

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for JANUARY 22, 2018

- 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, Kristine Kittridge and Benjamin Martin

Associate Member Present: Lucy Bisson

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**

The following motion was made:

MOTION: by **Normand Anctil** to elect Bruce Damon as Chairperson. Second by **Pauline Gudas**.

VOTED: 7-0-1 (Passed. Bruce Damon abstained)

The following motion was made:

MOTION: by **Sandra Marquis** to elect Pauline Gudas as Vice Chairperson. Second by **Normand Anctil**.

VOTED: 7-0-1 (Passed. Pauline Gudas abstained)

The following motion was made:

MOTION: by **Benjamin Martin** to elect John Butler as Secretary. Second by **Sandra Marquis**.

VOTED: 7-0-1 (Passed. John Butler abstained)

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

The following motion was made:

MOTION: by **Normand Anctil** to adopt the City of Lewiston Planning Board Handbook. Second by **John Butler**.

VOTED: 7-0 (Passed)

- VI. **PUBLIC HEARINGS:**

- a) A petition submitted by Normand Lamie on behalf of Roger Roberge and Brian Langlois to amend the existing Neighborhood Conservation "B" (NCB)

contract zoning agreement for the property at 299 River Road to allow business, professional, and engineering offices occupying less than 5,400 square feet of total floor space.

The following motion was made:

MOTION: by **John Butler** to hear the application. Second by **Sandra Marquis**.

VOTED: 7-0 (Passed)

David Hediger read staff comments. Normand Lamie summarized the request accompanied by Roger Roberge and Brian Langlois. Bruce Damon requested lot size and frontage clarification which was provided by David Hediger. Normand Anctil inquired about the possibility of lot splitting in the future. Lucy Bisson questioned if Brian Langlois intended to reside on the premises and Brain stated that he would not; the house would be rented with office space in current retail shop.

The following motion was made:

MOTION: by **John Butler** pursuant to Article VII, Section 4 and Article XVII, Section 5 of the Zoning and Land Use Code to send a favorable recommendation to the City Council to amend the existing Neighborhood Conservation “B” (NCB) contract zone at 299 River Road (to allow business, professional, and engineering offices occupying less than 5,400 square feet of total floor space). Second by **Normand Anctil**.

VOTED: 7-0 (Passed)

- b) An application submitted by Jones Associates, Inc. on behalf of the Estate of Armande A. Poulin for a six-lot residential subdivision of the land at 56 Ferry Road.

The following motion was made:

MOTION: by **Benjamin Martin** to hear the application. Second by **Sandra Marquis**.

VOTED: 7-0 (Passed)

David Hediger read staff comments. Rick Jones and Marcel Poulin summarized the request. Normand Anctil questioned if the intent was to build homes to sell or to sell lots only. Rick Jones informed the board that the intent is to sell lots only. John Butler, Bruce Damon and Lucy Bisson all spoke in favor of the project. Bruce Damon opened the discussion to the public. No public spoke.

The following motion was made:

MOTION: by **Normand Anctil** pursuant to Article XIII, Section 4 and 5 of the Zoning and Land Use Code to approve an application submitted by Jones Associates, Inc. on behalf of the Estate of

Armande A. Poulin for a six-lot residential subdivision of the land at 56 Ferry Road. Second by **Kristine Kittridge**.

VOTED: 7-0 (Passed)

- c) A petition submitted by Walsh Engineering on behalf of Dirigo Credit Union to rezone the property at 381 and 391 Main Street from Community Business (CB) to the Centreville (CV) district to support the redevelopment of the site with new structures and parking.

David Hediger read staff comments. Thomas Greer of Walsh Engineering summarized the project. Lucy Bisson questioned the height of the proposed structure and Thomas Greer informed her that it would be two stories. Bruce Damon inquired about future parking needs and Thomas Greer stated that a two story parking garage is part of the plan. John Butler and Benjamin Martin spoke in favor of the project

The following motion was made:

MOTION: by **Normand Anctil** pursuant to Article VII, Section 4 and Article XVII, Section 5 of the Zoning and Land Use Code to send a favorable recommendation to the City Council to rezone the property at 381 and 391 Main Street from Community Business (CB) to the Centreville (CV) district. Second by **Kristine Kittridge**.

VOTED: 7-0 (Passed)

VII. OTHER BUSINESS:

- a) Recommendation regarding the disposition of 147 Sabattus Street.

The following motion was made:

MOTION: by **Normand Anctil** to continue the recommendation until the next meeting on February 12, 2018 in order to obtain the value of any liens, lost revenue and demolition. Second by **Sandra Marquis**.

VOTED: 7-0 (Passed)

- b) Discussion on the LCIP.

David noted the public hearing on the LCIP will be scheduled for the February 12, meeting. He asked the Board to provide any comment or questions in advance of that meeting. Members suggested the following:

- Page 27, Lincoln Street parking garage: defer the parking garage another year or two, given uncertainty of Mill 5.
- Page 54, CSO Storage, Franklin Pasture: defer one year.
- Page 74: Kennedy Park: defer and reduce, or don't fund. As with last year; concerns about excessive amount of request, current high maintenance and upkeep of park exists now.

- Page 77: Marcotte Park: defer one year.
 - Page 80: defer one year. Also, questions about accuracy of older scales and what specifically we receive for revenue associated with scale activity (i.e. funds received associated with use of the scales).
 - Requested administration and/or the finance director attend the hearing, if available.
- c) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

Bruce Damon requested an update on the Lincoln Street Fire Station and also wanted to know when the City Council would have Bates Mill 5 on their agenda. David Hediger stated that he would provide the requested information at either the next meeting or via email.

The board discussed who would best represent the Planning Board at future Community Development Block Grant Citizen Advisory Committee meetings.

The following motion was made:

MOTION: by **Bruce Damon** to elect Pauline Gudas as the Planning Board representative for the Community Development Block Grant Citizen Advisory Committee. Second by **Benjamin Martin**.

VOTED: 6-0 (Passed, Pauline Gudas abstained)

VIII. READING OF MINUTES: Adoption of the December 11, 2017 draft minutes.

The following motion was made:

MOTION: by **John Butler** to accept the December 11, 2017 draft minutes as presented. Second by **Kristine Kittridge**.

VOTED: 6-0 (Passed. Benjamin Martin abstained)

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

MOTION: by **Benjamin Martin** that this meeting adjourns at 7:00 p.m. Second by **Normand Anctil**.

VOTED: 7-0 (Passed)

The next regularly scheduled meeting is for Monday, February 12, 2018 at 5:30 p.m.

Respectfully Submitted:

John Butler, Secretary