

**CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for July 20, 1999 - Page 1 of 10**

A PRESENTATION TO THE PLANNING BOARD AND CITY COUNCIL ON THE DRAFT DOWNTOWN MASTER PLAN:

The notes taken at this presentation are included at the end of the Planning Board Minutes.

PLANNING BOARD MEETING:

I. ROLL CALL:

This meeting was called to order at 7:37 P.M. and chaired by Harry Milliken.

- **Members in Attendance:** John Cole, Tom Peters, Harry Milliken, Lewis Zidle, Mark Paradis, and Dennis Mason.
- **Staff Present:** James Lysen, Planning Director and Doreen Asselin, Administrative Assistant.
- **Members Absent:** Rob Robbins.

II. CORRESPONDENCE:

The following motion was in reference to the following correspondence handed out at this meeting: A. Letter dated July 16, 1999 from CMMC referencing the Union Street and Main Street parking lot. B. Letter dated July 15, 1999 from the Lewiston Police Department concerning lighting. C. Letter dated July 19, 1999 from the Lewiston Public Works Department in reference to the Central Maine Medical Center parking lot expansions. D. Two (2) Sheets of Revised Site Calculations of the C.M.M.C. Parking Lot Application Corner of Main Street & High Street dated July 16, 1999. E. The cover memorandum prepared by Dan Stevenson, dated July 16, 1999 in reference to the Gendron & Gendron Project at 56 Alfred A. Plourde Parkway (South Park Subdivision - Lot No. 18). F. The cover memorandum prepared by Dan Stevenson, dated July 16, 1999 in reference to the Scott & Robert Neal Project at 258 Goddard Road (South Park Subdivision - Lot G). G. The new plans included in the Application Form for Freshwater Wetland Alteration for the Scott & Robert Neal Project at 258 Goddard Road. H. Letter from Art Montana of A.R.C.C. Land Surveyors dated July 14, 1999 in reference to the revised subdivision plan for 527 East Avenue. I. The revised Drawing No. One, Subdivision Plan for Paulette Rand, 527 East Avenue.

MOTION: by Tom Peters, seconded by Dennis Mason to accept and place the above and below listed correspondence on file, as submitted, to be read at the appropriate time.

VOTED: 6-0.

III. FINAL HEARINGS:

- A. Central Maine Medical Center/Central Maine Real Estate Management Corporation (Corners of Main Street & High Street and Main Street & Union Street - A proposal by SurveyWorks, Inc. for a minor amendment to a major development project to develop two (2) sites into patient/visitor parking lots totaling 43 parking spaces (tabled from the June 29, 1999 meeting.)

John Cole stepped down from the Planning Board, stating this item to be a conflict.

Jim Lysen briefly summarized this project. Due to a delay in receiving information, no cover memorandum was prepared. This item was brought to the Planning Board previously on June 29, 1999, but was tabled to this Planning Board Meeting due to some inconsistencies of information.

At this meeting **George Courbron**, from SurveyWorks, Inc., and **Pat DePhillip**, a representative from Central Maine Medical Center, were both present to answer questions.

Tom Peters began this discussion by asking with the addition of this parking area how many total acres of parking does CMMC have? **George Courbron** responded approximately ten (10) acres. **Tom Peters** then said that the DEP has approval over anything that is over seven (7) acres and, therefore, this project would require DEP approval. **Jim Lysen's** response then was that CMMC has received a full DEP permit. They went through the whole application process for the whole campus a couple of years ago. **Tom Peters** then said that when they expand to another lot that is over seven (7) acres, they have to look at it all again. **Jim Lysen** stated that the Planning Board now has purview over the next seven (7) acres. **George Courbron** then added that **Dan Stevenson** did submit an application under Lewiston's Delegated Review Authority. **Tom Peters** said that total acreage of parking will be needed. **Jim Lysen** ended this discussion by saying that the DEP had already issued a letter that they would not be exerting jurisdiction over the CMMC application.

Harry Milliken commented that he liked the layout of the Main Street & High Street lot, especially the expanded green space. The High Street lot in this application does not have any problems. As mentioned in the correspondence from **Eric Dudley** from the Lewiston Public Works Department, the only concerns were all related to stormwater management. Public Works asked that a second catchbasin be installed in the parking lot with a six foot (6') sump in order to better capture and detain increased runoff. This was agreed to by CMMC. **George Courbron** said that they are actually reducing it to 90 percent. In the correspondence from CMMC dated July 16, 1999, they have agreed to expand the green space at the front of the lot to minimize the increase in runoff and also to serve as a larger buffer to Main Street.

