

**CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for February 27, 2006 - 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 7:00 p.m., and was chaired by Jeffrey Gosselin.

- **Members in Attendance:** Jeffrey Gosselin, Tom Truchon, John Racine, Jonathan Earle, and Roger Philippon.

S **Members Absent:** Jim Horn and Stephen Morgan.

S **Associate Member Present:** Ron Chartier. **Associate Member Absent:** Tom Peters.

S **Staff Present:** James Bennett, City Administrator; Phil Nadeau, Assistant City Administrator; Gil Arsenault, Director of Planning & Code Enforcement; David Hediger, City Planner; and Eric Cousens, Land Use Inspection Officer.

II. ADJUSTMENTS TO THE AGENDA:

III. CORRESPONDENCE: Staff Memorandum from David Hediger, City Planner dated February 23, 2006 and Memo From Bob Faunce dated February 10, 2006. The following motion was made.

MOTION: by **Tom Truchon**, second by **John Racine** that the Planning Board accept the above item, place it on record, and read it at the appropriate time.

VOTED: 5-0 (Passed).

Ron Chartier was appointed as a voting member.

IV. HEARINGS:

A. FY2007 Lewiston Capital Improvement Program (LCIP). City Administrator Jim Bennett summarized the proposed LCIP. Questions from the past meeting were reviewed. Mr. Bennett explained that the LCIP is subject to change depending on tax proposals to be voted on in November and the final agreement for privatization of the Lewiston Land Fill. This item was then opened to the public. There were no comments in favor or against, therefore, it was closed to the public and brought back to the board.

The following motion was made.

MOTION: by **John Racine**, second by **Ron Chartier** that the Planning Board send a favorable recommendation to the City Council on the FY2007 Lewiston Capital Improvement Program (LCIP).

VOTED: 6-0 (Passed).

B. A proposal to consider a petition to amend the Zoning and Land Use Code, Article II, Section 2, Article XII, Section 17(d), and Article XIII, Section 2(a) to allow bed and breakfast establishments the ability to have meeting facilities limited to 12 non-guests and special outdoor functions, such as weddings. David Hediger summarized this portion of his Staff Memorandum dated February 23, 2006. **Bob Faunce**, Land Use Planner, and **Jan Barrett** were present for the hearing. Mr. Faunce explained the proposal.

This item was then opened to the public for those in favor. There were none. This item was then opened to the public for those in opposition and the following were heard.

Eric Hirschler, 36 Ware Street, expressed concerns with the proposal regarding parking and noise.

Catherine McDonald, 40 Ware Street, asked for clarification on the proposal and stated that she was concerned about parking.

Parking was then discussed by the Board and Mrs. Barrett.

There being no further comments, this item was then closed to the public and brought back to the Board. John Racine noted concerns about potential parking problems. A Board discussion followed.

The following motion was then made.

MOTION: by **John Racine**, second by **Ron Chartier** that the Planning Board, recommend for the City Council's consideration a proposed amendment to Article II, Section, Article XII, Section 17(d), and Article XIII, Section 2(a) of the Zoning and Land Use Code to allow bed and breakfast establishments the ability to have meeting facilities limited to 12 non-guests and special outdoor functions, such as weddings.

VOTED: 6-0 (Passed).

C. A proposal to amend the Zoning and Land Use Code, Article XII, Section 4, Floodplain Management and Article XIV, Floodplain Administration, to be consistent with State guidelines and standards. Eric Cousens summarized this portion of the Staff Memorandum dated February 23, 2006. Gil Arsenault added to the summary and a Board discussion followed.

The following motion was made.

MOTION: by **John Racine**, second by **Tom Truchon** that the Planning Board, recommend for the City Council's consideration a proposed amendment to Article XII, Section 4, Floodplain Management and Article XIV, Floodplain Administration, to be consistent with State Guidelines and standards.

VOTED: 6-0 (Passed).

V. OTHER BUSINESS:

A. A presentation regarding the Kennedy Park Master Plan. Phil Nadeau, Assistant City Administrator introduced the plan and **Tony Cowles**, Salmon Falls Architecture, presented the plan. A Board discussion followed.

No action was required on this item.

B. Request from Administration to consider an amendment to family daycare standards. Phil Nadeau explained this request to the Board. The Board agreed that there is a need for daycares in the downtown area.

The following motion was made.

MOTION: by **Tom Truchon**, second by **Ron Chartier** to direct Planning Board Staff to draft a proposal regarding an amendment to the family daycare standards contained in Article XII, Section 20 of the Zoning and Land Use Code.

VOTED: 6-0 (Passed).

C. Any other business Planning Board Members may have relating to the duties of the City of Lewiston Planning Board. David Hediger initiated a discussion about a proposed four- (4-) lot subdivision on Old Lisbon Road.

Chairman Gosselin explained the request from Jim Andrews, Director of Economic and Community Development's request for a Planning Board member to serve on a CDBG Committee. Ron Chartier volunteered.

A change to the regularly scheduled Planning Board meeting times was discussed.

The following motion was made.

MOTION: by **Tom Truchon**, second by **Roger Phillipon** to meet at 5:30 for regularly scheduled meetings in 2006.

VOTED: 6-0 (Passed).

VI. ADJOURNMENT: This meeting adjourned at approximately 9:15 p.m. The next regularly scheduled Planning Board Meeting is for Monday, March 13, 2006.

Respectfully submitted,

John Racine,
Planning Board Member & Acting Secretary

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