

**CITY OF LEWISTON**  
**STAFF REVIEW COMMITTEE MEETING**  
Thursday October 22, 2020 – 9:00 A.M.  
ZOOM Meeting  
Lewiston City Building  
27 Pine Street, Lewiston

**AGENDA**

**I. ROLL CALL**

**II. ADJUSTMENTS TO THE AGENDA**

**III. CORRESPONDENCE**

**IV. PUBLIC HEARINGS:**

A development review application submitted by Breeanna Tucci for the operation of a hair salon in a portion of the existing building at the property located at 926 Sabattus Street.

**V. READING OF THE MINUTES:** Motion to adopt the draft minutes from the September 03, 2020 meetings.

**VIII. ADJOURNMENT:**

Tucci + Co. Salon  
Change of Use Proposal

926 Sabattus St  
Lewiston



# PROJECT DATA

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

## IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	<u>2,976</u>	sq. ft.
Proposed Total Paved Area		sq. ft.
Proposed Total Impervious Area	<u>3,576</u>	sq. ft.
Proposed Impervious Net Change	<u>approx. 600</u>	sq. ft.
Impervious surface ratio existing	<u>29</u>	% of lot area
Impervious surface ratio proposed	<u>35</u>	% of lot area

## BUILDING AREA/LOT

### COVERAGE

Existing Building Footprint	<u>1,739</u>	sq. ft.
Proposed Building Footprint	<u>no change</u>	sq. ft.
Proposed Building Footprint Net change	<u>0</u>	sq. ft.
Existing Total Building Floor Area	<u>approx. 1217</u>	sq. ft.
Proposed Total Building Floor Area	<u>the same</u>	sq. ft.
Proposed Building Floor Area Net Change	<u>0</u>	sq. ft.
New Building	<u>NO</u>	(yes or no)
Building Area/Lot coverage existing	<u>17</u>	% of lot area
Building Area/Lot coverage proposed	<u>17</u>	% of lot area

### ZONING

Existing	<u>Highway business</u>
Proposed, if applicable	<u>no change</u>

### LAND USE

Existing	<u>Single family</u>
Proposed	<u>mixed use structure</u>

### RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	<u>1</u>
Proposed Number of Residential Units	<u>1</u>
Subdivision, Proposed Number of Lots	<u>N/A</u>

### PARKING SPACES

Existing Number of Parking Spaces	<u>2</u>
Proposed Number of Parking Spaces	<u>5</u>
Required Number of Parking Spaces	<u>5</u>
Number of Handicapped Parking Spaces	

### ESTIMATED COST OF PROJECT

N/A

## DELEGATED REVIEW AUTHORITY CHECKLIST

### SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	<u>2,976</u>	sq. ft.
Proposed Disturbed Area		sq. ft.
Proposed Impervious Area	<u>3,576</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) .99 passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 2.44 passenger car equivalents (PCE)

If the proposed increase in traffic exceeds 100 one-way trips in the peak hour a traffic movement permit will be required

### Zoning Summary

1. Property is located in the Highway business zoning district.
2. Parcel Area: .23 acres / \_\_\_\_\_ square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	<u>none</u>	<u>/ 10,018</u>
Street Frontage	<u>150</u>	<u>/ 100</u>
Min Front Yard	<u>15</u>	<u>/ 15</u>
Min Rear Yard	<u>10</u>	<u>/ 10</u>
Min Side Yard	<u>10</u>	<u>/ 10</u>
Max. Building Height	<u>65</u>	<u>/ 65</u>
Use Designation	<u>Single family</u>	<u>/ mixed use</u>
Parking Requirement	1 space/ per _____ square feet of floor area	
Total Parking:	<u>/</u>	
Overlay zoning districts (if any):	<u>/</u>	
Urban impaired stream watershed?	YES/NO If yes, watershed name _____	

## 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.

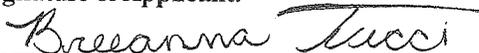
Lewiston's development review process and requirements have been made similar to Auburn's for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

Auburn: [www.auburnmaine.org](http://www.auburnmaine.org) under City Departments/ Planning and Permitting/Land Use Division/Zoning Ordinance

Lewiston: <http://www.ci.lewiston.me.us/clerk/ordinances.htm> Refer to Appendix A of the Code of Ordinances