Public Works' main concern with the Main Street & Union Street lot was the increase in stormwater runoff with an increase in impervious area and how this water would be managed. This area is completely graveled. The buildings have been demolished and the foundations have been filled with gravel. **Jim Lysen** said that prior to demolition there was no green space or lawn area on this site. **Harry Milliken** said that he is not sure how they can get around code. **Jim Lysen** said that Public Works concerns was not with the increase in runoff, but the fact that what impact a larger drainage area had on a combined sewer system area. With respect to impervious areas, the Planning Board has the ability to adjust impervious areas by 25 percent and in this case on Main Street by 30 percent. **Harry Milliken** said that in the plan submitted by SurveyWorks, Inc. it states that this was previously impervious at 63 percent. If this is correct and it is now at 90 percent, this is not a reduction, it is an increase. As mentioned in the correspondence from **Eric Dudley** again, CMMC has agreed that if the new parking lots are not built by 7/1/01, temporary stormwater management shall be installed in the form of a catchbasin connected to an underground filter in the proposed green space to detain the runoff. Their second concern was the curb cut adjacent to this proposed lot. The Public Works Department has asked the hospital to close off the driveway as part of this project, since the driveway entrance is gated off and is unused.

Also discussed was the fence at the Main Street & Union Street lot. The existing chain link fence is to be removed and replaced along the boundary lines of Main Street & Union Street. **George Courbron** said a 3-1/2 foot fence is a requirement, but this can be waived by the Code Enforcement Officer. He said he would ask to have conditional approval pending his approval. He also said that

if they do not get it, then they will go to the 3-1/2 foot requirement. Harry Milliken then asked that this be noted on the plans as 3-1/2 feet, unless Code Enforcement issues a waiver.

Sarah Strong, a concerned citizen of Pettingill Street, voiced her concern about the old chestnut tree that is located on the Main Street & Union Street lot. She made reference to her article placed in "Letter to the Editor" in today's (7/20/99) Lewiston Sun-Journal. She said that this chestnut tree is between 30 and 35 feet high. She is concerned that if this lot is paved, it will kill it. She suggested that the City Planners call in an arborist to save the tree. She also wanted to know if the tree was targeted to be cut. She said that the tree is already under stress. Pat DePhillip explained to her that they would try to use green space around the tree and that CMMC would try to take steps to save the tree. He said that green space is to be added and that will bring it to 84 percent. Pat DePhillip also said that he would like to sit down with an arborist to save the tree.

There being no further discussion from the public, this item was then turned back to the Planning Board for recommendations or for a motion. The following motion was then made along with subsequent amendments.

MOTION: by Dennis Mason, seconded by Mark Paradis to move to accept the waiver/modification form for the application of Central Maine Medical Center/Central Maine Real Estate Management Corporation, as submitted.

VOTED: 5-0.

MOTION: by Dennis Mason, seconded by Lewis Zidle to move that the application of Central Maine Medical Center/Central Maine Real Estate Management Corporation be determined to be complete; to grant the 30 percent modification to impervious lot covered ratio on the Main Street & Union Street lot; to further ask the applicant to consult with the City Arborist with regard to the Chestnut Tree at the corner of the Main Street & Union Street lot; and that the Planning Board grants final approval to this project.

The following amendment was made to the above motion to add:

by Tom Peters, seconded by Mark Paradis that the applicant of Central Maine Medical Center/Central Maine Real Estate Management Corporation provide to the City of Lewiston review of how many acres in this area that they do have, so that the Planning Board knows when review by the DEP is required.

VOTED: 5-0.

Another amendment was also made to the above to add:

by Dennis Mason, seconded by Tom Peters to request that the notes in regard to the fence is added to the plans before final signature goes on the plan.

VOTED: 5-0.

Lastly, the following amendment was then made to the above motion to add:

by Dennis Mason, seconded by Mark Paradis the drainage be subject to the agreement with respect to storm drainage on Main Street & Union Street lot in the July 16, 1999 correspondence addressed to Chris Branch of the Public Works Department.

