1-29-16

We (Ronald and Lisa Bisson) willingly abandon the structure at 199 Andrew Drive, Auburn Maine. We purchased this family home in April 2008 after the passing of Lisa's grandparents (Andrew and Florance Dupere). And in December 2014 we purchased the adjacent property at 175 Andrew Drive. Our intention was to expand on the standing structure on 199 Andrew Drive and make it our primary residence. However, through years of being vacant the home has suffered great structural damages and now has poor and unhealthy air quality in the home.

We would now like to appeal to the planning board. We would like to reestablish a residence at 199 and 175 Andrew Drive, as per article 3 nonconforming building or uses section 60-79 change extension or enlargement (5) The use of any property or building that formerly was used in a lawfully nonconforming manner and which was abandoned (as defined in section 60-81) may be permitted after approval by the planning board in accordance with division 2 of article XVI of this chapter. (ord. of 9-21-2009 3.2B) (please find attached letter dated June 30th 2015, combining the two properties)

Lisa Bisson

Ron Bisson

1-27-16

We (Ronald and Lisa Bisson) respectfully appeal to the planning board. We would like to reestablish a residence at 199 and 175 Andrew Drive, as per article 3 nonconforming building or uses section 60-79, change, extension or enlargement. (5). The use of any property or building that formerly was used in a lawfully nonconforming manner and which was abandoned (as defined in section 60-81) may be permitted after approval by the planning board in accordance with division 2 of article XVI of this chapter (ord. of 9-21-2009 3.2B)

We are submitting a site plan, where we want to put the new house, with a timeline for completion of December 2016. This location holds significant family history. Lisa's great grandfather used his farm animals to plow the road later called Pettingill road. At the time of its inception all residences were from the Dupere family. A common practice back then. In early 2,000 Lisa's grandfather (Andrew Dupere) who was the last living descendant of the inception of the road, was diagnosed with leukemia a fatal blood cancer. So the residents of Pettingill Road successfully petitioned the City of Auburn to rename the street to Andrew Drive in his honor.

Ronald and Lisa Bisson have two sons, Noah and Caleb. Caleb is the youngest, and he was named after his great grandfather. Caleb Andrew was born with multiple special needs. Many of those needs are woven into our site plan.

We want to build an ecofriendly 1,900 square foot home with an 800 square ft. living space above the garage for Caleb to have a permanent independent adult living environment, when the time come. And a 1,000 sq foot living space in the basement for both Noah and Caleb until that time comes.

Our proposed home will have a geothermal heating and cooling system and it will be powered by solar roof tiles. The combined land will be used to continue our self sustaining lifestyle, with fruit trees, vegetable and herb gardens, a greenhouse, a chicken coop and bee hive. The harvest will be canned and frozen for year round use.

If approved, not only will this new home allow our family to continue the area's historic value, but it will add value to the City of Auburn with its ecofriendly design and gained taxable income.

Our application meets sec. 60-1277 objectives; (1) We will provide protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust and vibration; and preservation of light and air.
(2) We will provide convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas; We will be reducing the current 2 driveways at 199 and 175 Andrew Drive to one single driveway.
(3) We will have adequacy of the methods of disposal for wastes by putting in a new septic system on an approved site, replacing an old septic system without existing design records.
(4) We will protect the environment features on the site and in adjacent areas.
(Ord. of 9-21-2009, 7.1B)

Lisa Bisson

Ron Bisson

Development Review Application

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

PROJECT NAME: Ron and Lisa Bisson

PROPOSED DEVELOPMENT ADDRESS: 199 Andrew Drive Auburn

PARCEL ID#: 347-015 and 347-016

REVIEW TYPE: Site Plan ☒ Site Plan Amendment ☐
Subdivision ☐ Subdivision Amendment ☐

PROJECT DESCRIPTION: reestablish residence at 199 Andrew Drive Auburn Maine

CONTACT INFORMATION:

Applicant

Name: Ron and Lisa Bisson
Address: 7 Ralph Ave. Lewiston
Zip Code 04240
Work #:
Cell #:
Fax #:
Home #: 784-2887
Email: bissonfamily1@yahoo.com

Property Owner

Name: Ron and Lisa Bisson.
Address: 7 Ralph Avenue Lewiston
Zip Code 04240
Work #:
Cell #:
Fax #:
Home #: 784-2887
Email: bissonfamily1@yahoo.com

Project Representative

Name: Lucien Dupere
Address: 51 Sargent Ave. Lew
Zip Code 04240
Work #:
Cell #:
Fax #:
Home #: 784-9213
Email:

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

Name:
Address:
Zip Code
Work #:
Cell #:
Fax #:
Home #:
Email:

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	3971 sq. ft.
Proposed Total Paved Area	150 sq. ft.
Proposed Total Impervious Area	4579 sq. ft.
Proposed Impervious Net Change	608 sq. ft.
Impervious surface ratio existing	% of lot area
Impervious surface ratio proposed	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	1059 sq. ft.
Proposed Building Footprint	1900 sq. ft.
Proposed Building Footprint Net change	+ 841 sq. ft.
Existing Total Building Floor Area	879 sq. ft.
Proposed Total Building Floor Area	1820 sq. ft.
Proposed Building Floor Area Net Change	+ 941 sq. ft
New Building	yes (yes or no)
Building Area/Lot coverage existing	% of lot area
Building Area/Lot coverage proposed	% of lot area

ZONING

Existing	AG/RP
Proposed, if applicable	AG/RP

LAND USE

Existing	residential
Proposed	residential

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	one.
Proposed Number of Residential Units	one
Subdivision, Proposed Number of Lots	

PARKING SPACES

Existing Number of Parking Spaces	two
Proposed Number of Parking Spaces	two
Number of Handicapped Parking Spaces	
Proposed Total Parking Spaces	two

ESTIMATED COST OF PROJECT

$ 240,000

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	sq. ft.
Proposed Disturbed Area	sq. ft.
Proposed Impervious Area	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 crated 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) _____ passenger car equivalents (PCE)

Zoning Summary

1. Property is located in the AG/RP zoning district.
2. Parcel Area: 1.9 acres / _____ square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	10 acres	/
Street Frontage	250 ft	/ min.
Min Front Yard	25 Ft	/ off line
Min Rear Yard	25 ft	/ off pin
Min Side Yard	15 ft	/ high
Max. Building Height	35 ft	/
Use Designation	Res.	/
Parking Requirement	1 space/ per N/A square feet of floor area	
Total Parking:	N/A	/
Overlay zoning districts (if any):	none	/
Urban impaired stream watershed?	YES/(NO) If yes, watershed name	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative. (NOTE: All applications will be reviewed by staff and any incomplete application will be not be accepted until all deficiencies are corrected.
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 Citys 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 Ordiances

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: Lisa Busson Ronald Busson	Date: 1-29-16

City of Auburn, Maine

"Maine's City of Opportunity"

Karen Scammon, CMA
Assessor

Office of the Assessor

Katelyn Doustout
Assessing Assistant

Joseph St. Peter
Appraiser

June 30, 2015

Mr. & Mrs. Ronald Bisson
7 Ralph Ave.
Lewiston, ME 04240

Dear Property Owners,

Your request for the following lots, 199 Andrew Dr. and 175 Andrew Dr. in Auburn, to be combined has been processed. Your property at 199 Andrew Dr. now reflects a lot size of 1.9 acres which will be reflected in the property record card for the 2015 tax year. Please see the enclosed updated property information sheet.

Sincerely,

Karen Scammon, CMA
Assessor
City of Auburn

Bk 7410 Pg187 #6493
04-15-2008 @ 10:49a

Quit-Claim Deed
Without Covenant or Release Deed

We, Lucien A. Dupere, of 51 Sargent Ave.Lewiston, ME 04240, and Norman Dupere of 355 Turner Street, Auburn, Maine, 04210 for consideration paid, release to **Lisa A. Bisson** and **Ronald A. Bisson** of 7 Ralph Ave., Lewiston, Maine 04240, as joint tenants, all of our right, title and interest in and to certain lots or parcels of land, with the buildings thereon, situated in said Auburn and bounded and described as follows:

Beginning at the intersection of the Southeasterly line of the Pettingill Road, so called, with a stone wall which constitutes the Northeasterly line of the lot herein described; thence South fifty degrees and thirty-five minutes East (S 50-35 E), by said stone wall one hundred sixty-four and thirty-seven hundredths (164.37) feet; thence in a Southwesterly direction, parallel with the said Southeasterly line of the Pettingill Road, two hundred sixty-five (265) feet; thence in a Northwesterly direction, parallel with the first described line, one hundred sixty-four and thirty-seven hundredths (164.37) feet to the said Southeasterly line of the Pettingill Road; thence in a Northeasterly direction, by the said southeasterly line of the Pettingill Road, two hundred and sixty-five (265) feet to the point of beginning. Containing one (1) acre.

NO MAINE R.E.
TRANSFER TAX PAID

Being the same premises conveyed by Calvin E. Irish to Andrew Dupere and Florence Dupere in Warranty Deed dated July 14, 1944, recorded in the Androscoggin County Registry of Deeds, in Book 554, Page 469. Andrew Dupere died on November 8, 2003 leaving his widow, Florence Dupere and his three children, Lucien Dupere, Norman Dupere and Gilbert Dupere. His estate was not probated.

This conveyance includes, but is not limited to, all of our right, title and interest in said land and buildings as a result of the death of our father, Andrew Dupere and our mother, Florence Dupere, who died on May 31, 2007, estate probated in the Androscoggin County Probate Registry, Docket No. 2007-461.

