

**CITY OF LEWISTON
PLANNING BOARD MEETING**
Monday, August 26, 2013 – 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. PUBLIC HEARINGS:

A petition submitted by James J Bernard, Professional Piercers of Maine to amend Appendix A of the Zoning and Land Use Code, Article II, Section 2, definition of tattoo establishment; Article XI, District Regulations, Section 22 to allow tattoo establishments as a conditional use in the Highway Business and Community Business districts; Article XII, Performance Standards, Section 9 regarding the minimum distance between an adult business establishment, tattoo establishment, and/or drinking place.

V. OTHER BUSINESS:

- a) Review of City bidding process.
- b) Executive Session to discuss real estate negotiations, of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.
- c) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

VI. OLD BUSINESS:

- a) Update on Riverfront Project
- b) Update on Comprehensive Plan

VII. READING OF THE MINUTES: Motion to adopt the draft minutes from the June 24, 2013 and July 22, 2013

VIII. ADJOURNMENT



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: August 22, 2013
RE: August 26, 2013 Planning Board Agenda Item IV(a)

A petition submitted by James J Bernard, Professional Piercers of Maine to amend Appendix A of the Zoning and Land Use Code, Article II, Section 2, definition of tattoo establishment; Article XI, District Regulations, Section 22 to allow tattoo establishments as a conditional use in the Highway Business and Community Business districts; Article XII, Performance Standards, Section 9 regarding the minimum distance between an adult business establishment, tattoo establishment, and/or drinking place.

James J Bernard has submitted a petition pursuant to Article XVII, Section 5 of the Zoning and Land Use Code to amend the City of Lewiston's Zoning and Land Use Code as it relates to tattoo establishments. Tattoo establishments are currently regulated as adult business establishments in the City of Lewiston and are permitted in the Community Business (CB) district as a conditional use. Regulated as an adult business limits tattoo establishments to one zoning district and subjects them to additional performance standards, including locational criteria requiring 300 feet of separation along the ordinary course of travel between the main entrance of each premises, of a public or private school, school dormitory, church, chapel or parish house, or legally-established dwelling in a residential zoning district, in existence prior to the establishment of the business.

The tattoo/body art industry is commonly classified as a personal service, which includes saunas, ear piercing services, tanning salons, hair salons, etc. Tattoos and tattoo establishments have become very common in society and many of the associated stigmas and sensitivities have moderated. The City has historically held tattoo establishments to a more onerous zoning requirement than other permitted personal services. Personal services are presently allowed as a permitted use in 12 zoning districts. Creating a separate definition for tattoo establishments provides the ability to limit which districts said uses may be allowed in. In addition, a separate definition provides for limitations to be placed specifically upon tattoo establishments rather than combining with the use group of personal services which are allowed as permitted uses with no performance standard requirements.

The proposed amendment:

- Creates a separate definition for tattoo establishments, removing it from the definition of adult business establishments;
- Continues to allow tattoo establishments as a conditional use in the CB district;
- Adds tattoo establishments as a conditional use to the highway business (HB) district;

- Continues to regulate the distance between an adult business establishment, tattoo establishments, and/or drinking place and any two other adult business establishments, tattoo establishments, and/or drinking places;
- Does not require the previously established setback of a 300 feet between the main entrance of a tattoo establishment and that of a public or private school, school dormitory, church, chapel or parish house, or legally-established dwelling in a residential zoning district, in existence prior to the establishment of the business.

The City currently has three licensed tattoo establishments: 807 Main Street zoned HB; 890 Lisbon Street, zoned CB; 1384 Lisbon Street, zoned HB. The two establishments in the HB are currently legally established nonconforming uses currently not allowed in the HB district. Said establishments were permitted in the HB until the early/mid 2000's when the Planning Board and City Council adopted changes due in part to concerns of more adult natured stores and issues with drinking establishments, where included in the definition of adult business establishments. The proposed amendment will make the two establishments in the HB conforming uses.

ACTIONS NECESSARY

1. Make a motion to consider a petition submitted by James J Bernard to amend the City of Lewiston's Zoning and Land Use Code as it relates to tattoo establishments;
2. Obtain input on the petition;
3. Make a motion pursuant to Article VII, Section 4 and Article XVII, Section 5 of the Zoning and Land Use Code to send a favorable recommendation for the City Council's consideration to amend Appendix A of the Zoning and Land Use Code, Article II, Section 2, definition of tattoo establishment; Article XI, District Regulations, Section 22 to allow tattoo establishments as a conditional use in the Highway Business and Community Business districts; and, Article XII, Performance Standards, Section 9 regarding the minimum distance between an adult business establishment, tattoo establishment, and/or drinking place (subject to any concerns raised by the Planning Board or staff).