VOTED: 5-0.

After this item was completed, John Cole then resumed his position with the Planning Board.

The next item discussed, which was out of sequence to the agenda listing to accommodate the client, was Item No. F, as follows.

F. South Park Subdivision Revision Seven (258 Goddard Road) - A proposal by Mark Gray, P.E. on behalf of Scott & Robert Neal for a minor amendment to a major development project to construct a 15,720 square foot building in two (2) phases with associated paved drives, yard, and parking on a 2.5 acre site at the South Park Subdivision.

First, Jim Lysen read the memorandum prepared by Daniel Stevenson dated July 16, 1999. As mentioned in this memorandum, this project is to construct a 15,720 square foot manufacturing building in two (2) phases with associated drives, yard, and parking on a 2.5 acre lot in the South Park Subdivision.

There were two (2) waiver requests: One (1) on Groundwater Impact Analysis and the other on Traffic Analysis. These requests were justified in Staff's opinion. In this discussion Jim Lysen mentioned that this project will generate a small increase in traffic. He also said that this project is well under the trigger point of Item No. 2 listed on the cover memorandum as Paragraph (H)(4)(f). This project does not require a full traffic impact, as checked of on the modification/waiver request form. This form is being looked at to be modified. On this particular project, this item was not a requirement. Harry Milliken then requested that the waiver form be modified with the traffic analysis being separate.

Richard A. Sweet, of Sweet Associates, conducted a wetland investigation and concluded that the wetland areas may require review by the State of Maine DEP and U.S. Army Corps of Engineers. It was mentioned that the small dots reference the silt fence on Drawing No. S-2.

There were no concerns from the Police, Fire, and Public Works on this project. There being no additional comments, the following motions were made.

MOTION: by Dennis Mason, seconded by Tom Peters to move to accept the waiver/modification form for the application of Scott & Robert Neal at 258 Goddard Road, as submitted.

VOTED: 6-0.

MOTION: by Tom Peters, seconded by Dennis Mason that the Board grants final approval on the application of South Park Subdivision, Lot G, and determines it to be complete subject that the Wetland Alteration Permit has been submitted and obtained.

VOTED: 6-0.

The remaining items discussed were in the order listed on the agenda.

B. South Park Subdivision Revision Seven (37 & 45 Alfred A. Plourde Parkway) - A proposal by A.R.C.C. Land Surveyors, Inc. for a minor amendment to the South Park Subdivision, to create a 10,695.13 SF parcel of Lot No. 22, which is occupied by Frontiervision, to be leased and used as open storage by Lot No. 22A, who is occupied adjacent by Kassabohrer All Terrain Vehicles, Inc.

Jim Lysen read the memorandum prepared by Daniel Stevenson dated July 15, 1999. This is an amendment to the subdivision (revised). Both properties are owned by common ownership, in that the same people own the property through different entities. This gives them the ability to split the lots. The purpose of this revision is to lease a 10,695.13 SF parcel from 37 Alfred A. Plourde Parkway (Lot No. 22) to the adjoining Lot No. 22A, which is 45 Alfred A. Plourde Parkway for open storage. An updated plan proposes an easement for a detention pond on Lot No. 22. The lease runs with the building. This will be a graveled area.

Jim Lysen went on to say that this parcel relates better to the neighbor and makes sense. Jim Lysen then asked, "Do we amend the lot line?" Tom Peters response was that you just can't amend this. He commented that it is owned by two (2) different companies. This is, technically, not common ownership, and if they had to do it, they would extend the lot line.

This project is also being reviewed under Lewiston's Municipal Review of Development granted by the State of Maine DEP.

This item was then opened to the public for questions or comments. There being no further discussion, this item was turned back to the Planning Board for the following two (2) motions.

MOTION: by Dennis Mason, seconded by Mark Paradis to move to accept the waiver/modification form for the application of South Park Subdivision Revision Seven at 37 & 45 Alfred A. Plourde Parkway.

VOTED: 6-0.

MOTION by Tom Peters, seconded by Dennis Mason that the Board grants final approval to the South Park Subdivision Revision Seven, subject that the State of Maine DEP does not impose a jurisdiction over the project, etc.

VOTED: 6-0.

