

CITY OF LEWISTON
PLANNING BOARD MEETING MINUTES
for May 28, 2008 – 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 5:35 p.m., and was chaired by Chairman Stephen Morgan.

- **Members in Attendance:** Stephen Morgan, Ron Chartier, Roger Philippon, Jonathan Earle, and Lucy Bisson. **Absent:** Jim Horn and Denis Fortier.

- **Associate Members Present:** Bruce Damon. **Absent:** David Vincent.

- **Staff Present:** Gil Arsenault, Director of Planning & Code Enforcement; David Hediger, City Planner; and Doreen Christ, Administrative Secretary of Planning & Code Enforcement.

II. ADJUSTMENTS TO THE AGENDA: None.

Associate Member Appointments. *Bruce Damon was appointed a full-voting member, however, no action was taken.*

III. CORRESPONDENCE: None.

IV. HEARINGS:

A. *A public hearing to consider a proposal by the City of Lewiston and Gendron & Gendron, Inc. for Phase 2 of the Gendron Business Park, including the creation of ten (10) development lots, a 2,700-foot extension of Gendron Drive, and a new, 1,075-foot long road to be known as Priscilla Drive.*

As mentioned in David Hediger's Staff Memorandum dated May 23, 2008, Phase 2 of this project includes ten (10) additional development lots for warehousing and business park occupancies, a 2,700-foot extension of Gendron Drive, and a new, 1,075-foot long road to be known as Priscilla Drive. All of the proposed 150 acres of land is land now owned by Gendron & Gendron, Inc. Phase 2 includes the development of this land, which is located in the Industrial (I) zoning district. Under the development agreement, the City is responsible for the subdivision approval for Phase 2 and for constructing Gendron Drive. As part of a joint development agreement between Gendron & Gendron, Inc. and the City of Lewiston, Gendron & Gendron, Inc. has agreed to convey their interest in the property required for infrastructure improvements along with four (4) of the proposed lots (Lot Nos. 11, 15, 16, and 17).

There were no concerns from the Police, Fire, or Public Works Departments. Concerns raised by Staff have been addressed and Staff recommends approval subject to the concerns listed in the Staff Memorandum.

Present at this meeting was **Chris Branch** from Sebago Technics on behalf of both the City of Lewiston and Gendron & Gendron, Inc. Chris Branch made the following presentation to the Board. Chris said that work started on the Gendron Business Park 2-1/2 to 3 years ago and some of the businesses that have located on Gendron Drive include Fielding Oil, FedEx, and Cash Energy. Lot No. 7 was configured in Phase 1. There are ten (10) new lots included in Phase 2, which include Lot Nos. 8-17.

There is a Joint Agreement associated with Phase 2. The City of Lewiston will construct both roads and the storm drainage facilities. In turn, Gendron & Gendron, Inc. will deed the City Lot Nos. 11, 15, 16, and 17 and the stormwater pond parcels, while retaining Lot Nos. 8, 9, 10, 12, 13, and 14. Phase 2 will be handled in three (3) sub-phases. Phase 2A will include the full extension of Gendron Drive, Phase 2B will include Priscilla Drive to the Lot 16 turnaround, and Phase 2C will extend Priscilla Drive to the adjacent City parcel.

New utilities include water, sewer, and storm drainage. The waterline will be extended in the future to the water tanks. The sanitary sewer runs down Priscilla Drive. Chris stated that DEP requirements are not just on quantity, but are on the quality of stormwater treatment. There is a central treatment system. The Stormwater Management Plan has already been approved and complies with the requirements for the MDEP Water Quality Permit. It has been hard to locate the stormwater ponds on some of the lots. There are individual erosion control plans on each lot.

The MDEP permit was received on November 29, 2007. On April 24, 2008 a corrected permit was received from the DEP. The corrected permit was, however, the DEP's error. Chris Branch continued by saying that they have also received a water quality permit and a NRPA permit. There are about 150 acres of preservation between the City-owned Garcelon Bog (107 acres) and the City-owned land on the east shore of No Name Pond (35 acres). This is both wetland and habitat conservation. They will be doing a 1,000 feet of stream restoration. There is 17,000 SF of wetland mitigation, equal to 15 acres. There is approximately 48 acres at the Gendron Business Park site of repairable land for preservation. The Army Corps. of Engineers has signed off – hopefully they will receive the ACOE permits in June.

