

**CITY OF LEWISTON
PLANNING BOARD MEETING**
Monday, September 24, 2012 – 5:30 P.M.
City Council Chambers – First Floor
Lewiston City Building
27 Pine Street, Lewiston

AGENDA

- I. ROLL CALL**
- II. ADJUSTMENTS TO THE AGENDA**
- III. CORRESPONDENCE**
- IV. OTHER BUSINESS:**
 - a) Discussion regarding Riverfront Master Plan Implementation.
 - b) Discussion regarding recreation/open space district.
 - c) Planning Board representation to Comprehensive Plan Selection Review Committee (SRC).
- V. READING OF THE MINUTES:** Motion to adopt the draft minutes from the September 10, 2012 meeting.
- VI. ADJOURNMENT**



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: September 20, 2012
RE: September 24, 2012 Planning Board Agenda Item VI(a)

Discussion regarding Riverfront Master Plan Implementation.

As the Board is aware, the City Council adopted the Riverfront Island Master Plan this summer with the understanding that the Planning Board is designated as the entity responsible for providing oversight of the plan's implementation and ensuring its sustainability by periodically reviewing progress and recommending changes and modifications as necessary throughout the implementation period.

At the City Council's September 11, 2012 meeting, Administration provided an implementation schedule to gather any thoughts and considerations that then could be added to or adjusted in the implementation plan. Now, said implementation schedule is being provided to the Planning Board to review, comment, and provide recommendations.

Attached is the memorandum and spreadsheet that was provided to the City Council that lists all of the recommendations included in the plan, identifies the extent to which those subjects are under the control of the City, and proposes the time frame in which those recommendations should be pursued as the City proceeds to use the remaining \$720,000 in federal funds available.

ACTIONS NECESSARY

Make a motion for staff to proceed with the implementation of the Riverfront Island Master Plan subject to any concerns raised by the Planning Board.



City of Lewiston Executive Department

EDWARD A. BARRETT
City Administrator

PHIL NADEAU
Deputy City Administrator



September 5, 2010

To: Honorable Mayor and Members of the City Council
Fr: Edward A. Barrett
Su: Riverfront Island Implementation Plan

The City Council recently adopted the Riverfront Island Master Plan. We must now begin implementing that plan and, specifically, identifying how we wish to proceed to use the remaining \$720,000 in federal funds available for this purpose.

Attached you will find a spreadsheet that lists all of the recommendations included in the plan, identifies the extent to which those subjects are under the control of the City, and proposes the time frame in which those recommendations should be pursued. The time categories are immediate (within the next 2 years); short-term (next 3 to 5 years); intermediate (5 to 10 years); and long-term. Note that some recommendations that are not under the direct control of the City are shown as on-going.

Short-term projects include:

- Acquiring easements for a trail on the river side of Museum LA and the Continental Mill
- Acquiring an easement for a new park entry on Lincoln Street adjacent to the Depot
- Developing Shared Use Agreements for Underutilized Private Parking lots
- Improving signage to/around/within Public Parking areas
- Refining parking provisions, shoreland requirements, and side yard setback standards in our zoning and land use codes
- Adopting urban design guidelines
- **Simard-Payne Park Improvements**
 - **Pedestrian Bridge/Park Axis Improvements and Wayfinding Signage**
 - **More Formal Walkways @ Water's edge and North end of park**
 - **Water Access/Boat Carry-in**
 - **Manage vegetation to open river views**
 - **Incorporate Bank Fishing location**
 - **Create New Gateway at Lincoln Street**

- **Install Historic Interpretive Signage**
- Establish Design Palette for Public Spaces - paving/Fencing/Trees/Lighting/Signs
- **Add Lighting to Riverwalk/Pedestrian and other bridges**
- **Extend trees/plantings/decorative lighting to Lisbon – River to Canal St.**
- Add bike lanes on Cedar Street/Peace Bridge

The items shown in **bold** represent capital improvements that are under the City's control and that could generally be undertaken relatively soon. As such, these would be possible areas to invest the remaining funds.

