

CITY OF LEWISTON
SPECIAL PLANNING BOARD MEETING
Monday, November 4, 2019 – 5:30 P.M.
City Council Chambers – First Floor
Lewiston City Building
27 Pine Street, Lewiston, ME

AGENDA

1. ROLL CALL

2. ADJUSTMENTS TO THE AGENDA

3. CORRESPONDENCE

4. PUBLIC MEETING:

Request for a recommendation for the acquisition of 40 Robinson Gardens.

5. ADJOURNMENT



CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, Director of Planning and Code Enforcement
DATE: November 1, 2020
RE: Request for a recommendation for the acquisition of 40 Robinson Gardens

Pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code, the board shall review and make a recommendation to the city council with regard to the acquisition and disposition of all public ways, lands, buildings and other municipal facilities.

Staff has been directed to request a recommendation from the Planning Board for the acquisition of 40 Robinson Gardens to accommodate the expansion of two large box culverts on Jepson Brook. The property consists of single-family dwelling located on approximately 0.69 acres in the Neighborhood Conservation "A" (NCA) district. If the property is purchased, the attached garage would be demolished given its proximity to the brook and existing utilities and the culvert expansion would be constructed in FY22. Once completed, the house would be placed on the market. The city assessed value of the property and building is \$162,060. The property is listed for \$229,000. Reference should be made to Public Works Director Dale Doughty's memo dated October 18, 2019.

ACTION NECESSARY:

- Make a motion pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the acquisition of 40 Robinson Gardens (subject to possible conditions raised by staff or the Planning Board, if deemed necessary).



PUBLIC WORKS DEPARTMENT

Dale F. Doughty, Director

18 October 2019

To: Ed Barrett, City Administrator

Re: Robinson Gardens

The following is a proposal to purchase a house that has recently been placed on the market in anticipation of the expansion of two large box culverts on Jepson Brook at Robinson Gardens. These culverts were placed between two houses with little room to spare. Some additional right of way and possible demolition of one of the structures is necessary for the expansion of these box culverts. This house being posted for sale may offer an opportunity to secure the necessary property at this time.

The twin box culverts at Robinson Gardens is one of the areas of expansion recommended for upsizing as part of our Jobson Brook Capacity Study (June 2015) and this replacement also has implications to address some of DEPs concerns over human exposure should the channel overflow during a combined sewer overflow event. Currently, overflow of the channel could occur at a 10-year storm based on several downstream culvert constrictions.

In the FY20 LCIP, \$800,000 was budgeted and was initially intended for this crossing at Robinson Gardens since it represents the most restrictive crossing on the channel. However, after consulting with CDM Smith further, they recommend replacing the downstream culverts first so that they don't become overwhelmed by removing the upstream restriction at Robinson Gardens before the downstream restrictions are addressed.

At this time, Public Works Division of Engineering plans to upgrade the College St crossing first, which is much shorter and will cost approximately \$400k. This would leave enough funding from the initial \$800k to purchase the property at 40 Robinson Gardens. The crossing at Robinson Gardens would then be the third crossing moving in upstream order and would be scheduled for FY22. The account number is 6650 650930.

If the house were purchased, the plan would be to remove the garage, build the project in FY22 and then resell the remaining house, getting it back on the tax rolls. We would expand the easement to where the garage is today with covenants restricting future structures in the easement area.

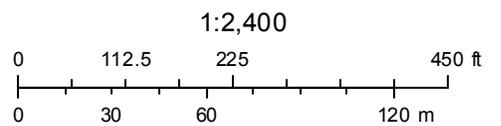
I am seeking approval to move forward with negotiating the purchase of 40 Robinson Gardens.

