

**CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for March 14, 2005 - Page 1 of \_\_\_\_**

**DRAFT**

**I. ROLL CALL:** This meeting was held in the City Council Chambers on the First Floor of City Hall, was called to order at \_\_\_\_ p.m., and was chaired by Jeffrey Gosselin.

- **Members in Attendance:** Jeffrey Gosselin, Roger Lachapelle, John Racine, and Stephen Morgan.

**Members Absent:**

**Staff Present:** David Hediger, City Planner and Eric Cousens, Land Use Inspection Officer.

- **Student Member Absent:** Wade Morgan.

**II. ADJUSTMENTS TO THE AGENDA:** None.

**III. CORRESPONDENCE:** Staff Memorandum from David Hediger dated February 10, 2005.

**IV. HEARINGS:**

**A. FY2006 Lewiston Capital Improvement Program (LCIP).** At the request of the City Administrator James Bennett, the following motion was made.

**MOTION:** by \_\_\_\_\_, seconded by \_\_\_\_\_ *that the Planning Board table Item A on the Agenda for the February 28, 2005 Meeting.*

**VOTED:** \_\_\_\_\_.

**B. A proposal to construct an 81-space parking deck over the existing parking surface in front of Storehouse No. 7 on Lot 5 of the Bates Mill Complex, 32 Chestnut Street.** David Hediger read his Staff Memorandum dated February 10, 2005.

**MOTION:** by \_\_\_\_\_, seconded by \_\_\_\_\_ *that the Planning Board determines the application for the Bates Mill Complex (81-space parking deck over the existing parking surface in front of Storehouse No. 7 on Lot 5) at 32 Chestnut Street to be complete; grants approval of the modification/waiver checklist; that this application meets all of the necessary approval criteria contained under Article XIII, Section 4 of the Zoning and Land Use Code; and grants approval to Platz Associates, subject to the following conditions:*

- 1.
- 2.
- 3.
- 4.
- 5.

**VOTED:** \_\_\_\_\_.

**C.** *A proposal for the construction of a 30,000 square foot addition to the existing warehouse structure and associated parking at Central Distributors, Inc., 15 Foss Road.* David Hediger read his Staff Memorandum dated February 10, 2005.

**MOTION:** *by \_\_\_\_\_, seconded by \_\_\_\_\_ that the Planning Board determines the application for Central Distributors, Inc. (30,000 SF addition to the existing warehouse structure and associated parking at 15 Foss Road to be complete; grants approval of the modification/waiver checklist; that this application meets all of the necessary approval criteria contained under Article XIII, Section 4 of the Zoning and Land Use Code; and grants approval to Central Distributors, Inc., subject to the following conditions:*

- 1.
- 2.
- 3.
- 4.
- 5.

**VOTED:** \_\_\_\_\_.

**V. OTHER BUSINESS:**

**A. Acquisition of 142 Main Street (The Empire Theater).** The following motion was made.

**MOTION:** by \_\_\_\_\_, seconded by \_\_\_\_\_ that the Planning Board send a favorable recommendation to the City Council to acquire the Empire Theater property at 142 Main Street.

**VOTED:** \_\_\_\_\_.

**B. Any other business the Planning Board Members may have relating to the duties of the Board.**

**VI. READING OF THE MINUTES: Reading of the Draft Minutes for January 24, 2005.** The following motion was made.

**MOTION:** by \_\_\_\_\_, seconded by \_\_\_\_\_ that the Planning Board accept the Planning Board Minutes dated January 24, 2005, as submitted.

**VOTED:** \_\_\_\_\_.

**VII. ADJOURNMENT:** This meeting adjourned at \_\_\_\_\_ p.m. The next regularly scheduled Planning Board Meeting is for Monday, February 28, 2005.

Respectfully submitted,

Stephen Morgan,  
Planning Board Member & Secretary

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