I would note that there are other projects that are appealing, such as canal improvements along Oxford Street. However, the City is currently not in control of the canal system, although we are working toward it, and such a project may not be able to be done immediately.

Based on this, I would recommend that we move forward with a project that would undertake the following projects/activities:

1. Create a new gateway to Simard-Payne Park from Lincoln Street (pending easement rights)
2. Develop water access/small boat carry-in/bank fishing location
3. Improve walkway along river, including bank vegetation
4. Install wayfinding/historical signage
5. Improve walkway from Oxford to River
6. Lower Canal/Oxford Street Improvements (if possible)

As a part of this effort, we would also develop the design palette to be used throughout the Riverfront Island public spaces and address vegetation issues along the river.

Since we will most likely be unable to accomplish all of these tasks with the funding available, I would suggest that we engage the landscape architecture firm the City has under contract (Richardson Associates) to assist us in prioritizing, estimating costs, and designing the improvements to be undertaken immediately. Prioritization and design would be accomplished over the winter with the first set of improvements to be constructed next calendar year.

Please note that there are a variety of other activities that will be undertaken or be ongoing which do not require capital funding. These include such items as: seeking additional trail easements; developing shared use parking agreements; adding bike lanes on Cedar Street; adopting urban design guidelines and modifying our land development codes; and working with private parties interested in development or redevelopment efforts within the district.

At this point, we are seeking your approval to engage the consultant/design firm to assist us in this effort.

RIVERFRONT ISLAND PLAN IMPLEMENTATION

City Controls Immediate Short Term Intermediate Long-Term On-Going

Continuous Riverwalk

Trail - Pedestrian Bridge to Cedar

Cedar Street/Peace Bridge Gateway	No			X	
Continental Mill Cross Canal Bridge	No			X	
Rehab Flume Openings - Provide Water Access	No				X
Create River Overlook	No			X	
Trail to Oxford St on Branch Canal/Museum LA side	No			X	
Trail on River Side Museum LA	No			X	
Acquire Easements		X			
Simard Payne Park to Veterans Park	Mostly			X	
Island Point to Main Street	Partially				X
Require Easements in Development Plans					X

Enhance Simard-Payne Park

Pedestrian/Park Axis Wayfinding/Gathering Site	Yes	X			
Connection to Northern End of Oxford Street	No			X	
Amphitheatre @ River @ North End of Park	Yes		X		
More Formal Walkway - Waters Edge & North End	Yes	X			
Water Access Steps/ADA ramp/Boat Carry-in Near Cross Canal	Yes	X			
Bridge at Cross-Canal and River	No				X
Expand Park Events/Festivals	No				X
Explore Seasonal Boat Rentals	No				X
Explore Seasonal Concessions	No				X
Manage Vegetation to Open River Views	Yes	X			
Incorporate Bank Fising Location	Yes	X			
Create New Gateway at Lincoln Street	No	X			
Obtain Easement/License/Approval		X			
Improve Oxford Side Edge of Park	No			X	
Improve Bridges/Vehicle Access/ Utilities to Park	Uncertain		X		
Foster New Development at Park's Edges	No				X

Support Museum LA

Install Historical Interpretive Signage -- Heritage Trail	Yes	X			
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Create a Canal Walk

Acquire control of Canals	No			X
Initially Focus on Oxford Street	Partial		X	
Establish Design Palet -- Paving/Fencing/Trees/Lighting/Signage	Yes	X		
Add Trees/Lighting/improved sidewalk	Partial		X	
Phase Two - Cross Canal Simard Payne to Lisbon Via Ash	Partial			
Add Trees/Lighting/improved sidewalk	Yes		X	

