

**CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for March 27, 2006 – Page 1 of 4**

**I. ROLL CALL:** This meeting was held in the City Council Chambers on the First Floor of City Hall, was called to order at 5:31 p.m., and was chaired by Jeffrey Gosselin.

- **Members in Attendance:** Jeffrey Gosselin, John Racine, Jonathan Earle, and Roger Philippon.  
**Associate Members Present:** Tom Peters and Ron Chartier.

S **Members Absent:** Tom Truchon, Jim Horn, and Stephen Morgan.

S **Staff Present:** Gildace Arsenault, Director of Planning & Code Enforcement; David Hediger, City Planner; and Eric Cousens, Land Use Inspection Officer.

**II. ADJUSTMENTS TO THE AGENDA:** None.

*Tom Peters and Ron Chartier were made full voting members for tonights hearings.*

**III. CORRESPONDENCE:** Staff Memorandum from David Hediger dated March 23, 2006.  
The following motion was made.

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

**VOTED:** 6-0(Passed).

**IV. HEARINGS:**

**A. A proposal to host meetings up to 12 participants and occasional special outdoor functions at 52 Ware Street (Ware Street Inn).** David Hediger read this portion of his Staff Memorandum dated March 23, 2006. The applicant, Ware Street Inn, has requested this item to be continued to the April 10, 2006 Planning Board Meeting.

The following motion was made.

**MOTION:** by **Jonathan Earle**, second by **John Racine** that the Planning Board continue the hearing regarding a proposal to host meetings up to 12 participants and occasional special outdoor functions at 52 Ware Street to the Planning Board Meeting scheduled for April 10, 2006.

**VOTED:** 6-0 (Passed)..

**B. A petition submitted by SOLO Properties LLC to amend Article XII, Section 2(t) of the Zoning and Land Use Code to provide structures located in the Centreville, Riverfront, Mill, and Urban Enterprise Districts, which are also located in the shoreland area of the Androscoggin River, the ability to construct balconies that may extend over or beyond the normal high-water line.** David Hediger read this portion of his Staff Memorandum dated March 23, 2006. The applicant SOLO Properties, LLC, has requested that this item be withdrawn from the public hearing at this time.

There was no motion made, since no action was necessary.

**C. A petition submitted by SOLO Properties LLC to rezone the properties listed on Lewiston Tax Map 207 as Lot Numbers 5-13, 15-16, and 18-19 from the Riverfront District to the Centreville (CV) District to further encourage economic and residential development and the redevelopment of properties. Chairman Gosselin recused himself and appointed John Racine as chair.** David Hediger read this portion of his Staff Memorandum dated March 23, 2006. Present at this meeting was **Travis Soule**, Solo Properties. Mr. Soule explained the benefits of the request. Reduced setbacks allow development to be concentrated in some areas to leave more contiguous greenspace in other areas.

This item was then opened to the public for those in favor or for general comments. **Peter Bragdon**, FPL Energy Production Manager, explained that FERC permits are very specific to water/shoreline elevations so any changes proposed for the elevation of water/shoreline areas will need to be reviewed by FERC to prevent impacts to FPL Energy. This item was then opened to the public for those in opposition. There was no opposition, therefore, this was then closed to the public.

The following motion was made.

**MOTION:** by **Tom Peters**, second by **Roger Philippon** that the Planning Board send a favorable recommendation, for the City Council's consideration, the adoption of a rezoning of Lot Numbers 5-13, 15-16, and 18-19 from the Riverfront District to the Centreville (CV) District.

**VOTED:** 6-0 (Passed).

**D. A proposal from Supply Company Building LP for a change of use of the vacant structure at 415 Lisbon Street (a/k/a Maine Supply Company Building) to professional office space (Business Service Center).** David Hediger read this portion of his Staff Memorandum dated March 23, 2006.

The applicant was not present at this time so the Board chose to hear Item E. and then return to this item if that applicant arrives.

**E. A petition submitted by Gendron & Gendron, Inc. to amend Article XI, Section 15(f)(2) of the Zoning and Land Use Code to reduce the current 100' buffer and vehicular access restrictions to the properties along 380 River Road to 424 River Road.** David Hediger read this portion of his Staff Memorandum dated March 23, 2006.

Present at this meeting was **Sean Bell**, Esq. and **Mike Gotto**, TSI, Inc. Sean Bell provided a summary of property acquisitions and the proposal. Tom Peters asked what happens if the homes are re-sold for residential uses? Mr. Bell explained that the Gendron's plan to demolish the homes and in all likelihood, that is what will happen.

This item was opened to the public. **Ray Martel** owns property across the street from the subject property and is concerned with loss of property value for his lot. He wants to know what project will be going in on the property. The project will require development review and that will be discussed at that time.

John Racine, who lives near the subject property asked the Board if they thought he should recuse himself. Tom Peters asked if Mr. Racine or Staff felt that he had financial gain or loss, based on this proposal. It was determined that he did not stand to gain or lose anything so he would remain on the Board. Neither the audience, Staff, nor the Board had concerns with that decision.

**Lorraine Roberge**, 299 River Road stated that the buffer was 500' and residents fought to preserve the current 100' buffer. She felt that the buffer should remain.

