

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for October 23, 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, Pauline Gudas and Michael Marcotte

Members Absent: Sandra Marquis

Associate Member Present: Zachary Pettengill and Kristine Kittridge

Zachary Pettengill and Kristine Kittridge were appointed full voting members for this meeting.

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

- II. **ADJUSTMENT TO THE AGENDA:** The board agreed to begin the meeting with agenda item V (a).

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

- a) An application submitted by Harriman on behalf of Lewiston Public Schools to install athletic field lighting on the new high school baseball/field hockey field between Caron Street and Birch Street and located at 156 East Avenue.

David Hediger read staff comments. Bill Webster, Lewiston School Superintendent reviewed the request. Frank Crabtree and John Tarr of Harriman gave a complete overview of the project then welcomed any questions. Bruce Damon opened the discussion to the board. Normand Anctil questioned the affect if any, of the proposed lighting to the surrounding homes. John Tarr gave a detailed explanation of how lighting is measured and how it would affect any neighbors. Jason Fuller, Lewiston High School Athletic Director, explained which sport activities would typically utilize the new field and gave the approximate number of games for each one.

Bruce Damon opened the discussion to the public. Darleen Miller of 1 Germaine Street expressed her concerns regarding an increase in area traffic and pedestrians as well as impact on home values and property taxes. She is in favor of sports in general, but worries about over use of the field as well as costs to light the field. Bill Webster confirmed the cost of lighting per game has been considered and assured the board that any outside group requesting use of the field would be required to pay a fee. Bruce Damon closed the discussion to the public.

Bruce Damon inquired if the field would be accessible to the general public to which Jason Fuller stated that the Department of Recreation would control field access. Michael Marcotte asked if people who requested use of the field would be charged additionally for the use of lighting. Jason Fuller confirmed that it would be a consideration and that they would be charged accordingly. Michael Marcotte questioned security for the area and Jason Fuller confirmed security cameras would be present and that local police would patrol the area.

The following motion was made:

MOTION: by **John Butler** that the application submitted by Harriman on behalf of Lewiston Public Schools to install athletic field lighting on the new high school baseball/field hockey field between Caron Street and Birch Street and located at 156 East Avenue 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). Second by **Normand Anctil**.

VOTED: 7-0 (Passed)

- b) An amendment to the Code of Ordinances of the City of Lewiston pertaining to lodging houses, dwelling units, and the adoption of the Neighborhood Conservation "B" overlay district including: Appendix A, Article II, Section 2, Definitions; Article IV, Section 2, Zoning Districts; Article XI, Section 24. Additional District Regulation Requirements; and, Article XII, Section 11. In-law apartment standards.

David Hediger read staff comments.

Bruce Damon opened the discussion to the public. Fred Greenwood, owner of 32 Davis Street and 200 College Street, expressed concern for any impact the proposed amendment might have on his existing lodging houses. He stated that he prefer the wording of the amendment be revised to address grandfathering of such properties and wants the wording very clear to avoid any possible confusion or future litigation. George Greenwood who owns property in the district also expressed concerns for how the amendment might impact any annual licensing or fire codes for his lodging house. Thomas Legere owner of 42 White Street spoke of the renovations and many improvements made to his property which he said were possible only due to the income earned from his lodging house. He stated that he selected area contractors and suppliers to do his work in an effort to contribute to the local economy. He said that the safety of his tenants is very important to him but that he also has concerns as to how the proposed amendment would affect his investment. Stan Pelletier of the Lewiston Auburn Landlords Association and resident of 28 South Surry Lane stated that he is not in favor of the rezoning. He feels all landlords are responsible for their own tenant's bad behavior and should take appropriate actions when necessary. Gertrude Chasse of 11 White Street spoke of the changes she has seen in the neighborhood during her 48 years as a resident. She feels the lack of supervision due to the absence of a landlord living in or near the lodging

house contributes considerably to the bad behavior of some students. She requested the board do their absolute best to preserve the neighborhood.

Bruce Damon closed the discussion to the public.

John Butler suggested possibly tabling the issue until the next meeting allowing for additional clarification to the wording of the amendment. Michael Marcotte stated he preferred the wording be exact prior to any vote. Normand Anctil requested further clarification regarding grandfathering be included in the amendment. David Hediger stated he was open to revising the amendment and addressed several concerns raised throughout the public discussion. Michael Marcotte requested clarification on the description of what is considered to be family which was provided by David Hediger. Pauline Gudas spoke in support of the amendment. She stated that landlords with problem tenants are responsible for their behavior and need to take appropriate action. She also stated that residents in the area deserve privacy and respect as well as peace and quiet. Zachary Pettengill said he feels there may be a better way to accomplish the desired goal and prefers there be language change to the amendment as well.

The following motion was made:

MOTION: by **John Butler** to continue this item until the next Planning Board meeting on November 13, 2017. Second by **Zachary Pettengill**.

VOTED: 5-2 (Passed. Bruce Damon and Pauline Gudas Opposed)

Bruce Damon called for a 5 minute recess.

V. OTHER BUSINESS:

- a) A de minimis change request for an amendment to the Latulippe Development: Revision 5.

David Hediger summarized the request.

The following motion was made:

MOTION: by **Pauline Gudas** pursuant to Article XIII, Section 4(k) and 5 of the Zoning and Land Use Code to approve a de minimis change request for an amendment to the Latulippe Development: Revision 5, increasing the building envelope on lot 9B. Second by **John Butler**.

VOTED: 7-0 (Passed)

- b) Recommendation requested for land acquisition: 623 Webster Street.

Edward Barrett summarized the request that the City has been working with the State Bureau of Parks and Lands in effort to satisfy their requirements related to Land Water Conservation Fund (LWCF) projects from the 1970's. These efforts include finding replacement property of equal or higher market

value to substitute for properties no longer in use from when funding was provided in the 1970's.

The following motion was made:

MOTION: by **Michael Marcotte** 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 acquisition of 623 Webster Street. Second by **Zachary Pettengill**.

VOTED: 7-0 (Passed)

- c) Update on concept plan for Cote Park, East Cote Street.

Edward Barrett provided the board with an update.

- d) Update on Proposed Historic Trail: Museum in the Street.

David Hediger provided the board with an update.

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

Pauline Gudas expressed concerns for new construction taking place on Ball Park Road which she stated is currently too narrow to allow access to emergency services. David Hediger agreed to look into her concerns and update the board at the next meeting.

VI. READING OF MINUTES: Adoption of the September 25, 2017 draft minutes.

The following motion was made:

MOTION: by **Pauline Gudas** to accept the September 25, 2017 draft minutes as presented. Second by **Normand Anctil**.

VOTED: 7-0 (Passed)

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

MOTION: by **Bruce Damon** that this meeting adjourns at 7:40 p.m. Second by **John Butler**.

VOTED: 7-0 (Passed)

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

Respectfully Submitted:

John Butler, Secretary