Attract a Vital Mix of New Uses

Support New Housing	No			X
Support Bates Mill Redevelopment	No			X
Demolish Mill 5	Mostly	X		
Establish Canal Park	Mostly		X	
Performance Space	Mostly			x
Bike/Ped Connections to Lisbon & Main Street	Mostly		X	
Mixed Use Redevelopment along Exterior of Canal Park	Mostly			X
Support Continental Mill				X
Suited to Residential Use	No			X
Other Complementary Uses	No			X
Support Hill Mill				X
Mix of Light Industrial and Craft Businesses	No			X
Incubator Space	No			X
Support High Profile Development on Island Point	Partially			X
Front on Main Street	Partially			X
Reinforce Veterans Park	Yes			X
Lincoln Street Redevelopment				
Hotel	No			X
In-Fill Retail/Service/Office Development	No			X
Build on Street's Edge w. Parking behind	No			X
Allow for additional mixed use buildings on Oxford Street	No			X
Oxford Street In-Fill				
Housing Across from Park/Mixed Use	No			X
Build to Street Edge	No			X

Creatively Manage Parking

Develop Shared Use Agreements for Underutilized Private Lots	Yes	X		
Improve Signage to/around/within Public Parking Areas	Yes	X		
Refine Shared Parking Provisions in Zoning to Maximize multiple use	Yes	X		

Expand Lincoln Street Garage when Needed	Yes	X		
Expand Chestnut Garage when Needed	Partially		X	
Add Lighting to Riverfront Island Destinations				
Riverwalk	Yes	X		
Great Falls	Partially			X
Canal Walk	Partially		X	
Pedestrian Bridge/Other Bridges	Partially	X		
Key Open Spaces	Yes			X
Historic Buildings	No			X
Improve Main Street Gateway				
Extend trees/plantings/decorative lighting to Lisbon Street	Yes	X		
Crosswalks/Pedestrian Crossing Lights @ Main and Lincoln	Yes		X	
Link Riverwalk to Main Lincoln Intersection	Yes			X
Link to Main to Sunnyside Park Bike Ped Path	Yes			
Continue Lincoln Street Improvements				
Add bike lanes on Cedar Street/Peace Bridge	Yes	X		
Consider Left Turns from Eastbound Cedar onto Lisbon	Yes		X	
Link to local and regional trails	Partially			X
Insist on Quality				
Adopt Urban Design Guidelines	Yes	X		
Modify Zoning Ordinance	Yes			
Modify Parking Regs - shared use standards	Yes	X		
Revise Shoreland Zoning re: Setback on Island Point	Yes	X		
Relax side yard setback requirements	Yes	X		



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: September 20, 2012
RE: September 24, 2012 Planning Board Agenda Item IV(b)

Discussion regarding recreation/open space district.

The Board began discussion of a creating a Parks and Recreation District at their September 10, 2012 meeting.

At the request of Administration, staff has taken the initiative to draft an amendment to the Zoning and Land Use Code to create a Parks and Recreation district. This proposed new district is in part driven by the recently adopted Riverfront Island Master Plan. The purpose for the creation of this new district is to ensure that our parks and open spaces are preserved for the public while at the same time ensuring that they will support appropriate uses such as those identified in the new Master Plan for Simard-Payne Park.

The Board raised noted the following at the last meeting:

- Should a new zoning district be added while the City is in the process of updating the comprehensive plan.
 - The comprehensive update process will likely taken 12 months to complete, to be followed by amendments to the Zoning and Land Use Code and zoning map. The Board certainly could choose to wait and have this matter considered as part of the comprehensive review process. However, staff believes there is value in creating this district as means of governing land uses for those properties for parks and recreation purposes; to preserve and protect open space as a limited and valuable resource; and, to permit the reasonable use of open space. Furthermore, many of the goals and strategies currently identified in the comprehensive plan will likely hold true with an updated plan.
- Should there be a concern about spot zoning.
 - Spot zoning (rezoning a single parcel or a limited area, usually for the benefit of a specific property owner or special interest) is not illegal under Maine law unless the rezoning is inconsistent with the comprehensive plan. The comprehensive plan clearly supports such efforts. The proposed district specifically addresses properties found to be unique for their public use as scenic, recreation, and conservation or natural resource areas.
- Should this apply to public and private property.
 - As drafted, the district will govern land uses for those properties managed or owned by the City of Lewiston for park and recreation purposes. However, the Board may want to consider making this district available for other property

owners should there be a desire or concern for preserving and protecting areas in Lewiston with inherent open space characteristics and the possibly availability for public use as scenic, recreation, and conservation or natural resource areas.

