

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for November 26, 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, Trinh Burpee and Paul Robinson

Members Absent: Walter Hill

Associate Member Present: Michael Marcotte

Associate Members Absent: Sandra Marquis

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

Michael Marcotte was appointed full voting member for this meeting.

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

- III. **CORRESPONDENCE:** Revised matrix for the Rural Agricultural and Neighborhood Conservation B districts.

The following motion was made:

MOTION: by **Eric Potvin** to accept the revised Rural Agricultural and Neighborhood Conservation B districts sections of the matrix.
Second by **Kevin Morissette**.

VOTED: 7-0 (Passed)

- IV. **PUBLIC HEARINGS:**

Proposed amendment to Zoning and Land Use Code, Article XII, Section 16(b)(1)(c)5, Political Signs. Said amendment will eliminate time restrictions associated with the placement of political signs on private property.

David read staff comments to the Board.

David explained that the amendment was discussed at the October 2, 2012 City Council meeting at which time the Council voted for staff to prepare an amendment for the Planning Board's consideration.

Paul asked if at the end of an election, is it the responsibility of the candidate to remove the signs and David said if it is in the right of way, yes. Eric asked if there were size restrictions on signs and Gil said not on political signs.

Public comments – None.

The following motion was made:

MOTION: by **Paul Robinson** pursuant to Article XVII, Section 5 of the Zoning and Land Use Code to send a favorable recommendation for the City Council's consideration a proposal to amend the Zoning and Land Use Code to Article XII, Section 16(b)(1)(c)5, Political Signs to eliminate time restrictions associated with the placement of political signs on private property. Second by **Trinh Burpee**.

VOTED: 7-0 (Passed)

V. OTHER BUSINESS:

- a) Update on zoning matrix discussion at City Council workshop.

David explained that the matrix was presented to City Council, but after some discussion and input from other City staff, there were two minor changes that needed to be amended in the matrix.

The amendments are as follows:

Rural Agricultural District – For single family homes, this was changed from 120,000 to 60,000 sf. This needs to be amended to its original 60,000 SF for single family homes. The originally proposed increase to 120,000 SF was considered when the Board was considering the creation of two RA districts and developing new open space/cluster provisions. Because new provisions were not adopted, the proposed lot size changes should remain the same.

Neighborhood Conservation District – For residential uses, this was changed from 120% of impacted properties to 1,250 sf for all residential uses. This needs to be amended to its original 120% of impacted properties or 1,500 sf for residential uses. Upon further review, it became apparent that existing densities in the NCB vary greatly. Some neighborhoods would have seen densities remain the same with the proposed change while others would have potentially experienced much greater densities that may not be appropriate. Rather than dealing with potential unintended consequences in simplifying the density requirements, staff recommended the density calculations remain the same until a more detail discussion is had as part of the comprehensive plan.

Michael Marcotte was confused about the amendments shown on the matrix and David and other Board members helped him to understand what the revisions were. David noted the matrix provided was not complete and did not represent all of the existing and proposed changes

David explained to the Board that they needed to do two motions; 1) to reconsider the changes and 2) to maintain the existing changes before the revised matrix was approved.

Public comment.

Joseph Grube of 74 Brooks Avenue stated that he had discussions regarding these districts with David and Gil and was agreeable to staff revisions to the matrix. He noted he was particularly concerned with the initial changes proposed to the NCB district.

Public comment – closed.

Michael stated that there should be a motion to accept the entire matrix with the additional changes before these other two motions and the Board agreed. The following motion was made:

MOTION: by **Eric Potvin** to reconsider the Planning Board's November 26, 2012 action to send a favorable recommendation to City Council to amend Article II. Definitions, Section 2 Definitions and Article XI. District Regulations, Sections 1 through 24. Second by **Paul Robinson**.

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

MOTION: by **Michael Marcotte** to amend the proposed matrix to 1) maintain a minimum lot size of 60,000 sf in the Rural Agricultural District and 2) for the density of Neighborhood Conservation B District's density to return to 120% of impacted properties or 1,500 sf. Second by **Paul Robinson**.

VOTED: **6-1 (Passed)**
Bruce Damon Opposed

Bruce noted he was not against the change in format. Rather, he expressed concerns that staff and the board spent a lot of time discussing changes to the RA district in effort to preserve open space and promote cluster developments and that the lot size increase should have remained.

The following motion was made:

MOTION: by **Eric Potvin** to send a favorable recommendation to City Council to amend Article II. Definitions, Section 2 Definitions and Article XI. District Regulations, Sections 1 through 24. Second by **Kevin Morissette**.

VOTED: **6-1 (Passed)**
Bruce Damon Opposed

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

Michael mentioned the buses at the J & S Oil Convenience Store and that J & S Oil is now open 24 hours. He saw one bus that looked like it might be having difficulty pulling into the store parking area. David stated they just opened a couple of weeks ago and he would look into how the buses are entering and exiting the J & S Oil facility. He said if there was a problem with the buses, he was sure they would correct it.

Eric passed out an ordinance document, Appendix A, Article XII., Section 9 – Adult business establishments and drinking place standards. He told the Board he would like to have a workshop to discuss and revise this ordinance. The Board agreed to discuss this at a workshop meeting on December 10, 2012.

The following motion was made:

MOTION: by **Eric Potvin** to hold a workshop on December 10, 2012 to discuss ordinance language for Appendix A, Article XII., Section 9 – Adult business establishments and drinking place standards. Second by **Bruce Damon**.

VOTED: 7-0 (Passed)

Bruce said he was very disappointed in the language used during the election for charter changes and found that it was confusing for voters. He said that because the proposed language in the charter regarding extension of terms for Planning Board members did not pass, there will be four rookie members in 2014 and they will have no clue as to what has been discussed in the past regarding the Comprehensive Plan. He also said this will be a steep learning curve for these new members.

VI. READING OF MINUTES: Adoption of the October 22, 2012 Planning Board Minutes.

The October 22, 2012 draft minutes will be adopted at the December 10, 2012 meeting.

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

MOTION: by **Kevin Morissette** that this meeting adjourns at 7:00 p.m. Second by **Trinh Burpee**.

VOTED: 7-0 (Passed).

The next regularly scheduled meeting is for Monday, December 10, 2012 at 5:30 p.m.

Respectfully Submitted:


Paul Robinson, Secretary 