

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for February 24, 2014

- 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, Walter Hill, Sandra Marquis, Paul Madore and Michael Marcotte

Members Absent: Eric Potvin

Associate Member Present: Pauline Gudas

Associate Member Absent: Matthew Mastrogiacomo

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

Bruce appointed Pauline Gudas as full voting member for this meeting.

- II. **ADJUSTMENT TO THE AGENDA:** Removal of Item IV.d from the Agenda.

- III. **CORRESPONDENCE:** Email from Bill Webster withdrawing Item IV.d from the Agenda.

IV. **PUBLIC HEARINGS:**

- a) To consider a petition submitted by Andrew Knight to conditionally rezone the property a 1 Walnut Street – formerly St. Patrick’s Church –from the Downtown Residential (DR) district to the Centreville (CV) district. Allowed uses of the property shall include those uses which are presently permitted and conditional uses in the DR zoning district and the following as conditional uses: “drinking places”, “places of indoor assembly, amusement or culture”.

The following motion was made:

MOTION: By **Paul Madore** to consider a petition submitted by Andrew Knight to conditionally rezone the property a 1Walnut Street – formerly St. Patrick’s Church –from the Downtown Residential (DR) district to the Centreville (CV) district.
Second by **Sandra Marquis**.

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

Walter Hill arrived at the meeting at 5:36 p.m.

David read staff comments to the Board.

Michael Marcotte arrived at the meeting at 5:45 p.m.

Andrew Knight said that he fell in love with this church and thought it would be a successful community enterprise and would turn it into an all-in-one private event and conference center. The rectory would become a bed and breakfast that would attract not only Lewiston residents, but clientele from outside the City. Sandra asked if he would reside here and Andrew said yes, he would be moving to the Lewiston. Paul asked if there would be any architectural changes to the church, and Andrew said he would be renovating the interior of the rectory but no changes would be made to the outside of the structure. Paul asked how he found the church, and Andrew said he found it online at loopnet.com. Members thought that it was exciting that the building would not be demolished and would be repurposed into this events center. Parking was a concern, but Andrew stated that there is ample parking on the site and also on-street parking is also available to accommodate large functions. He said that Community Concepts is leasing the parking area at this time, but if he purchases the site, the parking will be for the events center but he is working with CCI to resolve the parking issue. David explained historic structures are exempt from the parking requirements.

Public Comment- no comments.

Public Comment Closed

Sandra commented that the City needs a large events center that holds more than 250, and Andrew said this event center will be able to hold up to 350 – 400 people. Kevin said he did not like spot zoning, but in this case, he was supportive. All members thought this purchase was very exciting and were very much in support of it.

The following motion was made:

MOTION: By **Paul Madore** pursuant to Article VII, Section 4 and Article XVII, Section 5 of the Zoning and Land Use Code to send a favorable recommendation for the City Council's consideration to conditionally rezone the property at 1Walnut Street from the Downtown Residential (DR) district to the Centreville (CV).
Second by **Pauline Gudas**.

VOTED: 7-0 (Passed).

- b) To consider a petition submitted by Rockingham Electrical Supply Co Inc. to amend the existing conditional rezoning agreement for the property at 170 Summer Street.

The following motion was made:

MOTION: By **Michael Marcotte** to consider a petition submitted by Rockingham Electrical Supply Co Inc. to amend the existing conditional rezoning agreement for the property at 170 Summer Street. Second by **Walter Hill**.

VOTED: 7-0 (Passed).

David read staff comments to the Board.

James Pender, President of Rockingham Electrical Supply explained they are a family owned electrical supply distributor that has been in business for 50 years. They currently have nine locations including Portland and Augusta. He explained they are hoping to expand with this location in Lewiston at 170 Summer Street. They would be leasing a portion of the building from Mark Hartnet who owns One Source Printing in the same building.

Paul asked members if it was a conflict for him to vote on this item because he purchases products from Rockingham Electrical Supply and Bruce said he does too. The Board discussed and decided that there was no issue on them voting on this item.

Members asked about the hours of operation and deliveries and Jim said their hours of business would be 7:00 am to 5:00 pm during the week and they are not open on weekends. He said deliveries were done every other day. A petition was completed for this project and members voiced they were disappointed that none of the immediate neighbors were listed on it. They asked about parking and Mark Hartnet said that they have substantial parking at this site that would accommodate this company.

Public Comment

Mark Hartnet said he runs One Source Printing out of this building and was looking to lease some of the space as he does not need 17,000 SF. He told the Board that it was a good thing to be able to lease part of this space to Rockingham Electrical Supply Company.

Christine Holden said she lives at 183 Summer Street and thought this was a good business for the area. Her concerns were with the deliveries by tractor trailer trucks and also any additional lighting to the building. Mark said more than one tractor trailer truck delivering at a time is uncommon and there would be no additional lighting added to the building.

Public Comment Closed

Paul thought occupying the remainder of the building would be a service to the community and the economy. Michael asked if this would increase real estate taxes collected and David said it may.