- As the Board requested, staff had drafted a map and list identifying city parks, vacant city owned land of one acre or greater in size, privately owned parks, and privately owned open space required as part of select residential developments. Staff recommends the Board review the map and list as to which lots should be included in the proposed recreation/open space district.

At this point, staff is asking the Board to review and comment on the drafted amendment. Pending the outcome of the Board's discussion, staff is recommending the proposed amendment be scheduled for a public hearing on October 22, 2012.

ACTIONS NECESSARY

Make a motion to schedule a public hearing for the Planning Board to consider and provide a recommendation to the City Council regarding a proposed amendment to the Zoning and Land Use Code to create a Parks and Recreation district.

GIS_ID	ACRES	FULL_LOCAT	OWNER1_1	OWNER2_1	COMMENTS	NAME	CLASS
175-103	0.28	10 SAINT JAMES PL					OPEN SPACE
116-COM	0.26	AMOS CT					OPEN SPACE
118-38	1.48						OPEN SPACE
107-3	3.03	COMMONS DR RR					OPEN SPACE
118-50	2.03						OPEN SPACE
32-15	0.29	WATERS EDGE DR					OPEN SPACE
40-17	5.43	GROVE ST					OPEN SPACE
114-19	4.93	BOWDOIN DR					OPEN SPACE
101-23	35.33						OPEN SPACE
16-4	35.08	140 BRADBURY RD	LEWISTON CITY OF		LAND OFF BRADBURY RD ON NN POND		LAND TRUST OR EASEMENT
190-2	13.86	11 TALL PINES DRIVE	ANDROSCOGGIN LAND TRUST				LAND TRUST OR EASEMENT
63-72	1.00	4 STONE LEDGE DR	LAMONTAGNE SANDRA				OPEN SPACE
118-4	361.09	314 MONTELLO ST	STANTON BIRD CLUB		THORNCRAG	THORNCRAG	STANTON BIRD CLUB
64-126	1.45	GINA ST					OPEN SPACE
39-68	1.27	JUDITH ST					OPEN SPACE
144-180	3.41	420 EAST AVE	GLADU ROBERT R				OPEN SPACE
31-COM	2.78	669 OLD GREENE RD					OPEN SPACE
175-1	0.22	161 BIRCH ST	LEWISTON CITY OF		P/O FRANKILN PASTURE	Marcotte Softball Field	CITY ATHLETIC PARK
173-119	4.67	75 CENTRAL AVE	LEWISTON CITY OF			Lewiston Athletic Park (LAP)	CITY ATHLETIC PARK
175-1	1.65	161 BIRCH ST	LEWISTON CITY OF		P/O FRANKILN PASTURE	Marcotte Park	CITY ATHLETIC PARK
175-1	2.92	161 BIRCH ST	LEWISTON CITY OF		P/O FRANKILN PASTURE	Upper Franklin Softball Leauge	CITY ATHLETIC PARK
175-1	2.04	161 BIRCH ST	LEWISTON CITY OF		P/O FRANKILN PASTURE	Marcotte Softball Field	CITY ATHLETIC PARK
190-6	0.19	24 TALL PINES DR	CALEB MAINE DELEOPMENT CORP			River Valley Basketball Courts	ATHLETIC PARK
146-306	3.47		ROMAN CATHOLIC BISHOP	OF PORTLAND		Holy Family Field	ATHLETIC PARK
66-3	13.57	381 RANDALL RD	LEWISTON CITY OF			Randall Road Softball Complex	CITY ATHLETIC PARK