Dale Doughty, C. G.
Director of Public Works
City of Lewiston

40 Robsinon Gardens

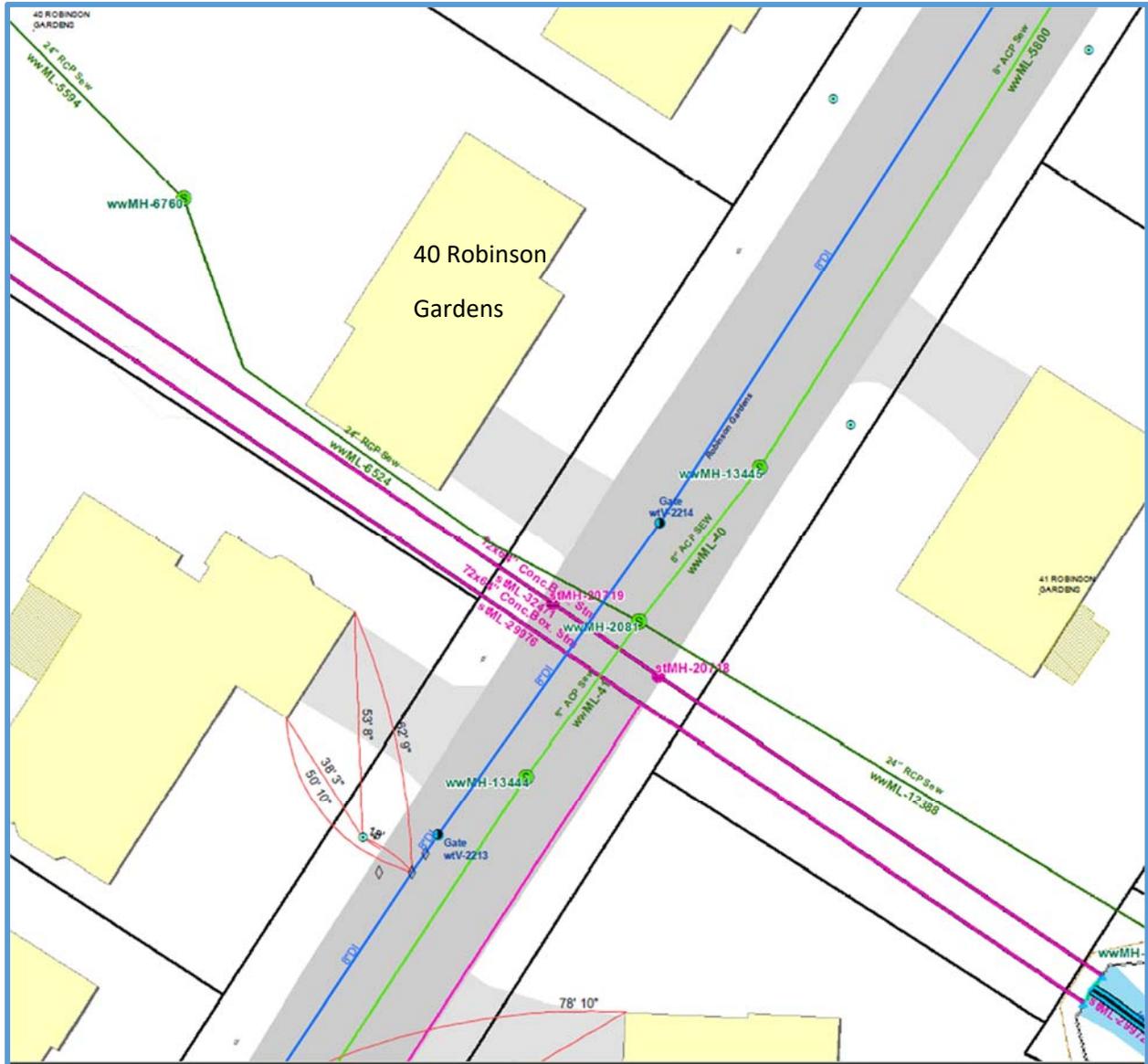


November 1, 2019



Lewiston, Maine
Lewiston Maine

City of Lewiston
City of Lewiston



Existing Conditions/Construction at 40 & 41 Robinson Gardens

40 Robinson Gardens
Lewiston, ME 04240
Price: \$229,000

\$229,000
List Price

4
Bedrooms

3
Bathroom

0.69
Acreage

1959
Year Built

2665
Square Feet



ListingToolBar

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Wonderful 4 bedroom home in great neighborhood on a dead-end street. Sun fills the first floor that features an eat-in kitchen, formal dining room, office and large living room with hardwood floors, a beautiful fireplace and fresh paint. Wooden tile floors (no carpet here) help keep the home clean and allergy free. The open staircase to the second floor creates a pleasing