

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for FEBRUARY 12, 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, Kristine Kittridge and Benjamin Martin

Members Absent: Sandra Marquis and Pauline Gudas

Associate Member Present: Lucy Bisson

Lucy Bisson was appointed full voting member for this meeting.

Staff Present: David Hediger, City Planner, Ed Barrett, City Administrator, Lincoln Jeffers, Director of Econ. & Comm. Development, Heather Hunter, Finance Director, David Jones, Public Works Director, Brian Stockdale, Fire Chief and Linda Tripp, Administrative Assistant

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

The Board is being asked to provide the City Council a favorable recommendation for adoption of the FY 2019 Lewiston Capital Improvement Plan.

Bruce Damon welcomed distinguished guests in attendance and thanked them for attending the meeting. He welcomed any questions from the board.

Ed Barrett began the discussion by acknowledging the challenge before the board then provided an overview of the largest expenditures in the LCIP.

Bruce Damon questioned the amount of the MIS budget. Ed Barrett informed him that the largest portion shown is budgeted for possible required software upgrades.

Benjamin Martin questioned the \$500,000.00 allocated for Longley School renovations when there is no known use for the building beyond 2019. Heather Hunter stated that in order for the building to be repurposed in the future the repairs are necessary. Ed Barrett stated that the building may prove useful as the High School is limited with regards to space and that there are many students that learn better in a smaller classroom setting.

The following motion was made:

MOTION: by **John Butler** to move the expenditures for the Lincoln Street Garage Phase II forward one year to 2020 and 2021. Second by **Lucy Bisson.**
VOTED: 6-0 (Passed)

The following motion was made:

MOTION: by **Benjamin Martin** to move the expenditure for the Kennedy Park Master Plan forward by one year to 2020. Second by **John Butler.**
VOTED: 6-0 (Passed)

Kristine Kittridge noted funding should be focused on essential services.

John Butler questioned the Marcotte Park Playground project. David Jones stated that due to matching federal funds it would be wise to move forward with the project as planned.

Bruce Damon questioned if the Violations Bureau Expansion and Renovation Project would increase revenues. Ed Barrett stated that the project continues to be discussed and that it may not be necessary.

The following motion was made:

MOTION: by **Lucy Bisson** to move the expenditure for the Oxford Street Parking Lot project forward one year to 2020. Second by **Benjamin Martin.**
VOTED: 6-0 (Passed)

Benjamin Martin requested additional information regarding the Truck Scale Replacement/Scale Management Upgrades. David Jones explained the use and the revenue generated. He continued by informing the board that the current equipment is very old and desperately needs replacement.

Benjamin Martin inquired about the expenditure of the City-Wide Revaluation which initiated a lengthy discussion detailing the need to proceed with the project.

John Butler questioned the \$3,300,000.00 allocated towards the Sabattus Street Fire Station Replacement Project and if there might be a way to reduce the amount budgeted. Brian Stockdale informed the board that this is the first of three Fire Station replacements and therefore the most costly. He went on to say that the amount shown is a projection only. Heather Hunter stated that funding is less costly now than it is anticipated to be in the future due to potential increases in interest rates.

Bruce Damon questioned Brian Stockdale regarding the Fire Department Pumper/Aerial Replacement. Brian Stockdale stated that the current equipment requires weekly repairs and does not meet existing needs. He informed the board of the importance of this piece of equipment and stated that the need is immediate.

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 2019 Lewiston Capital Improvement Program and that any funds approved towards the Sabattus Street Fire Station Replacement Project not utilized be allocated to future Fire Station Replacement Projects only. Second by **Benjamin Martin**.

VOTED: 6-0 (Passed)

Bruce Damon inquired about the \$511,000.00 allocated towards the Radio Replacement Project. Heather Hunter stated that there is a need to coordinate efforts with the City of Auburn on this project and she encouraged board members to attend an upcoming meeting between the two cities to review plans for the upgrade. David Hediger agreed to inform the board of the date and time the meeting is scheduled to take place.

The following motion was made:

MOTION: by **Bruce Damon** that recommendations made by the Planning Board apply solely to FY19 expenditures and that any projects which run into subsequent years must be brought back before the Planning Board for consideration. Second by **John Butler**.

VOTED: 6-0 (Passed)

V. OTHER BUSINESS:

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

Bruce Damon invited City Councilor/Finance Committee member Michael Marcotte to update the board on the Finance Committee's recent LCIP discussion. Michael Marcotte stated that the discussion focused primarily upon debt structure in general and the best approaches to borrowing. He informed the board that they also discussed bond limitations and the possibility of borrowing more now to take advantage of current interest rates.

Finance Committee member Mike Lachance approached the podium and spoke of the Committee's focus on road repairs. He stated that currently Public Works has more work than they can handle on their own. He said that if the LCIP funding is there to allow for outsourcing then some real progress could be made going forward as road repairs appear to be a priority among citizens.

Lincoln Jeffers provided an update on the Mill 5 project. He informed the board that Platz Associates it still working on this project. He stated that CMMC has pulled away from the project along with St. Mary's and that the city still has a lot of site clean up to be done. Bruce Damon said the said of this property should return to the Planning Board for a recommendation.

A discussion took place regarding the delivery or pick up of Planning Board packets. It was decided that the continuation of delivering packets was preferred overall.

b) Recommendation regarding the disposition of 147 Sabattus Street.

The following motion was made:

MOTION: by **John Butler** 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 147 Sabattus Street. Second by **Lucy Bisson**.

VOTED: 6-0 (Passed)

VI. READING OF MINUTES: Adoption of the January 22, 2018 draft minutes.

The following motion was made:

MOTION: by **Lucy Bisson** to accept the January 22, 2018 draft minutes as presented. Second by **Normand Anctil**.

VOTED: 6-0 (Passed)

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

MOTION: by **Lucy Bisson** that this meeting adjourns at 8:00 p.m. Second by **Normand Anctil**.

VOTED: 6-0 (Passed)

The next regularly scheduled meeting is for Monday, February 26, 2018 at 5:30 p.m.

Respectfully Submitted:

John Butler, Secretary