

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for April 9, 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.

II. **Members in Attendance:** Lucy Bisson, Bruce Damon, Kevin Morissette, Eric Potvin, Trinh Burpee, Walter Hill and Paul Robinson

Associate Member Present: Michael Marcotte

Associate Member Absent: Sandra Marquis

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

III. **ADJUSTMENT TO THE AGENDA:** None

IV. **CORRESPONDENCE:** None

V. **PUBLIC HEARINGS:** None

VI. **OTHER BUSINESS:**

a) Workshop with MTA discussion proposed park and ride at the Chalet

David read staff comments to the Board. He stated that the Maine Turnpike Authority (MTA) proposal does not require development review approval and that the representatives of MTA are here to keep the Board informed of the proposed improvements. He stated they have agreed to present and discuss the project.

Sara Devlin of the MTA introduced Dale Mitchell and Peter Mills. Dale gave a brief explanation of what the improvements would be. They were as follows:

Complete demolition of the existing building with the basement filled, seeded and loamed. The park and ride would consist of 96 spaces including 4 handicapped spaces. It would accommodate both city transit and coach buses. The existing signs would be removed and replaced with a MTA Park and Ride signs and existing lighting would be replaced. New guardrails will be installed along the perimeter of the upper parking lot. He stated that the MTA has no plans to develop the lower lot as a parking facility at this time. He asked the Board if they had questions and also if they had suggestions for this project.

The Board members had the following concerns:

Paul was concerned about cars driving north and having to take a left turn. He said he drives by there four times a day and it seems impossible to exit the parking lot.

Bruce was concerned about cars traveling from the Ramada on Alfred Plourde Parkway to Lisbon Street and noted it was a very short turning lane to get to that site. He asked about the improvements to the ramps. Dale stated in phase 5 of the proposed improvement to Exit 80, MDOT is proposing to restripe Lisbon Street starting at Pleasant Street and that improvements will be made to the ramps accessing Alfred Plourde Parkway. Sara stated that they are still in the planning phase right now and will update the Board at a later date.

Eric's concern was about what the site would look like after the building was removed and Dale stated they would be planting vegetation, shrubs and grass and it would be low maintenance site.

Paul asked who would be maintaining the site and Sara stated the MTA would maintain it.

Bruce asked what would happen to the two other park and ride sites and Sara said they would be removed. Dale stated that if needed, there could be a possible expansion of the proposed Park and Ride..

Walter asked David what was happening to the McDonald's site and David said nothing right now. The site was grandfathered for traffic counts for five years.

Walter thought that 96 parking spaces may not be enough and that pulling out of that area was not very safe. Sara said they will continue to monitor this use and they will make changes if needed.

Lucy asked if the entrance and exit width is wide enough for two vehicles to exit both ways. If it was not, it would cause a backup situation for people taking a right or left.

Trinh googled a map and suggested adding another entrance to Alfred Plourde to alleviate the Lisbon Street traffic and Sara stated this could not be done because of the railroad and Hart Brook was located there.

David stated City staff was comfortable with the 96 parking spaces and that if the MTA decided to use the lower lot, additional analysis would be required.

Bruce asked about signage and would there be any and Dale stated there would be a full Park and Ride sign package directing users to the site.

- b) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

David asked the members if they had any other suggestions or ideas for the Riverfront Plan to submit them as soon as possible.

Lucy suggested having another joint City Council/Planning Board meeting in June to brainstorm any final ideas. Kevin stated that the Board needs to decide exactly what they want to do with the money they have. David said there is \$700,000 in funding to begin the Plan.

Kevin suggested forming a smaller group of members of the Lewiston/Auburn Planning Board and City Council to discuss what to do first for the Riverfront Plan. He thought it would be easier for a smaller group to come up with some ideas and present them to all the Boards and City Council.

- VII. READING OF MINUTES:** Adoption of the October 24, 2011, March 12, 2012 and March 26, 2012 Planning Board Minutes.

The following motion was made:

MOTION: by **Eric Potvin** to accept the October 24, 2011, March 12, 2012 and March 26, 2012 Planning Board Minutes as presented.
Second by **Paul Robinson**.

VOTED: 7-0 (Passed)

- VIII. ADJOURNMENT:** The following motion was made to adjourn.

MOTION: by **Walter Hill** that this meeting adjourns at **6:30 p.m.** Second by **Bruce Damon**.

VOTED: 7-0 (Passed).

The next regularly scheduled meeting is for Monday, April 23, 2012 at 5:30 p.m.

Respectfully Submitted:

Paul Robinson
CLR

Paul Robinson, Secretary