

**CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for May 10, 2004 - 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 7:04 p.m., and was chaired by Jeffrey Gosselin.

- **Members in Attendance:** Roger Lachapelle, Jeffrey Gosselin, Lucy Bisson, John Racine, John Butler, and Jim Horn.

- **Members Absent:** Tom Truchon, Tom Peters, and Stephen Morgan.

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

- **Student Member Absent:** Wade Morgan.

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

**III. CORRESPONDENCE:** None.

**IV. HEARINGS:**

**A.** *A City proposal for a straight rezoning of the properties on the west side of Main Street to the Maine Central Railroad right-of-way, from Strawberry Avenue south to the Russell Street overpass, from the Neighborhood Conservation "B" (NCB) District and Office Residential (OR) District to the Highway Business (HB) District and the east side of Main Street from Brooks Avenue to the Russell Street overpass, from the Neighborhood Conservation "A" (NCA) District and the Neighborhood Conservation "B" (NCB) District to the Office Residential (OR) District.* Chairman Gosselin stated that if Tom Peters shows up he will be a full voting member for the evening and then requested a summary of the Staff comments for this item. David Hediger explained the need to table this item, due to notification requirements that have not been met.

The following motion was made.

**MOTION:** *by Lucy Bisson, seconded by Roger Lachapelle that the Planning Board table this item to the May 24, 2004 Planning Board Meeting.*

**VOTED:** 6-0.

**B.** *A citizen petition for a proposed Conditional Rezoning of the property at 578 Main Street (previously Saunders Florist) from the Office Residential (OR) District to the Community Business (CB) District to allow eating and drinking establishments (restaurants), as a permitted use.* David Hediger summarized the Staff comments. Chairman Gosselin asked if the conditions of the Conditional Rezoning would remain even after surrounding properties are rezoned. David Hediger explained that they would until the Board approved otherwise.

*Jim Keough* explained his disappointment the last time he was before the Planning Board with a similar request in 2002. Chairman Gosselin explained that his request is before this Board now and that they will take it up today.

The public portion was opened. Those in favor were, as follows: *Ronald Comeau*, 584 Main Street, said that he is excited to see this current proposal and would like to see the entire area rezoned more commercially. *Jerry Douglas*, Lisbon Maine, stated that the property has been used commercially for 118 years and he supports the rezoning.

There was no opposition or general comments or questions, therefore, the public portion was closed and brought back to the Board. John Butler asked about the document dated April 18, 2004 and included in the PB packets. He asked if we would apply the same conditions to surrounding properties, if they are rezoned. David Hediger explained that Staff may suggest that we do apply the same "conditions" as performance standards. Gil Arsenault stated that we may end up with a zone that allows a set of uses that are permitted between the existing CB and OR Zones. John Butler asked if all the conditions listed in the

Conditional Rezoning are necessary and Gil Arsenault explained that to be consistent with State Law and previous actions by the Board, they are necessary. Jim Keough jumped in to say that the conditions are reasonable and allows them to do more than they can today with respect to sign area.

The following motion was made.

**MOTION:** by **Roger Lachapelle**, seconded by **John Butler** that the Planning Board recommends to the City Council the proposed Conditional Rezoning of 578 Main Street from the Neighborhood Conservation "B" (NCB) District to the Community Business (CB) District to allow eating and drinking establishments (restaurants) as a permitted use, subject to the agreement being amended to include, as follows:

1. Any change of use or intensifications of the property will require that a written statement from a traffic engineer be submitted stating that Main Street will have adequate capacity to accommodate the additional traffic generated by said use.
2. The aggregate sign area for the property does not exceed 72 square feet.

**VOTED:** 6-0.

**C. A proposal to rezone a portion of the property at 1222 Sabattus Street from the Resource Conservation (RC) District to the Highway Business (HB) District.** David Hediger summarized the Staff comments. Evidence has been provided that the land is located outside the 100-year flood zone. Chairman Gosselin asked if there was anything else that **Larry Grondin** would like to add. Mr. Grondin responded with, "No". This item was then opened to the public and closed without comments.

The following motion was made.

**MOTION:** by **John Butler**, seconded by **Lucy Bisson** that the Planning Board recommends to the City Council the rezoning of 1222 Sabattus Street.

**VOTED:** 6-0.

**D. A proposal to construct a 19-space parking lot for Oxford Networks at 491-493 Lisbon Street.** Chairman Gosselin recused himself, due to a conflict and appointed Lucy Bisson as Chairperson for the next two (2) items. Chairperson Bisson requested a summary of the Staff comments from David Hediger.

Chairperson Bisson asked if the parking area will remain after the parking garage is built. David Hediger stated that it will. Chairperson Bisson asked if the garage will be open for The Public Theatre, Andover College, etc? Assistant City Administrator, Greg Mitchell explained that the parking garage will be public.

The following motion was made.

**MOTION:** by **John Butler**, seconded by **John Racine** that the Planning Board determines the application for Oxford Networks at 491-493 Lisbon Street 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 the City of Lewiston.

**VOTED:** 5-0-1. (Jeffrey Gosselin recused himself, due to a conflict.)

**E. A proposal to construct a three- (3-) story, 16, 200 SF addition to the Colisee for an office, pro shop, and concession space at 160 Birch Street.** David Hediger Summarized the Staff comments. Roger Lachapelle asked if the improvements will address the problem of snow falling from the roof. Assistant City Administrator, Phil Nadeau explained that they have identified the problem and a solution, but it will depend on available funds as the solution will cost approximately \$80k. This project will eliminate the need to use the side entrances, making the snow less of an issue. John Butler stated that City Administrator, James Bennett's presentation to the City Council showed that this proposal is a win-win situation and it only makes sense.

The following motion was made.

**MOTION:** by **Roger Lachapelle**, seconded by **John Butler** and **John Racine** that the Planning Board determines the application for the Colisee at 160 Birch Street 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 the Community Facility Corporation, subject to the following conditions:

1. That a written statement signed by a professional engineer be submitted indicating that the proposed addition will not create any adverse drainage issues.
2. That the Site Plan show a guardrail along the entire length of the upper parking lot embankment, on both the north and south side of the Colisee.
3. That all the catchbasins on the site must be shown on the Site Plan and have 90-degree traps installed.

**VOTED:** 5-0-1 (Jeffrey Gosselin recused himself, due to a conflict.)

*Jeffrey Gosselin rejoined the Planning Board for the remainder of the agenda items.*

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

**VI. READING OF THE MINUTES:** *Reading of the minutes from the April 26, 2004 Planning Board Meeting.*

**MOTION:** by **Lucy Bisson**, seconded by **John Racine** that the Planning Board accept the Planning Board Minutes for April 26, 2004, with one minor change as noted on Lucy Bisson's copy and submitted to Staff.

**VOTED:** 6-0.

**VII. ADJOURNMENT:**

The following motion was made to adjourn.

**MOTION:** by **Lucy Bisson**, seconded by **John Racine** that the Planning Board adjourn this meeting at 7:45 p.m.

**VOTED:** 6-0.

The next regularly scheduled Planning Board Meeting is for Monday, May 24, 2004.

Respectfully submitted,

Roger Lachapelle,  
Planning Board Member & Secretary

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