit in said Registry providing notice of the Termination of Contract Zone.

REASONS FOR THE PROPOSED AMENDMENT

The reason for the proposed amendment is to allow development of a 35-unit multi-family dwelling, as defined by the Zoning and Land Use Code, Article II, Section 2. Definitions, at the property located at 111 Blake Street and 82 Pine Street (the "Property") and currently zoned as the Downtown Residential (DR) district.

The Property of .33 acres consists of two vacant parcels that were previously used for multi-family dwellings. These parcels have been vacant since the multi-family dwellings previously located on the site were destroyed by fire in 2013. The proposed development for this Property is a 35-unit mixed-income multi-family dwelling with three floors of housing and one partially underground floor to support building operations (storage, utility, mechanical, office, parking, etc.), for a total of four floors. The building will feature a community space, laundry facilities, secure entry, and an elevator that will serve all four floors. The building will meet or exceed all health and safety codes and will incorporate sustainable design and construction practices where possible. Numerous City documents, including the Comprehensive Plan and the work associated with Choice Neighborhoods, as well as a recent market study commissioned by the developer, substantiate the need for this type of housing in this area of Lewiston.

The proposed multi-family apartment building is an allowable use in the DR district and no use allowance is required in the contract zone for the development of the proposed building. That said, to restrict unwanted development on the Property, this contract zone does somewhat restrict the allowable uses. For example, commercial business offices would not be allowed, nor would hotels, movie theaters, hospitals, medical clinics, single-family homes, lodging houses, bed and breakfasts, or family day cares, all of which are permitted or conditional uses of the DR district. This is to help preserve the residential nature of this area of the downtown, increase density, and provide much-needed housing in Lewiston's downtown. Please see below for the Land Use table proposed for this contract zone.

This contract zone makes small adjustments to the Space and Bulk requirements to allow development that is responsive to the neighborhood landscape and the City's goals for residential development. These adjustments are discussed below and listed in the Space & Bulk table proposed for this contract zone.

Density

The DR restricts construction of new residential dwellings on the Property to a density of one unit per 1250sf. This contract zone proposes a density restriction of 400sf per unit to allow construction of 35 units. The nearby CV zone does not have any density requirements and is located less than 200 feet from the Property, and the Property is less than 500 feet from the part of the Bates/Walnut/Blake/Birch block that is zoned as a CV overlay. Given that the CV zone allows unrestricted density for multifamily housing and that the Property is just one block from the border of both the current CV zone and a CV overlay, increased density on this Property is not a steep departure from the norm for this area.

Furthermore, many residential buildings currently in the DR exceed the DR's density requirements. Under current DR zoning, the 18 units previously located at the Property could not be replaced one-for-one because the DR only allows construction of 11 units on a parcel of this size. This trend is seen throughout this area of the DR: of the 29 residential properties located within a 200-foot radius of the Property, 19 (66%) have a density that exceeds the DR restriction. Some of those 19 buildings have unit densities three or more times the DR's allowable density, such as the six-unit properties located at 85 and 95 Pine Street, and the 13-unit property located at 98 Pine Street. These higher density pockets are located on the same street as the Property, but further into the DR zone, therefore indicating that the higher density housing is not restricted to properties immediately abutting the CV zone.

The scale of the proposed higher density housing is not unprecedented in the neighborhood. Healy Terrace, located at 81 Ash Street and in the same square block as the Property, has 32 units. Blake Street Towers, located two blocks from the Property at 70 Blake Street, has 106 units. To limit the size, promote neighborhood fit, and ease the transition from the higher density CV district into the DR district, this contract zone will limit development on the Property to 35 units.

Side and Rear Setback

This contract zone reduces the side and rear setbacks from the 10-feet required in the DR to a proposed 4-feet. This again finds a middle ground with the nearby CV zone, which has no side or rear setback requirements. Satellite imagery of the neighborhood indicates that many residential buildings do not have 10-feet of setback at the side and rear and that the buildings previously located at the Property were set closer than 10-feet to the side and rear property lines. Given the current uses at the abutting properties (a driveway on the Pine Street side and a parking lot on the Blake Street side), this setback will not create an imposing closeness with abutting buildings and is consistent with what is seen in the neighborhood.

Front setback

This contract zone proposes a new restriction not currently seen in the DR or CV to better secure neighborhood fit of the proposed project: front setback. Most of the residential buildings surrounding the

Property have a front setback, so adding this setback requirement will promote consistency of new development with the existing neighborhood.

Yard

The DR currently requires a yard of 10ft on at least one side of any building, and the nearby CV zone has no yard requirement. This contract zone splits the difference by requiring a 4-foot yard on two sides of the building, which would be achieved on the frontages with Blake and Pine. A green area is also planned for the rear of the building to provide additional recreational area for residents. Furthermore, any space beyond the building footprint that is not paved for accessibility purposes will be developed with landscaping to incorporate as much green space onto the site as possible. This request is consistent with yard trends in the neighborhood, where satellite imagery indicates inconsistent yard sizes due to driveways, surface parking, and setbacks.

Impervious Coverage Ratio

This contract zone requests impervious coverage to be allowed on up to 85% of the Property. The DR zone currently allows 75% impervious coverage, whereas the CV zone allows 100% impervious coverage. The building as currently designed will not exceed 75% coverage of the Property, exclusive of walkways required for entry and accessibility purposes. Given the accessibility requirements for front and rear entry, allowing 85% impervious coverage will provide the flexibility needed to make the most efficient use of this site. As previously stated, any space beyond the building footprint that is not required to be paved will be landscaped to incorporate as much nature on the site as possible.

Building Coverage Ratio

This contract zone proposes a new threshold ratio to limit building size at the Property: maximum building coverage. The building will not exceed 75% coverage of the Property, which ensures that the building does not take up more of the site than is typical for the area.

Building height

This contract zone includes a restriction in building height to 60 feet, whereas the CV zone has no height restriction. Maintaining the 60-foot limit of the DR will ensure that development at the Property is consistent with the surrounding neighborhood. The building as currently designed is approx. 45 feet tall.

Raised first floor

This contract zone proposes another new restriction to ensure neighborhood fit: raising the ground floor up from sidewalk grade by a minimum of 20-inches. Although this is not a requirement of either the DR or the CV zone, the first floor of most residential buildings in the neighborhood are raised off the sidewalk grade with several steps up to the entry. This creates a distinction between private and public spaces along the front of the building and affords first-floor residents additional privacy. Raising the building up from ground level will require steps and a ramp, which is one of the reasons for the requested flexibility around impervious surface coverage.

Summary

To ensure neighborhood fit of future development at the Property, this contract zone proposes design elements common to this area of the downtown, including, but not limited to, a minimum front setback, a first floor that is raised from the street level, and restrictions to building height and impervious surface coverage. Where changes have been requested from the current zoning, they are responsive to and consistent with buildings found in the surrounding area, such as higher density, lower side setbacks, and a smaller yard. These proposed parameters are made in good faith with the intention to develop a building that blends into the current neighborhood to have a positive impact on the neighborhood landscape.

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 Vision Statement & Guiding Principles identify the need to Strengthen Neighborhoods & Expand Housing Choice in accordance with the following Guiding Principles (p116):
 - “Promote distinct, safe, and vibrant neighborhoods with greater access to diverse range of affordable and market-rate housing types to meet Lewiston’s evolving population.”
 - “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.”

The proposed contract zone promotes this vision by facilitating the development of higher-density mixed-income housing that meets the needs of individuals and families at a variety of income levels. The proposed building has a unit program designed to meet the needs of individuals and families of various sizes, and its location in the Tree Street neighborhoods provides ample opportunities for residents to engage with the neighborhood, whether for community, employment, or access to services.

- The Conservation & Growth Map indicates that the Property is in the G-5 Growth Sector (p123), the goals for which are further discussed on page 125:
 - “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 [...] Downtown Residential (DR) zone.”
 - “All of these should be rezoned as character-based districts to more easily enable context appropriate investment in the City center.”

The proposed contract zone is consistent with this vision because it promotes new residential development in an area that has been identified by the City for growth. As an infill site, development at this site will draw on existing infrastructure, including but not limited to utilities, transportation, and social services. Furthermore, the Comprehensive Plan supports the rezoning of areas identified for growth to support investment in the City center, which includes this Property. Given the redevelopment challenges posed by this brownfield infill site, rezoning for higher density housing is a clear way to facilitate development that promotes the City's vision for this neighborhood.

- The plan identifies several Character Districts that encompass the various use types in the City and should be the focus of rezoning initiatives to better support walkable, mixed-use neighborhood centers (p126). These Character Districts include CD4 Neighborhood General, which is discussed on page 128:
 - “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 allowing full utilization of existing building and flexible parking requirements.”

The proposed contract zone facilitates this vision by providing for the development of a mixed-income housing development at a high density in the Tree Street neighborhood, an area that has been identified as needing attention and investment. This contract zone will allow redevelopment of this Property, which has been vacant for more than five years. The site is highly walkable and directly benefits from recent changes to the City's parking requirements, therefore promoting full participation of residents in the downtown community.

- Policy goals surrounding the vision of Strengthen Neighborhoods and Expand Housing Choice identify the need to integrate affordable housing into the fabric of the community (p172-3):
 - “The appearance of affordable housing should be analogous to middle-class housing to prevent stigmatization.”
 - “Affordable housing should not be segregated in particular areas of the city to avoid inadvertently creating pockets of poverty and neighborhoods without access to jobs, schools, and open spaces.”
 - “Neighborhoods should have a mix of affordable and market-rate housing.”
 - “Lewiston should continue to provide and enhance incentive programs for new infill mixed-income housing downtown, encouraging a mix of quality subsidized, affordable and market-rate units.”

The proposed contract zone facilitates the policy goals of the Comprehensive Plan by creating a new mixed-income development that will provide housing for people of a variety of income levels. The market rate units will encourage higher income earners to find housing alongside individuals and families with lower incomes, which will promote integration and strengthen the community. Furthermore, new construction will expand opportunities for people with lower incomes who have limited options for safe, affordable housing given the age and condition of the City's housing stock. Finally, new construction will create a visual indication of redevelopment in the area, thus elevating the impression provided by this neighborhood.

CONTRACT REZONING AGREEMENT

The proponent requests that the official zoning map for the City be amended by removing the Property from the DR District and contract zoning the Property 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 as listed below and subject to the conditions contained herein:

Uses (15)(33)	
Accessory use or structure	P
Commercial-Service	
Veterinary facilities excluding kennels and humane societies	
Veterinary facilities including kennels and humane societies	
Small day care facilities	P
Day care centers	P
Day care centers accessory to public schools, religious facilities, multifamily or mixed residential developments and mobile home parks	
Business and professional offices including research, experimental, testing laboratories, engineering, research, management and related	

services	
Restaurants	P(1)
Drinking Places	
Adult business establishments	
Hotels, motels, inns	
Movie theaters except drive-in theaters	
Places of indoor assembly, amusement or culture	P
Art and crafts studios	P
Personal services	P
Retail stores	P
Neighborhood retail stores	
Lumber and building materials dealer	
Gasoline service stations	
Gasoline service stations which are part of and subordinate to 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	
Industrial	
Light industrial uses	
Industrial uses	
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)	
Transportation	
Airports or heliports	
Commercial parking facilities	C(3)
Transit and ground transportation facilities	C
Transportation facilities	
Public and utility	
Pumping stations, standpipes or other water supply uses involving facilities located on or above the ground surface and towers for municipal use	P
Power transmission lines, substations, telephone exchanges, microwave towers or other public utility or communications use	C
Municipal buildings and facilities	
Preservation of historical areas; emergency and fire protection activities; bridges and public roadways	
Dams	
Institutional	
Religious facilities	P
Cemeteries	
Congregate care/assisted living facilities, institutions for the handicapped, nursing or convalescent homes, group care facilities	P

Hospitals, medical clinics	
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	
Public community meeting and civic function buildings including auditoriums	P
Residential	
Single-family detached dwellings on individual residential lots	
Mobile homes on individual residential lots	
Two-family dwellings	P(11)
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	P(11)
Lodging houses	
Home occupations	P
Bed and breakfast establishments as a home occupation	
In-law apartments in accordance with the standards of Article XII	
Single family cluster development	
Family day care home	
Shelters	C
Dormitories	
Natural Resource	
Agriculture	
Farm stands	
Forest management and timber harvesting activities in accordance with the standards of Article XIII	
Earth material removal	
Community gardens (20)	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	
Recreation	
Campgrounds	
Public or private facilities for nonintensive outdoor recreation	P
Commercial outdoor recreation and drive-in theaters	
Fitness and recreational sports centers as listed under NAICS Code 713940	

Notes:

- (1) Excludes drive-in restaurants.
- (3) Limited to two (2) parking levels.
- (11) All new residential construction shall comply with the design standards of Article XII Sec. 22
- (15) Buildings, structures and uses accessory to permitted or conditional uses are allowed in all districts.
- (20) Shall comply with Article XII, Section 4.
- (23) Shall comply with Article XIII, Section 10.

(27) Only one allowed in the city.

(33) The performance standards of Article XII shall apply, unless otherwise specified.

(b) **Space and Bulk Table:** Allowed space and bulk standards on the property shall include those standards as listed below and subject to the conditions contained herein:

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	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 net 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	400 sf
Minimum net lot area per d.u. without public sewer	
Single family detached, mobile homes on individual lots (24)	
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	
Minimum frontage	

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 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	50 ft
Minimum front setback	
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	4 ft
Minimum front yard	
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
Minimum side and rear setback	
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	4 ft
Minimum side and rear yard	
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	4 ft (required on one side)
Maximum height	
Agriculture	
Other permitted uses	60 ft
Hospital, nursing homes and medical offices	
Ratios	
Maximum lot coverage	
Maximum impervious coverage	0.85
Maximum building coverage (NEW)	0.75
Other requirements	
First floor offset from grade (NEW)	20"

Notes:

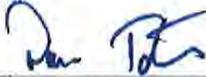
- (1) This development shall meet the requirements set forth in Article XIII, Section 8.
- (3) Or a larger minimum lot size based on the requirements of the Maine Subsurface Wastewater Disposal Rules.
- (14) This development shall meet the requirements set forth in Article XIII, Section 8.
- (24) Minimum lot size may be reduced by the Planning Board for single family cluster developments pursuant to Article XIII, Section 7.

- (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.
- (f) 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 of 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.

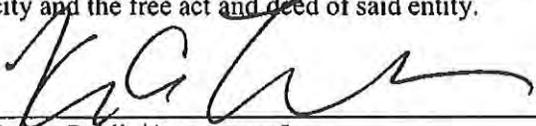
- (h) If any of the conditions are found by a court of competent jurisdiction to be invalid. Such determination shall not invalidate any of the other conditions.
- (i) Any rezoning approved by the City contractually shall be of no force or effect if the proponent fails or refuses to comply with conditions 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 and owners agree in writing to the conditions described herein.

The Proponent of this request hereby respectively submits this Proposal as of the 4TH day of FEBRUARY, 2019.

Proponent: 
Dana Totman
President
Avesta Housing Development Corporation

STATE OF MAINE
COUNTY OF CUMBERLAND

Personally appeared the above named Dana Totman, President of Avesta Housing Development Corporation, on this 4TH day of FEBRUARY, 2019 and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said entity.

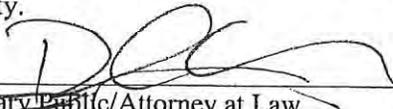

Notary Public/Attorney at Law
Commission Expires: NOV. 22, 2025

The Owner of 111 Blake Street hereby respectively agrees to this Proposal as of the 3rd day of February, 2019.

Owner: Normand Rousseau
Normand Rousseau
Manager
RUSO LLC

STATE OF MAINE
COUNTY OF Androscoggin

Personally appeared the above named Normand Rousseau, Manager of RUSO LLC, on this 3rd day of February, 2019 and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said entity.



Notary Public/Attorney at Law
Commission Expires:

The Owner of 82 Pine Street hereby respectively agrees to this Proposal as of the 13 day of FEBRUARY, 2019.

Owner: 
Christopher Aceto
President
ASM Properties, LLC

STATE OF MAINE
COUNTY OF ANDROSCOGGIN

Personally appeared the above named Christopher Aceto, President of ASM Properties, LLC, on this 13th day of FEBRUARY, 2019 and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said entity.


Notary Public/Attorney at Law
Commission Expires:

ATTACHMENT F

Financial and Technical Capacity Materials



Technical & Financial Capacity

Community Concepts, Inc. will be the owner of Blake & Pine. Community Concepts has decades years of experience working in and around the Greater Lewiston/Auburn area, and they currently own 170 apartment units throughout the region. Please see attached for additional information about CCI's ownership experience and capacity.

Avesta Housing Development Corporation is the Development Consultant on this project and will manage all aspects of pre-construction, construction, and construction closeout. Please see attached for additional information about AHDC's development experience and capacity.

Avesta Housing Management Corporation is the Management Company for this building and will provide all lease-up, occupancy, and building maintenance/management support to the property. Please see attached for additional information about AHMC's management experience and capacity.

Platz Associates is the Architect on the project. Platz Associates has decades of experience designing and building multifamily apartment buildings in and around the Greater Lewiston/Auburn area, including the recent completion of Hartley Block on Lisbon Street.

Hebert Construction is the General Contractor on the project. Hebert has extensive knowledge and experience building in the Lewiston/Auburn area and is familiar with the unique challenges and opportunities posed by downtown, infill development sites. Hebert recently completed construction on Hartley Block on Lisbon Street.

Blake & Pine has a development budget of approximately \$7.4 million. 100% of construction and permanent funding been secured from the following sources:

Source	Amount
Low Income Housing Tax Credits <i>MaineHousing, NNEHIF</i>	\$4,900,000
Grant <i>Federal Home Loan Bank of Boston</i>	\$500,000
Permanent Loan, Amortizing <i>Norway Savings Bank</i>	\$700,000
Permanent Loan, Interest Only <i>Norway Savings Bank</i>	\$290,000
Deferred Debt <i>CityHOME Funds</i>	\$325,000
Subsidy <i>MaineHousing</i>	\$700,000



Lewiston
240 Bates Street
Lewiston, ME 04240
(207) 795-4065
Fax: 783-7489

South Paris
17 Market Sq.
S. Paris, ME 04281
(207) 743-7716
Fax: 743-6513

Community Concepts Inc. is a Community Action Program with more than 50 years of service in our communities. Our mission is to strengthen individuals, families, and communities in Western Maine by providing diverse programs, engaging in strategic partnerships and through advocacy that addresses the barriers to promote economic opportunities for all. Community Concepts Focuses on numerous areas to serve those in need. With over 230 employees and a \$23 million annual budget, we work with families and individuals in a whole family approach to identify the most appropriate action not only to solve the crisis today but to assist people in their journey to become self-sufficient. Our affordable housing department has developed, built, purchased, and acquired over 170 units of housing ranging from senior living to individuals with mental illness. These units are spread out across three counties, and we have recently partnered with Avesta Housing of Portland to provide full onsite management and property management services. This collaboration has allowed both entities to do more for our clients.

Community Concepts has experience with various funding sources to successfully develop properties is one of its strengths. Some examples of funding used in the past ten years include HUD financing, RD 515 with Rental Assistance, Low Income Housing Tax Credits, Community Development Block Grant funding, NeighborWorks capital grants, HOME funds, municipal housing funds, affordable housing tax increment financing, Federal Home Loan Bank Affordable Housing Program funds, community development financial institution financing, and conventional bank financing.

An important component to Community Concepts Housing development history is our ability to work in very rural areas as well as in the Lewiston Auburn market where our long term presence and the trust we have developed with the community allows us to collaborate with many organizations and companies to have the best outcome possible.

Our Senior leadership team has many years of developing housing and property management and continues to look for opportunities to provide additional services to our housing clients. As a Charter Member of NeighborWorks America, Community Concepts continues to lead the way for Best Practices in the industry.

Properties Owned by Community Concepts, Inc. - September 2019

Property Name	City	State	Total Units	Affordability	Ownership Since
Oxford Street Housing	Lewiston	ME	8	Affordable	
Supportive Housing	Lewiston, Rumford, S Paris	ME	19	Affordable	1997
Western Maine Housing	S Paris, Brownfield, Fryeburg	ME	32	Affordable	1999
Norway Housing	Norway	ME	18	Affordable	2001
Western Hills Housing	Fryeburg, Bethel	ME	16	Affordable	2002
Farmington Hills Housing	Farmington	ME	10	Affordable	2006
Maple Street Housing	Lewiston	ME	16	Affordable	2004
Bates Street Housing	Lewiston	ME	30	Affordable	2008
Mount David Housing	Lewiston	ME	15	Affordable	2019
Mount Blue Housing	Farmington	ME	5	Affordable	2019
Stony Brook Housing	South Paris	ME	6	Affordable	2019

Community Concepts, Inc.

Shawn Yardley, Chief Executive Officer



Shawn Yardley is the CEO of Community Concepts and President of Community Concepts Finance Corp. He oversees a wide range of programming at Community Concepts: from early childhood education, child abuse prevention and lead testing to affordable housing, transportation, small business development and more. Shawn is currently leading an innovative two-generation approach along with a universal intake model, which streamlines processes and helps users better navigate needed services.

He comes to CCI having served as Director of Health and Community Services for the City of Bangor for nine years where he oversaw public health, housing and General Assistance. Shawn worked in child welfare for Maine DHS as a child protective caseworker and supervisor, including seven years as a regional administrator. For 27 years, he taught courses in child welfare and ethics at the University of Maine School of Social Work. Shawn has a BA degree in

Sociology/Social Welfare from the University of Maine at Orono and an MBA from Husson University. He serves on the University of Maine Augusta Board of Visitors and is on the boards of Educate Maine, and Maine Community Foundation's Androscoggin County Fund Advisors. Shawn is also past president of the Maine Public Health Association, past chair of the State Coordinating Council for Public Health and served on the Statewide Homeless Council and the boards of Catholic Charities Maine, NAMI-Maine and Adoptive and Foster Families of Maine. Shawn lives in Bangor with his wife Rita and together they are the proud parents of seven children, ages 18-35, and two grandchildren.

Kevin Mahoney, Chief Financial Officer



Mahoney comes to Community Concepts from Martin's Point Healthcare in Portland where he was Manager of Financial Analysis and Operations. He brings over 25 years of diverse experience as a financial manager, with an accounting and finance background and expertise in administrative systems and process improvement.

In addition to leading the finance team, Mahoney plays a pivotal role in developing and implementing the long-term strategy for Community Concepts and its subsidiary organizations. Mahoney has a B.S. degree in Accounting from Thomas College and is the current Chair of the Animal Refuge League of Greater Portland.

Mary-Rita Reinhard, Chief Operating Officer



Mary-Rita Reinhard is a seasoned operations executive with extensive experience in business process improvement, managing by the metrics, strategic planning, and leading people. Reinhard earned her Certified Community Action Professional (CCAP) designation in 2018, a nationally recognized standard for professionalism in Community Action. She has experience in the non-profit, for profit and publicly traded industries.

Recent past jobs held include Director of Operations at both Anthem Blue Cross Blue Shield of Maine and Tri-County Mental Health. As the Chief Operating Officer of Community Concepts, she will be focused on initiating change, establishing direction and executing against plan. Mary-Rita is a recent graduate of the Health Leadership Development Program through the Daniel Hanley Center and her background includes numerous leadership, business and executive courses.

Avesta Housing Development Corporation Developer Summary



Avesta Housing, founded in 1972, is a Portland-based nonprofit organization whose mission is to improve lives and strengthen communities by promoting and providing quality affordable homes for people in need. Avesta focuses on five areas of affordable housing: advocacy, real estate development, property management, senior and assisted living, and homeownership. The organization has more than 250 employees, \$300 million in assets, and an annual budget of \$47 million.

The organization currently owns and manages nearly 100 affordable housing developments, for a total of over 2,600 units in Maine and New Hampshire. Our residents represent an incredibly diverse population. The portfolio consists of state and federally assisted family and elderly/disabled housing, affordable rent-restricted apartments, mixed-income (affordable and market rate) rental developments, supportive housing for long-term homeless and visually impaired, and unrestricted workforce housing. Additionally, Avesta owns and operates two assisted-living facilities. Both assisted-living facilities offer private pay and MaineCare supported housing for seniors, which uniquely positions Avesta to house and support seniors requiring a higher level of care regardless of their income.

Avesta Housing has extensive development experience. The organization has developed more than 125 properties and/or housing communities, totaling over 3,300 apartments and homes. Development size ranges from 12 to more than 100 units constructed over one or more phases. The development team has completed new construction, rehabilitation and adaptive reuse projects of varying complexities, mixed-use developments, and redevelopments of old schools using historic tax credits. The organization has developed three projects for chronically homeless people using the Housing First model. In addition to development, Avesta also acquires existing rent- and/or income-restricted properties to help preserve affordable housing and has completed the development of 16 affordable condominiums to provide affordable homeownership opportunities in Portland.

Avesta's experience leveraging various funding sources to successfully develop or rehabilitate properties is one of its strengths. Some examples of funding used in the past ten years include HUD financing, RD 515 with Rental Assistance, Low Income Housing Tax Credits, Federal and State Historic Tax Credits, Community Development Block Grant funding, NeighborWorks capital grants, organizational grants, HOME funds, municipal housing funds, affordable housing tax increment financing, Federal Home Loan Bank Affordable Housing Program funds, project-based vouchers, continuum of care support, community development financial institution financing, and conventional bank financing.

An important component to Avesta Housing's development success comes from the competency of Avesta Housing Management Corporation. The Avesta Housing management team has significant experience administering a number of affordable rental assistance programs under HUD, Rural Development, Low Income Housing Tax Credits, and other local, state, and federal housing programs. The Avesta development team collaborates closely with the Property Management team and is able leverage the knowledge of Property Management to make well informed decisions to ensure we are developing sustainable properties that best serve our residents.

Avesta Housing provides leadership and support to the Maine Affordable Housing Coalition, the state's leading housing policy advocacy organization. In 2008, Avesta joined the national NeighborWorks America network, which is comprised of 250 nonprofit housing organizations throughout the country. In 2013, the Housing Partnership Network invited Avesta to join 98 leading housing organizations in the country in a network of strong, sophisticated, and cutting-edge housing organizations.

Developer Experience 2015 - 2019

Avesta Housing Development Corporation

Project	Total Units	Year Completed	City	State	Total Development Budget	Project Type	Income Targeting
409 Cumberland Ave	57	2015	Portland	ME	\$ 11,120,171	LIHTC	Mixed Income
Golden Park Maple	32	2015	Saco	ME	\$ 3,409,400	LIHTC	100% Affordable
1 Meeting Place (a.k.a Phase 3)	39	2015	Exeter	NH	\$ 7,203,356	LIHTC	100% Affordable
Thomas Heights	18	2015	Portland	ME	\$ 3,685,744	LIHTC	100% Affordable
Young Street	28	2015	South Berwick	ME	\$ 6,018,213	LIHTC	100% Affordable
Steeple Square	73	2015	Westbrook	ME	\$ 7,659,010	LIHTC	100% Affordable
Butler Payson	56	2015	Portland	ME	\$ 14,202,143	LIHTC	100% Affordable
Ridgewood II	24	2016	Gorham	ME	\$ 5,159,853	LIHTC	100% Affordable
Bayside Anchor	45	2016	Portland	ME	\$ 7,648,873	LIHTC	Mixed Income
Huston Commons (Bishop Street)	30	2017	Portland	ME	\$ 5,948,468	LIHTC	100% Affordable
Bartlett Woods	28	2017	Yarmouth	ME	\$ 5,734,441	LIHTC	100% Affordable
Meadows I	24	2017	Hampton Falls	NH	\$ 6,393,407	LIHTC	100% Affordable
Carleton Street	37	2017	Portland	ME	\$ 6,290,018	LIHTC	100% Affordable
Blackstone	39	2018	Falmouth	ME	\$ 5,411,590	LIHTC	100% Affordable
3 Meeting Place (4th Phase)	43	2018	Exeter	NH	\$ 8,531,640	LIHTC	Mixed Income
Fox School	12	2019	South Paris	ME	\$ 3,179,719	LIHTC	100% Affordable
Southgate	38	2019	Scarborough	ME	\$ 7,991,978	LIHTC	100% Affordable



Rebecca Hatfield

Vice President of Real Estate Development & Management

Rebecca Hatfield joined Avesta Housing in 2015 as an Assets and Acquisitions Officer. She was promoted to Director of Real Estate Development in 2017 and subsequently promoted to her current role in 2019. Rebecca is responsible for overseeing real estate development and property management for Avesta. Prior to Avesta, Rebecca was a Senior Vice President at Citigroup working in various roles within the commercial and corporate bank. She has over a decade of experience in finance with a focus on deal structuring, underwriting, credit risk analysis, and portfolio management. Additionally, she has extensive experience completing real estate transactions. Rebecca's previous employment also includes five years as a software and network management engineer, serving as Project Manager and Lead Developer.

Rebecca earned a B.S. in Computer and Information Science from University of Maryland and an M.B.A from University of California Los Angeles, Anderson School of Management. She is a Certified Compliance Professional (C3P) for Low Income Housing Tax Credits. She currently serves as a board member for the Maine Council on Aging and Genesis Community Loan Fund.

Todd Rothstein, CPHC

Director of Construction Services

Todd Rothstein started at Avesta Housing in 2013 as the Director of Construction Services. He is responsible for managing the construction design standards and processes for new and major-rehabilitation projects. He plays a major role in most pre-construction design and construction planning of new projects and works with the real estate development staff as an owner's representative during select construction projects. Todd also works with our Property Management division staff to improve energy efficiencies, purchasing and contract mechanisms, contractor warranty work, and the overall physical integrity of our properties.

Prior to joining Avesta, Todd worked for a construction management company as Project Manager and Business Development Manager. Todd also worked for a commercial millwork manufacturing company, managing all facets of design, store layout, installation and business development activities, and he worked as a Divisional Sales Manager for a national design and display manufacturer.

Todd earned a B.S. in Education from S.U.N.Y. Cortland and ROTC Certificate at Norwich University Military Academy in Northfield, VT. Todd is a Certified Passive House Consultant, and has completed OSHA training and Lead Smart Renovator training. He is a former board member of the Maine Association of Building Contractors. He is a part-time adjunct faculty member at Southern Maine Community College, teaching a portion of the Facilities Management Certification training. Todd is also a member of Efficiency Maine's Low-Income Advisory Group.

Catherine Elliott

Development Officer

Catherine Elliott came to Avesta Housing in 2016 as a Development Associate and was promoted to her current role in 2017. Catherine has managed all stages of renovation and development of multifamily rental housing, from land leads and municipal approvals to applications, contract negotiation, construction management, and closeout. She has experience with both 4% and 9% LIHTC deals and has developed properties in both Maine and New Hampshire.

Catherine has over a decade of experience working with people with low incomes across a variety of issue areas, including healthcare, literacy, housing stability, lead poisoning, domestic violence, and financial stability.

Catherine earned a Bachelor of Arts in Politics and in Studio Art from Bates College.

Patrick Hess

Development Officer

Patrick Hess started at Avesta Housing in 2017. Prior to Avesta, Patrick worked in a range of real estate, community, and economic development capacities for the City of New York, most recently as Chief of Staff for Development at the New York City Department of Housing Preservation and Development. He also worked on the construction of affordable housing with Habitat for Humanity – New York City as an AmeriCorps volunteer and site supervisor. Patrick earned a Bachelor of Arts in History from Boston College and a Masters of Urban Planning from New York University, Wagner Graduate School of Public Service. He was formerly certified with the American Institute of Certified Planners (AICP).

Nate Howes

Development Officer

Nate Howes joined Avesta in 2019 as a Development Officer. Prior to Avesta, Nate worked as a multifamily underwriter and tax credit administrator for MaineHousing. At MaineHousing he oversaw projects from application to completion ensuring their financial solvency and regulatory compliance.

Nate earned a Bachelor of Arts in History from George Washington University and a Master of Science degree in International Affairs: Conflict Studies from the London School of Economics and Political Science. He is also a certified tax credit underwriter under the National Development Council's Rental Housing Development Financial Professional (RHDFP) program.

Tyler Norod

Development Officer

Tyler Norod joined Avesta Housing in 2017 as a Development Officer. Prior to Avesta, Tyler was the Housing Planner for the City of Portland, where he demonstrated considerable insight into government regulations and public funding requirements. Tyler also served as a Senior Project Manager at the Boston Redevelopment Authority. While there, he managed the public review process and community benefit negotiations for several million square feet of development, including transitional housing for homeless veterans; housing for low-income seniors; and community-driven, mixed-income residential developments.

Tyler is a Master of Arts candidate in Urban and Environmental Planning and Policy at Tufts University, and has a Bachelor of Arts in Political Science from St. Mary's College of Maryland.

Greg Payne

Development Officer

Greg Payne joined Avesta Housing in 2007 as a Development Officer. In addition to his responsibilities for managing all aspects of multifamily rental projects from concept to completion, Greg serves as Director of the Maine Affordable Housing Coalition, a diverse association of more than 125 private and public sector organizations committed to ensuring that all Mainers are adequately and affordably housed.

Greg has nearly two decades of experience in issues related to housing and homelessness, including work at the Atlanta Task Force for the Homeless and the Massachusetts Coalition for the Homeless. Following his graduation from law school, he worked in Boston for five years as a real estate attorney specializing in affordable housing.

Greg earned a B.A. in Economics from the College of the Holy Cross in Worcester, Massachusetts and a J.D. from Northeastern University School of Law in Boston. He is the Chair of the Board of Directors of the National Low Income Housing Coalition and serves on the Board of Directors of the Genesis Community Loan Fund.

ATTACHMENT G

Stormwater Management Report

**STORMWATER MANAGEMENT REPORT FOR
AVESTA HOUSING
82 PINE STREET & 111 BLAKE STREET
LEWISTON, MAINE**

Submitted to:

City of Lewiston
Lewiston, Maine

Prepared by:

Ransom Consulting
400 Commercial Street
Portland, Maine 04102

Project 151.06123
September 27, 2019

Table of Contents

A. Introduction	1
B. Existing Conditions	2
C. Proposed Conditions	2
D. Stormwater Quality Management.....	2
E. Waivers	2
F. Conclusion	3

Exhibits

Exhibit A – Soils Map & FEMA Map

Exhibit B – Inspection, Maintenance & Housekeeping Plan

Exhibit C – Annual Stormwater Certification

Stormwater Management Report

82 Pine Street & 111 Blake Street

Lewiston, Maine

A. Introduction

This Stormwater Management Plan has been prepared to address the potential impacts associated with the proposed development at Blake & Pine Street in Lewiston. The stormwater management controls that are outlined in this plan have been designed to best suit the proposed development and to comply with applicable regulatory requirements.

Scope

The Blake & Pine Street project (the site) is located at 82 Pine Street and 111 Blake Street. The site is proposed to be developed with new multi-family housing and has an area of approximately 0.33 acres. The site is abutted by commercial and residential uses.

Tributary Watershed

This site drains via municipal stormwater infrastructure which ultimately outfalls to the Androscoggin River.

Regulatory Requirements

Regulatory requirements by Maine Department of Environmental Protection (MDEP) and the City of Lewiston are described below for this project.

Basic Standard - Chapter 500, Section 4(B)

Since the project will not disturb more than one (1) acre of land area, MDEP Maine Construction General Permit does not apply. They require that grading or other construction activities on the site do not impede or otherwise alter drainage ways to have an unreasonable adverse impact. We have avoided adverse impacts by providing an Erosion & Sedimentation Control Plan, and an Inspection, Maintenance and Housekeeping Plan (Exhibit B) to be implemented during construction and post-construction stabilization of the site. These construction requirements have been developed following Best Management Practice guidelines.

General Standard - Chapter 500, Section 4(C)

Since the project will not create more than one (1) acre of impervious surface, MDEP General Standards do not apply.

Flooding Standard - Chapter 500, Section 4(F)

Since the planned project will not create more than three (3) acres of impervious surface, MDEP Flooding Standards are not required to be met.

Municipal Requirements

Per the City of Lewiston Zoning and Land Use Code, Article XIII Development Review and Standards, Section 4 Stormwater Management, all projects including more than one acre of disturbed land shall meet the Maine Department of Environmental Protection Chapter 500 Stormwater Management Rules including the Flooding Standards.

B. Existing Conditions

Soils

Soil information onsite was obtained from the online Medium Intensity Soil Survey for Androscoggin County (Exhibit A). The Hydrologic Soil Group (HSG) of the site soils are classified by Technical Release TR-55 of the Soil Conservation Service as follows:

Soil Type	Symbol	HSG	Drainage Class
Made Land – Loamy Materials	Md	--	Moderately Well Drained

Existing Drainage Patterns

The site is currently vacant, with primarily grass cover. It was occupied by two multi-family residential buildings prior to 1997 up until 2013 when the buildings burned and were demolished. The site currently drains to the north via overland flow to a catch basin offsite to the abutting property. There is an existing drainage easement over this storm drain. A small portion of the site drains to Blake Street and Pine Street rights-of-way.

Flood Zone

The proposed development area is in Zone X, areas of minimal flood hazard, per the FEMA Flood Insurance Rate Map for the City of Lewiston, Community Panel 23001C 0327 E, effective July 8, 2013 (Exhibit A).

C. Proposed Conditions

Project Overview

Proposed improvements involve the construction of a 10,100 square foot, 35-unit multi-family residential building, parking areas, stormwater treatment facilities, and associated utility infrastructure. The proposed development will a similar impervious area as the previous development. The stormwater management plan was designed so that existing drainage patterns are not significantly altered with the exception of roof drainage discharging to the combined sewer system in Blake Street in anticipation of the City's stormwater separation project.

BMP Summary

The proposed development does not require treatment; however, the project has been designed to include rain gardens to provide some treatment and detention of stormwater.

D. Stormwater Quality Management

Rain Gardens

Three (3) Rain gardens will provide treatment for the proposed impervious areas including two (2) for the roof and one (1) for the paved walkway and landscaped area at the rear of the building. These filtration facilities provide a high level of contaminate removal prior to discharge into downstream drainage ways.

E. Waivers

We are requesting a waiver from the stormwater standards referenced in Appendix A of the City's Zoning and Land Use Code, Article III. Development Review Standards, Section 4 Approval Criteria,

Subsection (f) (1). In the pre-development condition, most of the site drains to the north, downstream, to a catch basin located in the parking lot of the abutting property to the north. There is an existing drainage easement over this area. In the post-development condition, the majority of the development, primarily roof, will be draining to the combined sewer line in Blake Street instead of to the catch basin offsite to the north. The standard referenced above provides criteria for requesting a waiver. This site and development condition meet criteria for *item b. Public Stormwater System*. We are requesting that the City grant the waiver to meet the post-development discharge rates to pre-development rates due to discharging directly to the City's drainage system.