Chris Branch said they are looking to start construction this year. Chris Branch is aware of tenants in the market looking for parcels. Lot No. 9 has 600,000 SF of building space available. If modified, they will need to go back to the DEP.

The traffic permit was issued by the City in June of 2006 with 305 a.m. peak hour trips and 321 p.m. peak hour trips. Traffic will be monitored as development occurs. Third party inspections will be conducted by an engineer, who will submit a report related to stormwater improvements. There will be weekly inspections of erosion control.

David Hediger stated that all items have been addressed that were listed in the Staff comments.

Chris Branch added that he has a copy of the revised Site Plan.

David Jones, Director of Public Services, stated that he is a member of the South Park Development Corporation and they will be approving this project next week. Written approval needs to be provided to Staff regarding the removal of the lot and associated covenants from the South Park Subdivision.

Bruce Damon stated that as part of the approval, a condition should be placed requiring that fencing be installed a minimum of six feet (6') along the easterly property line of Lot No. 9, which abuts the C.M.P. Company right-of-way. Chris Branch stated that a portion of the N.E.T. line has been abandoned. David Jones added that the City has been given the title to that property.

This project will generate over 1,000,000 SF of development for the City. The City has financial capacity to do this. There are a lot of options for the City. David Jones said that currently, there are no plans for the City to be building out there. Priscilla Drive is planned to be bonded next year.

This item was then opened to the public for those in favor and those in opposition to this project. There, being no public present, the public portion of this item was closed and turned back to the Planning Board for the following discussion and motion. It was asked if Garcelon Bog is going to end up as a land trust? The stewards of the property would hold the conservation easements. Chris Branch stated that the City owns 107 acres of Garcelon Bog and some outer laying areas. In closing, David Hediger said that the City owns the Garcelon Bog. The following motion was made.

MOTION: *by Roger Philippon, that the Planning Board determines the application submitted by Sebago Technics on behalf of the City of Lewiston and Gendron & Gendron, Inc. for Phase 2 of the Gendron Business Park, including the creation of ten (10) development lots, a 2,700-foot extension of Gendron Drive, and a new, 1,075-foot long road to be known as Priscilla Drive to be complete; grants approval of the modification/waiver checklist; that this application meets all of the necessary approval criteria contained under Article XIII, Sections 4 and 5 of the Zoning and Land Use Code; and grants approval to the City of Lewiston and Gendron & Gendron, Inc., subject to the following conditions raised by the Planning Board and Staff:*

- 1. That prior to releasing any signed approved plans, written approval is provided to Staff from the South Park Development Corporation approving the removal of Lot No. 9 and associated covenants from the South Park Subdivision.*
- 2. That prior to releasing any signed, approved plans, approval is obtained from the Army Corps of Engineers related to the development.*

3. *That fencing be installed a minimum of six feet (6') along the easterly property line of Lot No. 9, abutting the Central Maine Power (C.M.P.) Company right-of-way.*

Second by Lucy Bisson.

VOTED: *6-0 (Passed).*

V. OTHER BUSINESS: *Any other business Planning Board members may have relating to the duties of the Lewiston Planning Board.* None.

VI. OLD BUSINESS:

A. *A discussion about permitted uses and storefront appearances in the Centreville (CV) zoning district.* No update.

B. *A proposed amendment to Appendix A, Zoning and Land Use Code, regarding Delegated Review Authority for Stormwater Management.* No update.

C. *A discussion regarding Urban Design Standards.* No update.

D. *Lewiston-Auburn Consolidation.* No update.

E. *Zoning and Land Use Updates, including zoning matrix, SR districts, and open space provisions.* David Hediger stated that a workshop will be scheduled and he will e-mail all Board members. The next regularly scheduled Planning Board meeting will revert back to the original schedule and be held, therefore, on Mondays. The first meeting in June will be Monday, June 9, 2008. The only item, thus far, has been a request for a Conditional Use Permit regarding 52 Cotton Road.

VII. MINUTES: *Draft Meeting Minutes for Planning Board Meetings held on April 23, 2008 and May 14, 2008.* These minutes were not available for review or approval at this meeting, therefore, no motion was made.

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

MOTION: *by Ron Chartier that the Planning Board adjourn this meeting at 6:30 p.m. Second by Lucy Bisson.*

VOTED: *6-0 (Passed).*

Respectfully submitted,

Lucy Bisson, Planning Board Secretary

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