

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for August 13, 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: 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 Michael Marcotte and Sandra Marquis as full voting members.

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

Conditional use application submitted by KJK Wireless on behalf of Maine RSA #1, Inc. (a.k.a. US Cellular) to construct a telecommunications facility on property owned by Bernard and Jeannine Rancourt at 980 Sabattus Street.

David read staff comments to the Board.

Bob Gashlin of U.S. Cellular gave a presentation with renderings to the Board and explained that they are proposing to lease a 3,087 SF portion of the property owned by Bernard and Jeannine Rancourt at 980 Sabattus Street. It would include an 80' x 40' fenced in compound containing a 130' tower which will have an 8' security fence surround it, nine antennas, a 12' x 20' equipment shelter, underground utilities, a back-up power generator set and associated equipment and they will also be constructing a 163' long access road. This facility would be located in the Highway Business District which does allow towers.

Bob explained that the reason for this new facility at 980 Sabattus is because they were running into a capacity issue and this site would alleviate the problem.

(Bruce Damon and Walter Hill arrived at the meeting at 5:55 p.m. Michael Marcotte was no longer a full voting member.)

Bob said they would also be adding shrubs to the site and keeping a large birch tree that was already at the site.

Paul asked about the frequencies and Bob said there are different companies that have different frequencies and if they all operate under their own there should be no problems. Paul asked if this was a long term lease with the Rancourts and Bob stated yes. Paul asked about maintenance to the facility and Bob said that after the four weeks of construction, there will only be one vehicle visit per month for routine maintenance. Bob also stated that everything at the facility is computerized so they know when there is something wrong at the facility. Paul asked what would happen if animals got into the area and Bob stated their equipment shelter is built strong and it was unlikely any animal will be able get in.

Bruce asked if there were lights on the tower and Bob said no.

Public Comment - None

The following motion was made:

MOTION: by **Paul Robinson** finding that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article X, Section 3 and Article XIII, Section 4 of the Zoning and Land Use Code and grants approval to Maine RSA #1, Inc. (a.k.a. US Cellular) for the construction of a telecommunications facility on property owned by Bernard and Jeannine Rancourt at 980 Sabattus Street, subject to the following conditions:

1. Plan sheet number c-2 be amended to note shrubs must be evergreen plantings a minimum of 3'-5' high upon planting.
2. The conditional use permit be valid for a period of 24-months from the date of approval to be consistent with the 24-month expiration of development review approved projects. This should be noted on plan sheet t-1 as well as the expiration of approval language contained in Article XIII, Section 11.

Second by **Eric Potvin**.

VOTED: 6-0-2 (Passed)
 – **Bruce Damon & Walter Hill abstained**

V. OTHER BUSINESS:

- a) Zoning Matrix – The board worked on and discussed zoning changes to the matrix.
- b) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board. None

VI. READING OF MINUTES: Adoption of the July 9, 2012 and July 16, 2012 Planning Board Minutes.

The following motion was made:

MOTION: by **Bruce Damon** to accept the July 9, 2012 Planning Board Minutes as presented. Second by **Walter Hill**.

VOTED: **5-0-2 (Passed)**
– **Bruce Damon & Walter Hill Abstained**

The following motion was made:

MOTION: by **Bruce Damon** to accept the July 16, 2012 Planning Board Minutes as presented. Second by **Sandra Marcotte**.

VOTED: **7-0 (Passed)**

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

MOTION: by **Eric Potvin** that this meeting adjourns at 8:02 p.m. Second by **Sandy Marquis**.

VOTED: **7-0 (Passed).**

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

Respectfully Submitted:

Paul Robinson *CLC*
Paul Robinson, Secretary