F. Conclusion

An Erosion and Sedimentation Control Plan has been developed using the Maine Department of Environmental Protection's Erosion and Sediment Control Field Guide for Contractors for the project site placing emphasis on the installation of sedimentation barriers and revegetation to minimize erosion potential from development activities during and after construction. The Erosion Control Plan is incorporated into the design plans and includes the locations of the erosion control provisions (i.e., silt fence, silt sacks, erosion control blanket) along with a narrative and construction details for reference by the contractor during construction. Provisions for periodic inspection and maintenance of erosion control measures are included in the Inspection, Maintenance, and Housekeeping Plan in Exhibit B of this application.

Prepared by

RANSOM CONSULTING, INC.

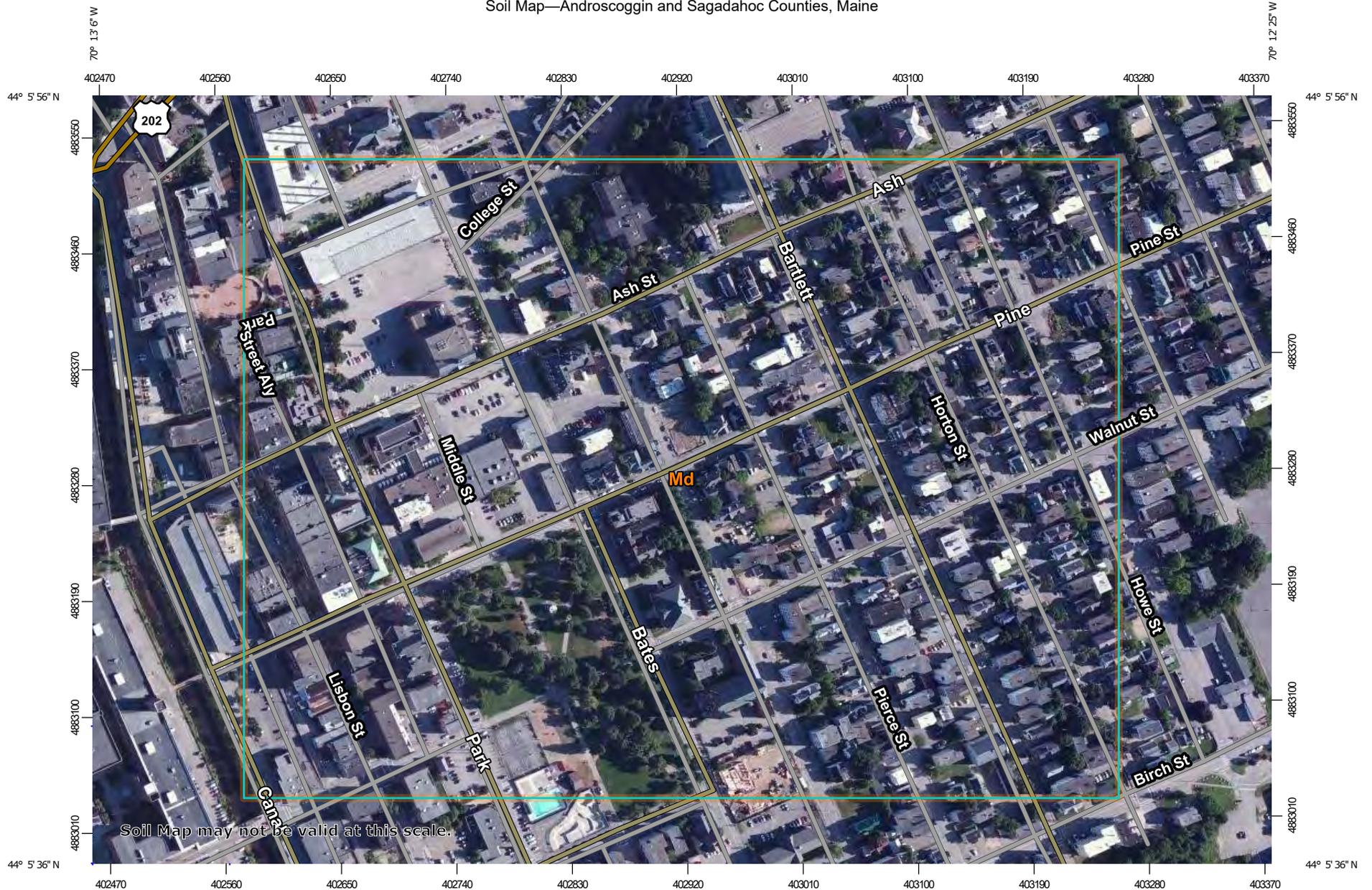


John Mahoney, P.E.
Project Manager/Design Engineer

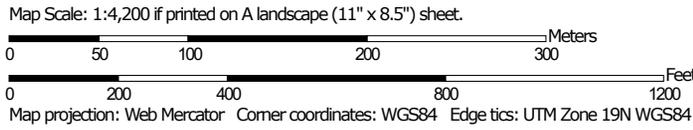
Exhibit A

Soil Map & FEMA Map

Soil Map—Androscoggin and Sagadahoc Counties, Maine



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Androscoggin and Sagadahoc Counties, Maine
 Survey Area Data: Version 19, Sep 11, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 20, 2010—Aug 29, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

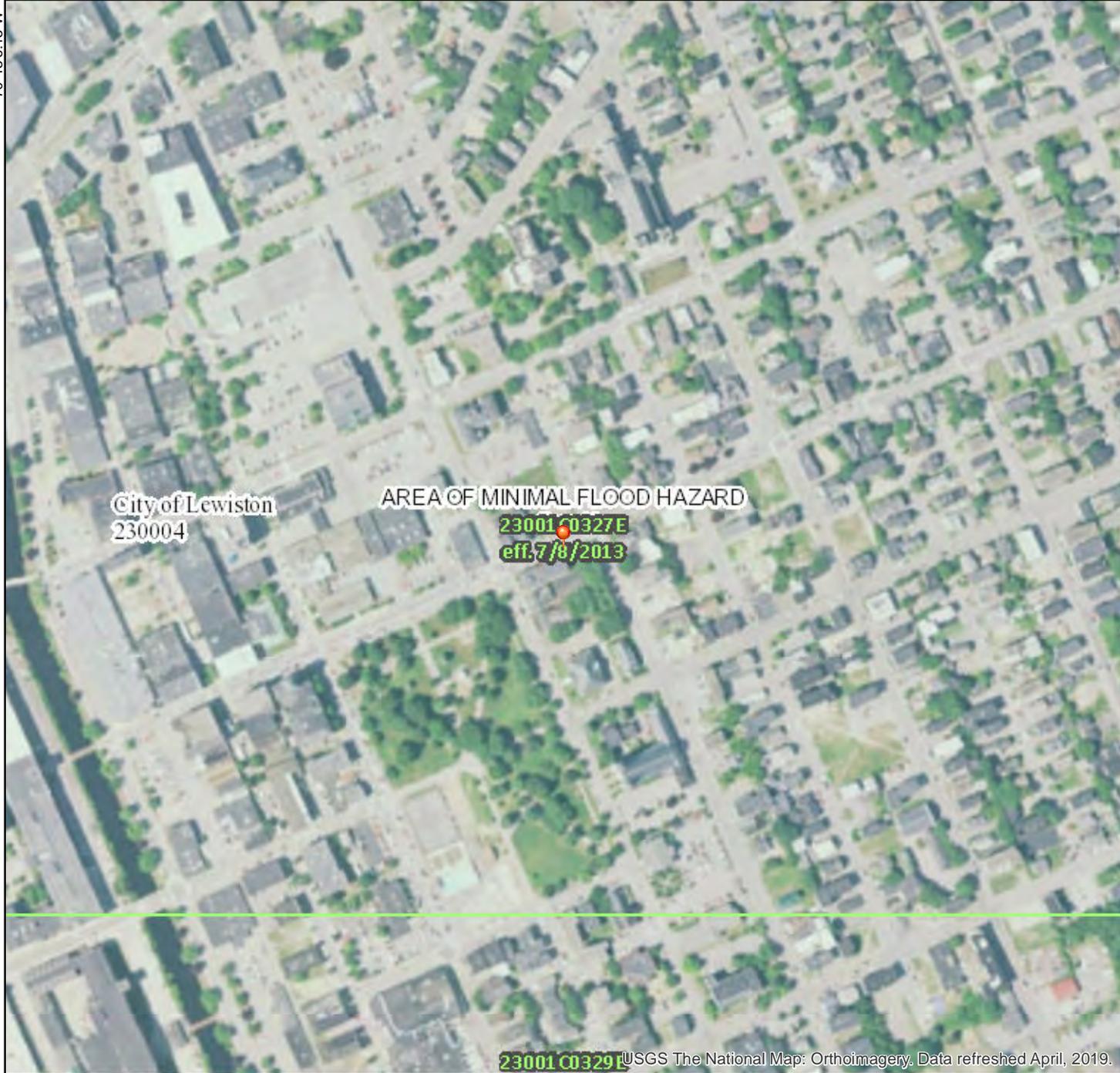
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Md	Made land, loamy materials	84.0	100.0%
Totals for Area of Interest		84.0	100.0%

National Flood Hazard Layer FIRMette



44°5'59.49"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

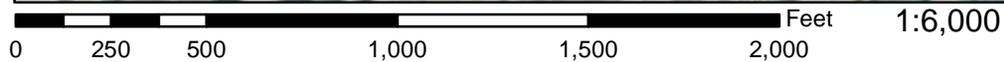
- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | 17.5 |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| MAP PANELS | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
| | | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. |



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/6/2019 at 4:14:57 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



23001 00329E USGS The National Map: Orthoimagery, Data refreshed April, 2019.

44°5'33.65"N

70°12'28.67"W

70°13'16.13"W

Exhibit B

Inspection, Maintenance, and Housekeeping Plan

Avesta Housing - Blake & Pine Street Post-Construction Stormwater Inspection and Maintenance Plan

Applicability:

This Post-Construction Stormwater Management Plan (PCSMP) applies to the site development, utilities and stormwater management facilities. Inspection and Maintenance applies to the stormwater management facilities installed during the construction of the site associated utilities. Stormwater management facilities required for development shall be designed, inspected, and maintained in accordance with the City of Lewiston Construction Stormwater Management Ordinance and is the responsibility of the property owner.

Inspection and Maintenance Contract:

Long-term inspection and maintenance are the responsibility of Blake & Pine LP and must be performed by a qualified stormwater maintenance inspector. Inspection and maintenance of stormwater management facilities shall be regularly provided under an inspection and maintenance agreement with the City of Lewiston that must be certified annually to the Enforcement Authority under the requirements of Article III., Section 15 (f) City of South Lewiston's Zoning and Land Use Code. A legal agreement shall be established with responsibility for inspection and maintenance and should list specific maintenance responsibilities (including timetables) as well as provide for funding for the long-term inspection and maintenance. Debris and sediment buildup shall be removed from Rain gardens, catch basins, and vegetated areas.

Rain Gardens

- A first inspection to determine if maintenance is necessary should be performed at least annually after storm events of greater than (1) one-inch total depth (subject to regional climate).
- Check for standing water and that the bypass inlet is clear of debris.
- Dig out silt (if any) and mulch and remove trash & foreign items.
- After removal of mulch and debris, measure distance from the top of the filter media soil to the flow line elevation of the adjacent overflow conveyance. If this distance is greater than that specified on the plans (typ. 6" - 12"), add media (not top soil or other) to

- recharge to the distance specified.
- Replace mulch when/where necessary annually.
- Examine the plant's health and replace if dead or dying. Prune as necessary to encourage growth in the correct directions.

Catch Basins

- Trash, leaves, other debris and/or accumulated sediment buildup shall be removed as needed. The removed sediments should be disposed in an appropriate manner.

Vegetated Areas:

For open channels (ditches, channels, or swales), the channel shall be stabilized with a 90% cover of healthy vegetation, and with a well-graded riprap lining or turf reinforcement mat. There must be no evidence of slumping of the channel lining, undercutting of the channel banks, or down-cutting of the channel.

Inspect ditches, swales, and other open stormwater channels in the spring, late fall, and after heavy rain events to remove any obstructions to flow. The channel must receive adequate routine maintenance to maintain capacity and prevent any erosion of the channel's bottom or side slopes.

Maintenance criteria for the vegetated drainage channels are as follows:

- Trash, leaves, other debris and/or accumulated sediment buildup shall be removed from the vegetated drainage channels as needed. The removed sediments should be disposed in an appropriate manner.
- Woody or undesirable vegetation should be controlled. Any woody vegetation growing through riprap linings must also be removed.
- Grass should not be trimmed extremely short, as this will reduce the filtering effect of the channel. The cut vegetation should be removed to prevent the decaying of organic litter from adding pollutants to the discharge from the channel. Mowing of the grassed channel can occur semi-annually to a height of no less than 6 inches. If mowing is desired only hand-held or push-mowers shall be used (no tractors).
- Repair any slumping side slopes as soon as practicable. Any bare areas shall be replanted. Where erosion rills are evident provide armor with turf reinforcement mat or riprap.
- Routine fertilization and/or pesticide use is strongly discouraged. If complete reseeding is necessary, half the original recommended rate of fertilizer should be applied with a full rate of seed.
- If the ditch has a riprap lining, replace riprap on areas where any underlying filter fabric or underdrain gravel is visible or where stones have dislodged.

Exhibit C

Annual Stormwater Certification

CITY OF LEWISTON

Annual Stormwater Management Facilities Certification

(to be sent to Planning and Code Enforcement and Public Works as required by Appendix A Zoning and Land Use Code, Article XIII. Development Review and Standards, Section 15. Post-construction stormwater management standards)

I, _____ (print or type name), certify the following:

1. I am making this Annual Stormwater Management Facilities Certification for the following property:

_____ (print or type name of subdivision, condominium or other development) located at _____ (print or type address), (the "Property");

2. The owner, operator, tenant, lessee or homeowners' association of the Property is: _____ (name(s) of owner, operator, tenant, lessee, homeowners' association or other party having control over the Property);

3. I am a Qualified Third-Party Inspector (as defined by the City of Lewiston Post-Construction Stormwater Management Ordinance, and) hired by the owner, operator, tenant, lessee or homeowners' association of the Property (circle one);

5. On _____, 20__, I inspected the Stormwater Management Facilities, including but not limited to parking areas, catch basins, drainage swales, detention basins and ponds, pipes and related structures required by the approved Post-Construction Stormwater Management Plan for the Property;

6. At the time of my inspection of the Stormwater Management Facilities on the Property, I identified the following need(s) for routine maintenance or deficiencies in the Stormwater Management Facilities:

7. On _____, 20__, the owner, operator, tenant, lessee or homeowners' association of the Property took or had taken the following routine maintenance or the following corrective action(s) to address the deficiencies in the Stormwater Management Facilities stated in 6. above:

8. As of the date of this certification, the Stormwater Management Facilities are functioning as intended by the approved Post-Construction Stormwater Management Plan for the Property.

Date: _____, 20__.

By: _____
Signature

Print Name

STATE OF MAINE

_____, ss. _____, 20__

Personally appeared the above-named _____, the _____ of _____, and acknowledged the foregoing Annual Certification to be said person's free act and deed in said capacity.

Before me,

Notary Public/Attorney at Law

Print Name:

Mail this certification to the City of Lewiston at the following address:

Director of Planning & Code Enforcement
City Building
27 Pine Street
Lewiston, ME 04240

Director of Public Works
103 Adams Avenue
Lewiston, ME 04240

ATTACHMENT H

Trip Generation & Parking Memorandum

Avesta Housing – Blake St & Pine St Trip Generation & Parking Calculation Memorandum

Date: September 27, 2019

From: Amber Ferland, P.E.

Peer Review: John Mahoney, P.E.

Location: 82 Pine Street & 111 Blake Street, Lewiston, Maine

Trip Generation

The 9th edition of the ITE Trip Generation Manual was used to estimate the number of trips that will be generated by the proposed development.

Land Use 220 – Apartments was selected as the most appropriate land use code from this edition. The estimated number of vehicle trip ends in the AM and PM peak hours of adjacent street traffic are 20 and 37, respectively.

These numbers are below 100 and thus do not necessitate a Traffic Movement Permit from Maine DOT.

Dwelling Units	AM*	PM*
35	20	37

*Estimates are for the AM and PM peak hour of the generator, not the adjacent street network and total of entering and exiting traffic.

Parking Calculation

The number of required parking spaces is presented in the table below per the City of Lewiston Zoning and Land Use Ordinances.

	# Spaces per Unit	# Units	# Parking Spaces
Per dwelling unit	1	35	35
Visitor space per dwelling unit	0.1	35	4
Subtotal			39

23 spaces are provided on site in the first-floor level parking area. The remainder of the required spaces will be provided by the adjacent nearby Park Street municipal garage. This is being coordinated with the City.

NEW CONSTRUCTION OF:
BLAKE & PINE
 82 Pine Street Lewiston, Maine

PROJECT NUMBER:
 201809

DRAWING LIST

<input type="checkbox"/> G000 COVER SHEET	<input type="checkbox"/> C103 SITE PLAN	<input type="checkbox"/> C107 DETAILS	<input type="checkbox"/> A100 FIRST LEVEL PLAN	<input type="checkbox"/> A104 ROOF PLAN
<input type="checkbox"/> C100 SURVEY	<input type="checkbox"/> C104 GRADING & DRAINAGE PLAN	<input type="checkbox"/> C108 DETAILS	<input type="checkbox"/> A101 SECOND LEVEL PLAN	<input type="checkbox"/> A200 ELEVATIONS
<input type="checkbox"/> C101 DEMOLITION PLAN	<input type="checkbox"/> C105 UTILITY PLAN	<input type="checkbox"/> C109 DETAILS	<input type="checkbox"/> A102 THIRD LEVEL PLAN	<input type="checkbox"/> A201 ELEVATIONS
<input type="checkbox"/> C102 SUBDIVISION PLAN	<input type="checkbox"/> C106 EROSION CONTROL NOTES & DETAILS	<input type="checkbox"/> L101 LANDSCAPE PLAN	<input type="checkbox"/> A103 FOURTH LEVEL PLAN	

CODE REVIEW

APPLICABLE STANDARDS

- Maine Uniform Building & Energy Code (MUBEC)
- International Building Code (IBC) 2009
- International Existing Building Code (IEBC) 2009
- International Residential Code (IRC) 2009
- International Energy Conservation Code (IECC) 2009
- ASHRAE 62.1 Ventilation for Acceptable Indoor Air Quality 2007
- ASHRAE 62.2 Ventilation for Acceptable Indoor Air Quality in Low-Rise Residential Buildings 2007
- ASHRAE 90.1 Energy Standard for Buildings Except Low-Rise Residential Buildings 2007
- ASTM E1465-06 Radon Standard (Maine Model Standard) 2006
- NFPA 101 Life Safety Code 2009
- NFPA 211 Chimney Code 2003
- NFPA 1 Fire Prevention Code 2003
- State Plumbing Code (APMO 200 Uniform Plumbing Code)
- National Electric Code 2011
- ADA, ADAAG 2004, arisi 117.1 2009
- FFHA and FFHAG, Fair Housing Act (Design Manual)
- State Fair Housing, Maine Human Rights Act
- Section 504 (As satisfied by 2004 ADAAG with exceptions per HUD deeming notice)
- Housing Quality Standards (HQS) Housing Choice Voucher (HCV) regulations, 24 CFR Pt 982
- Unifor Physical Conditions Standard (UPCS)
- Maine State Fire Marshal (Permit # 24994)

CLASSIFICATION OF USE AND OCCUPANCY

- International Building Code (IBC), 2009 Edition
 Section 310.1: Use Group R-2, Residential Apartment Building
- NFPA 101 - Life Safety Code, 2009 Edition
 Section 6.1.8.1.5: Residential (Apartment Building)

CONSTRUCTION CLASSIFICATION

- International Building Code (IBC), 2009 Edition
 Section 602.5: Type V-A Construction. See Table 601 for required fire resistance ratings for bldg elements.
 - Primary structural frame: 1 hour #
 - Beaming walls (exterior): 1 hour #
 - Floor construction, interior beaming walls: 1 hour *
 - Exterior non-beaming walls: See Table 602 (fire separation distance)
 - Roof construction: 1 hour (or HT) *
- # = Not less than required in Section 704.10 (exterior structural members).
 * = A sprinkler system in accordance with Section 903.3.1.1 (NFPA 13) shall be substituted for 1-hour construction, except exterior walls, if not used for area or height increases.

Table 602: Fire-resistance rating for exterior walls based on fire separation distance
 5'<X<30' = 1-hour fire separation (Occupancies A, B, R), 2-hour fire separation (M)
 5'<X<30' = 1-hour fire separation (Occupancies A, B, R, M)
 * = See Section 706.1.1 for party walls

REQUIREMENTS BASED ON USE AND OCCUPANCY

- International Building Code (IBC), 2009 Edition
 Section 420.2: Walls separating dwelling units and dwelling units from other occupancies shall be fire partitions per Section 709.
 Section 420.3: Floor separating dwelling units and dwelling units from other occupancies shall be horizontal assemblies per Section 712.
 Section 508.2.5 (via Table 508.2.5): Incidental Use separation and/or protection requirements
 - 1-Hour Furnace Room (400,000 BTU/hour) separation requirement, or fire-extinguishing system.
 - 1-Hour Boiler Room (15 PSI and 10 HP) separation requirement, or fire-extinguishing system.
 - 1-Hour Laundry Room separation requirement, or automatic fire-extinguishing system.
 - 1-Hour Trash Room separation requirement (greater than 100), or automatic fire-extinguishing system.
 - 1-Hour Storage Room separation and automatic sprinkler system requirement for storage rooms over 100sf.
- Section 508.4.4 (via Table 508.4):
 Required separation between Residential and Assembly= 1-Hour separation w/ sprinkler (NFPA 13- see Section 903.3.1.1)
- Section 508.4.4.1: The separation requirements of Section 508.4 may be achieved by a Fire Barrier per Section 707, or Horizontal Assembly per Section 712, or both.
 Section 706.1: Party Walls- a wall on a lot line and used for joint service shall be constructed as a fire wall. Party walls shall be constructed without openings.
 Section 706.4 (via Table 706.4): Fire-resistance rating- fire walls shall have a minimum rating of 3-hours (Group M), 3-hours * (A,B, R-2)
 * = In Type V construction, walls shall be permitted to have a 2-hour rating
- Section 706.5: Horizontal continuity. Fire walls shall be continuous from exterior wall to exterior wall and shall extend 18" min. beyond the exterior surface of exterior walls, excepting; termination at sheathing of 1-hour rated exterior wall, non-combustible sheathing/siding with 4", or non-combustible sheathing/siding with sprinkler on both sides.
 Section 706.5.1: Exterior walls- where the fire wall intersects exterior walls, the rating and opening protection shall provide either; the exterior wall on both sides is 1-hour rated extending 4' to both sides, or the lot line is assumed bisecting the party wall and opening protections meet Section 705.5 and 705.8.-
- International Building Code (IBC), 2015 Edition
 Section 420.5: Automatic sprinkler system per Section 903.2.8 required in Group R-2.
 Section 420.6: Fire alarm and smoke detection systems per Section 907.2.9 required in Group R-2.
- NFPA 101 - Life Safety Code, 2009 Edition
 Section 6.1.14.4.1 (via Table 6.1.14.4.1):
 Required separation between Apartment Buildings, and Storage (Low & Ordinary Hazard) = 2-Hour separation reduced to 1-Hour with sprinkler, per Section 6.1.14.4.3
- Section 6.1.14.4.3: Fire resistance rating of Table 6.1.14.1.1 may be reduced by 1-Hour, but not less than 1-Hour, provided protection throughout by an approved automatic sprinkler system per NFPA 13.
- Section 7.1.3.1: Corridors serving as exit access for >30 people shall be constructed as 1-Hour Fire Rated.
- Section 12.3.2.1.1: Fire resistance of walls enclosing high-pressure boilers and transformers shall not be less than 1-Hour, or with sprinkler system.

OCCUPANT LOAD

- International Building Code (IBC), 2009 Edition
 Section 1004.1 (via Table 1004.1.2):
 Use Group R, Residential = 200 sf/ person
 300 sf/ person @ storage

NFPA 101 - Life Safety Code 2012

- Section 7.3.1.1.2: Where more than one means of egress is required, maintain 50/50 split of occupancy.
 Section 7.3.1.2 (via Table 7.3.1.2)
 Use Group R, Residential = 200 sf/ person
 300 sf/ person @ storage

REQUIRED NUMBER OF EXITS

- International Building Code (IBC), 2009 Edition
 Section 1021.1 (via Table 1021.1): Two means of egress required.

NFPA 101 - Life Safety Code 2009

- Section 7.4.1.1: Two means of egress required, unless single means allowed by Chapters 30, 36, & 42.
 Section 42.2.4.1: Low-hazard storage occupancies are allowed a single means of egress.

REMOVEDNESS OF FIRE EXITS

- International Building Code (IBC), 2009 Edition
 Section 1015.2.1 ex-2: In buildings equipped throughout with an automatic sprinkler system, the minimum separation distance shall be one-third of the length of the maximum overall diagonal dimension of the area served.
- NFPA 101 - Life Safety Code 2009
 Section 7.5.1.3.3: In buildings equipped throughout with an automatic sprinkler system, the minimum separation distance shall be one-third of the length of the maximum overall diagonal dimension.

LENGTH OF COMMON PATH AND TOTAL EXIT TRAVEL

- International Building Code (IBC), 2009 Edition
 Section 1014.3: Group R & M = 125' common path with sprinkler, Group S-2 = 100' common path with <30 occupants.
 Section 1016.1 (via Table 1016.1): Group R & M = 250' total travel distance with sprinkler, Group S-2 = 400' total travel distance with sprinkler.
- NFPA 101 - Life Safety Code 2009
 Section 30.2.5.3.2: Common path of travel shall not exceed 50' with sprinkler, not including within unit.
 Section 30.2.5.4.2: Dead-end corridors shall not exceed 50' with sprinkler.
 Section 30.2.6.3.2: Total travel distance from dwelling unit door to exit shall not exceed 200' with sprinkler.
 Section 36.2.5.3, ex-3: In new Mercantile areas = 100' common path of travel with sprinkler.
 Section 36.2.6.2: In new Mercantile areas with ordinary = 250' total travel distance with sprinkler.
 Section 42.2.6 (via Table 42.2.6): In new Storage areas = 400' total travel distance with sprinkler.

ACCESSIBILITY

- International Building Code (IBC), 2009 Edition
 Section 1009.1: Where more than one means of egress are required from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress.
 Section 1009.2: Each accessible means of egress shall be contiguous to a public way and shall consist of one or more of the following elements; accessible routes, interior exit stairways, exit access stairways, exterior exit stairways, elevators, platform lifts, horizontal exits, ramps, areas of refuge, or exterior areas for assisted rescue.
- NFPA 101 - Life Safety Code 2015
 Section 7.5.4.1: Where more than one means of egress are required from any accessible space, other than in existing buildings, each accessible portion of the space shall be served by not less than two accessible means of egress.
 Section 7.5.4.1.1: Access within the allowable travel distance shall be provided to not less than one accessible area of refuge or one accessible exit providing an accessible route to an exit discharge.



RENDERED VIEW



SITE LOCATION MAP

SUMMARY OF UNIT & ACCESSIBILITY FEATURES:		
UNIT TYPE:	# UNIT TYPES:	STANDARDS REFERENCED:
ACCESSIBLE - TYPE A (REQUIRED UNITS)	5 1-BED: #211,311 (Sect. 504) = 2 UNIT 2-BED: #314,414 (Sect. 504) = 2 UNIT 3-BED: #213 = 1 UNIT	- FEDERAL FAIR HOUSING ACT - SECTION 504 (SATISFIED BY 2004 ADAAG W/ EXCEPTIONS) - TITLE II AND III OF THE AMERICANS WITH DISABILITIES ACT (1990) - MAINE HUMAN RIGHTS ACT/ STATE FAIR HOUSING ACT - MAINE HUMAN RIGHTS ACT/ PUBLICALLY-FUNDED PROJECTS - INTERNATIONAL BUILDING CODE 2009 - I.C.C./ANSI A117-2009
ACCESSIBLE - TYPE A (PLEGGED UNITS)	6 1-BED: #212,312,411 = 3 UNITS 2-BED: #304,404 = 2 UNITS 3-BED: #313 = 1 UNIT	- FEDERAL FAIR HOUSING ACT - TITLE II AND III OF THE AMERICANS WITH DISABILITIES ACT (1990) - MAINE HUMAN RIGHTS ACT/ STATE FAIR HOUSING ACT - MAINE HUMAN RIGHTS ACT/ PUBLICALLY-FUNDED PROJECTS - INTERNATIONAL BUILDING CODE 2009 - I.C.C./ANSI A117-2009
ACCESSIBLE - HEARING & VISION IMPAIRED (REQUIRED UNITS)	1 1-BED: #412 (Sect. 504) = 1 UNIT	- FEDERAL FAIR HOUSING ACT - SECTION 504 (SATISFIED BY 2004 ADAAG W/ EXCEPTIONS) - TITLE II AND III OF THE AMERICANS WITH DISABILITIES ACT (1990) - MAINE HUMAN RIGHTS ACT/ STATE FAIR HOUSING ACT - MAINE HUMAN RIGHTS ACT/ PUBLICALLY-FUNDED PROJECTS - INTERNATIONAL BUILDING CODE 2009 - I.C.C./ANSI A117-2009
ACCESSIBLE - TYPE B	23 1 BED #205, 210, 203, 305, 310, 303, 405, 410, 403 = 9 UNITS 2 BED #204, 206, 207, 209, 306, 307, 309, 406, 407, 409 = 10 UNITS 3 BED #208, 308, 413, 408 = 4 UNITS	- FEDERAL FAIR HOUSING ACT - SECTION 504 (SATISFIED BY 2004 ADAAG W/ EXCEPTIONS) - TITLE II AND III OF THE AMERICANS WITH DISABILITIES ACT (1990) - MAINE HUMAN RIGHTS ACT/ STATE FAIR HOUSING ACT - INTERNATIONAL BUILDING CODE 2009 - I.C.C./ANSI A117-2009
ACCESSIBLE - TENANT PARKING	6	- (SEE SITE PLAN FOR DISPOSITION)
ACCESSIBLE - VISITOR PARKING	1	- 1 SPACE PER 25 VISITOR PARKING- 1 SPACE TOTAL (SEE SITE PLAN FOR DISPOSITION)

APPLICANT / DEVELOPER:

PINE & BLAKE LP
 C/O AVESTA HOUSING
 307 CUMBERLAND AVENUE
 PORTLAND, ME 04101

ARCHITECT:

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

CIVIL ENGINEER:

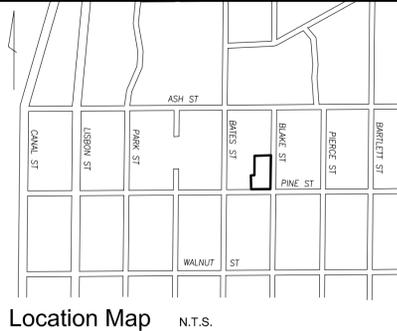
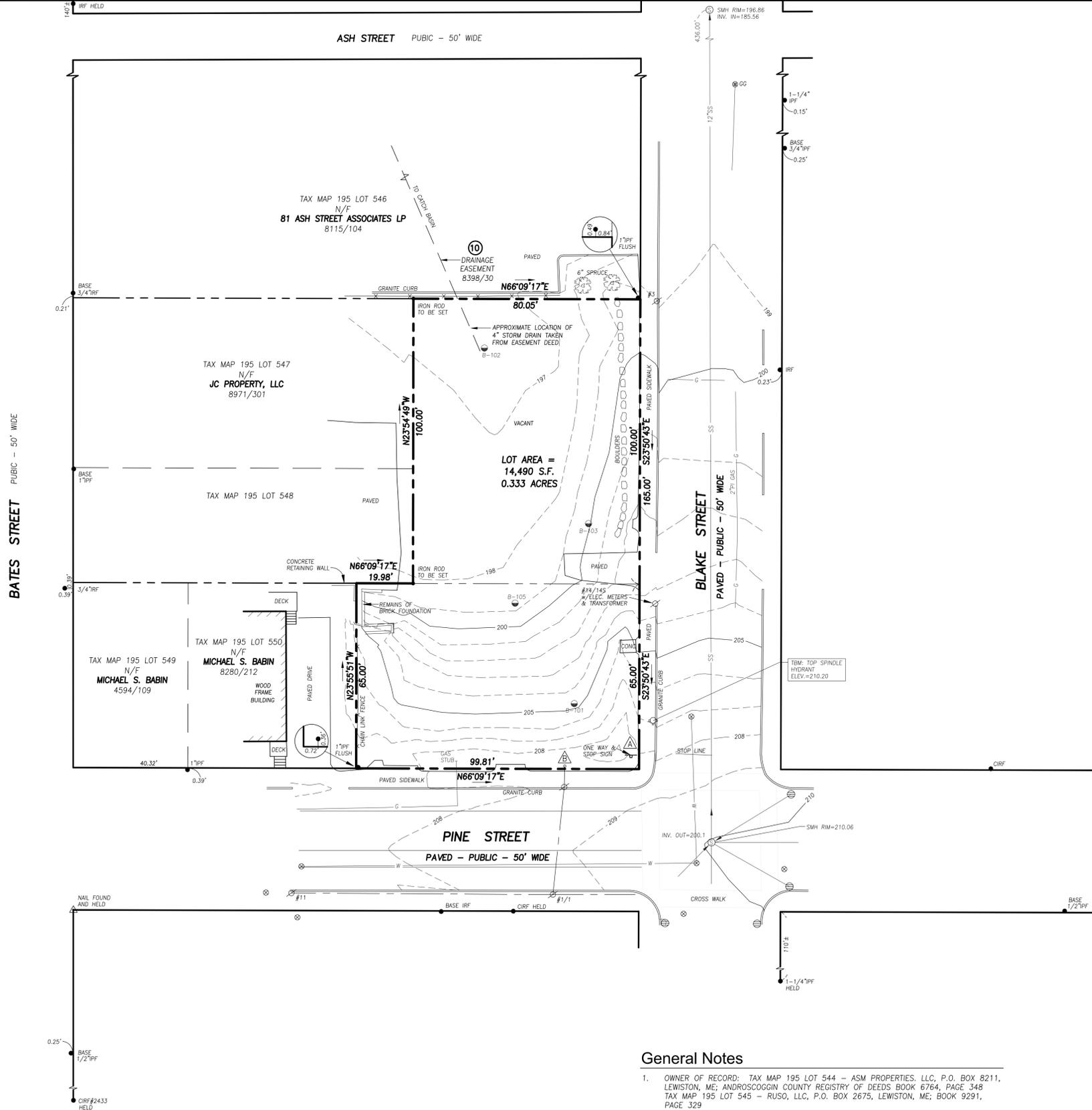
RANSOM CONSULTING, INC.
 JOHN MAHONEY, P.E.
 400 COMMERCIAL STREET, SUITE 404
 PORTLAND, ME 04101
 TEL. (207)772-2891
 FAX. (207)772-3248
 WWW.RANSOMENV.COM

SURVEYOR:

OWEN HASKELL, INC.
 JOHN C. SCHWANDA, P.L.S.
 390 U.S. ROUTE ONE, UNIT 10
 FALMOUTH, ME 04105

LANDSCAPE ARCHITECT:

MRLD LANDSCAPE
 MITCHELL RASOR
 ARCHITECTURE & URBANISM
 87 MAIN STREET
 YARMOUTH, ME 04105



Legend

- IRON PIPE OR ROD FOUND
- ⊗ UTILITY POLE
- ⊕ SIGN
- ⊙ HYDRANT
- ⊗ WATER VALVE OR SHUTOFF
- ⊙ GG GAS GATE
- ⊙ CATCH BASIN
- ⊙ MANHOLE
- ⊙ BORING
- CURB
- X — FENCE
- OHW — OVERHEAD WIRES
- UGE — UNDERGROUND ELECTRIC
- SS — SANITARY SEWER
- W — WATER LINE
- G — GAS LINE
- 60 — 1' CONTOUR
- IRF/IPF IRON ROD OR PIPE FOUND
- N/F NOW OR FORMERLY
- 000/000 DEED BOOK / PAGE
- CONC. CONCRETE
- ⚠ POSSIBLE ENCROACHMENT
- Ⓢ SCHEDULE B EXCEPTION

Schedule B Section II Exceptions

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT OFFICE FILE NO. 99475-00398 EFFECTIVE DATE: NOVEMBER 1, 2018
1 - 9. NON SURVEY ITEMS

Survey Description

A CERTAIN PARCEL OF LAND SITUATED ON THE NORTHERLY SIDE OF PINE STREET AND ON THE WESTERLY SIDE OF BLAKE STREET IN THE CITY OF LEWISTON, COUNTY OF ANDROSCOGGIN, AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY SIDELINE OF PINE STREET AND THE WESTERLY SIDELINE OF BLAKE STREET;

THENCE, S 66° 09' 17" W BY PINE STREET 99.81 FEET TO THE LAND NOW OR FORMERLY OF MICHAEL S. BABIN, AS DESCRIBED IN A DEED RECORDED IN ANDROSCOGGIN REGISTRY OF DEEDS IN BOOK 8280, PAGE 212;

THENCE, N 23° 55' 51" W BY SAID LAND 65.00 FEET TO THE LAND NOW OR FORMERLY OF JC PROPERTY, LLC, AS DESCRIBED IN A DEED RECORDED IN SAID REGISTRY IN BOOK 8971, PAGE 301;

THENCE, N 66° 09' 17" E BY SAID LAND 19.98 FEET;

THENCE, N 23° 54' 49" W BY SAID LAND 100.00 FEET TO THE LAND NOW OR FORMERLY OF 81 ASH STREET ASSOCIATES LP, AS DESCRIBED IN A DEED RECORDED IN SAID REGISTRY IN BOOK 8115, PAGE 104;

THENCE, N 66° 09' 17" E BY SAID LAND 80.05 FEET TO BLAKE STREET;

THENCE, S 23° 50' 43" E BY SAID STREET 165.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN APPURTENANT EASEMENT WHICH BENEFITS THE ABOVE PARCEL AS DESCRIBED IN A DRAINAGE EASEMENT DATED MAY 15, 2012 AND RECORDED ON MAY 16, 2012 IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 8398, PAGE 30.

