

**CITY OF LEWISTON  
PLANNING BOARD MEETING**  
Monday, January 27, 2014 – 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:**      None
- V. OTHER BUSINESS:**
  - a) Property Disposition Recommendation
  - b) LCIP discussion
  - c) Planning Board representation to L/A Forestry Board and Energy Committee
  - d) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.
- VI. OLD BUSINESS:**
  - a) Comprehensive Plan
  - b) Riverfront Master Plan
  - c) Drinking Establishments
- VII. READING OF THE MINUTES:**      Motion to adopt the January 13, 2014 draft minutes
- VIII. ADJOURNMENT**



## CITY OF LEWISTON

### Department of Planning & Code Enforcement



**TO: Planning Board**  
**FROM: David Hediger, City Planner**  
**DATE: January 24, 2014**  
**RE: January 27, 2014 Planning Board Agenda Item V(a)**

#### **Disposition of City Properties: 7 Bartlett Street, 68 Jones Avenue, 11 Walker Avenue**

The Planning Board took the following action at their public meeting held on January 13, 2014 regarding disposition of city property at 7 Bartlett Street, 68 Jones Avenue, and 11 Walker Avenue.

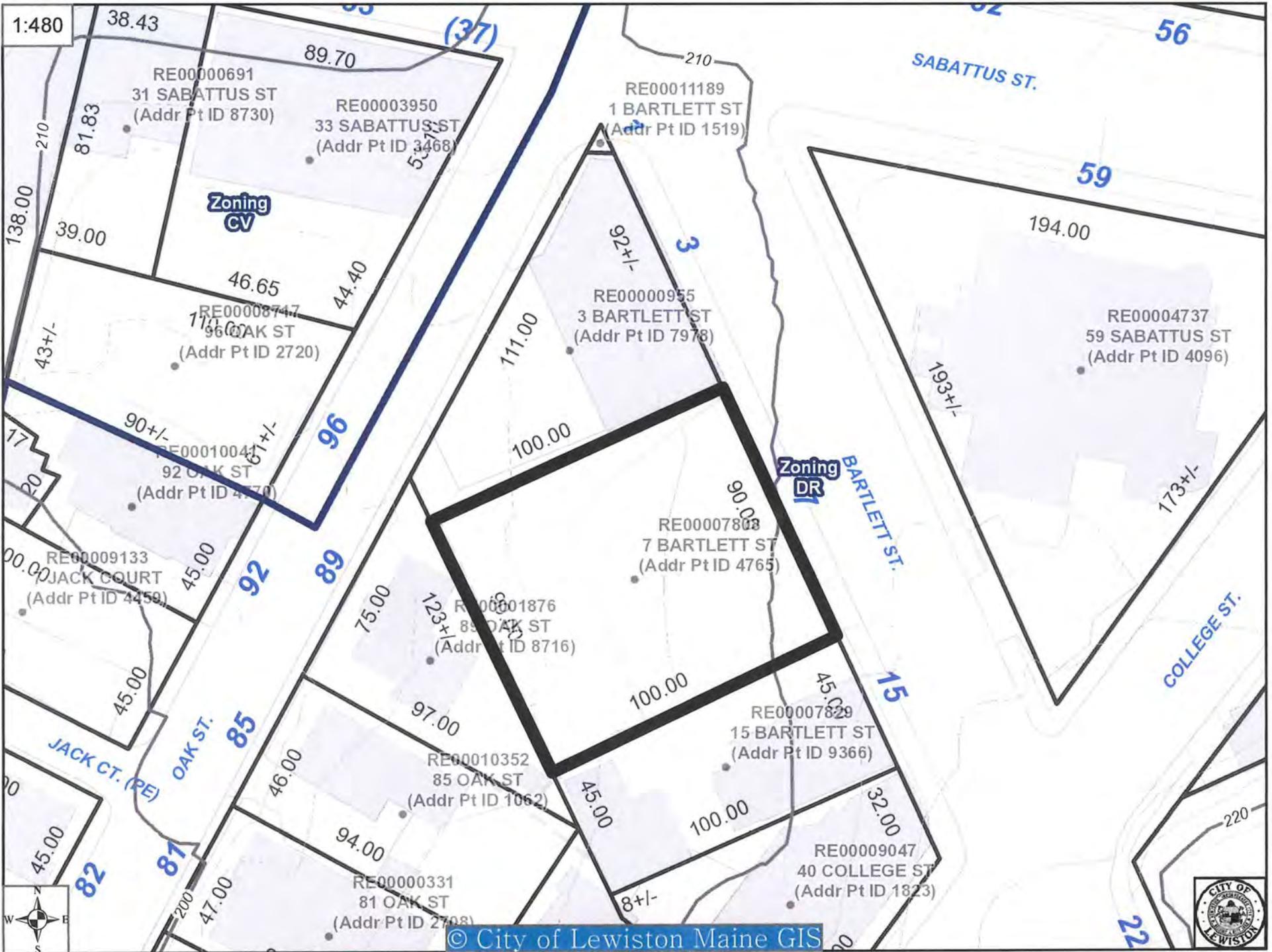
- To table this item until the next meeting: 7-0 (Passed).
- To seek a legal opinion of the ordinance as to whether Article VII, Section 3(e) and Section 4(h) of the Zoning and Land Use Code requires a recommendation be provided by the Planning Board to the City Council on disposition of public ways, land, building and other municipal facilities prior to their review of any bid, proposal, or offer receiving.: 7-0 (Passed).