175-1	16.55	161 BIRCH ST	LEWISTON CITY OF		P/O FRANKILN PASTURE	Franklin Pasture Athletic Complex	CITY ATHLETIC PARK
175-1	2.46	161 BIRCH ST	LEWISTON CITY OF		P/O FRANKILN PASTURE	Franklin Pasture Tennis Courts	CITY ATHLETIC PARK
195-167	3.44	119 WALNUT	ROMAN CATHOLIC BISHOP	OF PORTLAND		Druin Field	ATHLETIC PARK
142-49	9.68		ELLIOT AVENUE PLAYGOUND INC			Elliot Ave Little Leauge Field	ATHLETIC PARK
145-144	7.25		LEWISTON CITY OF			Montello Track	CITY ATHLETIC PARK
178-27	7.71	20 MARTIN DR	ROMAN CATHOLIC BISHOP	OF PORTLAND		South Lewiston Fields St Croix Park	ATHLETIC PARK
205-12	8.48	132 WINTER ST	LEWISTON CITY OF			SunnySide Park	CITY PARK
196-37	7.57	120 PARK ST	LEWISTON CITY OF			Kennedy Park	CITY PARK
208-11	9.33	46 BEECH ST	LEWISTON CITY OF			Simard-Payne Memorial Park	CITY PARK
196-199	1.41	180 PIERCE ST	LEWISTON CITY OF			Pierce St. Park	CITY PARK
208-3	1.61	1 CEDAR ST	LEWISTON CITY OF			Lionel Potvin Park	CITY PARK
195-112	0.28	236 PINE ST	LEWISTON CITY OF			Leeds Park	CITY PARK
208-143	0.16	152 OXFORD ST	LEWISTON CITY OF			St. Mary's Park	CITY PARK
199-2	0.98	509 LINCOLN ST	LEWISTON CITY OF			Lincoln St Carry-In Boat Launch	CITY PARK
207-5	1.67	2 MAIN ST	LEWISTON CITY OF			Veterans Memorial Park	CITY PARK
196-269	0.17	106 KNOX ST	LEWISTON CITY OF			Smilie Park	CITY PARK
175-1	1.51	161 BIRCH ST	LEWISTON CITY OF		P/O FRANKILN PASTURE	George Ricker Park	CITY PARK
207-150	0.26	16 LINCOLN ST	LEWISTON CITY OF			Laurier T. Raymond Jr. Gateway Park	CITY PARK
196-284	0.28	69 KNOX ST	LEWISTON CITY OF			Knox Street Park	CITY PARK
207-85	0.52	72 LISBON ST	LEWISTON CITY OF			Judge Armand A. Dufresne, Jr. Plaza	CITY PARK
197-8	2.16	333 LINCOLN ST	NORTHERN UTILITIES INC		MAINT BY CITY	Gas Light Park	PARK
170-163	0.18	526 COLLEGE ST	LEWISTON CITY OF			Mayer Park	CITY PARK
207-12	1.87	6 MILL ST	LEWISTON CITY OF				VACANT CITY LAND
147-40	1.19	103 GENEST ST	LEWISTON CITY OF				VACANT CITY LAND
147-39	1.15	102 GENEST ST	LEWISTON CITY OF				VACANT CITY LAND
129-1	71.25	177 FERRY RD REAR	LEWISTON CITY OF				VACANT CITY LAND
149-48	3.10	76 COTE ST	LEWISTON CITY OF				VACANT CITY LAND
63-136	2.81	32 GOODALE ST	LEWISTON CITY OF				VACANT CITY LAND
179-26	17.16	94 RIVER RD	LEWISTON CITY OF				VACANT CITY LAND
63-132	1.04	1 OSGOOD ST	LEWISTON CITY OF				VACANT CITY LAND
63-127	1.15	54 KNOWLTON ST	LEWISTON CITY OF				VACANT CITY LAND
147-38	1.40	30 STEWART ST	LEWISTON CITY OF				VACANT CITY LAND
207-4	1.06	1 MAIN ST	LEWISTON CITY OF				VACANT CITY LAND

