

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for August 11, 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 5:34 p.m. Chairperson, Bruce Damon, chaired the meeting.

Members in Attendance: Bruce Damon, Kevin Morissette, Walter Hill, Sandra Marquis, Paul Madore, Michael Marcotte and Pauline Gudas

Associate Member Absent: Matthew Mastrogiacomo

Pauline Gudas was noted as being sworn in as a full voting member.

Staff Present: David Hediger, City Planner

- II. **ADJUSTMENT TO THE AGENDA:** Agenda amended to add executive session as item V(d).
- III. **CORRESPONDENCE:** Draft site plan of amphitheater in Simard Payne Park from Richardson & Associates
- IV. **PUBLIC HEARINGS:**

An application submitted by Stoneybrook Consultants on behalf of Gendron Drive, LLC for a minor revision to the subdivision plan approved in 2012 for property located at 91 Ferry Road. Said revision will combine lots 2 and 3 to create one house lot of approximately 5 acres with access from Grand Avenue.

The following motion was made:

MOTION: by **Paul Madore** to consider an application submitted by Stoneybrook Consultants on behalf of Gendron Drive, LLC for a minor revision to the subdivision plan approved in 2012 for property located at 91 Ferry Road. Said revision will combine lots 2 and 3 to create one house lot of approximately 5 acres with access from Grand Avenue. Second by **Sandra Marquis**.

VOTED: **7-0 (Passed).**

Mike Gotto summarized the project and clarified that CMP will extend power from Grande Ave versus Ferry Road.

Public Comment:

Andy Guerin of 9 Grande Avenue was concerned about access from Ferry Road, vehicle lights impacting his house and would like access limited to Grande Avenue. He is looking for clarification on widths of right of way changes to access Gendron's land.

Joanne Blais said she abuts the proposed right of way to Gendron's land and is concerned with the potential of this becoming a road in the future. A lot of clearing has occurred.

David explained there was no need for a buffer being a residential use.

Andy Guerin said he was also concerned about the CMP pole and did not want it on his property. He asked why is there an amendment needed if Gendron already started construction. Mike Gotto explained there is a performance bond in place to start construction under previous plans and pole will be located within the ROW

Paul Madore asked will Gendron need to change the work he's started and Gotto said no. He suggested that buffers could be planted by neighbors on their property.

Michael Marcotte clarified existing CMP utilities on Grande Avenue are overhead.

Kevin Morissette asked for clarification on easements and David explained right of way provisions and of the proposed easement cannot be used for commercial access at this time.

Joanne Blais asked if wetland can be filled and Mike Gotta said yes if permits were obtained.

Public Comment Closed

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 XII, Section 10 and Article XIII, Sections 4 and 5 of the Zoning and Land Use Code and to grant approval to Gendron Drive, LLC for the creation of a two lot subdivision at 91 Ferry Road with access provided by frontage right-of-way off Grande Avenue with the condition that no building permits shall be issued for construction on Lot 2 until the frontage right-of-way has been constructed in accordance with the approved plans. Second by **Kevin Morissette**.

VOTED: 7-0 (Passed).

V. OTHER BUSINESS:

- a) Discussion regarding Planning Board vacancies.

Bruce summarized vacancy status and the need for a new Vice Chair.

The following motion was made:

MOTION: by **Sandra Marquis** to nominate Kevin Morissette as Vice Chairperson. Second by **Pauline Gudas**.

VOTED: 7-0 (Passed).

- b) Discussion on status of Public Works Review Committee.

Planning Board members were encouraged to participate on this committee.

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

Members discussed the amphitheater plans and design process for Simard Payne Park.

Bruce read the letter from Mayor Robert McDonald dated August 11, 2014 regarding decorum of Boards and Committees.

- d) Executive Session to discuss real estate negotiations, of which the premature disclosure of the information would prejudice the competitive bargaining position of the City pursuant to 1 M.R.S.A. § 405(6)(C).

The following motion was made:

MOTION: by **Walter Hill** to leave the meeting and go into Executive Session. Second by **Paul Madore**.

VOTED: 7-0 (Passed).

The following motion was made:

MOTION: by **Michael Marcotte** to exit Executive Session and return to meeting. Second by **Kevin Morissette**.

VOTED: 7-0 (Passed).

- VI. **READING OF MINUTES:** Adoption of the July 14, 2014 draft minutes.

The following motion was made:

MOTION: by **Sandra Marquis** to accept the July 14, 2014 as presented. Second by **Walter Hill**.

VOTED: 7-0 (Passed).

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

MOTION: by **Pauline Gudas** that this meeting adjourns at 8:39 p.m. Second by **Paul Madore**.

VOTED: 7-0 (Passed).

The next regularly scheduled meeting is for Monday, August 25, 2014 at 5:30 p.m.

Respectfully Submitted:

A handwritten signature in cursive script that reads "Walter Hill" followed by three horizontal lines.

Walter Hill, Secretary