

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for April 23, 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, Eric Potvin, Walter Hill and Paul Robinson

Members Absent: Kevin Morissette and Trinh Burpee

Associate Member Present: Michael Marcotte and Sandra Marquis

Staff Present: David Hediger, City Planner, Gil Arsenault, Director of Planning & Code and Cathy Lekberg, Administrative Assistant, Economic & Community Development

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

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

IV. **CORRESPONDENCE:** None

V. **PUBLIC HEARINGS:**

a) An application submitted by Stoneybrook Consultants, Inc. for Lisbon Donuts, Inc. to construct a Dunkin Donuts Kiosk on a vacant lot located at 828 Lisbon Street.

David read staff comments to the Board.

Mike Gotto of Stoneybrook Consultants introduced the owner, Mike Connor of Lisbon Donuts, Inc. Mike Gotto stated that the building is still in the design process and he would like to request a side setback modification to get to zero feet from the rear line.

Lucy suggested straightening the painted arrow at the exit as there was no exit to the right toward the old Margarita's and Mike stated they could do that. Bruce asked if snow build up in the winter would damage the fence they were going to put up on Lisbon Street and Mike stated the plow trucks would plow straight and not towards the fence. Bruce asked if there would be a bypass lane and Mike Gotto said there would be a full bypass lane for customers who do not want to wait in line. Bruce asked about deliveries to the site and Mike Gotto stated the tractor trailers will have to back into the drive-thru lane to unload. He said that customers can go around them in the bypass lane. Bruce asked if there was a raised island at the Lewiston Mall entrance and

Mike Gotto said no. Bruce asked if the new left turn would have a stop sign and Mike Gotto said yes.

Eric asked about landscaped areas and Mike Gotto said there would be a mulched bed with flowers and areas loamed and seeded. Eric asked if there were any old fuel tanks there and Mike Gotto said all tanks have been removed.

Walter asked about getting a franchise and can a person put a new Dunkin Donuts right near an existing store. Mike Connor said a person can apply to get a franchise, but may not get approved if it takes away from an existing store. Mike Gotto stated that this Dunkin Donuts will be replacing the one in the Shaw's Supermarket.

Because there were no people present at the meeting, Lucy did not open it for public comment.

The following motion was made:

MOTION: by **Bruce Damon** to find that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article XIII, Section 4 of the Zoning and Land Use Code and grants approval to Lisbon Donut, Inc. to construct a Dunkin Donuts Kiosk on a vacant lot located at 828 Lisbon Street subject to any concerns raised by the Planning Board or staff and subject to the following conditions:

1. A modification is granted of more than 50 percent of the side and rear setback requirements of Community Business for the construction of the kiosk.
2. A signature block and expiration of approval language pursuant to Article XIII, Section 11 be added to the plan.
3. No certificate of occupancy is issued for this development until written verification has been provided by the applicant's traffic engineer that all traffic related improvements have been completed in accordance with the developments traffic movement permit.

Second by **Sandy Marquis**.

VOTED: 5-0 (Passed)

VI. OTHER BUSINESS:

- a) Zoning Matrix Discussion

Paul Robinson and Michael Marcotte arrived at the meeting at 6:15 p.m.

Bruce highlighted and discussed with the Board certain items in the matrix that he thought needed to be changed, revised or deleted. Eric stated that Bruce's comments were what he would have suggested also.

Lucy asked David to make the changes discussed by the Board and they would look at it again at the May 14, 2012 meeting. David stated he would also have the space and bulk part of the matrix for the Board's review.

VII. READING OF MINUTES: Adoption of the April 9, 2012 Planning Board Minutes.

The following motion was made:

MOTION: by **Paul Robinson** to accept the April 9, 2012 Planning Board Minutes as presented. Second by **Bruce Damon**.

VOTED: **6-0 (Passed)**

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

MOTION: by **Sandra Marquis** that this meeting adjourns at 7:20 p.m. Second by **Paul Robinson**.

VOTED: **6-0 (Passed).**

The next regularly scheduled meeting is for Monday, May 14, 2012 at 5:30 p.m.

Respectfully Submitted:

Paul Robinson
Paul Robinson, Secretary *cu*