

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for March 9, 2015

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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, Walter Hill, Sandra Marquis, Paul Madore, Pauline Gudas and Michael Marcotte

**Associate Member Present:** Normand Anctil

**Staff Present:** David Hediger, City Planner

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

- III. **CORRESPONDENCE:** Letter from FST dated 3/6/15; review comments from Ryan Barnes dated 3/9/15; copy of Planning Board protocol

- IV. **PUBLIC HEARINGS:**

Bruce noted Normand Anctil is an associate member, not voting, but participated in the discussion.

An application submitted by Fay, Spofford & Thorndike and Jim Hatch Associates on behalf of St. Laurent Housing Associates for the construction of 29 dwelling units contained in three buildings and accessory parking at 139 and 149 Bartlett Street and 82, 110 and 118 Pierce Street.

Bruce noted David's memo for the record.

David referenced staffs recommended conditions of approval.

Jim Hatch, project representative summarized the project. Also discussed waiver requested for 38 parking spaces on site being more than adequate. Steve Bushey, with FST, summarized site improvements. Steve then referenced the specific modification criteria of Article IX, Sec. 3(9)-(11, reasons for parking lot capacity being proposed and the need for cross-easements to be established. They comfortable with changes requested by Lewiston Public Works. Michael asked for clarification on modification, lot configuration, and dumpster location. He also questioned snow removal and why the Board should waive parking. Jim Hatch feels that parking is adequate. Michael asked about repaving Bartlett Street and David noted that Bartlett is to be paved this summer and there will be a moratorium. The developer will need to work around this schedule.

Winton Scott, architect summarized building design. Kevin asked why not build one building on one lot versus multi buildings on multiple lots and Scott and Jim noted the size, scale and character would not be met. Kevin recommended varying height and color. Applicant agreed structures should be different colors.

Normand Anctil asked about room size, dimensions have not been provided, but will fit queen size beds meeting Maine State Housing requirements. Kevin asked about tenants and Section 8. Clarification was provided by Jim Hatch with respect to vouchers. Paul expressed desire for more architectural features and fewer flat roofs. Sandy asked about siding; cement, fiberboard likely; no masonry, no vinyl. Clarification was provided on other Pierce Place units being rehabbed in the City.

Public Comment:

Charles Soule, 135 Bartlett Street was in support of this project.

Jake Paris, 146 Bartlett Street was in support of this project. He was concerned with the amount of compact parking spaces. Also concerned with access to parking at 138 Bartlett Street. Jim Hatch noted no designated parking is proposed at this time. Ideally they would have any access easement across 141 Bartlett, but it is not required. Michael asked if 141 Bartlett was considered and Jim Hatch said at one time yes, but now funding and price won't make it possible.

Don Marche, 85 Pierce Street questioned the number of existing vacancies and where new tenants will come from. Also concerned with lack of play area for children. Likes the project but sees it as unfair to the existing developments. Michael asked about parking at 82 Pierce Street and the option to purchase and he would like to see site paved and does not like compact spaces.

Pauline noted that new housing is needed. She is curious about existing vouchers from fire and where they are being used. Also, this should be open to Lewiston residents first. She hopes developer can make that commitment. Jim Hatch noted it is illegal to limit residency requirements but they would like to target existing community members and voucher holders. Phyllis noted that 8 of the 29 vouchers are no longer in the community and vouchers are assigned to the buildings. Discussion followed about vouchers, HUD, etc.

Jim Hatch explained requested waiver on parking.

The following motion was made:

**MOTION:** by **Walter Hill** to find that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article IX, Section 3(9)-(11) and Article XIII, Section 4, 5, and 22 of the Zoning and Land Use Code and to grant approval to Fay, Spofford & Thorndike and Jim Hatch Associates on behalf of Pierce Place Associates, LP for the construction of 29 dwelling units contained in three buildings and accessory parking at 139 and 149 Bartlett Street and 82, 110 and 118 Pierce Street, ( subject to the following conditions:

1. Prior to a certificate of occupancy being issued, a surveyed site plan must be provided by a Maine licensed land surveyor showing that all property lines from which modifications of space and bulk standards have been granted.