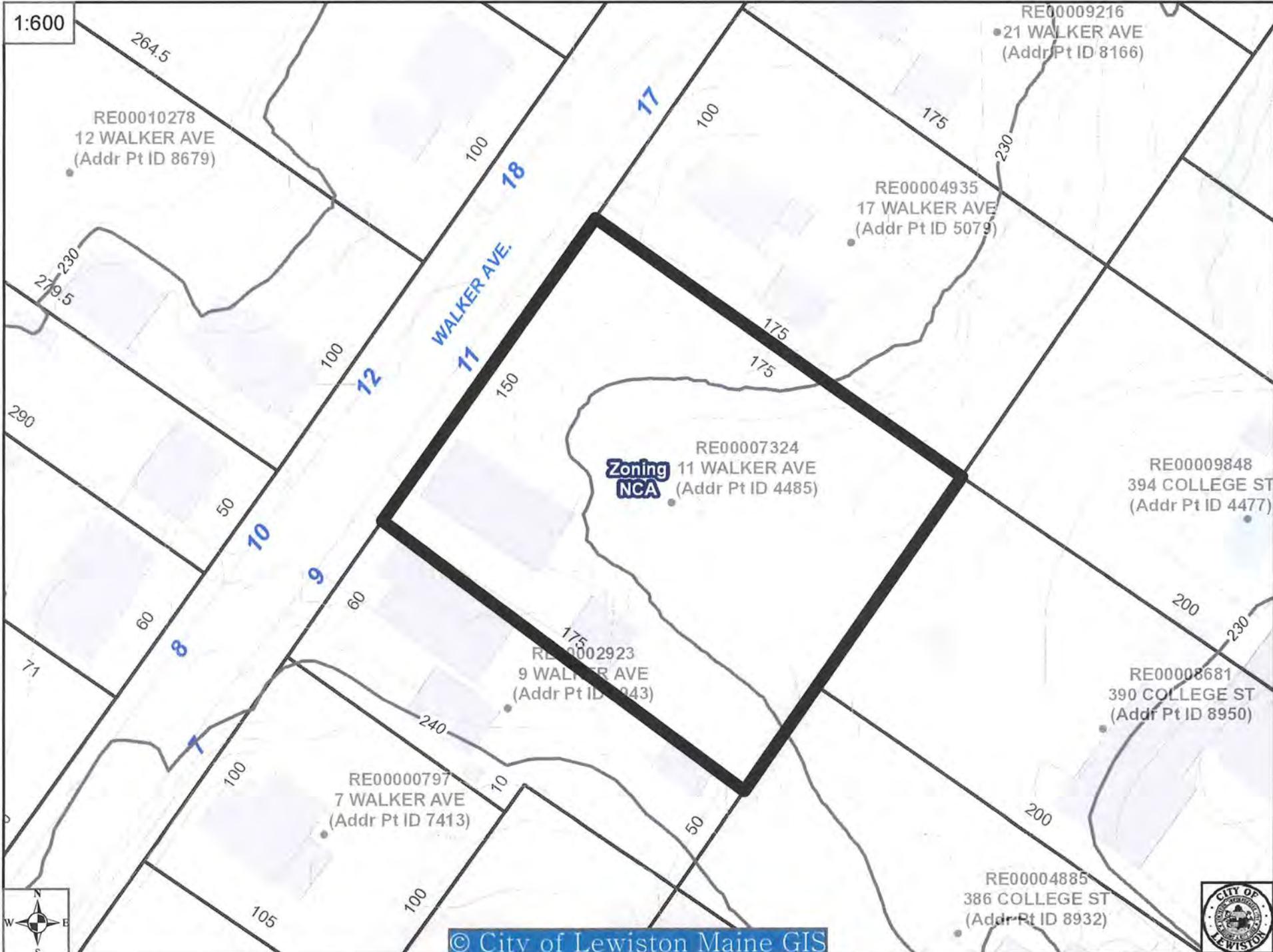
The latter motion was passed with the Board looking for clarification as to whether they may recommend a disposition of property subject to their review of the bid, proposal, or offer to purchase City-owned upon which they would provide a final recommendation for the Council's consideration. This would provide the Board the ability to consider the highest and best use of these properties from a zoning and land use perspective, prior to the Council making a final decision on a disposition. It appears Article VII, Section 3(e) cannot be met if the Planning Board defers action until after bids are issued and received.