Mrs. Gertrude M. Dupere, wife of said Lucien A. Dupere, and Mrs. Bertha Dupere, wife of said Norman Dupere, join as grantors and release all rights by descent and all other rights.

Witness our hands and seals this 12 day of April, 2008.

Arline G. Lalibert — Lucien A. Dupere
Lucien A. Dupere

James Beaudresne — Norman P. Dupere
Norman Dupere

Bk 9065 Pg284 #301
01-08-2015 @ 11:23a

QUITCLAIM DEED WITH COVENANTS

Lincoln Capital, LLC, a Maine limited liability company with a principal place of business in Portland, County of Cumberland and State of Maine, for consideration paid, does hereby give, grant, bargain, sell and convey unto Ronald and Lisa Bisson, of Lewiston, County of Androscoggin and State of Maine with **QUITCLAIM COVENANTS**, the land, together with any buildings and improvements thereon, situated in the Town of Auburn, County of Androscoggin and State of Maine, bounded and described as follows:

MAINE REAL ESTATE TRANSFER TAX PAID

See Exhibit A attached hereto and incorporated by reference.

Being the same premises conveyed by Deed in Lieu of Foreclosure from Black Water Properties, LLC to Lincoln Capital, LLC and recorded in the Androscoggin County Registry of Deeds in Book 8866, Page 36.

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 31 day of December, 2014.

WITNESS:

Lincoln Capital, LLC

Todd A. Miranda
Its: Member

STATE OF MAINE
CUMBERLAND, SS

December 31, 2014

Personally appeared the above-named Todd A. Miranda and acknowledged the foregoing instrument to be his free act and deed. Before me,