C. **Kassabohrer All-Terrain Vehicles, Inc. (45 Alfred Plourde Parkway) - A proposal by A.R.C.C. Land Surveyors, Inc. for a minor amendment to a major development project for the expansion of storage areas and the construction of a freestanding platform loading dock in the South Park Subdivision.**

Jim Lysen briefly summarized the memorandum prepared by Daniel Stevenson, which was dated for July 15, 1999. This is an application for a minor amendment to a major development for the expansion of storage areas and the construction of a freestanding platform loading dock on Lot No. 22A in the South Park Subdivision. A portion of the proposed development to expand the gravel storage area will be leased from adjoining Lot No. 22. The existing building was approved and constructed in 1998. A separate subdivision application addresses the proposed leased parcel of the subject lot. An updated plan shows the detention pond with a slightly larger holding area to handle additional stormwater. The only concern was from the Public Works Department. That concern was that the drainage evaluation must be stamped by a professional engineer (P.E.).

There are no setbacks. The question was raised as to there being setbacks. A buffer line is needed to the right. Jim Lysen said that nothing is being buffered. Lot No. 22A has to lease green space (ten feet). Jim Lysen said to either extend the line or bring it back. Arthur Montana said that he is asking for a zero modification within the lease area on both sides. Harry Milliken then stated that you cannot

look at one (1) property line for one (1) purpose and then look at it for another purpose. He also said that there are two (2) choices, based upon the lease - extend the line for a ten foot (10') buffer or a zero modification yard setback. There are no issues with the lot size. The modification would include all sides of the leased parcel and would modify the line on Lot No. 22A also. Dennis Mason then questioned, "What part of the code can we modify to zero?" The response was that this is covered under CDA11. Also, a maintenance agreement could be required down to five feet (5').

This item was turned to the public for their input. There being no comments from the public, this item was then turned to the Planning Board for the following motions.

MOTION: by Dennis Mason, seconded by Tom Peters that the Board accepts the modification/waiver form for the application of South Park Subdivision, Lot No. 22A, as submitted, subject to Article 9, Section 311 in reference to side yard modifications and the five foot (5') modification subject to the lease.

VOTED: 6-0.

MOTION: by Dennis Mason, seconded by Tom Peters that the Board grants modification of side yards to zero on the property line of the leased area to the extent or terms of the lease and that the modification to Lot No. 22A to follow the lease boundaries.

VOTED: 6-0.

MOTION: by Tom Peters, seconded by Mark Paradis that the Board grants final approval of the application for Kassabohrer All-Terrain Vehicles, Inc. - 45 Alfred A. Plourde Parkway/South Park Subdivision - Lot No. 22A, subject to the approval stamp by a Professional Engineer (P.E.).

VOTED: 6-0.

D. *Gendron & Gendron Office/Shop (50 Alfred Plourde Parkway) - A proposal by A.R.C.C. Land Surveyors, Inc. and Performance Technology, Inc. on behalf of Gendron & Gendron, Inc. for a minor amendment to a major development project for a proposed building expansion and the expansion of storage areas in the South Park Subdivision.*

Jim Lysen read the memorandum prepared by Daniel Stevenson and dated July 16, 1999. The proposed development will increase the building size by 5,839 square feet and create two (2) new graveled areas for equipment and non-hazardous material storage.

This item was presented by Arthur Montana of A.R.C.C. Land Surveyors, Inc. Art Montana pointed out the Gendron & Gendron, Inc. building on the plan. Three (3) areas have been added. The areas added are: 1. Gendron & Gendron, Inc. has built a detention pond; 2. A gravel area has been added; and 3. The proposed building. The building setback is 25 feet. The other line is a 30 foot water line easement.

There is a deviation from the original site plan design and approval. The stormwater detention pond was not constructed as designed. In the updated plan submitted by Art Montana this addresses a change in the detention pond by increasing the holding area to handle the increased stormwater caused by the new proposed impervious area on the site. Also shown on the plan is the addition of a 20 foot

fire lane at the rear of the building up to the edge of the gravel lot, as requested by the Fire Department.

Harry Milliken stated that a clarification is needed on whether to build or not on the easement. Also, a clarification is needed on the modification of the easement. The easement is from Gendron & Gendron, Inc. to the City of Lewiston. Jim Lysen said to make this item a condition of approval. An answer is needed before the mylar gets signed. Also, the Planning Board needs to wait for Leo Laroche, P.E., of Performance Technology, Inc. to stamp the drainage calculations. There being no comments from the public, the following motion was made.