In this case, bids for the properties were advertised on December 26, 2013 and were received on January 23, 2014. Staff has included them for the Board to review and provide a recommendation to the City Council. The Council will likely act upon these bids at their February 4, 2014 meeting.

#### **ACTION NECESSARY:**

Make a motion pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the disposition of the following properties: 7 Bartlett Street, 68 Jones Avenue, and 11 Walker Avenue, subject to any specific recommendations or concerns.

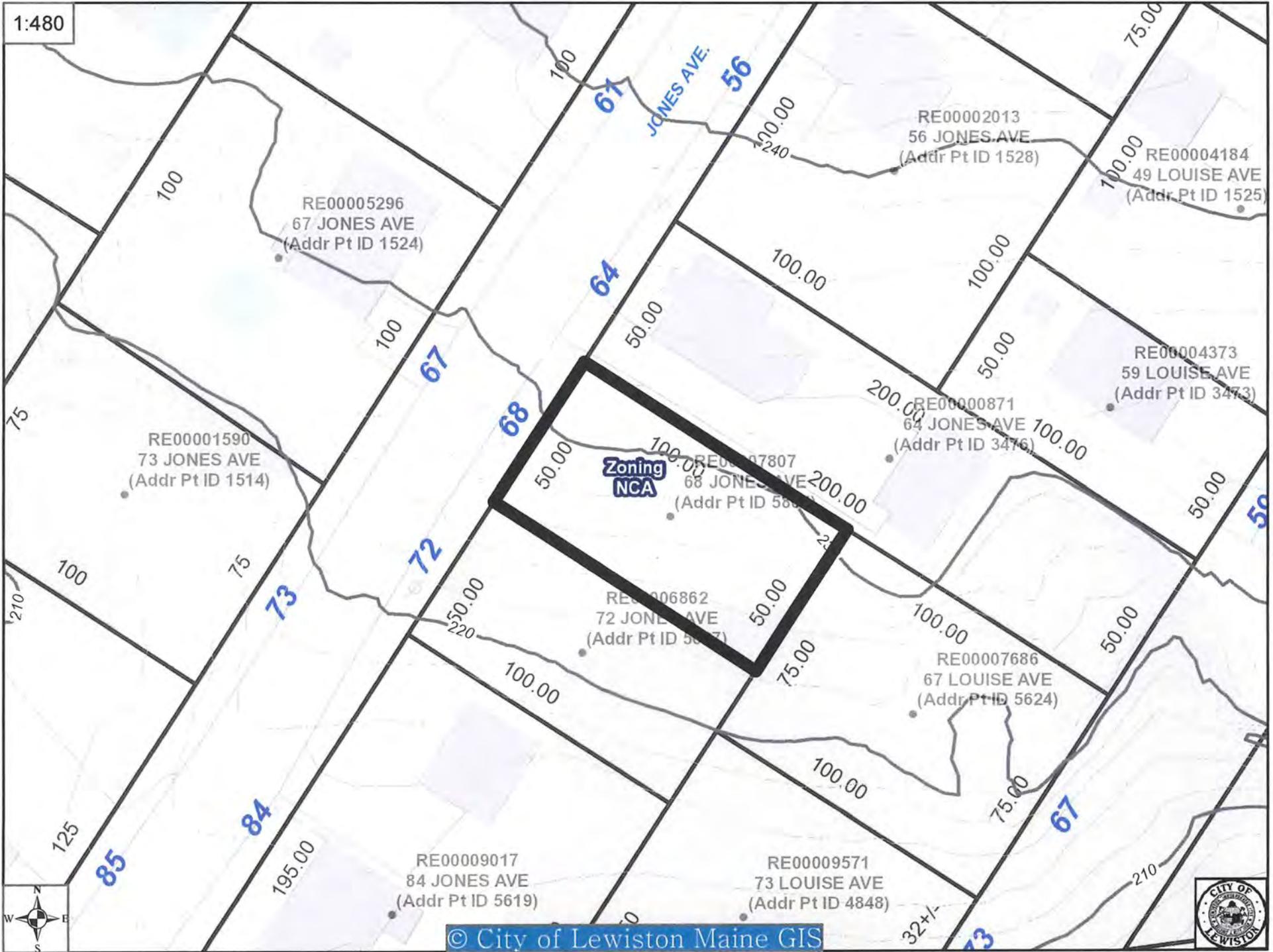




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1:480



# Sale of Various City Parcels

Bid #: 2014-001

January 23, 2014

Bidder	11 Walker Ave	7 Bartlett St	68 Jones Ave
Alan Withee 9 Walker Avenue Lewiston ME 04240	\$ 18,000.00	No Bid	No Bid
Daniel Nere & David Wagabaza 144 Sherwood St., Apt 3 Portland ME 04103	No Bid	\$ 10,001.00	No Bid
Marcel J. P. Robert 62 Saunders Road Greene ME 04236	No Bid	\$ 7,505.00	No Bid
Calvary United Methodist Church 59 Sabattus Street Lewiston ME 04240	No Bid	No Bid	No Bid

**CITY OF LEWISTON, MAINE  
DEPARTMENT OF FINANCE  
SALE OF VARIOUS CITY PARCELS**

**REQUEST FOR BIDS**

**BID #: 2014-001**

**Due Date: Thursday, January 23, 2014 by 4:00 pm**

Proposal Form

Director of Purchasing  
City Hall, 27 Pine Street  
Lewiston ME 04240

Dear Sir:

The undersigned hereby declares that he/she has carefully examined the proposed Sale of City owned land items and that he/she proposes and agrees, if the proposal is accepted, to complete the transaction on the item(s) proposed.

\* Interested parties may bid on one or more of the parcels being offered.

Item #	Location #	Location Address	Price Offered
1	1	11 Walker Avenue (Land & Building)	\$ 18,000
2	2	7 Bartlett Street (Land)	\$ 0
3	3	68 Jones Avenue (Land)	\$ 0
<b>Total Amount Bid</b>			\$ 18,000

**FUTURE USES:**

11 Walker Avenue	<p><i>My intent for this property is to extend my property line over by 5-10 feet. That will put the property line in the middle of the driveway, but I have a couple ideas on how to solve that. No matter who wins the bid, the shed needs to be torn down - it is a danger. I would then sell off the remainder of the property. I do not</i></p>
7 <del>Bartlett</del> Street	
68 Jones Avenue	

State Bid Deposit Amount: \$ 1,800.00 (10% of the total amount bid) include certified check or bid bond. *cover plea*

Sign the proposal form in ink before returning it to the Director of Purchasing. The City Council reserves the right to accept or reject any and all proposals.

Signature	Alan Withee
Printed Name	Alan Withee
Address	9 Walker Ave Lewiston, Me. 04240
Date	1-22-14
Telephone # (daytime)	212-5167
Fax #	—
E-Mail Address	Alan.Withee@gmail.com

believe there is much, if any, value in the house. Given its age and condition, I would expect renovations to cost \$40-50K+. Ideally, the house should be torn down and a new house built in the middle of the lot.