SAID PARCEL CONTAINS 14,490 SQUARE FEET AND IS SHOWN ON "ALTA/NSPS LAND TITLE SURVEY 82 PINE STREET & 111 BLAKE STREET LEWISTON, ANDROSCOGGIN COUNTY, MAINE" MADE FOR AVESTA HOUSING DEVELOPMENT CORPORATION, DATED SEPTEMBER 12, 2018, PREPARED BY OWEN HASKELL, INC.

Zoning Information

NONE PROVIDED

Possible Encroachments

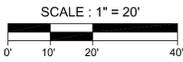
- ⚠ TRAFFIC SIGN ONTO PREMISES
- ⚠ GUY ANCHOR ONTO PREMISES 1'±

Flood Zone Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOODING) ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 23001C 0327E, WHICH BEARS AN EFFECTIVE DATE OF JULY 8, 2013

Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.



Plan References

1. "PARK STREET URBAN RENEWAL AREA DISPOSITION PLAN LEWISTON URBAN RENEWAL AUTHORITY LEWISTON, MAINE 9/21/66 ALIBERTI LAROCHELLE & HODSON" RECORDED IN PLAN BOOK 17, PAGE 32
2. "STANDARD BOUNDARY SURVEY PINE & BATES STREETS LEWISTON, MAINE PREPARED FOR TRI-COUNTY MENTAL HEALTH SERVICES SEPTEMBER 17, 1991 TECHNICAL SERVICES, INC." RECORDED IN PLAN BOOK 36, PAGE 127
3. "SUBDIVISION PLAN OF LAND OF SOPHIA'S HOUSE 143 BLAKE STREET LEWISTON, MAINE PREPARED FOR CENTER FOR WISDOM'S WOMEN JULY 2, 2018 PREPARED BY: JONES ASSOCIATES, INC." RECORDED IN PLAN BOOK 52, PAGE 117

General Notes

1. OWNER OF RECORD: TAX MAP 195 LOT 544 - ASM PROPERTIES, LLC, P.O. BOX 8211, LEWISTON, ME; ANDROSCOGGIN COUNTY REGISTRY OF DEEDS BOOK 6764, PAGE 348 TAX MAP 195 LOT 545 - RUSO, LLC, P.O. BOX 2675, LEWISTON, ME; BOOK 9291, PAGE 329
2. BEARINGS ARE GRID NORTH AND ELEVATIONS ARE NAVD88 AS BASED ON GPS STATIC COLLECTION AND OPUS SOLUTION.
3. STREET LINES ARE BASED ON MARKERS FOUND AS NO INFORMATION WAS PROVIDED BY THE CITY OF LEWISTON, DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION.
4. THE LAND NOW COMPRISING TAX LOTS 544, 545, 547, 548, AND 549 WERE DESCRIBED BETWEEN 1854 AND 1859. TOGETHER THEY DESCRIBE A BLOCK OF LAND 200 FEET WIDE AND 165 FEET DEEP WITH 90° CORNERS. TAX LOT 546 APPEARS TO HAVE BEEN A REMAINDER DESCRIBED IN A DEED FROM THE FRANKLIN COMPANY IN 1881. THE MARKERS FOUND ALONG PINE AND BLAKE STREETS CREATE A 90° INTERSECTION. THE MARKERS ON BATES STREET DO NOT, BUT WERE HELD. THE DISTANCES BETWEEN BLAKE AND BATES STREETS WERE PRORATED.
5. AS OF SEPTEMBER 10, 2018 STAKES MARKING PROPOSED BORINGS WERE FOUND BUT NO ACTUAL BORINGS HAD BEEN DONE. DIG SAFE DID NOT MARK SEWER OR WATER SERVICES TO THE SITE.

ALTA / NSPS Land Title Survey
 82 Pine Street & 111 Blake Street
 Lewiston, Androscoggin County, Maine
 Made For
 Avesta Housing Development Corporation
 307 Cumberland Avenue, Portland, Maine

Surveyor's Certification

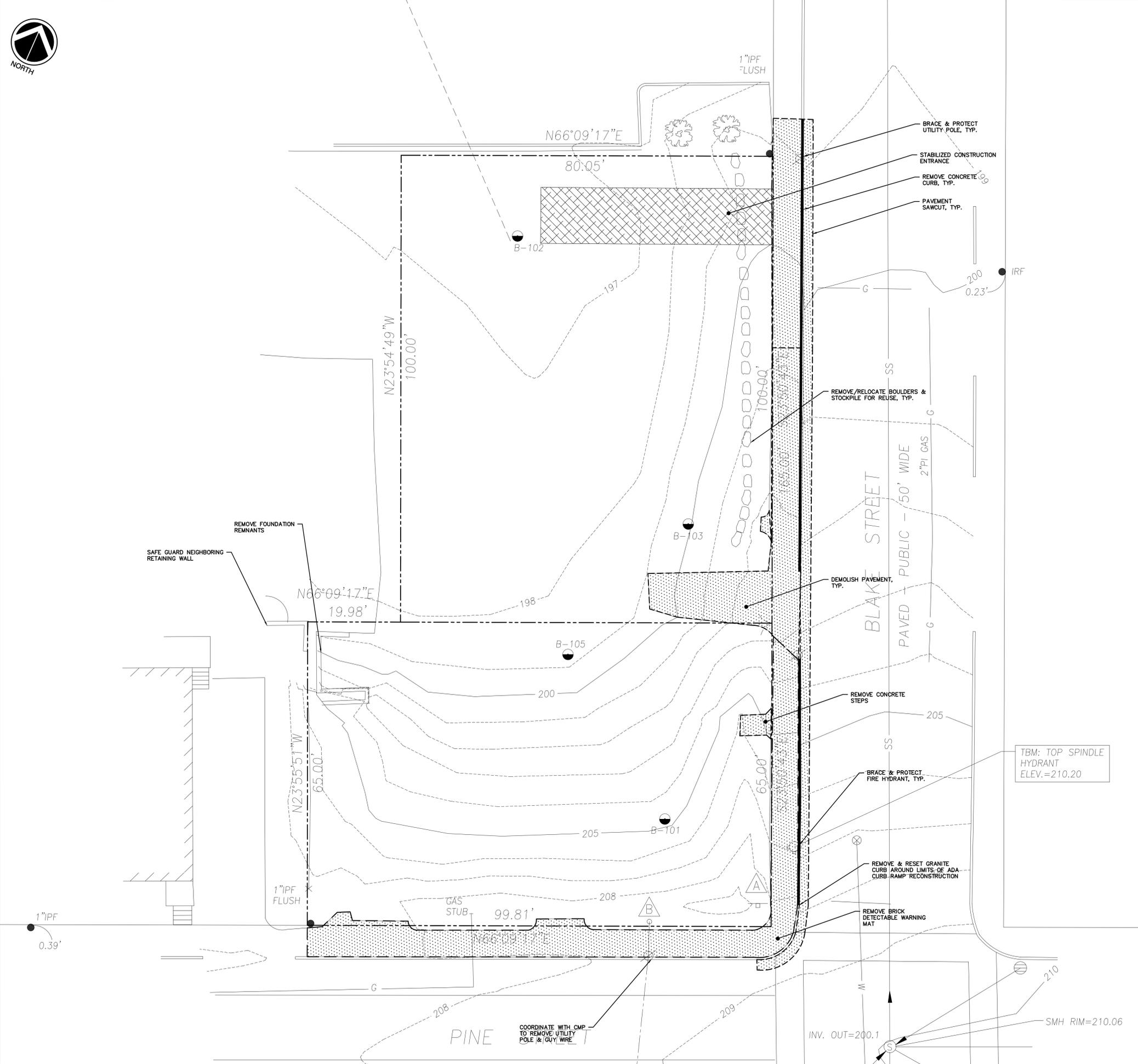
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 11, 13, 14, 16, 17, 19 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 10, 2018.

John C. Schwanda
 JOHN C. SCHWANDA
 PROFESSIONAL LAND SURVEYOR NO. 1252
 DATE OF PLAT OR MAP: NOVEMBER 16, 2018
 DATE OF LAST REVISION:



OWEN HASKELL, INC.
 PROFESSIONAL LAND SURVEYORS
 390 U.S. ROUTE ONE, UNIT 10, FALMOUTH, MAINE 04105

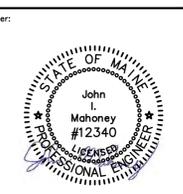
DRAWN BY: JCS / JLW	FIELD BOOK: FILE	JOB NO. 2018-221 L-A
CHECKED BY: JCS	SCALE: 1" = 20'	DRWG. NO. 1



BLAKE & PINE ST

82 PINE ST & 111 BLAKE ST
LEWISTON, MAINE

Applicant:
BLAKE & PINE LP
307 CUMBERLAND AVE
PORTLAND, MAINE 04101

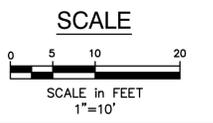


JOHN I. MAHONEY, PE #12340
400 COMMERCIAL STREET, SUITE 404
PORTLAND, ME 04101
207-772-2891

SURVEYOR:
JOHN C. SCHWANDA
OWEN HASKELL, INC.
390 U.S. ROUTE ONE, UNIT 10
FALMOUTH, ME 04105

ARCHITECT:
GABRIELLE RUSSELL
PLATZ ASSOCIATES
TWO GREAT FALLS PLAZA
AUBURN, ME 04210

LANDSCAPE ARCHITECT:
MITCHELL RASOR
MRLD, LLC
87 MAIN STREET
YARMOUTH, ME 04096



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	BENCHMARK	---
---	BORING	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	CURBLINE	---
---	TREELINE	---
---	CHAIN LINK FENCE	---
---	RETAINING WALL	---
---	HYDRANT	---
---	UTILITY POLE	---
---	GAS	---
---	GAS GATE VALVE	---
---	GAS METER	---
---	WATER	---
---	WATER GATE VALVE	---
---	WATER SHUT OFF	---
---	SEWER	---
---	FORCE MAIN	---
---	SEWER MH	---
---	STORM DRAIN	---
---	UNDERDRAIN	---
---	CATCH BASIN	---
---	CATCH BASIN W BEEHIVE	---
---	CATCH BASIN W CURB INLET	---
---	DRAINAGE MH	---
---	CULVERT	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	TRANSFORMER PAD	---
---	LIGHT POLE/WALL	---

DEMOLITION PLAN

No.	Revision/Issue	Date
B	SITE PLAN RESUBMISSION	10/16/19
A	SITE PLAN SUBMISSION	9/27/19

Design by:	ARF	Checked by:	JIM
Drawn by:	ARF	Approved by:	JIM
Project:	151.06123	Date:	AUGUST 2019
Sheet No:	C-101		
	Sheet 3 of 12		

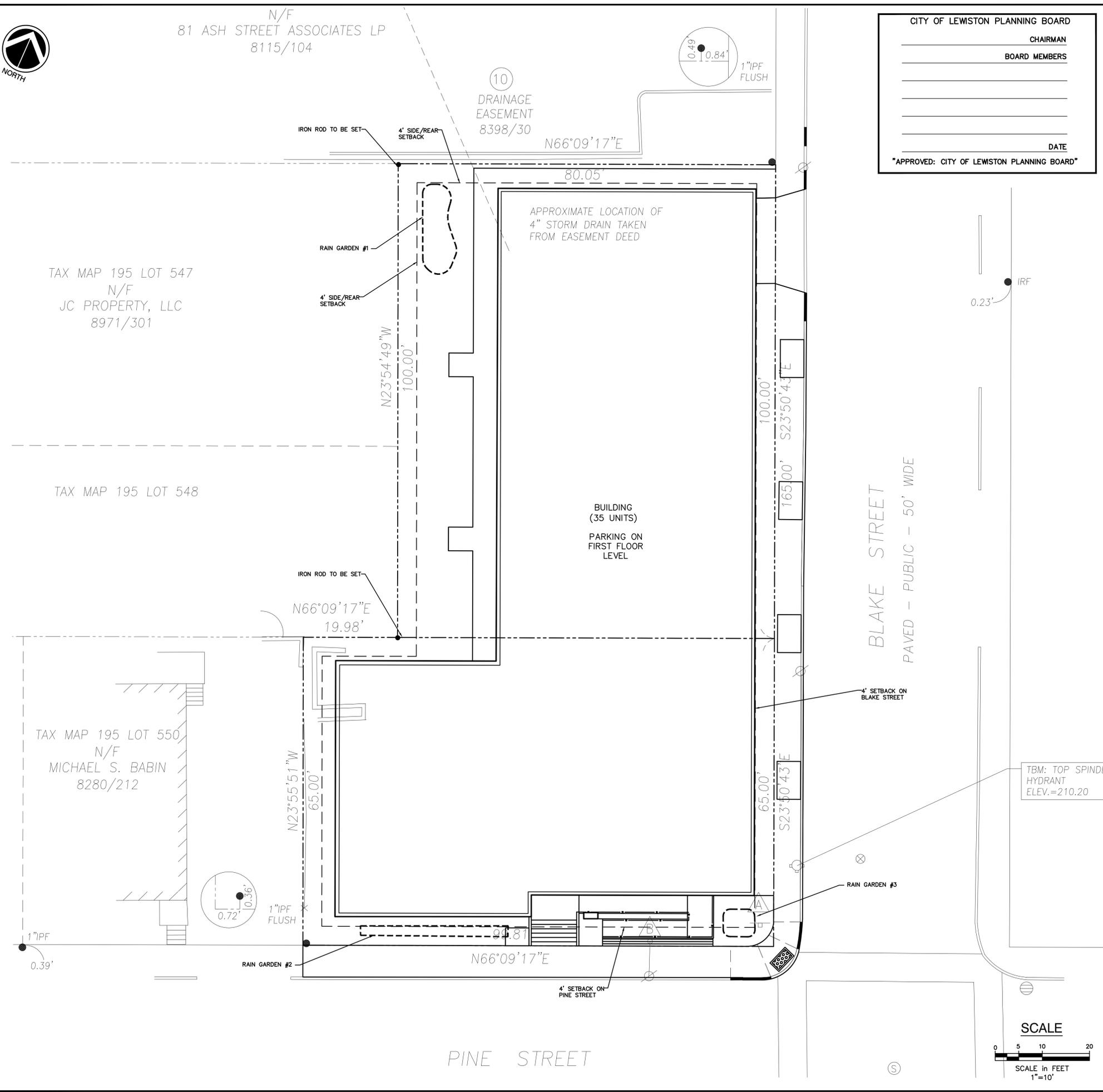


N/F
81 ASH STREET ASSOCIATES LP
8115/104

TAX MAP 195 LOT 547
N/F
JC PROPERTY, LLC
8971/301

TAX MAP 195 LOT 548

TAX MAP 195 LOT 550
N/F
MICHAEL S. BABIN
8280/212



CITY OF LEWISTON PLANNING BOARD
CHAIRMAN
BOARD MEMBERS
DATE
"APPROVED: CITY OF LEWISTON PLANNING BOARD"

- GENERAL NOTES:**
- TOTAL SITE AREA: ±0.33 ACRES
 - ZONING DISTRICT: CENTERVILLE DISTRICT (CV) WITH CONTRACT ZONE
 - RECORD OWNER: ASM PROPERTIES, LLC, P.O. BOX 8211, LEWISTON, ME
 - APPLICANT: BLAKE & PINE LP, 307 CUMBERLAND AVENUE, PORTLAND, ME 04101
 - TAX MAP: MAP 195, LOT 544; MAP 195, LOT 545
 - BOOK AND PAGE: ACRD BOOK 6764, PAGE 348; BOOK 9291, PAGE 329
 - PROJECT ADDRESS: 82 PINE STREET, 111 BLAKE STREET
 - SPACE AND BULK:

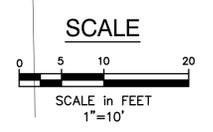
ALLOWED	PROPOSED
DENSITY: 400SF PER UNIT	414SF PER UNIT
FRONT SETBACK 4 FT	4 FT
SIDE SETBACK 4 FT	4 FT
REAR SETBACK 4 FT	4 FT
REAR/SIDE YARD 4 FT ON 2 SIDES OF BLDG	5 FT
LOT COVERAGE 100%	77%
BUILDING COVERAGE 75%	69%
BUILDING HEIGHT NO MAX.	36.5 FT
 - BEARINGS ARE GRID NORTH AND ELEVATIONS ARE NAVD88 AS BASED ON GPS STATIC COLLECTION AND OPUS SOLUTION.
 - STREET LINES ARE BASED ON MARKERS FOUND AS NO INFORMATION WAS PROVIDED BY THE CITY OF LEWISTON, DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION.
 - THE LAND NOW COMPRISING TAX LOTS 544, 545, 547, 548, AND 549 WERE DESCRIBED BETWEEN 1854 AND 1859. TOGETHER THEY DESCRIBE A BLOCK OF LAND 200 FEET WIDE AND 165 FEET DEEP WITH 90° CORNERS. TAX LOT 546 APPEARS TO HAVE BEEN A REMAINDER DESCRIBED IN A DEED FROM THE FRANKLIN COMPANY IN 1881. THE MARKERS FOUND ALONG PINE AND BLAKE STREETS CREATE A 90° INTERSECTION. THE MARKERS ON BATES STREET DO NOT, BUT WERE HELD. THE DISTANCES BETWEEN BLAKE AND BATES STREETS WERE PROXATED.
 - AS OF SEPTEMBER 10, 2018 STAKES MAKING PROPOSED BORINGS WERE FOUND BUT NO ACTUAL BORINGS HAD BEEN DONE. DIG SAFE DID NOT MARK SEWER OR WATER SERVICES TO THE SITE.
 - FOR BOUNDARY AND TOPOGRAPHIC DATA SEE "ALTA/NSPS LAND TITLE SURVEY 82 PINE STREET & 111 BLAKE STREET LEWISTON, ANDROSCOGGIN COUNTY, MAINE MADE FOR AVESTA HOUSING DEVELOPMENT CORPORATION NOVEMBER 16, 2018 OWEN HASKELL, INC."

PARKING CALCULATIONS:
REQUIRED SPACES:
HOUSING FOR MULTIFAMILY ONE SPACE PER DWELLING UNIT & 0.1 VISITOR SPACES PER D.U.
1.1/DWELLING UNIT X 35 SPACES = 39 SPACES
1-60 REGULAR SPACES = 3 ADA ACCESSIBLE SPACES
PROVIDED SPACES:
17 SPACES
8 ADA ACCESSIBLE SPACES
23 SPACES

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 U.S. ROUTE ONE, UNIT 10, FALMOUTH, MAINE 04105
FOR BOUNDARY AND TOPOGRAPHIC DATA

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

- CONDITIONS OF APPROVAL:**
- WILL NOT RESULT IN UNDUE WATER OR AIR POLLUTION. IN MAKING THIS DETERMINATION, IT SHALL AT LEAST CONSIDER: THE ELEVATION OF LAND ABOVE SEA LEVEL AND ITS RELATION TO THE FLOODPLAINS; THE NATURE OF SOILS AND SUBSOILS AND THEIR ABILITY TO ADEQUATELY SUPPORT WASTE DISPOSAL; THE SLOPE OF THE LAND AND ITS EFFECT ON EFFLUENTS; THE AVAILABILITY OF STREAMS FOR DISPOSAL OF EFFLUENTS; AND THE APPLICABLE STATE AND LOCAL HEALTH AND WATER RESOURCES REGULATIONS.
 - HAS SUFFICIENT WATER AVAILABLE FOR THE REASONABLY FORESEEABLE NEEDS OF THE SUBDIVISION.
 - WILL NOT CAUSE AN UNREASONABLE BURDEN ON AN EXISTING WATER SUPPLY, IF ONE IS TO BE UTILIZED.
 - WILL NOT CAUSE UNREASONABLE SOIL EROSION OR REDUCTION IN THE CAPACITY OF THE LAND TO HOLD WATER SO THAT A DANGEROUS OR UNHEALTHY CONDITION MAY RESULT.
 - WILL NOT CAUSE UNREASONABLE HIGHWAY OR PUBLIC ROAD CONGESTION OR UNSAFE CONDITIONS WITH RESPECT TO USE OF THE HIGHWAYS OR PUBLIC ROADS, EXISTING OR PROPOSED.
 - WILL PROVIDE FOR ADEQUATE SEWAGE WASTE DISPOSAL.
 - WILL NOT CAUSE AN UNREASONABLE BURDEN ON THE ABILITY OF A MUNICIPALITY TO DISPOSE OF SOLID WASTE AND SEWAGE, IF MUNICIPAL SERVICES ARE TO BE UTILIZED.
 - WILL NOT HAVE AN UNDUE ADVERSE EFFECT ON THE SCENIC OR NATURAL BEAUTY OF THE AREA. AESTHETICS, HISTORIC SITES OR RARE AND IRREPLACEABLE NATURAL AREAS OR ANY PUBLIC RIGHTS FOR PHYSICAL OR VISUAL ACCESS TO THE SHORELINE.
 - IS IN CONFORMANCE WITH THIS CODE AND THE CITY'S COMPREHENSIVE PLAN.
 - THE SUBDIVIDER HAS ADEQUATE FINANCIAL AND TECHNICAL CAPACITY TO MEET THE ABOVE STATED STANDARDS.
 - WHENEVER SITUATED, IN WHOLE OR IN PART, WITHIN 250 FEET OF ANY POND, LAKE, RIVER OR TIDAL WATERS, WILL NOT ADVERSELY AFFECT THE QUALITY OF THAT BODY OF WATER OR UNREASONABLY AFFECT THE SHORELINE OF THAT BODY OF WATER.
 - WILL NOT, ALONE OR IN CONJUNCTION WITH EXISTING ACTIVITIES, ADVERSELY AFFECT THE QUALITY OR QUANTITY OF GROUNDWATER.
 - THE SUBDIVIDER WILL DETERMINE, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD BOUNDARY AND FLOODWAY MAPS AND FLOOD INSURANCE RATE MAPS, WHETHER THE SUBDIVISION IS IN A FLOOD-PRONE AREA. IF THE SUBDIVISION, OR ANY PART OF IT, IS IN SUCH AN AREA THE SUBDIVIDER WILL DETERMINE THE 100-YEAR FLOOD ELEVATION AND FLOOD HAZARD BOUNDARIES WITHIN THE SUBDIVISION. THE PROPOSED SUBDIVISION PLAN SHALL INCLUDE A CONDITION OF PLAT APPROVAL REQUIRING THAT PRINCIPAL STRUCTURES ON LOTS IN THE SUBDIVISION SHALL BE CONSTRUCTED WITH THEIR LOWEST FLOOR, INCLUDING THE BASEMENT, AT LEAST ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.
 - WILL NOT INTERFERE UNREASONABLY WITH THE SOLAR ACCESS OF EXISTING BUILDINGS OR ADJACENT PARCELS.



BLAKE & PINE ST
82 PINE ST & 111 BLAKE ST
LEWISTON, MAINE

Applicant:
BLAKE & PINE LP
307 CUMBERLAND AVE
PORTLAND, MAINE 04101

Civil Engineer:
JOHN I. MAHONEY, PE #12340
RANSOM CONSULTING, INC.
400 COMMERCIAL STREET, SUITE 404
PORTLAND, ME 04101
207-772-2891

SURVEYOR:

John C. Schwanda

FOR BOUNDARY & EXISTING CONDITIONS ONLY
JOHN C. SCHWANDA, PLS 1252
OWEN HASKELL, INC.
390 U.S. ROUTE ONE, UNIT 10
FALMOUTH, ME 04105

ARCHITECT:
GABRIELLE RUSSELL
PLATZ ASSOCIATES
TWO GREAT FALLS PLAZA
AUBURN, ME 04210

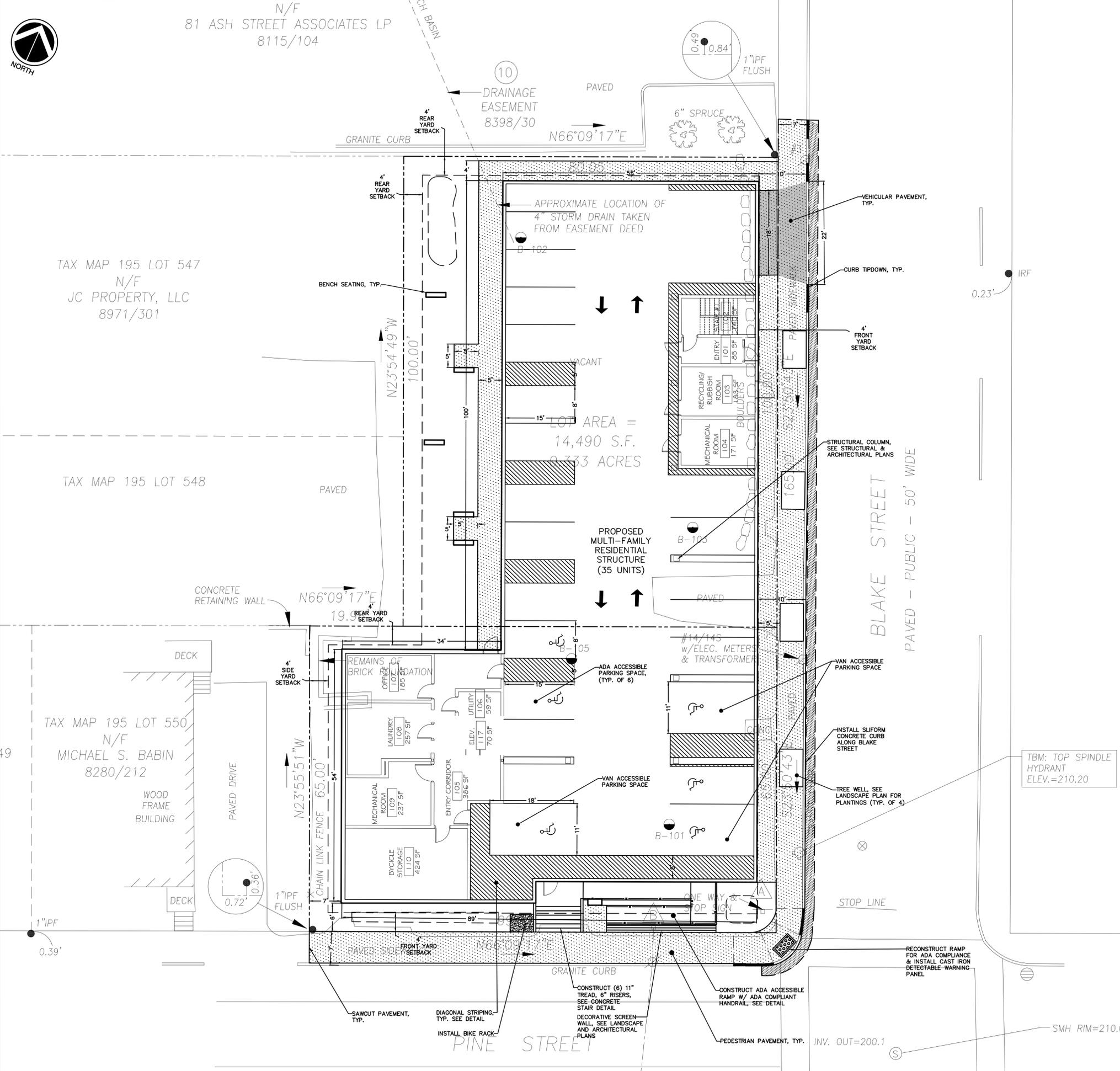
LANDSCAPE ARCHITECT:
MITCHELL RASOR
MRLD, LLC
87 MAIN STREET
YARMOUTH, ME 04096

RANSOM Consulting, Inc.
400 Commercial Street, Suite 404
Portland, ME 04101
Tel. (207) 772-2891
Fax (207) 772-3248
www.ransominc.com

SUBDIVISION PLAN

No.	Revision/Issue	Date
B	SITE PLAN RESUBMISSION	10/16/19
A	SITE PLAN SUBMISSION	9/27/19

Design by: ARF
Checked by: JIM
Drawn by: ARF
Approved by: JIM
Project: 151.06123
Date: AUGUST 2019
Sheet No: **C-102**
Sheet 4 of 12



N/F
81 ASH STREET ASSOCIATES LP
8115/104

TAX MAP 195 LOT 547
N/F
JC PROPERTY, LLC
8971/301

TAX MAP 195 LOT 548

TAX MAP 195 LOT 550
N/F
MICHAEL S. BABIN
8280/212

GENERAL NOTES:

- TOTAL SITE AREA: ±0.33 ACRES
- ZONING DISTRICT: CENTERVILLE DISTRICT (CV) WITH CONTRACT ZONE
- RECORD OWNER: ASM PROPERTIES, LLC, P.O. BOX 8211, LEWISTON, ME
- APPLICANT: BLAKE & PINE LP, 307 CUMBERLAND AVENUE, PORTLAND, ME 04101
- TAX MAP: MAP 195, LOT 544; MAP 195, LOT 545
- BOOK AND PAGE: ACRD BOOK 6764, PAGE 348; BOOK 9291, PAGE 329
- PROJECT ADDRESS: 82 PINE STREET, 111 BLAKE STREET
- SPACE AND BULK:

ALLOWED	PROPOSED	
DENSITY:	400SF PER UNIT	414SF PER UNIT
FRONT SETBACK:	4 FT	4 FT
SIDE SETBACK:	4 FT	4 FT
REAR SETBACK:	4 FT	4 FT
REAR/SIDE YARD SETBACK:	4 FT ON 2 SIDES OF BLDG	5 FT
LOT COVERAGE:	100%	77%
BUILDING COVERAGE:	75%	69%
BUILDING HEIGHT:	NO MAX.	36.5 FT
- BEARINGS ARE GRID NORTH AND ELEVATIONS ARE NAVD88 AS BASED ON GPS STATIC COLLECTION AND OPUS SOLUTION.
- STREET LINES ARE BASED ON MARKERS FOUND AS NO INFORMATION WAS PROVIDED BY THE CITY OF LEWISTON, DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION.
- THE LAND NOW COMPRISING TAX LOTS 544, 545, 547, 548, AND 549 WERE DESCRIBED BETWEEN 1854 AND 1859. TOGETHER THEY DESCRIBE A BLOCK OF LAND 200 FEET WIDE AND 165 FEET DEEP WITH 90° CORNERS. TAX LOT 548 APPEARS TO HAVE BEEN A REMAINDER DESCRIBED IN A DEED FROM THE FRANKLIN COMPANY IN 1891. THE MARKERS FOUND ALONG PINE AND BLAKE STREETS CREATE A 90° INTERSECTION. THE MARKERS ON BATES STREET DO NOT, BUT WERE HELD. THE DISTANCES BETWEEN BLAKE AND BATES STREETS WERE PRORATED.
- AS OF SEPTEMBER 10, 2018 STAKES MAKING PROPOSED BORINGS WERE FOUND BUT NO ACTUAL BORINGS HAD BEEN DONE. DIG SAFE DID NOT MARK SEWER OR WATER SERVICES TO THE SITE.

PARKING CALCULATIONS:

REQUIRED SPACES:
HOUSING FOR MULTIFAMILY ONE SPACE PER DWELLING UNIT & 0.1 VISITOR SPACES PER D.U.
1.1/DWELLING UNIT X 35 SPACES = 39 SPACES
1-60 REGULAR SPACES = 3 ADA ACCESSIBLE SPACES

PROVIDED SPACES:
17 SPACES
6 ADA ACCESSIBLE SPACES
23 SPACES

BLAKE & PINE ST
82 PINE ST & 111 BLAKE ST
LEWISTON, MAINE

Applicant:
BLAKE & PINE LP
307 CUMBERLAND AVE
PORTLAND, MAINE 04101

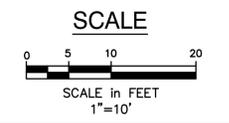
Civil Engineer:

JOHN I. MAHONEY, PE #12340
400 COMMERCIAL STREET, SUITE 404
PORTLAND, ME 04101
207-772-2891

SURVEYOR:
JOHN C. SCHWANDA
OWEN HASKELL, INC.
390 U.S. ROUTE ONE, UNIT 10
FALMOUTH, ME 04105

ARCHITECT:
GABRIELLE RUSSELL
PLATZ ASSOCIATES
TWO GREAT FALLS PLAZA
AUBURN, ME 04210

LANDSCAPE ARCHITECT:
MITCHELL RASOR
MRLD, LLC
87 MAIN STREET
YARMOUTH, ME 04096



RANSOM
Consulting, Inc.

400 Commercial Street, Suite 404
Portland, ME 04101
Tel. (207) 772-2891
Fax (207) 772-3248
www.ransomenv.com

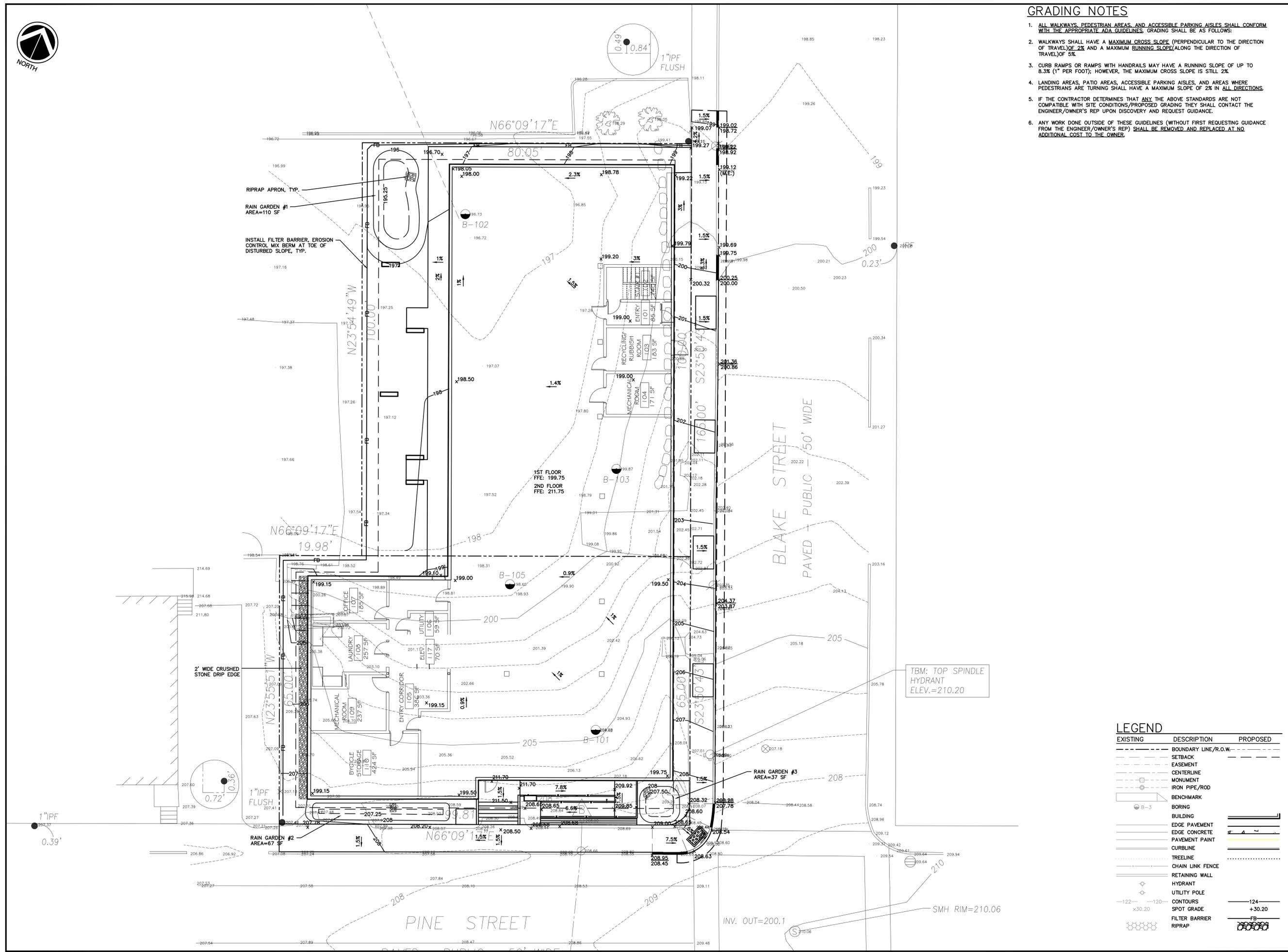
SITE PLAN

No.	Revision/Issue	Date
B	SITE PLAN RESUBMISSION	10/16/19
A	SITE PLAN SUBMISSION	9/27/19

Design by:	ARF	Checked by:	JIM
Drawn by:	ARF	Approved by:	JIM
Project:	151.06123	Date:	AUGUST 2019
Sheet No:	C-103		
	Sheet 5 of 12		

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	BENCHMARK	---
---	BORING	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	CURBLINE	---
---	TREELINE	---
---	CHAIN LINK FENCE	---
---	RETAINING WALL	---
---	HYDRANT	---
---	UTILITY POLE	---



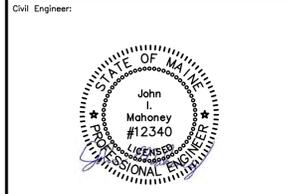
GRADING NOTES

1. ALL WALKWAYS, PEDESTRIAN AREAS, AND ACCESSIBLE PARKING AISLES SHALL CONFORM WITH THE APPROPRIATE ADA GUIDELINES. GRADING SHALL BE AS FOLLOWS:
2. WALKWAYS SHALL HAVE A MAXIMUM CROSS SLOPE (PERPENDICULAR TO THE DIRECTION OF TRAVEL) OF 2% AND A MAXIMUM RUNNING SLOPE (ALONG THE DIRECTION OF TRAVEL) OF 5%.
3. CURB RAMPS OR RAMPS WITH HANDRAILS MAY HAVE A RUNNING SLOPE OF UP TO 8.3% (1" PER FOOT); HOWEVER, THE MAXIMUM CROSS SLOPE IS STILL 2%.
4. LANDING AREAS, PATIO AREAS, ACCESSIBLE PARKING AISLES, AND AREAS WHERE PEDESTRIANS ARE TURNING SHALL HAVE A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS.
5. IF THE CONTRACTOR DETERMINES THAT ANY OF THE ABOVE STANDARDS ARE NOT COMPATIBLE WITH SITE CONDITIONS/PROPOSED GRADING THEY SHALL CONTACT THE ENGINEER/OWNER'S REP UPON DISCOVERY AND REQUEST GUIDANCE.
6. ANY WORK DONE OUTSIDE OF THESE GUIDELINES (WITHOUT FIRST REQUESTING GUIDANCE FROM THE ENGINEER/OWNER'S REP) SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.

