

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for December 8, 2014

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- 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, Paul Madore and Michael Marcotte

**Members Absent:** Sandra Marquis

**Associate Member Present:** Normand Ancil & Matthew Mastrogiacomo

**Staff Present:** David Hediger, City Planner, Gil Arsenault, Director Planning & Code and Misty Parker, Economic Development Specialist

Bruce appointed Normand Ancil and Matthew Mastrogiacomo

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

- a) A request by Eben Dingman and Adam B Cox to amend the Zoning and Land Use Code, Article II. Definitions and Article XI. District Regulations, to allow light industrial uses limited to food and/or beverage facilities with restrictions as a permitted use in the Centreville (CV) district.

The following motion was made:

**MOTION:** by **Michael Marcotte** to consider a request by Eben Dingman and Adam B Cox to amend the Zoning and Land Use Code, Article II. Definitions and Article XI. District Regulations, to allow light industrial uses limited to food and/or beverage facilities with restrictions as a conditional use in the Centreville (CV) district. Second by **Pauline Gudas.**

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

Misty Parker provided an update on the proposal from the last meeting. She summarized the memo provided.

David said the applicants are proposing the use be allowed as a permitted use versus a conditional use as noted in the motion just made by the Planning Board. Misty referenced existing permitting and conditional uses.

Paul questioned the ability to serve food. Eben and Adam explained their plans which may include food in the future. David clarified restaurants and drinking establishments are permitted uses.

Members asked about City Council hearing timeline and business opening dates.

**No Public Comment**

Kevin recommended it remain a conditional use. Paul and Matt felt allowing as a permitted use is sufficient for the type of use being proposed. Pauline said she was in favor of allowing as a permitted use. Gil advocated for a permitted use versus a conditional use permit. Michael was concerned with a permitted use. He supports proposal but wants it as a conditional use.

Board discussed the motion made for consideration to open the discussion and whether this motion could be amended. The Board agreed the motion to approve did not need to be the same as the motion to consider.

The following motion was made:

**MOTION:** by **Michael Marcotte** 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 Zoning and Land Use Code, Article II. Definitions and Article XI. District Regulations, to allow light industrial uses limited to food and/or beverage facilities with restrictions as a permitted use in the Centreville (CV) district. Second by **Normand Ancil**.

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

Walter Hill arrived at the meeting at 5:35 p.m. and did not vote on this item. He was reappointed as a full voting member after this item. Normand Ancil remained full voting member.

- b) An amendment to the Zoning and Land Use Code, Article XII, Section 17. Off-street Parking and Loading, to waive the parking requirements for nonresidential uses and reduce the number of parking spaces required for residential uses in the Riverfront (RF), Mill (M), and Centreville (CV) districts.

The following motion was made:

**MOTION:** by **Walter Hill** to consider an amendment to the Zoning and Land Use Code, Article XII, Section 17. Off-street Parking and Loading, to waive the parking requirements for nonresidential uses and reduce the number of parking spaces required for residential uses in the Riverfront (RF), Mill (M), and Centreville (CV) districts. Second by **Kevin Morissette**.

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

David summarized the amendment.

Michael said he does not support the proposed 50% cut but more in line with a 0 – 25% cut in parking for residential spaces. Maybe 1 1/2 spaces would be okay. Walter asked for clarification on the amendment recognizing possible impacts to on street requirements. Normand was concerned with impacts to on-street parking. David clarified proposed amendment and existing nonconformances with parking. Gil spoke in support of reducing the parking requirements and how residential demand is less downtown. Matthew said he was in support of the change. David presented examples of nonconformance parking.

Board referred to other properties for examples of parking demand. Paul stated he was not in support of this change. Kevin expressed support but asked for details about Portland’s standards.

The following motion was made:

**MOTION:** by **Kevin Morissette** to table the discussion and have staff provide more information relative to parking in Portland.  
Second by **Walter Hill**.

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

**V. OTHER BUSINESS:**

- a) Transfer Development Right: Presentation by Bates College Students
- b) Residential Downtown Parking Requirements

The following motion was made:

**MOTION:** by **Pauline Gudas** to table to future meeting. Second by **Paul Madore**.

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

- c) Update on Simard Payne Park Improvements

The Board was in consensus with the design adding granite and eliminating the awning/tent over the stage

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

Michael Marcotte provided a spreadsheet for revenue and expenditures on parking garages.

**VI. READING OF MINUTES:** Adoption of the October 27, 2014, November 10, 2014 and November 24, 2014 draft minutes.

The following motion was made:

**MOTION:** by **Michael Marcotte** to accept the October 27, 2014 meeting minutes as presented. Second by **Paul Madore**.

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

The following motion was made:

**MOTION:** by **Michael Marcotte** to accept the November 10, 2014 workshop minutes as presented. Second by **Paul Madore**.

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

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

**MOTION:** by **Normand Anctil** that this meeting adjourns at 8:40 p.m. Second by **Walter Hill**.

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

The next regularly scheduled meeting is for Monday, December 22, 2014 at 5:30 p.m.

Respectfully Submitted:

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

Walter Hill, Secretary