

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for August 27, 2012

- 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.

Members in Attendance: Lucy Bisson, Bruce Damon, Eric Potvin, Trinh Burpee, Walter Hill and Paul Robinson

Member Absent: Kevin Morissette

Associate Member Present: Michael Marcotte and Sandra Marquis

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

Michael Marcotte was appointed full voting member for this meeting.

- II. **ADJUSTMENT TO THE AGENDA:** None

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

- a) An application submitted by Sebago Technics, Inc. on behalf of Central Maine Medical Center to consolidate and pave their existing parking areas located at the intersections of Main Street, High Street and Holland Street.

David read staff comments to the Board.

Tony Panciocco, the Senior Project Engineer for Sebago Technics presented a site plan of the parking area and explained what changes would be made. He said they would be replacing the gravel lots and would add an additional 11,004 square feet of impervious area. The additional parking will add 33 to 38 additional parking spaces for a total of 88 spaces.

Paul asked if the entire parking area would be paved and Tony said yes. Paul asked who would be parking in the new areas and Tony stated he was not sure and Dan Bickford of Central Maine Medical Center stated that it would be primarily employee parking in that area. Paul asked where snow would be plowed in the winter and Tony said it would be hauled away after a snow storm.

Walter asked if the entrance and exit out of the lot not be on Main Street and Tony said that was correct.

Michael asked if there were requirements to have two driveway entrances and exits and Tony said there was no requirement to have more than one.

Public Comments – None

Eric stated he liked that the entrance and exit was not on Main Street.

The following motion was made:

MOTION: by **Walter Hill** finding that the application submitted by Sebago Technics, Inc. 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 grants approval to Central Maine Medical Center to construct an 88 space parking area on approximately 1.33 acres at 121 Holland Street, subject to the following conditions:

1. Upon completion and/or prior to use of the proposed parking area, written verification by professional engineer is provided to the city that all storm water improvements have been completed in accordance with the approved plan. This must be noted on the plan.
2. Upon completion and/or prior to use of the proposed parking area a performance guarantee must be provided to the city's satisfaction in accordance with Article XIII, Section 15(e)(3) of the Zoning and Land Use Code. This must be noted on the plan.
3. Prior the issuance of any permits to commence construction, evidence of financial capacity must be provided to the city.
4. Prior the issuance of any permits to commence construction, final authority from DEP granting site law review jurisdiction to the City must be provided.

Second by **Paul Robinson**.

VOTED: 7-0 (Passed)

- b) An application submitted by Sebago Technics on behalf of Val's Root Beer Restaurant for the construction of four new coin operated batting cages.

David read staff comments to the Board.

Chris Branch of Sebago Technics told the Board that Chris Lawrence, the owner of Val's Root Beer Restaurant wants to add four new coin operated batting cages at his business and showed the Board a site plan of the project. He told the Board that over the weekend, there was one abutter who had an issue with the music coming from the speakers behind the restaurant so they shut off those speakers in an effort to resolve this issue with the abutter.

Paul asked if lighting was added to the batting cages, would that impact on the neighborhood and Chris said no lighting is planned to be added but if they did, it would have to come back to the Board for approval.

Public Comment - None

The following motion was made:

MOTION: by **Bruce Damon** finding that the application submitted by Sebago Technics, Inc. meets all of the necessary criteria contained in the

Zoning and Land Use Code, including Article X, Section 3 and Article XIII, Section 4 of the Zoning and Land Use Code and grants approval to Val's Root Beer Restaurant/Chris Lawrence for the construction of four new coin operated batting cages at 925 Sabattus Street, subject to the following conditions:

1. If lighting is desired, an amended conditional use permit will be required at which time a photometric plan must be provided.
2. The maximum sound level at Val's property line where the abutting zoning is residential must not to exceed 50 decibels or 60 decibels when abutting a business district
3. The plan is amended to clearly show the zoning district boundaries and that any site improvements not exceed the permitted 30' extension from HB district into the NCA district.
4. The conditional use permit is valid for a period of 24-months from the date of approval to be consistent with the 24-month expiration of development review approved projects. This should be noted on plan as well as the expiration of approval language contained in Article XIII, Section 11.

Second by **Paul Robinson**.

VOTED: 7-0 (Passed)

V. OTHER BUSINESS:

- a) Zoning Matrix: The Board completed their review of the matrix. The plan is to have this scheduled for a public hearing in September along with a workshop with the City Council.

VI. READING OF MINUTES: Adoption of the August 13, 2012 Planning Board Minutes.

The following motion was made:

MOTION: by **Sandra Marquis** to accept the August 13, 2012 Planning Board Minutes as presented. Second by **Bruce Damon**.

VOTED: 7-0 (Passed)

VII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Paul Robinson** that this meeting adjourns at 8:12 p.m. Second by **Trinh Burpee**.

VOTED: 7-0 (Passed).

The next regularly scheduled meeting is for Monday, September 10, 2012 at 5:30 p.m.

Respectfully Submitted:

Paul Robinson
CLL

Paul Robinson, Secretary