layout for the four bedrooms upstairs. The master features double closets an attached bathroom and ceiling fan. Garage access to the basement, which is partially finished, is another bonus. With a two-car garage, level lot, mature trees and large shed, this home offers the complete package. Bates College, hospitals and shopping all within minutes.

Property Details of 40 Robinson Gardens

Property Details

Listing List Price: \$229,000 MLS Number: 1435225 Acreage: 0.69 Virtual Tour: Click Here	Property Type: Single Family Residence Status: PEN Modification Date: 10/17/2019
Building Property Style: Colonial Square Feet: 2665 Zoning: NCA Roof: Pitched, Shingle Foundation: Poured Concrete	Property Type: Single Family Residence Year Built: 1959 Rooms: 9 Building Construction: Wood Frame
Location Town: Lewiston State: ME	County: Androscoggin Zip: 04240

- Interior Features
- Exterior Features
- Utilities and Appliances
- Other Details

Map Location

Tim Dunham
207-786-9999
My Listings
Recent Sales
Contact Me
My Bio

Never Miss New Listings
Never miss new listings between \$206,000 - \$252,000 in this neighborhood

Enter Your Full Name
Enter Your Email Address
Subscribe

We will never open you or sell your details. You can unsubscribe whenever you like.

Mortgage Info

Loan Term 30 Years
15 Years
\$ 229,000
Price
\$ 45,800
Down Payment
3.09 %
Interest Rate
Calculate

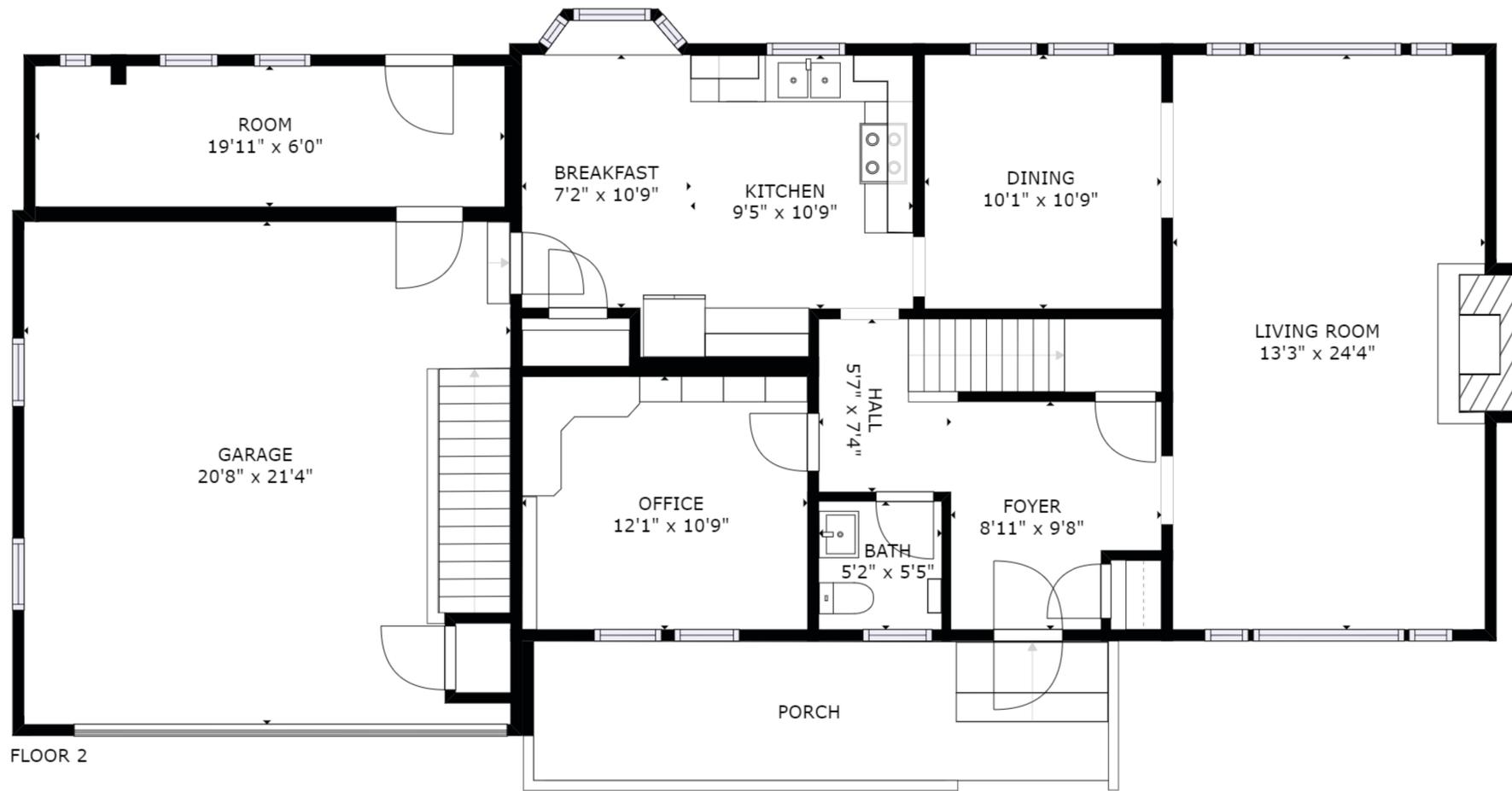
Est. Mortgage: \$842/month over 360 payments
Estimated 30 year interest rate: 3.85% last updated on Oct 17, 2019. All figures are estimates. Check with your bank or preferred mortgage company for actual interest rates. This product uses the FRB's AFR to set the rate indicated or indicated by the Federal Reserve Bank of St. Louis.

