

**CITY OF LEWISTON**  
**PLANNING BOARD MEETING**  
Monday, August 22, 2011 – 5:30 P.M.  
City Council Chambers – First Floor  
Lewiston City Building  
27 Pine Street, Lewiston

**AGENDA**

**I. ROLL CALL**

**II. ADJUSTMENTS TO THE AGENDA**

**III. CORRESPONDENCE**

**IV. PUBLIC HEARINGS:**

- a. An application submitted by Stoneybrook Consultants, Inc. on behalf of Aggregate Supply, LLC for minor modifications to the approved schematic layout for Lot 9 at Gendron Business Park located at 18 Gendron Drive for the placement and operation of an asphalt and concrete plant.

**V. OTHER BUSINESS:**

- a. Report on approved de minimis change to site plan for Gendron & Gendron, Inc. involving modifications to their office located at 50 Alfred A. Plourde Parkway.
- b. Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

**VI. UNFINISHED BUSINESS** (the following items are listed as place holders for future discussion):

- a. Community Gardens Amendment
- b. Zoning and Land Use Updates/Matrix:

**VII. READING OF THE MINUTES:** Motion to adopt the draft minutes from August 8, 2011.

**VIII. ADJOURNMENT:**



# CITY OF LEWISTON

## Department of Planning & Code Enforcement



**TO: Planning Board**  
**FROM: David Hediger, City Planner**  
**DATE: August 18, 2011**  
**RE: August 22, 2011 Planning Board Agenda Item IV(a)**

**An application submitted by Stoneybrook Consultants, Inc. on behalf of Aggregate Supply, LLC for minor modifications to the approved schematic layout for Lot 9 at Gendron Business Park located at 18 Gendron Drive for the placement and operation of an asphalt and concrete plant.**

Stoneybrook Consultants, Inc. on behalf of Aggregate Supply, LLC has submitted an application for minor modifications to the approved schematic layout for Lot 9 at Gendron Business Park located at 18 Gendron Drive for the placement and operation of an asphalt and concrete plant. The development of Lot 9 was originally approved as part of Gendron Business Park, Phase II by the Lewiston Planning Board in May 2008 and DEP in April 2008. Both approvals were for Lot 9 to consist of 64.94 acres with a total impervious area of 42 acres. However, DEP approval also included approval of two buildings, one at 600,000 square feet and a second at 50,000 square feet. The applicant is now looking to modify DEP's approval in addition to obtaining Lewiston Planning Board approval for a portion of this lot operate and produce asphalt and concrete products.

DEP's Site Law permit was issued to the City of Lewiston as part of a joint development agreement with Gendron and Gendron. Based upon September 2010 email correspondence with Marybeth Richardson, Licensing and Enforcement Coordinator, DEP would have no objection to the City reviewing applications under delegated review included in Gendron Business Park Phase II if the applicant is Gendron or another entity other than the City.

Site improvements associated with this application include the ongoing removal of earth material from Lot 9 to prepare this development pad site as initially approved. Material removed is processed into gravel or stone products. The addition of an asphalt and concrete facility will expedite the removal of material from this site. The facility will occupy approximately 5.5 acres of Lot 9.

The stormwater improvements associated with Lot 9 have been completed and approved by the City of Lewiston. As the site continues to be cleared for development, the site is being graded to these completed improvements; specifically, Detention Pond #1 on the approved Gendron Business Parks plan.

Access to Lot 9 was originally approved from both Gendron Drive and through 50 Alfred A Plourde Parkway, the offices of Gendron and Gendron. For purposes of this development, access will be directed across 50 Alfred A Plourde Parkway. The plan shows that the new access road will be paved within 30 days from the day the asphalt plant begins operations. Given the current use of the access road and the proposed amount of traffic utilizing this access drive, staff has expressed concerns with dust and debris tracked onto the city street. While currently being used, the applicant has proposed the new entrance for the access road at Alfred A Plourde Parkway will not be used until it is paved or other provisions have been made, acceptable to City staff, to prevent tracking of mud or damage to the edge of pavement of Alfred A. Plourde Parkway.

This project is located in the Industrial zoning district. Article XII, Section 19(2) requires noise measurements be taken at the boundary line of the lot where the nonresidential use is located and not exceed 70 dB(A). Given the type of operation and equipment to be used, as well as the potential for early and late hour operations of the facility, staff is concerned with noise levels. Staff is not recommending the applicant conduct sound level measurements prior to the development of the site to demonstrate that the development meets these requirements. However, staff has recommended the applicant make adequate provisions for the control of noise from the site and to reduce the impact of noise on abutting properties. The applicant has since proposed a condition of approval that would require plant operator to provide noise level measurements during the 2012 operating season to demonstrate that noise levels from the processing center will meet City noise standards. If noise levels are not met, a plan prepared by the operators, with implementation schedule for corrective measures, will be submitted to City staff within ten working days. The plan shall be approved by City staff and corrective measures implemented by the operator on a schedule set and monitored by City staff. Once improvements have been made, new measurements shall be provided to the City proving noise compliance with the ordinances. A similar condition requires the applicant to monitor noise levels upon the city receiving a complaint in subsequent years. Reference to the August 18, 2011 letter from Stoneybrook Consultants to David Hediger should be referenced for the specific condition language. Staff is agreeable to the proposed condition and believes it should be added to the approved plan. However, the condition should make it clear that a qualified professional will provide the noise level measurements.

Staff has obtained a peer review of the proposed traffic associated with this development. Lot 9 is part of Gendron Business Park Phase 2 for which a traffic movement permit was approved by the Planning Board for 305 AM and 321 PM peak hour trips. Based upon the city's peer review completed by Eaton Traffic Engineering, the processing facility along with traffic associated with the Gendron office at 50 Alfred A Plourde Parkway will generate 96.4 vehicle trips (entering and leaving) in a peak hour. Since the majority of the traffic shall be large trucks, MDOT doubles that number to 192.8. Reverence should be made to the August 16, 2011 letter from Eaton Traffic Engineering to David Hediger, which concludes the amount of traffic expected to be generated can be adequately handled by the proposed access drive. With this development being the first applied toward the approved traffic movement permit, 112 AM and 128 PM peak hour trips remain for the development of phase 2 of Gendron Business Park.

No other concerns have been raised by city staff. Therefore, approval is recommended with the following conditions:



# CITY OF LEWISTON

## Department of Planning & Code Enforcement



**TO:** Planning Board  
**FROM:** David Hediger, City Planner  
**DATE:** August 19, 2011  
**RE:** August 22, 2011 Planning Board Agenda Item V(a)

**Report on approved de minimis change to site plan for Gendron & Gendron, Inc. involving modifications to their office located at 50 Alfred A. Plourde Parkway.**

Stoneybrook Consultant has submitted a site plan for Gendron & Gendron, Inc. involving modifications to their office located at 50 Alfred A. Plourde Parkway. Specifically, the modifications involve relocation of the existing driveway to separate and secure access to the Gendron offices from that of the access driveway to Lot 9. As shown, existing and proposed impervious areas will result in a total impervious area of 154,060 square feet, which falls within the originally approved 154,100 square foot approval of May 2000. This includes existing impervious areas that are proposed to be removed and loamed and seeded. A second truck scale is also being proposed that may be constructed.

Pursuant to Article XIII, Section 3(k) staff has reviewed the plan and approved as a de minimis change. However, staff wanted to specifically report on the site improvements approved for this property as they relate directly with those improvements proposed for the development of a processing facility at Lot 9.

**No action necessary.**