- 1.5. Purchaser will be Alan Withee - individual, not business or corporation
- 1.7. I have read and understand conditions of the proposal.
- 1.8. I am acting alone - no connection to anyone working for the city.
- 3.1 I agree to comply with, meet or exceed all applicable controls, conditions, and/or objectives within this RFP.

Alan Withee

**CITY OF LEWISTON, MAINE  
DEPARTMENT OF FINANCE  
SALE OF VARIOUS CITY PARCELS**

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Item #	Location #	Location Address	Price Offered
1	1	11 Walker Avenue (Land & Building)	\$
2	2	7 Bartlett Street (Land)	\$ 10,001.00
3	3	68 Jones Avenue (Land)	\$
<b>Total Amount Bid</b>			\$ 10,001.00

**FUTURE USES:**

11 Walker Avenue	
7 Bartlett Street	Parking for 15 Bartlett St (proposed 2 businesses) Parking for 40 College St. (nine apartments and one hair salon)
68 Jones Avenue	

**State Bid Deposit Amount: \$** 1,000.10 (10% of the total amount bid) include certified check or bid bond.

Sign the proposal form in ink before returning it to the Director of Purchasing. The City Council reserves the right to accept or reject any and all proposals.

Signature	 <i>Daniel Nere</i>
Printed Name	Daniel Nere and David Wagabaza
Address	144 Sherwood St. Apt. 3 Portland, Maine 04103
Date	1/11/14
Telephone # (daytime)	207-772-8422 <sup>(Daniel)</sup> or 207-939-4169 <sup>(David)</sup>
Fax #	207-772-8424
E-Mail Address	alltempsservice@myfairpoint.net (Daniel) or d.wagabaza@yahoo.com (David)

Daniel Nere  
David Wagabaza  
144 Sherwood Street  
Portland, Maine 04103

January 11, 2014

Norman Beauparlant  
Director of Budget/Purchasing  
Lewiston City Hall  
27 Pine Street  
Lewiston, Maine 04240

Dear Mr. Norman Beauparlant:

Daniel Nere and David Wagabaza would like to submit a bid on the parcel of land at 7 Bartlett Street in Lewiston, Maine for \$10,001. Enclosed you will find a good faith deposit of ten percent of the bid.

Daniel and David recently purchased the property at 15 Bartlett Street which abuts the parking lot at 7 Bartlett Street. Historically these properties were joined as one and provided much needed parking to the building. We are in hopes to reunite the land again.

Currently, the condemned building at 15 Bartlett Street is being renovated in hopes to bring new life to the area and prevent yet another building falling into disrepair, vandalism or arson. Two businesses will be proposed for the building; an employment agency and a sandwich shop. Obviously parking is essential to avoid an already overburdened situation regarding street parking.

We appreciate the opportunity to submit this bid and regard the parking lot as a significant asset to the overall success of this undertaking. Please contact Daniel at 207-772-8422 or email him at [alltempsservices@myfairpoint.net](mailto:alltempsservices@myfairpoint.net) or David can be reached at 207-939-4169 or email him at [dwagabaza@yahoo.com](mailto:dwagabaza@yahoo.com).

Sincerely,

Daniel Nere

&

David Wagabaza

Handwritten signatures of Daniel Nere and David Wagabaza. The signature of Daniel Nere is written above the signature of David Wagabaza.

**CITY OF LEWISTON, MAINE  
DEPARTMENT OF FINANCE  
SALE OF VARIOUS CITY PARCELS**

**REQUEST FOR BIDS**

**BID #: 2014-001**

**Due Date: Thursday, January 23, 2014 by 4:00 pm**

**Proposal Form**

Director of Purchasing  
City Hall, 27 Pine Street  
Lewiston ME 04240

Dear Sir:

The undersigned hereby declares that he/she has carefully examined the proposed Sale of City owned land items and that he/she proposes and agrees, if the proposal is accepted, to complete the transaction on the item(s) proposed.

\* Interested parties may bid on one or more of the parcels being offered.