MOTION: by Tom Peters, seconded by John Cole that the Board accepts the waiver/modification form, all as non-applicable status and as submitted, for the application of Gendron & Gendron Office/Shop - 50 Alfred A. Plourde Parkway (South Park Subdivision - Lot No. 19).

VOTED: 6-0.

MOTION: by Tom Peters, seconded by Mark Paradis that the Board grants final approval to the application of South Park Subdivision (Lot No. 19), subject to the following conditions raised by the City of Lewiston Public Works Department listed in the memorandum dated July 16, 1999: 1. That the drainage evaluation needs to be stamped by an engineer; 2. That calculations are needed to verify that the three foot (3') added width of the pond is adequate for additional storage; and 3. That proper stream setback is verified and BMP's are employed in sensitive areas. Also, a review of the easement.

VOTED: 6-0.

- E. **Gendron & Gendron, Inc. (56 Alfred Plourde Parkway) (Formerly QSA Optical)**
A proposal by A.R.C.C. Land Surveyors, Inc. and Performance Technology, Inc. on behalf of Gendron & Gendron, Inc. for a minor amendment to a major development project to increase in the proposed building size and the addition of a loading dock in the South Park Subdivision.

Jim Lysen again read the memorandum prepared by Daniel Stevenson dated July 16, 1999. The project being submitted will increase the building size by 1,600 square feet and add a 600 square foot loading dock to the structure. The proposed building site was previously approved by the Planning Board in 1998 for QSA Optical, but was never constructed. There is no specific tenant ready to occupy the building. The use of the building is intended for light industrial use. The updated plan submitted by Art Montana shows a change in the detention pond location and an increase surrounding pavement area increasing the impervious area and decreasing the open space area.

This is a spec building. There were concerns with traffic impact. The Police Department had one (1) concern and that was regarding the proposed use of the building. They have been informed that the building is for light manufacturing. Public Works concerns were that the drainage evaluation must be stamped by a Professional Engineer and that calculations are needed to verify the adequacy of the detention pond and structures. The Public Works concerns are reflected in the following motion that was made, since there were no additional comments or further discussion from either the public or the Planning Board.

MOTION: by Dennis Mason, seconded by Lewis Zidle that the Board accepts the modification/waiver form for the application of Gendron & Gendron, Inc. - 56 Alfred A. Plourde Parkway (South Park Subdivision - Lot No. 18), as submitted.

VOTED: 6-0.

MOTION: by Dennis Mason, seconded by Mark Paradis that the Board moves that the application for Gendron & Gendron, Inc. - 56 Alfred A. Plourde Parkway (South Park Subdivision - Lot No. 18) is determined to be complete and grants final approval, subject to having the drainage calculations stamped by a Professional Engineer (P.E.) and that the requested calculations determine that the detention pond and structures are adequate.

VOTED: 6-0.

IV. PRE-APPLICATION HEARING:

- A. *Paul Nadeau a/k/a Louis Paul Nadeau Subdivision (527 East Avenue) - A proposal by A.R.C.C. Land Surveyors, Inc. for a project to subdivide a 9.41 acre parcel of land into five (5) lots. The existing house will be located on Lot No. 3.*

Jim Lysen read the memorandum written by Daniel Stevenson dated July 15, 1999. This application has been submitted to subdivide a 9.41 acre parcel of land into five (5) lots. There is a single-family home with an attached garage existing on the property and is located in the Suburban Residential (SR) District. This 9.41 acre lot is located across from the Montello Heights Reservoir adjacent to the Thorncrag Bird Sanctuary. This project does not propose the extension of city sewer or water or roads.

The original proposal has been revised to eliminate both Lot Nos. 4 and 5 and, therefore, proposes to subdivide land into three (3) lots. There were concerns, as mentioned in the newsclipping in the Lewiston Sun-Journal dated July 19, 1999 and entitled, "Subdivision planned next to bird sanctuary". The Public Works Department will be reviewing and inspecting sewer. Jim Lysen said that he would be contacting the Water Department on issues raised there as to pressure.