To whom it may concern,

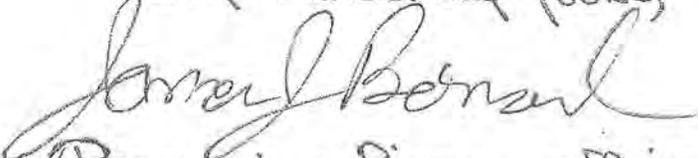
With respect to the growth of business in Lewiston Maine, I propose to change the zoning rules for the TATTOO/BODY ART INDUSTRY OUT OF THE ADULT BUSINESS CLASSIFICATION.

I propose that the TATTOO/BODY ART industry be allowed, in addition to, STANDARD BUSINESS DISTRICT AND BUSINESS HIGHWAY, which would allow business growth with minimal expansion.

TATTOOING AS AN INDUSTRY HAS BECOME MORE MAINSTREAM WITH 25 PERCENT OF THE POPULATION BETWEEN 18 AND 25 YEARS OLD BEING TATTOOED AND PIERCED AND EXPANDING YEARLY.

PROFESSIONAL PIERCERS OF MAINE HAS ENJOYED DOING MANY YEARS OF BUSINESS IN THE CITY OF LEWISTON AND ARE LOOKING FORWARD TO EVEN GREATER SUCCESS WITH THIS EXPANSION.

Thank you in advance for helping to promote the business growth in the city of Lewiston.

Very Sincerely Yours,


PROFESSIONAL PIERCERS OF MAINE

1205 LISBON STREET

LEWISTON, ME. 04240

207-689-3238


PETITION TO AMEND THE CITY OF LEWISTON
ZONING AND LAND USE CODE

Pursuant to Appendix A, Article XVII, Section 5 A Amendments of the City of Lewiston Zoning and Land Use Code, we the undersigned residents of the City of Lewiston, being eighteen (18) year of age or older, do hereby petition the City of Lewiston to allow tattoo establishments as a conditional use in the Highway Business and Community Business zoning districts described and shown in the exhibits attached hereto:

	SIGNATURE	PRINTED NAME	PHYSICAL STREET ADDRESS (No PO Boxes)	DATE
1	<i>Kristen Calabensky</i>	Kristen Calabensky	221 Pine St H 3 Lewiston, ME	6/6/13
2	<i>Diann J. King</i>	DIANN J. KING	486 Old Greene Rd. Lewiston ME	6/7/13
3	<i>Chad Taylor</i>	CHAD TAYLOR	56 Spring St Lewiston	6/12/13
4	<i>Cheralynn Rowe</i>	Cheralynn Rowe	69 Lincoln St	6/14/13
5	<i>Shari K. Gosselin</i>	Shari K Gosselin	16 Lucille Ave	6/14/13
6	<i>Chris Pomerleau</i>	Chris Pomerleau	20 Forest St	6/18/13
7	<i>Trina Elsmar</i>	Trina Elsmar	6 Cherrywood Dr	6/18/13
8	<i>Jessie Meady</i>	Jessie Meady	89 Whitney St	6/20/13
9	<i>Kayleah A. Zemla</i>	Kayleah A. Zemla	56 James St	6-26-13
10	<i>Shantel Fournier</i>	Shantel Fournier	738 Lisbon St.	6/28/13
11	<i>Nicole Bonlet</i>	Nicole Bonlet	45 Buckley St.	6/29/13
12	<i>Laura Murphy</i>	Laura Murphy	516 Howard St Apt 2	7/1/13
13	<i>Kayla Parent</i>	Kayla Parent	91 Warren Ave Apt 5	7/1/13
14	<i>Holly Lavorgna</i>	Holly Lavorgna	1841 N Lisbon St	7/8/13
15	<i>Ciara Bergeron</i>	Ciara Bergeron	17 Ellis St.	7/8/13
16	<i>Amy Michaud</i>	Amy Michaud	25 Demi Circle Lewiston ME	7/10/13
17	<i>Tia Ray</i>	TIA RAY	358 EAST AVE	7/10/13
18	<i>Tiffany Dick</i>	Tiffany Dick	85 Lafayette St.	7/12/13
19	<i>Kat Sturgis</i>	Kat Sturgis	184 Highland Ave	7/12/13
20	<i>Katelyn Major</i>	Katelyn Major	48 Androscoogin Ave	7/12/13

CIRCULATOR=S VERIFICATION

I hereby verify that I am the Circulator of this petition that all the signatures to this petition were made in my presence, and to the best of my knowledge and belief, each signature is that of the person it purports to be, and each person is a resident of the City of Lewiston.