BLAKE & PINE ST

82 PINE ST & 111 BLAKE ST
LEWISTON, MAINE

Applicant:
BLAKE & PINE LP
307 CUMBERLAND AVE
PORTLAND, MAINE 04101



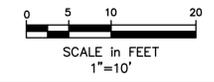
Civil Engineer:
JOHN I. MAHONEY, PE #12340
400 COMMERCIAL STREET, SUITE 404
PORTLAND, ME 04101
207-772-2891

SURVEYOR:
JOHN C. SCHWANDA
OWEN HASKELL, INC.
390 U.S. ROUTE ONE, UNIT 10
FALMOUTH, ME 04105

ARCHITECT:
GABRIELLE RUSSELL
PLATZ ASSOCIATES
TWO GREAT FALLS PLAZA
AUBURN, ME 04210

LANDSCAPE ARCHITECT:
MITCHELL RASOR
MRLD, LLC
87 MAIN STREET
YARMOUTH, ME 04096

SCALE



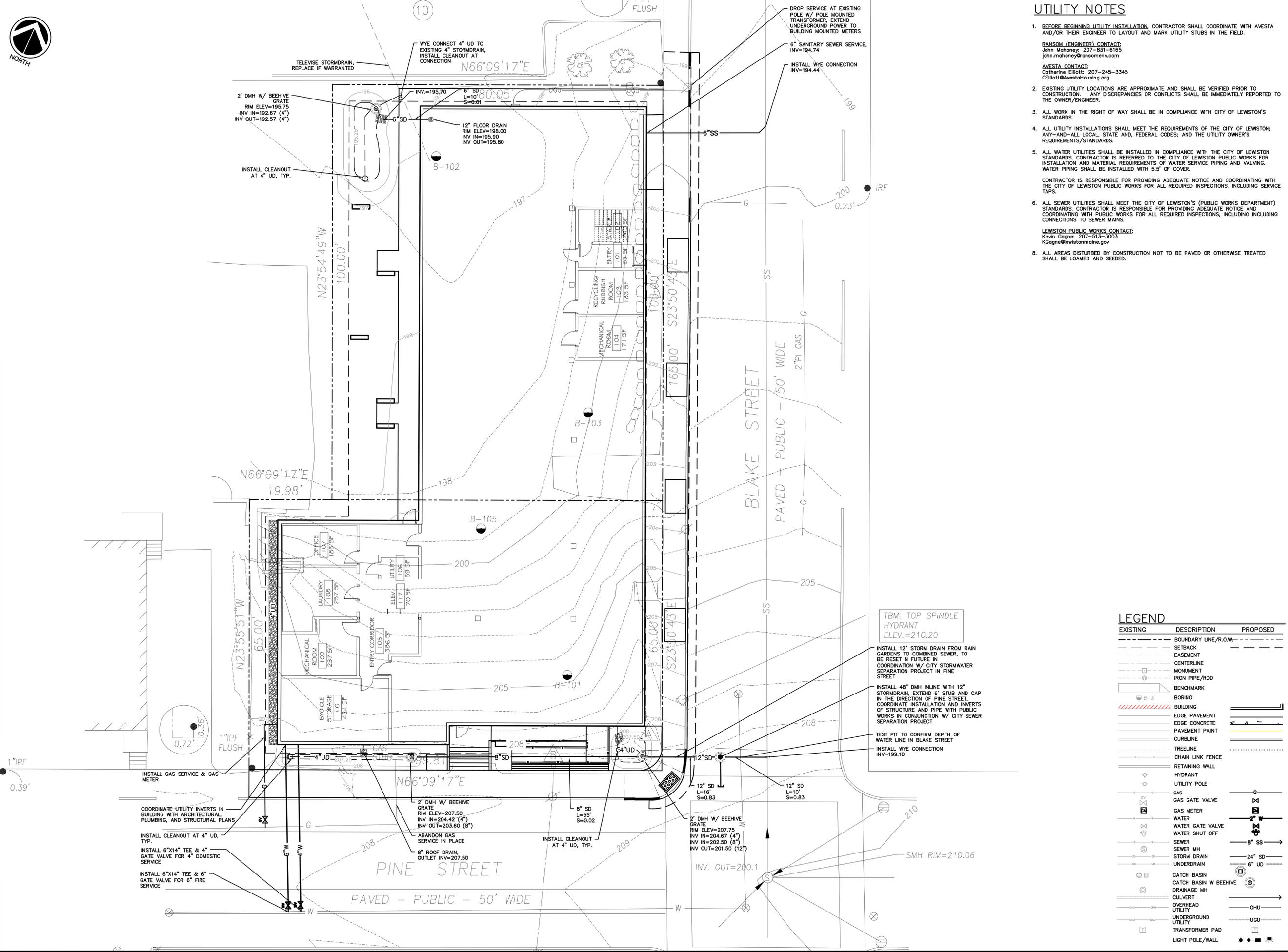
400 Commercial Street, Suite 404
Portland, ME 04101
Tel. (207) 772-2891
Fax (207) 772-3248
www.ransomenv.com

GRADING & DRAINAGE PLAN

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
○	BENCHMARK	○
○	BORING	○
---	BUILDING	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	CURBLINE	---
---	TREELINE	---
---	CHAIN LINK FENCE	---
---	RETAINING WALL	---
○	HYDRANT	○
○	UTILITY POLE	○
---	CONTOURS	---
---	SPOT GRADE	---
---	FILTER BARRIER	---
---	RIPRAP	---

B	SITE PLAN RESUBMISSION	10/16/19
A	SITE PLAN SUBMISSION	9/27/19
No.	Revision/Issue	Date
Design by:	ARF	Checked by: JIM
Drawn by:	ARF	Approved by: JIM
Project:	151.06123	Date: AUGUST 2019
Sheet No:	C-104	
	Sheet 6 of 12	

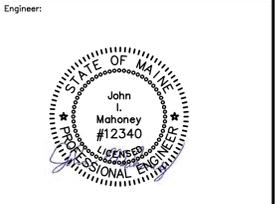


UTILITY NOTES

- BEFORE BEGINNING UTILITY INSTALLATION, CONTRACTOR SHALL COORDINATE WITH AVESTA AND/OR THEIR ENGINEER TO LAYOUT AND MARK UTILITY STUBS IN THE FIELD.
RANSOM (ENGINEER) CONTACT:
John Mahoney: 207-831-6165
john.mahoney@ransomenv.com
AVESTA CONTACT:
Catherine Elliott: 207-245-3345
CElliott@Avestahousing.org
- EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR CONFLICTS SHALL BE IMMEDIATELY REPORTED TO THE OWNER/ENGINEER.
- ALL WORK IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CITY OF LEWISTON'S STANDARDS.
- ALL UTILITY INSTALLATIONS SHALL MEET THE REQUIREMENTS OF THE CITY OF LEWISTON; ANY-AND-ALL LOCAL, STATE AND, FEDERAL CODES; AND THE UTILITY OWNER'S REQUIREMENTS/STANDARDS.
- ALL WATER UTILITIES SHALL BE INSTALLED IN COMPLIANCE WITH THE CITY OF LEWISTON STANDARDS. CONTRACTOR IS REFERRED TO THE CITY OF LEWISTON PUBLIC WORKS FOR INSTALLATION AND MATERIAL REQUIREMENTS OF WATER SERVICE PIPING AND VALVING. WATER PIPING SHALL BE INSTALLED WITH 5.5' OF COVER.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE NOTICE AND COORDINATING WITH THE CITY OF LEWISTON PUBLIC WORKS FOR ALL REQUIRED INSPECTIONS, INCLUDING SERVICE TAPS.
- ALL SEWER UTILITIES SHALL MEET THE CITY OF LEWISTON'S (PUBLIC WORKS DEPARTMENT) STANDARDS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE NOTICE AND COORDINATING WITH PUBLIC WORKS FOR ALL REQUIRED INSPECTIONS, INCLUDING CONNECTIONS TO SEWER MAINS.
LEWISTON PUBLIC WORKS CONTACT:
Kevin Gagne: 207-513-3003
KGagne@lewistonmaine.gov
- ALL AREAS DISTURBED BY CONSTRUCTION NOT TO BE PAVED OR OTHERWISE TREATED SHALL BE LOAMED AND SEEDED.

BLAKE & PINE ST
82 PINE ST & 111 BLAKE ST
LEWISTON, MAINE

Applicant:
BLAKE & PINE LP
307 CUMBERLAND AVE
PORTLAND, MAINE 04101

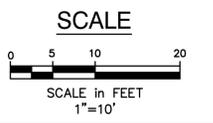


JOHN I. MAHONEY, PE #12340
400 COMMERCIAL STREET, SUITE 404
PORTLAND, ME 04101
207-772-2891

SURVEYOR:
JOHN C. SCHWANDA
OWEN HASKELL, INC.
390 U.S. ROUTE ONE, UNIT 10
FALMOUTH, ME 04105

ARCHITECT:
GABRIELLE RUSSELL
PLATZ ASSOCIATES
TWO GREAT FALLS PLAZA
AUBURN, ME 04210

LANDSCAPE ARCHITECT:
MITCHELL RASOR
MRLD, LLC
87 MAIN STREET
YARMOUTH, ME 04096



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	BENCHMARK	---
---	BORING	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	CURLINE	---
---	TREELINE	---
---	CHAIN LINK FENCE	---
---	RETAINING WALL	---
---	HYDRANT	---
---	UTILITY POLE	---
---	GAS	---
---	GAS GATE VALVE	---
---	GAS METER	---
---	WATER	---
---	WATER GATE VALVE	---
---	WATER SHUT OFF	---
---	SEWER	---
---	SEWER MH	---
---	STORM DRAIN	---
---	UNDERDRAIN	---
---	CATCH BASIN	---
---	CATCH BASIN W BEEHIVE	---
---	DRAINAGE MH	---
---	CULVERT	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	TRANSFORMER PAD	---
---	LIGHT POLE/WALL	---

UTILITY PLAN

No.	Revision/Issue	Date
B	SITE PLAN RESUBMISSION	10/16/19
A	SITE PLAN SUBMISSION	9/27/19

Design by:	ARF	Checked by:	JIM
Drawn by:	ARF	Approved by:	JIM
Project:	151.06123	Date:	AUGUST 2019
Sheet No:	C-105		
	Sheet 7 of 12		

EROSION AND SEDIMENTATION CONTROL NOTES

INSPECTION REQUIREMENTS

CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENTATION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER RAIN/STORM EVENTS AND SHALL KEEP A LOG OF THESE INSPECTIONS. FOR LOG FROM ANY ISSUES IDENTIFIED SHALL BE ADDRESSED AS SOON AS POSSIBLE AND BEFORE ADDITIONAL PRECIPITATION.

EROSION CONTROL MEASURES AND SITE STABILIZATION

THE PRIMARY EMPHASIS OF THE EROSION & SEDIMENT CONTROL PLAN IS AS FOLLOWS:

- RAPID VEGETATION OF EXPOSED AREAS TO MINIMIZE THE PERIOD OF SOIL EXPOSURE.
- RAPID STABILIZATION OF DRAINAGE PATHS TO AVOID CHANNEL EROSION.
- THE USE OF ON-SITE MEASURES TO CAPTURE SEDIMENT (EROSION CONTROL BERM, STAKED HAY BALES ETC.)

THE FOLLOWING TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL DEVICES WILL BE IMPLEMENTED AS PART OF THE SITE DEVELOPMENT. THESE DEVICES SHALL BE INSTALLED AS INDICATED ON THE PLANS OR AS DESCRIBED WITHIN THIS REPORT. FOR FURTHER REFERENCE, SEE THE MAINE EROSION AND SEDIMENT CONTROL BMPs, (MOST RECENT REVISION).

TEMPORARY EROSION CONTROL MEASURES

THE FOLLOWING MEASURES ARE PLANNED AS TEMPORARY EROSION & SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION. THESE TEMPORARY EROSION CONTROL MEASURES SHOULD BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION HAS BEEN ESTABLISHED.

1. CRUSHED STONE--STABILIZED CONSTRUCTION ENTRANCES SHALL BE PLACED AT SITE ENTRANCES.
2. WOOD WASTE COMPOST BERMS (EROSION CONTROL BERM) SHALL BE INSTALLED DOWNSTREAM OF ANY DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE TRIBUTARY AREAS ARE VEGETATED. THE EROSION CONTROL BERMS SHALL BE INSTALLED PER THE DETAILS PROVIDED AND INSPECTED REGULARLY, INCLUDING BEFORE AND AFTER A STORM EVENT OF 0.5 INCHES OR GREATER. REPAIRS SHALL BE MADE IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE OR BERM LINE. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND FENCE OR BERM, THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM.
3. STRAW, HAY MULCH AND HYDROSEEDING IS INTENDED TO PROVIDE COVER FOR BARE OR SEEDED AREAS UNTIL VEGETATION IS ESTABLISHED AND SHOULD BE APPLIED WITHIN 7 DAYS AT A RATE A 115 POUNDS PER 1000 SQUARE FEET. MULCH PLACED BETWEEN APRIL 15TH AND OCTOBER 15TH (ON SLOPES OF LESS THEN 15 PERCENT) SHALL BE ANCHORED BY APPLYING WATER. MULCH PLACED ON SLOPES OF EQUAL TO OR STEEPER THAN 15 PERCENT SHALL BE COVERED BY FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. SLOPES STEEPER THAN 3:1 SHALL RECEIVE EROSION CONTROL BLANKETS OR RIP RAP.
4. USE STANDARD CONSERVATION SEED MIX OF 100% ANNUAL RYE GRASS OR FIELD BROMEGRASS. SEED APPLICATION RATE SHALL BE 40 LB/ACRE.
5. TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION WILL BE PROTECTED AS FOLLOWS:

STOCKPILES SHALL BE STABILIZED WITHIN SEVEN DAYS BY EITHER TEMPORARILY SEEDING THE STOCKPILE BY A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH, SUCH AS SHREDDED HAY, STRAW, OR EROSION CONTROL MIX.

STOCKPILES SHALL BE SURROUNDED BY SEDIMENTATION BARRIER AT THE TIME OF FORMATION.

6. ALL DISTURBED AREAS THAT ARE WITHIN 75 FEET OF AN UNDISTURBED WETLAND SHALL RECEIVE MULCH OR EROSION CONTROL MESH FABRIC WITHIN 48 HOURS OF INITIAL DISTURBANCE OF SOIL. ALL AREAS WITHIN 75 FEET OF AN UNDISTURBED WETLAND SHALL BE MULCHED PRIOR TO ANY PREDICTED RAIN EVENT REGARDLESS OF THE 48 HOUR WINDOW. IN OTHER AREAS, THE TIME PERIOD MAY BE EXTENDED TO 7 DAYS.
7. STATE AND LOCAL ROADS SHALL BE SWEEP TO CONTROL MUD AND DUST AS NECESSARY. ADDITIONAL STONE SHALL BE ADDED TO THE STABILIZED CONSTRUCTION ENTRANCE TO MINIMIZE THE TRACKING OF MATERIAL OFF THE SITE AND ONTO THE SURROUNDING ROADWAYS.
8. STORMDRAIN CATCH BASIN INLET PROTECTION SHALL BE PROVIDED THROUGH THE USE OF STONE SEDIMENT BARRIERS OR APPROVED SEDIMENT BAGS (SUCH AS SILT SACK). INSTALLATION DETAILS ARE PROVIDED IN THE PLAN SET. THE BARRIERS SHALL BE INSPECTED AFTER EACH RAINFALL AND REPAIRS MADE AS NECESSARY. SEDIMENT SHALL BE REMOVED AND THE BARRIER RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO HALF THE DESIGN DEPTH OF THE BARRIER. THE BARRIER SHALL BE REMOVED WHEN THE TRIBUTARY DRAINAGE AREA HAS BEEN STABILIZED.
9. WATER AND/OR CALCIUM CHLORIDE SHALL BE FURNISHED AND APPLIED IN ACCORDANCE WITH MDOT SPECIFICATIONS--SECTION 637--DUST CONTROL.
10. LOAM AND SEED IS INTENDED TO SERVE AS THE PRIMARY PERMANENT VEGETATIVE MEASURE FOR ALL BARE AREAS NOT PROVIDED WITH OTHER EROSION CONTROL MEASURES, SUCH AS RIPRAP.
11. WATER FROM CONSTRUCTION TRENCH DEWATERING OR TEMPORARY STREAM DIVERSION SHALL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (E.G. HAY BALE LINED POOL) PRIOR TO DISCHARGE. THE DISCHARGE SITE SHALL BE SELECTED TO AVOID FLOODING, ICING, AND SEDIMENT DISCHARGES TO A PROTECTED RESOURCE. IN NO CASE SHALL THE FILTER BAG OR CONTAINMENT STRUCTURE BE LOCATED WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE.

PERMANENT EROSION CONTROL MEASURES

THE FOLLOWING PERMANENT EROSION CONTROL MEASURES HAVE BEEN DESIGNED AS PART OF THE EROSION/SEDIMENTATION CONTROL PLAN:

1. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.) WILL BE LOAMED, LIMED, FERTILIZED, MULCHED, AND SEEDDED.
2. PLEASE REFER TO THE TURF AND GRASSES SPECIFICATION (SECTION 329200) FOR SEED MIX AND APPLICATION RATE

IMPLEMENTATION SCHEDULE

THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE REQUIRED TO INSURE THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE

OPTIMIZED:

NOTE: FOR ALL GRADING ACTIVITIES, THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION NOT TO OVEREXPOSE THE SITE BY LIMITING THE DISTURBED AREA. THE CONSTRUCTION OF BMPs SHOULD EITHER BE PERFORMED AFTER THE TRIBUTARY AREA IS STABILIZED OR TEMPORARY EROSION CONTROL MEASURES NEED TO BE IMPLEMENTED TO PROTECT THE BMPs FROM BEING CLOGGED WITH CONSTRUCTION SEDIMENT.

1. INSTALL CRUSHED STONE TO STABILIZED CONSTRUCTION ENTRANCES.
2. INSTALL PERIMETER EROSION CONTROL BERM.
3. CLEAR AND GRUB SITE WITHIN THE SPECIFIED CLEARING LIMITS.
4. COMMENCE EARTHWORK AND GRADING TO SUBGRADE.
5. COMMENCE CONSTRUCTION OF BUILDING FOUNDATION.
6. CONTINUE EARTHWORK AND GRADING TO SUBGRADE AS NECESSARY FOR CONSTRUCTION.
7. COMPLETE REMAINING EARTHWORK OPERATIONS.
8. COMPLETE INSTALLATION OF DRAINAGE INFRASTRUCTURE.
9. INSTALL SUBBASE AND BASE GRAVEL WITHIN PROPOSED PARKING EXPANSION.
10. LOAM, LIME, FERTILIZE, SEED AND MULCH DISTURBED AREAS.
11. ONCE THE SITE IS STABILIZED AND A 90% CATCH OF VEGETATION HAS BEEN OBTAINED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
12. TOUCH UP LOAM AND SEED.

NOTE: ALL BARE AREAS NOT SUBJECT TO FINAL PAVING, RIPRAP, OR GRAVEL; SHALL BE VEGETATED.

PRIOR TO CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL SUBMIT TO THE OWNER A SCHEDULE FOR THE COMPLETION OF THE WORK, WHICH WILL SATISFY THE ABOVE CONSTRUCTION SEQUENCE IN THE SPECIFIED ORDER, HOWEVER, SEVERAL SEPARATE ITEMS MAY BE CONSTRUCTED SIMULTANEOUSLY. WORK MUST ALSO BE SCHEDULED OR PHASED TO REDUCE THE EXTENT OF THE EXPOSED AREAS AS SPECIFIED BELOW. THE INTENT OF THIS SEQUENCE IS TO PROVIDE FOR EROSION CONTROL AND TO HAVE STRUCTURAL MEASURES SUCH AS EROSION CONTROL BERM AND CONSTRUCTION ENTRANCES IN PLACE BEFORE LARGE AREAS OF LAND ARE STRIPPED.

THE WORK SHALL BE CONDUCTED IN SECTIONS WHICH SHALL:

1. LIMIT THE AMOUNT OF EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE PRECEDING 30 DAYS.
2. VEGETATE THE DISTURBED AREAS AS RAPIDLY AS POSSIBLE. ALL AREAS SHALL BE PERMANENTLY STABILIZED WITHIN SEVEN DAYS OF FINAL GRADING OR BEFORE A STORM EVENT; OR TEMPORARILY STABILIZED WITHIN 48 HOURS OF INITIAL DISTURBANCE OF SOIL FOR AREAS WITHIN 75 FEET OF AN UNDISTURBED WETLAND AND 7 DAYS FOR ALL OTHER AREAS.
3. INCORPORATE PLANNED INLETS AND DRAINAGE SYSTEM AS EARLY AS POSSIBLE INTO THE CONSTRUCTION PHASE.

WINTER STABILIZATION PLAN

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15TH, THEN THE SITE SHALL BE PROTECTED WITH OVER-WINTER STABILIZATION.

WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT ANY AREA LEFT EXPOSED CAN BE CONTROLLED BY THE CONTRACTOR. EXPOSED AREAS SHALL BE LIMITED TO THOSE AREAS IN WHICH WORK IS EXPECTED TO COMMENCE AND COMPLETE IN THE NEXT FIFTEEN (15) DAYS AND THAT CAN BE MULCHED WITHIN ONE DAY PRIOR TO ANY SNOW EVENT.

ALL AREAS SHALL BE CONSIDERED TO BE BARE UNTIL THE SUBBASE GRAVEL IS INSTALLED WITHIN PAVEMENT/BUILDING AREAS OR THE AREAS HAVE BEEN LOAMED, SEEDDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 POUNDS PER 1,000 SQUARE FEET (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.

THE CONTRACTOR SHALL INSTALL ANY ADDED MEASURES, WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

1. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS./1,000 SF. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOODWASTE EROSION CONTROL MIX. THIS SHALL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE SHALL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

2. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOODWASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

3. MULCHING

AN AREA SHALL BE CONSIDERED BARE UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS./1,000 SF. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW SHALL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA SHALL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3 TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH.

BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY PEG LINE, MULCH NETTING, TRACKING, OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH THEN COVER IS SUFFICIENT. AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

4. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND

NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8%.

MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 8%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

5. SEEDING

BETWEEN THE DATES OF OCTOBER 15TH AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES, FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDDED AT A RATE OF THREE TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS/1000 SF. ALL AREAS SEEDDED DURING THE WINTER SHALL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 90% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

ALJDF

6. DEWATERING

WATER FROM CONSTRUCTION TRENCH DEWATERING SHALL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (E.G. HAY BALE LINED POOL) PRIOR TO DISCHARGE. THE DISCHARGE SITE SHALL BE SELECTED TO AVOID FLOODING, ICING, AND SEDIMENT DISCHARGES TO A PROTECTED RESOURCE.

7. INSPECTION AND MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/OR UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85% TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

STANDARDS FOR TIMELY STABILIZATION OF CONSTRUCTION SITES DURING WINTER

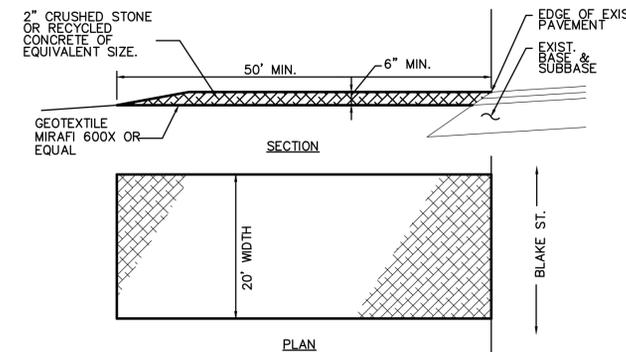
1. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS

BY SEPTEMBER 15TH THE APPLICANT SHALL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE APPLICANT FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE APPLICANT SHALL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

STABILIZE THE SOIL WITH TEMPORARY VEGETATION--BY OCTOBER 1ST THE APPLICANT SHALL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF THREE POUNDS PER 1000 SQUARE FEET. LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT SHALL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15TH, THEN THE APPLICANT SHALL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED ABOVE.

STABILIZE THE SOIL WITH SOD--THE APPLICANT SHALL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.

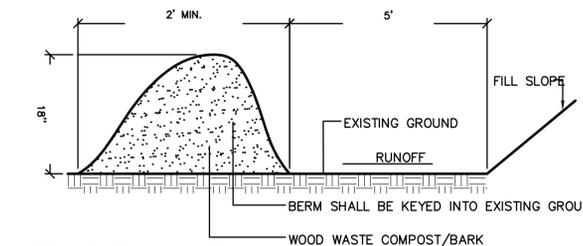
STABILIZE THE SOIL WITH MULCH--BY NOVEMBER 15TH THE APPLICANT SHALL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT SHALL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.



- NOTES:
1. MAINTAIN ENTRANCE IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. IF WASHING IS REQUIRED PREVENT SEDIMENT FROM ENTERING WATERWAYS, DITCHES OR STORM DRAINS.
 2. REMOVE STABILIZED CONSTRUCTION ENTRANCE TO FINISH ROAD CONSTRUCTION & PAVEMENT.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



EROSION CONTROL MULCH BERM. EROSION CONTROL MULCH CAN BE MANUFACTURED ON OR OFF THE PROJECT SITE. IT SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS, WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

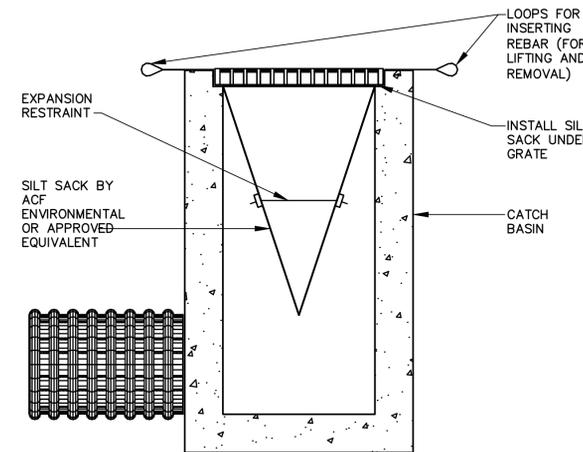
COMPOSITION

EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:

- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80 AND 100%, DRY WEIGHT BASIS.
- PARTICLE SIZE BY WEIGHT SHALL BE 100 % PASSING A 6" SCREEN AND A MINIMUM OF 70% MAXIMUM OF 85%, PASSING A 0.75" SCREEN.
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 MMHOS/CM.
- THE PH SHOULD FALL BETWEEN 5.0 AND 8.0.
- EROSION CONTROL MULCH BERM TO BE REMOVED AFTER SITE IS STABILIZED.

EROSION CONTROL MULCH BERM

NOT TO SCALE



- NOTES:
1. INSTALL SILTSACK PER MANUFACTURER'S RECOMMENDATIONS.
 2. SILTSACKS SHALL BE CHECKED FOR SEDIMENT LEVEL AND OVERALL CONDITION IMMEDIATELY AFTER EVERY RAIN EVENT AND AT LEAST EVERY DAY DURING PROLONGED RAINFALL.
 3. SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE SILTSACK. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT WILL NOT ERODE.
 4. SEDIMENT SHALL ONLY BE REMOVED BY REMOVING THE SILTSACKS FROM THE CATCH BASINS ACCORDING TO MANUFACTURER RECOMMENDATIONS.
 6. CARE SHALL BE TAKEN TO AVOID SPILLING SEDIMENT WHILE REMOVING THE SILTSACK.
 7. ANY DAMAGED SILTSACK SHALL BE REPLACED WITH A NEW SILTSACK.

INLET PROTECTION - SILT SACK

NOT TO SCALE

Site:

BLAKE & PINE ST

82 PINE ST & 111 BLAKE ST
LEWISTON, MAINE

Applicant:

BLAKE & PINE LP
307 CUMBERLAND AVE
PORTLAND, MAINE 04101

Civil Engineer:



JOHN I. MAHONEY, PE #12340
400 COMMERCIAL STREET, SUITE 404
PORTLAND, ME 04101
207-772-2891

SURVEYOR:

JOHN C. SCHWANDA
OWEN HASKELL, INC.
390 U.S. ROUTE ONE, UNIT 10
FALMOUTH, ME 04105

ARCHITECT:

GABRIELLE RUSSELL
PLATZ ASSOCIATES
TWO GREAT FALLS PLAZA
AUBURN, ME 04210

LANDSCAPE ARCHITECT:

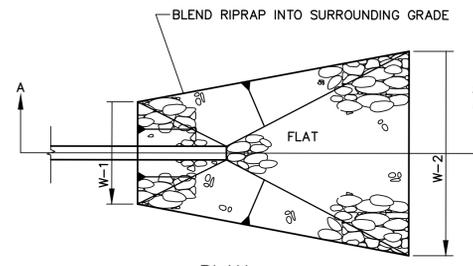
MITCHELL RASOR
MRLD, LLC
87 MAIN STREET
YARMOUTH, ME 04096



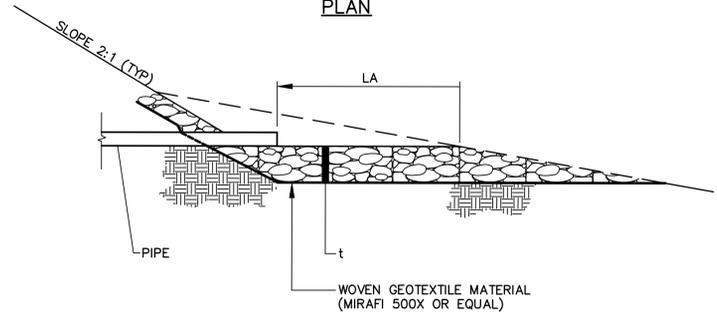
400 Commercial Street, Suite 404
Portland, ME 04101
Tel. (207) 772-2891
Fax (207) 772-3248
www.ransomenv.com

EROSION CONTROL NOTES & CONSTRUCTION DETAILS

B	SITE PLAN RESUBMISSION	10/16/19
A	SITE PLAN SUBMISSION	9/27/19
No.	Revision/Issue	Date
Design by:	ARF	Checked by: JIM
Drawn by:	ARF	Approved by: JIM
Project:	151.06123	Date: AUGUST 2019
Sheet No:	C-106	
	Sheet 8 of 12	



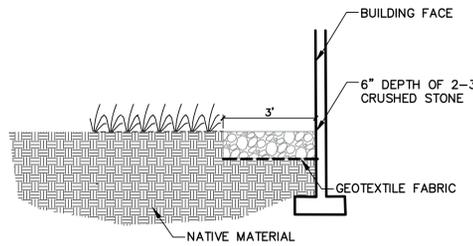
PLAN



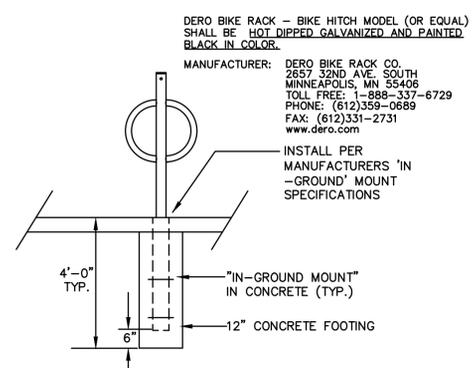
SECTION A-A

APRON SCHEDULE					
CULVERT	RIPRAP		RIPRAP		
	d50 SIZE (FT)	THICKNESS t (INCH)	LENGTH LA (FT) (MIN)	WIDTH W1 (FT)	WIDTH W2 (FT)
12" OR LESS	0.5'	15"	10'	3.0'	12'

RIPRAP APRON DETAIL
NOT TO SCALE

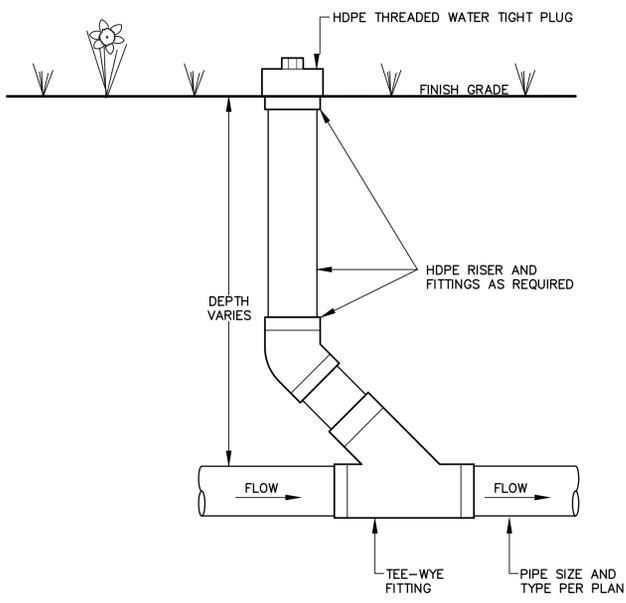


CRUSHED STONE SHOULDER DETAIL
NOT TO SCALE

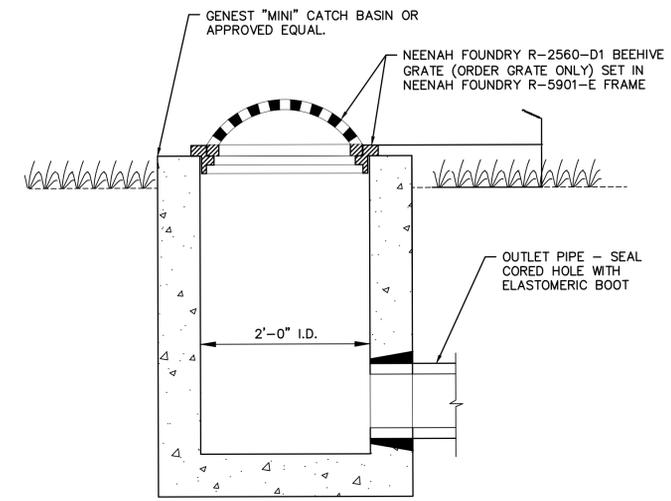


BIKE RACK DETAIL
NOT TO SCALE

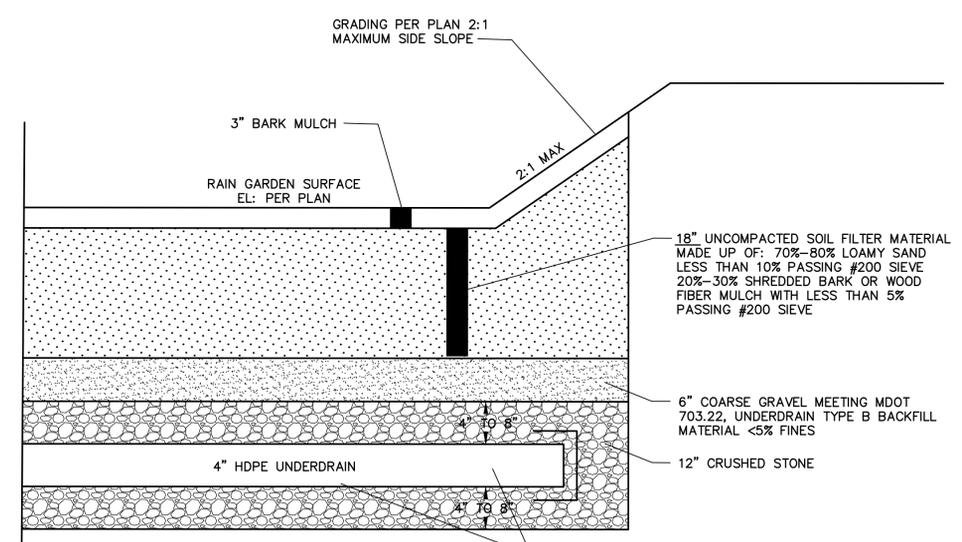
DERO BIKE RACK - BIKE HITCH MODEL (OR EQUAL) SHALL BE HOT DIPPED GALVANIZED AND PAINTED BLACK IN COLOR.
MANUFACTURER: DERO BIKE RACK CO. 2657 32ND AVE. SOUTH MINNEAPOLIS, MN 55406 TOLL FREE: 1-888-337-6729 PHONE: (612)359-0689 FAX: (612)331-2731 www.dero.com
INSTALL PER MANUFACTURERS 'IN-GROUND' MOUNT SPECIFICATIONS



DRAIN CLEANOUT DETAIL
NOT TO SCALE

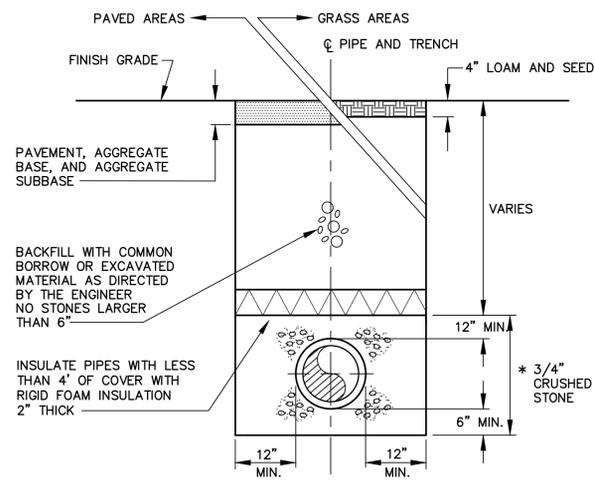


FIELD INLET
NOT TO SCALE

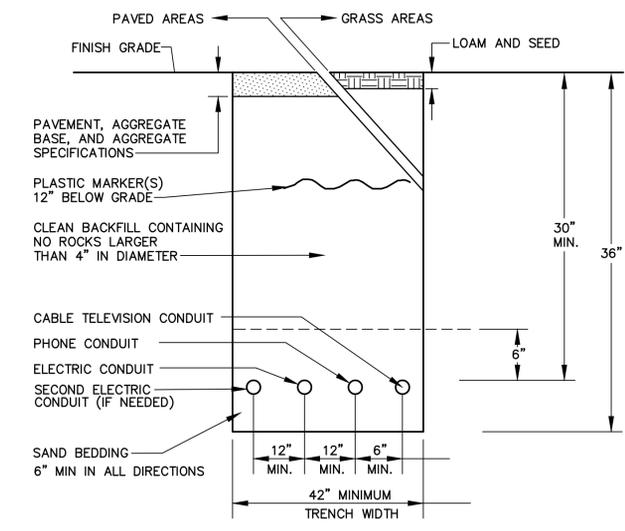


BIO RETENTION AREA DETAIL
NOT TO SCALE

THE SUBGRADE SHALL BE LEVEL AND 3.0' BELOW THE SURFACE ELEVATION; HOWEVER THE 6" UNDERDRAIN SHALL BE SLOPED AT 0.5% THIS WILL RESULT IN A VARIATION OF THE THICKNESS OF COARSE GRAVEL ABOVE AND BELOW THE UNDERDRAIN PIPE



