

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for February 11, 2013

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- 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, Bruce Damon, chaired the meeting.

**Members in Attendance:** Bruce Damon, Kevin Morissette, Eric Potvin, Trinh Burpee, Paul Robinson and Michael Marcotte – Walter Hill arrived at the meeting at 7:20 pm

**Associate Member Present:** Sandra Marquis

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

Bruce Damon appointed Sandy Marquis as full voting member for this meeting

- II. **ELECTION OF OFFICERS: Election of Chairperson, Vice Chairperson and Secretary**

Michael Marcotte nominated Kevin Morissette to be the Chairperson.  
Paul Robinson nominated Bruce Damon to be the Chairperson.  
Trinh Burpee nominated Eric Potvin to be the Chairperson.

The votes were as follows:

Kevin Morissette: 1 in support of (Failed)  
Bruce Damon: 4 in support of (Passed)  
Eric Potvin: 2-in support of (Failed)

Bruce Damon was elected Chairperson for this year.

Michael Marcotte nominated Kevin Morissette to be the Vice Chairperson.  
Paul Robinson nominated Eric Potvin to be the Vice Chairperson.

The votes were as follows:

Kevin Morissette: 2 in support of (Failed)  
Eric Potvin: 4 in support of (Passed)

Eric Potvin was elected Vice Chairperson for this year.

The following motion was made:

**MOTION:** by **Sandy Marquis** to elect Paul Robinson as its Secretary.  
Second by **Eric Potvin**.

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

### III. ADOPTION OF PLANNING BOARD RULES AND PROCEDURES

The following motion was made:

**MOTION:** by **Paul Robinson** to adopt the Planning Board Rules and Procedures as presented. Second by **Eric Potvin**.

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

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

V. **CORRESPONDENCE:** None

VI. **PUBLIC HEARINGS:**

- a) Provide a recommendation to the City Council on the FY 2014 Lewiston Capital Improvement Program as per Article VII, Section 4(e) of the Zoning and Land Use Code of the City of Lewiston.

David read staff comments to the Board. Ed Barrett was present to answer questions regarding the LCIP.

The Board had many specific questions and comments regarding the proposed projects. They were as follows:

Michael asked if it was true that there was an offer from someone to tear down the Bates Mill #5 at no cost to the City if they could acquire the deed and title to the property and Ed said yes, but there was not enough information regarding this offer. Michael suggested taking the offer instead of spending 2.5 million dollars on tearing the mill down. He thought the money could be better spent on other projects. Ed explained that the City does not want certain types of development on that property and they would need more details of what they plan to do. Paul asked if this would need to be approved by City Council and Planning Board and Ed said yes.

Bruce was concerned about the MIS expenses for software and he thought it was very expensive. He also mentioned the vehicle wash facility which he suggested combining with the vehicle storage garage. He also thought the Armory window replacement and water sealing the exterior was appropriate.

Eric was concerned about the lower Lisbon Street paving project and said they should hold public hearings so property owners could voice their ideas and suggestions.

Kevin suggested some ideas regarding the funding for demolition. He also commented that he did not agree with the demolition of Bates Mill #5. He stated in these economic times, they should not be spending that amount of money on Bates Mill #5. Michael disagreed and said now is the time to demolish the Bates Mill #5.

Michael thought that they should try and maintain the public works vehicles and get a few more years from them rather than purchase new ones. He stated there are more vehicles than employees. Michael also supported the LCIP item for the truck wash project.

Eric said he was looking forward to the Riverfront Master Plan moving forward and the work to start. Ed said they were working with the architect on ideas for the plan. David told the Board they are currently working on the wayfinding signage and the implementation of the Comprehensive Plan.

The following motion was made:

**MOTION:** By **Eric Potvin** pursuant to Article VII, Section 4(e) of the Zoning and Land Use Code to send a favorable recommendation for the City Council's consideration the adoption of the FY 2014 Lewiston Capital Improvement Program.. Second by **Sandy Marquis**.

Michael Marcotte stated that friendly amendment to the motion should be made, said motion to include the Board consideration of the FY 2014 Lewiston Capital Improvement Program.

