

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for May 12, 2014

- I. **ROLL CALL:** The meeting was held in the City Council Chambers on the first floor 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 and Paul Madore

Members Absent: Walter Hill, Sandra Marquis and Michael Marcotte

Associate Member Present: Pauline Gudas & Matthew Mastrogiacomo

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

Bruce appointed Pauline Gudas as full voting member for this meeting.

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

The following motion was made:

MOTION: by **Paul Madore** to consider petition request by Bernstein Shur, Counselors at Law on behalf of Marshwood Nursing Care Center to allow for the continued operation of the Marshwood Nursing Care Center at 33 Roger Street and to increase the number of residents allowed to live in the Center from 100 to 108 to conform with the number of beds licensed by the Maine Department of Health and Human Services (108) in the existing facility.
Second by **Eric Potvin**.

VOTED: 5-0 (Passed).

Matthew Mastrogiacomo arrived at the meeting at 5:57 p.m. and was appointed full voting member for this meeting.

David read staff comments to the Board.

Daniel McGuire of the Sandy River Company said that they are the owners of the Marshwood Nursing Care Center. He explained that they received a conditional use permit from the Board of Appeals in 1976 and 1977 for a 120 bed nursing home facility which was constructed in 1979. In October of 1994, the property was conditionally rezoned from Suburban Residential and Neighborhood Conservation "A" to the Institutional-Office District to allow for the continued operation of a licensed nursing home and for the remodeling and expansion of the facility, limited to 100 residents. The conditional rezoning removed the requirement of the property being regulated as a conditional use. The conditional

rezoning also specifically limited the number of residents from the initially approved 120 to 100 beds/residents. He said the purpose of this amendment is to allow for the continued operation of a licensed nursing home and to increase the number of residents allowed to live at the facility from 100 to 108 to conform with the number of beds licensed by the Maine Department of Health and Human Services.

Members of the Board thought this was a straight forward request and had no questions regarding this amendment.

The following motion was made:

MOTION: by **Matthew Mastrogiacomo** 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 the existing conditional rezoning agreement for the property at 33 Roger Street to allow for the continued operation of the Marshwood Nursing Care Center at 33 Roger Street and to increase the number of residents allowed to live in the Center from 100 to 108 (subject to any concerns raised by the Planning Board or staff, should there be any).

Second by **Paul Madore**.

VOTED: 6-0 (Passed).

V. OTHER BUSINESS:

- a) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

The Board discussed upcoming renovations to Pleasant View Acres housing complexes, status of the Riverfront project, Comprehensive Plan and the Lincoln Street Hotel project.

David mentioned that the Historic Preservation Review Board would be holding their May Historic Awards Ceremony on Thursday, May 15, 2014 at 4:00 p.m. in the City Council Chambers. They would be honoring Jamey Pittman, the owner of the McGillicuddy Building located at 133 Lisbon Street.

VI. READING OF MINUTES: Adoption of the April 14, 2014 draft minutes.

The April 14, 2014 draft meeting minutes were not ready for adoption and will be adopted at the June 9, 2014 Planning Board meeting.

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

MOTION: by **Matthew Mastrogiacomo** that this meeting adjourns at 6:05 p.m. Second by **Paul Madore**.

VOTED: **6-0 (Passed)**.

The next regularly scheduled meeting is for Monday, June 9, 2014 at 5:30 p.m.

Respectfully Submitted:

Walter Hill
CH

Walter Hill, Secretary