Art Montana, of A.R.C.C. Surveyors, Inc. briefly presented this project. He said that the land was owned by Dr. Nadeau 25 years ago. In 1987 the street was accepted as layed out. Chris Branch said that this was an oversight. This was accepted all the way up the property. When the mother died, the property then went to the daughter, Paulette T. Rand, of Shrewsbury, Massachusetts and the son, Paul Nadeau, a/k/a Louis Paul Nadeau, of Montreal, Canada. The gate for Thorncrag Bird Sanctuary is on City land. Harry Milliken then asked, "How do we address the Fire Chief's request, which was that a 24 foot wide, all-weather road be provided up to the end of Lot No. 4 to the existing gate and that a hammer head turnaround near Lot No. 4 be provided?" This is already a City-accepted street. Jim Lysen said that only the sewer service and water issues need to be addressed. As to the affect on Montello Heights, there will be no impact. The site distances have been checked. This project will need to be scheduled for a Final Hearing at the next scheduled Planning Board Meeting, which is Tuesday, August 10, 1999. Dennis Mason then asked, "If approved, what process will a person need to go through to build on these lots?" Jim Lysen responded with a building permit. If this is not approved, than a building permit cannot be obtained. A site evaluation needs to be done on these lots, otherwise, they cannot get a permit. The use of sewer and water needs to be addressed before final approval. This topic was then opened to the public for comments.

Jeff Mayerson, 3 Mountainview Terrace - He stated that the sewer and water areas are all ledge. He is concerned that if the ledge is blasted for sewer, than the 170-year old adjoining home will cave in. He is also concerned that the 200-acre bird sanctuary will be affected. He also commented that the water pressure is minimal and that the city water will affect this and make it lower. Jeff Mayerson then asked, "What if waterlines are put in to East Avenue from these lots." Art Montana's response was that the abutting owners would be at risk. Harry Milliken said the alternative would be to get a well for adequate volume, not pressure.

Fred Huntress, the President of the Stanton Bird Club, said that Lot Nos. 1 and 2 do not abut the Thorncrag Bird Sanctuary and that he has no objections to this project.

Nancy Geoffroy, 100 Webber Avenue (her son's house abuts this project at 469 East Avenue) - She is concerned if there is going to be a drainage study done on Lot No. 1. She is concerned with the drainage impact to East Avenue. The response was that whoever builds cannot cause any problems with the abutting lot. They would need to go through Code Enforcement.

Sarah Strong, 87 Pettingill Street - She is concerned with the wetlands. Art Montana said that there are a couple of places where you could put a building. The lot layout is up to Code Enforcement approval.

Peter Cyr, 526 East Avenue - He would like to see consideration be made for a buffer zone. He said the quality of the neighborhood would be better. Art Montana's response was, "You do not have trees in front of your condominium".

This topic was then closed to the public and returned to the Planning Board for further discussion and motions. Dennis Mason then asked, "How can we determine this project complete without water and sewer?" Jim Lysen's response was to determine the project complete subject to obtaining answers.

MOTION: by Tom Peters, seconded by Lewis Zidle that the waiver/modification form for the application of Paul Nadeau a/k/a Louis Paul Nadeau Subdivision at 527 East Avenue is complete, as submitted.

VOTED: 3-3.

Thus, the following amended motion, as follows:

MOTION: by Dennis Mason, seconded by Tom Peters, to accept the waiver/modification form with the amendments, as requested, except for adequacy of water supply.

VOTED: 6-0.

After this motion, it was suggested that water and sewer needs to be discussed. Art Montana agreed that he would notify the abutters if the meeting is tabled on August 10, 1999 due to comments being received for water and sewer. Therefore, it was asked that the abutting property owners present at this meeting leave their name, address, and telephone number either with Arthur Montana or Doreen Asselin (left with her) in order to be notified. This item was then scheduled to be heard at the next Planning Board Meeting scheduled for August 10, 1999. If this meeting date is changed, the abutting property owners will be notified by Art Montana. After this short discussion, the following motion was made.

MOTION: by Dennis Mason, seconded by Mark Paradis that the application for Paul Nadeau a/k/a Louis Paul Nadeau Subdivision at 527 East Avenue be determined complete provided that the concerns with Public Works regarding water and sewer be adequately addressed.

VOTED: 6-0.