The following motion was made:

MOTION: By **Walter Hill** pursuant to Article VII, Section 4 and Article XVII, Section 5 of the Zoning and Land Use Code to send a favorable recommendation for the City Council's consideration to amend the existing conditional rezoning agreement for the property at

170 Summer Street to allow a wholesale sales, warehousing and distribution facility, a neighborhood retail sales business, and business and professional offices, in addition to the previously approved light industrial uses and accessory uses, Second by **Paul Madore**.

VOTED: 7-0 (Passed).

- c) To consider an application submitted by Northeast Civil Solutions on behalf of Franklin Land Associates, LLC to construct a retail facility with associated parking and storm water management at 1079 Sabattus Street.

The following motion was made:

MOTION: By **Walter Hill** to consider an application submitted by Northeast Civil Solutions on behalf of Franklin Land Associates, LLC to construct a retail facility with associated parking and storm water management at 1079 Sabattus Street. Second by **Paul Madore**.

VOTED: 7-0 (Passed).

David read staff comments to the Board.

Bob Gage from GBT Realty explained that they are planning on purchasing the 1.4 acre property located at 1079 Sabattus Street from Eric Veilleux to construct a Dollar General retail store. This facility would have 30 parking spaces which would be sufficient because on a normal business day, they would only have approximately five cars at one time at the facility. He explained that they own the stores and Dollar General leases the buildings from them and is responsible of all the maintenance. He mentioned they also will be constructing a total of ten Dollar General stores throughout the State of Maine. These are categorized as general stores that are very clean and which sells various brand name merchandise. Members asked about deliveries and hours of operation and Bob said the hours of operation would be from 8 – 9 Monday through Saturday and 9 – 9 on Sunday. They would have one 75 foot long tractor trailer truck delivering merchandise on a weekly basis, usually before the store opens. There is ample space for this truck to maneuver at the front of the store. Bob said they would be planting trees and erecting a fence to buffer the residential neighbors to the rear of the store. Bruce asked how many employees would they hire and Bob said 10 – 12 employees. Paul commented that this area was sort of dismal and needed some new businesses to come in.

Public Comment

John Lafreniere stated he was an abutter on Ellis Street and he supports new business in that area. His concern was the back of the property and the slope of the land and the height of the building. Bob said they would mostly maintain the natural grade, but the building would be approximately 65' from the property line and the property would slope down approximately 5 feet.

John asked about buffering, and Bob said they would be adding trees and a fence to buffer the properties in the residential area.

Pierre Veilleux of 219 Pond Road said his son was selling the property to Dollar General. He said he son owns the remaining garage on the property that worked on and fixed up and he did not think it was dismal. Paul apologized and said he was glad the new store was coming in and thought this area was getting better.

Public Comment Closed

David said that staff did send some comments to Northeast Civil Solutions and Dollar General but did not get any responses back. Bob said they could speak to those issues at the meeting and he explained the changes they would be making to resolve them. Travis Letellier of Northeast Civil Solutions referenced Public Works and Planning and Code Enforcement comments dated February 18. David recommended a condition of approval that their responses be reviewed by staff prior to issuing any permits.

The following motion was made:

MOTION: By **Paul Madore** finding 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 Franklin Land Associates, LLC to construct a retail facility –Dollar General - at 1079 Sabattus Street subject to the following conditions:

- 1) Prior to a certificate of occupancy being issued, documentation regarding the maintenance and upkeep of the storm water system pursuant to Lewiston MS4 storm water requirement contain in Article XII, Section 15e(3) must be provided to the City.
- 2) Prior to a certification of occupancy being issued, evidence is provided to the City that cross easements have been established and recorded so future development of the remaining land abutting the Dollar General at 1079 Sabattus Street to the east will have the ability to use their site for access.

Second by **Michael Marcotte**.

VOTED: **6-0-1 (Passed).**

Kevin Morissette Abstained

- d) A request by the Lewiston School Department for a capital expenditure not included in Lewiston's annual capital program.

This item was cancelled via email from Bill Webster.

V. OTHER BUSINESS:

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

Michael mentioned that the City Council meeting is being held tomorrow and that they will be voting to approve the LCIP administrative budget. He suggested that someone attend from the Planning Board to speak to the eight point memo that they sent to the Council after their last meeting.

Members also discussed the Pettingil Park proposal and how they were disappointed that the Council does not listen to the Board and would like them to not vote on this before the Comprehensive Plan was completed.

VI. READING OF MINUTES: Adoption of the January 13, 2014 and January 27, 2014 draft minutes.

The following motion was made:

MOTION: by **Kevin Morissette** to accept the January 27, 2014 as presented.
Second by **Pauline Gudas**.

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

The February 10, 2014 draft minutes will be adopted at the March 10, 2014 Planning Board meeting.

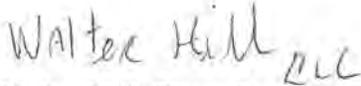
VII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Pauline Gudas** that this meeting adjourns at 8:30 p.m. Second by **Sandra Marquis**.

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

The next regularly scheduled meeting is for Monday, March 10, 2014 at 5:30 p.m.

Respectfully Submitted:


Walter Hill, Secretary