Signature of Circulator

Printed Name of Circulator

Date

(111)

PETITION TO AMEND THE CITY OF LEWISTON
ZONING AND LAND USE CODE

Pursuant to Appendix A, Article XVII, Section 5 A Amendments of the City of Lewiston Zoning and Land Use Code, we the undersigned residents of the City of Lewiston, being eighteen (18) year of age or older, do hereby petition the City of Lewiston to allow tattoo establishments as a conditional use in the Highway Business and Community Business zoning districts described and shown in the exhibits attached hereto:

	SIGNATURE	PRINTED NAME	PHYSICAL STREET ADDRESS (No PO Boxes)	DATE
1		Steve Harris	1205 Lisbon St Lewiston ME 04240	7-12-13
2		Phalen Ancil	55 Rondall Rd Lewiston, ME	7/12/13
3		Bradley Esty	16 Wildwood Dr. Apt #3 Lewiston ME	7-12-13
4		Lauren Chapman	151 Sabattus St. Lewiston, ME	7/16
5		Melissa Cole	73 Knox St Lewiston, ME 04240	7/16/13
6		Lisa Franklin	2 Tranglewood Dr #5 Lewiston, ME	7/17/13
7		Kathleen Labbe	32 Bradbury Rd Lewiston, Me 04240	7/18/13
8		Steven W. Curran	39 Albert St Lewiston, Me 04240	7/20/13
9		Stacey Bildeau-Curran	11	11
10		Dina Margston	309 Old Greene Rd Lewiston, Me	7/24
11		Lonie Morin	4 Woodville Rd Lewiston ME 04240	7/25
12		Jennifer Felker	16 Leeds St #7 Lewiston, ME	10/1 08/13
13		Heidi Lemieux	229 Lincoln St	8-1-13
14		Jennifer Pray	56 Wood St. Lewiston ME 04240	8-2-13
15		Aileen St-Onge	262 Russell St Lewiston, Me 04240	8/8/13
16				
17				
18				
19				
20				

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I hereby verify that I am the Circulator of this petition that all the signatures to this petition were made in my presence, and to the best of my knowledge and belief, each signature is that of the person it purports to be, and each person is a resident of the City of Lewiston.

Signature of Circulator

Printed Name of Circulator

Date

AN ORDINANCE PERTAINING TO TATTOO ESTABLISHMENTS

THE CITY OF LEWISTON HEREBY ORDAINS:

Appendix A of the Code of Ordinances of the City of Lewiston, Maine is hereby amended as follows:

APPENDIX A

ZONING AND LAND USE CODE

Article II. Definitions.

Sec. 2. Definitions.

Unless otherwise expressly stated, the following words shall, for the purpose of this Code, have the meaning herein indicated:

Adult business establishment means a business which:

- (1) Keeps for public patronage, or permits or allows the operation of, any adult amusement device as defined in Chapter 22, Article I, section 22-2 of the Code of Ordinances of the City of Lewiston; or
- (2) Offers live entertainment, customarily exhibits motion pictures, or displays any other visual representation described or advertised as being "X-Rated" or "For Adults Only", and which excludes persons from any portion of the premises by reason of immaturity of age or by use of such, or similar phrases; or
- (3) Offers as a substantial portion of its stock-in-trade, books, magazines, other periodicals, video recordings, marital aides, and devices characterized by their emphasis on specified anatomical areas or specified sexual activities, as defined in Chapter 22, Article I, section 22-2 of the Code of Ordinances of the City of Lewiston, "adult amusement devices"; or
- (4) Has an adult oriented live entertainment license pursuant to Chapter 10, Article IV of the aforementioned Code; or
- ~~(5) — Performs or practices the art of tattooing (tattoo parlors)~~

As used in this definition, "customarily" shall mean more often than an average of one (1) calendar week during any calendar month of operation, and "substantial portion" shall mean greater than thirty (30) percent of the books, magazines, other periodicals, video recordings, marital aides, and devices carried as stock-in-trade.

Tattoo Establishment means a permanent, nondwelling premise where a tattoo practitioner/operator, being the person who places a tattoo on a human being, and is at least 18 years of age, performs tattooing.

Article XI. District Regulations

(c) *Land Use Table* – uses appearing in the table are part of this Code and set forth the uses allowed in all district. (SEE TABLE: Tattoo establishments, HB, CB)

Article XII. Performance Standards

Sec. 9. Adult business establishment, tattoo establishment, and drinking place standards.

The regulation of the density of adult business establishments, tattoo establishments, and drinking places is intended to permit the location of such establishments within the community, yet ensure that they will not become overly concentrated in neighborhoods or areas to the detriment of other uses. Therefore, in addition to the regulations of article XI, adult business establishments, tattoo establishments, and drinking places shall conform to the following standards:

(1) The minimum distance between an adult business establishment, tattoo establishments, and/or drinking place and any two other adult business establishments, tattoo establishments, and/or drinking places in the same or adjoining zoning district shall be 300 feet for businesses located within the Centreville district as measured along the ordinary course of travel between the main entrance of each premises.

(a) Drinking places with 5,000 square feet or greater on the first floor are exempt from the above referenced standard. Drinking places of 5,000 square feet or greater shall not be included in the locational criteria determinations for drinking places of less than 5,000 square feet or adult business establishments.

