

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for August 22, 2011

---

**I. ROLL CALL:** The meeting was held in the City Council Chambers on the First Floor of City Hall and was called to order at 5:30 p.m. Chairperson, Lucy Bisson, chaired the meeting.

**II. Members in Attendance:** Lucy Bisson, Bruce Damon, Denis Fortier, Trinh Burpee and Michael Marcotte

**Members Absent:** Paul Robinson, Kevin Morissette, Eric Potvin & Sandra Marquis

**Associate Member Present:** Michael Marcotte

**Staff Present:** David Hediger, City Planner and Cathy Lekberg, Administrative Assistant, Economic & Community Development

Michael Marcotte appointed voting member for this meeting.

**III. ADJUSTMENT TO THE AGENDA: None**

**IV. CORRESPONDENCE: None**

**V. PUBLIC HEARINGS:**

- a. An application submitted by Stoneybrook Consultants, Inc. on behalf of Aggregate Supply, LLC for minor modifications to the approved schematic layout for Lot 9 at Gendron Business Park located at 18 Gendron Drive.

David read staff comments to the Board.

Mike Gotto stated that he represents Aggregate Supply and showed renderings of the Gendron Business Park that was approved in 2008. He stated that Lot 9 has frontage on Alfred Plourde Parkway and on Gendron Drive and a driveway across from the Gendron & Gendron office. He stated they were looking for two buildings on this site; however, they thought Lot 9 would be a better place to put the asphalt and concrete plants until buildings are proposed. He stated in 2010 they went to City Staff and modified the Gendron Office plan from 2000 to include the access road to Lot 9. The improvements associated with the Gendron Office related to this project

Mike Gotto stated the project will happen this fall and the only thing that might not get done is the loaming and landscaping. This includes eliminating an existing driveway entrance and creating a new entrance on the south side of the office property. Doing so will separate office traffic from the traffic associated with Lot 9 and the truck scale.

Lucy asked if the scale would be monitored by the office and Mike Gotto stated yes, it will be connected to the office.. He stated that the scale is for the stone product that Gendron & Gendron will be selling and will not be used for the asphalt part of the business. Mike Gotto stated they will have gates so that when Gendron & Gendron closes down in the evening, trucks will not be able to drive over the scale but the concrete trucks will still be able to continue to come in and out. He stated that is why they want to move the entrance separating the plant from the office. He stated they are proposing one scale now as there is very little traffic and if it gets to be a problem, they will put a second scale in. He stated they are proposing a paved access road with a loop where trucks will come in and around the loop, pick up concrete or asphalt and drive out.

Mike Gotto stated that a condition was discussed with David regarding noise and that this condition would require them to measure and monitor the noise via a consultant. The specific condition has been added to plan referenced in Stoneybrook Consultant's August 18, 2011 letter to David Hediger

Bruce asked if there would have to be emissions licenses on these plants and Mike Gotto stated that all of these plants come with a DEP emissions and fuel license. They cannot operate in the state without it.

Michael Marcotte asked what the progress was with the wetlands in back of the project and how does this lot play into it. Mike Gotto stated we are working with a wetland consultant to rebuild some wetlands in this area near Alfred Plourde Parkway. The wetland mitigation for this project is for five acres being altered as part of Gendron Business Park. Maybe 60% or 70% of wetland mitigation is already in place with properties like Garcelon Bog and City property off Bradbury Road.

Lucy stated that there is no public in attendance.

Bruce asked about the expansion of Gendron's office and a proposed building addition that is going right up near the trees next to KTI and Mike Gotto stated that it has been on the plan since 2000 but has never been built. Mike Gotto stated that the addition is not going in at this time and it will be used for parking.

The following motion was made:

**MOTION:** by **Denis Fortier** to find that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article XIII, Section 4 of the Zoning and Land Use Code and to grant approval to Aggregate Supply, LLC for minor modifications to the approved schematic layout for Lot 9 at Gendron Business Park located at 18 Gendron Drive for the placement and operation of an asphalt and concrete plant subject to any concerns raised by the Planning Board or staff, specifically:

- 1) The site plan included condition of approval regarding the monitoring of noise from the site as specifically referenced in Stoneybrook Consultant's August 18, 2011 letter to David Hediger and that noise measurements are provided by a qualified consultant.
  - 2) No building permits are issued and no structures be placed on site until DEP has signed off on the City's review.
- Second by: **Michael Marcotte.**

**VOTED: 5-0 (Passed)**

## **VI. OTHER BUSINESS:**

- a. An application submitted by Stoneybrook Consultants, Inc. on behalf of Gendron & Gendron, Inc. for modifications to their office located at 50 Alfred A. Plourde Parkway.

Mike Gotto asked if the Board wanted to talk more about the office and David stated there is no action required. Mike summarized this project while discussing the asphalt plant. Unless the Board has questions, the point was to bring the Board up to speed with the asphalt facility and how this project relates to it.

- b. David stated he sent emails out to the stakeholders and advisory committee regarding the riverfront plan. The kick off for the advisory committee meeting will be on September 13<sup>th</sup> and then the consultants will be meeting with as many stakeholders as they will be scheduling as many stakeholders on September 14<sup>th</sup> and 15<sup>th</sup> followed by telephone calls and email as they only have 24 slots for scheduling. He stated there will be a public meeting in November sometime and at that meeting, the consultant will be coming forward with some preliminary thoughts about the project and then in November there will be a public hearing.

Bruce stated he spoke to Auburn Councilor Bob Hayes who said they have finally filled their planning board spots and Bob thought the two Boards should get back together again toward the end of Fall. Bruce stated that Bob thought that the joint meeting was helpful and as the Riverfront Plan goes into progress it would be something we should try to do again.

Bruce asked about the property maintenance ordinances and where do we stand on that. David stated we adopted the International Property Maintenance Code which deals with items such as broken windows, siding, decks, and no heat issues. He stated that Council has acted on that adopting the 2009 version of the property maintenance code and it is nearly identical to the one that was on the books. The big change at the Mayor's request is a weed provision which is limited to the downtown area.

**VII. UNFINISHED BUSINESS:**

a. Community Gardens Amendment

Lucy asked about the status of community gardens and David stated we dug around a little bit since then just to see what other municipalities have done. Communities seem to advocate that it is the green thing to do. He stated he is not sure if there should be specific standards to address the Boards concerns with odors or to just refer to our existing environmental standards that reference odors. Bruce asked if there was a question as to whether it would be allowed in all the zoning districts. David stated he believed the Board was suggesting whether or not they should allow it in all zoning districts. David stated it is only allowed in two or three zoning districts right now.

**VIII. READING OF MINUTES:**

The minutes of August 8, 2011 will be adopted at the next Planning Board meeting on September 12, 2011.

**IX. ADJOURNMENT:** The following motion was made to adjourn.

**MOTION:** by **Bruce Damon** that this meeting adjourns at 6:15 p.m. Second by **Trinh Burpee**.

**VOTED:** **5-0 (Passed).**

The next regularly scheduled meeting is for Monday, September 12, 2011 at 5:30 p.m.

Respectfully Submitted:

Denis E. Fortier, Secretary