

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for June 24, 2013

- I. **ROLL CALL:** The meeting was held in the City Council Chambers of City Hall and was called to order at 5:30 p.m. Chairperson, Bruce Damon, chaired the meeting.

Members in Attendance: Bruce Damon, Eric Potvin, Paul Robinson, Walter Hill, Sandra Marquis and Michael Marcotte

Members Absent: Kevin Morissette

Associate Member Present: Paul Madore

Staff Present: David Hediger, City Planner, Gil Arsenault, Director of Planning & Code and Cathy Lekberg, Administrative Assistant, Economic & Community Development

Paul Madore was appointed full voting member for this meeting.

Paul Madore said that at the last meeting he had an awkward moment in that he did not realize that the lady explaining the figures for the Franklin Pasture project was the City of Lewiston's Finance Director and felt uncomfortable that he had drilled her with questions on the budget. He asked if the Board could make sure all applicants and attendees are introduced before starting the discussion. Bruce took responsibility and apologized to Paul. He said in the future, if we have City officials that are here, he would ask them to identify their positions as well as the applicants. Bruce said he has already talked to Heather about this.

- II. **ADJUSTMENT TO THE AGENDA:** Update to Other Business a) to move the Planning Board meeting to 219 Lisbon Street to have a one hour discussion with the consultants from TPUDC to discuss the Comprehensive Plan.

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

- 1) An application submitted by Stephen Farrar on behalf of him and his wife Michelle Farrar for an amendment to the Water's Edge Subdivision, Ninth Revision.

The following motion was made:

MOTION: by **Paul Robinson** to consider an application submitted by Stephen Farrar on behalf of him and his wife Michelle Farrar for an amendment to the Water's Edge Subdivision, Ninth Revision.
Second by **Walter Hill**.

VOTED: 7-0 (Passed).

Stephen Farrar introduced himself and explained he is here today to make some corrections to some encroachments that he has and corrections to a

misunderstanding of a merge of two property lots that supposedly had taken place. He said he was looking to sell his property and hopes he has put together a proposal that is acceptable.

Bruce asked if members understood that within this particular subdivision development is limited to building envelopes. David added this includes clearing of any kind. He said that because Mr. Farrar owns three lots in the subdivision, the amendment is readily achievable. If it were a single lot, the owner would have to hire an environmental scientist to do an extensive phosphorus survey to make sure additional development could be allowed. The Board further discussed the building envelopes and environmental standards at the subdivision. Stephen said there were 21 homes in the subdivision and he owns Lot 15, 16 and 17. Bruce asked if there were encroachments on the other lots in the subdivision and David said there could be but he did not know. Bruce's concern was that if there are other encroachments they would increase the phosphorus load on No Name Pond. He asked if the envelopes on Lot 17, 18, 19 and 13, are the existing envelopes and are there encroachments on those and David said they are the existing envelopes but he did not know if they had encroachments. Paul Madore asked if the issue of phosphorus levels has to do where the lawns are located and whether there is enough natural vegetation in the watershed for it to be absorbed and David said yes.

Eric commented that the encroachments on the others lots is irrelevant and we should only be approving this amendment.

Walter asked staff if this was within City rules and David responded yes.

Stephen mentioned a second concern he had was the incorrect merger of Lots 14 & 15. These lots have always been separate. He said earlier he wanted to sell Lot 15 and his realtor said it was impossible because Lots 14 and 15 were merged. He said he talked with Joe Grube, the City Assessor and he confirmed that they were two separate lots. He told the Board that he wanted to make it clear that these are considered two separate lots moving forward. Paul Robinson said that the deeds Mr. Farrar submitted reflect two lots. Bruce suggested as a condition of approval, a revised property deed be prepared and recorded in the Registry of Deeds so there would be no question that the lots were separate. The Board agreed and David said he would draft the conditions.

