

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for February 28, 2011

- 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, Lucy Bisson, chaired the meeting.

Members in Attendance: Lucy Bisson, Bruce Damon, Denis Fortier, Paul Robinson and Kevin Morissette

Members Absent: Trinh Burpee and Eric Potvin

Associate Member Present: Michael Marcotte

Associate Member Absent: Sandra Marquis

Staff Present: David Hediger, City Planner, Gil Arsenault, Director of Planning & Code and Joline Boulay, Senior Principal Clerk

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

- III. **CORRESPONDENCE:** Two additional correspondence letters of recommendations.

The following motion was made:

MOTION: by **Denis Fortier** to accept the additional correspondence letters of recommendation from Stoneybrook Consultants regarding the outpatient addiction treatment clinic. Second by **Bruce Damon**.

VOTED: 5-0 (Passed)

Michael Marcotte arrived at the meeting at 5:35 p.m. and was appointed full member for this meeting.

- IV. **PUBLIC HEARINGS:**

- a. **Consider a proposal submitted by SGC Engineering on behalf of Summit Smith Healthcare Facilities for the construction of a 32,200 SF single-story building to house a community based outpatient clinic to be operated by the U.S. Department of Veterans' Affairs.**

Dave read his staff memo dated February 24, 2011.

Sean Roberts, project representative for Summit Smith gave a brief overview of the project. Sean presented renderings of the VA Outpatient Clinic.

Bruce Damon questioned the location of the project, questioning whether a permit by rule had been received. Sean indicated the permit was received

earlier today from DEP. David explained the permit was needed since there would be site activity within 75' of a stream.

Paul Robinson stated he was in the area of the proposed construction and questioned whether work had commenced prior to approval of the project. Bruce stated that Compounding Solutions, a business across the street was constructing an addition and this project was on the opposite side of the street. Sean indicated site work may begin this week.

Public Comment: None

The following motion was made:

MOTION: by **Bruce Damon** to find that the application meets all of the necessary criteria contained in the Zoning & Land Use Code, including Article X, Conditional Uses and Article XIII, Development Review and Standards and to grant approval to Summit Smith Healthcare Facilities for the construction of a 32,000 SF single-story building to house a community based outpatient clinic to be operated by the U.S. Department of Veterans' Affairs, subject to any concerns raised by the Planning Board or staff. Second by **Denis Fortier**.

VOTED: 6-0 (Passed)

- b. **Consider an application for licensure submitted by Stoneybrook Consultants, Inc. on behalf of Merrimack River Medical Services, Inc. for the outpatient addiction treatment clinic located at 18 Mollison Way.**

David read his staff memo dated February 24, 2011.

Mike Gotto, representative of Stoneybrook Consultants, Inc. and representatives of Merrimack River Medical Services, Inc were present on behalf of the project at 18 Mollison Way.

Mike stated that there would be no improvements to the building and 84 parking spaces will be available. Mike also stated that the 1,000 ft setback meets development review criteria. Mike also had a map showing seven locations in Lewiston where the ordinance would allow a methadone clinic to be located. Of those seven, only two met the criteria of Merrimack's site selection process. Mike stated the applicant was looking for the Board to make a finding that development review approval is not required and that the locational criteria have been met.

Lucy Bisson stated to the public that they limit their comments to criteria related to development review and locational criteria. Gil Arsenault stated that the Planning Board only looks at a small piece of the project. The City Council will be considering other license criteria.

Comments were open to the public.

Rachel Swanson of 50 Pettingill Street stated that she doesn't feel that it is a good location for the facility. Rachel feels that it is too close to single family dwellings, daycares and other child enriched facilities.

Linda Glass owner of Pediatric Associates, located at 33 Mollison Way stated she does not feel that the facility meets criteria according to the purpose statement of the outpatient addiction ordinance. She stated the bowling alley, large daycare, and her business are frequently used by the public and children and while the criteria may be met, the spirit and intent of the ordinance are not.

Public comments closed.

Paul Robinson commented on an earlier PB-City Council joint meeting. At that meeting, Merrimack River Medical Services reviewed their business plan which is to establish a clinic at a facility that is already constructed.

Michael Marcotte stated that he would be voting in the affirmative but felt that the location is a very child enriched area.

Bruce Damon questioned the hours of operation stating that when children attend appointments at Pediatric Associates that children are accompanied by a parent or adult. Bruce also stated that there is a serious medical need for the facility.

Gil Arsenault stated there would be a possible meeting scheduled with council on March 15, 2011.

The following motion was made:

MOTION: by **Denis Fortier** to accept the application for licensure submitted by Stoneybrook Consultants, Inc. on behalf of Merrimack River Medical Services, Inc. for the outpatient addiction treatment clinic located at 18 Mollison Way and pursuant to Chapter 22, Section 22-414(a) of the Code of Ordinances and Appendix A, Article XIII, Section 2(a)(8) of the Zoning and Land Use Code that development review approval is not required and pursuant to Chapter 22, Section 22-414(a) of the Code of Ordinances that a favorable recommendation be sent for the City Council's consideration that the location criteria of Section 22-415(1) of the Code of Ordinances have been met. Second by **Michael Marcotte**.

VOTED: 6-0 (Passed)

V. OTHER BUSINESS:

a. Discussion about zoning matrix

Copies of the matrix were provided to Board members which is available on line. The Board discussed the need to look at existing conditions,

possibly develop a transitional zoning district. Staff discussed the need to look at Atwood Street as a result of the Council's action. The Board agreed other commercial corridors should also be reviewed. The Board asked that zoning maps be provided at the next meeting showing commercially zoned corridors and ideas to be considered for a transitional zoning district.

b. Discussion about Maine Municipal Association.

Paul Robinson stated when he was on the Board of Appeals he attended a few workshops and they proved very beneficial. David commented that at one point the city covered the cost, but due to budget constraints the city is unable to assist

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

The Board expressed desire to schedule a meeting with Bill Webster, Lewiston School Department Superintendent to share ideas and thoughts about the new school and school expansion plans. Staff would look into scheduling a meeting.

VI. UNFINISHED BUSINESS:

- a. Discussion of YPLAA Survey.
- b. Discuss proposed open space revisions, consolidation of the SR district, and adoption of the matrix (recommendation to table the matter to future date).

VII. READING OF MINUTES: No minutes available

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

MOTION: by **Denis Fortier** that this meeting adjourns at 7:20 p.m. Second by **Bruce Damon**.

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

The next regularly scheduled meeting is for Monday, March 14, 2011 at 5:30 p.m.

Respectfully Submitted:

Denis E. Fortier, Secretary