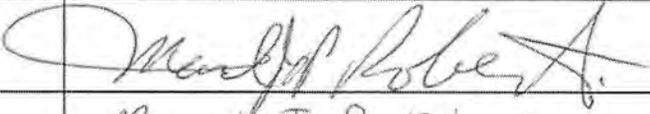
Item #	Location #	Location Address	Price Offered
1	1	11 Walker Avenue (Land & Building)	\$
2	2	7 Bartlett Street (Land)	\$ 7,505 <sup>00</sup>
3	3	68 Jones Avenue (Land)	\$
<b>Total Amount Bid</b>			<b>\$</b>

**FUTURE USES:**

11 Walker Avenue	
7 Bartlett Street	Parking for 1 Bartlett ST. work with owner of 15 Bartlett ST. for parking for them. Green space for kids to play or gardening
68 Jones Avenue	

State Bid Deposit Amount: \$ 800 <sup>00</sup> (10% of the total amount bid) include certified check or bid bond.

Sign the proposal form in ink before returning it to the Director of Purchasing. The City Council reserves the right to accept or reject any and all proposals.

Signature	
Printed Name	Marcel J.P. Robert
Address	62 Saunders Rd. Greene, Mo. 04236
Date	1-14-14
Telephone # (daytime)	207-754-5414
Fax #	207-784-6363
E-Mail Address	Marceljp.robert@hotmail.com

## Offer on Land for sale by the City of Lewiston

Property Address: 7 Bartlett St.

Offer from: Marcel J.P. Robert

Offer price: \$7,505.00 cash offer, no inspections

My plans with the vacant land is to have more parking for 1 Bartlett St. a 9 unit apartment building that has about 4 spaces for parking, and to work out an agreement with the owner's of 15 Bartlett St. so they can have parking for their new store they are about to open. I would also like to keep some of the land green space for Tenants to have an area for their kids to play on or maybe gardening.

Thank You Marcel

Marcel J.P. Robert  
62 Saunders Rd. Greene, Me. 04236  
207-754-5414

Mr. Norm Beuparlant  
Director of Budget and Purchasing  
City Hall  
27 Pine Street  
Lewiston, Maine 04240

Dear Norm,

First, I want to personally thank you for your gracious reception of Serena and I when we visited you about the lot at 7 Bartlett Street. Below is the rationale that I developed for the congregation to consider in regard to placing a bid on the lot.

In the early 70's the faithful congregation of Calvary United Methodist Church CUMC moved into its present facility at 59 Sabattus Street. Twenty years later the congregation made a missional decision to remain at the downtown location rather than move out to the suburbs and build a new facility with adequate parking space. Subsequent to that decision hundreds of thousands of dollars have been invested into the church in the form of numerous roof repairs, repointing of the bell tower, installation of a ramp for wheel chair usage, installation of an elevator to the main floor level, and most recently installation of an audiovisual sound system in the worship area.

Parking for the congregation has been a constant issue since coming to 59 Sabattus Street. The reasons we would like to own the lot at 7 Bartlett Street are as follows:

\*\* More than 80% of our parishioners drive to church. They come from Lewiston, Auburn, Greene, Lisbon Falls, Turner, Poland, Gray, Durham, Sabattus, New Gloucester, and Brunswick.

\*\* Every week we offer two free meals to the community on Wednesday evening and Sunday morning. People drive to these meals and we have a cadre of volunteers who prepare and serve those meals all of whom drive

to the church.

\*\* During the year we have at least 15 fund raising projects that are held in our dining room in the basement of the church. These events are advertised for the general public and are well attended. The back entrance to our church faces directly across from the lot at 7 Bartlett Street. That entrance is also the access point to the church for anyone who has mobility issues.

\*\* Currently we operate under a policy that if there is a parking ban in Lewiston due to winter weather conditions we do not hold services on Sunday. Recently we did not have services for two weeks during Advent because of that policy. If we had owned a parking lot we could have had our regular Sunday services.

\*\* CUMC is used by other groups as a meeting place. We currently have an Alcoholics Anonymous group and a Safe Voices support group that meet in our facility. There is also a Swahili religious congregation that meets weekly at CUMC.

\*\* CUMC has been recognized by the New England Conference of the United Methodist Church as a missional church because of our vital location in the heart of a downtown setting. We are the only United Methodist Church in Maine to enjoy that distinction.

After considering all this information, the congregation has decided not to place a bid on the lot. Our primary reason for this decision was the cost related to grading, paving, draining, enhancing, and maintaining the lot during the coming years. We are simply not in a financial position to invest the necessary money at this time in our history. Please keep us apprised of the disposition of this parking lot.