GIS_ID	ACRES	FULL_LOCAT	OWNER1_1	OWNER2_1	COMMENTS	NAME	CLASS
63-133	2.34	31 HOMER ST	LEWISTON CITY OF				VACANT CITY LAND
193-42	2.60	237 SUMMER ST REAR	LEWISTON CITY OF	POTTERS FIELD			VACANT CITY LAND
179-23	7.85	142 GODDARD RD	LEWISTON CITY OF				VACANT CITY LAND
63-125	1.11	42 KNOWLTON ST	LEWISTON CITY OF				VACANT CITY LAND
63-140	1.88	12 REARDON ST	LEWISTON CITY OF				VACANT CITY LAND
207-7	1.16	7 MILL ST	LEWISTON CITY OF				VACANT CITY LAND
149-48	3.58	76 COTE ST	LEWISTON CITY OF				VACANT CITY LAND
149-48	1.69	76 COTE ST	LEWISTON CITY OF				VACANT CITY LAND
149-48	3.07	76 COTE ST	LEWISTON CITY OF				VACANT CITY LAND
63-128	1.36	70 KNOWLTON ST	LEWISTON CITY OF				VACANT CITY LAND
86-10	52.96	496 OLD GREENE RD REAR	LEWISTON CITY OF				VACANT CITY LAND
120-36	8.69	85 PERLEY ST	LEWISTON CITY OF				VACANT CITY LAND
32-11	4.36	64 NO NAME POND RD	LEWISTON CITY OF				VACANT CITY LAND
148-113	95.50	603 WEBBER AVE	LEWISTON CITY OF		ANDRO LAND TRUST CONSERVATION EASE	GARCELON BOG	LAND TRUST OR EASEMENT
199-2	1.45	509 LINCOLN ST	LEWISTON CITY OF				VACANT CITY LAND



- Legend**
- Open Space
 - City Park
 - Park
 - Land Trust or Easement
 - City Athletic Park
 - Athletic Park
 - Stanton Bird Club
 - Vacant City Land 1+ Acres
 - Lake or Pond; River
 - Swamp or Apparent Wetland



Date: 9/19/2012
File: C:\msdpsp1\proj\2012\GIS\MapServer\20121011.mxd

City of Lewiston Parks and Open Spaces



**AN ORDINANCE PERTAINING TO THE OFFICIAL ZONING BOUNDARIES AND
PARKS AND RECREATION DISTRICT**

THE CITY OF LEWISTON HEREBY ORDAINS:

APPENDIX A

ZONING AND LAND USE CODE

ARTICLE XI. DISTRICT REGULATIONS

Sec. 22. Parks and Recreation District (PR).

1. *Statement of purpose.* The purpose of the parks and recreation district is to govern land uses for those properties managed or owned by the City of Lewiston for park and recreation purposes; to preserve and protect open space as a limited and valuable resource; and, to permit the reasonable use of open space, while simultaneously preserving and protecting its inherent open space characteristics to assure its continued availability for public use as scenic, recreation, and conservation or natural resource area.

2. *Applicability.* The standards of the parks and recreation district shall apply to all land shown on the "Official Zoning Map, City of Lewiston, as being located within the parks and recreation district.

3. *Permitted Uses.* In a parks and recreation district, any new building or structure which is constructed, any existing building or structure or part thereof which is used, altered or enlarged and any parcel of land, whether in whole or in part, may be used for one or more of the following:

- (1) Open space uses, which include the retention of land in its natural state or the provision of such uses which are compatible with the natural state and the natural environment, including but not limited to walking and hiking trails, nature trails and rehabilitating land to its natural state;
- (2) Municipal parks, public open spaces, picnic areas;
- (3) Facilities, structures and uses that are designed for park, outdoor recreation, educational and sport activities;
- (4) Park infrastructure including but not limited to parking, access roads, utilities, sanitary dump stations, restrooms, showers, vault toilets, safety and security lighting, fee stations, park offices, park residential units for caretakers, park manager and other;
- (5) Outdoor courts without night play lighting for soccer, football, baseball, softball, lacrosse, field hockey, rugby, etc.
- (6) Playgrounds;
- (7) Water front uses, which include but are not limited to, walking and hiking trails, boat ramps, pedestrian bridges, beaches, and marinas for public uses;