(2) The minimum distance between an adult business establishment, tattoo establishments, and/or drinking place and any two other adult business establishments, tattoo establishments, and/or drinking places in the same or adjoining zoning district shall be 500 feet for businesses located in any other district as measured along the ordinary course of travel between the main entrance of each premises.

(3) An adult business establishment, or drinking place may not be located within 300 feet, as measured along the ordinary course of travel between the main entrance of each premises, of a public or private school, school dormitory, church, chapel or parish house, or legally-established dwelling in a residential zoning district, in existence prior to the establishment of the business.

Reason for proposed amendment

Tattoo establishments are currently regulated as adult business establishments in the City of Lewiston and are permitted in the Community Business (CB) district as a conditional use. Listed as an adult business limits tattoo establishments to one zoning district and subjects them to additional performance standards, including locational criteria requiring 300 feet of separation along the ordinary course of travel between the main entrance of each premises, of a public or private school, school dormitory, church, chapel or parish house, or legally-established dwelling in a residential zoning district, in existence prior to the establishment of the business.

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Conformance with Comprehensive Plan

- Review permitting and licensing policies and practices to see where they can be streamlined in order to better service the development community. . . (see Economy, Policy 1, Strategy C, p 39).

- Encourage the orderly growth and development of the appropriate areas of the City while making efficient use of public services ... (Land Use, Goals, #1, page 123).

Land Use Table: All Zoning Districts 12.18.12	Rural Agricultural (RA)	Low Density Residential (LDR)	Suburban Residential (SR)	Medium Density Residential (MDR)	Riverfront (RF)	Neighborhood Conservation "A" (NCA)	Neighborhood Conservation "B" (NCB)	Office Residential (OR)	Downtown Residential (DR)	Institutional Office (IO)	Community Business (CB)	Highway Business (HB)	Centreville (CV) ⁽²⁶⁾	Office Service (OS)	Industrial (I)	Urban Enterprise	Mill (M)	Resource Conservation (RC) ⁽¹⁸⁾	Groundwater conservation overlay district (GC) ⁽²⁸⁾	No Name Pond Conservation Overlay District (NNP) ⁽²⁹⁾	Mobile Home Park overlay district (MH) ⁽³⁰⁾	
USES(15)(33)																						
Accessory use or structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Commercial-Service																						
Veterinary facilities excluding kennels and humane societies								P		P	P	P										
Veterinary facilities including kennels and humane societies	C													P		P						
Small day care facilities	C	P(22)	P(22)	P(22)		P(22)	P	P	P	P	P	P		P	P	P						
Day care centers	C				P			P	P	P	P	P	P	P	P	P	P					
Day care centers accessory to public schools, religious facilities, multifamily or mixed res. developments, and mobile home parks		C(22)	C(22)	C(22)		C(22)	C(22)															
Business and professional offices including research, experimental, testing laboratories, engineering, research, management and related services					P(9)		C(31)	P(9)	P(9)	P	P(9)	P	P(9)	P	P	P	P(6)					
Restaurants					P(1)				P(1)	P(5)	P(26)	P(26)	P(1)	P	P(6)	P	P(1)					
Drinking places					P						C	C	P		P(6)		P					
Adult business establishments											C											
Hotels, motels, inns					P				C	P(4)	P	P	P	P		P	P					
Movie theaters except drive-in theaters					P				P		P	P	P	P		P	P					
Places of indoor assembly, amusement or culture					P						P	P	P	P		P	P					
Art and crafts studios					P		C		P	C	P	P	P	P		P	P					
Personal Services					P		P	P	P	P	P	P	P	P	P(6)	P	P					
Retail stores					P				P		P	P	P		P(6)	P	P					
Neighborhood retail stores				C(21)			P			C												
Lumber and building materials dealer											C	P				P	P					
Gasoline service stations												P				P						
Gasoline service stations which are a part of and subordinate to a retail use											P	P										
New and used car dealers												P				P(8,17)						
Recreational vehicle, mobile home dealers												P				P						
Equipment dealers and equipment repair											C				P	P						
Automotive services including repair											P(9)	P				P	C(9)					
Registered dispensary(27)												C		C	C	C						
Registered primary caregivers engaged in the cultivations of medical marijuana for two to five registered patients.												P		P	P	P						
Tattoo Establishments											C	C										
Industrial																						
Light industrial uses												P(9)		P	P	P	P					
Industrial uses													P(16)		P	C	C					
Building and construction contractors												P(6)		P(6)	P(6,7)	P(6,7)	P(6,7)					
Fuel oil dealers and related facilities															P	P(6,7)						
Wholesale sales, warehousing and distribution facilities and self-storage facilities												P		P	P	P	P					
Self storage facilities														P		P	P					
Commercial solid waste disposal facilities															C							
Junkyards and auto graveyards															C							
Recycling and reprocessing facilities															C	C	P(9)					
Private industrial/commercial developments(23)											P	P		C	P	P	P					
Transportation																						
Airports or heliports	C																					
Commercial parking facilities					P		C		C(3)	C	C	P	P			P	P					
Transit and ground transportation facilities					P				C				P				P					
Transportation facilities												P		C	P	P	P(10)					
Public and Utility																						
Pumping stations, standpipes or other water supply uses involving facilities located on or above the ground surface and towers for municipal use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
Power transmission lines, substations, telephone exchanges, microwave towers or other public utility or communications use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C					
Municipal buildings and facilities	C	C	C	C	P	C	C	C	P	C	P	P	P	P	P	P	P	C				
Preservation of historic areas; emergency and fire protection activities; bridges and public roadways																		P				
Dams																		C				