Roger Philippon asked if the project would still work if the buffer was preserved across from the Martel property. Councilor Mark Paradis explained that the Truchons agreed to the 100' buffer on the subject property when they wanted to protect the neighbors. Mr. Gendron now owns all of those properties except the Martel lot and he supports this proposal. Mr. Bell asked the Board they could take a short break and if he could speak to Mr. Martel in private.

The following motion was made.

**MOTION:** by **Roger Philippon**, second by **Tom Peters** that the Planning Board table this item until after Item D. is considered.

**VOTED:** 6-0 (Passed).

**D. A proposal from Supply Company Building LP for a change of use of the vacant structure at 415 Lisbon Street (a/k/a Maine Supply Company Building) to professional office space (Business Service Center).** David Hediger read this portion of his Staff Memorandum dated March 23, 2006. **Steve Myers**, from Platz Associates, was present on behalf of the applicant and added detail to the proposal. HPRB approval is required. 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. There were none.

The following motion was made.

**MOTION:** by **Tom Peters**, second by **Ron Chartier** that the Planning Board determines the application for the Supply Company Building, LP for a change of use of the vacant structure at 415 Lisbon Street (a/k/a Maine Supply Company Building) to be complete; grants approval of the modification/waiver checklist; that this application meets all of the necessary approval criteria contained under Article XIII, Section 4 of the Zoning and Land Use Code; and grants approval to Supply Company Building, LP, subject to the following conditions:.

1. That a Note is added to the Plan indicating the existing fire escape on the rear of the building be removed and that a four inch (4") Storz fire department connection be installed on the right front side of the building at a centerline height between 32"-36" from finished grade.
2. That a Note is added to the Plan indicating that the purpose of this Plan is to obtain development review approval from the City of Lewiston for a change of use of the existing structure from warehouse and storage to office space.

**VOTED:** 6-0 (Passed).

**E. This tabled item was re-opened. A petition submitted by Gendron & Gendron, Inc. to amend Article XI, Section 15(f)(2) of the Zoning and Land Use Code to reduce the current 100' buffer and vehicular access restrictions to the properties along 380 River Road to 424 River Road.**

Mr. Martel and the petitioner agreed to maintain a 100' buffer across from the Martel property with the exception of one access way of up to 50' in width. There was no further public comment.

The following motion was made.

**MOTION:** by **Tom Peters**, second by **Roger Philippon** that the Planning Board send a favorable recommendation, for the City Council's consideration, on the adoption of the proposed amendment to Article XI, Section 15(f)(2) of the Zoning and Land Use Code with the change that a 100' buffer will be maintained in the area across from Mr. Martel's property and that a 50' wide access way will be the only penetration in the required buffer area and that the buffer will meet the standards of Article XIII.

**VOTED:** 6-0 (Passed).

## V. OTHER BUSINESS:

**A. Gendron Business Park Update - Phase II.** David Hediger read this portion of his Staff Memorandum dated March 23, 2006.

Present at this meeting was **Chris Branch** from Technical Services, Inc. Mr. Branch provided the update.

There was no motion taken, since no action was necessary.

**B. A request to the Planning Board to initiate an amendment to the City Stormwater regulations.** David Hediger summarized this portion of his Staff Memorandum dated March 23, 2006.

The following motion was made.

**MOTION:** by **Roger Philippon**, second by **John Racine** that the Planning Board direct Planning Staff to prepare an amendment to Article XII, Section 22 and Article XIII, Section 4(f) regarding stormwater regulations.

**VOTED:** 6-0 (Passed).

**C. A discussion on a “de minimus” change to the Randall Road Estates Subdivision.**

This request was revoked by the applicant.

**D. Any other business Planning Board Members may have relating to the duties of the City of Lewiston Planning Board.** Chairman Gosselin and others agreed that the approved minutes could be sent electronically and not mailed to save waste. Steve Morgan arrived at 6:55 p.m. under the impression that he was five minutes early, which was not the case, due to the recently changed meeting time. David Hediger asked if the Board wants complete drainage calculations included in each of their packets, and it was agreed that the summary was sufficient for all but the engineer(s).

The Summer Schedule for the Board to meet only once per month in July and August was discussed.

The Board discussed the possible request for reconsideration of the Bates College dormitory conditions of approval. The changes will have to be significant for the Board to reconsider.

The Board would like a legal opinion on reconsideration of approved projects and associate member participation at hearings.

**VI. READING OF THE MINUTES: Draft Meeting Minutes for February 21, 2006 (Special Meeting, February 27, 2006, and March 13, 2006.**

The draft meeting minutes for the Special Meeting held on February 21, 2006 were not reviewed at this meeting, therefore, no action was taken on that set of minutes.

The draft meeting minutes for both the February 27, 2006 and March 13, 2006 meetings were approved, as submitted, by the Board.

**VII. ADJOURNMENT:** This meeting adjourned at 7:30 p.m. The next regularly scheduled Planning Board Meeting is for Monday, April 10, 2006.

Respectfully submitted,

John Racine, Acting Planning Board Secretary for this meeting

DMC:dmc

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