V. OTHER BUSINESS:

A. Old Business:

1. John F. Murphy Homes, Inc.
2. Supreme Judicial Court of Maine Decision Concerning Rena W. Perkins et. al. v. Town of Ogunquit and Robert W. Scanlon, Jr. Concerning Planning Board Jurisdiction. - No update.
3. No Name Pond Watershed Plan Update.
Wednesday, July 28, 1999 at 7:00 p.m. Watershed Assoc. Multi-Purpose Citizen Group
Thursday, August 12, 1999 - Septic System
4. Downtown Master Plan Update. A presentation (see attached notes) was presented at this meeting.
5. Legal Opinion on LMRC Corporate vs. Municipal Status - No update.
6. An Ordinance Pertaining to Front Setbacks in the Downtown Business District - No update.
7. Comprehensive Plan Update - No update.
8. Board of Appeals, Staff Review Committee, Historic Preservation Review Board Meeting Schedules - No update.
9. West View Bluffs Update - No update.

VI. READING OF THE MINUTES:

- A. Draft Minutes of Planning Board Meeting held on 6/29/99. Dennis Mason made the following change to the minutes. On Page No. 7 in the motion on the top of the page, last sentence, delete the word, "of" and replace with, "off". The following motion was then made.

MOTION: by Dennis Mason, seconded by Lewis Zidle to accept the Planning Board Minutes of June 29, 1999, as amended, and place them on record.

VOTED: 4-2 (Tom Peters and John Cole were absent from this meeting.)

After this motion, but before adjournment the issue was brought up as to the Planning Board packets. Some of the members are not in favor of receiving an early mailing. They prefer to receive the whole package all at once. If applicants cannot meet their deadlines to get their information to Planning Board Staff, then their application should be scheduled for the next Planning Board Meeting.

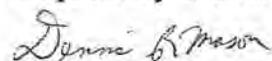
VII. ADJOURNMENT:

The following motion was made to adjourn.

MOTION: by Tom Peters, seconded by Dennis Mason to adjourn this meeting at 10:05 p.m.

VOTED: 6-0.

Respectfully submitted,



Dennis Mason, Secretary

***A PRESENTATION TO THE PLANNING BOARD AND CITY COUNCIL
ON THE DRAFT DOWNTOWN MASTER PLAN***

Introduced by: City Councilor Joycé Bilodeau
Presented by: Dick Gsottschneider of RKG Associates, Inc.
Also Present: Mark Larochelle of OEST Associates, Inc.

This endeavor was started in February 1998 and has been an on-going process for the past 18 months. Some of these meetings have lasted up to six (6) hours per meeting. There are many diversified interests of the City.

The plan is the plan of the Mayor's Downtown Renaissance Task Force (citizens of the community). There is one (1) task left to do. They are looking for a conclusion. There is another meeting scheduled in August to prioritize ideas and finalize by gaining public process and input. The draft will be finalized in September 1999.

First, Dick Gsottschneider reviewed the definitions of the eight (8) created districts in the downtown, which would divide the 250-acre area, as follows:

1. Centreville (In Transition) - To develop as a mixed use commercial, cultural, and residential downtown center. Preserve and restore historic buildings and initiate economic revitalization through increase occupancies of downtown properties.
2. Residential (Problematic) - A transition to more owner-occupied housing with less density. Foster a sense of community and place through neighborhood meeting/gathering places and services.
3. Southern Gateway - Define district as an attractive gateway entrance with boulevard treatment and sites for future development.
4. Mill - Continue to develop as a major employment center in the downtown.
5. Riverfront - Develop as a recreation, employment, and middle income housing area, using the Androscoggin River as an amenity.
6. Western Gateway (Libbey Mill) - Develop as an attractive viable entryway into the City.
7. Main Street/Medical - Continue to develop as a business and medical district.
8. Courthouse Plaza - Develop as the legal and financial center of downtown Lewiston.

In summary, in the downtown area has a 30 percent vacancy rate. In the courthouse area, this is where hopefully the new District Court will be located. Current letters are being written to support this endeavor and will be distributed around the state for the courthouse. In the southern gateway area - the roads should be routed away from this area. The western gateway is about half developed. This could be the entrance and the visual impression of the City. In the mill area, this is the right thing to do. The riverfront district holds terrific opportunity. Right now, Lewiston is going in the right direction with the railroad park. The Residential District is the biggest piece in the downtown area. This is where the vacancy rate exists. There are functionally obsolete, four- (4-) story and larger homes. It is suggested that there be more active demolition in this area and to have the zoning changed. It is also being proposed to use Canal Street as a two- (2-) way and that the truck traffic needs to get off of Lisbon Street (LePage Bakery is an awkward possibility.)

