

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for April 12, 2010

- I. **ROLL CALL:** This 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. This meeting was chaired by Chairperson, Lucy Bisson.

Members in Attendance: Lucy Bisson, Denis Fortier, Bruce Damon, Kevin Morissette, Trinh Burpee and Eric Potvin

Members Absent: Paul Robinson

Associate Member Present: Michael Marcotte and Elizabeth Dube

Associate Member Absent: None

Staff Present: David Hediger, City Planner, Gildace Arsenault, Director of Planning & Code and Cathy Lekberg, Administrative Assistant, Economic & Community Development

Chairperson Lucy Bisson appointed Michael Marcotte to be a voting member for this meeting in lieu of Paul Robinson's absence.

- II. **ADJUSTMENT TO THE AGENDA:** Item 5a - Other Business was moved to be the first item on the agenda as there was one guest present for this item.

- III. **CORRESPONDENCE:** None

- V. **OTHER BUSINESS:**

- a. Provide a recommendation for the City Council's consideration regarding a petition to vacate Terrace Avenue.

David Hediger stated that Clifford & Golden, P.A. have submitted a petition on behalf of Dean L. and Stacie Santomango who are the owners of 11 Fitzgerald Avenue in Lewiston to vacate a proposed way known as Terrace Avenue as shown on the Switzerland Terrace subdivision plan. The petition specifically requests to vacate Terrace Avenue from the southerly corner of Lot 206 and 197 to the north corner of Lot 212 and 192 extending from Fitzgerald Avenue to Riverside Avenue. He stated that the Planning Board is required to provide a recommendation to the City Council regarding the proposed street vacation.

Richard Golden was present at the meeting and showed the members a map of the area and gave a brief description.

Lucy stated on Item 2 of the petition, the street name is listed as Terrence instead of Terrace and that if this was the formal document to be submitted, it should be corrected. David stated that the formal document would be submitted by City Clerk and that this document would not be used. Denis

stated that this street does not benefit anyone. Bruce asked about 911 issues and David stated there were no issues as the street was never recognized.

The following motion was made.

MOTION: by **Denis Fortier** to send a favorable recommendation for the City Council's consideration the petition of Dean L and Stacie L. Santomango to vacate Terrace Avenue from the southerly corner of Lot 206 and 197 to the north corner of Lot 212 and 192 extending from Fitzgerald Avenue to Riverside Avenue. Second by **Trinh Burpee**.

VOTED: 7-0 (Passed).

IV. PUBLIC MEETING:

- a. To consider a proposed amendment to Appendix A. Article XIII, Section 11 of the Zoning and Land Use Code of the City of Lewiston to extend the expiration of development review approved projects from two years to substantially complete a project, to two years to start a project and five years to complete.

David gave a brief summary of the changes to Appendix A and stated they would like to allow two years for the project to start and five years for substantial completion. He stated that five years would be consistent with DEP. He stated that the project is not substantially complete at the five year mark, it would come back to the Board for review and the Board can either give another extension or impose other conditions on the project.

Lucy stated that there did not seem to be a time limit in the ordinance and that it was too open ended. The Board needs to consider a time limit after the five year period ends.

Gil stated that phased development also needs different time limits. Large developments need more time to finish.

Lucy stated that after the five year period, the Board should be able to extend one year, two years or more.

Bruce stated that if at end of the five year period the development is not substantially complete, a two year extension may be adequate. Seven years is enough time to complete. After the seven year period, a project would be considered dead if not substantially complete.

The following motion was made:

MOTION: by **Bruce Damon** to continue this item until additional revisions are made as discussed at the meeting. Second by **Denis Fortier**.

VOTED: 7-0 (Passed).

V. OTHER BUSINESS:

b. Review of Riverfront Master Plan recommendations.

Lucy stated that David's memo covers everything that was discussed at the last meeting. Eric suggested adding that additional studies should be funded from other sources. Bruce stated that the Mill District should be clarified referencing specific structures. He stated that Lisbon Street and Canal Street should not be ignored. Lucy stated that they should include both sides of the canal along Canal Street. Bruce also stated that the Hill Mill area should be included. Kevin stated that there should be clarification design guidelines versus standards and Bruce said that the hired consultants should make that recommendation. The Board agreed that at this time, it should read "standards or guidelines".

The following motion was made.

MOTION: by **Denis Fortier** that the April 6, 2010 memo from David Hediger be forwarded to City Administrator Ed Barrett with the changes and additions as discussed. Second by **Trinh Burpee**.

VOTED: 7-0 (Passed).

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

Bruce stated that he and Elizabeth Dube are serving on the Energy Savings Committee and they will be holding a strategic session next Thursday and would like to invite the Board members if they can attend. The Committee wants to discuss actions and goals to increase energy programs and would appreciate any input from the Board. He stated if members cannot attend, to please send their suggestions via email.

Denis asked whether the Master Plan for Bates College is coming back to the Board. David stated they will likely present it at a joint workshop with the Council. Betty asked about the large map and Gil stated they could bring it to the next meeting.

David stated that at the next few Planning Board meetings, there will be some development projects being presented.

VI. READING OF MINUTES:

The draft minutes for the November 23, 2009 meeting have been tabled until additional changes are made and will be approved at the next meeting.

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

MOTION: by **Denis Fortier** that this meeting adjourn at 7:00 p.m. Second by **Trinh Burpee.**

VOTED: 7-0 (Passed).

The next regularly scheduled meeting is for Monday, April 26, 2010, at 5:30 p.m.

Respectfully Submitted:

Denis E. Fortier, Secretary