

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for September 22, 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, Walter Hill, Sandra Marquis, Paul Madore, Pauline Gudas and Michael Marcotte

Associate Member Present: Normand Ancil

Associate Member Absent: Matthew Mastrogiacomo

Staff Present: David Hediger, City Planner and Lincoln Jeffers, Director of Economic & Community Development

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

- III. **CORRESPONDENCE:** None

Bruce opened meeting with Planning Board protocol.

- IV. **PUBLIC HEARINGS:**

An application submitted by ARCC Land Surveyors on behalf of Lewiston Raceway, Inc. for the partial abandonment of a paper street in the Spare Time Recreation Subdivision and to combine Lots 45, 46, 47, 24, 23, 22 and 21 into a single lot located at 41 Mollison Way.

The following motion was made:

MOTION: by **Michael Marcotte** to consider a request by ARCC Land Surveyors, Inc. to amend the Spare Time Recreation Subdivision. Second by **Paul Madore**.

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

Arthur Montana described the project. Jim Day of LRI explained ownership of abutting lots.

The following motion was made:

MOTION: by **Kevin Morissette** finds that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article XIII, Section 4 and 5 of the Zoning and Land Use Code and to grant approval to LRI, Inc. to amend the subdivision plan entitled Eighth Revision, Spare Time Recreation Subdivision Amendment for the partial abandonment of a private road – Jaydee Way - and to combine Lots 45, 46, 47, 24, 23, 22 and 21 in the

Spare Time Recreation into a single lot – lot 24 - located at 41 Mollison Way, with/without any concerns raised by the Planning Board or staff. Second by **Walter Hill**.

VOTED: 7-0 (Passed).

V. OTHER BUSINESS:

- a) Pierce Place Redevelopment: discussion regarding proposed Bartlett Street housing development.

David read staff comments.

Jim Hatch, representative of Phyllis St. Laurent summarized the project, parking, etc. Winton Scott, Architect for the project explained the proposed design and said he attempted to duplicate existing development patterns. Walter asked for background on Volunteers of America submission and said he prefers this design over the previous design. Phyllis explained why Volunteers of America did not occur. Kevin expressed concerns about a presentation being made without voter decision on the project. He recommends the discussion be tabled. Paul and Sandra agreed as to why this is being heard tonight. Jim Hatch explained that Maine State Housing submission is due regardless of November referendum outcome. He explained the Maine State Housing application process. Walter was in favor of providing input and not tabling the discussion. The Board voted 5-2 to table the discussion and not discuss further. David explained politics aside, some guidance would have been appreciated on parking and design standards. Mike and Pauline abstained from providing any comments.

- b) Update from the Regional Image Committee.

Hillary Dow, Co-Chair of the Regional Image Committee provided an update on their efforts.

- c) Recommendation to the City Council on the acquisition of 159-177 Lisbon Street/disposition of 60 Canal Street.

Lincoln provided an update on the land swap. Pauline said she was not in favor of land banking. She suggested that Mr. Pittman make an offer and he can keep the Lisbon Street property. Michael Marcotte was also not in favor. Paul questioned the likelihood of the Lisbon Street land being developed. Kevin said he believed it could be developed with the City's best interests in mind if they did not own it and they would not have to worry about inappropriate development. Normand suggested development of a new temporary parking lot. Michael was concerned that the Planning Board executive session not being shared with City Council and Lincoln indicated it was. Paul was concerned with the speculation of development and no plan in place. Bruce believed that putting a hotel there would provide more pedestrian traffic needed to support additional redevelopment of Lisbon Street.

The following motion was made:

MOTION: by Michael Marcotte pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send an unfavorable recommendation to the City Council for the acquisition of 159-177 Lisbon Street from 159 Lisbon Street, LLC in exchange for the disposition of the City owned lot at 60 Canal Street. Second by **Pauline Gudas**.

VOTED: 4-3 (Passed).

Bruce Damon, Walter Hill and Sandra Marquis Opposed

- d) Recommendation to Mayor for Planning Board representation on the CDBG Review Committee.

The following motion was made:

MOTION: by **Michael Marcotte** to nominate Pauline Gudas to serve on the CDBG Review Committee. Second by **Walter Hill**.

VOTED: 6-0-1 (Passed).

Pauline Gudas Abstained

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

Kevin requested to add form based codes to the agenda and to move it forward. He also asked to add the comprehensive plan, riverfront plan and parking standards to the agenda.

- VI. **READING OF MINUTES:** Adoption of the July 28, 2014, August 11, 2014 and September 8, 2014 draft minutes.

The following motion was made:

MOTION: by **Michael Marcotte** to accept the July 28, 2014 as presented Second by **Sandra Marquis**.

VOTED: 7-0 (Passed).

The following motion was made:

MOTION: by **Michael Marcotte** to accept the August 11, 2014 as presented Second by **Sandra Marquis**.

VOTED: 7-0 (Passed).

The following motion was made:

MOTION: by **Michael Marcotte** to accept the September 8, 2014 as presented Second by **Sandra Marquis**.

VOTED: 7-0 (Passed).

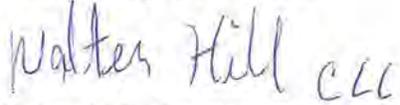
- VII. **ADJOURNMENT:** The following motion was made to adjourn.

MOTION: by **Walter Hill** that this meeting adjourns at 7:55 p.m. Second by **Sandra Marquis**.

VOTED: 7-0 (Passed).

The next regularly scheduled meeting is for Monday, October 27, 2014 at 5:30 p.m.

Respectfully Submitted:

Handwritten signature of Walter Hill in cursive, followed by the initials "CHC".

Walter Hill, Secretary