Land Use Table: All Zoning Districts 12.18.12	Rural Agricultural (RA)	Low Density Residential (LDR)	Suburban Residential (SR)	Medium Density Residential (MDR)	Riverfront (RF)	Neighborhood Conservation "A" (NCA)	Neighborhood Conservation "B" (NCB)	Office Residential (OR)	Downtown Residential (DR)	Institutional Office (IO)	Community Business (CB)	Highway Business (HB)	Centerville (CV) ⁽³⁶⁾	Office Service (OS)	Industrial (I)	Urban Enterprise	Mill (M)	Resource Conservation (RC) ⁽¹⁶⁾	Groundwater conservation overlay district (GC) ⁽²⁸⁾	No Name Pond Conservation Overlay District (NNP) ⁽²⁹⁾	Mobile Home Park overlay district (MH) ⁽³⁰⁾
Institutional																					
Religious facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P				
Cemeteries	P	P	P	P		P	P														
Congregate care/assisted living facilities, institutions for the handicapped, nursing or convalescent homes, group care facilities				C	P		C	P	P	P	P	P	P	P		P	P				
Hospitals, medical clinics,					P		C	P	C	P	P	P	P	P		P	P				
Museums, libraries, and non-profit art galleries and theaters					P				P	P			P				P				
Academic institutions, including buildings or structures for classroom, administrative, laboratory, dormitories, art, theater, dining services, library, bookstores, athletic facilities and student recreational uses, together with buildings accessory to the foregoing permitted principal buildings or structures,				C(13)	P		C(13)	C	P	P(12)(24)	P	P	P	P	P	P	P				
Civic and social organizations							C	P		C			P								
Public community meeting and civic function buildings including auditoriums					P				P	P			P				P				
Residential(8)																					
Single-family detached dwellings on individual residential lots	P	P	P	P		P	P(2)	P	P(11)	P(2)											
Mobile homes on individual residential lots	P			P(35)																	
Two-family dwellings				P		P(37)	P	P	P(11)			P(14)									
Multifamily dwellings in accordance with the standards of Article XIII				P(34)	P(11)		P	P	P(11)	P	P		P			P	P				
Single-Family attached dwelling in accordance with the standards of Article XIII	C			P(34)	P(11)		P	P	P(11)	P											
Mixed single-family residential developments in accordance with the standards of Article XIII	C	P		P			P														
Mixed residential developments in accordance with the standards of Article XIII		P		P			P	P													
Mixed use structures					P(11)		P	P	P(11)	P	P	P	P			P	P				
Lodging houses							P		P(11)												
Home occupations	P	P	P	P		P	P	P	P		P					C					
Bed and breakfast establishments as a home occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P				
In-law apartments in accordance with the standards of Article XII	P	P	P	P		P	P	P	P				P				P				
Single family cluster development	P	P	P	P																	
Family day care home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Shelters							C		C												
Natural Resource																					
Agriculture	P(8)																				P
Farm Stands	P																				
Forest management and timber harvesting activities in accordance with the standards of Article XIII	P	P	P	P		P	P	P			P	P		P	P	P		P			
Earth material removal	C													C	C						
Community gardens(20)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Water dependent uses, e.g. docks and marinas					P												P	C			
Non-residential structures for educational, scientific or nature interpretation purposes, containing a maximum floor area of not more than ten thousand (10,000) square feet																					C
Recreation																					
Campgrounds	C																				C
Public or private facilities for nonintensive outdoor recreation	C	C	C	C	P	C	C	C	C								P	P			
Commercial outdoor recreation and drive-in theaters					P						C	C		C			P(32)				
Fitness and recreational sports centers as listed under NAICS Code 713940								C							P						



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: August 22, 2013
RE: August 26, 2013 Planning Board Agenda Item V(a)

Review of City bidding process

In light of recent discussions with the Planning Board about riverfront improvements and implementation of the Riverfront Masterplan, there have been many questions about the City's bid process. City Director of Budget and Purchasing Norman Beauparlant will be available for a review of the process and any questions.

No action/motion necessary.



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: August 22, 2013
RE: August 26, 2013 Planning Board Agenda Item V(b)

Executive Session to discuss real estate negotiations, of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.

