

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for January 23, 2017

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- 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, John Butler, Normand Anctil, Sandra Marquis, Paul Madore, Pauline Gudas and Michael Marcotte

**Associate Member Present:** Sonia Taylor and Zachary Pettengill

**Staff Present:** David Hediger, City Planner and Linda Tripp, Administrative Assistant

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

- III. **CORRESPONDENCE:** None

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

Bruce welcomed newly appointed Planning Board member John Butler and reappointed member Pauline Gudas and noted all members will be participating in election of officers.

The following motion was made:

**MOTION:** by **Norm Anctil** to elect Bruce Damon as Chairperson. Second by **John Butler**.

**VOTED: 8-0-1 (Passed. Bruce abstained.)**

The following motion was made:

**MOTION:** by **Sandra Marquis** to elect Pauline Gudas as Vice Chairperson. Second by **Zachary Pettengill**.

**VOTED: 4-0-2 (Passed. Bruce and Pauline abstained.)**

**MOTION:** by **Paul Madore** to elect Michael Marcotte as its Vice Chairperson. Second by **Sonia Taylor**.

**VOTED: 2-0-2 (Bruce and Michael abstained)**

The following motion was made:

**MOTION:** by **Bruce Damon** to elect Sonia Taylor as its Secretary. Second by **Sandra Marquis**.

**VOTED: 8-0-1 (Passed. Sonia abstained.)**

- V. **ADOPTION OF PLANNING BOARD RULES AND PROCEDURES**

The following motion was made:

**MOTION:** by **John Butler** to adopt the City of Lewiston Planning Board Handbook. Second by **Paul Madore**.  
**VOTED:** **9-0 (Passed)**

**VI. PUBLIC HEARINGS:** None

**VII. OTHER BUSINESS:**

a) Recommendation regarding the disposition of 8 South Temple Street and 28 Wakefield Street

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 8 South Temple Street. Second by **Norm Ancil**.

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

**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 28 Wakefield Street. Second by **John Butler**.

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

b) Update on the LCIP:

David asked the Board if they had any questions to share with staff in advance of the public hearing. The Board noted the following:

Page 3: Authorized, Unissued debt: what does this consist of? How much is tied to which past school projects?

Page 7: A lot of concern about exceeding the 80% authorized debt limit.

Pages 13-19: Airport funding, do we continue to contribute even if Auburn doesn't?

Page 25: might this number be reduced given the decrease in demolitions and the amount of funds replenishing the account from the owners of the demolished structures?

Page 28: A lot of concern about the parking garage for various reasons: not needed at this time; put off until FY2019; make the developer pay for parking; concerns with the new garage not counting toward the original Platz parking agreement; suggestion of calling up the bond of \$4.6 owed to Platz if we do not construct garages; LCIP does not factor in additional funds to meet the Platz contract; what properties would be owed to Platz if we do not provide spaces; recognize the need for the item to go to referendum and if so, should be held during a regular election event (i.e. November).

Page 30: are any of these camera improvements included for Kennedy Park (i.e. monitoring the bandstand)?

Pages 31-38: no specifics, but a request for more details on LFD improvements.

Page 64: more information on implementation of Kennedy Park: what improvements are being proposed and when? Is it worth it given issues with vandalism? Costs seem very high? What's being done to protect investments (see page 30 above)?

Page 75: which vehicles are in urgent need for replacement and which ones are "wish-list" items?

The Board as if department heads could be available for the public hearing on 2/6 in advance of Charter deadline of 2/13.

c) Update on the conditional rezoning of 209 Webster Street:

David provide the Board an update on the Council's action to have the applicant go back to the Planning Board to revised the proposed conditional rezoning in attempt to address the neighbors' concerns. It's up to the applicant as to when this may return to the Board, but likely in March or April.

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

None

**VIII. READING OF MINUTES:** Adoption of the November 28, 2016 and December 19, 2016 draft minutes.

The following motion was made:

**MOTION:** by **John Butler** to accept the November 28, 2016 draft minutes as presented. Second by **Norm Anctil**.

**VOTED:** **5-0-2 (Passed. Sandra Marquis and John Butler abstained.)**

The following motion was made:

**MOTION:** by **John Butler** to accept the December 19, 2016 draft minutes as presented. Second by **Norm Anctil**.

**VOTED:** **5-0-2 (Passed. Sandra Marquis and John Butler abstained.)**

**IX. ADJOURNMENT:** The following motion was made to adjourn.

**MOTION:** by **Pauline** that this meeting adjourns at 7:00 p.m. Second by **Norm Anctil**.

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

The next regularly scheduled meeting is for Monday, February 13, 2017 at 5:30 p.m.

Respectfully Submitted:

Sonja Taylor, Secretary