

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for October 27, 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, Pauline Gudas Walter Hill, Sandra Marquis, and Michael Marcotte

Members Absent: Paul Madore

Associate Member Present: Normand Ancil & Matthew Mastrogiacomo

Staff Present: David Hediger, City Planner

- II. **ADJUSTMENT TO THE AGENDA:** Removal of Item V(c)

- III. **CORRESPONDENCE:** None

Normand Ancil was appointed full voting member for this meeting.

Matthew Mastrogiacomo arrived at meeting at 5:35 p.m.

- IV. **PUBLIC HEARINGS:**

- a) To consider a request by Denis Theriault to amend Zoning and Land Use Code to conditionally rezone the property a 239 Bartlett Street from the Highway Business (HB) district to the Downtown Residential (DR) district.

The following motion was made:

MOTION: by **Sandra Marquis** to consider a request by Denis Theriault to amend Zoning and Land Use Code to conditionally rezone the property a 239 Bartlett Street from the Highway Business (HB) district to the Downtown Residential (DR) district. Second by **Walter Hill**.

VOTED: 7-0 (Passed).

David read staff comments to the Board.

Denis Theriault summarized his request. He stated that he is considering creating nine units along with site improvements. He clarified that Spirit of Fire still occupies the space but will be moving in the future.

David clarified that the zoning change is limited to 239 Bartlett Street and details of the conditional rezoning and the grandfather of existing buildings on Bartlett Street.

Public Comments: None

The following motion was made:

MOTION: by **Walter Hill** 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 conditionally rezone the property a 239 Bartlett Street from the Highway Business (HB) district to the Downtown Residential (DR). Second by **Pauline Gudas**.

VOTED: 7-0 (Passed).

- b) An application submitted by Sheridan Corporation on behalf of Federal Distributors for the construction of a 6,300 square foot warehouse addition to the existing building at 2019 Lisbon Street.

The following motion was made:

MOTION: by **Sandra Marquis** to consider an application submitted by Sheridan Corporation on behalf of Federal Distributors for the construction of a 6,300 square foot warehouse addition to the existing building at 2019 Lisbon Street. Second by **Pauline Gudas**.

VOTED: 7-0 (Passed).

David read staff comments to the Board.

David Whitney of Sheridan Corporation summarized the project and clarified the removal of pavement is necessary to reduce the impervious area and will be loamed and seeded.

Michael questioned impervious area in data sheet. David clarified the impervious area will be less than current conditions.

Public Comments: None

The following motion was made:

MOTION: by **Michael Marcotte** finds that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article XIII, Section 4 of the Zoning and Land Use Code and to grant approval to Federal Distributors for the construction of a 6,300 square foot warehouse addition to the existing building at 2019 Lisbon Street. Second by **Walter Hill**.

VOTED: 7-0 (Passed).

V. OTHER BUSINESS:

- a) Recommendation on the disposition of 10 College Street.

Michael asked why the city is initiating the sale and David explained the City policy and administrations role in determining when to sell a property.

The following motion was made:

MOTION: by **Kevin Morissette** 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 10 College Street. Second by **Sandra Marquis**.

VOTED: 7-0 (Passed).

b) Recommendation on the disposition of 154 Blake Street

The Planning Board stated they would like the ability to review proposals before formal action is taken.

The following motion was made:

MOTION: by **Michael Marcotte** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to table the request to send a favorable recommendation to the City Council for the disposition of the 154 Blake Street. Second by **Norm Anctil**.

VOTED: 7-0 (Passed).

The following motion was made:

MOTION: by **Sandy Marquis** to direct Administration to begin the Request For Proposal (RFP) process for the disposition of 154 Blake Street and for the Planning Board to provide a recommendation for the City Council's consideration pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code upon their review of the requests. Second by **Normand Anctil**.

VOTED: 7-0 (Passed).

c) Update on the Riverfront Master Plan and Wayfinding Signs

David provided revised schematics for the amphitheater improvements. The Board noted the following:

- Change fee for installation of tents and sails;
- Tent should be temporary/removable structure;
- Leave area open to provide options for the artists;
- Ridge frame like a backstop to a canvas;
- Ensure flexibility;
- Provide lighting for stage area;
- Do we need an elevated state;
- Minimize costs at this time;
- Provide alternate design, cost with and without stage;
- Use colored concrete;
- Show plans before the RFP.

David also provided an update on the wayfinding signs; requested the Planning Board to review and participate in the Comprehensive Plan; advised

of a request for a tight industrial uses/microbrewery in the CV district; and the use of form based codes in other communities.

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

VI. OLD BUSINESS:

- Off Street Parking
- Form Based Code
- Comprehensive Plan

VII. READING OF MINUTES: Adoption of the September 22, 2014 and October 20, 2014 draft minutes.

The following motion was made:

MOTION: by **Sandra Marquis** to accept the September 22, 2014 as presented Second by **Walter Hill**.

VOTED: 7-0 (Passed).

The following motion was made:

MOTION: by **Kevin Morissette** to accept the October 20, 2014 as presented Second by **Sandra Marquis**.

VOTED: 7-0 (Passed).

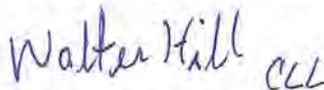
VII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Sandra Marquis** that this meeting adjourns at 8:07 p.m. Second by **Matthew Mastrogiacomo**.

VOTED: 7-0 (Passed).

The next regularly scheduled meeting is for Monday, November 10, 2014 at 5:30 p.m.

Respectfully Submitted:

Handwritten signature of Walter Hill in blue ink, with the initials 'WCH' written at the end.

Walter Hill, Secretary