

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for April 14, 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, Walter Hill, Sandra Marquis, Paul Madore and Michael Marcotte

Members Absent: Kevin Morissette and Eric Potvin

Associate Member Present: Pauline Gudas & Matthew Mastrogiacomo

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

Bruce appointed Pauline Gudas and Matthew Mastrogiacomo as full voting members for this meeting.

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

- a) An application to consider a request by Andrew Knight on behalf of Agora, LLC for a conditional use permit and development review approval to operate a hotel/motel/inn, drinking place, restaurant, and place of indoor amusement and assembly at 1Walnut Street – formerly St. Patrick's.

The following motion was made:

MOTION: by **Paul Madore** to consider a request by Andrew Knight on behalf of Agora, LLC for a conditional use permit and development review approval to operate a hotel/motel/inn, drinking place, restaurant, and place of indoor amusement and assembly at 1Walnut Street – formerly St. Patrick's.
Second by **Sandra Marquis**.

VOTED: 6-0 (Passed).

David read staff comments to the Board.

Andrew Knight explained why he needed approval to have a conditional use for his property. He said he would like to build a restaurant, a drinking place, an 18 room lodging establishment and make the building into a place for indoor amusement and assembly for large events which would hold up to 600 people at once.

Members of the Board were pleased and excited with what Andrew Knight was proposing to do with the church. They thought it was a very respectable use of the building.

Michael Marcotte arrived at the meeting at 5:55 p.m.

The following motion was made:

MOTION: by **Paul Madore** pursuant to Article VII, Section 4(j), Article X, Section 3 and Article XIII, 2(a)(1)(b) and Section 4 Zoning and Land Use Code and to grant a conditional use permit to Agora, LLC to operate a hotel/motel/inn, drinking place, restaurant, and place of indoor amusement and assembly at 1Walnut Street subject to any concerns raised by the Planning Board or staff and subject to the following:

1. Operation of a hotel/motel/inn is limited to no more than 18 rooms.
2. For public events held on Thursday, Friday, or Saturday, or the days before Federal holidays, alcoholic beverages will not be served beyond 1:00 AM the following morning and patrons will be required to leave the property by 2:00 AM the following morning. For public events beginning on any other day, alcoholic beverages will not be served beyond 12:00 AM the following morning and patrons will be required to leave the property by 1:00 AM the following morning.
3. For public events, regarding the sale of alcoholic beverages, "happy hour" promotions will not be permitted and no alcoholic beverage will be sold for less than \$3.
4. Any noise generated from the site will not exceed 60 dBA at the boundary lines of the property
5. The conditional use permit is valid for two years to begin renovations and to diligently pursue improvements to completion.

Second by **Walter Hill**.

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

- a) An application submitted by Walsh Engineering Associates, Inc. on behalf of ReEnergy Lewiston, LLC to amend their conditional use permit for 38 Alfred A. Plourde Parkway to allow the site to receive materials on Saturdays from 6:00 AM to 2:00 PM.

The following motion was made:

MOTION: by **Matthew Mastrogiacomo** to consider application submitted by Walsh Engineering Associates, Inc. on behalf of ReEnergy Lewiston, LLC to amend their conditional use permit for 38 Alfred A. Plourde Parkway to allow the site to receive materials on Saturdays from 6:00 AM to 2:00 PM. Second by **Pauline Gudas**.

VOTED: 7-0 (Passed).

David read staff comments to the Board.

Richard Geisser of ReEnergy Lewiston, LLC explained that they would like to amend their conditional use permit for 38 Alfred A. Plourde Parkway to allow the site to receive materials on Saturday from 6:00 a.m. to 2:00 p.m. He said the property consists of a woodchip processing and construction demolition debris and oversize bulky waste temporary storage facility. Richard stated that mostly local contractors would benefit from this change. Bruce asked if they were still accepting out of state waste and Richard said yes. Paul was concerned about spontaneous combustion that could cause fires at the facility and Richard said they have certain requirements that would prevent that from happening. Paul asked if adding these hours for receiving would add to the volume and Richard said they accept no more than 500 – 600 tons of waste per day. All members were agreeable to the change.

The following motion was made:

MOTION: by **Walter Hill** finds 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 to grant approval to ReEnergy Lewiston, LLC to amend their conditional use permit for 38 Alfred A. Plourde Parkway to allow the site to receive materials on Saturdays from 6:00 AM to 2:00 PM. Second by **Paul Madore**.

VOTED: 7-0 (Passed).

V. OTHER BUSINESS:

a) 156 East Avenue – Franklin Pasture – Baseball Improvements

Heather Hunter updated the Board on the proposed improvements to the baseball field. She said they received a \$200,000 donation for the baseball infrastructure improvements and they plan on building a new combined storage and press box building, improve the dugouts, irrigating the outfield, improvements to the concession stand with the addition of restrooms and a new scoreboard. She reminded the Board that this is a \$5 million dollars endeavor of which \$3,448,828 is targeted for improvements to the main complex, tennis courts, baseball and softball fields, shoebox area, practice field, and Marcotte Park.

Bruce mentioned again that he was concerned about lighting being on in the middle of the night at the tennis courts. He felt that this needs to be addressed as this is being charged to taxpayers. Paul also agreed this should be addressed.

The following motion was made:

MOTION: by **Michael Marcotte** finds 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 to grant approval to the City of Lewiston for improvements and modifications to the Franklin Baseball Field Second by **Sandra Marquis**.

VOTED: 7-0 (Passed).

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

Bruce asked about the Disc Golf located at 455 Grove Street and David said that the owner moved the hole that was closer than 25 ft. from his neighbor to 100 ft. and at this time everything is fine with the zoning and setbacks. He said if there are any other differences, it will be worked out between the neighbor and the owner and may become a civil matter.

Bruce also asked about the daycare on the corner of Main & Deer Road. David said right now the ball is in their hands but he still thinks there will not be enough space for parking for the number of children they are looking to increase to.

Mike brought up the sign ordinance and David said he has not completed this yet. They are working on trying to write some simple language for this with respect to enforcement of brightness.

VI. READING OF MINUTES: Adoption of the March 10, 2014 and March 24, 2014 draft minutes.

The following motion was made:

MOTION: by **Walter Hill** to accept the March 10, 2014 as presented Second by **Matthew Mastrogiacomo**.

VOTED: 7-0 (Passed).

The following motion was made:

MOTION: by **Walter Hill** to accept the March 24, 2014 as presented Second by **Pauline Gudas**.

VOTED: 7-0 (Passed).

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

MOTION: by **Pauline Gudas** that this meeting adjourns at 7:05 p.m. Second by **Sandra Marquis**.

VOTED: 7-0 (Passed).

The next regularly scheduled meeting is for Monday, April 28, 2014 at 5:30 p.m.

Respectfully Submitted:

Walter Hill CLL

Walter Hill, Secretary