

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for September 25, 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 5:30 p.m. Chairperson, Bruce Damon, chaired the meeting.

Members in Attendance: Bruce Damon, John Butler, Normand Anctil, Sandra Marquis, Pauline Gudas and Michael Marcotte

Associate Member Present: Kristine Kittridge and Zachary Pettengill

Kristine Kittridge was appointed full voting member for this meeting.

Staff Present: David Hediger, City Planner; Linda Tripp, Administrative Assistant and Lincoln Jeffers, Director of Economic & Community Development.

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

To consider an application submitted by Alex Olson for a new conditional use permit to expand the existing 18 hole disc golf course at 455 Grove Street to 36 holes (continued from the September 11, 2017).

David Hediger read staff comments. Alex Olson provided a summary of the project. Bruce Damon inquired if there had been any complaints from the Public Works Department or the Police Department and was informed by David Hediger that there had not been any complaints to those departments. Staff had received a complaint regarding the required buffer from abutting property lines. Sandra Marquis questioned if there were currently enough parking spaces to meet the existing need and Alex Olson confirmed that parking space has not been a problem. Normand Anctil inquired if the course required mowing and Alex Olson stated the area is mostly maintained by the use of a weed whacker.

Bruce Damon opened the discussion to the public. No one spoke in support of or in opposition to the project. Bruce Damon closed the discussion to the public.

The following motion was made:

MOTION: by **Normand Anctil** that the application submitted by Alex Olsen meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article X, Section 3 and Article XIII, Section 4 of the Zoning and Land Use and to grant approval expand the existing 18 hole disc golf course at 455 Grove Street to 36 holes subject to the following conditions:

1. The conditional use permit is valid for a period of 24-months from the date of approval to be consistent with the 24-month expiration of development review approved projects. This should be noted on the site plan.

2. The "General Map Notes" included in the application should be added to the site plan along with a note explaining the purpose of said plan is for the expansion of the existing 18 hole disc golf course at 455 Grove Street to 36 holes.

Second by **John Butler**.

VOTED: 7-0 (Passed)

V. OTHER BUSINESS:

- a) Recommendation for the disposition of city owned property at 188 Lincoln Street.

David Hediger read staff comments. Lincoln Jeffers gave an overview of the project. Sandra Marquis inquired what would happen if the building were to be redeveloped and then the city decided to build a parking garage on the abutting property. Lincoln Jeffers stated that the developer is aware that it is possible in the future that a parking garage could exist on the neighboring lots. Normand Anctil asked if there was any onsite parking for staff of the proposed project and Lincoln Jeffers stated that there was not and that the developer would be dependent upon public parking. Michael Marcotte asked what remained for spaces to be constructed per the parking agreement with Platz Associates with regards to the Mill 5 project to which Lincoln Jeffers answered approximately 550 spaces. Michael Marcotte stated his primary concern is the lost opportunity to build a garage in that area in the future and that he believes the parcel is worth more than what the city will get in return for it. Bruce Damon stated that he is not in favor of the project as he feels it is not a good deal for the city. At a minimum he feels that the city should receive 50% of the assessed value of the land as well as recover any abatement costs incurred. He also feels the future value to the city with regards to an additional parking garage far outweighs any benefit gained. He stated that the city's neglect of the property is unacceptable and that selling the site to a developer for \$1.00 sends the message that the parking demand for the parking garage is gone and that the Mill 5 project will not happen. Lincoln Jeffers agreed that the building was not maintained but that it was due to the city's expectation of tearing it down. He also stated Bruce's conclusion that there is no need for future parking due to a lack of development is inaccurate. Normand Anctil stated that if the city retained the property it would have a \$30,000.00 investment to tear it down and that any income received over the next ten years as well as saving demo costs would certainly justify the transaction. John Butler spoke in favor of the project. Michael Marcotte stated that the disposition of this property only increases the cost of a future parking garage and that he is not in favor of the project.

The following motion was made:

MOTION: by **Normand Anctil** 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 188 Lincoln Street. Second by **Pauline Gudas**.

VOTED: 5-2 (Passed)

Bruce Damon and Michael Marcotte Opposed

Note: The opposing votes were cast due to a number of concerns, including: selling the property for well less than the assessed value; not recouping the abatement costs already spent by the city; potential increased cost of constructing a parking garage around this property; that property should be land banked to allow the city to properly site a parking garage; that the long term planning for this site as referenced in the Riverfront Master Plan calls for future development of a parking garage; and, the future value of a parking garage and redevelopment associated with its use (i.e. Mill #5, Hill Mill, Continental Mill) outweigh the value in return expected from this site.

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

John Butler expressed his appreciation for Paul Madore's contribution to the board over the years and wanted to recognize him for his past efforts.

VI. READING OF MINUTES: Adoption of the September 11, 2017 draft minutes.

The following motion was made:

MOTION: by **Bruce Damon** to accept the September 11, 2017 draft minutes as presented. Second by **Normand Anctil**.

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

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

MOTION: by **John Butler** that this meeting adjourns at 6:15 p.m. Second by **Pauline Gudas**.

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

The next regularly scheduled meeting is for Monday, October 23, 2017 at 5:30 p.m.

Respectfully Submitted:

John Butler, Secretary