TYPICAL TRENCH REPAIR DETAIL
NOT TO SCALE



UTILITY TRENCH DETAIL
NOT TO SCALE

* SEE ELECTRICAL DRAWINGS FOR CONDUIT SIZES AND DETAILS ON CONDUIT BANK CONFIGURATION

UNDERGROUND ELECTRIC/COMMUNICATIONS

Site:
BLAKE & PINE ST
82 PINE ST & 111 BLAKE ST
LEWISTON, MAINE

Applicant:
BLAKE & PINE LP
307 CUMBERLAND AVE
PORTLAND, MAINE 04101

Civil Engineer:

JOHN I. MAHONEY, PE #12340
400 COMMERCIAL STREET, SUITE 404
PORTLAND, ME 04101
207-772-2891

SURVEYOR:
JOHN C. SCHWANDA
OWEN HASKELL, INC.
390 U.S. ROUTE ONE, UNIT 10
FALMOUTH, ME 04105

ARCHITECT:
GABRIELLE RUSSELL
PLATZ ASSOCIATES
TWO GREAT FALLS PLAZA
AUBURN, ME 04210

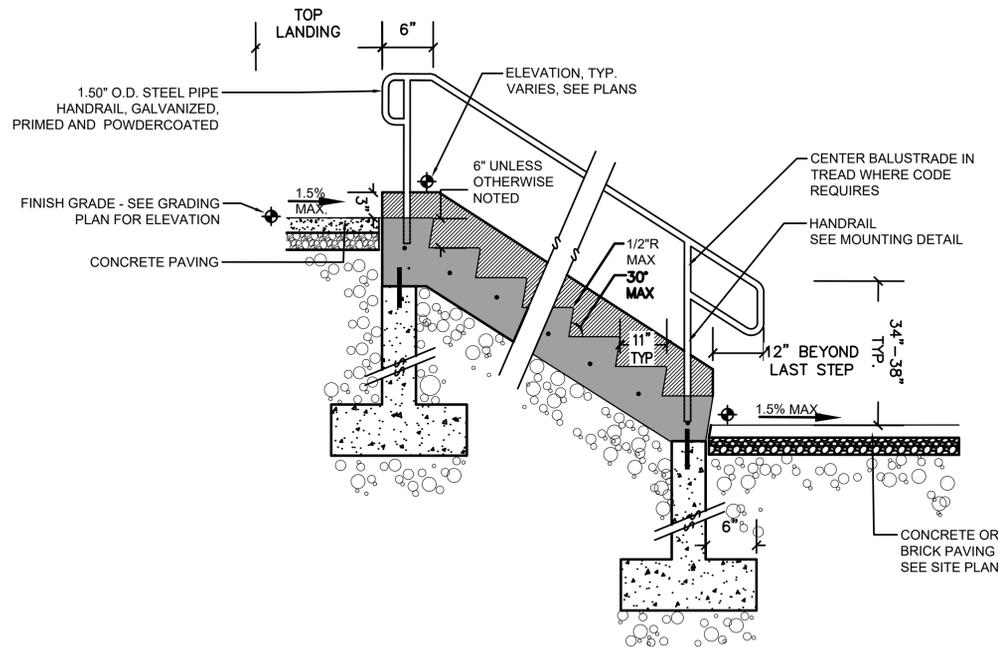
LANDSCAPE ARCHITECT:
MITCHELL RASOR
MRLD, LLC
87 MAIN STREET
YARMOUTH, ME 04096

400 Commercial Street, Suite 404
Portland, ME 04101
Tel. (207) 772-2891
Fax (207) 772-3248
www.ransomenv.com

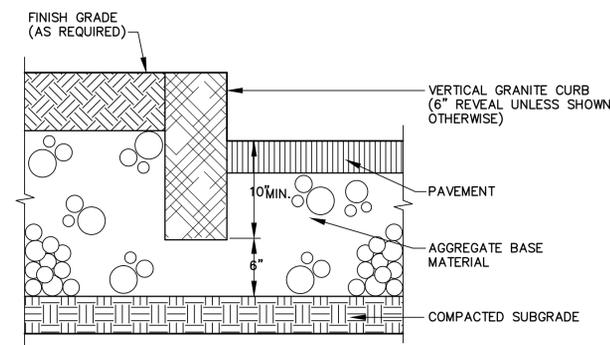
DETAILS

No.	Revision/Issue	Date
B	SITE PLAN RESUBMISSION	10/16/19
A	SITE PLAN SUBMISSION	9/27/19

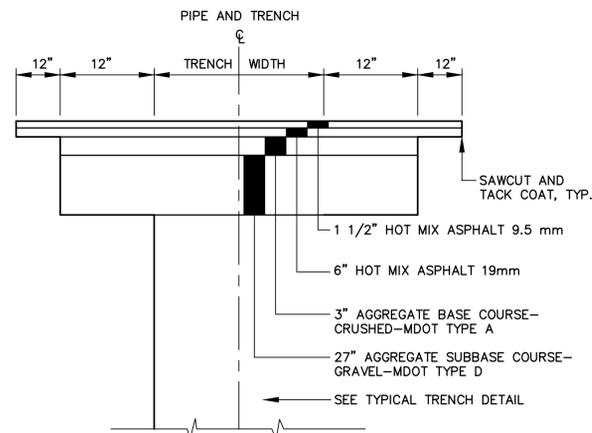
Design by: ARF
Checked by: JIM
Drawn by: ARF
Approved by: JIM
Project: 151.06123
Date: AUGUST 2019
Sheet No: **C-107**
Sheet 9 of 12



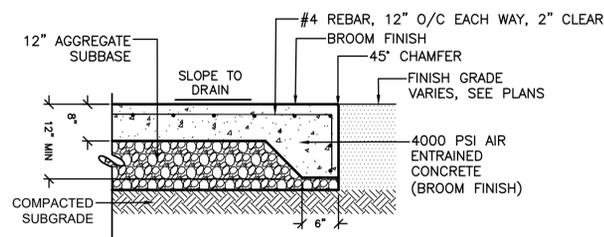
CONCRETE STEP AND HAND RAIL DETAIL
NOT TO SCALE



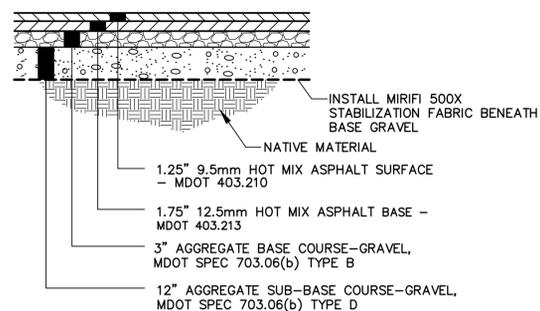
VERTICAL GRANITE CURBING
NOT TO SCALE



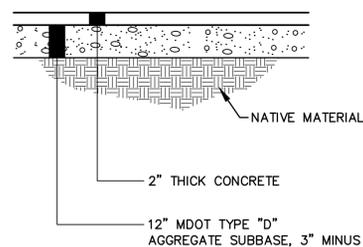
TYPICAL TRENCH PAVING DETAIL
NOT TO SCALE



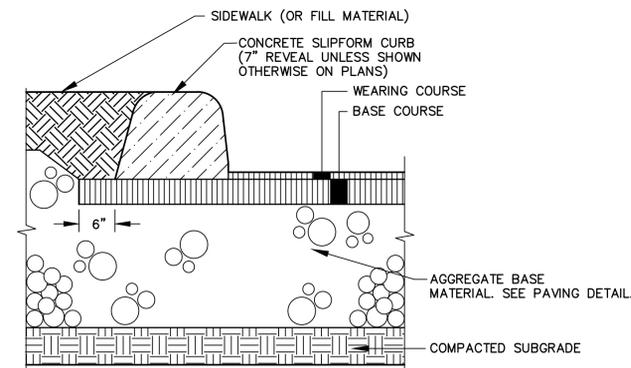
REINFORCED CONCRETE PAD
NOT TO SCALE



TYPICAL PARKING AREA DETAIL
NOT TO SCALE



PAVED PATHWAY DETAIL
NOT TO SCALE



SLIPFORM CONCRETE CURBING
NOT TO SCALE

BLAKE & PINE ST

82 PINE ST & 111 BLAKE ST
LEWISTON, MAINE

Applicant:

BLAKE & PINE LP
307 CUMBERLAND AVE
PORTLAND, MAINE 04101

Civil Engineer:



JOHN I. MAHONEY, PE #12340
400 COMMERCIAL STREET, SUITE 404
PORTLAND, ME 04101
207-772-2891

SURVEYOR:

JOHN C. SCHWANDA
OWEN HASKELL, INC.
390 U.S. ROUTE ONE, UNIT 10
FALMOUTH, ME 04105

ARCHITECT:

GABRIELLE RUSSELL
PLATZ ASSOCIATES
TWO GREAT FALLS PLAZA
AUBURN, ME 04210

LANDSCAPE ARCHITECT:

MITCHELL RASOR
MRLD, LLC
87 MAIN STREET
YARMOUTH, ME 04096



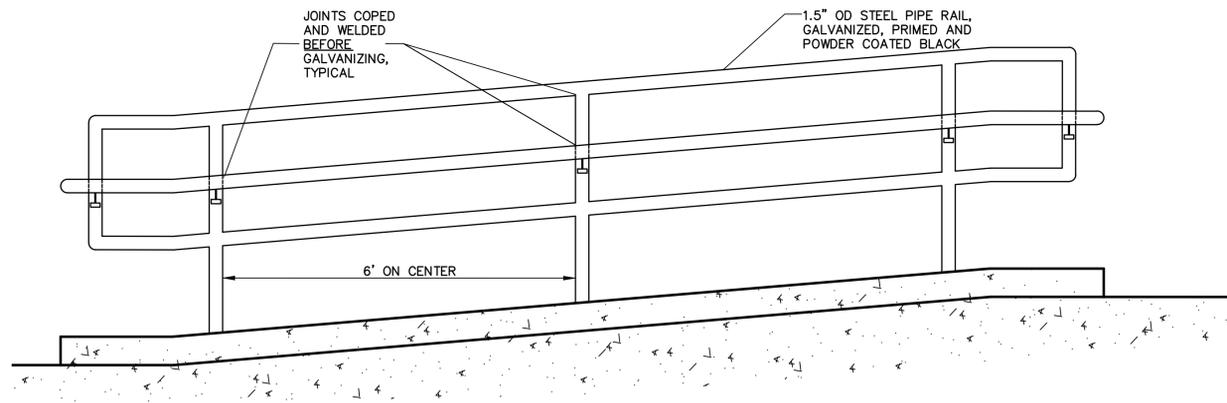
400 Commercial Street, Suite 404
Portland, ME 04101
Tel. (207) 772-2891
Fax (207) 772-3248
www.ransomenv.com

DETAILS

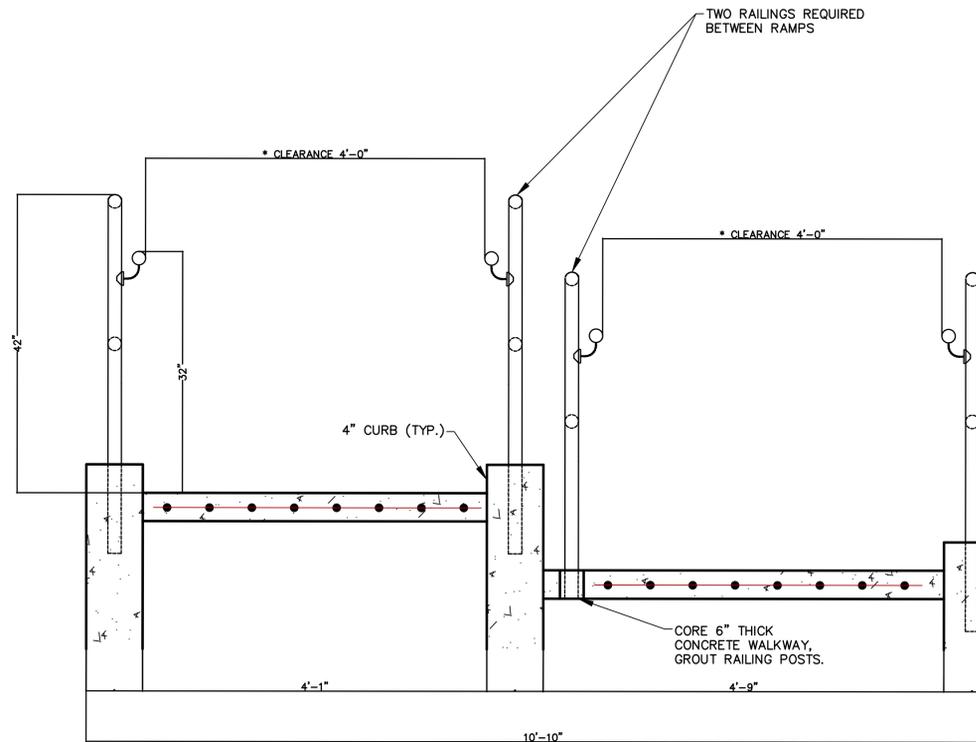
No.	Revision/Issue	Date
B	SITE PLAN RESUBMISSION	10/16/19
A	SITE PLAN SUBMISSION	9/27/19

Design by:	ARF	Checked by:	JIM
Drawn by:	ARF	Approved by:	JIM
Project:	151.06123	Date:	AUGUST 2019

C-108

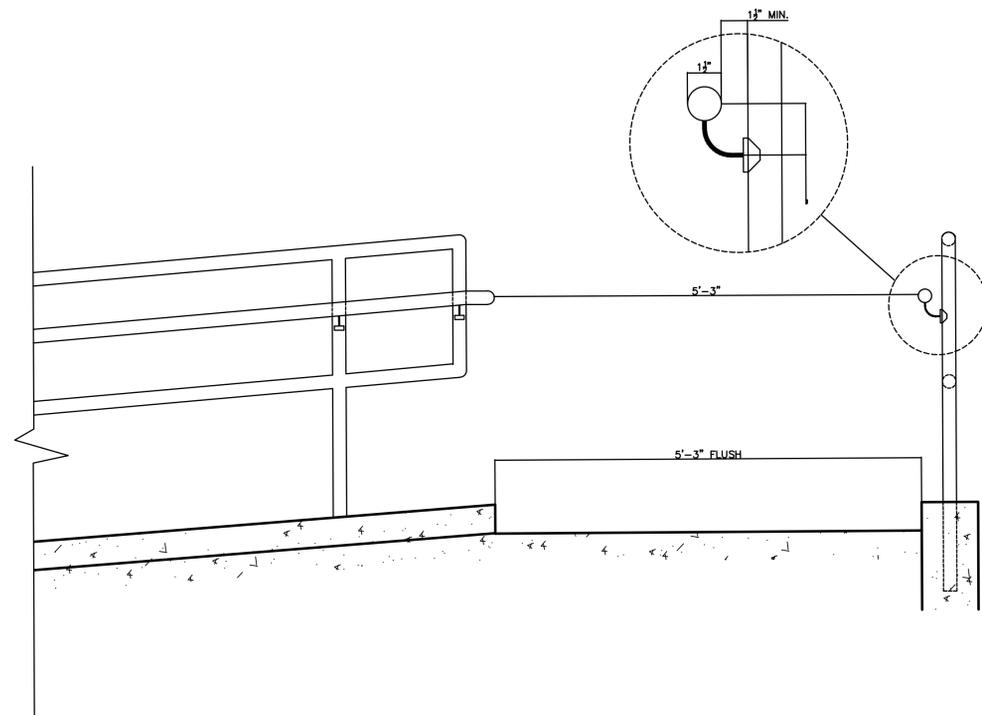


TYPICAL RAILING DETAIL
NOT TO SCALE

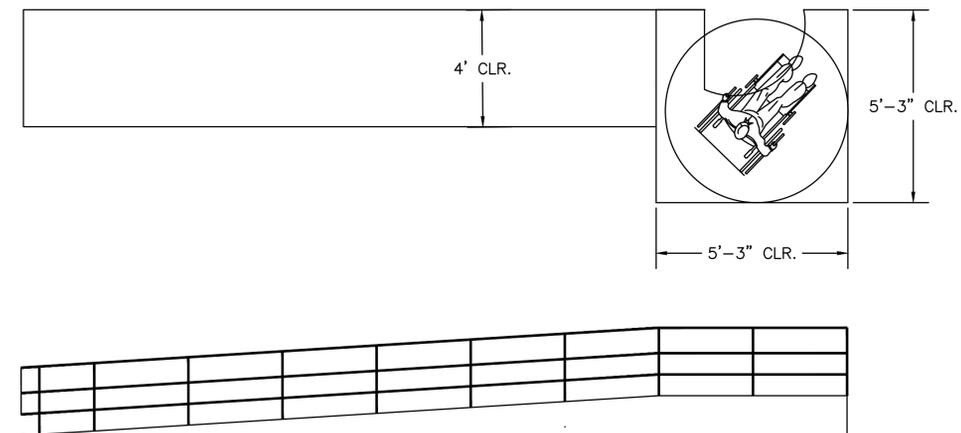


* CLEARANCE MEASURED BETWEEN HANDRAIL OR "CURB", WHICHEVER PROJECTS FURTHER INTO THE TRAVELWAY.
48" MIN. FOR RAMPS
60" MIN. FOR LANDING AREAS

SECTION C'-C'
NOT TO SCALE-NOT FOR CONSTRUCTION



SECTION D'-D' (LANDING AREA)
NOT TO SCALE-NOT FOR CONSTRUCTION



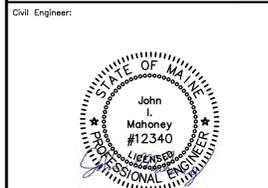
* 4' CLEAR ALONG RAMPS
* 5' CLEAR AT LANDING AREAS

ADA SCHEMATIC (REFERENCE ONLY)
NOT TO SCALE

BLAKE & PINE ST

82 PINE ST & 111 BLAKE ST
LEWISTON, MAINE

Applicant:
BLAKE & PINE LP
307 CUMBERLAND AVE
PORTLAND, MAINE 04101



JOHN I. MAHONEY, PE #12340
400 COMMERCIAL STREET, SUITE 404
PORTLAND, ME 04101
207-772-2891

SURVEYOR:
JOHN C. SCHWANDA
OWEN HASKELL, INC.
390 U.S. ROUTE ONE, UNIT 10
FALMOUTH, ME 04105

ARCHITECT:
GABRIELLE RUSSELL
PLATZ ASSOCIATES
TWO GREAT FALLS PLAZA
AUBURN, ME 04210

LANDSCAPE ARCHITECT:
MITCHELL RASOR
MRLD, LLC
87 MAIN STREET
YARMOUTH, ME 04096



400 Commercial Street, Suite 404
Portland, ME 04101
Tel. (207) 772-2891
Fax (207) 772-3248
www.ransomenv.com

DETAILS

B	SITE PLAN RESUBMISSION	10/16/19
A	SITE PLAN SUBMISSION	9/27/19

No.	Revision/Issue	Date
-----	----------------	------

Design by:	ARF	Checked by:	JIM
Drawn by:	ARF	Approved by:	JIM

Project:	151.06123	Date:	AUGUST 2019
----------	-----------	-------	-------------

Sheet No: **C-109**
Sheet 11 of 12



BUTTERFLY / SITTING GARDEN

- 6 RIVER BIRCH (MULTI-STEM)
- 6 SHADBUSH (MULTI-STEM)
- 6 ARROWOOD VIBURNUM
- W/ 500 HAYSCEATED FERN
- 250 BEEBALM
- 250 CONEFLOWER
- 250 IRONWEED
- 250 BLACK EYED SUSAN

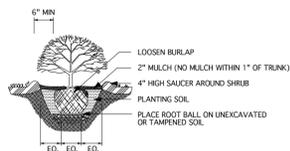
FIELD LOCATE PLANTS WITH LANDSCAPE ARCHITECT

REUSE BOULDERS FROM SITE TO CREATE FOUR ADA SITTING AREAS

W/ ADA STONE DUST BASE
4 ADA BENCHES (MIN. 5'-0" CLEARANCE)

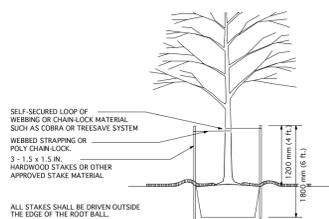
FIELD LOCATE STONE DUST, BENCHES, AND BOULDERS WITH LANDSCAPE ARCHITECT

1ST FLOOR
FFE: 198.65
2ND FLOOR
FFE: 211.69



TYPICAL SHRUB PLANTING DETAIL

N.T.S.



TYPICAL TREE PLANTING DETAIL

N.T.S.

- 98 MILKWEED
- 1 COLUMNAR RED MAPLE W/ 115 JOE PIE WEED AND 95 NEW ENGLAND ASTER (FRONT THREE ROWS)
- BIKE RACK

- 3 HIGH BUSH CRANBERRY W/ 117 FIELD SEDGE
- 4-5' TALL DECORATIVE SCREEN WALL ALONG SOUTH AND EAST SIDES OF RAMP WITH INTEGRATED SEAT AT SOUTH BASE

PLANTING SPECIFICATION

- A. Call Dig Safe prior to any excavation work. The location and maintenance of landscaping and site amenities cannot conflict with site utilities. Coordinate with all other project drawings.
- B. In any case where drawings or specifications vary from the City of Lewiston Site Plan Review and Design Guidelines or the Contract Zone for the site dated February, 2019, City regulations or Contract Zone take precedent. Report any discrepancies to Owner and Landscape Architect
- C. The location of all trees, shrubs, and grasses shall be staked and approved by the Landscape Architect prior to planting.
- D. Flag the northern side of trees in the nursery and install trees oriented to the north. Landscape Architect to select plant material with contractor.
- E. All plant material shall be healthy and full-branching, true to form and specified size, free of disease, pests and physical damage.
- F. Employ only experienced personnel familiar with required work.
- G. If deciduous trees are planted in - leaf, they shall be sprayed with an anti-desiccant prior to digging operation.
- H. Landscape installation timeframe:

Balled and Burlapped:
Spring 4/1 to 7/15, and Fall 8/15 to 10/15

- I. Specified plant material may be substituted by the use of alternate, similar plant material, with approval from the Landscape Architect.
- J. All plant material and lawn shall be guaranteed for a period of two years from date of occupancy. All dead and non-vigorous material shall be replaced, without cost to the Owner, with a similar species, and these replacement plants shall be guaranteed for one year from the date of acceptance by the Owner.
- K. Planting soil shall be 2/3 topsoil, free of debris and stones over 1" in diameter, and 1/3 peat moss. The pH shall be between 5.5 - 7.0. Ground limestone shall be added to the planting soil to achieve specified pH.
- L. Add compost in planting beds at a 1 part compost to 4 part existing soil ratio filled to a 12" depth per industry standards.
- M. Fertilizer shall be applied when planting pits are 2/3 full of planting soil with a 5-10-10 fertilizer. After planting, slow release fertilizer, minimum 5 year, shall be applied using a 4 oz. packet system at rates recommended by the manufacturer.
- N. Mulch shall be 100% fine shredded pine bark, 2" deep. Planting beds adjacent to buildings shall use 3/4" aggregate or less. Landscape and Owner to approve color.
- O. Tree wrap shall be Osnaburg Cloth, 4 7/8" wide, unbleached, or approved equal. Cloth should only be used for material transport and installation and removed immediately following installation.
- P. Loam and seed disturbed lawn areas per civil engineering plans.
- Q. Trees normally do not need to be staked and staking can be harmful to the tree and a hazard in pedestrian locations. Staking should only be done with the approval of the Landscape Architect and the Portland City Arborist if it is expected that the tree will not be able to support itself. The following are reasons why trees do not remain straight:

- Root balls placed on soft soil: Tamp soils under root ball prior to planting
- Root balls with very sandy soil or very wet clay soil: Staking advisable
- Trees located in a place of extremely windy conditions: Staking advisable
- Trees located in a place where vandalism may impact tree: Staking advisable
- R. If tree stakes are required they shall be placed parallel to the curb. Trees will be secured with web strapping or polyester chain-lock. No wire or hose will be used. Assume that the bearing surface of the webbed strapping or poly chain lock against the trunk is a minimum of 12 MM (0.5 inches). Remove all staking as soon as the tree has grown sufficient roots to overcome the problem that required the tree to be staked. Stakes shall be in place no longer than one year or at least until the end of the growing season after planting.
- S. Install black, molded, modular panels manufactured with 50 percent recycled polyethylene plastic with ultraviolet inhibitors, 85 mils (2.2 mm) thick, with vertical root deflecting ribs protruding 1/2 inch (12 mm) to 3/4 inch (19 mm) out from panel, and each panel 24 inches (610 mm) wide by 18 inches in depth. Integrated zipper joining system for panel-to-panel connection.
- T. Planting Pits and Trenches: Excavate circular planting pits with tapered sides. Excavations with vertical sides are not acceptable. Trim perimeter of bottom leaving center area of bottom raised slightly to support root ball and assist in drainage away from center. Do not further disturb base. Ensure that root ball will sit on undisturbed base soil to prevent settling. Scarify sides of planting pit sheared or smoothed during excavation. Excavate two times as wide as ball diameter. Excavate at least 12 inches (300 mm) wider than root spread and deep enough to accommodate vertical roots for bare-root stock. Do not excavate deeper than depth of the root ball, measured from the root flare to the bottom of the root ball. Subsoil and topsoil removed from excavations may not be used as planting media
- U. Maintenance shall begin immediately after each plant is planted and shall continue until Maintenance required:

1. Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring water saucers, resetting to proper grade or vertical position, and performing other operations as required to establish healthy, viable plantings.
2. Planting areas shall be kept free of weeds, grass, and other undesired vegetative growth.
3. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of settling. Do not place mulch within 3 inches (75 mm) of trunks or stems. A continuous, linear mulched area shall be maintained between closely spaced plants to avoid grassed strips less than 2 feet (600 mm) wide or scallops of grass that are difficult to maintain.
4. Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use practices to minimize the use of chemicals and pesticides and reduce hazards.
5. Apply pesticides and other chemical products and biological control agents in accordance with authorities having jurisdiction and manufacturer's written recommendations. Coordinate applications with Owner's operations and others in proximity to the Work. Notify Owner before each application is performed.
6. Protect plants from damage due to landscape operations and operations of other contractors and trades. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged plantings without additional cost to the Owner.
7. Prune, thin, and shape woody materials according to standard professional horticultural and arboricultural practices and in accordance with ANSI A300 (Part 3) Pruning Standards. Unless otherwise indicated by Landscape Architect, do not cut tree leaders; remove only injured, dying, or dead branches from trees and shrubs. Prune to retain natural character.
8. Pruning shall be done with clean, sharp tools. Cuts shall be made at branch collars, leaving no stubs. No tree paint shall be used.

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
1	<i>Acer rubrum</i> "Columnare"	Red Maple "Columnar"	4" Calp	BB
6	<i>Amelanchier canadensis</i>	Shadbush	6' HT	BB/Multi-Stem
98	<i>Asclepias syriaca</i>	Common Milkweed	1GL	CONTAINER/2' O.C.
95	<i>Aster novae angliae</i>	New England Aster	1GL	CONTAINER/1' O.C.
6	<i>Betula nigra</i>	River Birch	8' HT	BB/Multi-Stem
117	<i>Carex praeaeagriliis</i>	Field Sedge	1GL	CONTAINER/1' O.C.
4	<i>Crataegus crus-galli</i> "inermis"	Thornless Cocksaur Hawthorn	8' HT	BB
612	<i>Dennstaedtia punctilubula</i>	Hayscented Fern	1GL	CONTAINER/1' O.C.
250	<i>Echinacea purpurea</i>	Conef bwer	1QRT	CONTAINER/1' O.C.
115	<i>Eutrochium purpureum</i>	Joe Pie Weed	1QRT	CONTAINER/1' O.C.
250	Monarda	Beebalm	1QRT	CONTAINER/1' O.C.
250	<i>Rudbeckia fulgida</i>	Black Eyed Susan	1QRT	CONTAINER/1' O.C.
250	<i>Vernonia altissima</i>	Ironweed	1QRT	CONTAINER/1' O.C.
6	<i>Viburnum dentatum</i>	Arrowood Viburnum	4' HT	Container
3	<i>Viburnum trilobum</i>	High Bush Cranberry	4' HT	Container

BLAKE & PINE ST

82 PINE ST & 111 BLAKE ST
LEWISTON, MAINE

Prepared for:

AVESTA HOUSING
307 CUMBERLAND AVE
PORTLAND, MAINE 04101

CIVIL ENGINEER:

RANSOM CONSULTING, INC.
400 COMMERCIAL STREET, SUITE 404
PORTLAND, ME 04101
207-772-2891

ARCHITECT:

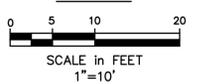
GABRIELLE RUSSELL
PLATZ ASSOCIATES
TWO GREAT FALLS PLAZA AUBURN,
ME 04210

LANDSCAPE ARCHITECT:

MRLD, LLC
87 MAIN STREET
YARMOUTH, ME 04096
207 831 9096
INFO@MRLD.NET

FOR PERMITTING

SCALE



LANDSCAPE PLAN

B	Corrected planting count and ADA sitting area detail	10/16/19
A	SITE PLAN SUBMISSION	9/27/19

No.	Revision/Issue	Date
Design by:	MHR	Checked by: MHR
Drawn by:	MHR	Approved by: MHR
Project:	2019.20	Date: SEPTEMBER 2019

Sheet No: **L-101**
Sheet of

SEAL

- DRAWING STATUS
- OFFICE REVIEW
 - CLIENT REVIEW
 - PERMIT REVIEW
 - BID SET
 - CONTRACT DRAWING
 - CONSTRUCTION

No drawing shall be recognized as a construction document unless it bears a blue inked registration seal.

SHEET TITLE
FIRST LEVEL PLAN

JOB NO.
 201809

DRAWN BY
 WMc

CHECKED BY
 TRN

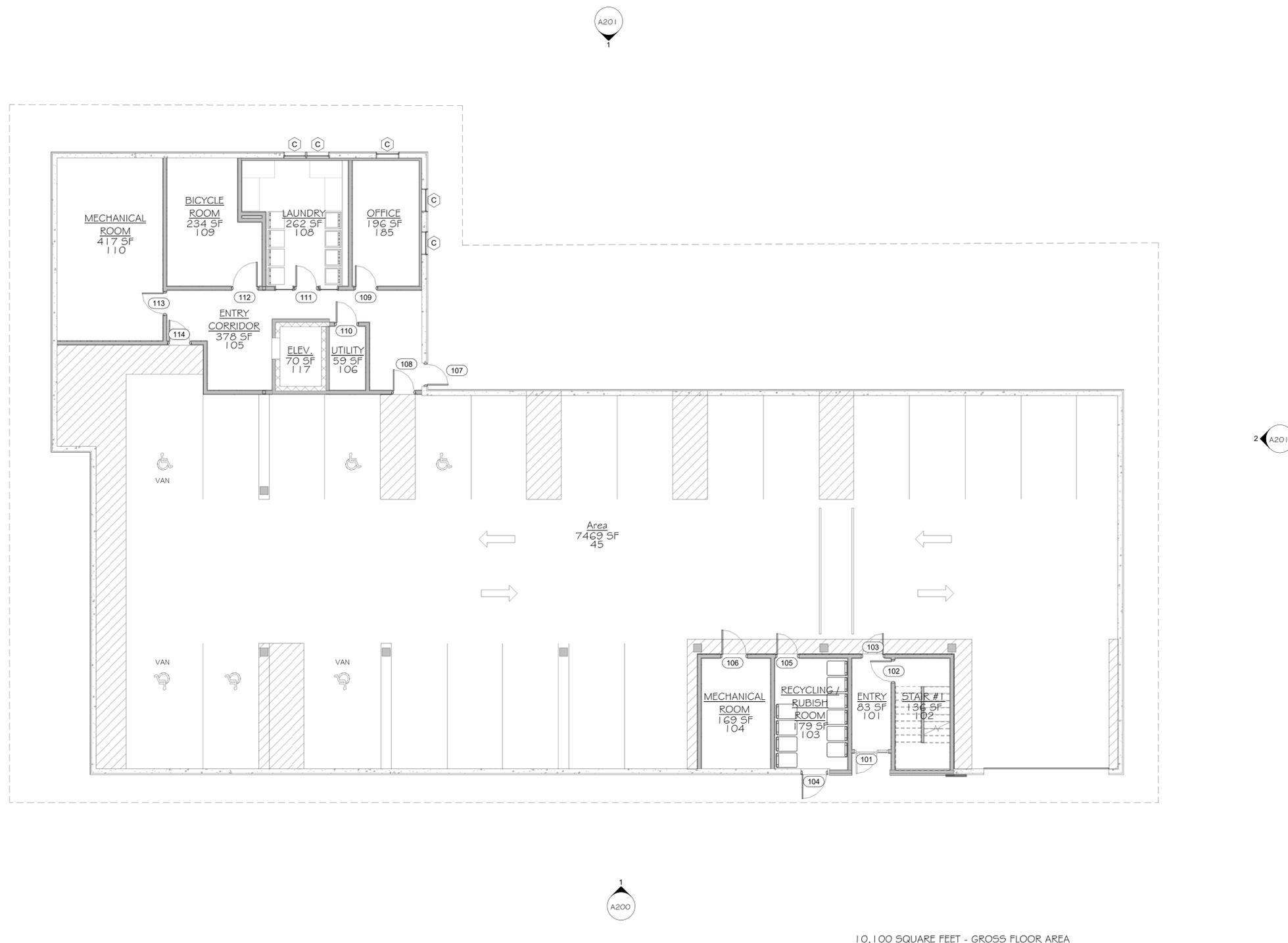
SCALE
 1/8" = 1'-0"

ORIGINAL DATE
 10/21/2019

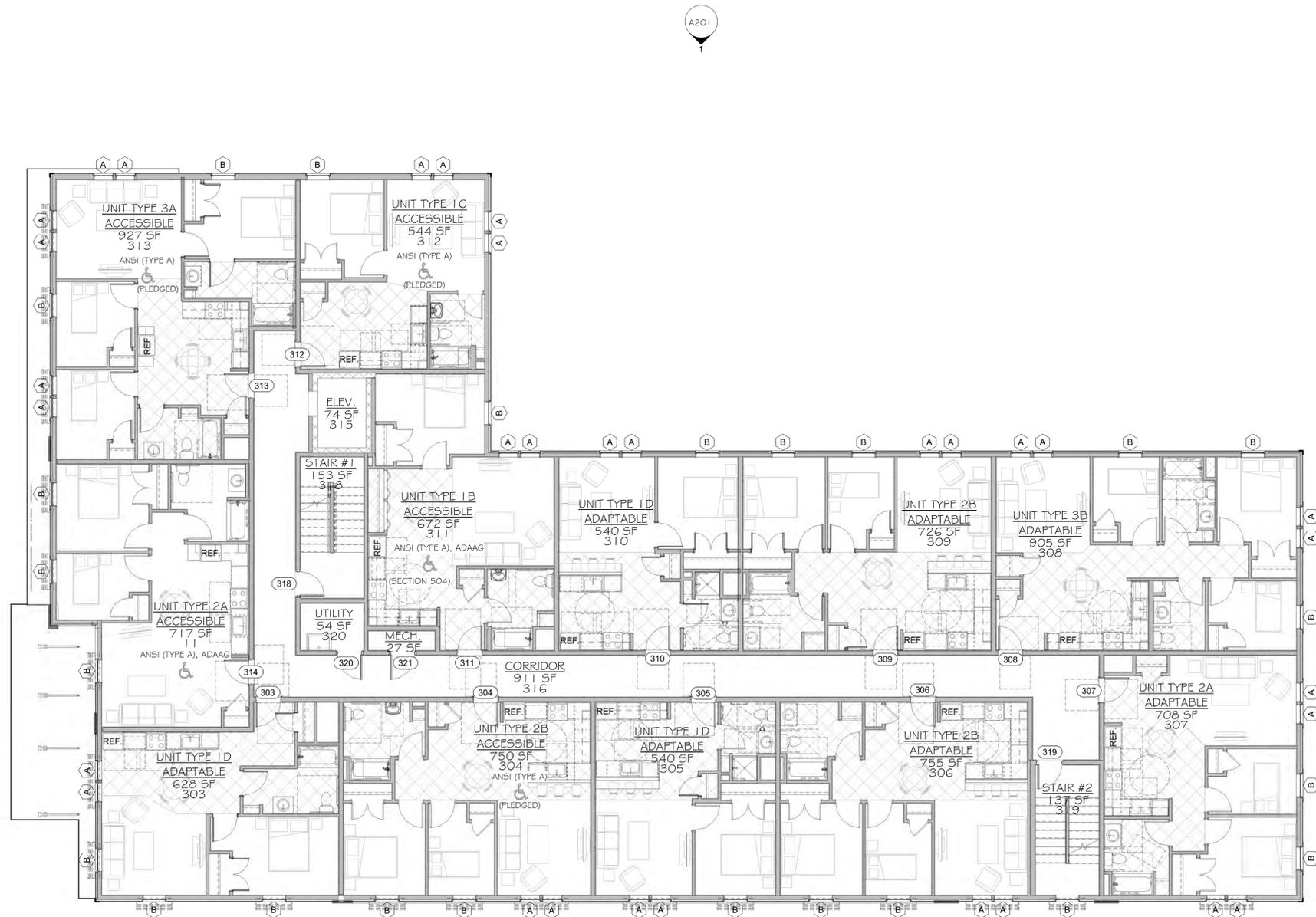
REVISION DATE

SHEET

A100



10,100 SQUARE FEET - GROSS FLOOR AREA



SEAL

DRAWING STATUS
 OFFICE REVIEW
 CLIENT REVIEW
 PERMIT REVIEW
 BID SET
 CONTRACT DRAWING
 CONSTRUCTION

No drawing shall be recognized as a construction document unless it bears a blue inked registration seal.

