

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for December 14, 2015

- 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, Walter Hill, Sandra Marquis, Paul Madore, Pauline Gudas and Michael Marcotte

Members Absent: Kevin Morissette

Associate Member Present: Normand Ancil

Staff Present: David Hediger, City Planner

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

Normand Ancil was appointed full voting members for this meeting.

- III. **CORRESPONDENCE:** Lighting plan for hospital parking lot was distributed.

- IV. **PUBLIC HEARINGS:**

An application by Sebago Technics on behalf of Central Maine Medical Center for the construction of 32 parking spaces to be accessed from Holland Street.

Bruce noted several typos in the application with respect to number of spaces and addresses.

David read staff comments. Chris Branch from Sebago Technics summarized the project. He referenced the typos noting 32 spaces are being proposed and he explained storm water improvements, lighting and other site improvements. Dan Bickford from Central Maine Medical Center was in attendance.

Bruce asked about CSO separation. There are no immediate plans right now by the City as this area is connected to CSO tank by Hampton Inn. Sandy asked for clarification of lighting plan. Bruce asked about street lights on Holland Street. Dan Bickford noted existing ambient light from street and CMMC exists; lighting should only improve. Paul asked how heavily will parking be used and Dan stated he expected heavy use once completed. Paul feels lighting along street does not seem adequate recognizing the overall condition is improving with additional site lighting proposed. Michael asked about use of garage, that it seems to have capacity. He also questioned about the need for a crosswalk. Members asked about existing parking on street and Dan and David noted parking historically seems limited to the residential uses. Dan noted 80 Holland Street is already being used by CMMC for parking and lighting complaints have not been received. Paul noted his concern is for a well-lighted crossing.. David noted mid-block crosswalks are not preferred and could discuss with public works to see if this area is acceptable.

The following motion was made:

MOTION: by **Walter Hill** finding that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article X, Section 3 and Article XIII, Section 4 of the Zoning and Land Use Code and to grant approval to Central Maine Medical Center for the construction of 32 parking spaces at 100-112 Holland Street subject to the following conditions:

1. Inspection of the stormwater system shall be provided to the city for each phase of construction by the designing engineer as final written statement indicating that the stormwater system has been completed in accordance with the approved plans prior to use of the parking lot.
2. A maintenance agreement for the stormwater system must be filed with the Androscoggin Registry of Deeds.

Second by **Pauline Gudas**.

VOTED: 7-0 (Passed)

Normand expressed concerns that more properties are being removed from the tax role and that this is unfortunate.

V. OTHER BUSINESS:

- a) 325 Alfred A Plourde Parkway (AAPP) and 645 Webster Street –Land Donation

David summarized the proposal and showed another plan with 22 house lots provided by Dollard Gendron. The Board discussed options for wetland mitigation and house lots.

The following motion was made:

MOTION: by **Paul Madore** 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 acquisition in the form of a donation of 325 Alfred A Plourde Parkway (AAPP) and 645 Webster Street. Second by **Normand Anctil**.

VOTED: 6-1 (Passed, Sandra opposed)

Sandra noted the owner should consider selling the lots themselves and possibly keeping them on the tax role.

- b) **168 Blake Street - Disposition**

David summarized the request and provided a history of lot and abutting property owners. He said the Board might want to consider the means of disposition. Michael would like to recoup costs with a minimum bid of \$13,000. Sandra asked if this lot could be developed and David explained housing was limited to four units but parking and land area becomes an issue for that number of units. Paul suggested letting the market bear the real cost

and reduce the minimum bid. Bruce suggested approaching abutters or everyone within 200'. Walter suggested a minimum bid. Paul said to notify abutters within 200' with a minimum bid of \$10,000. Sandra said there should be a formal bid process with notification to anyone within 200' and a minimum bid of \$10,000.

The following motion was made:

MOTION: by **Paul Madore** 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 168 Blake Street through a formal bid process with a minimum bid amount of \$10,000 and that notification is provided to all property owners within 200' of the sale of the property. Second by **Sandy Marquis**.

VOTED: 7-0 (Passed)

Pauline Gudas left the meeting at 6:58 p.m.

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

Michael asked about unnecessary lighting at Southern Gateway Parking Garage. David said he will speak with Lewiston Police Department/Public Works.

David reminded the Board of current vacancies

- VI. **READING OF MINUTES:** Adoption of the November 9, 2015, November 16, 2015 and November 23, 2015 draft minutes.

The following motion was made:

MOTION: by **Paul Madore** to accept the November 9, 2015 draft minutes as presented. Second by **Normand Anctil**.

VOTED: 5-0-1 (Passed)
Michael Abstained

The following motion was made:

MOTION: by **Normand Anctil** to accept the November 16, 2015 draft minutes as presented. Second by **Paul Madore**.

VOTED: 5-0-1 (Passed)
Michael Abstained

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

MOTION: by **Normand Anctil** that this meeting adjourns at 7:15 p.m. Second by **Paul Madore**.

VOTED: 6-0 (Passed)

The next regularly scheduled meeting is for Monday, December 28, 2015 at 5:30 p.m.

Respectfully Submitted:

Pauline Gudas
Pauline Gudas, Secretary *CG*