

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for SEPTEMBER 24, 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, John Butler, Normand Anctil, Pauline Gudas, Kristine Kittridge and Benjamin Martin

**Members Absent:** Sandra Marquis

**Associate Member Present:** Michael Reed

**Associate Member Absent:** Lucy Bisson

Michael Reed was appointed full voting member 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:** The board agreed to hear agenda item V (a) directly following agenda item IV (a)
- III. **CORRESPONDENCE:** None
- IV. **PUBLIC HEARINGS:**
- a) An application submitted by Walsh Engineering Associates, Inc. on behalf of Glen Dube for the re-approval of a 20-lot single-family subdivision, Deer Ridge Subdivision located at 40 Deer Road.

The following motion was made:

**MOTION:** by **John Butler** to hear the application. Second by **Normand Anctil.**

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

Douglas Greene read staff comments. Norm Chamberlain of Walsh Engineering gave a brief overview of the project stating that most all of the detail was the same as when presented in 2007. He welcomed any questions from the board. Bruce Damon inquired if there would be any subsurface wastewater disposal systems to which Norm Chamberlain responded there would not as all lots would have city water and sewer. Bruce Damon inquired if the project was being presented due only to the expiration of the board's previous approval and David Hediger confirmed that it was. There was a brief discussion regarding stormwater management and wetlands. Bruce Damon spoke in favor of the project.

Bruce Damon opened the discussion to the public.

John Vaillancourt owner of lot #4 in the Deer Ridge Subdivision inquired if each lot owner would be charged an association fee and Norm Chamberlain confirmed that all of the 27 lots would.

No other public spoke. Bruce Damon closed the public session.

The following motion was made:

**MOTION:** by **Benjamin Martin** that the application submitted by Walsh Engineering on behalf of Glen Dube to re-approve Deer Ridge Subdivision, a 27 lot subdivision located at 40 Deer Road as it meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article XIII, Development Review and Standards, Section 4, (Approval Criteria) and Section 5 (Coordination with State Subdivision Law) and that approval be granted with the following conditions:

1. Provide update on the status the MDEP Stormwater Permit.
2. The wetland updated provided by SWI dated July 19, 2018 recommends that as part of each lot development new flagging be placed to assure that inadvertent wetland impacts do not occur. A note to this effect should be added to the subdivision plan.
3. The HOA agreement references its establishment after lots are sold. Please provide an update on the status of the HOA and the documentation of its filing with State of Maine.
4. A revised subdivision plan will need to be recorded at the registry and signed by the Planning Board. A note should be added to the plan as to the purpose of the plan (i.e. re-approval of previous approved plan, etc.).
5. The driveway for lot 22 is approximately 180 feet in length, a "T" turnaround is required at the end of any driveway over 150 feet in length.
6. The driveway for lot 22 shall be 20 feet wide with 13'6" overhead clearance.
7. The structure on Lot 22 shall be constructed no greater than 50 feet from the terminal edge of the lot's driveway.

Second by **Normand Anctil**.

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

- b) An amendment to Article XII, Section 17, Off-Street Parking and Loading as initiated by Planning Board at their September 10, 2018 meeting.

Douglas Greene read staff comments. Bruce Damon and John Butler spoke in favor of the amendment. Bruce Damon opened the discussion to the public. No public spoke. Bruce Damon closed the public session.

The following motion was made:

**MOTION:** by **John Butler** that the Planning Board forward a Recommendation of Approval to the Lewiston City Council to amend Article XII, Performance Standards, Section 17, Parking, (d) Off-Street Parking Required and (e) Location of Off-Street Parking Facilities as presented in Attachment 1 of the staff report.

Second by **Pauline Gudas**.

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

**V. OTHER BUSINESS:**

- a. Dirigo Federal Credit Union- Request for De Minimis change to temporary bank location at 187 Oak St. and 149 Holland St.

Norm Chamberlain of Walsh Engineering provided an over view of the project.

The following motion was made:

**MOTION:** by **Benjamin Martin** to hear the request. Second by **Normand Anctil**.

Bruce Damon opened the discussion to the public. No public spoke. Bruce Damon closed the public session. The board spoke in favor.

The following motion was made:

**MOTION:** by **Normand Anctil** to approve the request for De Minimis change. Second by **Kristine Kittridge**.

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

- b. Brief presentation and discussion on possible multi-family project at 10 Avon Avenue.

Lincoln Jeffers, Director of Economic & Community Development, introduced the project. Gene Beaudoin of Saxton Partners and James Bass, Attorney for Saxton Partners provided a detailed overview of the proposed project. A discussion took place. The board expressed much interest and enthusiasm towards the project.

- c. Continued discussion of text amendment to the NCA District.

Douglas Greene read staff comments and reviewed possible options. A lengthy discussion regarding the options took place.

The following motion was made:

**MOTION:** by **Bruce Damon** to table the discussion until the next Planning Board Meeting on October 22, 2018.

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

- d. Planning Board Recommendation: Lewiston Capital Improvement Plan- LED Lighting.

Bruce Damon expressed concern for what he considers a significant increase in cost. Benjamin Martin stated that a 4.7 year payback and 20 year life span were good incentives to move forward. Normand Anctil said while he was not opposed to the project he questioned the math. After some discussion David Hediger agreed to send a document to the board showing the revised calculations.

The following motion was made:

**MOTION:** by **Benjamin Martin** pursuant to Article VII, Section 4(f) of the Zoning and Land Use Code to send a favorable recommendation for the City Council to consider the designation of funding in excess of \$100,000 to fund the replacement of 1,145 street lights with LED lighting.  
Second by **John Butler**.

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

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

- VI. **READING OF THE MINUTES:** Motion to adopt the September 10, 2018 draft minutes

The following motion was made:

**MOTION:** by **Benjamin Martin** to accept the September 10, 2018 draft minutes as presented. Second by **John Butler**.

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

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

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

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

The next regularly scheduled meeting is for Monday, October 22, 2018 at 5:30 p.m.

Respectfully Submitted:

 (A handwritten signature in cursive script that reads "John Butler" followed by a circled Greek letter pi symbol.)  
John Butler, Secretary