Richard E. Gross  
Chair, Finance Team  
CUMC

The following implementation plan was provided as part of Riverfront Masterplan. The Planning Board may want to consider these items upon review of the LCIP and recommendations for the Riverfront.

RIVERFRONT ISLAND PLAN IMPLEMENTATION	City Controls	Immediate	Short Term	Intermediate	Long-Term	On-Going
<b>Continuous Riverwalk</b>						
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
<b>Enhance Simard-Payne Park</b>						
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 (FY2014)	No	X				
Obtain Easement/License/Approval (FY2014)		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
<b>Support Museum LA</b>						
Install Historical Interpretive Signage -- Heritage Trail	Yes	X				

The following implementation plan was provided as part of Riverfront Masterplan. The Planning Board may want to consider these items upon review of the LCIP and recommendations for the Riverfront.

**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			

**From:** [David Jones](#)  
**To:** [Leslie T. Dubois](#); [Norman Beauparlant](#); [tpmj@hotmai.com](mailto:tpmj@hotmai.com)  
**Cc:** [Scoutreed@aol.com](mailto:Scoutreed@aol.com); [Heather Hunter](#); [Ed Barrett](#); [Doreen M. Christ](#); [David Hediger](#); [npeters@sjcme.edu](mailto:npeters@sjcme.edu)  
**Subject:** RE: LICP review at the Finance Committee Meeting of January 27th  
**Date:** Wednesday, January 22, 2014 1:58:49 PM  
**Attachments:** [Hart Brook Action Plan - FINAL.pdf](#)

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Leslie,

A number of your questions were on Public Works LCIP projects, so I will attempt to provide you information on those projects. See my responses in **bold blue** below (turn on your html format just to make it easier for you to find my input). I suspect these will not completely address your questions, but may help begin the discussion. Let me know if you need any clarification or have additional questions.

R/

***Dave***

David A. Jones, P.E.  
Director,  
Lewiston Department of Public Works  
103 Adams Ave  
Lewiston, Maine 04008

-----Original Message-----

From: Leslie T. Dubois  
Sent: Tuesday, January 21, 2014 12:01 AM  
To: Norman Beauparlant; [tpmj@hotmai.com](mailto:tpmj@hotmai.com)  
Cc: [Scoutreed@aol.com](mailto:Scoutreed@aol.com); [Heather Hunter](#); [Ed Barrett](#); [Doreen M. Christ](#); [David Hediger](#); [David Jones](#); [npeters@sjcme.edu](mailto:npeters@sjcme.edu)  
Subject: RE: LICP review at the Finance Committee Meeting of January 27th

Norm,

Thank you for reaching out regarding possible questions/concerns re LICP FY 2015. I do have questions and need more information on various proposed projects.

I would like to start with the bond projects: these are above the allotted 80% and we need to either eliminate or lower costs, to achieve this end I have the following informational need

Airport - purchase of hanger? - at present is L/A renting it month to month or making payments on purchase by owner finance? if the later, interest %, re-finance option? vs bond repayment. What is hanger being used for?

School Dept. site work for portable classrooms. what is to be done at each site? why would 2 cost out at \$44,500. each and 8 be \$61,250. each?

Riverfront Island .... What stage of the project will be \$500,000.

**This is not necessarily a public works project, but we are involved in the implementation. There is not a lot of detail in the project write-up on page 32 of the document, which refers to the Riverfront Island Master Plan that was adopted by the City Council. The Master Plan identified recommendations and rough time frames for implementation and the City will likely follow these with input from both the Planning Board and the City Council. As the project points out, the first**

items expected to be addressed include the river access at the north end of the Simard Payne Park, river overlooks along the lower park loop and continuing to develop the entrance area to the park. Dave Hediger can get you a copy of the Goody-Clancy overall plan.

Engine 6 replacement?

The cost of PW wash facility at \$450,000. seems excessive. what is the plan?

