

CITY OF LEWISTON
PLANNING BOARD MEETING
Monday, February 10, 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:**
 - a) A request by Andrew Knight to conditionally rezone the property at 1 Walnut Street – formerly St. Patrick’s Church –from the Downtown Residential (DR) district to the Centreville (CV) district. **(Request to table to February 24, 2014)**
 - b) Provide a recommendation to the City Council on the FY 2015 Lewiston Capital Improvement Program as per Article VII, Section 4(e) of the Zoning and Land Use Code of the City of Lewiston
- V. **OTHER BUSINESS:**
 - a) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.
- VI. **READING OF THE MINUTES:** Motion to adopt the January 13, 2014 and January 27, 2014 draft minutes
- VII. **ADJOURNMENT**

From: afknight@gmail.com on behalf of [Andrew F. Knight, J.D.](#)
To: [David Hediger](#)
Subject: Request to Table Meeting
Date: Friday, January 31, 2014 1:39:47 PM

Planning Board
City of Lewiston
27 Pine Street
Lewiston, ME 04240-7201

January 31, 2014

Re: Request to Conditionally Rezone 1 Walnut St./220 Bates St.

Dear Sir or Madam:

Please table the meeting on the above property until February 24, 2014. I will be on international travel until mid February and would prefer to meet with you personally, instead of sending my representative.

Sincere thanks,
/Andrew Knight/
Proponent



CITY OF LEWISTON



Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, City Planner
DATE: February 6, 2014
RE: February 10, 2014 Planning Board Agenda Item IV(b)

Recommendation to City Council regarding the Lewiston Capital Improvement Program for fiscal year 2015.

As the Board is aware, the Charter and the Zoning and Land Use Code require the Board to review and provide a recommendation on Lewiston's Capital Improvement Plan (LCIP).

Specifically, Section 6.05. of the City Charter states the following:

- (a) Submission to council. The administrator shall each year prepare and submit to the council a five-year capital program, including the capital program proposed for the school department, at least five and one-half (5 1/2) months prior to the end of the current fiscal year. The administrator shall concurrently refer the capital program to the planning board for its review.
- (c) Planning board review. The planning board shall review the proposed capital program each year, and following public hearing thereon, shall forward its recommendations to the city council at least four and one-half (4 1/2) months prior to the end of the current fiscal year.

Article VII, Section 4(e) of the Zoning and Land Use Code states:

The board shall review the annual capital program and report to the city council in accordance with Section 6.05 of the City Charter its findings regarding the needs of the city for the improvement, replacement and alteration of existing facilities and the acquisition or construction of additional facilities and the order in which such projects should be undertaken. The board shall hold at least one public hearing prior to making its recommendations to the city council.

It should be noted, as provided at the Board's meeting on January 27, 2014 there is an addition proposed to the LCIP that was not included in the bound versions distributed earlier:

Comprehensive Plan: Implementation. At that meeting, the Board also expressed particular interest in the following items:

- Comprehensive Plan: implementation
- Pettingill Park: infill development instead of developing a park
- Airport Hanger
- Acquisition/Demolition
- Public Works Building Vehicle/Equipment Wash Facility
- Funding allocated to the Riverfront Master Plan

At this time, the Board is being asked to provide a favorable recommendation for adoption of the FY 2015 Lewiston Capital Improvement Program.

ACTIONS NECESSARY:

- 1. Make a motion to consider the FY 2014 Lewiston Capital Improvement Program.
- 2. Make a motion pursuant to Article VII, Section 4(e) of the Zoning and Land Use Code to send a favorable recommendation for the City Council's consideration the adoption of the FY 2015 Lewiston Capital Improvement Program, subject to any concerns raised by the Planning Board or staff.

FY 2015 Lewiston Capital Improvement Program Project Description Form

Project Title: Comprehensive Plan:Implementation

Operational Funding Division: _____ **Project Name:** _____

Est. Total Cost FY 2015:	150,000	Est. Total Cost FY 2015-19:	150,000
City Share FY 2015:	150,000	City Share FY 2015-2019	150,000

Project Description:

A new comprehensive plan is expected to be completed mid-year 2014. Upon completion, implementation of said plan via any new zoning and land use regulations as regulated by the Zoning and Land Use Code and other local ordinances may be necessary.

Consistency with the Comprehensive or Strategic Plans or other related planning documents:

As of January 1, 2013, the 1997 Lewiston Comprehensive Plan was no longer consistent with the Growth Management Act. An updated plan is expected to be completed mid-year 2014. The current plan identifies the need to ensure that mechanisms are developed to oversee implementation of the comprehensive plan on a continuing basis. Certainly, this policy will be included as part of the updated plan.

Justification for project implementation/construction and segments, if applicable:

The City needs to have a comprehensive plan that is consistent with State law. A plan that is not consistent can have a negative impact on funding opportunities from the State and Federal government. Upon expected completion of said plan in 2014, efforts must be made to implement the goals and strategies developed through that planning process.

Future maintenance costs if known, including contracts and special service requirements:

A comprehensive plan provides a long term vision - typically 10+ years - for the community. Implementation of the goals, policies, and strategies of the plan will take time as planning is an ongoing process not limited to the development of a comprehensive plan. Additional funding request should be anticipated upon adoption of the new comprehensive plan as implementation of the plan will depend upon what the complexity of topic.

How were cost estimates obtained and expenditure commitment:

The cost was based upon input from a consulting firm and discussions with other communities and staff estimates. The initial request being made anticipates adoption of a new comprehensive plan in 2014. Future requests for funding in upcoming fiscal years is anticipated upon review and adoption of the comprehensive plan.

FUNDING SOURCES

Source	Amount	Agency:	Approval Received?		
City Operating Budget				Yes	No
City Bond Issue				Yes	No
Federal/State Funding				Yes	No
Other Agency/Municipality				Yes	No
Total Project Costs	0				

IMPLEMENTATION SCHEDULE (Fiscal Years)

	2015	2016	2017	2018	2019	Future
Total Project Cost	150,000					
Non-City Share						
City Share	150,000	0	0	0	0	0

Attach on separate page(s)/sheet additional information (if needed)