

CITY OF LEWISTON  
PLANNING BOARD WORKSHOP  
MINUTES for March 22, 2010

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- I. **ROLL CALL:** This workshop was held in the City Council Chambers on the First Floor of City Hall and was called to order at 5:30 p.m. This workshop was chaired by Chairperson, Lucy Bisson.

**Members in Attendance:** Lucy Bisson, Paul Robinson, Bruce Damon, Kevin Morissette, Trinh Burpee and Eric Potvin

**Members Absent:** Denis Fortier

**Associate Member Present:** Michael Marcotte and Elizabeth Dube

**Associate Member Absent:** None

Lucy appointed Elizabeth Dube a full voting member in lieu of the absence of Denis Fortier.

Michael Marcotte arrived at the meeting at 6:20 p.m.

**Staff Present:** Gildace Arsenault, Director of Planning and Code Enforcement, David Hediger, City Planner and Joline Boulay, Senior Principal Clerk of Planning and Code Enforcement.

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

- III. **CORRESPONDENCE:** None

- VI. **PUBLIC MEETING:**

- a. **Request from SMTR on behalf of Maine Veterans Home for a use determination that a Community Based Outpatient Clinic and an Adult Daycare facility are substantially similar to and compatible with permitted or conditional uses in the Urban Enterprise district, pursuant to Article V, Section 3(g) for the Zoning and Land Use Code.**

David read his staff memo dated March 18, 2010.

Kevin Morissette recused himself, stating he was employed by SMRT Consultants.

Dennis Judd, representative of SMRT Consultants gave a brief overview of the project. Dennis stated the Maine Veterans Homes has purchased a 17.41 acre parcel of land at 15 Challenger Drive. Dennis stated that it is his opinion that the proposed clinic would be permitted as the outpatient component of the definition of hospital and/or as a series of doctors' offices under professional offices. Similarly, an adult daycare facility would be permitted under a combination of daycare and group care facilities.

Dennis stated that the property was visible from the turnpike and easily accessible. Lucy Bisson questioned whether visits to the clinic would be by appointment only. Dennis stated the clinic will be appointment based. The adult daycare will have basic social services, and will have no more than 41 registrants. Dennis spoke with the local bus services stating the property would be bus route accessible. Paul Robinson questioned when the project would be completed. Dennis stated that the proposed clinic component could possibly be completed in November of 2011.

**MOTION:** by **Bruce Damon** that the proposed Community Based Outpatient Clinic and Adult Day Care facility at 15 Challenger Drive are substantially similar to and compatible with hospitals, daycare centers, group care facilities, and professional offices as permitted in Urban Enterprise district, pursuant to Article V, Section 3(g) of the Zoning and Land Use Code, and that said uses shall be regulated as a conditional use upon submittal of an application for development review. Second by **Paul Robinson**

**VOTED:** 6-0 (Passed).

**V. OTHER BUSINESS:**

**a. Downtown planning discussion: Review of RFP's and plans from other communities. (continued from March 8, 2010)**

The board reviewed the documents from the different towns and came up with a list of items that were important to the board to help develop an RFP. The list was as follows:

- Redevelop and revitalize downtown (Lisbon Street)
- Residential Components
- Housing
- Parking (revisit parking code)
- Entertainment Districts
- Incentives (Arts & Culture)
- Walk Ability (Zoning Ordinance Flexibility)
- Theme
- Improve connectivity
- Alternate transportation
- Extending Festivals

Paul Robinson stated it may be difficult to move forward with the masterplan without a decision on what would be done with Bates Mill #5.

Lucy commented that the board was limited to specific area of downtown regarding how funds would be used.

Board suggested staff refine the list and have it available at the next meeting.

**b. Discussion of Downtown Design Standards:**

Bruce Damon stated that signage standards need to be considered within the district.

Kevin and Eric questioned standards versus guidelines. Lucy stated that creating guidelines would be a good step forward and then work towards creating standards.

Gil spoke in regards to the importance of maintaining a theme within district.

Dave stated he would go through the guidelines and potentially schedule a public hearing in the month of May.

**c. Discussion regarding zoning amendment: the expiration of approval for projects. (continued from March 8, 2010)**

The board recommended the city follow the same guidelines in regards to standard conditions of approval on state law projects. The board recommended that the ordinance be adopted with project expiration dates similar that of DEP.

**d. Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board:**

The board suggested viewing the map that was found at Public Services at a future meeting.

The board questioned the status of the creation of a development checklist.

Paul Robinson suggested the board have business cards. Staff stated they would look into the cost and get back to the board.

**VI. OLD BUSINESS:**

**a. Zoning and Land Use Updates / Matrix: discuss proposed open space revisions, consolidation of the SR district, and adoption of the matrix (recommendation to table the matter to future date.)**

No discussion on at this time, discussion at a future date.

**VII. READING OF MINUTES:**

The following motion was made:

**MOTION:** by **Paul Robinson** that minutes for January 25, 2010 meeting and March 8, 2010 meeting be accepted. The minutes for November 23, 2010 be tabled with corrections to be made for the following meeting. Second by **Bruce Damon**

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

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

**MOTION:** by **Bruce Damon** to adjourn at 7:45 p.m. Second by **Paul Robinson**

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

The next regularly scheduled meeting is for Monday, April 12, 2010, at 5:30 p.m.

Respectfully Submitted:

Denis E. Fortier, Secretary