

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for MARCH 26, 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 and Kristine Kittridge

Member Absent: Benjamin Martin

Associate Member Present: Lucy Bisson and Michael Reed

Lucy Bisson was appointed full voting member for this meeting.

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

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

To consider an application submitted by Sitelines P.A. on behalf of Federal Distributors, Inc. to construct a 23,612 sf addition to existing building located at 2019 Lisbon Street.

The following motion was made:

MOTION: by **Lucy Bisson** to hear the application. Second by **Sandra Marquis.**

VOTED: 7-0 (Passed)

David Hediger read staff comments. David Whitney and Curt Neufeld presented on behalf of Federal Distributors, Inc.

Lucy Bisson inquired if additional outside access/openings were included in the plan and David Whitney replied that only 2 fire doors were being added. Curt Neufeld spoke briefly regarding vernal pools. Bruce Damon questioned if there would be any changes to brightness of the changeable message signage. David Whitney informed the board that Federal Distributors, Inc. is currently under new management and that they will take into consideration the intensity of the brightness of the sign. .

The following motion was made:

MOTION: by **Normand Anctil** that the application submitted by Sitelines P.A. on behalf of Federal Distributors, Inc. to construct a 23,612 sf addition to existing building located at 2019 Lisbon Street 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 with the following conditions:

1. A note is added to the cover sheet that prior to any certificate of occupancy being issued that evidence of a final inspection of the stormwater system be provided to the city by the designing engineer along with a written statement indicating that the stormwater system and all site improvements have been completed in accordance with the approved plans.
2. Per the Stormwater Management Rules, Chapter 500, the stormwater system must be inspected twice yearly, the structure must be cleaned when necessary to maintain the established efficiency for pollutant removal, and that a 5-year binding maintenance contract is required and to be renewed upon expiration.
3. No building permits be issued or construction activity occurs until evidence of MDEP approval for activities adjacent to a significant vernal pool has been provided to the city.
4. The applicant identify an area on the site plan that is reserved and may be utilized for an additional 36 parking spaces with a note stating that the construction of any additional parking is subject to development review approval from the City of Lewiston.

Second by **Lucy Bisson.**

VOTED: 7-0 (Passed)

V. OTHER BUSINESS:

- a) Recommendation regarding the disposition of 115 Shawmut Street.

Bruce Damon requested details on the amounts accrued for each property and David Hediger informed him that included were taxes, demolition, abatements, loam and seeding. Pauline Gudas expressed her appreciation for the presentation of information provided for the each of dispositions as she found the detailed information to be extremely helpful.

Bruce Damon questioned if the parcel at 264 Lincoln Street was previously part of a railroad easement and David Hediger informed him that it was actually part of a proposed canal. Bruce Damon questioned if 112 Shawmut Street owned by the City will be sold and whether the sale should be combined with the City owned property at 115 Shawmut Street. The board discussed continuing the item for staff to provide an update on the status of 112 Shawmut and whether the combined value of the two properties should be considered.

The following motion was made:

MOTION: by **John Butler** to continue this item until the next Planning Board meeting on April 9, 2018. Second by **Normand Anctil**.
VOTED: 7-0 (Passed)

- b) Recommendation regarding the disposition of 175 Stetson Road.

The following motion was made:

MOTION: by **John Butler** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to provide a favorable the recommendation on the disposition of 175 Stetson Road and for this property to be offered for sale through a formal sealed bid process for no less than \$25,680.00 (total assessed value).
Second by **Lucy Bisson**.
VOTED: 7-0 (Passed)

- c) Recommendation regarding the disposition of 86 Nichols 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 provide a favorable the recommendation on the disposition of 86 Nichols Street and for this property to be offered for sale through a formal sealed bid process for no less than \$14,800.00 (total assessed value).
Second by **Lucy Bisson**.
VOTED: 7-0 (Passed)

- d) Recommendation regarding the disposition of 227 Lincoln 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 provide a favorable the recommendation on the disposition of 227 Lincoln Street and for this property to be offered for sale through a formal sealed bid process for no less than \$10,000.00. Second by **Lucy Bisson**.
VOTED: 7-0 (Passed)

- e) Recommendation regarding the disposition of 264 Lincoln Street.

The following motion was made:

MOTION: by **Bruce Damon** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to provide a favorable the recommendation on the disposition of 264 Lincoln Street and for this property to be offered for sale through a formal sealed bid process for no less than \$5,000.00. Second by **Lucy Bisson**.
VOTED: 7-0 (Passed)

- f) Pierce Place Parking Update.

Discussion regarding parking took place. The applicant has provided an analysis demonstrating that the parking demand is well below the capacity of the site.

The following motion was made:

MOTION: by **Lucy Bisson** finds that the 38 on-site parking spaces for use by 29 dwelling units contained in three buildings at 139 and 149 Bartlett Street and 82, 110 and 118 Pierce Street are adequate to the current needs of the property, that the additional spaces at 82 Pierce Street are not needed at this time, and that under the current code provisions, the land at 82 Pierce Street must be held in reserve and remain available should future demand require additional parking with the recommendation that the parcel be maintained as green space. Second by **John Butler**.

VOTED: 7-0 (Passed)

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

VI. READING OF MINUTES: Adoption of the February 26, 2018 draft minutes.

The following motion was made:

MOTION: by **Lucy Bisson** to accept the February 26, 2018 draft minutes as presented. Second by **Kristine Kittridge**.

VOTED: 7-0 (Passed)

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

MOTION: by **John Butler** that this meeting adjourns at 6:50 p.m. Second by **Lucy Bisson**.

VOTED: 7-0 (Passed)

The next regularly scheduled meeting is for Monday, April 9, 2018 at 5:30 p.m.

Respectfully Submitted:

John Butler, Secretary