The following motion was made:

MOTION: by **Paul Madore** finds that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article XIII, Section 4 and 5 and 7 of the Zoning and Land Use Code and to grant to Stephen Farrar on behalf of he and his wife Michelle Farrar approval of the Ninth Revision to the Water's Edge Subdivision to amend the limits of development at 63, 69, and 72 Water's Edge Drive and to reconfigure 63 and 69 Water's Edge Drive, subject to any

concerns raised by the Planning Board or staff and subject to the following conditions:

1. Note 1 a) is revised stating the purpose of this plan is to “revise the location of the boundary between lots 14 and 15. Said revision also rectifies a conflicting subdivision amendment, Sixth Revision Water’s Edge dated April 6, 2004, that showed lots 14 and 15 merged but which was never recorded in the registry of deeds.”
2. The approved subdivision plan is recorded at the Androscoggin County Registry of Deeds and that revised property deeds are prepared and recorded at the Registry accurately referencing and describing the reconfigured lots 14 and 15.

Second by **Walter Hill**.

VOTED: 7-0 (Passed).

V. OTHER BUSINESS:

The following motion was made:

MOTION: by **Sandra Marquis** to suspend the rules temporarily and go to the reading of the minutes of May 13th and June 10th. Second by **Eric Potvin**.

VOTED: 7-0 (Passed).

The following motion was made:

MOTION: by **Michael Marcotte** to accept the May 13, 2013 as presented
Second by **Sandra Marquis**.

VOTED: 7-0 (Passed).

Michael Marcotte stated he thought there were items in the June 10, 2013 minutes that were not detailed enough. Bruce asked the Board if they would like to table these minutes and have staff revise the minutes. A vote was taken as follows:

VOTED: 5-2 (Passed)

Paul Robinson & Paul Madore - Opposed

Any other business Planning Board Members may have related to the duties of the Lewiston Planning Board.

Michael mentioned an interesting letter to the editor on June 27th making reference to St. Joseph’s Church.

Michael also mentioned a lively Planning Board meeting last fall regarding a property on Bartlett Street (the mosque) where the Board talked about sewer lines under the building and catch basins, etc. where the Board brought up the need for a catch basin. Now that the work has been done there is a catch basin. David said that staff talked to them encouraging them to add a catch basin.

The following motion was made:

MOTION: by **Sandra Marquis** recess and reconvene at 219 Lisbon Street for discussion with the consultants. Second by **Paul Madore**.

VOTED: 7-0 (Passed).

- a) Update of Lewiston Comprehensive Plan – Planapalooza - at 219 Lisbon Street.

(The Board moved to 219 Lisbon Street to get an update on the comprehensive plan from the consultants following discussion of Other Business Item B)

Brian Wright and Matt Noonkester lead the discussion. Both were impressed by the input and interest by the community.

Matt asked questions about implementation and what groups, entities, organizations can help with the implementation of the plan once completed.

Paul Madore expressed interest in improving connectivity in Lewiston, specifically Webster Street to Sabattus Street.

Matt discussed the idea of “target setting” as a means of implementation; a matrix action plan. Should it be approached as a “script” or a “playbook”. It was noted the Planning Board and staff do not have a dedicated budget for implementation of the plan. The Board preferred a playbook approach: the plan says what needs to happen and why.

Matt discussed performance based implementation (quantitative measurements to help keep accountability) versus principle based implementation (less specific with the goal of providing more flexibility). The Board preferred a principle based approach.

Matt asked if there were any specific sections of the ordinance the Board had concerns with. Bruce discussed form based codes and that maybe they should be limited to specific areas of the community. He hopes we can reduce the number of zoning districts, too. Matt acknowledged there appears to be many similarities. Eric noted performance standards for drinking establishments. Other areas included cluster provisions and density in the downtown.

- VI. **READING OF MINUTES:** Adoption of the May 13, 2013 and June 10, 2013 minutes. (see above).

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

MOTION: by **Walter Hill** that this meeting adjourns at 7:20 p.m. Second by **Paul Madore**.

VOTED: 7-0 (Passed).

The next regularly scheduled meeting is for Monday, July 8, 2013 at 5:30 p.m.

Respectfully Submitted:

Paul Robinson

Paul Robinson Secretary *all*