**VOTED: 6-1 (Passed)**  
**Kevin Morissette Opposed**

**VII. OTHER BUSINESS:**

- a) Presentation and discussion of Complete Streets Policy drafted by Bike/Ped Committee.

Craig Saddlemire, City Councilor for Ward 5 gave a PowerPoint presentation to the Board. He explained that going forward with new street projects, they would like to implement this policy.

Paul Robinson excused himself from the meeting at 6:40 p.m.

Trinh was concerned about clearing the bike paths when winter storms occur and Craig said that there are not as many bicyclists on the roads in the winter and that would probably not be a problem. The Board also discussed the plowing of sidewalks and how important it was to have the school areas cleared.

The following motion was made:

**MOTION:** By **Kevin Morissette** to send a favorable recommendation to the Lewiston-Auburn Bicycle Pedestrian Committee and Lewiston City Council to adopt the Complete Street Policy. Second by **Trinh Burpee**.

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

The following motion was made:

**MOTION:** By **Michael Marcotte** to suspend the rules and jump from Item 7b to Item 7c. Second by **Kevin Morissette**.

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

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

Michael had a concern about a real estate ad that was published in a newspaper for the property located on the corner of Webster Street & Saratoga Street. He asked how much public money has been invested in this property locally and Ed responded that this was not a City project and that it was Lewiston Development Corporation's project. He explained they are a private organization that appoints their own board of directors and are separate from the City. No City funds have been used for that project.

Michael asked what projects were completed at White Rock and David stated that the tank farm expansion was completed but the parking was not completed. Michael asked if the approvals could be extended to a new buyer of the property and David stated yes. He asked if the personal taxes would go away and Ed said White Rock has expressed an interest in selling the facility and it would depend on that. Michael asked if the Pizza Hut on Lisbon Street was a taxable property and Ed stated yes, but the new owners may qualify for a tax exempt status as a religious facility.

Eric wanted to know about the status of the Comprehensive Plan and Ed said they are in the process of finalizing the agreement with the consulting firm and have a list of people who might want to serve on the committee. David said they will be submitting their comments to the consultants and hopefully should be having a meeting sometime in March.

- a) Initiate an amendment to adopt the state's new flood plain management ordinance.

Walter Hill arrived at the meeting at 7:20 p.m.

David summarized staff comments and said the new flood maps will become effective on July 8, 2013. He said he needed the Board to initiate the amendment so they can schedule a public hearing.

The following motion was made:

**MOTION:** By **Michael Marcotte** pursuant to Article XVII, Section 5(b)(1)(c) of the Zoning and Land Use Code for staff to schedule a public hearing to consider a proposed amendment to update Article XIV, Floodplain Administration and Management, of the Zoning and Land Use Code. Second by **Walter Hill**.

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

**VIII. READING OF MINUTES:** Adoption of the October 22, 2012, November 26, 2012 and December 10, 2012 minutes

The following motion was made:

**MOTION:** by **Sandy Marquis** to accept the October 22, 2012 Planning Board Minutes as presented. Second by **Kevin Morissette**.

**VOTED: 6-0-1 (Passed)**  
**Michael Marcotte Abstained**

The following motion was made:

**MOTION:** by **Eric Potvin** to accept the November 26, 2012 Planning Board Minutes as presented. Second by **Walter Hill**.

**VOTED: 6-0-1 (Passed)**  
**Michael Marcotte Abstained**

The following motion was made:

**MOTION:** by **Trinh Burpee** to accept the December 10, 2012 Planning Board Minutes as presented. Second by **Walter Hill**.

**VOTED: 6-0-1 (Passed)**  
**Michael Marcotte Abstained**

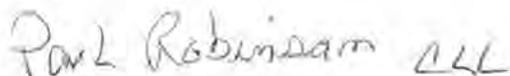
**IX. ADJOURNMENT:** The following motion was made to adjourn.

**MOTION:** by **Trinh Burpee** that this meeting adjourns at 7:35 p.m. Second by **Sandy Marquis**.

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

The next regularly scheduled meeting is for Monday, February 25, 2013 at 5:30 p.m.

Respectfully Submitted:



Paul Robinson Secretary