Goals - Lewiston has a market that does not function and it is not working. The real estate is decaying in the downtown, i.e. Bates Mill. Dick Gsottschneider suggested getting a new brokerage firm in the area. Lewiston needs new brokers, new investors, etc. that will buy low and sell high. He also suggested getting a broker in from the Portland, Maine area and to bring the private sector in. The downtown is very difficult to manage. Dick Gsottschneider said to organize city development and various city departments around the downtown.

Design Process - Involving more people in activities. You need activity going on to do it. This needs to be done around culture, etc. As far as vehicular access, there is no answer for it. The City of Lewiston definitely needs more parking spaces. He also said that parking garages are aesthetically ugly and that there are other solutions than building parking garages. He would like to see the integration of colleges and other area businesses and employers more fully into the

downtown community. He also asked, "Who is going to implement the plan given by RKG Associates, Inc. He stated that the City of Lewiston needs to hire a project manager to monitor projects and funding that should report to RKG Associates, Inc. He suggested getting the housing authority involved.

Comments

Councilor Barry Putnam said that sidewalks are involved on Lisbon Street. He then asked, "What do we do with sidewalks?" Dick Gsottschneider's response was that retail is in Auburn. The money is being spent elsewhere. Most of the Lisbon Street buildings do not have the size to accommodate retail buildings. The stock is not suitable for retail. The retail needs a new hitch. Lisbon Street needs new owners in the buildings. He said that Lewiston needs new blood in the City. He said to not rebuild Lisbon Street. The new owners will find new tenants. He did suggest that better street lighting could be put in.

Councilor Paul Samson asked, "Why is Auburn changing their facade and widening their streets?" Dick Gsottschneider's response was that the building economics don't work. The core of the problem is the buildings.

Councilor Frank Kelly stated that everybody involved in this process should be complimented. He then asked if there would be an addendum to this. He would like to see funding sources. Dick Gsottschneider said that there will not be an addendum. There is one more meeting left that will prioritize the funding. Frank Kelly also said he would like to know what the spin-off effects will be. Dick Gsottschneider said that he will re-issue the report.

Planning Board Member Dennis Mason said that he is concerned with numbers. He said that it is difficult to find financing for anything over a four- (4-) story sized building. Dick Gsottschneider said that the areas need to be rezoned (down-zoned). There are programs to do it. He also said that the units could be converted.

Planning Board Member Tom Peters said that this is just a blueprint for the future of the City as to what can be done. A person needs to be hired to do this. The right person needs to be attracted to do it. This needs to be recognized and endorsed. He said you need to spend a little to make a little.

Mayor Kaileigh Tara congratulated everyone involved for their commitment. She said that Lewiston is unique and that it is up to us. She is in total agreement with Tom Peters. Lewiston needs to hire the right person with a commitment who can go out and do it. They will bring in the funding. She said that pressure cannot be put on staff. They are already committed. The hiring of the right person needs to be put on the City Council agenda.

Dick Gsottschneider said to involve people and citizens.

Challenges - More collaboration and meetings are needed with Auburn. Auburn's plan is dependent on Lewiston. More linkage is needed between Lewiston and Auburn for super package funding.

Councilor James Carignan said that he gets the sense that we can do something. He said that we need to be strategic about it. He said that this is very exciting and positive.

Dick Gsottschneider commented that the Dover/Portsmouth, New Hampshire tour was an eye-opener, very valuable, and an invigorating experience.

LMRC Member Paul Gosselin said that he does not want to see this report placed on a shelf somewhere, with nothing more done about it. He then referred to the Lewiston Housing Authority.

Conclusion - Dick Gsottschneider in closing said that people transform downtowns. He said that the next six (6) months are the most critical time period. To fully implement the plan, it could cost as much as \$100 million. Sources could include federal grants, private sector investment, revolving loans, and city funding. The City Council needs to authorize someone to do this and fund them. What this plan needs the most is a full-time director to bring it to life. This cannot be lost. The meetings were really energized. Lewiston needs to keep up the momentum.