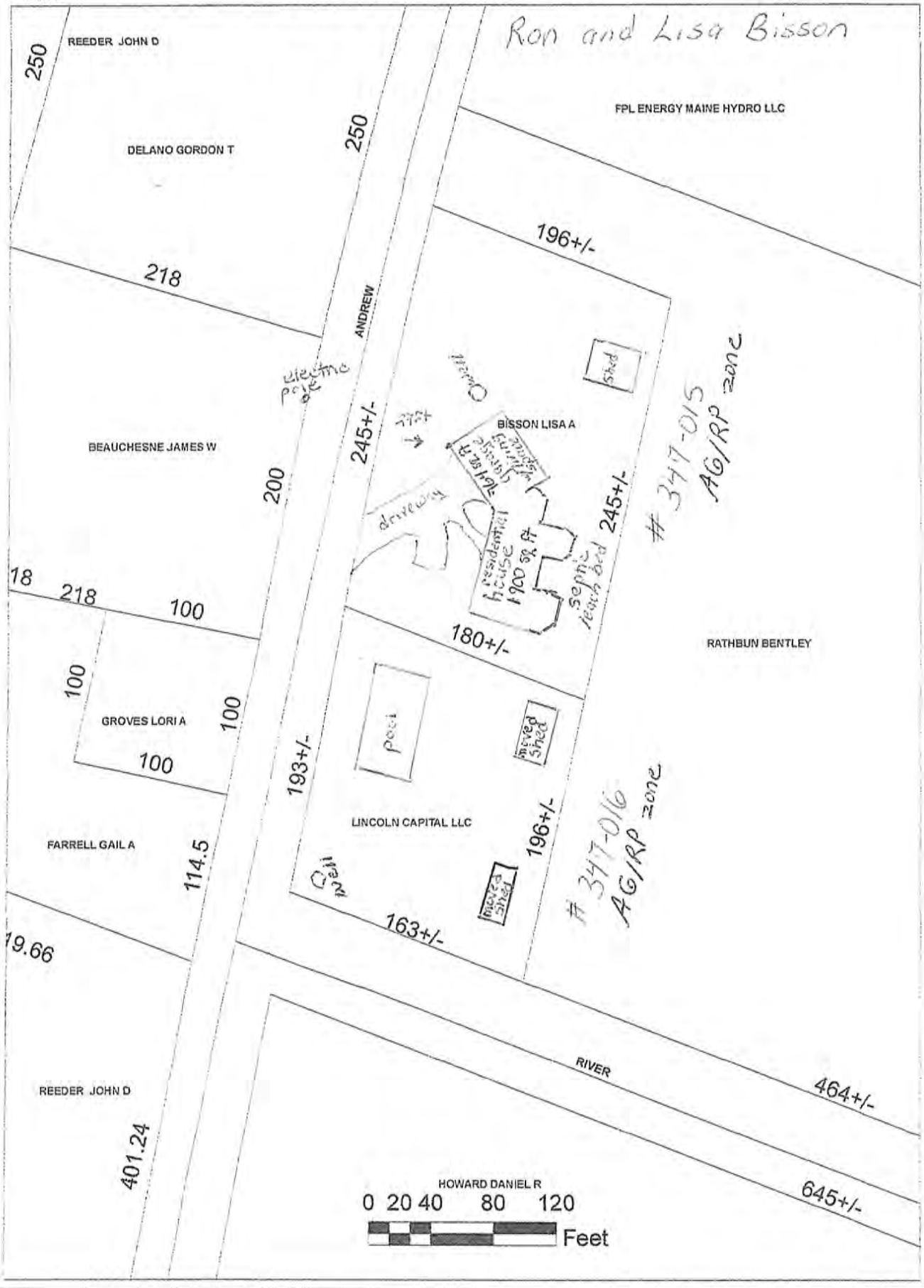
Current

196+/-
245+/-
180+/-
196+/-
163+/-
245+/-
103+/-
250
200
218
100
100
100
114.5
218
18
19.66

175 and 199 Andrews Drive

Proposal to Planning Board

City of Auburn
60 Court St
Auburn, ME 04210
www.auburnmaine.gov
207-333-6601



Mechanics
Savings Bank

Personal Banking | Business and Private Banking | Mortgage Banking

December 29, 2015

Lisa Bisson
Ronald Bisson
7 Ralph Avenue
Lewiston ME 04240

Dear Lisa & Ron,

Based on our initial review we believe that you would qualify for the following:

Loan Program: Construction Program
Loan Amount: $250,000
Down Payment: 20% down
Term: 360
Rate: 4.875%

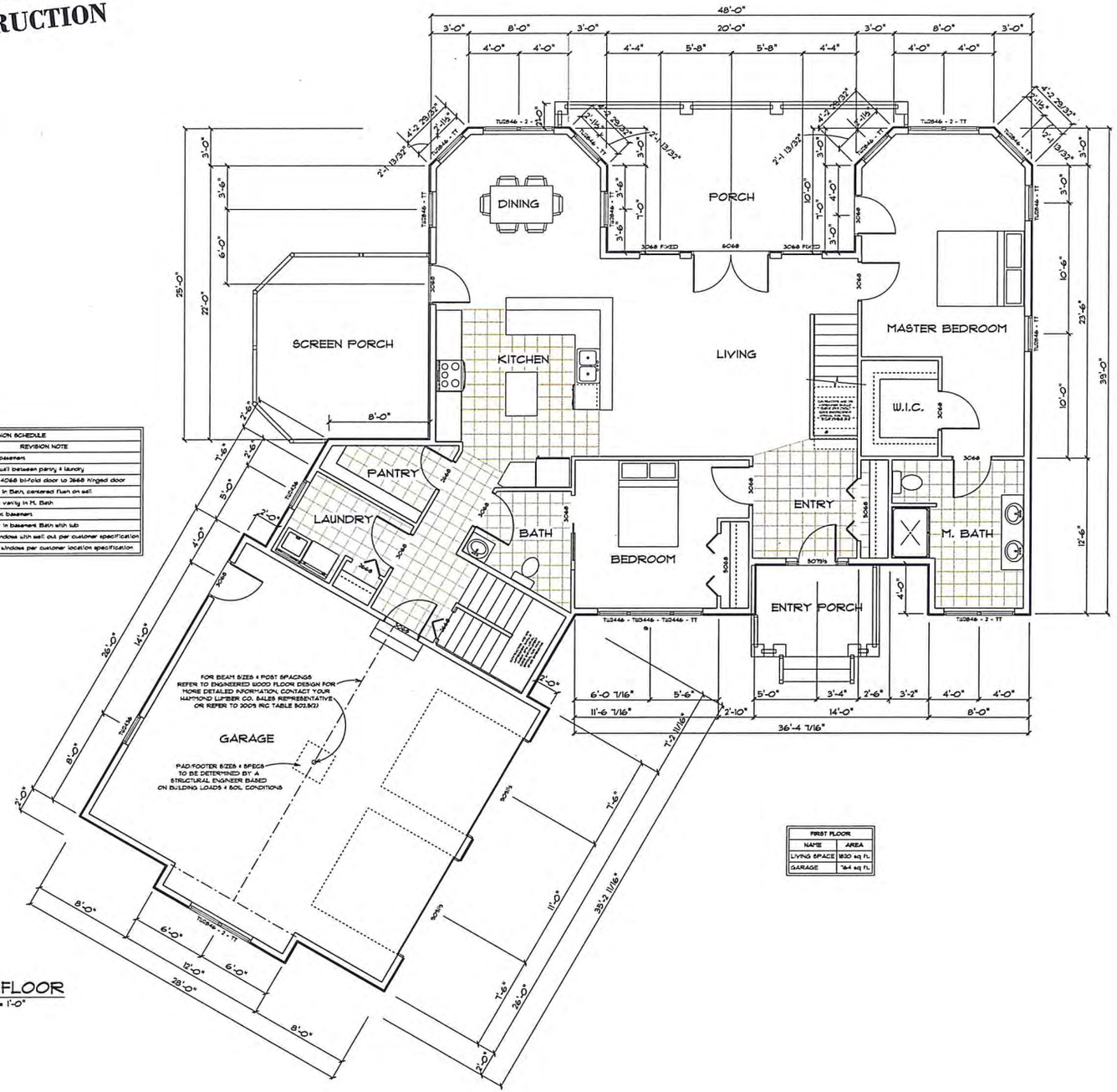
Please call me if you need any additional information.

