

CITY OF LEWISTON
BOARD OF APPEALS MEETING
DRAFT MINUTES for August 17, 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 6:05 p.m. Chairperson, Michael Dumas, chaired the meeting.

Members in Attendance: William Horn, Michael Dumas, Cheryl Bonawitz, Paul Little and Matthew Agren

Members Absent: Gabrielle Russell and Don D'Auteuil

Associate Member Present: Doug Stone and Christine Kendall

Associate Member Absent: None

Staff Present: Gildace Arsenault, City Director of Planning & Code Enforcement and Joline Boulay, Administrative Assistant, Department of Planning & Code Enforcement.

Michael Dumas appointed Christine Kendall and Doug Stone to be a full voting members for this meeting.

Michael Dumas read the Board of Appeals policies and procedures for this meeting. Four (4) affirmative votes are needed for an item to pass.

CORRESPONDENCE: The following motion was made.

MOTION: by **Paul Little** to accept and place on file the Staff Memorandum dated August 8, 2011 from Gil Arsenault, Director of Planning/Code Enforcement. Second by **William Horn**.

VOTED: 7-0 (*Passed*).

III. **NEW BUSINESS:**

- A. Consider a request from New Beginnings, Inc. for a conditional use permit to locate their offices and outreach programs at 134 College Street. New Beginnings, Inc. also proposes to convert the two family home located at 169 Holland Street to professional offices for occupancy and use by New Beginnings.

MOTION: by **Paul Little** to hear the appeal pursuant to Appendix A, Article VIII, Section 4(6), Article X, Section 3 of the Zoning and Land Use Code. Second by **Michael Dumas**.

VOTED: 7-0 (*Passed*).

Robert Rowe, Executive Director of New Beginnings, Inc. and several other representatives of New Beginnings were present on behalf of the project. New Beginnings Architect, Michael Giasson was also present on behalf of the project. Michael gave a brief overview and stated that there will be no major changes to the exterior of the property. Michael also stated that most clients that are being served by New Beginnings do not drive vehicles and therefore, will create parking demand. Michael stated

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there is wide open gravel space between 134 College Street and 169 Holland Street that is currently being used for parking.

Paul Little questioned what activities would occur on the weekends. Bob Rowe stated there would be occasional functions.

Many board members questioned the amount of parking availability. Gil stated that the new demand is less than the current demand and that no new parking is required by Code. 169 Holland satisfies the parking demand for the new use. Gil also stated that based upon the representation of the Petitioner the parking supply should satisfy their normal parking needs as they estimate their daily demand at 15-18 parking spaces.

Michael Reed owner of 171 Oak Street and Reverend Robert Goulet spoke in favor of the project.

Christine Kendall questioned what would happen if the building was not sold. Gil stated if New Beginnings Inc. never established the use the conditional use permit would become invalid.

The public portion of the hearing was closed as there were no comments forthcoming.

The following motion was made:

MOTION: by **Paul Little**, I find the facts contained in the notice of appeal and the site analysis portion of the written comments of the City staff is accurate and correct. I further find all of the standards pursuant to Appendix A, Article VIII, Section 4(6), Article X, Section 3 of the Ordinances of the City of Lewiston have been met and satisfied. I conclude that all of the standards imposed by the Zoning Ordinance for the granting of this appeal have been met. Therefore, I move that the appeal be granted to New Beginnings Inc., with the following conditions:

1. Petitioner shall complete proposed landscaping in accordance with the 2004 approved development review landscape plan.

Second by **Cheryl Bonawitz**.

VOTED: 7-0 (Passed)

VII. READING OF MINUTES: Draft Minutes of the July 6, 2011.

MOTION: by **Jim Horn** that the minutes for December 1, 2010 meeting be accepted as presented. Second by **Christine Kendall**.

VOTED: 7-0 (Passed).

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

MOTION: by **Christine Kendall** that this meeting adjourns at 6:45 p.m.
Second by **Paul Little**.

VOTED: 7-0 (Passed).

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Respectfully Submitted:

Joline Boulay, Administrative Assistant, Department of Planning & Code Enforcement