SHEET TITLE
THIRD LEVEL PLAN

JOB NO.
 201809

DRAWN BY
 WMc

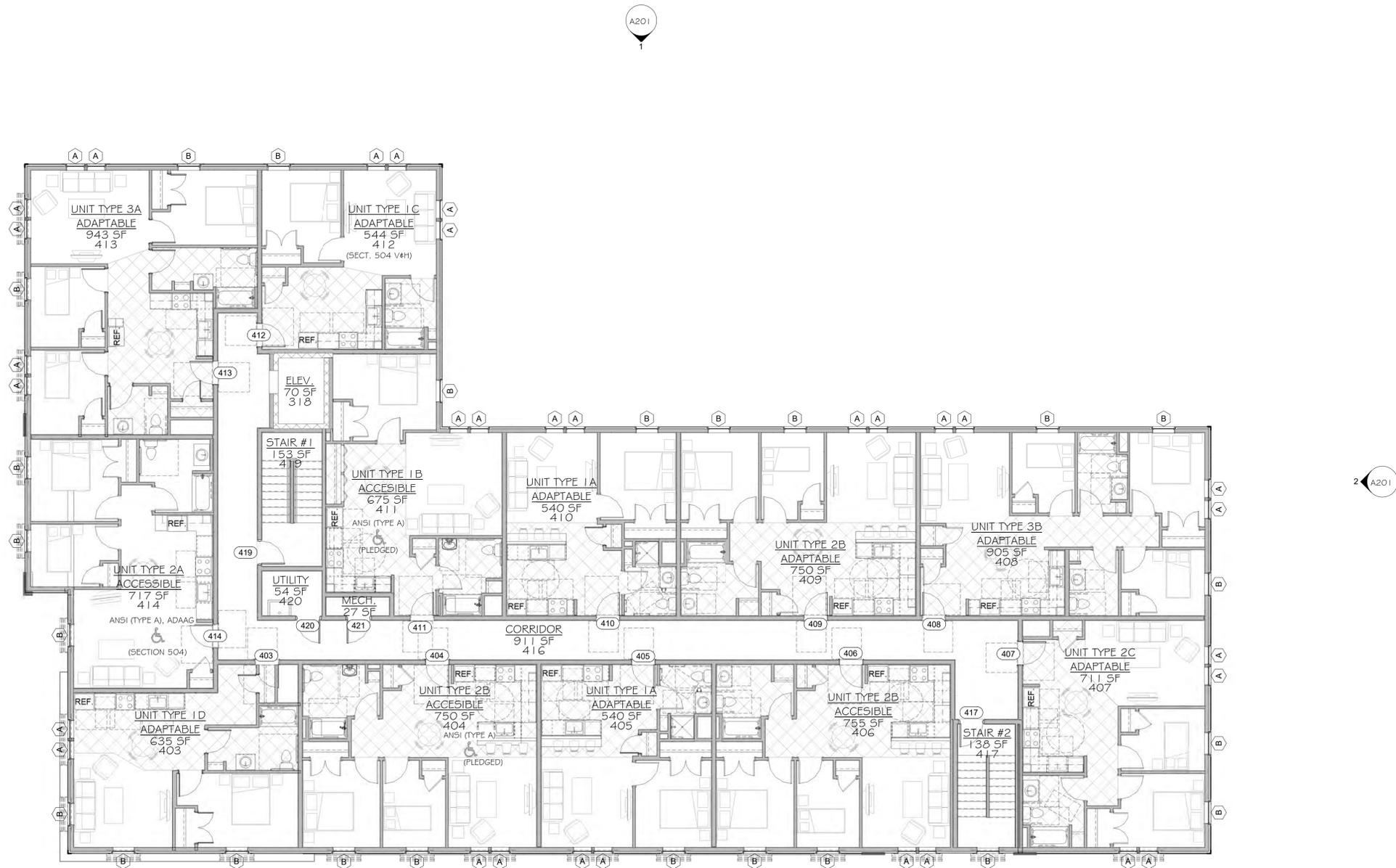
CHECKED BY
 GLR

SCALE
 1/8" = 1'-0"

ORIGINAL DATE
 10/21/2019

REVISION DATE

SHEET
A102



A200 2

A201 1

A201 2

A200 1

SEAL

DRAWING STATUS
 OFFICE REVIEW
 CLIENT REVIEW
 PERMIT REVIEW
 BID SET
 CONTRACT DRAWING
 CONSTRUCTION
 No drawing shall be recognized as a construction document unless it bears a blue inked registration seal.

SHEET TITLE
FOURTH LEVEL PLAN

JOB NO.
201809

DRAWN BY
WMC

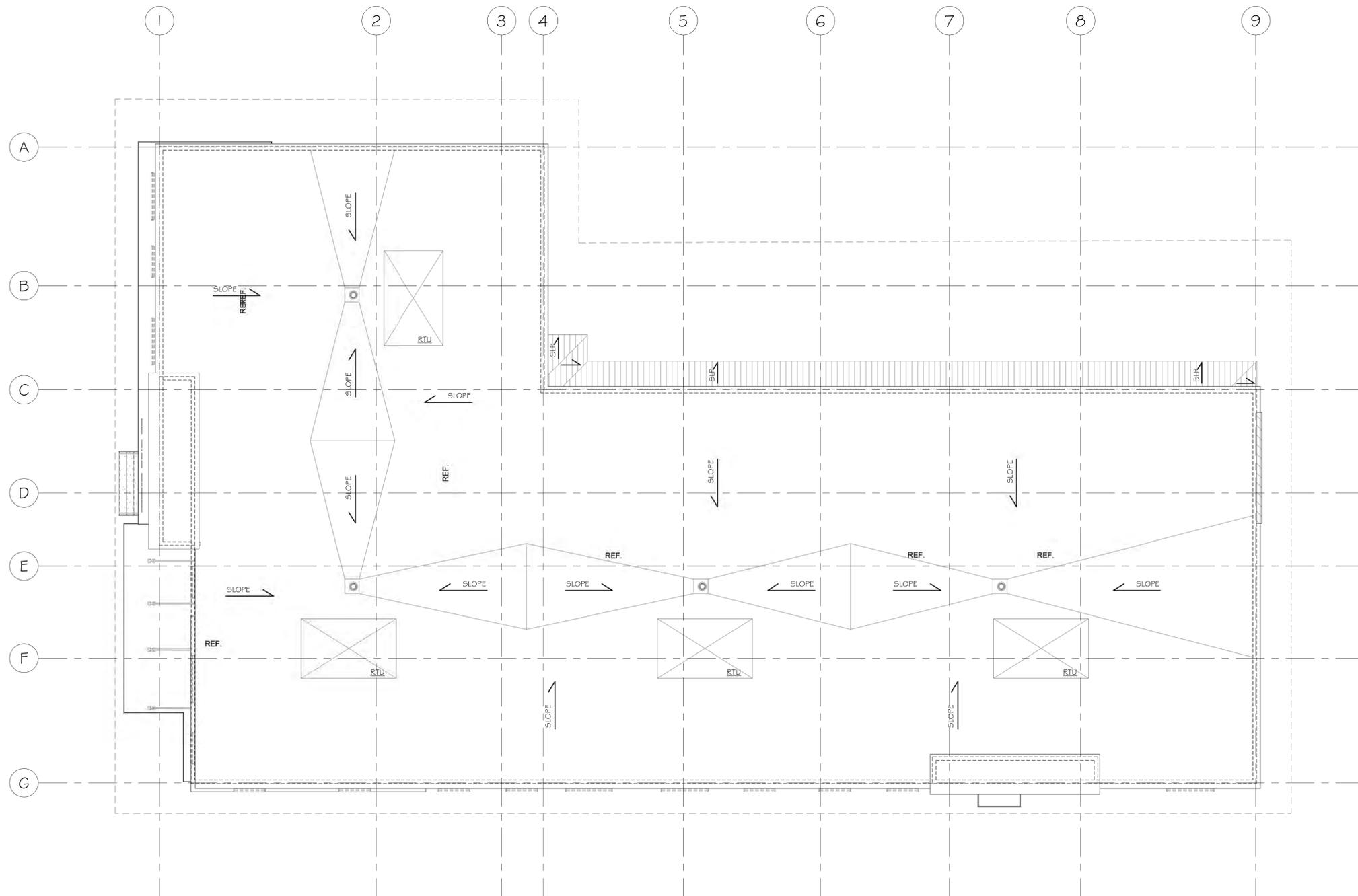
CHECKED BY
GLR

SCALE
1/8" = 1'-0"

ORIGINAL DATE
10/21/2019

REVISION DATE

SHEET
A103



SEAL

- DRAWING STATUS
- OFFICE REVIEW
 - CLIENT REVIEW
 - PERMIT REVIEW
 - BID SET
 - CONTRACT DRAWING
 - CONSTRUCTION

No drawing shall be recognized as a construction document unless it bears a blue inked registration seal.

SHEET TITLE
ROOF PLAN

JOB NO.
 201809

DRAWN BY
 WMc

CHECKED BY
 GLR

SCALE
 1/8" = 1'-0"

ORIGINAL DATE
 10/21/2019

REVISION DATE

SHEET

A104



2 SOUTH
A200 SCALE: 3/16" = 1'-0"



1 EAST
A200 SCALE: 3/16" = 1'-0"

DRAWING STATUS
<input type="checkbox"/> OFFICE REVIEW
<input type="checkbox"/> CLIENT REVIEW
<input checked="" type="checkbox"/> PERMIT REVIEW
<input type="checkbox"/> BID SET
<input type="checkbox"/> CONTRACT DRAWING
<input type="checkbox"/> CONSTRUCTION
<small>No drawing shall be recognized as a construction document unless it bears a blue inked registration seal.</small>

SHEET TITLE
ELEVATIONS

JOB NO.
201809

DRAWN BY
WMc

CHECKED BY
GLR

SCALE
3/16" = 1'-0"

ORIGINAL DATE
10/21/2019

REVISION DATE

SHEET

A200



2 NORTH
A201 SCALE: 3/16" = 1'-0"



1 WEST
A201 SCALE: 3/16" = 1'-0"

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

Proposed Design of:
BLAKE & PINE
82 Pine Street
Lewiston, Maine

SEAL

DRAWING STATUS
 OFFICE REVIEW
 CLIENT REVIEW
 PERMIT REVIEW
 BID SET
 CONTRACT DRAWING
 CONSTRUCTION

No drawing shall be recognized as a construction document unless it bears a blue inked registration seal.

SHEET TITLE
ELEVATIONS

JOB NO. 201809

DRAWN BY WMc CHECKED BY GLR

SCALE 3/16" = 1'-0"

ORIGINAL DATE 10/21/2019

REVISION DATE

SHEET
A201



CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Lewiston Planning Board

FROM: Douglas Greene, AICP, RLA; Deputy Director/City Planner

DATE: October 24, 2019

RE: Planning Board Initiation of Text Amendments for *Design Lewiston*
Agenda Item 5a Other Business

Since April 2019, consultants for the city (Stantec), an Advisory Committee and staff have been working on "*Design Lewiston*", which updates Lewiston's design regulations. The update proposes new city-wide design guidelines and design standards for Lewiston's Downtown Core. The project is nearly complete and the staff is now requesting the Planning Board initiate a series of text amendments that will incorporate the contents of the *Site Plan Review and Design Guidelines* into the zoning ordinance in order to be implemented

The text amendments to be presented to the Planning Board

- a. New definitions to Article II, Definitions
- b. Revisions to Article XI, District Regulations, Section 23 Space and Bulk Requirements
- c. Revisions to Article XIII, Development Review and Standards
- d. Revisions to Article XV, Significant Buildings and Districts (Historic Preservation)

In addition, the staff will be asking the Planning Board to adopt "*Design Lewiston- Site Plan Review and Design Guidelines*" as a policy document at its November 25, 2019 meeting.

Action Necessary- Make a motion on behalf of the Planning Board, pursuant to Article XVII, Section 5 to initiate zoning text amendments, as needed, to implement new design regulations as described in *Design Lewiston* and to forward a recommendation to the City Council.



CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Lewiston Planning Board

FROM: Douglas Greene, AICP; Deputy Director/City Planner

DATE: October 24, 2019

RE: Planning Board Initiation of Solar Energy Facility Text Amendment

Over the last six months, multiple solar facility companies have approached the Planning and Code Enforcement staff seeking guidance on possible large-scale solar facility projects Lewiston. New state regulations have sparked this new level of interest, and there appear to be several sites that might be appropriate for large-scale solar energy facilities. During the course of meeting with those interested companies, the staff realized that solar energy facilities are not listed in the zoning ordinance land-use chart, nor is it defined.

At this time, an applicant for a solar energy facility project would have to first seek an opinion from the Planning Board that the use (solar energy facility) is similar but not listed on the Land Use Chart. The solution to this unnecessary and time-consuming step would be a text amendment, simply adding solar energy facility into the Land Use Chart. The staff believes solar energy facility should be located in the *Public and Utility* land-use category, and be included with “*power transmission lines, substations, telephone exchanges, microwave towers or other public utility or communications use.*” Public and Utility uses are a conditional use in every zoning district.

The staff, therefore, asks the Planning Board to initiate a text amendment to add solar energy facilities to Article 11, District Regulations, Section 22 Land-Use Requirements.

Attached to this memo is a summary of recent solar energy legislation in Maine and an American Planning Association paper on “Planning for Utility-Scale Solar Energy Facilities.”

Action Necessary- Make a motion on behalf of the Planning Board pursuant to Article XVII, Section 5 to initiate a zoning text amendment to add Solar Energy Facilities to Article XI, Section 22 and to forward a recommendation to the City Council.

[Home](#) | [About](#) ▼ | [Newsroom](#) ▼

[Contact](#) | [Newsroom](#)

[Official Documents](#) ▼ | [Contact](#) ▼

Search Office

SEARCH

[Home](#) → [Governor Mills Signs Major Renewable Energy and Climate Change Bills Into Law](#)

Governor Mills Signs Major Renewable Energy and Climate Change Bills Into Law

June 26, 2019

Signed legislation establishes in law and will help achieve Governor's goals of 80 percent renewable energy by 2030 and emissions reductions of 80 percent by 2050

Standing in front of a solar array and joined by lawmakers and renewable energy supporters, Governor Janet Mills today signed into law three major pieces of bipartisan legislation that will help usher in renewable energy in Maine, create clean energy jobs, and fight climate change.



The bills establish in law the Governor's proposed Maine Climate Council, which is charged with developing action plans to reduce Maine greenhouse gas emissions by 45 percent by 2030 and 80 percent by 2050; an increase in Maine's Renewable Portfolio Standard from 40 percent today to 80 percent by 2030 and a goal of 100 percent renewable energy by 2050; the creation of new incentives for energy-efficient heating; and the institution of new solar incentive programs.

"With the signing of these bills, Maine is ushering in a new era of clean energy and climate leadership," **said Governor Janet Mills**. "The Maine Climate Council will develop comprehensive action plans to meet our ambitious emissions reductions goals and the renewable energy legislation will spur clean energy development and investments that will increase production of homegrown, renewable energy and create good paying jobs for the people of Maine. Maine is once-again leading on clean energy."

The bills signed into law today will significantly increase the amount of renewable energy in Maine, reduce emissions and support clean energy job growth:

[LD 1679 An Act To Promote Clean Energy Jobs and To Establish the Maine Climate Council](#), a Governor's bill sponsored by Senator David Woodsome, will establish the Maine Climate Council that is charged with leading Maine's efforts to reduce Maine's Greenhouse Gas emissions by 45 percent below 1990 levels by 2030 and at least 80 percent by 2050. The Council will develop the action plans to meet the state's greenhouse gas reduction goals, to promote jobs and economic benefits for Maine people in the transition to a lower carbon economy, and to support the climate resiliency of Maine's communities. Governor Mills [proposed establishing the Maine Climate Council](#) in April.

"I am honored to have sponsored LD 1679...it has been in the making for several years and finally found a Champion in Governor Mills," **said Sen. Woodsome, R-York**. "There is still much work to be done to make this effort comprehensive and economically effective. I look forward to achieving this goal."

LD 1494 An Act To Reform Maine's Renewable Portfolio Standard, sponsored by Senator Eloise Vitelli, increases Maine's Renewable Portfolio Standard (RPS) to achieve 80 percent renewable energy by 2030, up from 40 percent today and a goal of 100% by 2050. In addition, the bill requires the Public Utilities Commission to procure long-term contracts for new clean energy generation, which may be paired with advanced energy storage. LD 1494 also requires the creation of a new thermal portfolio standard to incentivize efficient heating and cooling installations, contains several cost containment mechanisms including a \$50 cap on alternative compliance payments, and requires renewable energy policy studies to be conducted in conjunction with other planning efforts. This bill gives Maine one of most ambitious RPS programs in the country.



“Climate change threatens Maine’s environment and economy. We need to do everything we can to combat its effects, to preserve our state’s critical resources — our mountains, forests and waters — for future generations,” **said Sen. Vitelli, D-Arrowsic.** “I’m grateful for all the stakeholders who came together and put in the hard work to craft this measure. The update of our renewable portfolio standards provides the needed steps to protect our natural resources while investing in our economy.”

L.D. 1711 An Act To Promote Solar Energy Projects and Distributed Generation Resources in Maine, sponsored by Senator Dana Dow, will incentivize at least 375 megawatts (MW) of new distributed generation in Maine, which is expected to be primarily solar photovoltaic (PV) development for projects under 5 MW. The bill creates two separate but complimentary incentives, one for commercial and institutional customers and another for community shared projects, with prices that are set competitively and declining in subsequent procurements. The bill also removes the net energy billing account and size cap; requires that community shared projects serve low- and moderate-income customers; encourages development of landfill and brownfield projects and may incentivize the pairing with energy storage. In addition, L.D. 1711 allows for a new net energy billing program with an alternative bill credit for non-residential customers.

“This new law allows medium sized projects like schools and municipalities to get into the solar market and many larger solar companies are excited about the jobs it will create here in Maine,” **said Sen. Dow, R-Lincoln.**

The bills signed into law today build on several steps taken by Governor Mills to spur renewable energy development and fight climate change, including signing into law bills that will:

- increase the number of electric vehicles in Maine. This law supports the \$5.1 million Governor Mills recently announced for rebates for electric vehicles and incentives for charging stations;

- establish the goal of installing 100,000 energy efficient heat-pumps in homes and businesses across the state;
- direct the Public Utilities Commission to approve the contract for Maine Aqua Ventus, the first of its kind demonstration project of floating offshore wind in the United States. The bill was signed in conjunction with an announcement of Maine's participation in a federally-led Gulf of Maine Intergovernmental Regional Task Force on renewable energy and the creation of a state-led Maine Offshore Wind Initiative.
- establish a Commission to review and evaluate the benefits of energy storage and make policy recommendations, including potential procurement targets, to advance energy storage in Maine;
- support beneficial electrification and require the Public Utilities Commission to conduct a pilot program to support transportation electrification;
- establish a Non-Wires Alternative Coordinator at the Office of the Public Advocate to increase opportunities for advanced, cost effective clean energy technologies to be considered as an alternative to traditional utility infrastructure upgrade investments;
- provide needed tax clarity for renewable energy facilities.



Renewable Portfolio Standards (RPS) require that a specific amount of the electricity sold to consumers come from renewable resources. Twenty-nine states, Washington D.C. and three territories have an RPS. Maine's RPS is implemented by the Public Utilities Commission and prior to today's bill signing, required 30 percent of electric load to be satisfied by existing renewable resources (Class II) and 10 percent by new renewable resources (Class I). LD 1494 creates a new Class IA that will require an additional 40 percent of Maine's electric load be met with new resources in ten years, bringing Maine's total RPS requirement to 80 percent by 2030.

There is currently a federal tax credit for business and residential solar PV installations, the Investment Tax Credit (ITC), that is 30 percent for projects in 2019, 26 percent for 2020, 22 percent for 2021, and 10 percent for 2022.

The bill signing ceremony was held at the largest solar array in the state, 10 MW solar installation in Pittsfield, Maine that was constructed by Pittsfield Solar, LLC a subsidiary of Cianbro Corporation.



PAS MEMO

Planning for Utility-Scale Solar Energy Facilities

By Darren Coffey, AICP

Solar photovoltaics (PV) are the fastest-growing energy source in the world due to the decreasing cost per kilowatt-hour—60 percent to date since 2010, according to the U.S. Department of Energy (U.S. DOE n.d.)—and the comparative speed in constructing a facility. Solar currently generates 0.4 percent of global electricity, but some University of Oxford researchers estimate its share could increase to 20 percent by 2027 (Hawken 2017). Utility-scale solar installations are the most cost-effective solar PV option (Hawken 2017).

Transitioning from coal plants to solar significantly decreases carbon dioxide emissions and eliminates sulfur, nitrous oxides, and mercury emissions. As the U.S. Department of Energy states, “As the cleanest domestic energy source available, solar supports broader national priorities, including national security, economic growth, climate change mitigation, and job creation” (U.S. DOE n.d.). As a result, there is growing demand for solar energy from companies (e.g., the “RE100,” 100 global corporations committed to sourcing 100 percent renewable electricity by 2050) and governments (e.g., the [Virginia Energy Plan](#) commits the state to 16 percent renewable energy by 2022).

Federal and state tax incentives have accelerated the energy industry’s efforts to bring facilities online as quickly as possible. This has created a new challenge for local governments, as many are ill-prepared to consider this new and unique land-use option. Localities are struggling with how to evaluate utility-scale solar facility applications, how to update their land-use regulations, and how to achieve positive benefits for hosting these clean energy facilities.

As a land-use application, utility-scale solar facilities are processed as any other land-use permit. Localities use the tools available: the existing comprehensive (general) plan and zoning ordinance. In many cases, however, plans and ordinances do not address this type of use. Planners will need to amend these documents to bring some structure, consistency, and transparency to the evaluation process for utility-scale solar facilities.



Figure 1. Utility-scale solar facilities are large-scale uses that can have significant land-use impacts on communities. Photo by Flickr user U.S. Department of Energy/Michael Faria.

Unlike many land uses, these solar installations will occupy vast tracts of land for one or more generations; they require tremendous local resources to monitor during construction (and presumably decommissioning); they can have significant impacts on the community depending on their location, buffers, installation techniques, and other factors (Figure 1); and they are not readily adaptable for another industrial or commercial use, hence the need for decommissioning.

While solar energy aligns with sustainability goals held by an increasing number of communities, solar industries must bring an overall value to the locality beyond the clean energy label. Localities must consider the other elements of sustainability and make deliberate decisions regarding impacts and benefits to the social fabric, natural environment, and local economy. How should a locality properly evaluate the overall impacts of a large-scale clean energy land use on the community?

This *PAS Memo* examines utility-scale solar facility uses and related land-use issues. It defines and classifies these facilities,



Figure 2. Components of a solar farm: solar panels (left), substation (center), and high-voltage transmission lines (right). Photos courtesy Berkley Group (left, right) and Pixabay (center).

analyzes their land-use impacts, and makes recommendations for how to evaluate and mitigate those impacts. While public officials tend to focus on the economics of these facilities and their overall fiscal impact to the community, the emphasis for planners is on the direct land-use considerations that should be carefully evaluated (e.g., zoning, neighbors, viewsheds, and environmental impacts). Specific recommendations and sample language for addressing utility-scale solar in comprehensive plans and zoning ordinances are provided at the end of the article.

The Utility-Scale Solar Backdrop

In contrast to solar energy systems generating power for on-site consumption, utility-scale solar, or a solar farm, is an energy generation facility that supplies power to the grid. These

facilities are generally more than two acres in size and have capacities in excess of one megawatt; today’s utility-scale solar facilities may encompass hundreds or even thousands of acres. A solar site may also include a substation and a switchyard, and it may require generator lead lines (*gen-tie* lines) to *interconnect* to the grid (Figure 2).

From 2008 to 2019, U.S. solar photovoltaic (PV) installations have grown from generating 1.2 gigawatts (GW) to 30 GW (SEIA 2019). The top 10 states generating energy from solar PV are shown in Figure 3. For many of these initial projects, local planning staff independently compiled information through research, used model ordinances, and relied on professional networks to cobble together local processes and permit conditions to better address the adverse impacts associated with utility-scale solar.

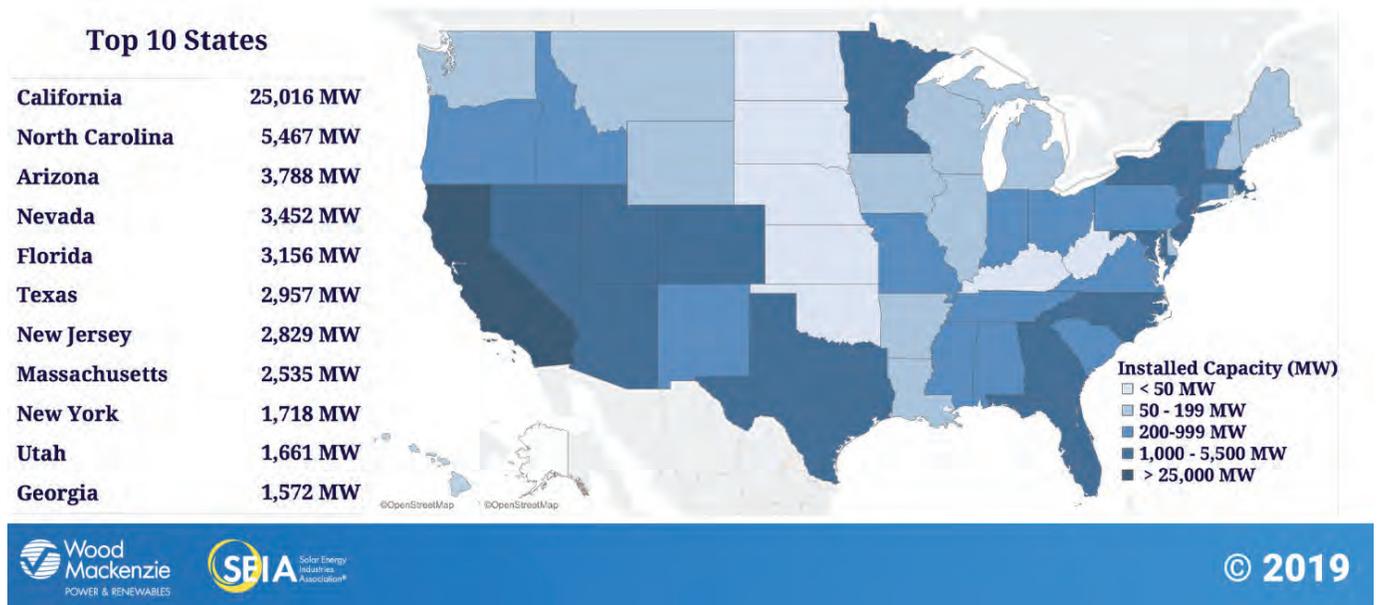


Figure 3. Utility solar capacity in the United States in 2019. Courtesy Solar Energy Industry Association.

However, each individual project brings unique challenges related to size, siting, compatibility with surrounding uses, mitigating impacts through setbacks and buffers, land disturbance processes and permits, financial securities, and other factors. This has proven to be a significant and ongoing challenge to local planning staff, planning commissions, and governing bodies.

Some localities have adopted zoning regulations to address utility-scale solar facilities based on model solar ordinance templates created by state or other agencies for solar energy facilities. However, these ordinances may not be sufficient to properly mitigate the adverse impacts of these facilities on communities. Many of these initial models released in the early 2010s aimed to promote clean energy and have failed to incorporate lessons learned from actual facility development. In addition, the solar industry has been changing at a rapid pace, particularly regarding the increasing scale of facilities. Planners should therefore revisit any existing zoning regulations for utility-scale solar facilities to ensure their relevance and effectiveness.

Rapid growth of utility-scale solar facilities has emerged for rural communities, particularly those that have significant electrical grid infrastructure. Many rural counties have thousands of acres of agricultural and forested properties in various levels of production. Land prices tend to be much more cost-effective in rural localities, and areas located close to high-voltage electric transmission lines offer significant cost savings to the

industry. Figure 4 shows the extent of existing electric transmission lines in one rural Virginia county.

Federal and state tax incentives have further accelerated the pace of utility-scale solar developments, along with decreasing solar panel production costs. These factors all combine to create land-use development pressure that, absent effective and relevant land-use regulatory and planning tools, creates an environment where it is difficult to properly evaluate and make informed decisions for the community's benefit.

Solar Facility Land-Use Impacts

As with any land-use application, there are numerous potential impacts that need to be evaluated with solar facility uses. All solar facilities are not created equal, and land-use regulations should reflect those differences in scale and impact accordingly.

Utility-scale solar energy facilities involve large tracts of land involving hundreds, if not thousands, of acres. On these large tracts, the solar panels often cover more than half of the land area. The solar facility use is often pitched as “temporary” by developers, but it has a significant duration—typically projected by applicants as up to 40 years.

Establishing such a solar facility use may take an existing agricultural or forestry operation out of production, and resuming such operations in the future will be a challenge. Utility-scale solar can take up valuable future residential, commercial, or industrial growth land when located near cities, towns, or other

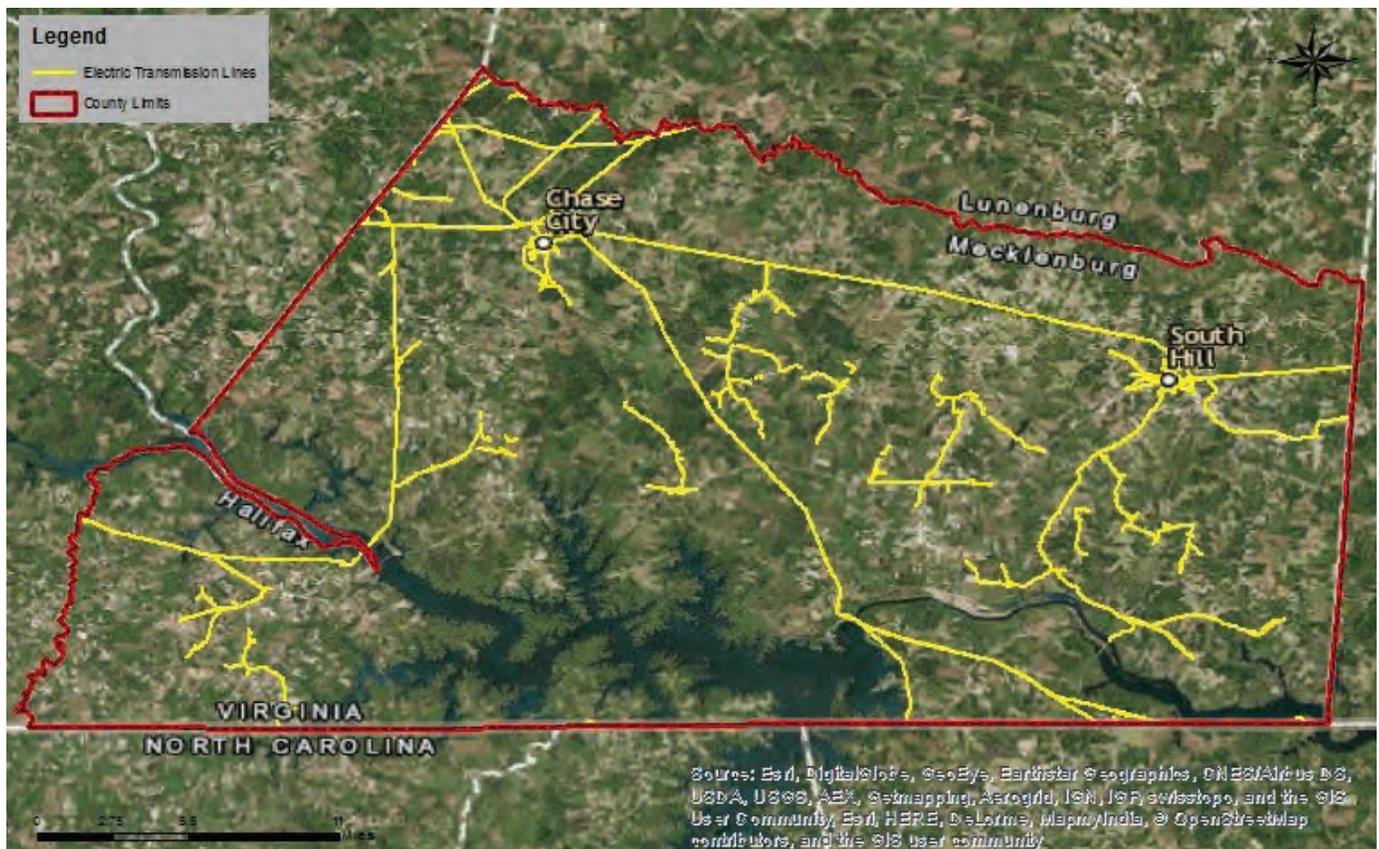


Figure 4. Electric transmission lines in Mecklenburg County, Virginia. Courtesy Berkley Group.

identified growth areas. If a solar facility is close to a major road or cultural asset, it could affect the viewshed and attractiveness of the area. Because of its size, a utility-scale solar facility can change the character of these areas and their suitability for future development. There may be other locally specific potential impacts. In short, utility-scale solar facility proposals must be carefully evaluated regarding the size and scale of the use; the conversion of agricultural, forestry, or residential land to an industrial-scale use; and the potential environmental, social, and economic impacts on nearby properties and the area in general.

To emphasize the potential impact of utility-scale solar facilities, consider the example of one 1,408-acre (2.2-square-mile) Virginia town with a 946-acre solar facility surrounding its north and east sides. The solar project area is equal to approximately 67 percent of the town's area. A proposed 332.5-acre solar facility west of town increases the solar acres to 1,278.5, nearly the size of the town. Due to its proximity to multiple high-voltage electrical transmission lines, other utility-scale solar facilities are also proposed for this area, which would effectively lock in the town's surrounding land-use pattern for the next generation or more.

The following considerations are some of the important land-use impacts that utility-scale solar may have on nearby communities.

Change in Use/Future Land Use

A primary impact of utility-scale solar facilities is the removal of forest or agricultural land from active use. An argument often made by the solar industry is that this preserves the land for future agricultural use, and applicants typically state that the land will be restored to its previous condition. This is easiest when the land was initially used for grazing, but it is still not without its challenges, particularly over large acreages. Land with significant topography, active agricultural land, or forests is more challenging to restore.

It is important that planners consider whether the industrial nature of a utility-scale solar use is compatible with the locality's vision. Equally as important are imposing conditions that will enforce the assertions made by applicants regarding the future restoration of the site and denying applications where those conditions are not feasible.

Agricultural/Forestry Use. Agricultural and forested areas are typical sites for utility-scale solar facility uses. However, the use of prime agricultural land (as identified by the USDA or by state agencies) and ecologically sensitive lands (e.g., riparian buffers, critical habitats, hardwood forests) for these facilities should be scrutinized.

For a solar facility, the site will need to be graded in places and revegetated to stabilize the soil. That vegetation typically needs to be managed (e.g., by mowing, herbicide use, or sheep grazing) over a long period of time. This prolonged vegetation management can change the natural characteristics of the soil, making restoration of the site for future agricultural use more difficult. While native plants, pollinator plants, and grazing options exist and are continually being explored, there are logistical issues with all of them, from soil quality impacts to compatibility of animals with the solar equipment.

A deforested site can be reforested in the future, but over an additional extended length of time, and this may be delayed or the land left unreforested at the request of the landowner at the time of decommissioning. Clearcutting forest in anticipation of a utility-scale solar application should be avoided but is not uncommon. This practice potentially undermines the credibility of the application, eliminates what could have been natural buffers and screening, and eliminates other landowner options to monetize the forest asset (such as for carbon or nutrient credits).

For decommissioning, the industry usually stipulates removal of anything within 36 inches below the ground surface. Unless all equipment is specified for complete removal and this is properly enforced during decommissioning, future agricultural operations would be planting crops over anything left in the ground below that depth, such as metal poles, concrete footers, or wires.

Residential Use. While replacing agricultural uses with residential uses is a more typical land-use planning concern, in some areas this is anticipated and desired over time. "People have to live somewhere," and this should be near existing infrastructure typical of cities, towns, and villages rather than sprawled out over the countryside. This makes land lying within designated growth areas or otherwise located near existing population centers a logical location for future residential use. Designated growth areas can be important land-use strategies to accommodate future growth in a region. Permitting a utility-scale use on such land ties it up for 20–40 years (a generation or two), which may be appropriate in some areas, but not others.

Industrially Zoned Land. Solar facilities can be a good use of brownfields or other previously disturbed land. A challenge in many rural areas, however, is that industrially zoned land is limited, and both public officials and comprehensive plan policies place a premium on industries that create and retain well-paying jobs. While utility-scale solar facilities are not necessarily incompatible with other commercial and industrial uses, the amount of space they require make them an inefficient use of industrially zoned land, for which the "highest and best use" often entails high-quality jobs and an array of taxes paid to the locality (personal property, real estate, machinery and tool, and other taxes).

Location

The location of utility-scale solar facilities is the single most important factor in evaluating an application because of the large amount of land required and the extended period that land is dedicated to this singular use, as discussed above.

Solar facilities can be appropriately located in areas where they are difficult to detect, the prior use of the land has been marginal, and there is no designated future use specified (i.e., not in growth areas, not on prime farmland, and not near recreational or historic areas). Proposed facilities adjacent to corporate boundaries, public rights-of-way, or recreational or cultural resources are likely to be more controversial than facilities that are well placed away from existing homes, have natural buffers, and don't change the character of the area from the view of local residents and other stakeholders.



Figure 5. This scenic vista would be impacted by a solar facility proposed for the far knoll. Photo courtesy Berkley Group.

Concentration of Uses

A concentration of solar facilities is another primary concern. The large scale of this land use, particularly when solar facilities are concentrated, also significantly exacerbates adverse impacts to the community in terms of land consumption, use pattern disruptions, and environmental impacts (e.g., storm-water, erosion, habitat). Any large-scale homogenous land use should be carefully examined—whether it is rooftops, impervious surface, or solar panels. Such concentrated land uses change the character of the area and alter the natural and historic development pattern of a community.

