

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for March 25, 2013

- I. **ROLL CALL:** The meeting was held in the Third Floor Conference Room of City Hall and was called to order at 5:30 p.m. Chairperson, Bruce Damon, chaired the meeting.

Members in Attendance: Bruce Damon, Kevin Morissette, Eric Potvin, Paul Robinson, Sandra Marquis and Michael Marcotte

Members Absent: Walter Hill

Associate Member Present: Paul Madore

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

Bruce appointed Paul Madore as full voting member for this meeting.

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

An application submitted by TFH Architects on behalf of Veterans, Inc. to increase the number of residential dwelling units from 11 to 25 at 393 Main Street (formerly St. Joseph's School) for use by veterans. The remaining space will be office space incidental to the residential use.

The following motion was made:

MOTION: by **Michael Marcotte** to consider an application submitted by TFH Architects on behalf of Veterans, Inc. to increase the number of residential dwelling units from 11 to 25 at 393 Main Street (formerly St. Joseph's School) for use by veterans.
Second by **Kevin Morissette**.

VOTED: 7-0 (Passed)

David stated that the final City Council hearing for the rezoning for this project is tomorrow night and he suggested adding a condition of approval to not issue any building permits until 30 days after City Council accepts the rezoning of the property.

Vincent Peronne, the President of Veterans, Inc. thanked the Board and gave a brief overview of what they were planning to do with the property located at 393 Main Street. Paul Madore, the new member of the Planning Board asked if this was for veterans and their families and Vincent said it was for veterans only. Bruce explained to Paul Madore that they were not building out but utilizing the entire interior of the building. Paul Madore asked if there was a recreation room

for the veterans and Vincent said yes. Paul Madore also asked about the staff and Vincent said there would be one case manager for 20 veterans, a family case manager and also a job training case manager. Paul Madore expressed concern about the site improvements being done and Vincent said they would be completed as shown on the plan.

Eric asked if construction has started yet and Vincent said yes. He said if this new site plan was denied, they would continue with the original plan of 11 dwelling units. Paul Madore said this was a great use of the building.

Public Comment: None

The following motion was made:

MOTION: by **Paul Madore** to find that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article XIII, Section 4 and 5 of the Zoning and Land Use Code and to grant approval to Veterans Inc. to increase the number of residential dwelling units from 11 to 25 at 393 Main Street for use by veterans with the condition not to issue any building permits until 30 days after City Council accepts the rezoning of the property.
Second by **Eric Potvin**.

VOTED: 7-0 (Passed)

V. OTHER BUSINESS:

a) Staff discussion: proposed subdivision amendment – Pinard Farms

Gil showed the Board a subdivision plan of Pinard Farms which was a cluster subdivision formed in 1988. He explained that there were three homes that had improvements and out buildings that were encroaching on the common open space area. The amendment would allow these owners to purchase some of the common space to extend the depth of their properties. If they do not receive the amendment, they would have to remove the buildings from the open spaces. Gil explained that this would probably come before the Board at a later date and he wanted to give them a heads up.

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

Michael asked about the demolitions scheduled for the City Council meeting and Gil stated that they had been delayed until April 16th because these demolitions needed to be published in the Sun Journal three weeks before the meeting. Michael also asked about the parking at 357 Sabattus Street next to the new pizza restaurant and David stated no action has been taken on that yet for the property to be purchased and that technically the property should not be used for parking. Mike asked about the Lincoln Street Hotel and when that would start, and David said they are scheduled to break ground in April. He also asked about the two illuminated signs at the Getty Station on Lisbon Street and Gil said they were permitted and David said the signs already existed and they only replaced the panels.

Paul Robinson mentioned the old Pizza Hut on Lisbon Street which is now called The Ark. It is now a religious facility that will be serving vegetarian and vegan meals.

Eric said that he would like to discuss the drinking places at an upcoming meeting.

Bruce said that he and Paul Robinson went to a Smart Growth Forum in Portland which discussed the rail line service. He said that Lewiston had a big presence there but that the plan for the rails was flawed and really wasn't about connectivity to Lewiston or Auburn. He said that it was all about Portland and the developer Tony Donovan. He said that Lewiston and Auburn would benefit more by having a commuter bus service.

VI. READING OF MINUTES: Adoption of the February 25, 2013 and the March 11, 2013 minutes

The following motion was made:

MOTION: by **Michael Marcotte** to accept the February 25, 2013 Planning Board Minutes with one change. Second by **Kevin Morissette**.

VOTED: 7-0 (Passed)

The following motion was made:

MOTION: by **Sandra Marquis** to accept the March 11, 2013 Planning Board Minutes as presented. Second by **Paul Robinson**.

VOTED: 7-0 (Passed)

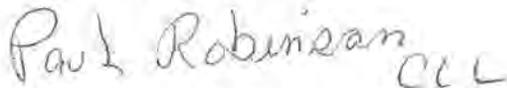
VII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Sandra Marquis** that this meeting adjourns at **6:45 p.m.** Second by **Paul Madore**.

VOTED: 7-0 (Passed).

The next regularly scheduled meeting is for Monday, April 8, 2013 at 5:30 p.m.

Respectfully Submitted:

Handwritten signature of Paul Robinson in cursive, with the initials 'CLR' written below it.

Paul Robinson Secretary