Thank you,

Johanna Lloyd
AVP/Retail Lending Officer
Mechanics Savings Bank
664 Main Street Lewiston ME 04240
207-333-4516
jlloyd@mechanicssavings.com

PLEASE NOTE: This pre-qualification is based upon preliminary unverified information, which although deemed to be reliable, is not guaranteed to be correct. A final loan decision cannot be made until a complete mortgage application and supporting documentation is received and verified. This letter does not guarantee loan approval, nor is it an offer or commitment to make a loan at the above rates and terms. Interest Rates are subject to daily change without notice and may affect the loan amount for which you qualify."

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION



REVISION SCHEDULE		
NUMBER	DATE	REVISION NOTE
1	12/2/13	Added daylight basement
2	12/23/13	Moved partition wall between pantry & laundry
3	12/23/13	Replaced pantry 4068 bi-fold door to 2668 hinged door
4	01/04/14	Removed shower in Bath, centered flush on self.
5	01/04/14	Centered double vanity in M. Bath
6	01/04/14	Removed daylight basement
7	01/04/14	Replaced shower in basement Bath with tub
8	01/04/14	Added egress window with well cut per customer specification
9	01/04/14	Added basement windows per customer location specification

FIRST FLOOR	
NAME	AREA
LIVING SPACE	1830 sq Ft.
GARAGE	764 sq Ft.

FIRST FLOOR
SCALE: 1/4" = 1'-0"

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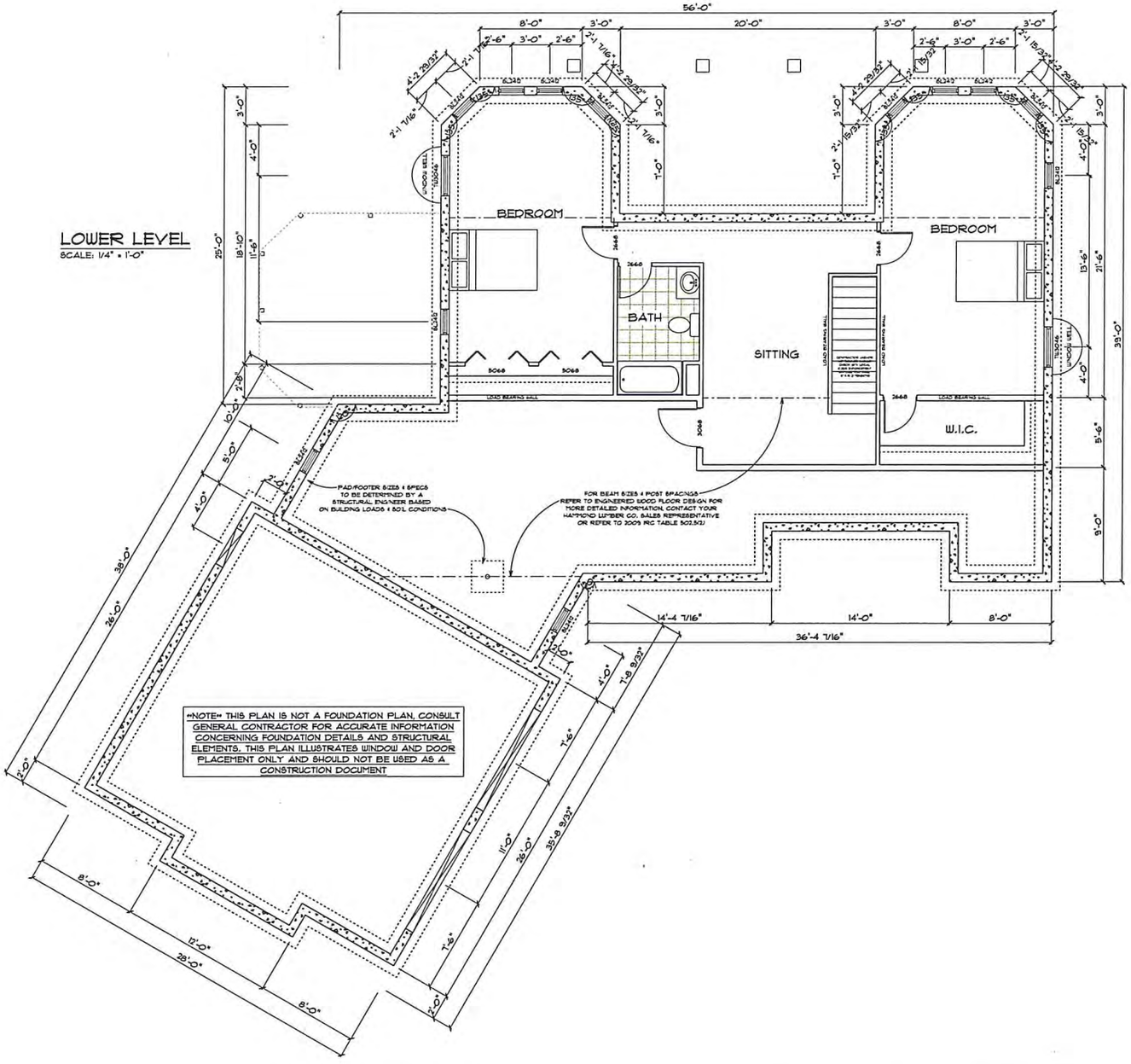
DRAWN BY:	TAB	Monday, January 04, 2016	12/2/13	
CHECKED BY:	JJL	SCALE: AS NOTED	12/23/13	
APPROVED BY:	AJB	SHEET	1 OF 5	01/04/14

