

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for January 31, 2012

- I. **ROLL CALL:** The meeting was held in the City Council Chambers on the first floor of City Hall and was called to order at 5:30 p.m. Chairperson, Lucy Bisson, chaired the meeting.

Members in Attendance: Lucy Bisson, Bruce Damon, Kevin Morissette, Eric Potvin, Walter Hill and Paul Robinson

Members Absent: Trinh Burpee

Associate Member Present: Sandra Marquis

Associate Member Absent: Michael Marcotte

Staff Present: David Hediger, City Planner and Cathy Lekberg, Administrative Assistant, Economic & Community Development

- II. **ADJUSTMENT TO THE AGENDA:** None

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:** None

Lucy appointed Sandra Marquis as full voting member for this meeting.

Lucy welcomed introduced and welcomed Walter Hill, the new Planning Board member to the Board.

- V. **OTHER BUSINESS:**

- a) Request for a recommendation on capital expenditures costing \$100,000.00 or more which are not included in the annual capital program for the purpose of undertaking Armory improvements to support the Senior Citizen Program.

Ed summarized what the plan was for the armory.

Bruce asked if the elevator would be from the ground level to the first floor. Ed stated the original price that they came up with was to put the elevator up to the second floor, but does not think that is what we will be doing because of building issues so it will be a one floor elevator. Bruce asked and Ed confirmed the seniors will not be normally using the second floor and that would only be for events. Paul asked if everything for the seniors would be on the ground floor and Ed stated yes and if they have a large event that requires more space they would have access to the gym as well as there is a large room on the other side of the building. Walter asked if the space the City is putting aside for the seniors at the armory would be displacing anyone and Ed stated the space is largely being used for storage by the Auburn Lewiston Sports Hall of Fame and they are letting them relocate their things to

the second floor. Walter asked where the table tennis would be and Ed stated in the basement.

Kevin asked about the budget transfer and Ed explained the projects where the monies were coming from.

Kevin stated that the last time Ed was before the Planning Board and the Board was discussing this issue, it seemed that most of the seniors that were using the program were not from Lewiston or Auburn and the majority of the attendance was maybe around 50. He stated he would like to see that money split up in multiple different ways, i.e. the arts, education programs and other non-profits. He stated CDBG just lost \$300,000 in funding and some of this money could back to that and it could help with the Balloon Festival or the Riverfront project. Kevin stated that the City could potentially set aside \$100,000 or so for a two or three year lease somewhere. He stated even the Colisee is capable of having parties upstairs and they currently have an elevator. He stated that \$400,000 for this one program is high considering that the Board at the last meeting talked about the lack of the use of the program and the space and we elected to move them somewhere else.

Ed stated just to clarify the reason why we are moving the seniors is because the School Department needs the space in the Multi-Purpose Center. He stated the City Council is committed to finding the seniors another space and they are trying to identify a preferable option. He stated they are making an investment in an existing City-owned building, this space will be used during the day and in the evenings for other purposes and it does add value to that complex over there in terms of making the armory a more active and involved place hopefully allowing the seniors to expand their programs. He stated the breakdown is about 60-40 between Lewiston residents and non-residents.

Paul asked if the Multi-Purpose Center has a kitchen or food preparation area and Ed stated there is a small kitchenette area and that would be included in the proposal. Bruce asked if there would have to be a City Council action to make Vale Street to allow for that diagonal parking and Ed stated yes. Bruce asked if some of the additional parking would be between Central Avenue and the armory in the front and Ed stated yes and he stated there will be a site plan submitted. David Jones stated we will be bringing a site plan to this Board for review in the next few weeks. .

Sandy asked if the Middle School uses the armory and Ed stated, not during the day. Sandy asked if expanding the school campus and would this impact that. Ed stated the School Department is looking at what to do with the Middle School and are talking about a small renovation to the existing building.

Lucy opened item up to the public.

Pauline Gudas stated she lives at 6 Raymond Avenue in Lewiston. She stated her concern is like Mr. Morissette's in that spending \$400,000 on a building and adding a second elevator is high. She stated when she was in front of this Board in December, she stated some concerns with regards that the seniors were a 501(c) (3) and if that was going to in fact open up a can of worms with the City providing space as well as clerical help, etc. for a non-profit organization. The senior citizens were notified back on May 8, 2010 by the IRS that they had to come into compliance with filing the 990 or they would in fact lose their 501(c) (3). That determination was made in June of this year and was just posted that they are no longer satisfy 501(c) (3) which now means that the Lewiston Seniors are considered a for-profit organization. She thinks the seniors need a place but is the City of Lewiston setting a precedence now for both non-profit as well as for-profit organizations to come to the City and ask for place to meet, etc. Seniors Plus somehow assisted the Lewiston seniors in becoming their own 501(c) (3), however, that has now gone away and they are a for-profit organization.

Lucy closed item to the public.

Ed stated that there has been a long history between the seniors and the City, and it did begin as a City program. He stated the program did go over to Seniors Plus at some point and the program did get incorporated as a non-profit. It has been a voluntary association for some time and has not necessarily done what it has needed to do to keep that non-profit status. He stated he would be just as happy if it became a program of the City's Recreation Department. What we have been doing over the years is providing them with space and giving them some assistance in their programming through our Recreation staff but most of the work has been done by part-time people who have been working for Seniors Plus or some other seniors group.

The following motion was made:

MOTION: by **Bruce Damon** pursuant to Article VII, Sections 4(f) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for a capital expenditure costing \$400,000.00 for the purpose of undertaking Armory improvements to support the Senior Citizen Program.
Second by **Paul Robinson**.

VOTED: **4-3 (Passed)**
Opposed – Kevin Morissette, Eric Povin & Sandra Marquis

VI. ADJOURNMENT: The following motion was made to adjourn.
MOTION: by **Bruce Damon** that this meeting adjourns at 6:00 p.m.
Second by **Kevin Morissette**.
VOTED: **7-0 (Passed).**

The next regularly scheduled meeting is for Monday, February 13, 2012 at 5:30 p.m.

Respectfully Submitted:

Paul Robinson

Paul Robinson, Secretary

PR