The attraction of solar facilities to areas near population centers is a response to the same forces that attract other uses—the infrastructure is already there (electrical grid, water and sewer, and roads). One solar facility in a given geographic area may be an acceptable use of the land, but when multiple facilities are attracted to the same geography for the same reasons, this tips the land-use balance toward too much of a single use. The willingness of landowners to cooperate with energy companies is understandable, but that does not automatically translate into good planning for the community. The short- and medium-term gains for individual landowners can have a lasting negative impact on the larger community.

Visual Impacts

The visual impact of utility-scale solar facilities can be significantly minimized with effective screening and buffering, but this is more challenging in historic or scenic landscapes. Solar facilities adjacent to scenic byways or historic corridors may negatively impact the rural aesthetic along these transporta-

tion routes. Buffering or screening may also be appropriate along main arterials or any public right-of-way, regardless of special scenic or historic designation.

The location of large solar facilities also needs to account for views from public rights-of-way (Figure 5). Scenic or historic areas should be avoided, while other sites should be effectively screened from view with substantial vegetative or other types of buffers. Berms, for example, can provide a very effective screen, particularly if combined with appropriate vegetation.

Decommissioning

The proper decommissioning and removal of equipment and other improvements when the facility is no longer operational presents significant challenges to localities.

Decommissioning can cost millions in today's dollars. The industry strongly asserts that there is a significant salvage value to the solar arrays, but there may or may not be a market to salvage the equipment when removed. Further, the feasibility of realizing salvage value may depend on who removes the equipment—the operator, the tenant, or the landowner (who may not be the same parties as during construction)—as well as when it is removed.

Providing for adequate security to ensure that financial resources are available to remove the equipment is a significant challenge. Cash escrow is the most reliable security for a locality but is the most expensive for the industry and potentially a financial deal breaker. Insurance bonds or letters of credit seem to be the most acceptable forms of security but can be difficult to enforce as a practical matter. The impact of inflation over decades is difficult to calculate; therefore, the posted financial security to ensure a proper decommissioning should be reeval-

Conceptual Site Plan

Wildlife Corridors

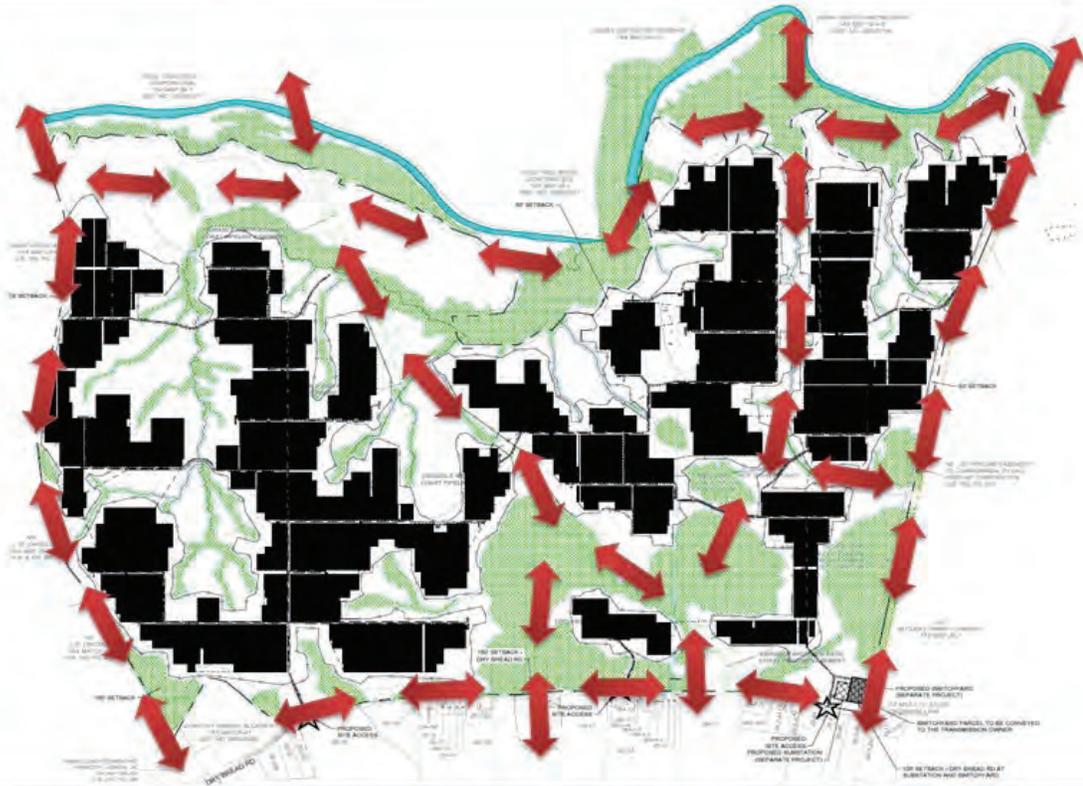


Figure 6. A conceptual site plan for a 1,491-acre utility-scale solar facility showing wildlife corridors throughout the site. Courtesy Dominion Energy.

uated periodically—usually every five years or so. The worst possible outcome for a community (and a farmer or landowner) would be an abandoned utility-scale solar facility with no resources available to pay for its removal.

Additional Solar Facility Impacts

In addition to the land-use impacts previously discussed, there are a number of significant environmental and economic impacts associated with utility-scale solar facilities that should be addressed as part of the land-use application process.

Environmental Impacts

While solar energy is a renewable, green resource, its generation is not without environmental impacts. Though utility-scale solar facilities do not generate the air or water pollution typical of other large-scale fossil-fuel power production facilities, impacts on wildlife habitat and stormwater management can be significant due to the large scale of these uses and the resulting extent of land disturbance. The location of sites, the arrangement of panels within the site, and the ongoing management of the site are important in the mitigation of such impacts.

Wildlife Corridors. In addition to mitigating the visual impact of utility-scale solar facilities, substantial buffers can act as wildlife corridors along project perimeters. The arrangement of panels within a project site is also important to maintain areas conducive to wildlife travel through the site. Existing trees, wetlands, or other vegetation that link open areas should be preserved as wildlife cover. Such sensitivity to the land's environmental features also breaks up the panel bay groups and will make the eventual restoration of the land to its previous state that much easier and more effective. A perimeter fence is a barrier to wildlife movement, while fencing around but not in between solar panel bays creates open areas through which animals can continue to travel (Figure 6).

Stormwater, Erosion, and Sediment Control. The site disturbance required for utility-scale solar facilities is significant due to the size of the facilities and the infrastructure needed to operate them. These projects require the submission of both stormwater (SWP) and erosion/sediment control (ESC) plans to comply with federal and state environmental regulations.

Depending on the site orientation and the panels to be used, significant grading may be required for panel placement, roads, and other support infrastructure. The plan review and submis-



Figure 7. Examples of compliance (left) and noncompliance (right) with erosion and sediment control requirements. Photos courtesy Berkeley Group.

sion processes are no different with these facilities than for any other land-disturbing activity. However, such large-scale grading project plans are more complex than those for other uses due primarily to the scale of utility solar. Additionally, the impervious nature of the panels themselves creates stormwater runoff that must be properly controlled, managed, and maintained.

Due to this complexity, it is recommended that an independent third party review all SWP and ESC plans in addition to the normal review procedures. Many review agencies (local, regional, or state) are under-resourced or not familiar with large-scale grading projects or appropriate and effective mitigation measures. It is in a locality's best interest to have the applicant's engineering and site plans reviewed by a licensed third party prior to and in addition to the formal plan review process. Most localities have engineering firms on call that can perform such reviews on behalf of the jurisdiction prior to formal plan review submittal and approval. This extra step, typically paid for by the applicant, helps to ensure the proper design of these environmental protections (Figure 7).

The successful implementation of these plans and ongoing maintenance of the mitigation measures is also critical and should be addressed in each proposal through sufficient performance security requirements and long-term maintenance provisions.

Cultural, Environmental, and Recreational Resources.

Every proposed site should undergo an evaluation to identify any architectural, archaeological, or other cultural resources on or near proposed facilities. Additionally, sites located near recreational, historic, or environmental resources should be avoided. Tourism is recognized as a key sector for economic growth in many regions, and any utility-scale solar facilities that might be visible from a scenic byway, historic site, recreational amenity, or similar resources could have negative consequences for those tourist attractions.

Economic Impacts

This *PAS Memo* focuses on the land-use impacts of utility-scale solar facilities, but planners should also be aware of economic considerations surrounding these uses for local governments and communities.

Financial Incentives. Federal and state tax incentives benefit the energy industry at the expense of localities. The initial intent of industry-targeted tax credits was to act as an economic catalyst to encourage the development of green energy. An unintended consequence has been to benefit the solar industry by saving it tax costs at the expense of localities, which don't receive the benefit of the full taxable rate they would normally receive.

Employment. Jobs during construction (and decommissioning) can be numerous, but utility-scale solar facilities have minimal operational requirements otherwise. Very large facilities may employ one or two full-time-equivalent employees. During the construction phase there are typically hundreds of employees who need local housing, food, and entertainment.

Fiscal Impact. The positive fiscal impact to landowners who lease or sell property for utility-scale solar facilities is clear. However, the fiscal impact of utility-scale solar facilities to the community as a whole is less clear and, in the case of many localities, may be negligible compared with their overall budget due to tax credits, low long-term job creation, and other factors.

Property values. The impact of utility-scale solar facilities is typically negligible on neighboring property values. This can be a significant concern of adjacent residents, but negative impacts to property values are rarely demonstrated and are usually directly addressed by applicants as part of their project submittal.

Solar Facilities in Local Policy and Regulatory Documents

The two foundational land-use tools for most communities are their comprehensive (general) plans and zoning ordinances.

These two land-use documents are equally critical in the evaluation of utility-scale solar facilities. A community's plan should discuss green energy, and its zoning ordinance should properly enable and regulate green energy uses.

The Comprehensive Plan

The comprehensive plan establishes the vision for a community and should discuss public facilities and utilities. However, solar facilities are not directly addressed in many comprehensive plans.

If solar energy facilities are desired in a community, they should be discussed in the comprehensive plan in terms of green infrastructure, environment, and economic development goals. Specific direction should be given in terms of policy objectives such as appropriate locations and conditions. If a community does not desire such large-scale land uses because of their impacts on agriculture or forestry or other concerns, then that should be directly addressed in the plan.

Some states, such as Virginia, require a plan review of public facilities—including utility-scale solar facilities—for substantial conformance with the local comprehensive plan (see [Code of Virginia §15.2-2232](#)). This typically requires a review by the planning commission of public utility facility proposals, whether publicly or privately owned, to determine if their general or approximate locations, characters, and extents are substantially in accord with the comprehensive plan.

Most comprehensive plans discuss the types of industry desired by the community, the importance of agricultural operations, and any cultural, recreational, historic, or scenic rural landscape features. An emphasis on tourism, job growth, and natural and scenic resource protection may not be consistent with the use pattern associated with utility-scale solar facilities. If a plan is silent on the solar issue, this may act as a barrier to approving this use. Plans should make clear whether utility-scale solar is desired and, if so, under what circumstances.

This plan review process should precede any other land-use

application submittal, though it may be performed concurrently with other zoning approvals. Planners and other public officials should keep in mind that even if a facility is found to be substantially in accord with a comprehensive plan, that does not mean the land-use application must be approved. Use permits are discretionary. If a particular application does not sufficiently mitigate the adverse impacts of the proposed land use, then it can and should be denied regardless of its conformance with the comprehensive plan.

Similarly, in Virginia, a utility-scale solar facility receiving use permit approval without a comprehensive plan review may not be in compliance with state code. The permit approval process is a two-step process, with the comprehensive plan review preferably preceding the consideration of a use permit application.

The Zoning Ordinance

While a community's comprehensive plan is its policy guide, the zoning ordinance is the regulatory document that implements that policy. Plans are advisory in nature, although often upheld in court decisions, whereas ordinance regulations are mandatory. In addition to comprehensive plan amendments, the zoning ordinance should specifically set forth the process and requirements necessary for the evaluation of a utility-scale solar application.

In zoning regulations, uses may be permitted either by right (with or without designated performance measures such as use and design standards) or as conditional or special uses, which require discretionary review and approval. Solar facilities generating power for on-site use are typically regulated as by-right uses depending on their size and location.

Utility-scale solar facilities, however, should in most cases be conditionally permitted regardless of the zoning district and are most appropriate on brownfield sites, in remote areas, or in agriculturally zoned areas. This is particularly true for more

The Virginia Experience

The recommendations presented in this *PAS Memo* are derived from research and the author's direct experience with the described planning, ordinance amendment, and application and regulatory processes in the following three Virginia localities, all rural counties in the southern or eastern parts of the state.

Mecklenburg County

When Mecklenburg County began seeing interest in utility-scale solar facilities, the county's long-range plan did not address solar facilities, and the zoning ordinance was based on an inadequate and outdated state model that did not adequately regulate this land use.

The town of Chase City is located near the confluence of several high-voltage utility lines, and all proposed facilities were located near or within the town's corporate limits. The county approved the first utility-scale solar facility application in the ju-

risdiction without any conditions or much consideration. When the second application for a much larger facility (more than 900 acres) came in soon after, with significant interest from other potential applicants as well, the county commissioned the author's consulting firm, The Berkley Group, to undertake a land-use and industry study regarding utility-scale solar facilities.

As Mecklenburg officials continued with the approval process on the second utility-scale solar facility under existing regulations, they received the results of the industry study and began considering a series of amendments to the comprehensive plan and zoning ordinance. Though county officials were particularly worried about the potential concentration of facilities around Chase City, town officials expressed formal support for the proposed land use. Other Mecklenburg communities expressed more concern and wanted the facilities to be located a significant distance away from their corporate boundaries. These dis-

The Virginia Experience (continued)

cussions led to standards limiting the concentration of facilities, encouraging proximity to the electrical grid, and establishing distances from corporate boundaries where future solar facilities could not be located.

Since the adoption of the new regulations, numerous other utility-scale solar applications have been submitted and while some have been denied, most have been approved. Solar industry representatives' concerns that the new regulations were an attempt to prevent this land use have therefore not been realized; these are simply the land-use tools that public officials wanted and needed to appropriately evaluate solar facility applications. Many of the examples and best practices recommended in this article, including the model language provided at the end of the article, are a result of the utility-scale solar study commissioned by the county (Berkley Group 2017) and the subsequent policies and regulations it adopted.

Sussex County

Sussex County is located east and north of Mecklenburg, and the interest in utility-scale solar projects there has been no less immediate or profound. The announcement of the new Amazon headquarters in Arlington, Virginia, along with the company's interest in offsetting its operational energy use with green energy sources furthered interest in this rural county more than 100 miles south of Arlington.

As in Mecklenburg County, local regulations did not address utility-scale solar uses, so public officials asked for assistance from The Berkley Group to develop policies and regulations appropriate for their community. Sussex County officials outlined an aggressive timeline for considering new regulations regarding solar facilities and, within one month of initiation, swiftly adopted amended regulations for solar energy facilities.

The same metrics and policy issues examined and adopted for Mecklenburg County were used for the initial discussion in Sussex at a joint work session between the board of supervisors (the governing body) and the planning commission. Public officials tailored the proposed standards and regulations to the county context based on geography, cultural priorities, and other concerns. They then set a joint public hearing for their next scheduled meeting to solicit public comment.

Under Virginia law, land-use matters may be considered at a joint public hearing with a recommendation from the planning commission going to the governing body and that body

taking action thereafter. This is not a typical or recommended practice for local governments since it tends to limit debate, transparency, and good governance, but due to the intense interest from the solar industry, coupled with the lack of land-use regulations addressing the proposed utility-scale solar uses, county officials utilized that expedited process.

No citizens and only two industry officials spoke at the public hearing, and after two hours of questions, discussion, and some negotiation of proposed standards, the new regulations were adopted the same evening.

Since the new regulations have been put into place, no new solar applications have been received, but informal discussions with public officials and staff suggest that interest from the industry remains strong.

Greensville County

Greensville County, like Mecklenburg, lies on the Virginia-North Carolina boundary. The county has processed four solar energy applications to date (three were approved and one was denied) and continues to process additional applications. Concurrently, the county is in the process of evaluating its land-use policies and regulations, which were amended in late 2016 at the behest of solar energy interests.

The reality of the land-use approval process has proved more challenging than the theory of the facilities when considered a few years ago. As with other localities experiencing interest from the solar energy industry, the issues of scale, concentration, buffers/setbacks, and other land-use considerations have been debated at each public hearing for each application. Neighbors and families have been divided, and lifelong relationships have been severed or strained. The board of supervisors has found it difficult in the face of their friends, neighbors, and existing corporate citizens to deny applications that otherwise might not have been approved.

County officials have agreed that they do want to amend their existing policies and regulations to be more specific and less open to interpretation by applicants and citizens. One of their primary challenges has been dedicating the time to discuss proposed changes to their comprehensive plan and zoning ordinance. A joint work session between the board of supervisors and planning commission is being scheduled and should lead to subsequent public hearings and actions by those respective bodies to enact new regulations for future utility-scale solar applicants.

populated areas due to the more compact nature of land uses. There are, however, areas throughout the country where utility-scale solar might be permitted by right under strict design standards that are compatible with community objectives.

To better mitigate the potential adverse impacts of utility-scale solar facilities, required application documents should include the following:

- Concept plan
- Site plan
- Construction plan
- Maintenance plan
- Erosion and sediment control and stormwater plans

Performance measures should address these issues:

- Setbacks and screening
- Plan review process
- Construction/deconstruction mitigation and associated financial securities
- Signage
- Nuisance issues (glare, noise)

The model language provided at the end of this *PAS Memo* outlines specific recommendations regarding comprehensive plan and zoning ordinance amendments, the application process, and conditions for consideration during the permitting process.

Action Steps for Planners

There are four primary actions that planners can pursue with their planning commissions and governing bodies to ensure that their communities are ready for utility-scale solar.

Review and Amend the Plan

The first, and most important, step from a planning viewpoint is to review and amend the comprehensive plan to align with how a community wants to regulate utility-scale solar uses. Some communities don't want them at all, and many cities and towns don't have the land for them. Larger municipalities and counties around the country may have to deal with this land use at some point, if they haven't already. Local governments should get their planning houses in order by amending plans before the land-use applications arrive.

Review and Amend Land-Use Ordinances

Once the plan is updated, the next step is to review and amend land-use ordinances (namely the zoning ordinance) accordingly. These ordinances are vital land-use tools that need to be up to date and on point to effectively regulate large and complex solar facilities. If local governments do not create regulations for utility-scale solar facilities, applications for these projects will occupy excessive staff time, energy, and talents, resulting in much less efficient and more open-ended results.

Evaluate Each Application Based on Its Own Merits

This should go without saying, but it is important, particularly from a legal perspective, that each project application is evalu-

ated based on its own merits. All planners have probably seen a project denied due to the politics at play with regard to other projects: "That one shouldn't have been approved so we're going to deny this one." "The next one is better so this one needs to be denied."

The focus of each application should be on the potential adverse impacts of the project on the community and what can be done successfully to mitigate those impacts. Whether the applicant is a public utility or a private company, the issues and complexities of the project are the same. The bottom line should never be who the applicant is; rather, it should be whether the project's adverse impacts can be properly mitigated so that the impact to the community is positive.

Learn From Others

Mecklenburg County's revised solar energy policies and regulations began with emails and phone calls to planning colleagues to see how they had handled utility-scale solar projects in their jurisdictions. The primary resources used were internet research, other planners, and old-fashioned planner ingenuity and creativity.

While it is the author's hope and intent that this article offers valuable information on this topic, nothing beats the tried and true formula of "learn from and lean on your colleagues."

Conclusion

The solar energy market is having major impacts on land use across the country, and federal and state tax incentives have contributed to a flood of applications in recent years. While the benefits of clean energy are often touted, the impacts of utility-scale solar facilities on a community can be significant. Applicants often say that a particular project will "only" take up some small percentage of agricultural, forestry, or other land-use category—but the impact of these uses extends beyond simply replacing an existing (or future) land use. Fiscal benefit to a community is also often cited as an incentive, but this alone is not a compelling reason to approve (or disapprove) a land-use application.

The scale and duration of utility-scale solar facilities complicates everything from the land disturbance permitting process through surety requirements. If not done properly, these uses can change the character of an area, altering the future of communities for generations.

Local officials need to weigh these land-use decisions within the context of their comprehensive plan and carefully consider each individual application in terms of the impact that it will have in that area of the community, not only by itself but also if combined with additional sites. The concentration of solar facilities is a major consideration in addition to their individual locations. A solar facility located by itself in a rural area, close to major transmission lines, not prominently visible from public rights-of-way or adjacent properties, and not located in growth areas, on prime farmland, or near cultural, historic, or recreational sites may be an acceptable land use with a beneficial impact on the community.

Properly evaluating and, to the extent possible, mitigating the impacts of these facilities by carefully controlling their

location, scale, size, and other site-specific impacts is key to ensuring that utility-scale solar facilities can help meet broader sustainability goals without compromising a community's vision and land-use future.

About the Author

Darren K. Coffey, AICP, is co-owner and chief executive officer of The Berkley Group, a local government consulting firm in Virginia. Prior to forming The Berkley Group, he worked as a land-use planner for various localities in North Carolina and Virginia. The Berkley Group began working on utility-scale solar planning issues in early 2017 as that industry began to take off in Virginia. Coffey has bachelor of science degrees in economics and geography from James Madison University and a master of arts in geography from Rutgers University, and he attained AICP certification in 2000. He may be reached at darren@bgllc.net.

The author would like to thank Denise Nelson, PE, CFM, ENV SP, Berkley Group Environmental Engineer, for her contributions to this article.

References and Resources

Berkley Group. 2017. "Solar Facility Impacts Analysis: An Examination of Land Use Impacts." Unpublished study. Mecklenburg County, Virginia.

Climate Group and CDP. 2019. "[RE100](#)."

Hawken, Paul. 2017. *Drawdown: The Most Comprehensive Plan Ever Proposed to Reverse Global Warming*. New York: Penguin Books.

Solar Energy Industry Association (SEIA). 2019. "[U.S. Solar Market Insight](#)." June 18.

U.S. Department of Energy (U.S. DOE). n.d. "[Solar Energy in the United States](#)." Office of Energy Efficiency and Renewable Energy.

Virginia, Commonwealth of. 2018. [2018 Virginia Energy Plan](#). Office of the Secretary of Commerce and Trade, Department of Mines, Minerals and Energy.

PAS Memo is a bimonthly online publication of APA's Planning Advisory Service. Joel Albizo, FASAE, CAE, Chief Executive Officer; Petra Hurtado, Research Director; Ann F. Dilleuth, AICP, Editor. Learn more at planning.org/pas.

©2019 American Planning Association. All Rights Reserved. No part of this publication may be reproduced or utilized in any form or by any means without permission in writing from APA. PAS Memo (ISSN 2169-1908) is published by the American Planning Association, which has offices at 205 N. Michigan Ave., Suite 1200, Chicago, IL 60601-5927, and 1030 15th St. NW, Suite 750 West, Washington, DC 20005-1503; planning.org.



PAS MEMO ADDENDUM

Specific Planning and Zoning Recommendations for Utility-Scale Solar

This guidance and sample ordinance language for utility-scale solar facilities is drawn from actual comprehensive plan and zoning ordinance amendments as well as conditional (special) use permit conditions. These examples are from Virginia and should be tailored to localities within the context of each state's enabling legislation regarding land use.

THE COMPREHENSIVE (GENERAL) PLAN

The following topics should be addressed for comprehensive plan amendments:

- Identification of major electrical facility infrastructure (i.e., transmission lines, transfer stations, generation facilities, etc.)
- Identification of growth area boundaries around each city, town, or appropriate population center
- Additional public review and comment opportunities for land-use applications within a growth area boundary, within a specified distance from an identified growth area boundary, or within a specified distance from identified population centers (e.g., city or town limits)
- Recommended parameters for utility-scale solar facilities, such as:
 - maximum acreage or density (e.g., not more than two facilities within a two-mile radius) to mitigate the impacts related to the scale of these facilities
 - maximum percent usage (i.e., "under panel" or impervious surface) of assembled property to mitigate impacts to habitat, soil erosion, and stormwater runoff
 - location adjacent or close to existing electric transmission lines
 - location outside of growth areas or town boundary or a specified distance from an identified growth boundary
 - location on brownfields or near existing industrial uses (but not within growth boundaries)
 - avoidance of or minimization of impact to prime farmland as defined by the USDA
 - avoidance of or minimization of impact to the viewshed

of any scenic, cultural, or recreational resources (i.e., large solar facilities may not be seen from surrounding points that are in line-of-sight with a resource location)

- Identification of general conditions to mitigate negative effects, including the following:
 - Concept plan compliance
 - Buffers and screening (e.g., berms, vegetation, etc.)
 - Third-party plan review (for erosion and sediment controls, stormwater management, grading)
 - Setbacks
 - Landscaping maintenance
 - Decommissioning plan and security

THE ZONING ORDINANCE

In addition to, or separate from, comprehensive plan amendments, the zoning ordinance should be amended to more specifically set forth the process and requirements necessary for a thorough land-use evaluation of an application.

Recommended Application Process

Pre-Application Meeting

The process of requiring applicants to meet with staff prior to the submission of an application often results in a better, more complete application and a smoother process once an application is submitted. This meeting allows the potential applicant and staff to sit down to discuss the location, scale, and nature of the proposed use and what will be expected during that process. The pre-application meeting is one of the most

effective tools planners can use to ensure a more efficient, substantive process.

Comprehensive Plan Review

As discussed in the article, a comprehensive plan review for public utility facilities, if required, can occur prior to or as part of the land-use application process. Any application not including the review would be subject to such review in compliance if required by state code. If the plan review is not done concurrently with the land-use application, then it should be conducted prior to the receipt of the application.

An application not substantially in accord with the comprehensive plan should not be recommended for approval, regardless of the conditions placed on the use. Depending on the location, scale, and extent of the project, it is difficult to sufficiently mitigate the adverse impacts of a project that does not conform with the plan.

Land-Use Application

If the comprehensive plan review is completed and the project is found to be in compliance with the comprehensive plan, then the use permit process can proceed once a complete application is submitted. Application completion consists of the submission of all requirements set forth in the zoning ordinance and is at the discretion of the zoning administrator if there is any question as to what is required or when it is required.

Applications should contain all required elements at the time of submittal and no components should be outstanding at the time of submittal.

Sample Ordinance Language

The following sample ordinance language addresses requirements for applications, public notice, development standards, decommissioning, site plan review, and other process elements.

1. Application requirements. Each applicant requesting a use permit shall submit the following:
 - a. A complete application form.
 - b. Documents demonstrating the ownership of the subject parcel(s).
 - c. Proof that the applicant has authorization to act upon the owner's behalf.
 - d. Identification of the intended utility company who will interconnect to the facility.
 - e. List of all adjacent property owners, their tax map numbers, and addresses.
 - f. A description of the current use and physical characteristics of the subject parcels.
 - g. A description of the existing uses of adjacent properties and the identification of any solar facilities—existing or proposed—within a five-mile radius of the proposed location.
 - h. Aerial imagery which shows the proposed location of the solar energy facility, fenced areas and driveways with the closest distance to all adjacent property lines, and nearby dwellings, along with main points of ingress/egress.
 2. Public notice.
 - a. Use permits shall follow the public notice requirements as set forth in the zoning ordinance or by state code as applicable.
 - b. Neighborhood meeting: A public meeting shall be held prior to the public hearing with the planning commission to give the community an opportunity to hear from the applicant and ask questions regarding the proposed project.
 - i. The applicant shall inform the zoning administrator and adjacent property owners in writing of the date, time, and location of the meeting, at least seven but
- i. Concept plan.

The facility shall be constructed and operated in substantial compliance with the approved concept plan, with allowances for changes required by any federal or state agency. The project shall be limited to the phases and conditions set forth in the concept plan that constitutes part of this application, notwithstanding any other state or federal requirements. No additional phasing or reduction in facility size shall be permitted, and no extensions beyond the initial period shall be granted without amending the use permit. The concept plan shall include the subject parcels; the proposed location of the solar panels and related facilities; the location of proposed fencing, driveways, internal roads, and structures; the closest distance to adjacent property lines and dwellings; the location of proposed setbacks; the location and nature of proposed buffers, including vegetative and constructed buffers and berms; the location of points of ingress/egress; any proposed construction phases.
 - j. A detailed decommissioning plan (see item 5 below).
 - k. A reliable and detailed estimate of the costs of decommissioning, including provisions for inflation (see item 5 below).
 - l. A proposed method of providing appropriate escrow, surety, or security for the cost of the decommissioning plan (see item 5 below).
 - m. Traffic study modelling the construction and decommissioning processes. Staff will review the study in cooperation with the state department of transportation or other official transportation authority.
 - n. An estimated construction schedule.
 - o. [x number of] hard copy sets (11"× 17" or larger), one reduced copy (8½"× 11"), and one electronic copy of site plans, including elevations and landscape plans as required. Site plans shall meet the requirements of this ordinance.
 - p. The locality may require additional information deemed necessary to assess compliance with this section based on the specific characteristics of the property or other project elements as determined on a case by case basis.
 - q. Application fee to cover any additional review costs, advertising, or other required staff time.

- no more than 14 days in advance of the meeting date.
- ii The date, time, and location of the meeting shall be advertised in the newspaper of record by the applicant, at least seven but no more than 14 days in advance of the meeting date.
 - iii The meeting shall be held within the community, at a location open to the general public with adequate parking and seating facilities which may accommodate persons with disabilities.
 - iv The meeting shall give members of the public the opportunity to review application materials, ask questions of the applicant, and make comments regarding the proposal.
 - v The applicant shall provide to the zoning administrator a summary of any input received from members of the public at the meeting.
3. Minimum development standards.
 - a. No solar facility shall be located within a reasonable radius of an existing or permitted solar facility, airport, or municipal boundary.
 - b. The minimum setback from property lines shall be a reasonable distance (e.g., at least 100 feet) and correlated with the buffer requirement.
 - c. The facilities, including fencing, shall be significantly screened from the ground-level view of adjacent properties by a buffer zone of a reasonable distance extending from the property line that shall be landscaped with plant materials consisting of an evergreen and deciduous mix (as approved by staff), except to the extent that existing vegetation or natural landforms on the site provide such screening as determined by the zoning administrator. In the event that existing vegetation or landforms providing the screening are disturbed, new plantings shall be provided which accomplish the same. Opaque architectural fencing may be used to supplement other screening methods but shall not be the primary method.
 - d. The design of support buildings and related structures shall use materials, colors, textures, screening, and landscaping that will blend the facilities to the natural setting and surrounding structures.
 - e. Maximum height of primary structures and accessory buildings shall be a reasonable height as measured from the finished grade at the base of the structure to its highest point, including appurtenances (e.g., 15 feet). The board of supervisors may approve a greater height based upon the demonstration of a significant need where the impacts of increased height are mitigated.
 - f. All solar facilities must meet or exceed the standards and regulations of the Federal Aviation Administration (FAA), State Corporation Commission (SCC) or equivalent, and any other agency of the local, state, or federal government with the authority to regulate such facilities that are in force at the time of the application.
 - g. To ensure the structural integrity of the solar facility, the owner shall ensure that it is designed and maintained in compliance with standards contained in applicable local, state, and federal building codes and regulations that were in force at the time of the permit approval.
 - h. The facilities shall be enclosed by security fencing on the interior of the buffer area (not to be seen by other properties) of a reasonable height. A performance bond reflecting the costs of anticipated fence maintenance shall be posted and maintained. Failure to maintain the security fencing shall result in revocation of the use permit and the facility's decommissioning.
 - i. Ground cover on the site shall be native vegetation and maintained in accordance with established performance measures or permit conditions.
 - j. Lighting shall use fixtures as approved by the municipality to minimize off-site glare and shall be the minimum necessary for safety and security purposes. Any exceptions shall be enumerated on the concept plan and approved by the zoning administrator.
 - k. No facility shall produce glare that would constitute a nuisance to the public.
 - l. Any equipment or situations on the project site that are determined to be unsafe must be corrected within 30 days of citation of the unsafe condition.
 - m. Any other condition added by the planning commission or governing body as part of a permit approval.
 4. Coordination of local emergency services. Applicants for new solar energy facilities shall coordinate with emergency services staff to provide materials, education and/or training to the departments serving the property with emergency services in how to safely respond to on-site emergencies.
 5. Decommissioning. The following requirements shall be met:
 - a. Utility-scale solar facilities which have reached the end of their useful life or have not been in active and continuous service for a reasonable period of time shall be removed at the owner's or operator's expense, except if the project is being repowered or a force majeure event has or is occurring requiring longer repairs; however, the municipality may require evidentiary support that a longer repair period is necessary.
 - b. Decommissioning shall include removal of all solar electric systems, buildings, cabling, electrical components, security barriers, roads, foundations, pilings, and any other associated facilities, so that any agricultural ground upon which the facility or system was located is again tillable and suitable for agricultural uses. The site shall be graded and reseeded to restore it to as natural a condition as possible, unless the land owner requests in writing that the access roads or other land surface areas not be restored, and this request is approved by the governing body (other conditions might be more beneficial or desirable at that time).
 - c. The site shall be regraded and reseeded to as natural condition as possible within a reasonable timeframe after equipment removal.

- d. The owner or operator shall notify the zoning administrator by certified mail, return receipt requested, of the proposed date of discontinued operations and plans for removal.
 - e. Decommissioning shall be performed in compliance with the approved decommissioning plan. The governing body may approve any appropriate amendments to or modifications of the decommissioning plan.
 - f. Hazardous material from the property shall be disposed of in accordance with federal and state law.
 - g. The applicant shall provide a reliable and detailed cost estimate for the decommissioning of the facility prepared by a professional engineer or contractor who has expertise in the removal of solar facilities. The decommissioning cost estimate shall explicitly detail the cost and shall include a mechanism for calculating increased removal costs due to inflation and without any reduction for salvage value. This cost estimate shall be recalculated every five (5) years and the surety shall be updated in kind.
 - h. The decommissioning cost shall be guaranteed by cash escrow at a federally insured financial institution approved by the municipality before any building permits are issued. The governing body may approve alternative methods of surety or security, such as a performance bond, letter of credit, or other surety approved by the municipality, to secure the financial ability of the owner or operator to decommission the facility.
 - i. If the owner or operator of the solar facility fails to remove the installation in accordance with the requirements of this permit or within the proposed date of decommissioning, the municipality may collect the surety and staff or a hired third party may enter the property to physically remove the installation.
6. Site plan requirements. In addition to the site plan requirements set forth in the zoning ordinance, a construction management plan shall be submitted that includes:
- Traffic control plan (subject to state and local approval, as appropriate)
 - Delivery and parking areas
 - Delivery routes
 - Permits (state/local)
- Additionally, a construction/deconstruction mitigation plan shall also be submitted including:
- Hours of operation
 - Noise mitigation (e.g., construction hours)
 - Smoke and burn mitigation (if necessary)
 - Dust mitigation
 - Road monitoring and maintenance
7. The building permit must be obtained within [18 months] of obtaining the use permit and commencement of the operation shall begin within [one year] from building permit issuance.
8. All solar panels and devices are considered primary structures and subject to the requirements for such, along with the established setbacks and other requirements for solar facilities.
9. Site maintenance.
- a. Native grasses shall be used to stabilize the site for the duration of the facility's use.
 - b. Weed control or mowing shall be performed routinely and a performance bond reflecting the costs of such maintenance for a period of [six (6) months] shall be posted and maintained. Failure to maintain the site may result in revocation of the use permit and the facility's decommissioning.
 - c. Anti-reflection coatings. Exterior surfaces of the collectors and related equipment shall have a nonreflective finish and solar panels shall be designed and installed to limit glare to a degree that no after image would occur towards vehicular traffic and any adjacent building.
 - d. Repair of panels. Panels shall be repaired or replaced when either nonfunctional or in visible disrepair.
10. Signage shall identify the facility owner, provide a 24-hour emergency contact phone number, and conform to the requirements set forth in the Zoning Ordinance.
11. At all times, the solar facility shall comply with any local noise ordinance.
12. The solar facility shall not obtain a building permit until evidence is given to the municipality that an electric utility company has a signed interconnection agreement with the permittee.
13. All documentation submitted by the applicant in support of this permit request becomes a part of the conditions. Conditions imposed by the governing body shall control over any inconsistent provision in any documentation provided by the applicant.
14. If any one or more of the conditions is declared void for any reason, such decision shall not affect the remaining portion of the permit, which shall remain in full force and effect, and for this purpose, the provisions of this are here by declared to be severable.
15. Any infraction of the above-mentioned conditions, or any zoning ordinance regulations, may lead to a stop order and revocation of the permit.
16. The administrator/manager, building official, or zoning administrator, or any other parties designated by those public officials, shall be allowed to enter the property at any reasonable time, and with proper notice, to check for compliance with the provisions of this permit.

**EXAMPLE OF RECOMMENDED USE PERMIT CONDITIONS
(In Virginia: conditional uses, special uses, special exceptions)**

Conditions ([approved/revise] at the Planning Commission meeting on [date])

If the Board determines that the application furthers the comprehensive plan's goals and objectives and that it meets the criteria set forth in the zoning ordinance, then the Planning Commission recommends the following conditions to mitigate the adverse effects of this utility-scale solar generation facility with any Board recommendation for permit approval.