A request is being made by Director of Economic and Community Development, Lincoln Jeffers for the Planning Board to go into executive session to discuss the possible disposition of city owned land. The following motion must be made:

Make a motion that the Planning Board go into executive session pursuant to 1 M.R.S.A. § 405(6)(C) to discuss real estate negotiations, of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.

The Board will then enter the adjacent meeting room to be briefed on a potential project. No notes, minutes, or votes are taken during executive session.

Once the discussion is completed, the Board shall reenter the Council Chambers. The goal of the executive session is for the Planning Board to provide a recommendation for the City Council's consideration at a future meeting. Therefore, due to the confidentiality of the matter, the following action should be taken:

Make a motion pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation for the City Council's consideration the disposition of said real estate as discussed during the Planning Board's executive session held on August 26, 2013.



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: August 22, 2013
RE: August 26, 2013 Planning Board Agenda Item VI(a)

Update on Riverfront Projects

The following summarizes projects and discussions in progress related to the Riverfront Masterplan:

- Park improvements between the Grand Trunk Depot and Lewiston House of Pizza:
 - Project is out to bid with proposals due September 12, 2013. Proposal requests the project to be completed by June 30, 2013. At this time, the goal is to award the bid at the September 23, 2013 Finance Committee meeting. Bid documents and plans may be viewed at <http://www.lewistonmaine.gov/bids.aspx?bidID=186>
- Canal pedestrian crossing:
 - Design has been completed. Should be going out to bid in the next week with proposals due September 12, 2013. At this time, the goal is to award the bid at the September 23, 2013 Finance Committee meeting. Draft plans are attached. Construction may be completed this year depending upon bids received.
 - The City is working with Brookfield on an agreement to remove overgrown brush, vegetation, etc. along approximately 150' of the canal in proximity of the pedestrian crossing. This would be completed at the time of the bridge improvements.
- Riverfront access improvements:
 - Summit Environmental and Jones Associates are assembling the required MDEP permit application for said improvements. Pending their application and MDEP's review, changes may need to occur to the proposed improvements. The proposed improvements may be view at <http://www.lewistonmaine.gov/bids.aspx?bidID=186>, sheets L 11-L13. This will not go out to bid until all permitting has been secured. Construction will likely not occur until next construction season.

No action/motion necessary.



2 0 1 3

DIRECTOR OF PUBLIC SERVICES

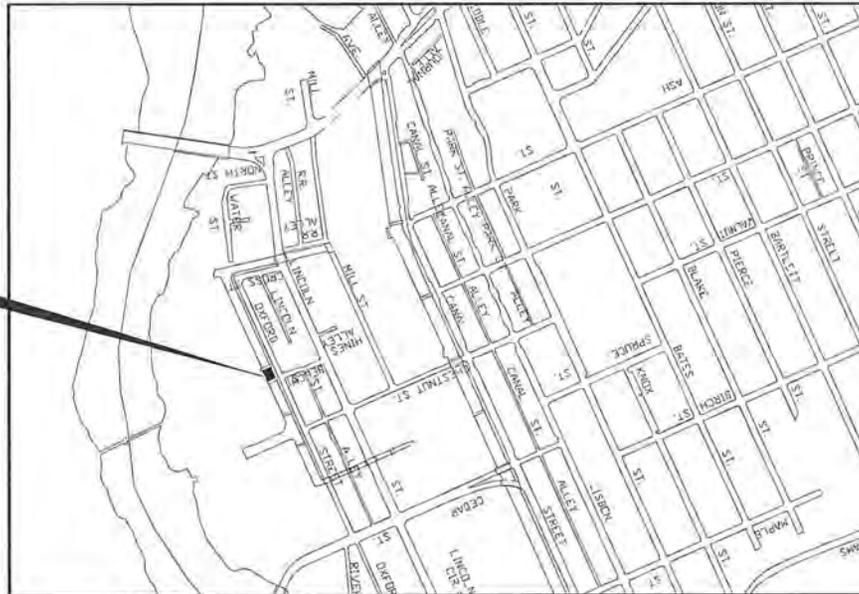
David A. Jones, P.E.

HNTB Corporation

Roland A. Lavallee, P.E.

