

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for February 22, 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, Walter Hill, Normand Anctil, Sandra Marquis, Pauline Gudas and Michael Marcotte

Members Absent: Paul Madore

Associate Member Present: Zachary Pettengill

Associate Member Absent: Sonia Taylor

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

Zachary Pettengill was appointed full voting member for this meeting.

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

- a) An application submitted by Hebert Construction on behalf of the Lewiston School Department for the construction of a classroom addition at the Farwell Elementary School located at 84 Farwell Street.

Bruce recused himself from voting on this item and appointed Walter Hill as Chairperson.

David read staff comments.

Walter had concerns about the Fire Departments comments and Mike Hebert of Hebert Construction noted the building plans will address their concerns. Walter noted that this design was much better than the modular originally proposed.

The following motion was made:

MOTION: by **Michael Marcotte** to find that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article IX, Section 3(10), Article X, Section 3, and Article XIII, Section 4 of the Zoning and Land Use Code and to grant approval to Hebert Construction and the Lewiston School Department for the construction of a six classroom addition and a new 21 space parking lot including the following condition:

Inspection of the storm water system shall be provided to the city by the designing engineer along with a final written statement indicating that the storm water system has been completed in accordance with the approved plans prior to issuance of a certificate of occupancy.

Second by **Sandra Marquis**.

Michael asked if additional floors could be added to the expansion. Joe Perryman said not as designed and there is also limited capacity within existing building. Pauline thanked Joe for listening to the Board's previous concerns and appreciates the changes that have been made.

VOTED: 7-0 (Passed)

- b) Public hearing to review and provide a recommendation for the City Council's consideration adoption of a new comprehensive plan for the City of Lewiston.

Bruce resumed as Chairperson.

David summarized staff comments and noted changes incorporated into the plan.

Public Comment:

James Lysen, 26 Taylor Hill Road, thanked the Board, staff, consultants, and all participants for their efforts. He recapped his past planning experience. He referred to staff's summary of changes dated 2/16/16. He referenced the need to revisit obstacles to redevelopment (i.e. parking, density); noted the need to tie the LCIP more closely to Comp Plan; the concept of affordable housing does not mean just low income; that the Board should not be trapped by the current economic conditions when considering the vision of the plan; and, transfer development rights or similar programs should remain referenced to encourage future options.

David explained comments on Page 46 with respect to renters paying taxes and James Lysen noted that renter do pay taxes. Michael stated he believes that graphic should remain or that the plan should continue to reference that renters pay taxes.

Melissa Dunn, 254 Blake Street thanked staff, Planning Board, the Think Tank, and noted that people are excited about the plan with organizations already making referencing to the plan. She noted more diversity is needed on City boards (i.e. Planning Board and Think Tank); not diversity for diversity's sake, but provide more opportunities for others, including youth.

Christine Holden, 183 Summer Street, also encouraged more diversity and to consider age and gender. Also suggested language is added to the plan referencing the need to improve mobility throughout the community. She thanked for the Board for their efforts.

Public Comment Closed.

The following motion was made:

MOTION: by **Walter Hill** pursuant to Article VII, Section 4(b) of the Zoning and Land Use Code to send a favorable recommendation for the City Council's consideration to adopt a new comprehensive plan – Legacy Lewiston – as edited by the Planning Board, and that the plan was prepared with the intent of complying with the Growth Management Act (30 M.R.S.A. §§ 4312 - 4350.), that it includes all of the applicable required elements of the Maine Comprehensive Plan Review Criteria Rule (07-105 CMR 208).
Second by **Michael Marcotte**.

VOTED: 7-0 (Passed)

V. OTHER BUSINESS:

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

David explained tomorrow night's workshop with the Council regarding Comprehensive Plan.

Michael discussed the financial losses continuing with the parking garages after being provided data for FY2015..

James Lysen invited the Board to the Nutrition Center, they are having a bike/ped meeting at 4:30 on February 23, 2016.

The Board continued discussion about MDOT's lack of input from communities, complete street policies, and the burying of underground utilities.

VI. READING OF MINUTES: Adoption of the January 11, 2016, January 25, 2016, February 1, 2016 and February 8, 2016 draft minutes.

The following motion was made:

MOTION: by **Pauline Gudas** to accept the January 11, 2016 draft minutes as presented. Second by **Walter Hill**.

VOTED: 7-0 (Passed)

The following motion was made:

MOTION: by **Pauline Gudas** to accept the January 25, 2016 draft minutes as presented. Second by **Normand Anctil**.

VOTED: 7-0 (Passed)

The following motion was made:

MOTION: by **Pauline Gudas** to accept the February 1, 2016 draft minutes as presented. Second by **Normand Anctil**.

VOTED: 7-0 (Passed)

The following motion was made:

MOTION: by **Michael Marcotte** to accept the February 8, 2016 draft minutes as amended. Second by **Walter Hill**.

VOTED: **6-0-1 (Passed)**
Pauline Gudas Abstained

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

MOTION: by **Normand Anctil** that this meeting adjourns at 6:35 p.m. Second by **Pauline Gudas**.

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

The next regularly scheduled meeting is for Monday, March 14, 2016 at 5:30 p.m.

Respectfully Submitted:



Michael Marcotte, Secretary *ELL*