1. The Applicant will develop the Solar Facility in substantial accord with the Conceptual Site Plan dated _____ included with the application as determined by the Zoning Administrator. Significant deviations or additions, including any enclosed building structures, to the Site Plan will require review and approval by the Planning Commission and Board of Supervisors.
2. Site Plan Requirements. In addition to all State site plan requirements and site plan requirements of the Zoning Administrator, the Applicant shall provide the following plans for review and approval for the Solar Facility prior to the issuance of a building permit:
 - a. *Construction Management Plan.* The Applicant shall prepare a Construction Management Plan for each applicable site plan for the Solar Facility, and each plan shall address the following:
 - i. Traffic control methods (in coordination with the Department of Transportation prior to initiation of construction), including lane closures, signage, and flagging procedures.
 - ii. Site access planning directing employee and delivery traffic to minimize conflicts with local traffic.
 - iii. Fencing. The Applicant shall install temporary security fencing prior to the commencement of construction activities occurring on the Solar Facility.
 - iv. Lighting. During construction of the Solar Facility, any temporary construction lighting shall be positioned downward, inward, and shielded to eliminate glare from all adjacent properties. Emergency and safety lighting shall be exempt from this construction lighting condition.
 - b. *Construction Mitigation Plan.* The Applicant shall prepare a Construction Mitigation Plan for each applicable site plan for the Solar Facility to the satisfaction of the Zoning Administrator. Each plan shall address, at a minimum, the effective mitigation of dust, burning operations, hours of construction activity, access and road improvements, and handling of general construction complaints.
 - c. *Grading plan.* The Solar Facility shall be constructed in compliance with the County-approved grading plan as determined and approved by the Zoning Administrator or his designee prior to the commencement of any construction activities and a bond or other security will be posted for the grading operations. The grading plan shall:
 - i. Clearly show existing and proposed contours;
 - ii. Note the locations and amount of topsoil to be removed (if any) and the percent of the site to be graded;
 - iii. Limit grading to the greatest extent practicable by avoiding steep slopes and laying out arrays parallel to landforms;
 - iv. Require an earthwork balance to be achieved on-site with no import or export of soil;
 - v. Require topsoil to first be stripped and stockpiled on-site to be used to increase the fertility of areas intended to be seeded in areas proposed to be permanent access roads which will receive gravel or in any areas where more than a few inches of cut are required;
 - vi. Take advantage of natural flow patterns in drainage design and keep the amount of impervious surface as low as possible to reduce stormwater storage needs.
 - d. *Erosion and Sediment Control Plan.* The County will have a third-party review with corrections completed prior to submittal for Department of Environmental Quality (DEQ) review and approval. The owner or operator shall construct, maintain, and operate the project in compliance with the approved plan. An E&S bond (or other security) will be posted for the construction portion of the project.
 - e. *Stormwater Management Plan.* The County will have a third-party review with corrections completed prior to submittal for DEQ review and approval. The owner or operator shall construct, maintain, and operate the project in compliance with the approved plan. A stormwater control bond (or other security) will be posted for the project for both construction and post construction as applicable and determined by the Zoning Administrator.
 - f. *Solar Facility Screening and Vegetation Plan.* The owner or operator shall construct, maintain, and operate the facility in compliance with the approved plan. A separate security shall be posted for the ongoing maintenance of the project's vegetative buffers in an amount deemed sufficient by the Zoning Administrator.
 - g. The Applicant will compensate the County in obtaining an independent third-party review of any site plans or construction plans or part thereof.
 - h. The design, installation, maintenance, and repair of the Solar Facility shall be in accordance with the most current National Electrical Code (NFPA 70) available (2017 version or later as applicable).
3. Operations.
 - a. *Permanent Security Fence.* The Applicant shall install a permanent security fence, consisting of chain link, 2-inch square mesh, 6 feet in height, surmounted by three strands of barbed wire, around the Solar Facility prior to the commencement of operations of the Solar Facility.

- Failure to maintain the fence in a good and functional condition will result in revocation of the permit.
- b. *Lighting.* Any on-site lighting provided for the operational phase of the Solar Facility shall be dark-sky compliant, shielded away from adjacent properties, and positioned downward to minimize light spillage onto adjacent properties.
 - c. *Noise.* Daytime noise will be under 67 dBA during the day with no noise emissions at night.
 - d. *Ingress/Egress.* Permanent access roads and parking areas will be stabilized with gravel, asphalt, or concrete to minimize dust and impacts to adjacent properties.
4. Buffers.
 - a. *Setbacks.*
 - i. A minimum 150-foot setback, which includes a 50-foot planted buffer as described below, shall be maintained from a principal Solar Facility structure to the street line (edge of right-of-way) where the Property abuts any public rights-of-way.
 - ii. A minimum 150-foot setback, which includes a 50-foot planted buffer as described below, shall be maintained from a principal Solar Facility structure to any adjoining property line which is a perimeter boundary line for the project area.
 - b. *Screening.* A minimum 50-foot vegetative buffer (consisting of existing trees and vegetation) shall be maintained. If there is no existing vegetation or if the existing vegetation is inadequate to serve as a buffer as determined by the Zoning Administrator, a triple row of trees and shrubs will be planted on approximately 10-foot centers in the 25 feet immediately adjacent to the security fence. New plantings of trees and shrubs shall be approximately 6 feet in height at time of planting. In addition, pine seedlings will be installed in the remaining 25 feet of the 50-foot buffer. Ancillary project facilities may be included in the buffer as described in the application where such facilities do not interfere with the effectiveness of the buffer as determined by the Zoning Administrator.
 - c. *Wildlife corridors.* The Applicant shall identify an access corridor for wildlife to navigate through the Solar Facility. The proposed wildlife corridor shall be shown on the site plan submitted to the County. Areas between fencing shall be kept open to allow for the movement of migratory animals and other wildlife.
 5. Height of Structures. Solar facility structures shall not exceed 15 feet, however, towers constructed for electrical lines may exceed the maximum permitted height as provided in the zoning district regulations, provided that no structure shall exceed the height of 25 feet above ground level, unless required by applicable code to interconnect into existing electric infrastructure or necessitated by applicable code to cross certain structures (e.g. pipelines).
 6. Inspections. The Applicant will allow designated County representatives or employees access to the facility at any time for inspection purposes as set forth in their application.
 7. Training. The Applicant shall arrange a training session with the Fire Department to familiarize personnel with issues unique to a solar facility before operations begin.
 8. Compliance. The Solar Facility shall be designed, constructed, and tested to meet relevant local, state, and federal standards as applicable.
 9. Decommissioning.
 - a. *Decommissioning Plan.* The Applicant shall submit a decommissioning plan to the County for approval in conjunction with the building permit. The purpose of the decommissioning plan is to specify the procedure by which the Applicant or its successor would remove the Solar Facility after the end of its useful life and to restore the property for agricultural uses.
 - b. *Decommissioning Cost Estimate.* The decommissioning plan shall include a decommissioning cost estimate prepared by a State licensed professional engineer.
 - i. The cost estimate shall provide the gross estimated cost to decommission the Solar Facility in accordance with the decommissioning plan and these conditions. The decommissioning cost estimate shall not include any estimates or offsets for the resale or salvage values of the Solar Facility equipment and materials.
 - ii. The Applicant, or its successor, shall reimburse the County for an independent review and analysis by a licensed engineer of the initial decommissioning cost estimate.
 - iii. The Applicant, or its successor, will update the decommissioning cost estimate every 5 years and reimburse the County for an independent review and analysis by a licensed engineer of each decommissioning cost estimate revision.
 - c. *Security.*
 - i. Prior to the County's approval of the building permit, the Applicant shall provide decommissioning security in one of the two following alternatives:
 1. Letter of Credit for Full Decommissioning Cost: A letter of credit issued by a financial institution that has (i) a credit Rating from one or both of S&P and Moody's of at least A from S&P or A2 from Moody's and (ii) a capital surplus of at least \$10,000,000,000; or (iii) other credit rating and capitalization reasonably acceptable to the County, in the full amount of the decommissioning estimate; or
 2. Tiered Security:
 - a. 10 percent of the decommissioning cost estimate to be deposited in a cash escrow at a financial institution reasonably acceptable to the County; and
 - b. 10 percent of the decommissioning cost estimate in the form of a letter of credit issued by

- a financial institution that has (i) a credit rating from one or both of S&P and Moody's of at least A from S&P or A2 from Moody's and (ii) a capital surplus of at least \$10,000,000,000, or (iii) other credit rating and capitalization reasonably acceptable to the County, with the amount of the letter of credit increasing by an additional 10 percent each year in years 2–9 after commencement of operation of the Solar Facility; and
- c. The Owner, not the Applicant, will provide its guaranty of the decommissioning obligations. The guaranty will be in a form reasonably acceptable to the County. The Owner, or its successor, should have a minimum credit rating of (i) Baa3 or higher by Moody's or (ii) BBB- or higher by S&P; and
 - d. In the tenth year after operation, the Applicant will have increased the value of the letter of credit to 100 percent of the decommissioning cost estimate. At such time, the Applicant may be entitled to a return of the 10 percent cash escrow.
- ii. Upon the receipt of the first revised decommissioning cost estimate (following the 5th anniversary), any increase or decrease in the decommissioning security shall be funded by the Applicant or refunded to Applicant (if permissible by the form of security) within 90 days and will be similarly trued up for every subsequent five-year updated decommissioning cost estimate.
 - iii. The security must be received prior to the approval of the building permit and must stay in force for the duration of the life span of the Solar Facility and until all decommissioning is completed. If the County receives notice or reasonably believes that any form of security has been revoked or the County receives notice that any security may be revoked, the County may revoke the special use permit and shall be entitled to take all action to obtain the rights to the form of security.
- d. *Applicant/Property Owner Obligation.* Within 6 months after the cessation of use of the Solar Facility for electrical power generation or transmission, the Applicant or its successor, at its sole cost and expense, shall decommission the Solar Facility in accordance with the decommissioning plan approved by the County. If the Applicant or its successor fails to decommission the Solar Facility within 6 months, the property owners shall commence decommissioning activities in accordance with the decommissioning plan. Following the completion of decommissioning of the entire Solar Facility arising out of a default by the Applicant or its successor, any remaining security funds held by the County shall be distributed to the property owners in a proportion of the security funds and the property owner's acreage ownership of the Solar Facility.
- e. *Applicant/Property Owner Default; Decommissioning by the County.*
 - i. If the Applicant, its successor, or the property owners fail to decommission the Solar Facility within 6 months, the County shall have the right, but not the obligation, to commence decommissioning activities and shall have access to the property, access to the full amount of the decommissioning security, and the rights to the Solar Facility equipment and materials on the property.
 - ii. If applicable, any excess decommissioning security funds shall be returned to the current owner of the property after the County has completed the decommissioning activities.
 - iii. Prior to the issuance of any permits, the Applicant and the property owners shall deliver a legal instrument to the County granting the County (1) the right to access the property, and (2) an interest in the Solar Facility equipment and materials to complete the decommissioning upon the Applicant's and property owner's default. Such instrument(s) shall bind the Applicant and property owners and their successors, heirs, and assigns. Nothing herein shall limit other rights or remedies that may be available to the County to enforce the obligations of the Applicant, including under the County's zoning powers.
 - f. *Equipment/Building Removal.* All physical improvements, materials, and equipment related to solar energy generation, both surface and subsurface components, shall be removed in their entirety. The soil grade will also be restored following disturbance caused in the removal process. Perimeter fencing will be removed and recycled or reused. Where the current or future landowner prefers to retain the fencing, these portions of fence will be left in place.
 - g. *Infrastructure Removal.* All access roads will be removed, including any geotextile material beneath the roads and granular material. The exception to removal of the access roads and associated culverts or their related material would be upon written request from the current or future landowner to leave all or a portion of these facilities in place for use by that landowner. Access roads will be removed within areas that were previously used for agricultural purposes and topsoil will be redistributed to provide substantially similar growing media as was present within the areas prior to site disturbance.
 - h. *Partial Decommissioning.* If decommissioning is triggered for a portion, but not the entire Solar Facility, then the Applicant or its successor will commence and complete decommissioning, in accordance with the decommissioning plan, for the applicable portion of the Solar Facility; the remaining portion of the Solar Facility would continue to be subject to the decommissioning plan. Any reference to decommissioning the Solar Facility shall include the obligation to decommission all or a portion of the Solar Facility whichever is applicable with respect

to a particular situation.

10. Power Purchase Agreement. At the time of the Applicant's site plan submission, the Applicant shall have executed a power purchase agreement with a third-party providing for the sale of a minimum of 80% of the Solar Facility's anticipated generation capacity for not less than 10 years from commencement of operation. Upon the County's request, the Applicant shall provide the County and legal counsel with a redacted version of the executed power purchase agreement.



CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Lewiston Planning Board

FROM: David Hediger, Director of Planning and Code Enforcement

DATE: October 25, 2019

RE: De minimis change request: 6th Amended Subdivision Plan of Latulippe Development, Lots 9B, 10 East Merrill Road.

Survey Works, Inc on behalf of David Langelier, owner of Lot 9B in the Latulippe Development subdivision has submitted a revised subdivision plan. The purpose of the plan is to reconfigure the previously approved hammerhead turnaround at the end of the private frontage right-of-way with a cul-de-sac. This change amends the lot line of Lot 9B and Lot 8. The amended plan also includes a land swap between Lot 9A and Lot 9B.

Given the minor nature of the proposed subdivision amendment, staff is recommending approval as a de minimis change, pursuant to Article XIII, Section 3:

(k) *De minimis changes to development plans.* The planning director or designee may determine amendments to a development plan are "de minimis," that is of a minor nature, and do not require a formal review process. Accordingly, the amended plan can be signed directly by the planning director or designee. However, amendments to developments which involve the creation of a subdivision as defined by 30-A M.R.S.A. Section 4401, as amended, will require signature of the amended plan by the planning board chair, who may request that the de minimis change be brought before the board for their review and approval prior to the signing of the permanent copy of the plan (mylar.) A report of all approved de minimis changes will be submitted to the planning board or staff review committee as appropriate at their next available meeting.

ACTION NECESSARY

Make a motion pursuant to Article XIII, Section 3 of the Zoning and Land Use Code to approve an amendment to the subdivision plan title "6th Amendment Subdivision Plan of Latulippe Development" as a de minimis change



October 22, 2019

David Hediger, Director of Planning and Code Enforcement
City of Lewiston
27 Pine Street – 3rd Floor
Lewiston, ME 04240

RE: East Merrill Road, 6th Amendment to Latulippe Development

Dear Mr. Hediger & Board Members,

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 the 6th Amendment to the “Latulippe Development.” This proposed amendment will include a minor change to replace the existing hammerhead turnaround located on Lot 9B with a cul-de-sac, partially located on Lot 8, and execute an equal area land swap between Lot 9A and Lot 9B.

This request is to allow a proposed garage, currently under construction, to meet municipal setbacks.

Sincerely yours,

Devon J Hurley, LSIT
Project Manager
SurveyWorks, Inc.
dhurley@surveyworksinc.com

PARID: RE00014102

10 EAST MERRILL RD

Parcel

Parcel ID	RE00014102
Map/Lot	083/000/018
Property Location	10 EAST MERRILL RD
Property Class	Accessory Land with Impv
Land Area (acreage)	5.6

Owners

Owner	LANGELIER DAVID J LANGELIER GEORGE C
Address	368 EAST AVE
City	LEWISTON
State	ME
Zip	04240
Book	9672
Page	251

Sales History

Date	Amount	Book	Page
08/24/2017	\$62,000	9672	251
02/25/2010	\$35,000	7887	32
08/10/2005	\$17,500	6445	268

OBY

Description	Area/Quantity
MV1 -SOUND VALUE OF MISC. STRUCTURE	1
RG1 -FRAME OR CB DETACHED GARAGE	1,280

Entrance

Inspection Date	Inspection Code	Info Source Code
04/04/2018	12 - EXT INSPECTION	3 - OTHER

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

PARID: RE00013674

7 EAST MERRILL RD

Parcel

Parcel ID	RE00013674
Map/Lot	083/000/016
Property Location	7 EAST MERRILL RD
Property Class	Vacant Land - Residential
Land Area (acreage)	11.61

Owners

Owner	DESCHENES SHANNON M
Address	5 EAST MERRILL RD
City	LEWISTON
State	ME
Zip	04240
Book	5704
Page	166

Sales History

Date	Amount	Book	Page
11/07/2003	\$35,000	5704	166

WARRANTY DEED

DENIS A. LATULIPPE and LORRAINE LATULIPPE, being husband and wife, of Ogunquit, County of York and State of Maine, for consideration paid, grant to **SHANNON M. DESCHENES** of Lewiston, County of Androscoggin and State of Maine, with **WARRANTY COVENANTS**, a certain lot or parcel of land situated in Lewiston, County of Androscoggin and State of Maine, bounded and described as follows:

Being lot numbered eight (8) and consisting of approximately 11.6 acres as shown on a Plan of Land entitled "Latulippe Development, Revision III" prepared for Denis and Lorraine Latulippe by Surveyworks, Inc. dated July 24, 2003 and recorded in the Androscoggin County Registry of Deeds, Book of Plans, Book 43, Page 45.

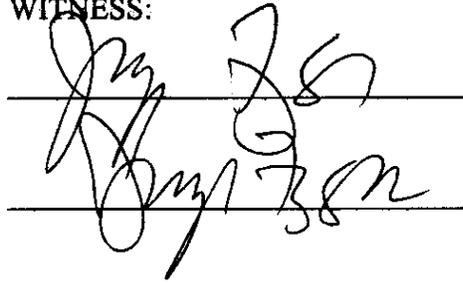
Excepting and reserving from this conveyance any portion of the above premises lying within the limits of the East Merrill Road as depicted on the above-referenced plan.

Being a portion of the premises conveyed to Denis and Lorraine Latulippe by deed of Rosaire (aka Rosairio) and Jeannette Latulippe dated July 17, 1979 and recorded in the Androscoggin County Registry of Deeds in Book 1414, Page 301.

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

WITNESS our hands and seals this 4 day of November, 2003.

WITNESS:





DENIS A. LATULIPPE


LORRAINE LATULIPPE

MAINE REAL ESTATE
TRANSFER TAX PAID

STATE OF MAINE

ANDROSCOGGIN, SS

November 4, 2003

Personally appeared the above-named Denis A. Latulippe and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney at Law
Print name Jennifer Ferguson

K:\DENISEC\Files\Deeds\latulippe to deschenes.ded.wpd

ANDROSCOGGIN COUNTY
Tina M. Charnard
REGISTER OF DEEDS

PARID: RE00014101

8 EAST MERRILL RD

Parcel

Parcel ID	RE00014101
Map/Lot	083/000/015
Property Location	8 EAST MERRILL RD
Property Class	Single Family w/ In-law
Land Area (acreage)	4.38

Owners

Owner	ROBICHAUD ROBERT W ROBICHAUD CLAUDETTE M
Address	8 EAST MERRILL RD
City	LEWISTON
State	ME
Zip	04240
Book	8090
Page	56

Sales History

Date	Amount	Book	Page
01/04/2011	\$265,916	8090	56
10/13/2010	\$0	8032	32
11/29/2005	\$35,000	6589	84
08/10/2005	\$17,500	6445	268
11/07/2003	\$36,000	5704	212

Primary Building

Style	GARRISION
Year Built	2010
Stories	2
Attic	1-NONE
Fuel Type	1-OIL
Heat System	3-HOT WATER
Heat/AC Type	2-BASIC
Fireplaces	0
Total Rooms	9
Bedrooms	4
Kitchens	
Full Baths	2
Half Baths	1
Basement	6-FULL
Basement Garage Spaces	
Finished Basement Area	0
Basement Rec Room Area	
Unfinished/Cathedral Area	
Living Area	2,632

OBY

Description	Area/Quantity
RS2-METAL UTILITY SHED	70

Entrance

Inspection Date	Inspection Code	Info Source Code
09/26/2017	9 - 4 YEAR REVIEW	4 - ESTIMATED
05/31/2017	12 - EXT INSPECTION	1 - OWNER

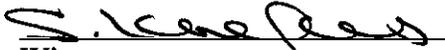
WARRANTY DEED
(Maine Statutory Short Form)

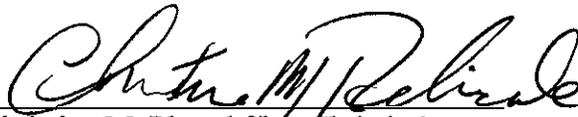
Know All Men by These Presents That I, Christine M. Plourd f/k/a Christine M. Robichaud, of the City of Auburn, County of Androscoggin and State of Maine, for consideration paid, grants to Robert W. Robichaud and Claudette M. Robichaud, of the City of Lewiston, County of Androscoggin and State of Maine, as joint tenants, with
WARRANTY COVENANTS:

NO MAINE R.E.
TRANSFER TAX PAID

A certain lot or parcel of land, together with any buildings thereon, situated in the City of Lewiston, County of Androscoggin and State of Maine, more particularly described in Exhibit A attached hereto and incorporated herein by reference.

In Witness Whereof, I have hereunto set my hand this December 31, 2010.


Witness


Christine M. Plourd f/k/a Christine M. Robichaud

STATE OF MAINE
Androscoggin, ss.

On this December 31, 2010, personally appeared before me the above named Christine M. Plourd, f/k/a Christine M. Robichaud, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

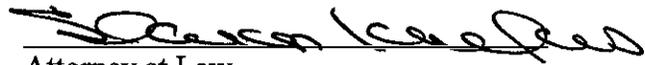

Attorney at Law
Printed Name: Sharon M. Lonefors

EXHIBIT A

A certain lot or parcel of land, together with the buildings thereon, and being a portion of Lot #9, East Merrill Road, City of Lewiston, County of Androscoggin and State of Maine, bounded and described as follows:

Lot 9A on Plan of Land entitled "Latulippe Development Revision 4, Amendment to Lot 9", dated July 13, 2005 and prepared by Survey Works, Inc., recorded in the Androscoggin County Registry of Deeds in Plan Book 44, Page 191.

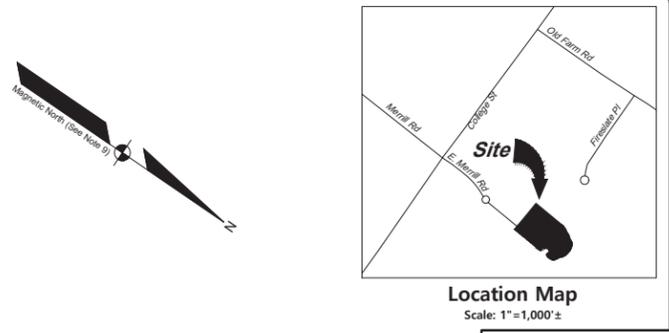
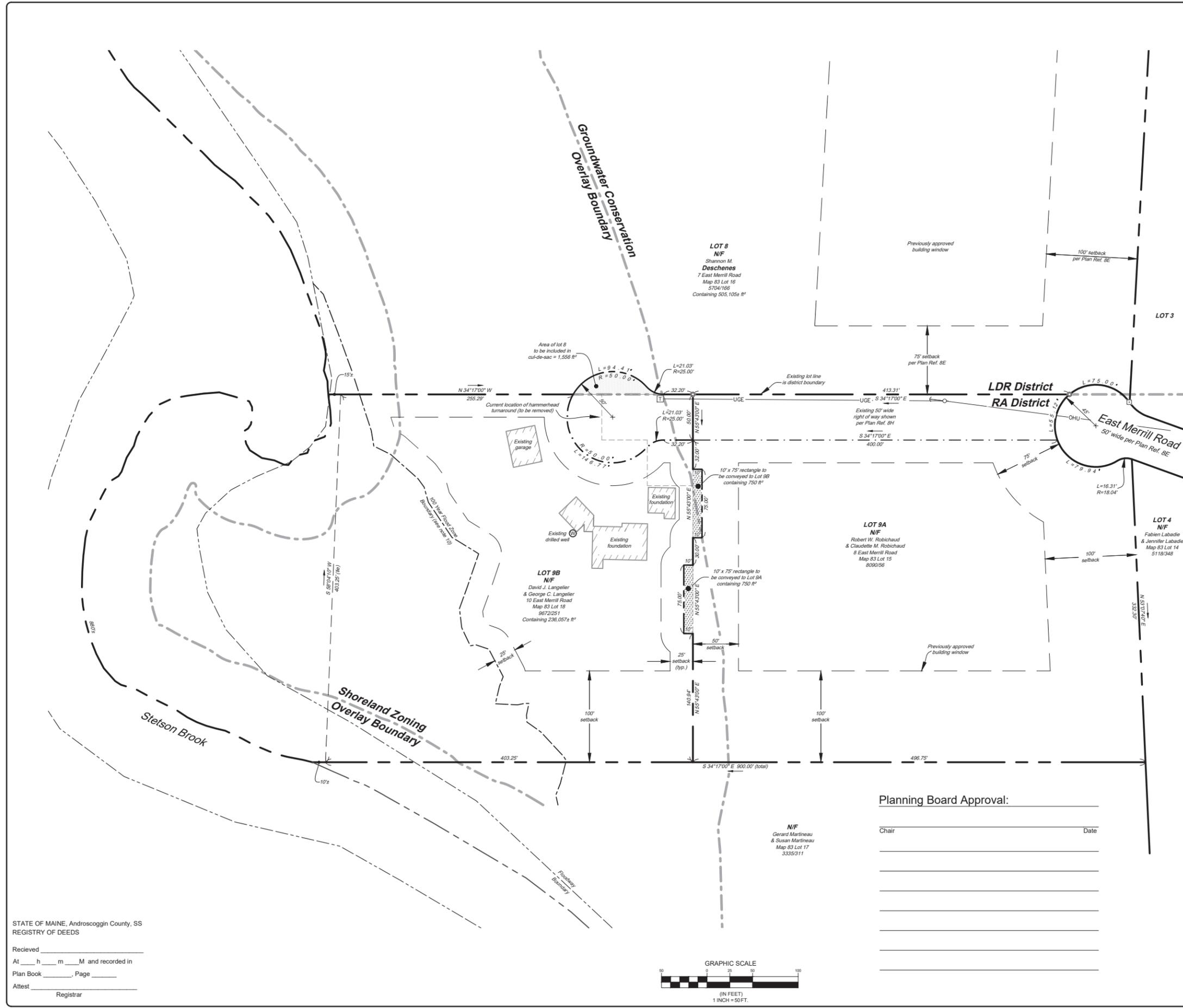
Subject to all easements, restrictions and covenants of record.

Excepting and reserving 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 retained by Grantor 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 Grantor's sole cost, unless Grantee utilizes the right of way for her access to Lot 9A, then the cost shall be equally divided, the right to construct, maintain, repair, grade, excavate, fill, pave and improve with the full width of the right of way;
- (3) At Grantor's 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 by 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.

Being the same premises conveyed to Christine M. Robichaud by deed recorded in the Androscoggin County Registry of Deeds in Book 6589, Page 84.



General Notes:

- The purpose of this plan is to replace the hammerhead at the end of the 50' wide right of way leading to Lot 9B with a cul-de-sac as shown. Also, an equal area land swap is shown between Lots 9A & 9B that will accommodate the side setback of the existing foundation on Lot 9B. The building window for Lot 9B has been updated to reflect these changes.
- All Book and Page numbers refer to the Androscoggin County Registry of Deeds, unless otherwise noted.
- The record owners of Lots 8, 9A & 9B shown on the City of Lewiston Tax Map as Lots 16, 15 and 18, respectively, are Shannon M. Deschenes by deed dated November 4, 2003 and recorded in Book 5704, Page 168, Robert W. Robichaud & Claudette M. Robichaud by a deed dated December 31, 2010 and recorded in Book 8090, Page 56, and David J. Langelier & George C. Langelier by a deed dated August 24, 2017 and recorded in Book 9672, Page 251, respectively.
- The parcels shown on the City of Lewiston Tax Map 83 as Lots 15 & 18 are located in the Rural-agricultural (RA) District. The parcel shown on Map 83 as Lot 18 is located in the Low-density Residential (LDR) District.
- Space and bulk standards for the RA & LDR Districts are as follows:

	RA	LDR
Min. Lot Size:	60,000 ft ²	40,000 ft ²
Min. Frontage:	200'	100'
Min. Front Setback:	25'	20'
Min. Side/Rear Setback:	25'	10'
- Total remaining area of Lot 8 is 505,105± ft² (11.6± acres). Total remaining area of Lot 9B is 236,057± ft² (5.4± acres).
- Boundary and information shown hereon is based on Plan Reference 8H below.
- Plan References:
 - "Definition of College Street" recorded in Plan Volume 1, Pages 9A & 10.
 - "Lalupippe Development" dated July 25, 1973 and recorded in Plan Book 24, Page 30.
 - "Lalupippe Development, Revision I" dated June, 1987 and recorded in Plan Book 33, Page 50.
 - "Lalupippe Development, Revision II" dated June, 1989 and recorded in Plan Book 34, Page 192.
 - "Lalupippe Development, Revision III" dated July, 2003 and recorded in Plan Book 43, Page 45.
 - "Lalupippe Development, Revision 4" dated July 18, 2005 and recorded in Plan Book 44, Page 191.
 - "Re-approval to Lalupippe Development, Revision 4, Amendment to Lot 9B" dated February 15, 2010 and recorded in Plan Book 48, Page 23.
 - "Lalupippe Development, Revision 5, Amendment to Lot 9B" dated October 16, 2017 and recorded in Plan Book 52, Page 53.
- Plan orientation is Magnetic North as observed in August, 1982 and shown on Plan Ref. 8B-H.
- A portion of the subject parcel is located within Zone AE as delineated on the Flood Insurance Rate Map for the City of Lewiston, Androscoggin County, Community-Panel Number 23001C0218E, having an Effective Date of July 9, 2013. The location of the 100 year flood zone boundary and floodway boundary is shown based on a shape file obtained from the FEMA Map Service Center website. The remainder of the subject parcel is located within Zone X, Areas of Minimal Flood Hazard.
- No wetlands per the Maine Department of Environmental Protection and Army Corps of Engineers' definition were identified within the building windows. See Note 10 regarding the updated setback from the floodplain.
- All improvements, except for utilities and driveways, must be located within the building windows.
- Any driveway over 150 feet long shall be constructed in accordance with the City of Lewiston Fire Department Standards.
- The right of way depicted hereon (southerly of and excluding East Merrill Road) is currently for access to Lots 9A & 9B. The extension or creation of additional driveways off of this right of way may require additional Planning Board approvals. There shall be no further division of any lot within this subdivision without additional Planning Board approvals.
- 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.
- The depth, size, location, existence or nonexistence of underground utilities and/or structures were not investigated as part of this survey. Utilities depicted hereon may not necessarily represent all existing utilities. Owners, contractors, and/or designers need to contact Dig-Safe Systems, Inc. (call 811) and field verify existing utilities prior to digging or breaking ground.

Legend:

- Property Line/R.O.W.
- - - Abutter Line/R.O.W.
- - - Deed Plan Line/R.O.W.
- Tie Line
- - - Building Setback Line
- - - Easement Line
- - - Floodplain
- - - Floodway
- - - Zone Line
- Building
- Overhead Utilities
- U/GU — Underground Utility
- Existing Road Monument
- ⊙ Existing Capped 5/8" Rebar Stamped "SWI 1126"
- ⊙ Well
- ⊕ Transformer Pad
- ⊙ Utility Pole
- Guy Wire

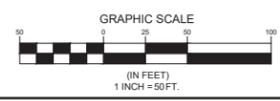
Planning Board Approval:

Chair	Date

Surveyor's Statement:

This survey was performed under my direct supervision and to the best of my knowledge and belief, it was done in accordance with Chapter 90, Part 1 (Professional Standards of Practice) and Part 2 (Technical Standards of Practice) of the Maine Board of Licensure for Professional Land Surveyors.

Jimmy C. Courbon, PLS _____ Date _____



STATE OF MAINE, Androscoggin County, SS
REGISTRY OF DEEDS

Received _____

At _____ h _____ m _____ M and recorded in
Plan Book _____ Page _____

Attest _____
Registrar

Rev.	Date	Drawn	Checked	Note
10/18/2019	DH	JCC	JCC	Issued for preliminary review
10/22/19	JCC	JCC	JCC	Issued for preliminary review

SWI SURVEYWORKS, INC.
 LAND USE CONSULTANTS
 www.surveymaine.com
 7. COLLEGE STREET, SUITE 4, LEWISTON, ME 04240

This plan shall not be modified without written permission from Surveyworks, Inc. Any alterations, authorized or otherwise, shall be the user's sole risk and without liability to Surveyworks, Inc.

6th Amended Subdivision Plan
 of
Lalupippe Development
 East Merrill Road
 Lewiston, Maine
 prepared for owner of record of Lot 9B
David Langelier
 P.O. Box 195
 Lewiston, ME 04240

Project #10-4001.1
 Date: 10/18/2019
 Scale: 1" = 50'
 Sheet No. 1 OF 1

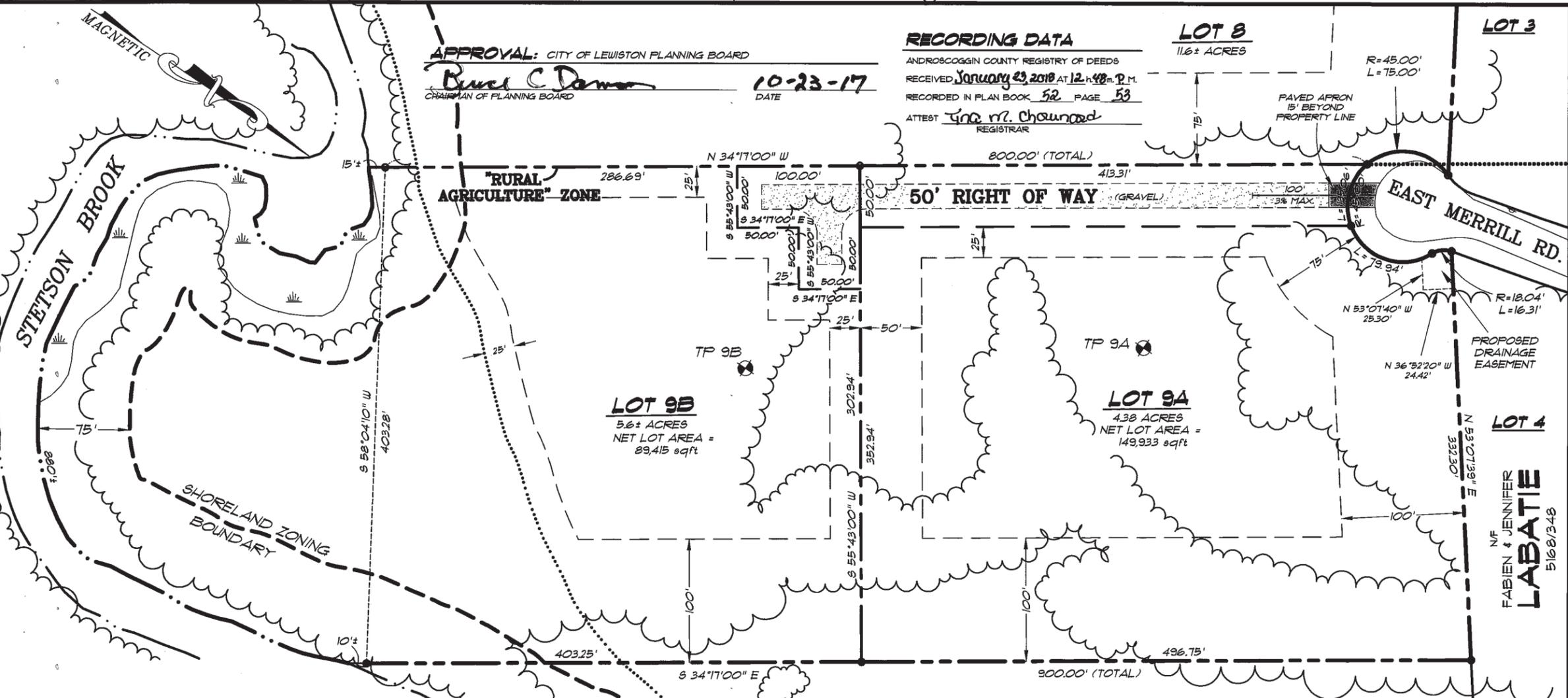
C:\Gdrive\Surveyworks, Inc\SWI Shared Files - Documents\Project\10-4001\DWG\Survey\10-4001.dwg

BK 52 PG 53 1/23/2018 @ 12:48 PM

APPROVAL: CITY OF LEWISTON PLANNING BOARD
Bruce C. Damon
CHAIRMAN OF PLANNING BOARD
10-23-17
DATE

RECORDING DATA
ANDROSCOGGIN COUNTY REGISTRY OF DEEDS
RECEIVED January 23, 2018 AT 12:48 P.M.
RECORDED IN PLAN BOOK 52 PAGE 53
ATTEST *Una M. Chaurand*
REGISTRAR

LOT 8
11.6± ACRES
LOT 3



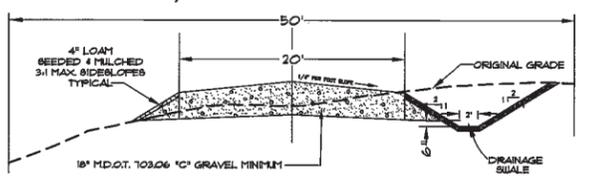
NOTES

- ALL BEARINGS REFER TO MAGNETIC NORTH AS OBSERVED IN AUGUST 1982 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. LANGELETT DATED AUGUST 24, 2011 AND RECORDED AT SAID REGISTRY IN BOOK 9672, PAGE 251.
- TOTAL AREA OF LOT 9B BUILDING ENVELOPE FOR THIS REVISION = 145 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 94 & 10.
B) "LATULIPPE DEVELOPMENT", DATED JULY 23, 1973 AND RECORDED AT SAID REGISTRY IN PLAN BOOK 24, PAGE 30.
C) "LATULIPPE DEVELOPMENT, REVISION I" DATED JUNE, 1987 AND RECORDED AT SAID REGISTRY IN PLAN BOOK 33, PAGE 50.
D) "LATULIPPE DEVELOPMENT, REVISION II" DATED JUNE, 1989 AND RECORDED AT SAID REGISTRY IN PLAN BOOK 34, PAGE 192.
E) "LATULIPPE DEVELOPMENT, REVISION III" DATED JULY, 2003 AND RECORDED AT SAID REGISTRY IN PLAN BOOK 43, PAGE 45.
F) "LATULIPPE DEVELOPMENT, REVISION 4" DATED JULY 18, 2005 AND RECORDED AT SAID REGISTRY IN PLAN BOOK 44, PAGE 191.
G) "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.

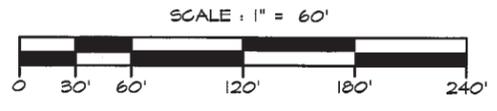
NF
GERARD & SUSAN
MARTINEAU
3335/311

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



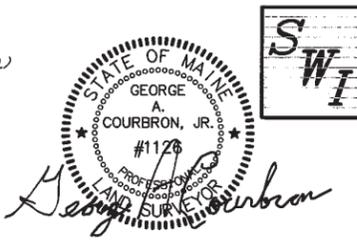
TYPICAL ROAD CROSS SECTION
NOT TO SCALE



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

EAST MERRILL ROAD - LEWISTON, MAINE
ANDROSCOGGIN COUNTY

PREPARED FOR
DAVID LANGELETT
368 EAST AVENUE - LEWISTON, MAINE 04240



SurveyWorks, Inc.

Land Use Consultants
528 RIVER ROAD
Greene, Maine 04236

OCTOBER 16, 2017

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