

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for OCTOBER 22, 2018

- 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, John Butler, Normand Anctil, Sandra Marquis, Pauline Gudas and Benjamin Martin

Member Absent: Kristine Kittridge

Associate Member Present: Lucy Bisson and Michael Reed

Michael Reed was appointed full voting member for this meeting.

Staff Present: David Hediger, Director of Planning & Code, Douglas Greene, City Planner and Linda Tripp, Administrative Assistant

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

- III. **CORRESPONDENCE:** Doug Greene handed out a "Safer Walking Forum Flyer and mentioned that the Lisbon Commercial Historic District had been officially entered on the National Register on October 4th by National Parks Service.

- IV. **PUBLIC HEARINGS:**

- a. Lewiston- Auburn 9-1-1 Communication Building, Conditional Use application at 420 River Road.

Paul LeClair, Lewiston/Auburn 9-1-1 Communications Center Director and Drew McKinley, Lewiston/Auburn 9-1-1 Communications Center IT Director provided an overview of the proposed project.

Bruce Damon opened the discussion to the public. No public spoke.

The following motion was made:

MOTION: by **Normand Anctil** that the conditional use application, submitted by Lewiston Auburn 9-1-1 to construct a 10 foot by 10 foot communication structure to be located at 420 River Road meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article X, District Regulations, Section 22, Land Use Requirements, Article X, Conditional Use, Section 3, Standards and Article XIII, Development Review and Standards, Section 4, Criteria and that approval be granted (including, if any, specific conditions raised by the Planning Board or staff). Second by **John Butler**.

VOTED: 7-0 (Passed)

- b. Bates College Science and Technology Building, Development Review of a new 65,000 s.f. building at 45 Campus Avenue.

The following motion was made:

MOTION: by **John Butler** to hear the application. Second by **Normand Anctil**.

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

Douglas Greene read staff comments. Chris Streifel of Bates College, Michael Hinchcliffe of Payette Associates Inc. and Jan Wiegman of Wright-Pierce provided an overview of the project then welcomed any questions from the board. A brief discussion regarding the stormwater system took place. Bruce Damon opened the discussion to the public. Alicia Rea of 60 Webster Street questioned available parking during the construction. Chris Streifel stated that Bates College would monitor parking needs then make arrangements as needed. No other public spoke. Bruce Damon closed the public session. Bruce Damon inquired if the project would create a reduction in tax revenue for the City to which Chris Streifel stated it would not as all buildings being demolished were currently administrative offices for Bates College.

The following motion was made:

MOTION: by **John Butler** that the application submitted by Wright-Pierce, Engineering on behalf of Bates College to construct a new Science and Technology Building (15,000 s.f. footprint, 65,000 s.f. total) located at 45 Campus Street, 141 Nichols Street, 145 Nichols Street, 151 Nichols Street, 96 Bardwell Street and 104 Bardwell Street and meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article XIII, Section 4 of the Zoning and Land Use Code, and that approval be granted with the following conditions;

1. Prior to any certificate of occupancy being issued evidence of a final inspection of the storm water system shall be provided to the city by the designing engineer along with a written statement indicating that the storm water system and all site improvements have been completed in accordance with the approved plans.
2. Prior to a certificate of occupancy being issued, evidence shall be provided of a performance guarantee being recorded in the Androscoggin Registry of Deeds regarding the maintenance and upkeep of the stormwater system pursuant to Lewiston MS4 stormwater requirements.

Second by **Benjamin Martin**.

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

- c. New Roots Cooperative, Development Review of Greenhouses with ground coverage over 5,000 s.f. at 952 College Street.

The following motion was made:

MOTION: by **Benjamin Martin** to hear the application. Second by **Sandra Marquis**.

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

Douglas Greene gave an overview of the request. April Costa of Maine Farmland Trust provided additional details regarding the high tunnel greenhouses. Alex Redfield, Director of Farmer Training at Cultivating Community apologized for not applying for a building permit as in his past experiences with other towns permitting was not required. Normand Ancil questioned how close to the road the tunnels would be constructed to which Douglas Greene responded 50 feet. Alex Redfield informed the board that the greenhouses, though not easily movable, could be relocated within a day. Sandra Marquis inquired if the request was a permitted use to which Douglas Greene responded that it was. Jeremy Bloom of New Roots expressed the critical need for the high tunnel greenhouses and urged the board to assist in completing the desired goal. Hussein Muktar, Outreach Coordinator and Farm Manager with Cultivating Community spoke on behalf of the farmers who he stated were invited to attend but did not due to both a language barrier and a fear of having done something wrong by not applying for the proper permit. Rebecca Long a Lewiston citizen spoke in favor of the project but in opposition to the permitting process which she finds to be restrictive and time consuming. Sue Martineau of 965 College Street expressed concern for the location of the driveway opening which she finds to be dangerous. Alex Redfield replied that it could be moved and more importantly stated he feels it should be. He went on to say that when funds allow the goal is to relocate the opening to Merrill Road if permitted. Sue Martineau inquired if a barrier of trees could be planted to block the view of the high tunnels to which Alex Redfield responded that it certainly is possible and stated that the goal is to establish good relations with neighbors. Sue Martineau informed the board that she and her husband have met and interacted with the farmers who they find to be very nice and extremely hard working. Jocelyn Leahey a Lewiston resident spoke in favor of the project but stated she feels the permitting process is too restrictive and expensive, therefore possibly limiting local farming opportunities in the community. No other public spoke. Bruce Damon closed the public session.

The following motion was made:

MOTION: by **Pauline Gudas** that the application submitted by the Maine Farmland Trust on behalf of New Roots Cooperative to construct five (5) greenhouses/ high tunnels (2,880 s.f. each), located at 952 College Street meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article XIII, Section 4 of the Zoning and Land Use Code, and that approval be granted with the following conditions;

1. The applicant shall provide documentation after construction is completed that the greenhouses have been located to meet the front and side setbacks for the Rural Agricultural zone.
2. The applicant shall provide completed copies of the USDA project checklist for each greenhouse after construction has been completed.

Second by **Normand Anctil**.

VOTED: 7-0 (Passed)

V. OTHER BUSINESS:

- a) Continued discussion of text amendment to the NCA District.

Douglas Greene read staff comments. A lengthy discussion took place regarding the NCA District. A straw poll was taken to indicate the board's position with regards to addressing single family conversions into duplexes within the NCA zone. The result of the straw poll was 6-2 in favor of option #3 as described in the member's packets.

- 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 September 24, 2018 draft minutes.

The following motion was made:

MOTION: by **Benjamin Martin** to accept the September 24, 2018 draft minutes as presented. Second by **Normand Anctil**.

VOTED: 7-0 (Passed)

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

MOTION: by **Pauline Gudas** that this meeting adjourns at 7:35 p.m. Second by **Benjamin Martin**.

VOTED: 7-0 (Passed)

The next regularly scheduled meeting is for Monday, November 26, 2018 at 5:30 p.m.

Respectfully Submitted:

John Butler, Secretary