

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for FEBRUARY 24, 2020

- 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, Pauline Gudas, chaired the meeting.

Members in Attendance: Pauline Gudas, Normand Anctil, Lucy Bisson, Shanna Cox, Ryan Rhoades and Linda Scott

Member Absent: Kristine Kittridge

Associate Members in Attendance: Roger Fuller and Timothy Gallant

Timothy Gallant was appointed full voting member for this meeting.

Staff Present: David Hediger, Director of Planning and Linda Tripp, Administrative Assistant

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

- III. **CORRESPONDENCE:** Technical and Financial Capacity document dated February 24, 2020 submitted by Mike Gotto of Stoneybrook Consultants.

- IV. **PUBLIC HEARINGS:**

- a) An application submitted by Stoneybrook Consultants, Inc. on behalf of Collette's Donut Shoppe to construct a 2,543 sf. drive-in restaurant at 420 Main Street and 23 Whipple Street.

David Hediger read staff comments and introduced Mike Gotto of Stoneybrook Consultants who summarized the project then welcomed and answered questions from the board.

Lucy Bisson expressed concern regarding deliveries to be made by tractor trailer. Mike Gotto provided detail assuring the board proper consideration had been given towards deliveries. Normand Anctil thanked Stoneybrook Consultants for the amount of detail provided in the application. Shanna Cox thanked the applicant for consideration given to pedestrians and inquired how soon before a crosswalk might be in place. David Hediger stated it was still undecided as the exact location would need to be determined based on the greatest need. Ryan Rhoades asked if the additional on street parking would be available to the public which Mike Gotto responded that it would on Whipple Street. Ryan Rhoades expressed concern for traffic flow and potential increased driving speed in the area. He then stated that that he would like to see pedestrian issues addressed sooner rather than later. Mike Gotto said that ideally the crosswalk would be constructed during the same time as the site work. Linda Scott also expressed appreciation for the

package prepared and the extensive amount of information provided. She would like to see the crosswalk done right away and feels that Elm Street would be the best location. She stated that she is very familiar with the area and the widening of Whipple Street as well as the additional parking would make a tremendous improvement to the area. Pauline Gudas asked who would be responsible for parking lot maintenance off Whipple Street and Mike Gotto responded that it would be the responsibility of the occupant (OWNER). She stated that landscaping and the upkeep of it would be important. Shanna Cox stated that she would like to see a traffic island near the site in the center of Main Street with shrubs if at all possible.

David Hediger brought to the board's attention a previously submitted petition to the City Council against the project as well as a request for the postponement of the meeting by Kathleen Kienitz.

Pauline Gudas opened the discussion to the public. Mark Sampson of Dirigo Federal Credit Union located at 391 Main Street spoke in favor of the project. No other public spoke.

The board stated that they would like a marked pedestrian crossing to be considered a priority.

The following motion was made:

MOTION: by **Lucy Bisson** to approve the Development Review and Traffic Movement Permit Applications submitted by Stoneybrook Consultants, Inc. on behalf. of Collette's Donut Shoppe to construct a 2,543 sf. drive-in restaurant at 420 Main Street and 23 Whipple Street be approved with the findings that:

1. The applicant meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article XIII, (Development Review and Standards), Section 4 (Approval Criteria a through w, as depicted in attachment 2 of the application).
2. The applicant has addressed the requirements of Maine DOT Chapter 305 for a Traffic Movement Permit as depicted in attachment 1 of your application. The on-site mitigation will be made as per Site Plan from Stoneybrook Land Use, Inc., dated February 20, 2020, and the off-site mitigation will be made as conceptually shown on "Schematic Off-Site Improvement Plan" prepared by Stoneybrook Land Use, Inc. dated February 17, 2020.
3. The approval be granted with the condition that a pedestrian safety study be conducted within 6 months of issuance of the Certificate of Occupancy.

Second by **Shanna Cox**.

VOTED: 7-0 (Passed)

V. OTHER BUSINESS:

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

The board requested for Drinking Establishments to be a topic on the Planning Board agenda by no later than June 2020 if possible as they believe it to be critical to future economic development of the City.

Lucy Bisson said she believes Aroma Joe's located at 403 Sabattus Street is not in compliance with regards to the approval condition for snow removal. David Hediger agreed to make a site visit and inspect the situation.

Ryan Rhoades said he thinks the City should be looking at pedestrian traffic all along Main Street and not just near the proposed project at 420 Main Street. The board was in agreement.

The following motion was made:

MOTION: by **Shanna Cox** that the City review traffic patterns and pedestrian usage from the Longley Bridge to Russell Street.
Second by **Linda Scott**.

VOTED: 7-0 (Passed)

VI. READING OF MINUTES: Adoption of the February 10, 2020 draft minutes.

The following motion was made:

MOTION: by **Lucy Bisson** to accept the February 10, 2020 draft minutes as presented. Second by **Shanna Cox**.

VOTED: 6-0-1 (Passed. Ryan Rhoades abstained)

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

MOTION: by **Shanna Cox** that this meeting adjourns at 7:00 p.m. Second by **Linda Scott**.

VOTED: 7-0 (Passed)

The next regularly scheduled meeting is for Monday, March 9, 2020 at 5:30 p.m.

Respectfully Submitted:



Normand Anctil, Secretary