

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for JULY 23, 2018

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- 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, Normand Anctil, Sandra Marquis, Pauline Gudas and Benjamin Martin

**Members Absent:** John Butler and Kristine Kittridge

**Associate Member Present:** Lucy Bisson and Michael Reed

Lucy Bisson and Michael Reed were appointed full voting members for this meeting.

**Staff Present:** David Hediger, Director of Planning & Code, Douglas Greene, City Planner and Linda Tripp, Administrative Assistant

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

- a) Text amendment to allow an enclosed commercial trailer not to exceed eighteen (18) feet in total length in a residential zone.

Douglas Greene read staff comments and discussed the amendment with the board. Normand Anctil stated that he was not in favor and felt that commercial trailers should not be parked in a residential area. Pauline Gudas stated that for security purposes she is in favor. Michael Reed stated that he was in favor. Bruce Damon expressed concern regarding the restrictive wording and said he felt that the word enclosed should be excluded from the amendment and that the length should be increased to twenty two (22) feet in total length. Bruce Damon opened the discussion to the public. No public spoke.

The following motion was made:

**MOTION:** by **Lucy Bisson** 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 Article V. Administration and Enforcement, Section 3, General Provisions to allow and enclosed commercial trailer not to exceed twenty two (22) feet in a residential zone. Second by **Pauline Gudas**.

**VOTED: 0-7 (Failed).**

The following motion was made:

**MOTION:** by **Benjamin Martin** 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 Article V. Administration and Enforcement, Section 3, General Provisions to allow a utility trailer not to exceed twenty two (22) feet in a residential zone. Second by **Pauline Gudas**.

**VOTED:** **6-1 (Passed. Normand Anctil Opposed).**

- b) An application submitted by Walsh Engineering Associates, Inc. on behalf of Dirigo Federal Credit Union to replace the existing buildings at 381-391 Main Street with a new 3,922 sf footprint, 9,635 sf total floor area credit union building.

Thomas Greer of Walsh Engineering Associates presented on behalf of Dirigo Federal Credit Union then welcomed any questions from the board. Bruce Damon questioned if a temporary facility would be constructed and Thomas Greer informed him that at this time that part of the plan had been postponed. David Hediger informed the board that any plans for a temporary facility would be brought before them at a later date. Lucy Bisson questioned the location of the ATM machine as she felt it was not conveniently located for motorists. Thomas Greer advised that two ATM machines are proposed, one for walk up traffic and the other for drive thru traffic. Bruce Damon opened the discussion to the public. No public spoke.

The following motion was made:

**MOTION:** by **Lucy Bisson** to approve the application by Walsh Engineering Associates, Inc. on behalf of Dirigo Federal Credit Union to replace the existing building with a new building (3,922 sf footprint and 9,635 total sf) and to construct a new 34 space parking lot at the property located at 381 Main Street with the findings:

1. The application has been deemed complete
2. The application meets, but is not limited to, the standards and requirements of Article XIII (Development Review and Standards), Section 4 (Approval Criteria) of the Lewiston Zoning and Land Use Code.

This approval is subject to the following conditions:

1. A note shall be added to the site plan (sheet C2.2, Grading and Drainage Plan) 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 plan.

2. All offsite improvements/stripping shall be completed prior to the issuance of a certificate of occupancy.
3. Submission of final "as-built" drawings in CAD upon completion of the project.

Second by **Sandra Marquis**.  
**VOTED: 7-0 (Passed).**

**V. OTHER BUSINESS:**

- a) Discuss Planning Board initiation of a zoning map amendment (456 Stetson Rd.)

David Hediger read staff comments. Bruce Damon and Sandra Marquis both informed the board of an affiliation with the Stanton Bird Club and offered to exclude themselves if the board thought it best. Bruce Damon polled the board and it was decided that the exclusion would not be necessary. Bruce Damon opened the discussion to the public. No public spoke.

The following motion was made:

**MOTION:** by **Lucy Bisson** to initiate staff to amend zoning map. Second by **Sandra Marquis**.

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

- b) Discuss of Planning Staff work plan.

Douglas Greene presented the board with a work plan outline of future efforts. Bruce Damon recommended the focus be on one item for each future meeting.

- c) Discuss meeting protocol and staff presentations.

Douglas Greene welcomed any suggestions or preferences the board may have to offer with regards to future staff presentations. Lucy Bisson expressed her appreciation for technology. Sandra Marquis requested that any Power Point presentations and the like be displayed on both screens in the council chambers for ease of viewing. Bruce Damon expressed his concern that while the technology was available to applicants, staff should not be doing the work for them and the board was in agreement.

- d) Acquisition of 55 North Temple Street.

David Hediger read staff comments. Bruce Damon stated he felt the purchase price for the property was too high. Lucy Bisson also expressed concern that the purchase price was too high and said she was in favor of another location all together at 1022-1024 Sabattus Street. Pauline Gudas stated that she did not like the location and that she too was in favor of a different location. Benjamin Martin felt that the proposed site in a residential neighborhood was not a good location and that he was not in favor.

The following motion was made:

**MOTION:** by **Benjamin Martin** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send an unfavorable recommendation to the City Council for the acquisition of 55 North Temple Street (subject to possible conditions raised by staff or the Planning Board, if deemed necessary). Second by **Sandra Marquis**.

Bruce Damon asked the board to allow the discussion to be opened to the public and the board allowed. City Councilor Michael Marcotte recommended that the board table the discussion to the next meeting allowing for administrative time to provide the board with the pros and cons for each location being considered. Bernie Grenier of 80 North Temple Street who owns the property at 55 North Temple Street expressed his dissatisfaction with talk of an alternate location. He stated that the purchase price was determined by an appraiser selected by the City. He informed the board that part of the attraction to the property was the site allows for future growth, has access to city water and sewer and that it also abuts City owned property.

David Hediger informed the board that the benefits and challenges of each lot had been provided in the Planning Board packages they received.

The following motion was made:

**MOTION:** by **Normand Anctil** to table the discussion until the next meeting. Second by **Lucy Bisson**.

**VOTED: 4-3 (Passed)**

David Hediger informed the board that he will reach out to City Administrator Edward Barrett and Lewiston Fire Chief Brian Stockdale to request their presence at the next meeting.

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

**VI. READING OF MINUTES:** Adoption of the June 25, 2018 draft minutes.

The following motion was made:

**MOTION:** by **Lucy Bisson** to accept the June 25, 2018, 2018 draft minutes as presented. Second by **Benjamin Martin**.

**VOTED: 6-0-1 (Passed. Pauline Gudas abstained)**

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

**MOTION:** by **Lucy Bisson** that this meeting adjourns at 7:30 p.m. Second by **Benjamin Martin**.

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

The next regularly scheduled meeting is for Monday, August 13, 2018 at 5:30 p.m.

Respectfully Submitted:

A handwritten signature in blue ink that reads "John Butler" followed by the initials "CLL".

John Butler, Secretary