

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for September 27, 2010

- 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, Lucy Bisson, chaired the meeting.

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

Members Absent: Denis Fortier and Trinh Burpee

Associate Member Present: Michael Marcotte

Associate Member Absent: None

Staff Present: David Hediger, City Planner, Gil Arsenault, Director of Planning & Code and Cathy Lekberg, Administrative Assistant, Economic & Community Development

II. **ADJUSTMENT TO THE AGENDA:**

The following motion was made:

MOTION: by **Eric Potvin** to table Other Business Item V(a.) request by Survey Works on behalf of Bob Foss/Land Tree Corp. for a de minimis change and extension of approval for Deer Ridge Subdivision to the October 25, 2010 meeting.
Second by **Paul Robinson**.

VOTED: 5-0 (Passed)

III. **CORRESPONDENCE:** None

VI. **PUBLIC MEETING:**

- a. Public Hearing on Assessment of Brownfields Cleanup Alternatives (ABCA) for Androscoggin Mill #8 Soil Contamination

John Cressey of Summit Environmental gave a presentation on the Androscoggin Mill #8 soil removal. He stated because EPA requirements, they needed to have a public hearing to describe what they would be doing at the mill. He stated that several investigations have been performed on the property and it was determined that levels of coal ash exceed the Maine Department of Environmental Protection's cleanup guidelines. He stated through a review of possible cleanup activities and cost benefit analysis, they have decided that on-site consolidation and covering would be the best option.

John stated by using this option, soils would be removed from the two specified areas and consolidated within the area demarcated as the consolidated area. He stated that riprap will be placed on the slope

above Gully Brook to provide stability of the swale already existing there. He stated once the project was completed the MEDEP will issue a Certificate of Completion for the property to the City.

Paul Robinson asked what riprap was and John stated it is when they pull back top soil and put angular rocks along steep slopes.

Bruce asked if the boiler house would be removed and taken off site and John stated yes. Bruce asked about the proximity to Gully Brook and his concern about materials seeping back into the brook. John stated that this was the safest and most cost effective. Bruce asked how close was this to the Avon Mill and John said it was about 100 yards away. Bruce asked if the pump house would go away and Gil stated it would not go away but they would look to make it safe or have it removed. Lucy stated they should get rid of the pump house before someone gets hurt.

Bruce asked about the boiler room and John stated that it has lead paint and asbestos. Paul asked when it is removed will it be taken to a landfill and John stated the bricks would have to be taken to a landfill for hazardous waste.

David asked if they could cap the site, and John stated if they capped the site, it would alter the slopes but it was a possibility they did not look at.

Lucy opened the item to the public and there were no public comments.

Michael Marcotte arrived at 6:05 p.m. and was appointed full member for this meeting.

V. OTHER BUSINESS:

- b. Discussion regarding draft of 2010 City of Lewiston Strategic Plan.

Rick Speer explained the process of the Strategic Plan. He stated that Jim Bennett started this process when he was City Administrator and city staff held three public meetings for families to come and give input. They also met with many agencies and groups throughout the city to get their input. Since Jim Bennett's departure, the new City Council and City Administrator have been involved in adjusting and rewriting the plan. He stated City Council will be having a workshop on October 26th and they wanted the Planning Board to review the plan and provide any feedback they have before or at that meeting.

Eric stated that the plan has been reduced from the original plan. David stated that the original plan had many repeated items in it and these were eliminated.

Mike asked who wrote the original plan and who wrote the revised. Rick stated the same city staff wrote the plan with input from the group

meetings. Mike stated the plan was written extremely well. He stated it was 95% good but 5% he had concerns about. He stated that this plan implies many things as being free or no cost and this should be revised.

Bruce agreed with Mike in that the plan reads well. He has a list of things he would like to address. They are as follows:

1. Additional work on Mill #5 contradicts itself on Page 9. Mill #5 has become more of a challenge and liability than an asset. Bruce stated there needs to be more focus on this.
2. Page 9, Neighborhood Identity: Bruce stated he is not convinced that Lewiston people are leaving the City to go to Portland and asked how this was calculated.
3. Page 17: Bruce was concerned about how much the city is referencing blight and stated it should be encouraged to identify greenspace.
4. Page 17: urban forests should be identified in the community
5. Page 17: He agrees with the transportation within neighborhood item and is glad to see that the Strategic Plan lists this on Page 17.
6. Page 21: references to traffic should include the need for greater public participation.
7. Bruce suggested that on Page 22, the riverfront island boundaries described should be the same as the riverfront masterplan being discussed to include Gully Brook.
8. Page 23, Bruce stated that the rails play a big roll in the riverfront island and there is conflict with MDOT regarding transportation going into the downtown. He stated that MDOT did not include this in their study and are not planning to. The development of the riverfront and mill districts are a major impact for this area and we need to make sure this is included in their study.
9. Page 24: reference to the redevelopment of 15 Lincoln Street conflicts with earlier comments that a parking garage or other structure may not be built on this site.
10. Page 28, MDOT's plans to expand the road network so as to improve traffic flow. Bruce stated MDOT is not cooperating.
11. Page 29, promote the speed, capacity, and reliability of Lewiston's fiber optic network. Bruce stated this may be an overstatement of services available.

12. Page 31, Bruce is much in favor of installing directional signage.
13. Bruce stated that the City should not support the rail from Portland to Auburn. If Lewiston does not have access, why spend money on it.
14. Page 33, rezoning College Street between Campus Street and Bates Street. Bruce stated that Bates owns 90% of that area and he is not sure why this has to be rezoned.

Kevin noted that the Strategic Plan does not talk about access to the riverfront for arts and recreation. Bruce stated schools were also not in there. He stated the School Department wants to build a school out by Exit 80. He stated he would not want to lose the Longley and Martel schools that are in the downtown.

Lucy stated that the School Department is a separate entity from the City but they should be working with the City on decisions regarding new school sites.

Rick stated he would take this information back to administration. Gil stated that the Planning Board members should attend the City Council workshop on October 26 to discuss their feedback.

c. Discussion regarding lodging houses and shelters.

The Board liked the new wording for the shelter definition that staff drafted and they agreed that boarding houses should be kept as part of the lodging house definition. The Board also discussed the extension of approval for development projects and all present agreed to make the change to two years to start and five to finish.

David stated that a public hearing should be scheduled to adopt on these items at the October 25, 2010 meeting. The Board, in order to get some consensus from the members, discussed what districts they would allow and would not allow shelters and lodging houses in. The result was as follows:

1. The Board discussed and agreed to eliminate lodging houses and boarding houses in the OR and UE Districts.
2. The Board discussed and agreed to allow lodging houses in the NCB and DR Districts.
3. The Board discussed and agreed to allow shelters as a conditional use in the NCB and DR Districts.

4. The Board discussed and agreed to not allow shelters in the RF District.
- d. Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

VI. READING OF MINUTES:

Draft Meeting Minutes for August 23, 2010. The following motion was made.

MOTION: by **Bruce Damon** to approve the August 23, 2010 minutes with one change. Second by **Paul Robinson**.

VOTED: 6-0 (Passed)

Draft Meeting Minutes for September 13, 2010. The following motion was made.

MOTION: by **Bruce Damon** to approve the September 13, 2010 minutes as presented. Second by **Paul Robinson**.

VOTED: 6-0 (Passed)

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

MOTION: by **Bruce Damon** that this meeting adjourns at 8:00 p.m. Second by **Kevin Morrissette**.

VOTED: 6-0 (Passed).

The next regularly scheduled meeting is for Monday, October 25, 2010, at 5:30 p.m.

Respectfully Submitted:

Denis E. Fortier, Secretary