

CITY OF LEWISTON
BOARD OF APPEALS MEETING
MINUTES for April 2, 2014

- 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 6:00 p.m. Doug Stone chaired the meeting.

Members in Attendance: John Clifford IV, Doug Stone, Paula Masselli, Patricia Gagne' and Andrew Choate

Members Absent: Elaine Fenderson and Christine Kendall

Associate Member Present: Daniel Dube'

Associate Members Absent: none

Staff Present: David Hediger, Deputy Director/City Planner of Planning & Code and Joline Boulay, Administrative Assistant, Department of Planning & Code Enforcement

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

Doug Stone appointed Daniel Dube' a full voting member for this meeting.

II. **NEW BUSINESS:**

- A. The Petitioners are requesting a conditional use permit to locate their offices and outreach programs at 134 College Street.

Bob Rowe was present on behalf of the appeal. Bob stated that New Beginnings is a nonprofit organization. Bob stated that renovations have been made to the property at 134 College Street. Bob stated that New Beginnings offices and outreach programs are currently located on Lisbon Street. New Beginnings has been looking to purchase a property to get away from the leasing process.

Jack Clifford questioned whether the deed to the property on Holland Street had been recorded at the Registry of Deeds. Bob Rowe stated the deed has been recorded.

Andrew Choate questioned why the parking spaces are 15' and not 18'. After discussion amongst the board members, New Beginnings agreed to submit an amended plan removing the compact parking space shown in the front of the property and will add a full sized space to the rear parking area.

Sarah Yasin, owner of College Street Variety located at 145 College Street, is in favor of the project. Sarah stated the dynamics of the neighborhood have changed for the better and that New Beginnings will be a welcomed neighbor.

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

MOTION: by **Andrew Choate** that I find the facts contained in the notice of appeal and the site analysis portion of the written comments of the City staff are accurate and correct. I further find all of the standards imposed pursuant to Appendix A, Article VIII, Section 4(6) and Article X, Sections 3 of the Code have been met. Therefore, I move that the appeal be granted to New Beginning with the following conditions:

1. Applicant must submit an amended site plan removing the compact parking space shown in the front of the property and must add a full sized space to the rear parking area.
2. The conditional use permit shall be valid for two years to begin renovations and to diligently pursue construction to completion.

Second by **John Clifford IV**.

VOTED: 6-0 (Passed).

III. READING OF MINUTES: Draft Minutes for February 19, 2014

MOTION: by **John Clifford IV** that the minutes for February 19, 2014 be accepted as presented.
Second by **Paula Masselli**.

VOTED: 6-0 (Passed).

MOTION: by **John Clifford IV** that the minutes for March 5, 2014 be accepted as presented.
Second by **Paula Masselli**.

VOTED: 5-0-1 (Passed).
1-Andrew Choate Abstained

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

MOTION: by **Doug Stone** that this meeting adjourns at **6:37 p.m.**
Second by **Patti Gagne**'.

VOTED: 7-0 (Passed).

Respectfully Submitted:

Paula Masselli, Secretary