

**CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for November 17, 2003 - Page 1 of 2**

I. ROLL CALL: This meeting was held in the City Council Chambers on the First Floor of City Hall, was called to order at 7:00 p.m., and was chaired by John Cole.

- **Members in Attendance:** John Cole, Rob Robbins, Lucy Bisson, Tom Truchon, John Racine, and Jim Horn.

- **Members Absent:** Jeffrey Gosselin and Roger Lachapelle.

- **Staff Present:** Gil Arsenault, Director - Planning & Code Enforcement; David Hediger, City Planner; and Eric Cousens, Land Use Inspection Officer.

- **Student Member Absent:** Wade Morgan.

II. ADJUSTMENTS TO THE AGENDA: None.

III. CORRESPONDENCE: The following motion was made.

MOTION: by **John Cole**, seconded by **Lucy Bisson** to accept and place on file correspondence from Roland L. Theriault, Guilford Transportation Industries, dated November 13, 2003.

VOTED: 6-0.

John Cole recused himself due to a conflict.

IV. HEARING:

A. A proposal to conditionally rezone the properties at 28 Middle Street and 8 Granite Street from the Centreville (CV) District to the Urban Enterprise (UE) District.

Expansion of indoor storage with a 40 x 60' portable structure which could be disassembled and removed in 24 hours. They are not expanding production or the number of employees. They are just providing interior storage in place of exterior storage already on-site. Eventually the company would like to move to their property in the industrial park.

PUBLIC INPUT: None. There was no public audience in attendance.

The following motion was made.

MOTION: by **Lucy Bisson**, seconded by **John Racine** that the Planning Board determines the petition to conditionally rezone the properties at 28 Middle Street and 8 Granite Street from the Centreville (CV) District to the Urban Enterprise (UE) District to be complete, determines this application meets all the necessary approval criteria contained under Article XVII, Section 5(g) of the Zoning and Land Use Code, and sends a favorable recommendation to the City Council to rezone these properties.

VOTED: 5-0.

V. OTHER BUSINESS:

A. A discussion on a proposed "de minimus" change for the Wal-Mart Distribution Center. David Hediger introduced the proposal and asked for input from the board. Lincoln Jeffers is having a Neighborhood Meeting to keep the public informed and ask for their input. The board determined that they would like more information, including plans to determine if it is a "de minimus" change.

B. Any other business Planning Board Members may have relating to the duties of the City of Lewiston Planning Board. Rob Robbins asked if the online Code of Ordinances could be made more accessible from the City website. Discussion followed as to what day of the week was best for PB meetings in the future. Also discussed the search for new board members.

VI. READING OF THE MINUTES: Reading of the minutes from the November 3, 2003 Planning Board Meeting. There were no changes made to the minutes, therefore, the following motion was made.

MOTION: by **Lucy Bisson**, seconded by **Tom Truchon**, that the Planning Board accept the Planning Board Minutes for November 3, 2003, as presented.

VOTED: 6-0. Rob Robbins made a change to Page Two to indicate that amending the Conditional Rezoning Agreement was an option, not that he was suggesting to amend it.

VII. ADJOURNMENT: This meeting adjourned at 7:25 p.m. The next regularly scheduled Planning Board Meeting is for Monday, December 1, 2003.

Respectfully submitted,

Lucy A. Bisson, Planning Board Member & Secretary

DMC:dmc

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