

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for July 22, 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, Kevin Morissette, Eric Potvin, Paul Robinson, Walter Hill, Sandra Marquis and Michael Marcotte

Associate Member Present: Paul Madore

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

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

An application submitted by Alex Olsen to operate a disc golf course at 455 Grove Street as a public nonintensive outdoor recreational use.

The following motion was made:

MOTION: by **Paul Robinson** to consider an application submitted by Alex Olsen to operate a disc golf course at 455 Grove Street as a public nonintensive outdoor recreational use. Second by **Michael Marcotte**.

VOTED: 6-0 (Passed).

Paul Madore and Eric Potvin arrived at the meeting at 5:35 p.m.

Alex Olsen introduced himself to the Board and explained that he had bought the 45.17 acre parcel at 455 Grove Street which also was his home and wanted to operate an 18 hole disc golf course on a portion of the property. He also said he would like to get approval for a 30 space parking lot for the business. He said within a few years, he may want to add 18 more holes to the course but would come back before the Board when he decides to do this. He also said if he added the 18 holes, parking may need to be expanded.

Paul Robinson asked if there was a market for disc golf, and Alex said it is very popular. There are courses in Sabattus and Auburn but not in Lewiston.

Kevin asked if there would be some type of a clubhouse and Alex said that he will have an office in a portion of the basement of his home.

Michael made note the application listed existing impervious area as 6,612 SF and the proposed change was 9,000 SF so the proposed new impervious area

would be the difference between the two and not 9,000 SF. David agreed that he was correct.

Bruce asked if the land would be cleared and Alex said just cutting of trees for the holes but no removal of stumps.

Michael asked if the perimeter was fenced and Alex said no. Michael also asked if there was hunting in that area and Alex said he was not sure but he would be posting "No Hunting" signs on his property.

Paul Madore asked if he would be holding tournaments and would that cause a parking problem. Alex explained that he would probably only hold a tournament once a year and would ask his neighbor if he could use their field for additional parking if needed.

Sandy asked if the business would be seasonal and Alex said he was not sure if he wanted to groom the trails in winter and would concentrate on opening in the Spring, Summer and Fall.

Michael asked when he would be opening and Alex said after he has put the parking lot in. Michael asked David if there would be additional rain tax and David said yes.

David noted the conditions listed on staff comments and suggested they be included in the motion.

The following motion was made:

MOTION: by **Michael Marcotte** finds that the application 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 and grants approval Alex Olsen to operate a disc golf course at 455 Grove Street as a public nonintensive outdoor recreational use, subject to any concerns raised by the Planning Board or staff and subject to the following conditions:

1. 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 the parking lot site plan.
2. Prior to any site improvements or site disturbance, all necessary erosion control measures must be installed and maintained during construction.
3. A note should be added to the site plan explaining the purpose of said plan is provide parking for a disc golf course at 455 Grove Street.
4. A note should be added that a portable toilet will be provided on site for use by players.
5. Prior to opening to the public, all site improvements must be completed in accordance with the approved plan.

6. The site plan must be amended to reference the Planning Board and the expiration of approval language contained in Article XIII, Section 11.

Second by **Walter Hill**.

VOTED: 7-0 (Passed).

V. OTHER BUSINESS:

- a) Comprehensive Plan: Discussion of specific sections of Zoning and Land Use Code that should be revisited.

David explained to the Board that the consultants sent him an email asking if there might be additional input and comments regarding specific sections of the Zoning and Land Use Code that should be revisited and brought to their attention. He asked members to email him any comments or changes they might have.

Bruce asked how the \$720,000 for the Riverfront project was going to be spent. David said the design documents were completed for Phase 1 and there would be a bid going out tomorrow for the park between The Depot and House of Pizza. He said there would be two more phases, 2) to improve pedestrian access across the canal (HTNB to design new bridge), and 3) to improve river access which will need a full DEP permit.

Board members were disappointed that they did not get to see these designs and were not involved in the process. They asked David if the bids could be postponed a week so members would have a chance to view these documents. It was also voiced that City Council assigned this responsibility to the Board and expected them to make this Riverfront project happen.

After further discussion, the Board agreed to have Bruce, the Chairperson email Administration with their concerns and have David talk to Administration to see if the bids could be postponed for a short period and also make a motion stating how the process should proceed going forward.

The following motion was made:

MOTION: by **Walter Hill** for the Planning Board to:

1. Be provided an update on proposed riverfront related improvement to date;
2. Be more involved with projects in the riverfront from concept to finish, including the review of bid documents;
3. To be informed of projects with both the Riverfront and Mill districts. Second by **Michael Marcotte**.

VOTED: 8-0 (Passed).

Note: the Board agreed that all members votes were to be included in said motion to stress the importance and unanimity of the Board.

- b) Update on Mill #5: David stated that there was a meeting July 16th to discuss Mill #5 and he thought there was a lot of positive energy. One suggestion that was discussed was to have multiple tenants involved in the project.
- c) Any other business Planning Board Members may have related to the duties of the Lewiston Planning Board.

Bruce suggested adding to agendas going forward an "Update on the Comprehensive Plan" and an "Update on the Riverfront Project" as recurring items so the Board can keep up-to-date with these projects.

Michael asked David what the status was for the disposition of 192 Bartlett Street and David said that at this time, the property is not being sold.

Michael stated that he would like the Planning Board members to be provided a copy of the Shelley Report to read which is a structural study on Bates Mill #5.

VI. READING OF MINUTES: Adoption of the June 10, 2013 and June 24, 2013 Minutes

The following motion was made:

MOTION: by **Michael Marcotte** to accept the June 10, 2013 as amended.
Second by **Paul Robinson**.

VOTED: 7-0 (Passed).

The June 24, 2013 minutes will be adopted at the Planning Board's next meeting.

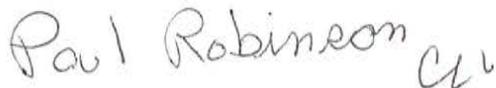
VII. ADJOURNMENT: The following motion was made to adjourn.

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

VOTED: 7-0 (Passed).

The next regularly scheduled meeting is for Monday, August 12, 2013 at 5:30 p.m.

Respectfully Submitted:



Paul Robinson Secretary