DRAWING # CN150348

RON & LISA BISSON
CONTEMPORARY
AUBURN, ME

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

LOWER LEVEL
SCALE: 1/4" = 1'-0"



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T.A.S.	Monday, January 04, 2016	DATE: 12/30/15	1ST: 2/23/15
JJL	SCALE = AS NOTED	2ND:	3RD: 2/10/16
AJS	SHEET 2 OF 5	4TH:	5TH:

DRAWING # CN15048

RON & LISA BISSON
CONTEMPORARY
AUBURN, ME

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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TAB	Monday, January 04, 2016	REV 1	2/10/15
JIL	SCALE = AS NOTED	REV 2	2/23/15
AJB	4 OF 5	REV 3	01/04/16

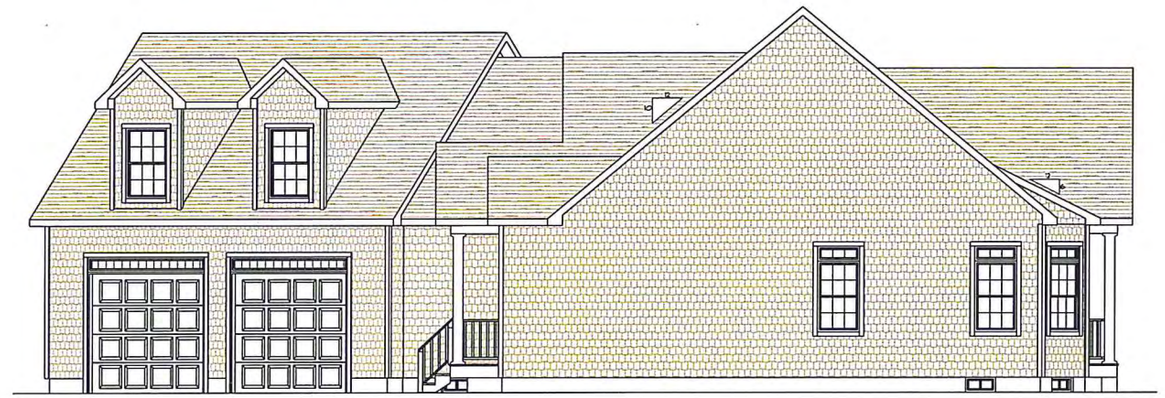
DRAWING # CN15048

RON & LISA BISSON
CONTEMPORARY
AUBURN, ME

HAMMOND LUMBER COMPANY

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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TAB	Monday, January 04, 2016	REV. 01/01/16
JUL	SCALE = AS NOTED	2/12/16
AUB	5 OF 5	01/04/16

