

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for January 11, 2016

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

Associate Member Present: Sonia Taylor and Zachary Pettengill

Staff Present: David Hediger, City Planner and Gil Arsenault, Director of Planning & Code

- II. **ELECTION OF OFFICERS: Election of Chairperson, Vice Chairperson and Secretary**

Bruce welcomed all newly appointed Planning Board members and noted all members will be participating in election of officers.

The following motion was made:

MOTION: by **Walter Hill** to elect Bruce as its Chairperson. Second by **Michael Marcotte**.

VOTED: 8-0-1 (Passed)
Bruce Damon abstained

Sandra Marquis nominated Walter Hill: 4-0 in favor by Zach Pettingill, Walter Hill, Sandy Marquis, Pauline Gudas

Paul Madore nominated Michael Marcotte: 4-0 in favor by Paul Madore, Michael Marcotte, Normand Anctil and Sonia Taylor

Bruce suggested that Walter serve as Vice Chair for 1st six months and then Michael serve the last six months.

Sandra and Paul withdrew their nominations for the 12 month terms.

Sandra Marquis nominated Walter Hill to serve as the Board's Vice Chairperson for the 1st six months.

Paul Madore nominated Michael Marcotte to serve as the Board's Vice Chairperson for the 1st six months.

The following motion was made:

MOTION: by **Sandra Marquis** to elect Walter Hill as its Vice Chairperson for the 1st six months.

VOTED: 6 (Passed by **Zachary Pettengill, Walter Hill, Sandy Marquis, Pauline Gudas, Norm Anctil, Bruce Damon**)

The following motion was made:

MOTION: by **Walter Hill** to elect Michael Marcotte as its Secretary for the 1st six months.

VOTED: **8-0-1 (Passed, Michael Marcotte abstained)**

III. ADOPTION OF PLANNING BOARD RULES AND PROCEDURES

The following motion was made:

MOTION: by **Sandra Marquis** to adopt the Planning Board Rules and Procedures as presented. Second by **Normand Anctil**.

VOTED: **9-0 (Passed)**

VI. ADJUSTMENT TO THE AGENDA: None

V. CORRESPONDENCE: Letter of right title and interest from Four Avon Street, LLC, dated 1/11/16.

VI. PUBLIC HEARINGS:

A request by Sprinkler Systems, Inc. to rezone a portion of 2-4 Avon Street from the Resource Conservation (RC) District to the Urban Enterprise (UE) District to reflect changes in the boundaries of the flood zone as shown on the 2013 FEMA Flood Insurance Rate Map.

Bob Faunce and Marc Kennegieser from Sprinkler Systems, Inc. summarized the proposal. Bruce asked about the history of flooding on site. Marc noted in 1987 the 500 year flood water reached the closest building to the river but not all buildings. David clarified Pineland Lumber's floodzone has changed, too, but the request is limited to 2-4 Avon Street. Michael asked for clarification on maps provided and Bob Faunce provided clarification.

The following motion was made:

MOTION: by **Paul Madore** to 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 based upon the proposal submitted by Robert Faunce on behalf of Sprinkle Systems, Inc. to rezone a portion of 2-4 Avon Street from the Resource Conservation (RC) District to the Urban Enterprise (UE) District to reflect changes in the boundaries of the flood zone as shown on the 2013 FEMA Flood Insurance Rate Map. Second by **Sandra Marquis**.

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

VII. OTHER BUSINESS:

a) Comprehensive Plan Implementation Discussion

The Board continued its discussion of implementing matrix and completed their review. Staff hopes to schedule public hearing in February.

Discussion followed regarding how implementation of the plan will occur with hearings before the Planning Board and City Council.

b) Discussion of Formed Based Codes

The Board requested copies of Formed Based Codes from Portland, Auburn and Yarmouth. Also discussed need for additional staffing in Planning and Code Enforcement.

c) Staff request to initiate an amendment to the Office Residential (OR) district.

The Board agreed not to schedule a hearing but for staff to present a possible amendment with respect to lot size at a future meeting.

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

Michael Marcotte noted on Page 62 of the LCIP that Acadia Street was scheduled for repaving in 2015 as per FY2013; now it's in FY2021.

There was also a question regarding the proposed repaving of Crowley Road and the need to pave Webster Street from five corners to Pine Street.

VIII. READING OF MINUTES: Adoption of the November 23, 2015, November 30, 2015, December 7, 2015 and December 14, 2015 draft minutes.

The following motion was made:

MOTION: by **Normand Anctil** to accept the November 23, 2015 as presented. Second by **Sandra Marquis**.

VOTED: 7-0 (Passed)

The following motion was made:

MOTION: by **Normand Anctil** to accept the November 30, 2015 as presented. Second by **Pauline Gudas**.

VOTED: 7-0 (Passed)

The following motion was made:

MOTION: by **Normand Anctil** to accept the December 7, 2015 as presented. Second by **Pauline Gudas**.

VOTED: 7-0 (Passed)

The following motion was made:

MOTION: by **Pauline Gudas** to accept the December 14, 2015 as presented. Second by **Normand Anctil**.

VOTED: 7-0 (Passed)

- IX. **ADJOURNMENT:** The following motion was made to adjourn.
MOTION: by **Pauline Gudas** that this meeting adjourns at 8:40 p.m. Second
by **Normand Anctil**.
VOTED: **7-0 (Passed)**

The next regularly scheduled meeting is for Monday, January 25, 2016 at
5:30 p.m.

Respectfully Submitted:

Michael Marcotte
Michael Marcotte, Secretary *CLC*