

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for March 13, 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, Norm Ancil, 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:** Comprehensive Plan Implementation Matrix

VI. **PUBLIC HEARINGS:**

- a) To consider a request by Stoneybrook Consultants, Inc. on behalf of Richard Belanger for an amendment to the Riverbend Commons Subdivision involving the property located at 1 Commons Drive (postponed from the February 15, 2017 meeting).

David Hediger summarized the application. Mike Gotto of Stoneybrook Consultants reviewed project details. There was a discussion regarding any agricultural impact, flood zones, and conservation areas.

There were no public present.

The following motion was made:

**MOTION:** by **John Butler** pursuant to Article XIII, Section 3(k), Section 4, and Section 5 of the Zoning and Land Use Code to approve 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 (Lot 2). Second by **Paul Madore**.

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

- b) To consider an application submitted by Stoneybrook Consultants on behalf of Clariant to construct an 11,908 sf expansion to an existing manufacturing facility at 17 Foss Road.

David Hediger summarized the application. Mike Gotto of Stoneybrook Consultants reviewed project details then opened up the discussion to any questions from the board. John Butler commented that it was a good project and that it was nice to see company growth taking place. Michael Marcotte requested more information on lighting and Mike Gotto stated while all lighting

was not confirmed as of yet, the project would certainly meet all lighting standards. Normand Ancil commented that he too is pleased about the expansion and then questioned if the detention pond would pose any problems. Mike Gotto confirmed that it would not as any water would be dispersed slowly enough to avoid any problems. Sandra Marquis inquired about the revisions involving a retaining wall and Mike Gotto stated that it will be eliminated and they will use a rip-rapped slope instead. Bruce Damon questioned the types of chemicals/materials used at and delivered to this location. Russ Neal of Clariant stated that no hazardous materials are used on site and that the company's focus is plastic extrusion primarily produced for the medical industry.

There were no public present.

The following motion was made:

**MOTION:** by **Paul Madore** that the application submitted by Stoneybrook Consultant, Inc. of behalf of Clariant Corporation to construct an 11,908 square foot expansion to an existing manufacturing facility at 17 Foss Road including the potential expansion of an additional 7,087 square foot addition, 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) 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.
- 2) Prior to any certificate of occupancy being issued:
  - a) Evidence of the post-construction storm water 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: 7-0 (Passed)**

- c) To consider an application submitted by Stoneybrook Consultants on behalf of One Mollison Way, LLC to amend the Spare-Time Recreation Subdivision, and construct a Subway sandwich shop and a second 3,000 sf commercial building at 1 Mollison Way (Lot 29 Spare-Time Recreation Subdivision).

David Hediger summarized the application. Mike Gotto of Stoneybrook Consultants reviewed project details then opened up the discussion to any questions from the board. Paul Madore questioned the sites elevation related to the abutting King Avenue properties and erosion control measures and Mike Gotto assured him that neither would be a problem. Bruce Damon and Michael Marcotte asked for clarification about the 50' buffer. Mike Gotto stated that no activity was proposed to occur in the buffer. Normand Anctil inquired if current storm drain could handle the project improvements and Mike Gotto clarified the existing system was more than adequate given the previously approved design of the subdivision. Paul Madore questioned the future of the existing Subway and Mike Gotto confirmed it would be closed.

There were no public present.

The following motion was made:

**MOTION:** by **Michael Marcotte** that the application submitted by Stoneybrook Consultant, Inc. on behalf of One Mollison Way. LLC for an amendment to the Spare-Time Recreation Subdivision, Amended Subdivision Plan – Lot 29, meets all of the necessary criteria contained in the Zoning and Land Use Code, including but not limited to, Article XIII, Sections 4 and 5 of the Zoning and Land Use Code, and that approval be granted. Second by **Normand Anctil**.

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

The following motion was made:

**MOTION:** by **John Butler** that the application submitted by Stoneybrook Consultant, Inc. on behalf of One Mollison Way. LLC for the construction a Subway sandwich shop and a second 3,000 sf commercial building at 1 Mollison Way (Lot 29 Spare-Time Recreation Subdivision) 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) 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.
- 2) Prior to any certificate of occupancy being issued:
  - a) Evidence of the post-construction storm water 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 **Normand Ancil**.

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

- d) To consider an application submitted by Tighe & Bond on behalf of Compounding Solutions, LLC for the construction of a 40,000 sf addition to an existing manufacturing facility at 258 Goddard Road.

David Hediger summarized the application. Bradlee Mezquita of Tighe & Bond reviewed the project details, comments from Public Works, and then opened up the discussion to any questions from the board. Discussion took place regarding grades and drainage. Zachary Pettengil questioned if a standing water issue would be created along Challenger Drive and Bradlee Mezquita assured the board it would not.

Paulin Gudas requested motion be amended to reflect actual square footage of 42,336.

The following motion was made:

**MOTION:** by **Paul Madore** that the application submitted by Tighe & Bond on behalf of Compounding Solutions, LLC for the construction of a 42,336 sf addition to an existing manufacturing facility at 258 Goddard Road 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) 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.
- 2) Prior to any certificate of occupancy being issued:
  - a) Evidence of the post-construction storm water 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 **Sandra Marquis**.

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

**V. OTHER BUSINESS:**

a) Comprehensive Plan Implementation Discussion

David indicated funding is available for implementation of comprehensive plan. Suggested the Board may want to focus on form based codes and parking. The Board discussed both of these items. Bruce asked that it be placed on the next agenda for additional discussion.

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 and February 15, 2017 draft minutes.

The following motion was made:

**MOTION:** by **Michael Marcotte** to accept the February 6, 2017 draft minutes as presented. Second by **Sandra Marquis**.

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

The following motion was made:

**MOTION:** by **Michael Marcotte** to accept the February 15, 2017 draft minutes as amended. Second by **Normand Anctil**.

**VOTED: 5-0 (Passed)**  
**Pauline Gudas and Paul Madore Abstained**

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

**MOTION:** by **Paul Madore** that this meeting adjourns at 7:40 p.m. Second by **Normand Anctil**.

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

The next regularly scheduled meeting is for Monday, March 27, 2017 at 5:30 p.m.

Respectfully Submitted:

Sonia Taylor, Secretary