

**City of Lewiston**  
**PLANNING BOARD MEETING**  
*Minutes of June 11, 1996*

**I. ROLL CALL**

The meeting was called to order at 7:05PM

Members present: H. Milliken, D. Theriault, D. Jacques, M. Goulet, L. Zidle  
Members absent: T. Peters, H. Skelton  
Staff present: Gil Arsenault, J. Lysen, G. Dycio, C. Revell

**II. READING OF THE MINUTES**

**MOTION:** By Mr. Theriault, seconded by Mr. Jacques to accept the minutes of May 28, 1996 and place on file.

**VOTE:** Passed 5 - 0

**III. CORRESPONDENCE**

**MOTION:** By Mr. Theriault, seconded by Mr. Goulet to accept the following correspondence and place on file:

Memo from J. Lysen to Planning Board dtd 6/11/96 regarding schedule of Comprehensive Plan Meetings and Hearings

**VOTE:** Passed 5 - 0

**IV. REVIEW OF DEVELOPMENT PROPOSALS - FINAL HEARING**

A. South Park - Revision #4 (Alfred Plourde Parkway)

Mr. Dycio informed the Board that The South Park Development Corporation has submitted plans for a proposal to amend an approved industrial subdivision where the remaining land will now be identified as Lot #17. As outlined under Article XIII, Section 3 (1)(7) of the Zoning and Land Use Code, the amendment is defined as a minor amendment and only requires one meeting before the Planning Board.

The Planning Board granted final approval to an amended plan at the May 28th Planning Board meeting. Upon review of the revised plans the Department of Environmental Protection has requested that the remaining land, proposed for transfer to an abutter, be identified by a lot number. Since a portion of the remaining land was identified as Lot #17 at one time it was suggested that the lot number for the remaining land be number 17. As such, the only revision to the plan is the numbering of the remaining land. The Planning Staff has reviewed the revised plans against the criteria outlined under Article XIII, Section 4 (a-u) and Section 5 and finds that, in our opinion, the plans meet all of the applicable criteria. Therefore, Staff recommends that the Board grant final approval to the plans.

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**MOTION:** By Mr. Goulet, seconded by Mr. Jacques that the Board find that the application of South Park - Revision #4 (Alfred Plourde Parkway) meets all the approval criteria under Article XIII, Section 4 and Article XIII Section 5, and further that the Board grant final approval to the project.

**VOTE:** Passed 5 - 0

**V. OTHER BUSINESS**

A. Review of proposed amendment to Timber Harvesting Standards and scheduling of Public Hearing

Mr. Dycio advised the Board that attached is the proposed amendment to the Timber Harvesting Standards regarding selective cutting within the required fifty (50) foot buffer. The Planning Staff has prepared this amendment at the Board's request and finds that, in our opinion, the amendment meets both the city's and the landowner's concerns. The Planning Staff asks that the Planning Board review the proposal and, if it is found to be in proper form, schedule a Public Hearing to review the amendment at the next available meeting. Any proposed changes requested by the Board can be incorporated prior to the Public Hearing.

Discussion ensued over how this proposal was originated by a request from Mr. Robert Vachon to Attorney Harold Skelton. Mr. Vachon is concerned that the Code appears to prohibit any timber harvesting activities whatsoever within a buffer zone fifty feet from all property lines and streams. Mr. Milliken questioned what would prevent an owner from clear cutting a buffer and then selling the property. It was noted that any disturbed area would need to be replanted wherever Code requires and that responsibility could be placed with the new owner. It was also noted that the State would need to be notified if changes are made to the standards. They then have 30 days in which to respond.

**MOTION:** By Mr. Goulet, seconded by Mr. Zidle to schedule a public hearing at the next Planning Board meeting on June 25, 1996 for the proposed amendment to Timber Harvesting Standards.

**VOTE:** Passed 5 - 0

B. Comp Plan Update

Mr. Lysen reviewed the proposed scheduling of Comp Plan Hearings as well as summer schedule for the Planning Board noting that it is a State requirement to schedule hearings for the Comp Plan as well as submitting a final draw down by the end of the fiscal year ending in June. A joint meeting has been scheduled on Monday, June 17th between the Planning Board and the Comp Plan Committee. At this time the Board will have an opportunity to discuss any concerns. Mr. Lysen also noted that a draft of the Comp Plan will be delivered to the State on Tuesday, June 18th and that the State has two months in which to comment. It was noted that during the time the State will be reviewing, the Board will have the opportunity to "fine tune" the plan. On August 15th Mr. Lysen proposes holding a celebratory cookout in conjunction with a public hearing hopefully to encourage greater public participation. Mr. Milliken suggested Franklin Pastures for the venue. Mr. Milliken then requested City Council input

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before reaching this public hearing. Accordingly, Mr. Milliken requested the recording secretary to draft a letter under his signature to City Council President Frank Kelly inviting the City Council to a joint meeting on Tuesday, July 16 at 7PM, with an alternate date of August 6th, to view the draft copy of the Comp Plan as well as a review of the Land Use Map.

Mr. Lysen noted that the Land Use Map most needs Board input. He requested that each Board member take a map and review for those issues that have come up in the past that may need to be explored. He also stated that the last Comp Plan completed in 1988 was good but some issues were left out. Mr. Milliken suggested that new Land Use Map show zoning from abutting towns and to also review recently completed aerial maps. Milliken also suggested that the updated map be used for the public hearing presentation as opposed to using just the written narrative.

Mike Chammings, Comp Plan consultant, discussed incorporating the school aspect into the Comp Plan.

Mr. Milliken requested that the Board be notified regarding the proposed City Council meeting of July 23 regarding the turnpike. He also requested that the Board receive any maps from Public Works showing utilities such as gas, water, sewer, storm drains, as well as aquifers and shoreland zoning.

- C. Amendment to Applicability Standards to include all land, including City-owned property to be applicable for development review

Chairman Milliken stated that he feels Standards should remain as is for time being and believes that the City Council does not want to review at this time. Milliken will draft letter to get opinion and then, if the Board wishes, will approach City Council again. Mr. Lysen noted that Staff supports whatever the Board wish to do. Milliken expressed concern that developers in the City see that the City must also adhere to same review process. Mr. Arsenault added that the Development Review Process will be reviewed for the possibility of streamlining.

**V. ADJOURNMENT**

**MOTION:** By Mr. Goulet, seconded by Mr. Theriault, to adjourn the meeting at 8:09PM.

**VOTE:** Passed 5 - 0

Respectfully submitted,

Marc Goulet