**This is a very much scaled down version of the \$1,000,000+ project originally planned to be a regional asset. The heated and lighted building enclosure (30feet X 60feet X 20 feet high) including utility hookups and site-work is estimated to cost \$370,000. The built-in equipment and environmental controls to recycle wash water and recover contaminants start at about \$80,000 or more. The justification section of the project description on page 38 of the document provides some additional information. Councilor Cayer was asking about having this set up to be available to the public, which would involve more costs and controls to collect fees or track usage. This was not included in the original estimated costs.**

other items:

Public works: What equipment (21 vehicles) is projected to be replaced at a cost of 1,991,000

**The PW Equipment Replacement project is on page 83 of the LCIP document. The specific pieces of equipment proposed to be replaced are identified and described on pages 84-86 and proposed future year replacements are identified for FY2016-2019 on pages 87-88.**

Water Utility: Equipment replacement vs meter replacement vs water main replacement?

**Not sure I understand what your question here is?**

- **Equipment replacement for the Water Division is described on pages 111-112 of the LCIP document and includes a description of the equipment identified for replacement in FY2015 and lists of equipment planned for replacement in FY2016-2019.**
- **Meter replacement is described on pages 107-108 and this is usually funded in the Water Utility Operating Budget (The LCIP identified this as a bond issue item, but we don't usually fund it that way)**
- **Water main replacement is described on pages 102-106. The projects planned for 2015 include replacing old cast iron pipe on Glenview Ave, Delcliffe Lane, Shawmutt St, Bradley St, Howe St, Leavitt Ave, Buttonwood Ln, Strawberry Ave, Sutton Pl, Wicklow Pl, Old Greene Rd and Mountain Ave. The description also provides a history of recently completed water main replacements and identifies future plans for FY2016-2021.**

Sewer Utility: information on "old" sanitary sewer mains rehab? vs equipment replacement

**Again, not sure what your question is?**

- **Rehab of Old Sewer Mains is on pages 114-116 and includes a description of the mains to be addressed on 4 streets**
- **Sewer equipment replacement is on pages 122-123 and has a list of equipment to be replaced 2015-2019.**

What is & where is Hart Brook? and what is the water quality restoration pjt at \$500,000 about?.

**The Hart Brook LCIP is on pages 130-133. The project description identifies a number of actions**

**the project will be funding. Hart Brook is a stream in south Lewiston that Maine DEP has identified as an Urban Impaired Stream. A watershed management plan was developed for the stream to help address water quality issues, likely resulting from the amount of impervious surfaces in the watershed. I have attached a copy of the Hart Brook Action Plan for info. This is all part of our permitting for stormwater through the Maine Pollution Discharge Elimination Program (MPDES), which is a subset of the national NPDES run by EPA. We are also applying for federal grants to assist with the implementation, but will not know whether we will receive one or not for a while.**

thank you for getting the information I need in understanding the need for the project.

Leslie Dubois

---

From: Norman Beauparlant

Sent: Thursday, January 16, 2014 3:05 PM

To: [tpmjm@hotmail.com](mailto:tpmjm@hotmail.com)

Cc: [Scoutreed@aol.com](mailto:Scoutreed@aol.com); Heather Hunter; Ed Barrett; Doreen M. Christ; David Hediger; David Jones; [npeters@sjcme.edu](mailto:npeters@sjcme.edu); Leslie T. Dubois

Subject: LICP review at the Finance Committee Meeting of January 27th

Michael,

The City Administrator and Finance Director made a formal presentation of the FY 2015 Lewiston Capital Improvement Plan (LCIP) to the City Council, Finance Committee and Planning Board on January 14th and the Finance Committee has received full copies of the plan for its review.

The LCIP will be the primary agenda item for the meeting of January 27th to begin to formulate a recommendation on the overall plan which is to be made to the City Council by February 15th. Should members have specific question with regard to the plan or elements of the plan please send them to me by Wednesday January 22nd.

Upon review of the questions the appropriate staff members will be requested to attend. Having the question in advance will allow time for the questions to be addressed prior to the meeting .

Should you have any concerns with this approach please let me know as soon as possible.

Thank You

Norm Beauparlant

The following implementation plan was provided as part of Riverfront Masterplan. The Planning Board may want to consider these items upon review of the LCIP and recommendations for the Riverfront.

Expand Lincoln Street Garage when Needed	Yes	X		
Expand Chestnut Garage when Needed	Partially			X
<b>Add Lighting to Riverfront Island Destinations</b>				
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
<b>Improve Main Street Gateway</b>				
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			
<b>Continue Lincoln Street Improvements</b>				
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
<b>Insist on Quality</b>				
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		