

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for March 14, 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, Sandra Marquis, Paul Madore, Pauline Gudas and Michael Marcotte

Members Absent: Normand Anctil

Associate Member Present: Sonia Taylor and Zachary Pettengill

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

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

- III. **CORRESPONDENCE:** None

Sonia Taylor was appointed full voting member for this meeting.

- IV. **PUBLIC HEARINGS:**

A petition by Rubellite, LLC to rezone the property at 200 College Street from the Institutional Office (IO) district to the Neighborhood Conservation "B" (NCB) district, to include but not be limited to the permitting of lodging houses.

David summarized the staff comments. Bruce asked for clarification on lot sizes and density requirements. Michael asked about the ability to include the other properties in the rezoning request. Paul noted there is an existing lodging house a couple of blocks down the street. Sonia asked the petitioner for an explanation as to why he did not know about the zoning not permitting lodging houses. Fred Greenwood summarized his history with the property. Sonia asked for clarification on the zoning of this property, densities, and staff's history with the property. David explained zoning and land use permitting process versus assessing process and the need for a change of use permit. Sonia noted to the applicant that given existing neighborhood densities, no more two units would be allowed if not operated as a lodging house. Gil noted it was last used as a multifamily in 1985, with the last permitted use being group home.

Bruce asked how many lodgers could be in the structure and staff said it would be limited to 12 based upon the last permitted use of the property as group home. Paul asked how payments are made and Fred noted payments are made individually by the tenants. Fred indicated approximately five spaces on-site.

Public Comment:

Stephen Fraser, 96 Elm Street asked what the difference between a lodging house and multi-family was and what limits the number of students. Gil explained the difference and noted the number is limited by parking and conditions of a use permit.

George Greenwood, owner of 200 College noted he owns property on this block in the IO district and will need to rezone his property as he is renting to students. He said he was Fred's uncle.

Myra Murphy, 20 Davis Street stated that traffic, disruptions, noise, and trash are a problem due to these lodging houses, referring to properties with college students. She said that neighborhood disruptions must be considered. Paul asked what she recommends for a solution and she suggested additional parking on site or at Bates College. She said these tenants have not been good neighbors.

Paul noted that Bates promised students would park on campus and enforcement must be followed up. George Greenwood noted speed limits are not posted on College Street and staff referenced on-street parking and the ability to enforce off campus parking versus the conditions of Bates dorm approval. Paul noted Bates needs to address their parking issue. Zachary noted this request is about rezoning, not about parking.

Steve Cotler, 23 White Street questioned the purpose of the NCB district requirements. Steve noted no parking enforcement exists. Pauline suggested neighbors show up at a City Council meeting with their concerns about parking. Michael indicated parking needs to be considered when looking at uses in the neighborhood.

Bruce noted that anyone can park on the street recognizing it can be an issue around Bates. Walter noted parking concerns and that this request is for a rezoning. Sonia noted lodging at this property will not be limited to Bates students.

Paul said that Bates College approvals and policies need to be implemented and Lewiston Public Works should post speed limits. Bates College's parking issues should not impact or discourage private investors versus property owners turning over properties to Bates. Walter asked if Bates could make students park on campus and David said he would need to check the conditions of the new dorms approval, but unless a specific policy is adopted, students can park on the street.

Public Comment Closed

David explained traffic schedule with respect to on street parking regulations. Michael said he would rather see the entire block rezoned or a possible conditional rezoning. He would rather not see a single property rezoned. Paul believes that Bates should be fully responsible for their parking issues.

The following motion was made:

MOTION: by **Paul Madore** 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 Rubellite, LLC to rezone the property at 200 College Street from the Institutional Office (IO) district to the Neighborhood Conservation "B" (NCB) district. Second by **Sandra Marquis**.

Discussion: Michael asked about amending the motion to include the entire block or regulate lodging houses as a conditional use. Staff explained the motion is specific to the petitioner's request. Michael made a motion to regulate lodging houses as a conditional use. Staff noted the action must be limited to the specific request. Anything different would require the Board to initiate an amendment and a new public hearing. There was no second to Michael's motion; the motion died.

VOTED: 5-2 (Passed)

Michael Marcotte & Pauline Gudas Opposed

Michael and Pauline noted they did not like the request being limited to a single property and that it should have included the other three properties zoned IO on that block.

Discussion continued whether the Board should initiate an amendment at this time to include the additional properties. Staff suggested reaching out to those property owners to see if they are interested.

V. OTHER BUSINESS:

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

Michael and others expressed concerns to be shared with City Council and staff about the need for speed limit signs and for Bates College to be responsible for their parking and to enforce the requirements in place. Discussion followed about wayfinding signs, the comprehensive plan, and about charity benefits for Linda Scott's husband.

VI. READING OF MINUTES: Adoption of the February 22, 2016 draft minutes.

No action was taken on the February 22, 2016 draft minutes. They will be adopted at the March 28, 2016 meeting.

- VII. **ADJOURNMENT:** The following motion was made to adjourn.
MOTION: by **Pauline Gudas** that this meeting adjourns at 7:45 p.m. Second
by **Sandra Marquis**.
VOTED: **7-0 (Passed)**

The next regularly scheduled meeting is for Monday, March 28, 2016 at
5:30 p.m.

Respectfully Submitted:

Michael Marcotte

Michael Marcotte, Secretary *CLL*