Contact Us Schedule a Visit

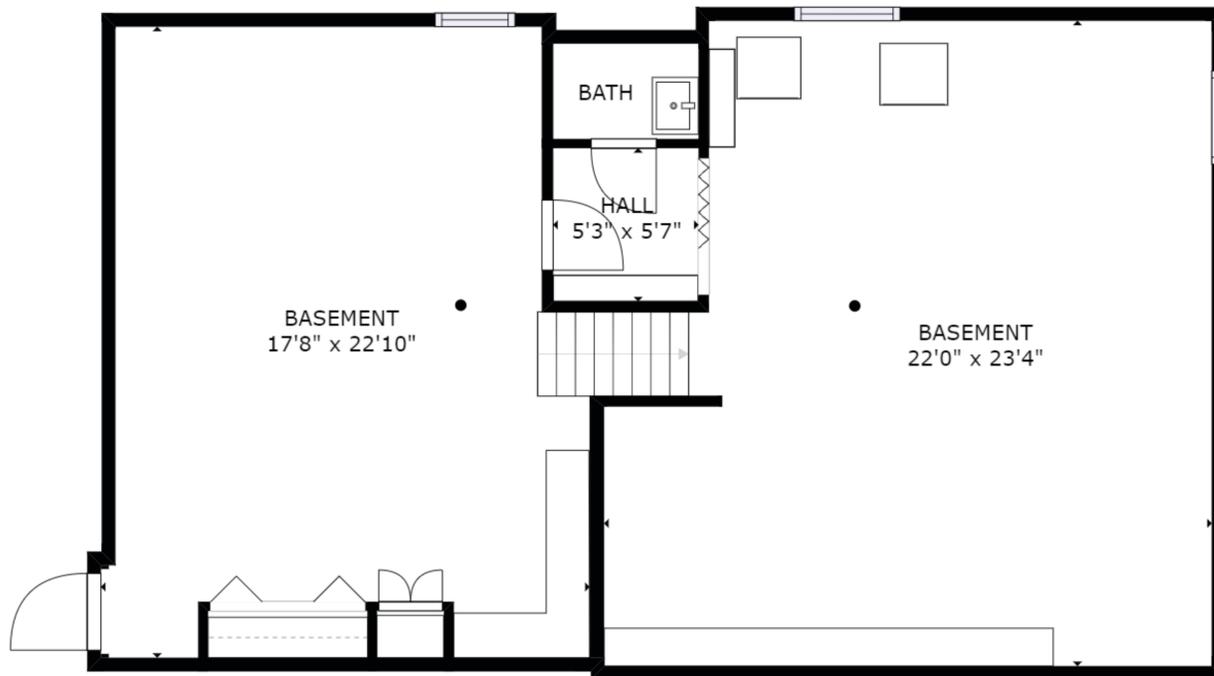
Name
Email Address
Phone

I would like to know more about 40 Robinson Gardens Lewiston ME 04240

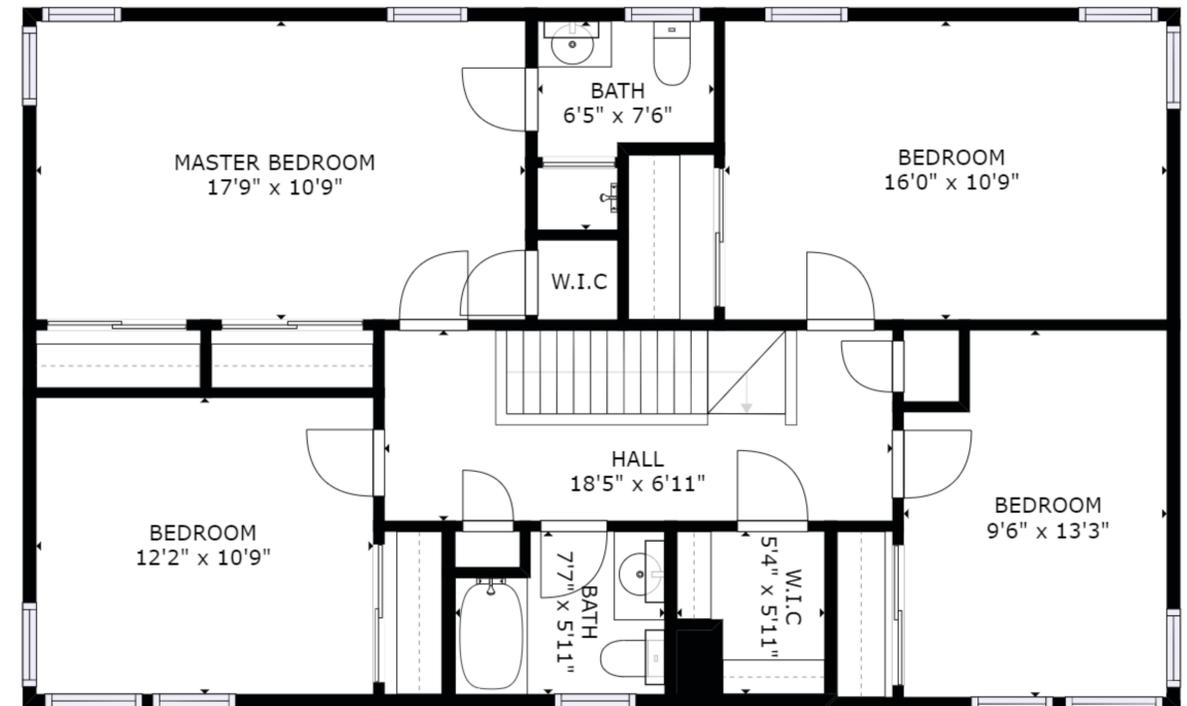
Send



FLOOR 2



FLOOR 1



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 915 sq ft, FLOOR 2: 1140 sq ft
 FLOOR 3: 997 sq ft, EXCLUDED AREAS:
 GARAGE: 429 sq ft
 TOTAL: 3052 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