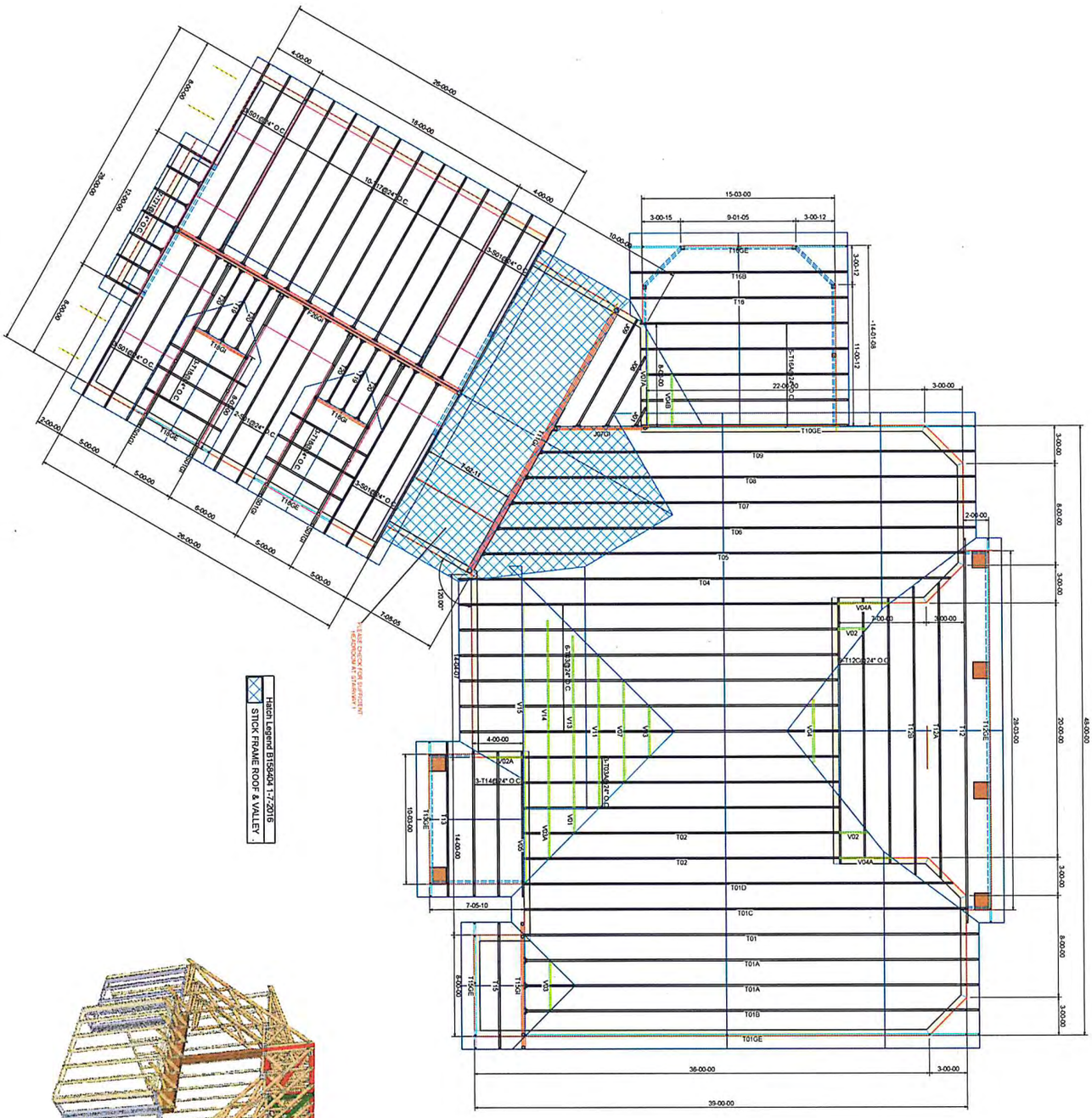
DRAWING # CN15048

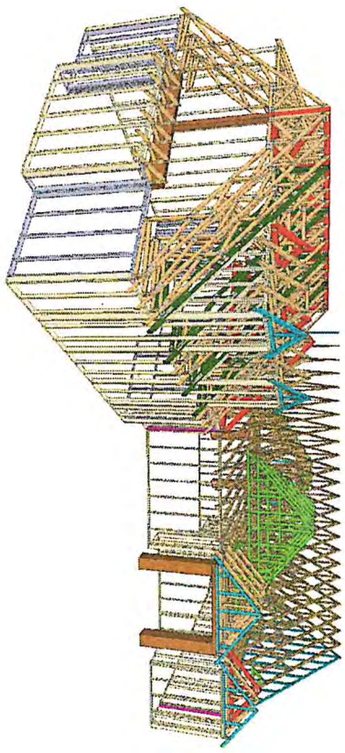
RON & LISA BISSON

CONTEMPORARY

AUBURN, ME

HAMMOND LUMBER COMPANY





GENERAL NOTES

1. THIS LAYOUT DRAWING IS INTENDED FOR TRUSS PLACEMENT ONLY AND SUPPLEMENTS INFORMATION AND DOCUMENTS PROVIDED BY THE BUILDING DESIGNER. ANY DRAWING OMMISIONS OR ERRORS NEED TO BE REPORTED TO MAINELY TRUSSES IMMEDIATELY FOR CORRECTION BEFORE INSTALLATION.
2. ANY MISSING OR DAMAGED TRUSSES MUST BE REPORTED TO MAINELY TRUSSES INC. IMMEDIATELY FOR PROPER REPLACEMENT OR REPAIRS AS DETERMINED BY MTI. CONTRACTOR SHALL NOT CUT, DRILL RELOCATE OR ADD ANY TRUSS MEMBER OR METAL PLATE WITHOUT PRIOR APPROVAL FROM MTI.
3. THE INSTALLER IS RESPONSIBLE TO READ AND FULLY UNDERSTAND ALL OF THE DOCUMENTATION PROVIDED, PRIOR TO INSTALLATION OF THIS TRUSS SYSTEM. IF THERE ARE ANY QUESTIONS REGARDING THIS SYSTEM, CONTACT EITHER THE BUILDING DESIGNER OR MAINELY TRUSSES FOR CLARIFICATION.
4. FOR TEMPORARY AND PERMANENT BRACING REQUIREMENTS AND TRUSS ERECTION INFORMATION, REFER TO "BCSI-B1 SUMMARY SHEET GUIDE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES", "BCSI-B2 SUMMARY SHEET TRUSS INSTALLATION AND TEMPORARY BRACING" AND "BCSI-B3 SUMMARY SHEET PERMANENT BRACING" BY TRUSS PLATE INSTITUTE/WTCA.
5. PERMANENT LATERAL WEB BRACING LOCATIONS ARE INDICATED ON THE INDIVIDUAL TRUSS DESIGN DRAWING SHEETS. ALL LATERAL AND DIAGONAL BRACING MATERIAL SHALL BE DETERMINED BY EITHER THE CONTRACTOR OR BUILDING DESIGNER.
6. ALL BRACING MATERIAL SHALL BE PROVIDED BY OTHERS.
7. REVIEW INDIVIDUAL TRUSS DESIGN DRAWING SHEETS FOR ANY ADDITIONAL REQUIREMENTS SUCH AS A MECHANICAL TRUSS TIE DOWN OR SPECIAL LOCATIONS REQUIRING SPECIAL ATTENTION.
