

**CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for October 3, 2005 - Page 1 of 2**

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, Stephen Morgan, Jim Horn, John Racine, Tom Truchon, and Jonathan Earle.

S **Members Absent:** Roger Lachapelle.

S **Associate Member Present:** Tom Peters.

S **Staff Present:** Gregory Mitchell, Assistant City Administrator; David Hediger, City Planner; and Eric Cousens, Land Use Inspection Officer.

II. ADJUSTMENTS TO THE AGENDA: None.

III. CORRESPONDENCE: Staff Memorandum from David Hediger, City Planner dated September 29, 2005.

IV. HEARING: *Proposed re-zoning for Exit 80 Retail.* Gregory Mitchell, Assistant City Administrator, provided information on this request. The market has shifted to make these lots attractive as retail sites. It is a Lewiston City goal to locate retail development near the turnpike and we now have big box retail interest in this area.

The South Park Corporation (SPC) has already acted to lift restrictions in the covenants on these properties and will allow the zoning to govern the sites going forward. The action by SPC was in response to the lack of development interest in the sites with the former restrictions.

Jim Horn asked who is SPC? Greg Mitchell explained that the corporation is controlled by a Board of Directors, including local business people and City Staff.

This item was then opened to the public for those in favor, opposition, or for comments. There were none. This item was then brought back to the Board and the following action was made.

MOTION: *by John Racine, seconded by Jim Horn that the Planning Board recommend for the City Council's consideration a zoning amendment of said properties located within the following boundary from the Industrial (I) District to the Urban Enterprise (UE) District to allow retail and service uses, in addition to industrial uses: beginning at the southerly intersection of the Maine Turnpike/Exit 80 and Alfred A. Plourde Parkway, then south along Alfred A. Plourde Parkway to the intersection of Goddard Road, then west along Goddard Road to the Maine Turnpike bridge, then north along the Maine Turnpike to the point of beginning.*

VOTED: 6-0 (Passed).

V. OTHER BUSINESS:

A. ***De minimus change – Stepping Hills Subdivision.*** David Hediger explained the request to reconfigure the lot lines. ***Gerard Morin*** currently owns two (2) lots and there will still be two (2) lots with the change. No net new lots will be created.

The following motion was made.

MOTION: by **Tom Truchon**, seconded by **John Racine** that the Planning Board finds that the change is *De minimis* in nature in accordance with Appendix A, Article XIII, Section 3(k).

VOTED: 4-1-1 (Passed).

B. A discussion regarding J.J. McM Subdivision Conditions of Approval. David Hediger explained the confusion from the previous meeting and that Staff was looking for clarification. Neighbors had concerns with mobile homes being placed on the lots. The Board and **Roger Richards** discussed a covenant preventing the placement of mobiles on the lots and Mr. Richards agreed to that restriction as he had already planned on it. When the motion was made, it limited the homes to being “stick built” which can also be interpreted to exclude modular homes and Staff’s concern is that the Board did not intend to exclude modular homes. The Board agreed that the intent was to exclude mobile homes and not modulars.

C. Any other business Planning Board Members may have relating to the duties of the City of Lewiston Planning Board. Traffic movement permits and Tim Horton’s Performance Guarantee were discussed.

VI. READING OF THE MINUTES: Reading of the Draft Minutes for the August 8, 2005 Planning Board Meeting.

The following motion was made:

MOTION: by **Steve Morgan**, seconded by **Tom Truchon** that the Planning Board accept the *Planning Board Meeting Minutes for August 8, 2005, as submitted.*

VOTED: 6-0 (Passed).

VII. ADJOURNMENT: The following motion was made to adjourn this meeting.

MOTION: by **Tom Truchon**, seconded by **Jonathan Earle** to adjourn this meeting.

VOTED: 6-0 (Passed).

VII. ADJOURNMENT: This meeting adjourned at 7:38 p.m. The next regularly scheduled Planning Board Meeting is for Monday, October 24, 2005.

Respectfully submitted,

Stephen Morgan, Planning Board Member & Secretary

DMC:dmc

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