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

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

Signature of Applicant: 	Date: <u>10/7/20</u>
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**Development Review Checklist**  
 City of Auburn Planning and Permitting Department  
 City of Lewiston Department of Planning and Code  
 Enforcement



THE FOLLOWING INFORMATION IS REQUIRED WHERE APPLICABLE TO BE  
 SUBMITTED FOR AN APPLICATION TO BE COMPLETE

PROJECT NAME: Tucci + Co Salon  
 926 Sabattus St.  
 PROPOSED DEVELOPMENT ADDRESS and PARCEL #: Lewiston, ME 04240

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

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

	Lake Auburn Watershed (Auburn only)				
	Taylor Pond Watershed (Auburn only)				
<b>Right Title or Interest</b>					
	Verify				
	Document Existing Easements, Covenants, etc.				
<b>Technical &amp; Financial Capacity</b>					
	Cost Est./Financial Capacity				
	Performance Guarantee				
<b>State Subdivision Law</b>					
	Verify/Check				
	Covenants/Deed Restrictions				
	Offers of Conveyance to City				
	Association Documents				
	Location of Proposed Streets & Sidewalks				
	Proposed Lot Lines, etc.				
	Data to Determine Lots, etc.				
	Subdivision Lots/Blocks				
	Specified Dedication of Land				
<b>Additional Subdivision Standards</b>					
	Single-Family Cluster (Lewiston only)				
	Multi-Unit Residential Development (Lewiston only)				
	Mobile Home Parks				
	Private Commercial or Industrial Subdivisions (Lewiston only)				
	PUD (Auburn only)				
<b>A jpeg or pdf of the proposed site plan</b>					
<b>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</b>					

## Development Review Criteria

- A. Utilization of the site: We are going to use the site as a salon.
- B. Traffic movement into and out of the development area: There is adequate space for vehicles to move freely in and out of the parking lot.
- C. Access into the site: Access is gained to the site from Sabattus Street.
- D. Internal vehicular circulation: The layout of the site provides enough room for safe movement of all vehicles
- E. Pedestrian circulation: Pedestrians can access the salon from existing public sidewalks.
- F. Stormwater management: N/A
- G. Erosion control: N/A
- H. Water supply: The water is supplied by public water and is adequate for business.
- I. Sewage disposal: Current system is sufficient in sewage disposal with added business.
- J. Utilities: Electric and telephone will be adequate to use of project.
- K. Natural features: N/A
- L. Groundwater protection: N/A
- M. Water and air pollution: N/A
- N. Exterior lighting: Lighting is located outside the doorways along with streetlights that light up the driveway.
- O. Waste disposal: All waste will be disposed of properly to the correct facility.
- P. Lot layout: See attached printed layout.
- Q. Landscaping: N/A
- R. Shoreland relationship: N/A
- S. Open space: N/A

- T. Technical and financial capacity: N/A
- U. Buffering: N/A
- V. Compliance with district regulations: N/A
- W. Design consistent with performance standards: N/A



**State of Maine**  
 DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION  
 OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION  
 BARBERING AND COSMETOLOGY LICENSING PROGRAM

**License Number ES61394**

Be it known that  
**TUCCI & CO SALON**  
 has qualified as required by Title 32 MRS Chapter 126 and is licensed as:  
**LEVEL ONE ESTABLISHMENT**

Doing Business as:  
 Located at: 926 SABATTUS ST  
 LEWISTON

*Anne L. Head*  
 Commissioner

**ISSUE DATE**  
 October 6, 2020

**EXPIRATION DATE**  
 October 31, 2021

✂ Detach



**STATE OF MAINE**  
 DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION  
 OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION  
 BARBERING AND COSMETOLOGY LICENSING PROGRAM

License Number ES61394  
**TUCCI & CO SALON**  
**LEVEL ONE ESTABLISHMENT**  
 Doing Business as:

ISSUED 10/06/2020

EXPIRES 10/31/2021

**STATE OF MAINE**  
 DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION  
 35 State House Station  
 Augusta, Maine 04333-0035  
 (207) 624-8603

*Anne L. Head*  
 Commissioner

NOTARY  
MAINE SHORT FORM WARRANTY DEED  
NOTARY

OFFICIAL OFFICIAL

COPY COPY

I, VENISE F. LACHANCE, of Lewiston, Androscoggin County, Maine, for consideration paid, grant to HOLLY L. BACHMANN, TRUSTEE OF THE HOLLY L. BACHMANN REVOCABLE TRUST U/D March 19, 2012, whose mailing address is 31 Hayes Road, Shelburne, New Hampshire, 03581, with WARRANTY COVENANTS, a certain lot or parcel of land, with any buildings thereon, situated in Lewiston, County of Androscoggin, and State of Maine, being further described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS my hand this 3<sup>rd</sup> day of April, 2012.

