

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for March 23, 2015

- 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 5:30 p.m. Chairperson, Bruce Damon, chaired the meeting.

Members in Attendance: Bruce Damon, Kevin Morissette, Walter Hill, Sandra Marquis, Pauline Gudas and Michael Marcotte

Members Absent: Paul Madore

Associate Member Present: Darcy Reed

Associate Member Absent: Normand Ancil

Staff Present: David Hediger, City Planner

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

- III. **CORRESPONDENCE:** None

Darcy Reed was appointed full voting member for this meeting.

- IV. **PUBLIC HEARINGS:**

REQUEST HAS BEEN WITHDRAWN: Request to postpone an application submitted by A.R.C.C. Land Surveyors, Inc. on behalf of Giles LeBlanc and Edward Poulin for an amendment to lots 1, 2, and 3 of the Blue Heron Subdivision and the establishment of a frontage right-of-way for access to lots 2 and 3 to March 23, 2015.

- V. **OTHER BUSINESS:**

- a) Disposition of 359-369 Lisbon Street

David read staff comments. Bruce supported the City retaining 25' x 100' as recommended by Public Works and thinks remaining area may be developed. Walter asked if parking is an issue and David explained Rick Lachapelle wants more parking. Sandy thought the corner lot has potential. Darcy supports local business and should not second guess demand for parking. Michael questioned the value presented and there should be a minimum bid. He doesn't like the lease idea and conditions with the exception of 4, 5 and 7. Kevin is supportive of businesses, but thinks parking is not highest and best use. Darcy questioned forgoing taxes and believes additional parking is needed on Lisbon Street. Michael wants property back on the tax rolls and feels property more likely to be developed if in private hands. David explained reason for condition 6. Michael Lachance was concerned with City not getting vacant lots back on tax rolls. David explained possible curb cut locations. Walter asked what can be done to get lot developed and David explained incentives offered while Jim Bennett was here, but there was no interest. Bruce asked for a list of all vacant City lots. He said he does not want a curb cut on Lisbon Street.

Darcy questioned value requested and Michael said he believes market value is an estimate and recognizes that it is a valuable piece of property. Walter said he would like to see the City do a better of marketing lots.

The following motion was made:

- MOTION:** by **Michael Marcotte** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the disposition of 355, 359, 369 Lisbon Street and 142 Canal Street Alley subject to conditions raised by the Planning Board including:
1. All requisite codes must be met and satisfied.
 2. The city shall retain a 25' x 100' section of 369 Lisbon Street for existing and proposed right-of-way improvements.
 3. The disposition process shall be initiated and proposals on use of this land must be returned to the Planning Board subject to their review and positive recommendation.
 4. The minimum bid to be accepted should be \$85,000 (representing the City's acquisition and demolition costs of said properties).
 5. There shall be no curb cuts on Lisbon Street to access the properties.

Second by **Darcy Reed**.

Discussion followed. Darcy questioned the minimum bid. Michael noted the market value provided is an estimate and recognizes it is a valuable property. Walter noted the city should do better job marketing vacant lots.

VOTED: 3-4 (Failed)
Bruce Damon, Kevin Morissette, Walter Hill and Sandy Marquis
Opposed

With the motion failing, Bruce noted that the City should look to loam/seed and market the lot.

b) Disposition of city right-of-way abutting 117 Commercial Street

David summarized comments and noted it is developable as a single lot, but not desirable given setbacks and should go to abutters. Kevin Morin, 117 Commercial Street explained his request for the property. Michael said he was supportive with conditions but questioned value from assessors. Sandy stated the value seems reasonable for an undesirable lot. Pauline was in favor with the conditions and the Board should be supportive. Walter said he was in favor.

The following motion was made:

- MOTION:** by **Walter Hill** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the disposition of city right-of-way abutting 117 Commercial Street subject to the following conditions:
1. All requisite codes must be met and satisfied.
 2. The city must retain sufficient land area to the satisfaction of Lewiston Public Works to establish new right-of-way boundaries for

Ferry Road and Commercial Street ensuring adequate width for existing and proposed travel way improvements.

3. The disposition process shall be initiated and proposals on use of this land must be returned to the Planning Board subject to their review and positive recommendation.
4. The City Council needs to revisit the potential fair market value as referenced being \$5,000 to \$10,000.

Second by **Kevin Morissette**.

VOTED: 7-0 (Passed)

c) Acquisition of 8 Spofford Street

David read staff comments. Michael raised concerns with no there being no ordinance or policy on acquisition recommendations having no sunset provisions. An example of this is the Planning Board's recommendation on the canal acquisition from many years ago with no formal action having been taken by the Council.

Discussion followed value of lot for mitigation purposes and limitations of the lot due to shoreland zoning, frontage, etc.

The following motion was made:

MOTION: by **Walter Hill** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the acquisition in the form of a donation of 8 Spofford Street subject to the condition that acquisition must occur by no later than March 23, 2016 and if not, must come back to the Planning Board for their reconsideration.

Second by **Sandra Marquis**.

VOTED: 6-1 (Passed)
Darcy Opposed

Leslie Dubois wondered if the lot could be sold to abutters. David explained that it is possible once acquired by the City.

The following motion was made:

MOTION: by **Darcy Reed** that within 30 days of the City's acquisition that the City approach the abutters to see if they are interested in purchasing any of the property. Second by **Sandra Marquis**.

VOTED: 7-0 (Passed)

d) Discussion about Comprehensive Plan public hearings

David summarized the meeting schedule, and recordings on GFTV. Bruce suggested a joint workshop with City Council to discuss the Board's recommendations. Michael was frustrated that their role was limited to providing recommendation. Darcy suggested recommendations be provided both in the negative and positive. Kevin suggested the need to limit discussion, don't carry over to another meeting. The Board agreed that schedule should be changed to non-Planning Board meeting nights.

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

Kevin stated that disposition of city properties needs to be revisited and that properties should be listed by realtors. They should go through list of properties, have them marketed, review requests and can continue to place conditions such as coming back to the Planning Board and requiring minimum bid amounts. Sandra and Bruce agreed and Bruce suggested a map is needed to make better decisions. Michael suggested all properties be considered through an RFP.

VI. READING OF MINUTES: Adoption of the March 9, 2015 draft minutes.

The draft minutes for the March 9, 2015 Planning Board meeting will be adopted at the April 13, 2015 meeting.

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

MOTION: by **Sandra Marquis** that this meeting adjourns at 8:10 p.m. Second by **Pauline Gudas.**

VOTED: **7-0 (Passed)**

The next regularly scheduled meeting is for Monday, April 13, 2015 at 5:30 p.m.

Respectfully Submitted:



Pauline Gudas, Secretary