2. Prior to the release of any signed mylar or issuance of any building permits associated with the proposed development the stormwater design must be reviewed and approved City staff's satisfaction.
3. Prior to a certificate of occupancy being issued verification must be provided by a licensed professional engineer that all site and stormwater improvements have been completed in accordance with the approved plans.
4. Upon full occupancy, but no later than one year from the City's certificate of occupancy, that the applicant will commission and provide to the City a parking demand study by a qualified independent traffic engineer. If the study and the City's review find that the spaces located on site are not adequate to the needs of the property, the applicant shall be required to construct the additional 20 spaces. If the study finds that the 38 on-site parking spaces are adequate, then the applicant shall be released from any further obligation to develop the off-site spaces. If determined that the additional spaces are not needed, under the current code provisions, the land must be held in reserve and remain available should future demand require additional parking. Should it be determined additional parking is needed, the development of that parking shall be subject to approval from the Staff Review Committee.

Second by **Kevin Morissette**.

Discussion followed regarding condition 4. Michael wanted the parking at 82 Pierce Street constructed.

The following motion was made:

**MOTION:** by **Michael Marcotte** to amend the motion to strike Condition #4 from the motion on the floor in its entirety. Second by **Paul Madore**.

**VOTED:** 2-5 (Failed)

Pauline asked for clarification that 82 Pierce needed to be available but not constructed at this time. Discussion followed about staff review committee approval versus planning board with respect to condition #4. David explained a parking lot of that size is typically reviewed by the SRC; however, the Board could choose to make the study and project it subject to their review.

The following motion was made:

**MOTION:** by **Michael Marcotte** to amend condition #4 by replacing Staff Review Committee with Planning Board (including the review of the parking demand study) . Second by **Paul Madore**.

**VOTED:** 6-1 (Passed)  
**Walter Hill Opposed**

The original motion remaining on the floor was revisited with conditions 1 through 3 as originally made and condition 4 as amended.

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

**V. OTHER BUSINESS:**

a) Update on the Comprehensive Plan

David explained proposed schedule and public hearing going forward. Pauline asked about open space/recreation space should be considered with large residential developments and Paul agreed. Paul is frustrated with staff for not being genuine with proposals. Michael Lachance agreed that open space is needed and density needs to be revisited instead of redoing parking requirements.

Michael mentioned that DNAC has about \$24,000 funding for park/recreational improvements and how could this funding be used. Kevin said he thinks parking should be relaxed and was surprised by comments tonight. Michael questioned the status of the amended parking standards. David noted density and parking examples in the downtown residential and that the Board and Council will be revisiting the discussion

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

**VI. READING OF MINUTES:** Adoption of the February 9, 2015 draft minutes.

Michael Marcotte had issues with the February 9, 2015 recommendations not referencing conditions removed by Planning Board regarding 154 Blake Street and would like to have seen the Planning Board's adjusted conditions that were discussed and approved referenced to the Council. Michael Lachance would like the City Council to see Planning Board correspondence regarding conditions.

Bruce appointed Normand Ancil to vote on minutes since Pauline was absent on February 9, 2015.

The following motion was made:

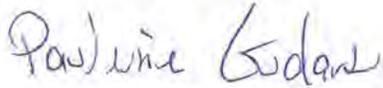
**MOTION:** by **Michael Marcotte** to adopt the minutes of February 9, 2015 as amended by Michael Marcotte to reflect the adjusted conditions that were discussed and approved by the Planning Board included in the motion. Second by **Walter Hill**.

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

- VII. **ADJOURNMENT:** The following motion was made to adjourn.  
**MOTION:** by **Pauline Gudas** that this meeting adjourns at 8:30 p.m. Second  
by **Walter Hill**.  
**VOTED:** **7-0 (Passed)**

The next regularly scheduled meeting is for Monday, March 23, 2015 at  
5:30 p.m.

Respectfully Submitted:



Pauline Gudas, Secretary *all*