

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for February 15, 2017

- 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 5:40 p.m. Chairperson, Bruce Damon, chaired the meeting.

Members in Attendance: Bruce Damon, John Butler, Normand Anctil and Michael Marcotte

Members Absent: Sandra Marquis, Paul Madore and Pauline Gudas

Associate Member Present: Sonia Taylor

Associate Member Absent: Zachary Pettengill

Sonia Taylor was appointed full voting member for this meeting.

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

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

- III. **CORRESPONDENCE:** LPW Comments re: Lewiston Elementary School dated 2/10/17 from Ryan Barnes to David Hediger; Letter re: New Elementary School and High School Athletic Fields dated 2/13/17 from Harriman to David Hediger; Email dated 2/12/17 from Stoneybrook Consultants, Inc. to David Hediger.

- IV. **PUBLIC HEARINGS:**

- a) Request by Harriman Associates on behalf of Lewiston Public Schools for the construction of a new elementary school and new high school athletic fields at 145 Birch Street/156 East Ave/400 Bartlett Street.

Frank Crabtree of Harriman gave complete overview of project then welcomed questions from the board.

Norm Anctil and Sonia Taylor questioned if any security cameras or lighting would be present on the walking paths utilized by students. Jeff Larimer of Harriman responded that while there would be adequate lighting no security cameras are proposed at this time.

Sonia Taylor inquired about the impact and safety of students who usually walk as well as those that take the bus. Bill Webster, Lewiston School Superintendent stated that safety is a concern and will be addressed by the new school staff to assure student safety.

Michael Marcotte asked for an update on mitigation related to DEP permitted. Bill Webster noted that a funding source needs to be determined to pay for required mitigation.

Norm Anctil asked if the Hudson Bus site needed mitigation or clean-up. Bill Webster explained the clean-up needed and mitigation involving other sites. David Hediger noted that the Hudson Bus site is not part of this permitting process and will need separate approval from the city.

Michael Marcotte requested clarification regarding streams and sewer lines. Frank Crabtree spoke of culvert use for sewage and stream control.

Discussion took place regarding entrance lighting, crosswalks and traffic lights on Bartlett Street. Frank Crabtree reviewed crosswalk location and stated no traffic lights were deemed necessary at this time.

The following motion was made:

MOTION: by **Norm Anctil** that the application submitted by Harriman Associates on behalf of Lewiston Public Schools for the construction of a new elementary school and new high school athletic fields at 145 Birch Street/156 East Ave/400 Bartlett Street meets all of the necessary criteria contained in the Zoning and Land Use Code, including but not limited to, Article XIII, Section 4 of the Zoning and Land Use Code, and that approval be granted, subject to the following conditions:

1. Evidence of the DEP site law and wetland alterations approval is provided prior to issuance of any building permits or construction activity.
2. The Planning Board provides a favorable recommendation for the City Council's consideration to permanently transfer city property to the State of Maine for the purpose of widening Bartlett Street as shown on the "Bartlett Street Off-Site Layout Plan", Sheet C100.1, dated 02-03-17 pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code and that the Council transfer the property prior to any building permits or construction activity.
3. The applicant work with staff to ensure exterior lighting is meeting the requirements of the 2009 International Building Code prior the issuance of any building permits or construction activity.
4. The applicant monitors on-street parking along Caron, Jefferson, and Birch Streets to avoid neighborhood complaints.
5. Athletic field lighting is limited to the football field unless an amended site plan and lighting photometric plan is submitted for the Planning Board's approval.
6. Prior to any certificate of occupancy being issued:
 - a. Evidence of the post-construction stormwater management guarantee having been recorded at the Registry of Deeds must be provided.

- b. Evidence of a final inspection of the storm water system shall be provided to the city by the designing engineer along with a written statement indicating that the storm water system and all site improvements have been completed in accordance with the approved plans.

Second by **John Butler**.

VOTED: 4-0-1 (Passed. Michael Marcotte Abstained)

- b) A recommendation from the Planning Board for the City Council's consideration on the FY 2018 Lewiston Capital Improvement Plan (continued from February 6, 2017).

The following motion was made:

MOTION: by **John Butler** pursuant to Article VII, Section 4(e) of the Zoning and Land Use Code to send a favorable recommendation for the City Council's consideration the adoption of the FY 2018 Lewiston Capital Improvement Program as presented, subject to the following reductions and reallocations:

1. Lincoln Street Parking Garage Phase II, page 28: implementation of this project is moved from FY2018 to FY2019.
 - a. The Board felt funding this project should be delayed given the uncertainty with the redevelopment of Bates Mill #5. Delaying this project also reduces the amount of authorized debt below the 80% limit.
2. Street Maintenance Program, page 52: \$621,675 is added to the total project cost for FY2018.
 - a. The Board noted that if the Lincoln Street Parking Garage is not funded in FY2018, the difference in funding to stay below the 80% bonded debt limit should be applied toward improving the city's streets.
3. Kennedy Park Master Plan, page 64. The FY2018 project costs should not exceed \$22,500 with funds used toward proposed amenities including a flagpole, trash receptacles, signs, and benches.
 - a. The Board had concerns with FY2018 project costs of \$339,000 and felt improvements at this time should be limited to specific amenities.
4. Sidewalk Maintenance & Rehabilitation, page 49: \$99,000 is added to the total project cost for FY2018.
 - a. The Board noted the poor conditions of sidewalks in the city and recalled the Public Works Director's comment that it will take hundreds of years to replace and/or rehabilitate the 86 miles of sidewalks at current funding levels.

Note: these reductions and reallocations result in a decrease of the 80% bond limit of \$217,500.

Second by **Norm Anctil.**
VOTED: 5-0 (Passed)

V. OTHER BUSINESS:

- a) Request by Stoneybrook Consultants, Inc. on behalf of Richard Belanger for an amendment to the Riverbend Commons Subdivision involving the property located a 1 Commons Drive postponed until next scheduled meeting of March 13, 2017.
- b) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board. None

VI. READING OF MINUTES: Adoption of the February 6, 2017 draft minutes.

No action taken on minutes at this meeting.

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

MOTION: by **John Butler** that this meeting adjourns at 7:20 p.m. Second by **Sonia Taylor.**

VOTED: 5-0 (Passed)

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

Respectfully Submitted:

Sonia Taylor, Secretary