MAINE REAL ESTATE  
TRANSFER TAX PAID

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Venise F. Lachance

STATE OF MAINE  
COUNTY OF ANDROSCOGGIN, SS

Then personally appeared the above named Venise F. Lachance, known to me, this 3rd day of April, 2012 and acknowledged before me the foregoing instrument to be her free act and deed.

  
\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

LIANA M. HENALTY  
NOTARY PUBLIC  
STATE OF MAINE  
MY COMMISSION EXPIRES JANUARY 1, 2017

10/12/2020

To whom it may concern,

I Holly Bachmann will be renting out the front space of 926 Sabattus St. Lewiston to Breeanna Tucci. Lease will start November 1<sup>st</sup>, 2020. The space will be occupied as a 2-chair salon.

Thank You,

Holly Bachmann

A handwritten signature in cursive script, appearing to read "Holly Bachmann", written over a horizontal dotted line.

PO Box 684

Ambuen, ME 04212

Phone: 207.346.1559

Barber station

Wash sink  
equipment

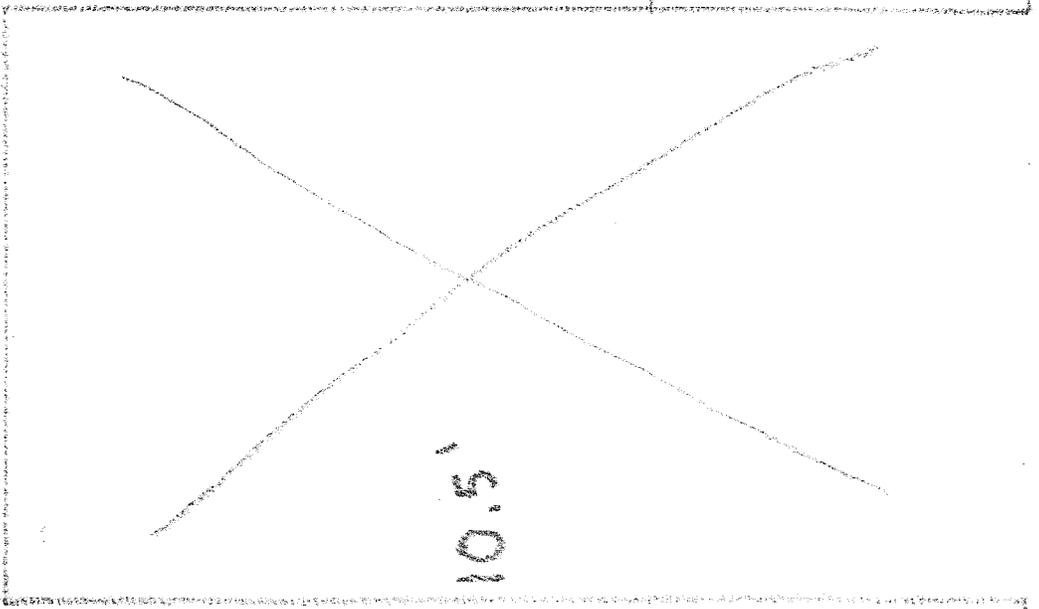
16'

Wash sink  
equipment

Dispensary

13.4'

Bathroom



10.5'

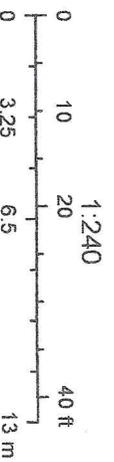
5.4'

Stair

# 926 Sabattus Street Site Plan



October 6, 2020  
parcels



Lewiston Maine, Dept of PUV, Lewiston, Maine, Lewiston Maine

Breanna Tucci (Applicant)  
City of Lewiston