8. VALLEY TRUSSES, IF REQUESTED, CAN COME WITH A BEVELED BOTTOM CHORD. SEE VALLEY TRUSS DETAIL ON THIS SHEET FOR INSTALLATION METHODS.
9. IF VALLEY IS TO BE FIELD FRAMED, TRUSS TOP CHORD MUST BE LATERALLY BRACED BY CONTINUOUS SHEATHING OR ROOF PURLINS @ 24" O.C. (MAX.)
10. FIELD FRAMING WHERE INDICATED ON LAYOUT TO BE PROVIDED BY OTHERS. VALLEY FRAMING MUST BE INSTALLED TO PROVIDE A UNIFORM DISTRIBUTION OF LIVE AND DEAD LOADS. SEE CONVENTIONAL VALLEY FRAMING DETAIL IF APPLICABLE.
11. REVIEW AND APPROVAL OF THIS TRUSS LAYOUT AND INDIVIDUAL COMPONENTS IS REQUIRED PRIOR TO ANY MANUFACTURING.
12. MULTI-PLY TRUSSES (GIRDERS) SHOULD BE SET TO THE SIDE HANGERS WILL BE ATTACHED TO. THE OUTSIDE PLY OF MULTI-PLY TRUSSES MAY BE THICKER THAN EXPECTED. USE CAUTION WHEN LOCATING TRUSS ON STRUCTURE.
13. MULTI-PLY TRUSSES (GIRDERS) MAY REQUIRE ADDITIONAL FIELD PLY FASTENING THROUGH THE USE OF SCREWS OR BOLTS. PLEASE REVIEW ALL TRUSS PAPERWORK PRIOR TO SETTING TRUSSES IN PLACE.

ROOF TRUSS LAYOUT

DIMENSION FORMAT

13 - 5 - 2 = 13' - 5 1/8"

FEET INCHES SIXTEENTHS FEET INCHES EIGHTH

THIS TRUSS LAYOUT IS A TRUSS PLACEMENT DIAGRAM ONLY. THESE TRUSSES ARE DESIGNED AS INDIVIDUAL COMPONENTS TO BE INCORPORATED INTO THE BUILDING DESIGN AT THE SPECIFICATION OF THE BUILDING DESIGNER. SEE INDIVIDUAL TRUSS DRAWING SHEETS FOR EACH TRUSS IDENTIFIED ON THE TRUSS PLACEMENT DRAWING. THE BUILDING DESIGNER IS RESPONSIBLE FOR ALL TEMPORARY AND PERMANENT BRACING OF THE ROOF AND/OR FLOOR SYSTEM. FURTHER, THE OVERALL STRUCTURE, INCLUDING THE TRUSS, SUPPORT STRUCTURE, HEADERS, WALLS, BEAMS AND COLUMNS ARE THE RESPONSIBILITY OF THE BUILDING DESIGNER.

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B158404	1/7/2016	1/4"=1'-0"

BISSON / ROOF

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