- (8) Forest and wildlife reservations;
 - (9) Parking areas;
 - (10) Cemeteries;
 - (11) Accessory uses, including structures or buildings of less than two thousand five hundred (2,500) square feet of floor area.
4. *Conditional uses.* In a parks and recreation district, any new building or structure which is constructed, any existing building or structure or part thereof which is used, altered or enlarged and any parcel of land, whether in whole or in part, may be used for one or more of the following uses only after the issuance of a conditional use permit in accordance with Article X of the Code:
- (1) Dams;
 - (2) Public utility structures and facilities;
 - (3) Piers, docks and marinas;
 - (4) Nonresidential structures for educational, scientific or nature interpretation purposes containing a maximum floor area of not more than 10,000 square feet;
 - (5) Municipal buildings and facilities;
 - (6) Accessory uses with structures or buildings of two thousand five hundred (2,500) square feet or more of floor area;
 - (7) Concessions in support of any permitted or conditional use;
 - (8) Lighted outdoor courts for night play for soccer, football, baseball, softball, lacrosse, field hockey, rugby, etc.;
 - (9) Amphitheaters;
 - (10) Places of indoor amusement or assembly.
- (e) *Space and bulk standards.*
- Minimum lot size all uses: None
 - Minimum frontage all uses: None
 - Minimum front setback all uses: None
 - Minimum front yard all uses: None
 - Minimum side and rear setbacks all uses: None
 - Minimum side and rear yards all uses: None
 - Maximum lot coverage ratio: 100.0
 - Minimum open space ration: None
 - Maximum building height residential district: 35 feet
 - Maximum building height non-residential district: 50 feet
5. *Additional standards.* Any building, structure or use of land within the parks and recreation district shall comply with the general performance standards of Article XII.

Reason for Proposed Amendment

The purpose of the parks and recreation district is to govern land uses for those properties managed or owned by the City of Lewiston for park and recreation purposes; to preserve and protect open space as a limited and valuable resource; and, to permit the reasonable use of open space, while simultaneously preserving and protecting its inherent open space characteristics to

assure its continued availability for public use as scenic, recreation, and conservation or natural resource area.

Conformance with Comprehensive Plan

1. To promote and protect the availability of indoor and outdoor recreation opportunities for all Lewiston citizens (Recreation and Open Space, Goals, p. 94.).
2. Improve public awareness and utilize all possible opportunities for public participation in the acquisition, planning, and management of facilities (Recreation and Open Space, Policy 6, p. 104.).
3. Create opportunities for continued public input into planning and implementation (Recreation and Open Space, Strategy C, p. 105.).
4. Develop strategies for protection of open space and areas of significant visual and scenic value, and to create new open space which will serve the future needs of Lewiston residents (Recreation and Open Space, Policy 10, p. 111.).
5. Continue to protect the City's natural resources from inappropriate land use activities (Long Range Planning, Policy 6, p. 135.).



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: September 20, 2012
RE: September 24, 2012 Planning Board Agenda Item VI(c)

Planning Board representation to Comprehensive Plan Selection Review Committee (SRC).

A request for proposals to hire a consultant to prepare a comprehensive plan has been released. As part of that process, the SRC will review the submitted proposals, shortlist the consultants, and may interview the shortlisted firms. The SRC will consist of one (1) City Councilor, the City Administrator, the Director of Economic and Community Development, the Director of Planning and Code Enforcement, Director of Budget/Purchasing, the City Planner, at least one (1) Planning Board member, and two (2) Finance Committee members. The SRC will make a recommendation to the Finance Committee for award of the Contract.

Michael Marcotte and Paul Robinson will be on the committee representing the Finance Committee. The Planning Board needs to decide who will participate on this committee.

Project Schedule

Table with 2 columns: Task and Date. Rows include RFP Release, Receive Proposals from Consultants, Short List Consultants, Interview Shortlisted Consultants, Recommendation of Selection Review Committee/ Finance Committee Approval, Issue Notice of Award, Execute Contract by, and Start Work.

ACTION NECESSARY

Make a motion to assign a Planning Board member to participate on the Selection Review Committee for the Comprehensive Plan Update.