

CITY OF LEWISTON
PLANNING BOARD MEETING MINUTES
for June 22, 2009– Page 1 of 3

I. ROLL CALL: This meeting was held in the City Council Chambers on the First Floor of City Hall, was called to order at 5:40 p.m., and was chaired by Chairperson, Steve Morgan

Members in Attendance: Lucy Bisson, Roger Philippon, Steve Morgan, David Vincent, Denis Fortier and Bruce Damon

Absent: Paul Robinson

Associate Members Present: Trinh Burpee **Absent:** none

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

Trihn Burpee was a full voting member for the entire meeting.

II. ADJUSTMENTS TO THE AGENDA: None

III. CORRESPONDENCE: None

IV. PUBLIC HEARING:

A. SYTDesign Consultants on behalf of Lisbon Credit Union for the construction of a 3,000 sf financial institution at 802 Sabattus Street.

David Hediger read his staff memorandum dated June 18, 2009.

Peter Beigel, representative for Lisbon Federal Credit was present on behalf of the project. David Vincent questioned whether the Historic Preservation Board was okay with the project. Gil stated the board had no issues. Normand Boulay, of 32 Water's Edge Drive questioned when the project would be completed. Peter stated the job should be completed in 2010. Denis Landry, 75 Sherbrooke Avenue stated he is in support of the project. David Hediger stated a neighborhood meeting was held and concerns have been addressed. David also stated he has worked closely with SYTDesign Consultants and all concerns have been addressed.

There being no further discussion, the following motion was made.

MOTION: *by Lucy Bisson that the application meets all of the necessary criteria contained in the Zoning and Land Use, including Article XIII, Section 4 of the Zoning and Land Use Code and to grant approval to Lisbon Federal Credit Union for the construction of a 3,000 sf financial institution at 802 Sabattus Street with the following conditions:*

1. *All off site improvements must be completed at the applicant's cost prior to issuance of a certificate of occupancy. This should be noted on the plan.*
2. *The TMP must be signed and approved by staff before releasing any signed plans or issuance of building permits.*

Second by Bruce Damon.

VOTED: 7-0 (Passed).

B. Sebago Technics has submitted a proposal on behalf of Central Maine Medical Center for proposed improvements to Main Street in front of CMMC Campus at 12 High Street.

David Hediger read his memorandum dated June 18, 2009.

Tony Panzoni, representative of Sebago Technics was present on behalf of Central Maine Medical Center for the proposed improvements to Main Street related to future emergency room expansion. Tony stated that the Main Street improvements are being made specifically to direct ambulances transporting patients that require emergency care to a new area proposed in the emergency department. Non-emergency patient transfers will continue to access CMMC via the existing ambulance entrance off High Street. Tony also stated that this section of Main Street is scheduled to be paved this summer. However, because of the city's paving schedule and the need for off-site improvements Sebago techniques has submitted this request as the first of two phases of development activity associated with CMMC in effort to complete the Main Street improvements prior to the City's paving. Normand Boulay, of 32 Water's Edge Drive questioned whether there would be designated signage to turn into Rite Aid and

Dunkin Donuts. David Hediger stated signage had not been required by staff. David Vincent and Lucy Bisson questioned the location of the proposed pedestrian crosswalk. Tony identified the crosswalk location which was reviewed to the satisfaction of the city peer traffic reviewer HNTB.

There being no further discussion, the following motion was made.

MOTION: *by Lucy Bisson that the application meets all of the necessary criteria contained in the Zoning and Land Use, including Article XIII, Section 4 of the Zoning and Land Use Code and to grant approval to Sebago Technics, Inc. on behalf of CMMC for the improvements to Main Street in front of the CMMC campus with the following conditions:*

- 1. The applicant will coordinate with the City the finish of the proposed raised medians as to whether they will be vegetated or impervious. A revised plan must be submitted to reflect the outcome of finish of the islands.*
- 2. Approval is limited to the off-site improvements as presented as part of this application and that related on site improvements are subject to development review approval from the Planning Board.*

Second by Bruce Damon.

VOTED: 7-0 (Passed).

V. OTHER BUSINESS:

A. Request from Jean Dupuis for an extension of approval for an 18,000 sf office building at 420 Main Street.

David Hediger read his memorandum dated June 18, 2009.

Jean Dupuis was present on behalf of the extension of approval for an 18,000 sf office building at 420 Main Street.

There being no further discussion, the following motion was made.

MOTION: *by Lucy Bisson that the application meets all of the necessary criteria contained in the Zoning and Land Use, pursuant to Article XIII, Section 11 of the Zoning and Land Use Code and to grant a two year extension of approval to Jean Dupuis for the construction of an 18,000 sf office building at 420 Main Street, said extension to begin July 18, 2009 and to expire July 18, 2011.*

Second by Roger Philippon.

VOTED: 7-0 (Passed).

B. Deminimus change request, Pagoma Hill Subdivision, 148 Rideout Avenue.

David Hediger read his memorandum dated June 18, 2009.

Robert Gagne, representative of ARCC Land Surveyors was present on behalf of Pagoma Hill Subdivision, 148 Rideout Avenue,

MOTION: *by Denis Fortier that the proposed amendment to the Pagoma Hill Subdivision, 148 Rideout Avenue be approved as a deminimus change pursuant to Article XIII, Section 3(k) of the Zoning and Land Use Code.*

Second by Roger Philippon.

VOTED: 7-0 (Passed).

C. Request of conformance with comprehensive plan and local zoning ordinance relative to Museum L-A and the Riverfront Community Development Bond.

David Hediger read his memorandum dated June 18, 2009.

There being no further discussion, the following motion was made.

MOTION: *by Lucy Bisson to approve a motion finding that Museum L-A's proposed use of 1 Beech Street conforms to Lewiston's comprehensive plan and applicable zoning ordinances of the City of Lewiston.*

Second by Roger Philippon.

VOTED: 7-0 (Passed).

D. Discuss summer workshops/meetings regarding zoning and land use updates.

David Hediger scheduled workshops for the next three months to discuss zoning and land use updates.

There being no further discussion, the following motion was made.

MOTION: by *Denis Fortier* to approve the schedule for workshops/meetings regarding zoning and land use updates.

Second by *Lucy Bisson*.

VOTED: 7-0 (Passed).

VI. OLD BUSINESS:

- A. *Zoning and Land Use updates, including zoning matrix, SR districts and open space provisions.* No update.
- B. *A discussion about permitted uses and storefront appearances in the Centreville (CV) zoning district.* No updates.
- C. *A discussion regarding Urban Design Standards.* No updates.

VII. MINUTES: *No minutes available for this meeting.*

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

MOTION: by *Lucy Bisson* that the Planning Board adjourn this meeting at 6:50 p.m. Second by *Roger Philippon*.

VOTED: 7-0 (Passed).

Respectfully submitted,



Denis Fortier, Planning Board Secretary

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