DEPARTMENT OF PUBLIC SERVICES
DIVISION OF ENGINEERING

103 ADAMS AVENUE P.O. BOX 479
LEWISTON, MAINE 04243-0479
Tel. 207 513-3003 FAX 207 784-5647



SIMARD - PAYNE
PEDESTRIAN BRIDGE
IMPROVEMENTS

SHEET LAYOUT PLAN

DRAFT

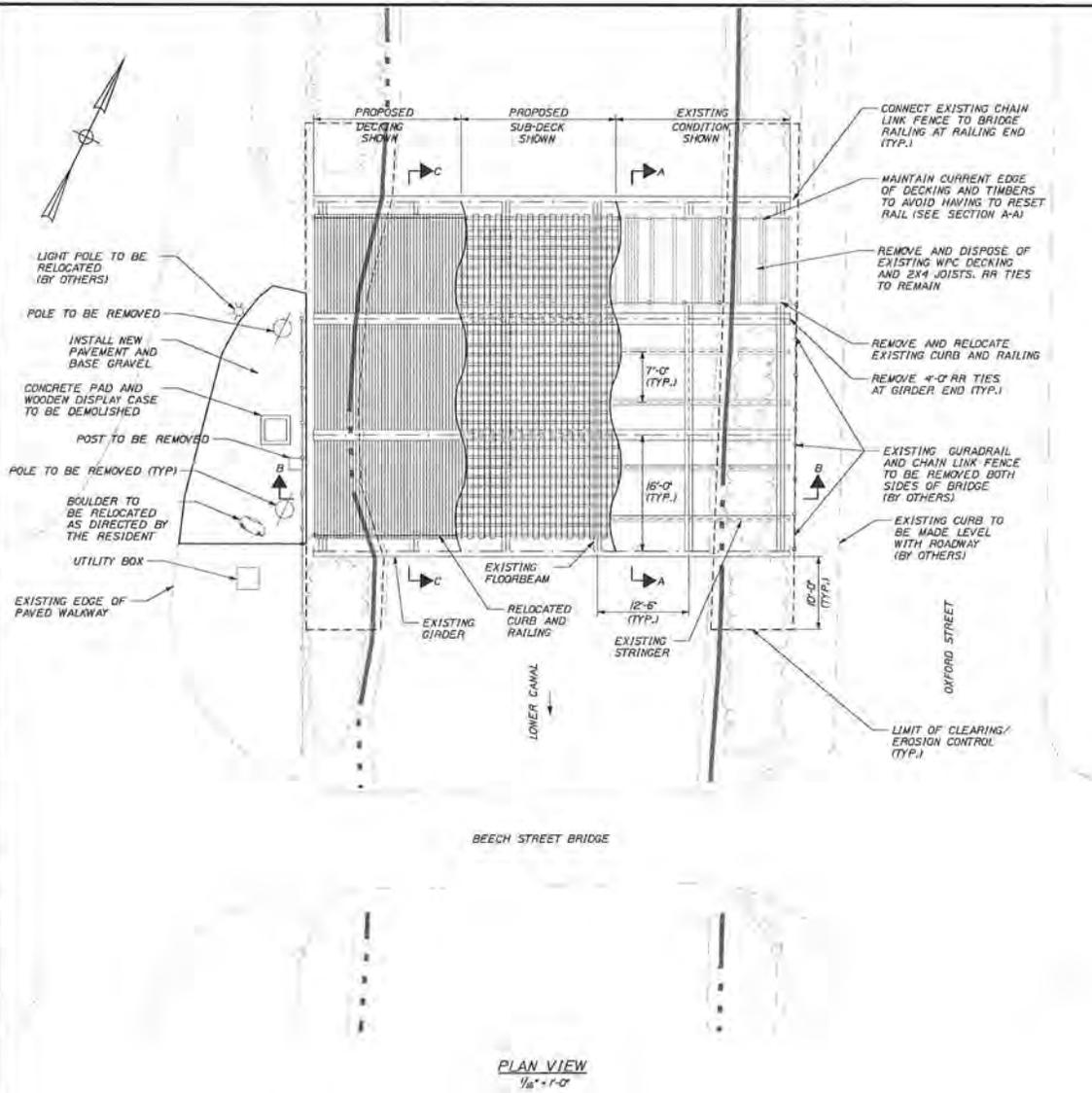
Simard - Payne Pedestrian Bridge
Improvements

INDEX

- 1 Title Sheet
- 2 Bridge Plan
- 3 Typical Sections
- 4 Bridge Details

98% SUBMISSION
AUGUST 9, 2013

M:\BBS\15588 - CITY OF LEWISTON\03-COMPOSI-FINAL DESIGN\04-TITLE SHEET.DWG (8/9/13) 1:00



PLAN VIEW
1/8" = 1'-0"

GENERAL CONSTRUCTION NOTES

ALL WORK CONTEMPLATED UNDER THIS REHABILITATION CONTRACT SHALL BE GOVERNED BY AND IN CONFORMITY WITH THE LATEST MAINE DOT STANDARD SPECIFICATIONS AND SUPPLEMENTS THERETO EXCEPT AS MODIFIED BY THESE PLANS OR SPECIAL PROVISIONS.

THE DESCRIBED WORK WITHIN THIS CONTRACT SHALL BE CONDUCTED WITH THE BRIDGE CLOSED TO PEDESTRIAN TRAFFIC THROUGHOUT THE DURATION OF THE PROJECT.

ALL TIMBER DIMENSIONS SHOWN WITHIN THESE PLANS ARE NOMINAL DIMENSIONS PRIOR TO SURFACING UNLESS OTHERWISE NOTED.

