

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for June 13, 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, Paul Madore, Pauline Gudas and Michael Marcotte

Associate Members Present: Sonia Taylor and Zachary Pettengill

Staff Present: David Hediger, City Planner

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:** None

Sonia Taylor was appointed full voting member for this meeting.

- V. **OTHER BUSINESS:**

- a) 422 Pleasant Street Disposition

David summarized the request and noted the title has been cleared contrary to the staff's memo. He provided an explanation on a quit claim deed vs. a warranty deed.

Mike said \$55,000 for a minimum bid is too low and suggested \$65,000. Pauline noted the building is in very rough shape. Mike noted higher bids have been received based on past recommendations. Sonia expressed concern with asking too much, which may discourage any reinvestment. Paul suggested \$65,000 and said there needs to be an incentive to redevelop. He recommended using the assessed valuation. – Normand would like to get it on the tax role as soon as possible.

The following motion was made:

MOTION: by **Pauline Gudas** 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 422 Pleasant Street with a minimum bid of \$55,000. Second by **Walter Hill**.

VOTED: 7-0 (Passed)

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

Walter asked about a marijuana healing facility proposed at 643 Main St. by Troy Allen Staff will investigate.

Bruce asked if the Public Works policy regarding granite survey posts can be changed. He said it is unnecessary and costly, referring to Apple Valley Estates. David was not sure if this is city policy. Walter supported a change in the policy. Bruce suggested a recommendation be made to Public Works to reconsider.

Bruce asked for an update regarding the elementary school project. David explained delays are due to federal funding from the 1970's for recreation and park improvements and the need to compensate for park space that no longer exists.

VI. READING OF MINUTES: Adoption of the April 25, 2016 and May 9, 2016 draft minutes.

The following motion was made:

MOTION: by **Walter Hill** to accept the April 25, 2016 draft minutes as amended. Second by **Sonia Taylor**.

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

The following motion was made:

MOTION: by **Pauline Gudas** to accept the May 9, 2016 draft minutes as amended. Second by **Normand Anctil**.

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

Additional discussion: There was a discussion about the chicken amendment going to the City Council workshop. Paul expressed frustration with the Planning Board not being open-minded when considering Suzuki's appeal and that Planning Board members at the City Council meeting did not accurately represent what was discussed at the Planning Board meeting. He said the Suzuki's had been railroaded by the Planning Board. Bruce noted that any member of the Planning Board has the opportunity to speak at the Council meetings and said he shared Paul's position at the City Council meeting. Zach questioned why Paul did not speak up at the Planning Board meeting with his concerns. Paul said he felt he did express his concerns at that meeting. He said he also shared his concerns with Administration regarding the behavior of the Board.

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

MOTION: by **Walter Hill** that this meeting adjourns at 6:30 p.m. Second by **Pauline Gudas**.

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

The next regularly scheduled meeting is for Monday, June 27, 2016 at 5:30 p.m.

Respectfully Submitted:

A handwritten signature in black ink that reads "Michael Marcotte" followed by a stylized flourish or initial.

Michael Marcotte, Secretary