

CITY OF LEWISTON
PLANNING BOARD WORKSHOP MINUTES
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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., by Chairperson Steve Morgan.

Members in Attendance: Chairperson Steve Morgan, Vice Chairperson Lucy Bisson, Secretary Denis Fortier, Bruce Damon, Paul Robinson David Vincent and associate members Trinh Burpee and Eric Potvin.

Absent: Roger Philippon.

Staff Present: City Planner David Hediger, and Director of Planning and Code Enforcement Gil Arsenault.

II. ADJUSTMENTS TO THE AGENDA: Given that there were no citizens in attendance, Chairman Morgan chose to act on the minutes at this time to slightly delay the workshop topic in the event that some citizens might show up later. Several board members expressed their surprise that there were no citizens in attendance in view of the efforts to notify the public of the proposal to eliminate the suburban residential district. There was an article in the Sun Journal, and the Sun Journal and the Twin City Times had information on their web sites regarding the workshop.

VI. Minutes: Draft meeting minutes for the Planning Board meetings held on June 22, 2009 and July 13, 2009 and the workshop minutes for July 27, 2009.

Motion: by Denis Fortier to accept the minutes as presented for the June 22, 2009 meeting. Second by Lucy Bisson.

Voted: 6-0 passed (Eric Potvin abstained)

Motion: by Denis Fortier to accept the minutes as presented for the July 13, 2009 meeting. Second by Lucy Bisson.

Voted: 6-0 passed (Paul Robinson abstained)

Motion: by Denis Fortier to accept the minutes as presented for the July 27, 2009 workshop. Second by Lucy Bisson.

Voted: 6-0 (David Vincent abstained)

III. CORRESPONDENCE: None

IV. Open Space Workshop regarding the consolidation of the suburban residential district:

Robert Faunce addressed the Board and he began his presentation by focusing on a slide of the McMahon School area. He stated that the space and bulk requirements for the suburban residential district (SR) for single family homes requires 125' of frontage and a lot area of 20,000 square feet for lots serviced by public sewerage and 40,000 square feet for lots not served by public sewerage. He stated that there are 58 nonconforming residential lots in the McMahon School area and with the elimination of the SR district the number of nonconforming residential lots would be reduced to 25. This area would entirely be re-zoned to low density residential (LDR). The LDR requires for single family dwellings a minimum of 100' of frontage and a minimum lot area of 10,000 square feet for lots serviced by public sewerage and, 40,000 square feet for lots not serviced by public sewerage. The re-zone may allow the potential for the creation of 13 new residential lots through lot divisions.

The Board discussed the zoning of a parcel of land zoned SR that is owned by Thorncraig. The consensus of the Board is that the lot should be zoned LDR versus resource conservation as the LDR designation may present Thorncraig with some opportunities for wetland land banking.

Robert then presented a slide of the Webster Street/Pagoma Lane Area. There are currently 5 nonconforming lots in this area. Re-zoning this SR area to LDR would result in no nonconforming residential lots. In addition, a portion of the SR area would be re-zoned to neighborhood conservation "A" district (NCA). The NCA requires new single family house lots (lots created since January 1988) that are serviced by public sewerage to have 75' of frontage and 7,500 square feet of lot area. Lots not serviced by public sewerage are required to have 20,000 square feet of lot area. However, for lots created prior to January 1988 with less than 20,000 square feet of lot area, only 50' of frontage is required with no minimum lot area for single family dwellings. The re-zoning of this area may allow the potential for the creation of a five new residential lots through lot divisions.

The third slide presented by Robert was that of the Hogan Road, College Road and Montello School area. There are a total of 248 nonconforming residential lots in this area; however, re-zoning it to LDR and NCA would result in 84 nonconforming residential lots. In the event that a greater portion of this area is serviced by public sewerage the number of residential nonconforming lots could be reduced to 28. The re-zoning of this area may allow the creation of 2 new lots through divisions; however, extending sewerage would allow for a total of 11 new residential lots through divisions of existing lots.

The Board discussed moving forward with the re-zoning and David Hediger stated that there would be a final workshop on September 14, 2009 to discuss the zoning matrix. A public hearing could be conducted in October for open space subdivisions, the City wide re-zone of SR districts and the zoning matrix.

Steve Morgan stated that this was his last meeting as he is going to submit papers for a run at the City council. It was the consensus of the Board that he will be greatly missed as he did a very good job in chairing the meetings and for his sense of humor.

David Vincent stated that the meeting of August 24th will be his last meeting as he has joined the US Army. Board members wished him well and he too will be missed as he has been a very insightful Board member.

ADJOURNMENT: The following motion was made to adjourn.

MOTION: by *Lucy Bisson* that the Planning Board adjourns this meeting at 6:43 p.m.

Second by *Denis Fortier*.

VOTED: 7-0 (Passed).

Respectfully submitted,



Denis Fortier, Planning Board Secretary