SCOPE OF WORK:

1. THE EXISTING WALKWAY WOOD PLASTIC COMPOSITE (WPC) DECKING AND 2X4 JOIST SUBDECK SHALL BE REMOVED AND DISPOSED OF BY CONTRACTOR. EXISTING RAILROAD TIES ON STRINGERS SHALL BE MOVED TO A STAGGERED POSITION TO MEET THE INTERIOR GIRDER WEB. 4 FOOT RAILROAD TIES LOCATED AT ENDS OF GIRDERS TO BE REMOVED.
2. DEBRIS AND VEGETATION SHALL BE REMOVED IN THE AREA WITHIN 10 FEET OF BRIDGE, AND A 4 INCH EROSION CONTROL MIX SHALL BE APPLIED IN ITS PLACE. ALL EXISTING STEEL BRIDGE MEMBERS SHALL BE CLEANED OF DEBRIS AND VEGETATION.
3. NEW RAILROAD TIES SHALL BE PLACED BETWEEN ADJACENT GIRDERS. NEW DECKING ON NEW 2X4 JOISTS SHALL BE PLACED OVER RAILROAD TIES. WOOD BENCHES SHALL BE CONSTRUCTED OF THE SAME MATERIAL AS THE DECKING.
4. EXISTING INTERIOR ALUMINUM RAILING AND CURB BEAM SHALL BE REMOVED AND RELOCATED AT SOUTH EXTERIOR GIRDER (G4).

QUANTITIES

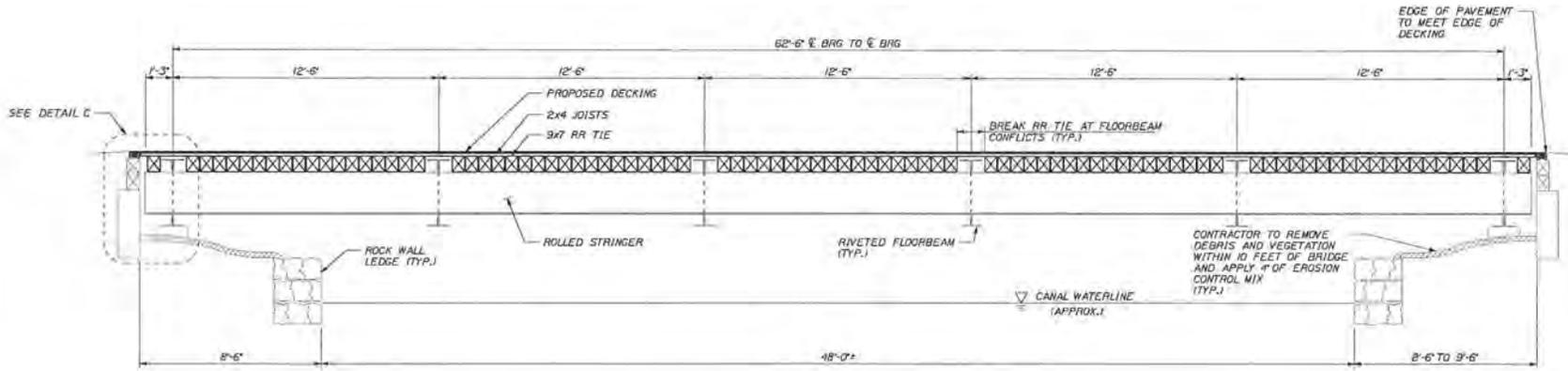
Lewiston
Maine
Serving the People
DEPARTMENT OF TRANSPORTATION
LEWISTON, MAINE 04243-0075
TEL: 207/535-2626 FAX: 207/535-2626

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION

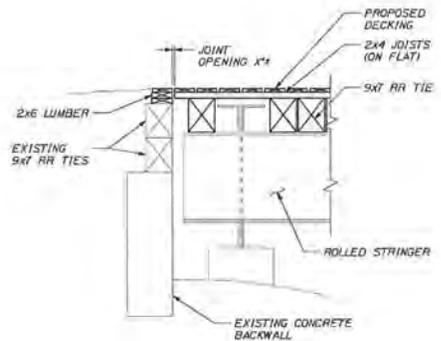
CITY OF LEWISTON
SIMARD - PAYNE PEDESTRIAN BRIDGE
IMPROVEMENTS
BRIDGE PLAN

98% SUBMISSION
AUGUST 9, 2013

SHEET NUMBER
2
OF 4



SECTION B-B
(PROPOSED BRIDGE)
ELEVATION
3/4" = 1'-0"



DETAIL C
3/4" = 1'-0"

98% SUBMISSION
AUGUST 9, 2013

DATE	BY	REVISION	DATE	BY	REVISION

SIGNATURE	P.E. NUMBER	DATE

CITY OF LEWISTON
SIMARD - PAYNE PEDESTRIAN BRIDGE
IMPROVEMENTS
BRIDGE DETAILS

SHEET NUMBER

4

OF 4