

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for February 9, 2015

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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, Walter Hill, Paul Madore and Michael Marcotte

**Members Absent:** Sandra Marquis and Pauline Gudas

**Associate Member Present:** Normand Anctil

**Staff Present:** David Hediger, City Planner

- II. **ADJUSTMENT TO THE AGENDA:** V. Other Business – Disposition of 154 Blake Street was moved ahead of the FY 2016 Lewiston Capital Improvement Plan.

- III. **CORRESPONDENCE:** None

IV. **PUBLIC HEARINGS:**

- a) Request to postpone an application submitted by A.R.C.C. Land Surveyors, Inc. on behalf of Giles LeBlanc and Edward Poulin for an amendment to lots 1, 2, and 3 of the Blue Heron Subdivision and the establishment of a frontage right-of-way for access to lots 2 and 3 to the March 23, 2015 meeting.

The following motion was made:

**MOTION:** by **Michael Marcotte** to postpone an application submitted by A.R.C.C. Land Surveyors, Inc. on behalf of Giles LeBlanc and Edward Poulin for an amendment to lots 1, 2, and 3 of the Blue Heron Subdivision and the establishment of a frontage right-of-way for access to lots 2 and 3 until the March 23, 2015 meeting. Second by **Paul Madore**.

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

- b) A recommendation from the Planning Board for the City Council's consideration on the FY 2016 Lewiston Capital Improvement Plan.

Michael said he cannot support the LCIP if plan is to be exceeded by projected \$1.6 million (as noted on page 8).

Kevin was concerned with the 80% limit being exceeded. He suggested a number of recommendations.

Michael suggested some costs be put off to future years, especially public works vehicle replacement.

Bruce was concerned with \$1.75 million for Kennedy Park

Michael noted concerns with the future replacement of Sabattus and Main Street fire stations and that should take precedent over LPD improvements.

The following motion was made:

- MOTION:** by **Paul Madore** pursuant to Article VII, Section 4(e) of the Zoning and Land Use Code to send a favorable recommendation for the City Council's consideration the adoption of the FY 2016 Lewiston Capital Improvement Program, subject to the following reductions and reallocations in effort reduce the proposed bonded debt of \$1,602,448 million projected to exceed the 80% limit of average amount of annual debt being retired over the three previous fiscal years:
1. Field lights-Upper Franklin: FY16 reduction of \$50,000
  2. Lionel Potvin Park Improvements: FY16 reduction of \$100,000
  3. PW Municipal Garage Vehicle and Equipment Replacement: FY 16 reduction of \$550,500 including:
    - a. Field mower: \$63,500
    - b. 1 ton 4 x 4 pickup with cap and air compressor: \$49,000
    - c. Telescopic bucket truck: \$182,000
    - d. Two ½ pickup trucks (buy only one): \$29,000
    - e. 1 ton dump truck: \$45,000
    - f. Six wheeled sander w/plow (move to FY17): \$182,000
  4. Kennedy Park Master Plan: FY 16 reduction of \$372,000 (amount to be moved and split in FY17 and FY18)
  5. Street Maintenance: FY16 reduction of \$70,000 involving:
    - a. FY16 Lincoln Street: move \$180,000 to FY17
    - b. FY18 Acadia Avenue: move \$110,000 to FY16
  6. City Parking Garage Wayfinding Signs: FY16 reduction of \$100,000 (move to FY17)
  7. City Street Amenities: FY16 reduction of \$250,000 (move to FY17)
  8. City Hall Building Second Floor Interior Restoration: reduction of \$120,000 (move to FY17 to complete all proposed improvements as one project)

For a total FY16 recommended bond reduction of \$1,612,500.

Also, to reduce from the proposed city operating budget as referenced in the FY 2016 Lewiston Capital Improvement Program the following:

1. Acquisition/Demolition Fund: FY16 reduction of \$150,000.
2. Public Works Building/Equipment Wash Facility: FY16 reduction of \$35,000
3. MDOT 10 Cedar Street Safety Improvements: FY16 reduction of \$10,000

For a total FY16 city operating budget reduction of \$195,000.  
 Second by **Kevin Morissette**.

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

**V. OTHER BUSINESS:**

- a) Recommendation on the disposition of 154 Blake Street.

Michael Marcotte discussed the bid documents and post demolition costs, minimum bid requirements and the proposed conditions by staff.

Paul Madore stated he does not like the conditions proposed by staff. Normand Ancil asked about sewer line note in 4.4 of bid proposal. David noted that is likely a typo from another bid. Bruce asked if the Planning Board could be provided a list of City owned lots and David said he would look to provide this. Michael Marcotte noted that he was not supportive of the conditions referenced in the staff comments and was purposefully making the motion without the conditions attached as that was how he wanted the motion to be presented to council.

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 a favorable recommendation to the City Council for the disposition of the 154 Blake Street.  
 Second by **Paul Madore**.

**VOTED: 5-1 (Passed).**  
**Kevin Morissette Opposed**

**Note: This motion was made without conditions as the intent was to present the motion to council without conditions.**

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

**VI. READING OF MINUTES:** Adoption of the January 26, 2015 draft minutes.

The following motion was made:

**MOTION:** by **Paul Madore** to accept the January 26, 2015 as presented.  
 Second by **Michael Marcotte**.

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

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

**MOTION:** by **Paul Madore** that this meeting adjourns at 7:45 p.m. Second by **Walter Hill**.

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

The next regularly scheduled meeting is for Monday, February 23, 2015 at 5:30 p.m.

Respectfully Submitted:

  
Pauline Gudas, Secretary *PLG*