

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for July 12, 2010

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- 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, Lucy Bisson, chaired the meeting.

**Members in Attendance:** Lucy Bisson, Bruce Damon, Denis Fortier, Paul Robinson and Eric Potvin

**Members Absent:** Trinh Burpee and Kevin Morissette

**Associate Member Present:** Michael Marcotte

**Associate Member Absent:** Elizabeth Dube

**Staff Present:** Gil Arsenault, Director of Planning & Code and Cathy Lekberg, Administrative Assistant, Economic & Community Development

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

- III. **CORRESPONDENCE:** None

- VI. **PUBLIC MEETING:**

- a. Petition submitted by John R Bolduc to amend the existing conditional rezoning agreement for 16 Wellman Street to allow commercial parking limited to eight spaces.

Gil Arsenault read the staff comments to the Board. He stated that George Ouellette had concerns about trash and snow removal. He stated that George wanted to add a standard that trash is picked up and that snow is not pushed across to Bardwell Street. Denis stated that he lives down the street on Wellman and agreed this is a valid concern. Eric asked about the additional lighting provision and Karen Hebold stated that no additional lighting would be added. She stated they would only be adding some shrubs to create a light buffer. Paul asked if this was a business opportunity for them and if they were charging a fee for parking and she stated yes. She stated that Bates College was not involved with these spaces. Denis stated that this parking would be seasonal as in the winter, there would be less need for parking.

**Public Comments:**

Janet LaFlamme who lives at 106 Russell Street stated she opposes this project because of the impact to the residential features of the area. She stated that Bates College students are poor rentals and would be racing past her property. This would diminish the value of their properties. She stated that parking should be made harder so that students would have to live on

campus. She stated this would cause a detrimental effect to this residential area.

### **Public Comments Closed**

Lucy stated they should add to the motion the trash removal and snow removal language.

Bruce stated that students parking at this property would probably use No. Bardwell Street to leave, and Gil stated this would help Mrs. LaFlamme point of students racing by her property.

Gil stated that this recommendation will have to be submitted at tomorrow's City Council meeting.

The following motion was made.

**MOTION:** by **Denis Fortier** to make a motion pursuant to Article VII, Section 4(c) and Article XVII, Section 5(b) of the Zoning and Land Use Code of the City of Lewiston to send a favorable recommendation for the City Council's consideration a petition from John R Bolduc to amend the existing conditional rezoning agreement for 16 Wellman Street to allow commercial parking limited to eight spaces, subject to any concerns raised by the Planning Board or staff and with trash removal and snow removal language to be added and eliminate the additional lighting statement. Second by **Paul Robinson**.

**VOTED: 5-0 (Passed).**

### **V. OTHER BUSINESS:**

- a. Request for the Planning Board to initiation an amendment to the Zoning and Land Use Code regarding the reestablishment of a nonconforming uses in historic structures.

Gil Arsenault read the staff comments to the Board.

Michael Marcotte arrived at the meeting at 6:05 p.m. and was appointed by the chairperson to be a full voting member.

Gil stated that he would like to have a public hearing on July 26, 2010 for the rezoning of 271 Park Street for a reuse as a two unit dwelling.

Eric asked if all three buildings were on the National Register and Gil stated that only 271 Park Street was on it. The other two buildings were multi-family buildings already.

Lucy stated she has been in 271 Park Street and that it has been subdivided into very small rooms.

Paul stated that this is a unique amendment to satisfy this requirement and asked if this would lead to more of the same type amendment and Gil stated it is not likely.

**MOTION:** by **Denis Fortier** to initiate an amendment to the Zoning & Land Use Code regarding the reestablishment of nonconforming uses in historic structures, one and two-family dwellings, and residential uses on the first floor. Second by **Michael Marcotte**.

**VOTED: 6-0 (Passed).**

- b. Appointment of a Planning Board member to the CDBG Committee.

Lucy stated that Paul Robinson has been serving on the CDBG Committee and would be willing to serve another term.

**MOTION:** by **Denis Fortier** to appoint Paul Robinson to serve on the Community Development Block Grant Review Committee. Second by **Eric Potvin**.

**VOTED: 6-0 (Passed).**

- c. Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.
- d. Bruce requested that the Planning Board consider initiating an amendment to the matrix. In the DR and CV districts, he suggested adding lodging houses and eliminating boarding houses and in the MDR district, eliminating boarding houses. Gil stated that this could be brought up at the July 26, 2010 public hearing.

**MOTION:** by **Bruce Damon** to initiate the discussed changes at the July 26, 2010 public hearing. Second by **Paul Robinson**.

**VOTED: 6-0 (Passed).**

#### **IV. UNFINISHED BUSINESS:**

- a. Regulation of marijuana dispensaries  
Gil stated he would have a draft ordinance for the Planning Board members for review before the July 26, 2010 public hearing and if this is acceptable to the Board, it could go to the City Council the first meeting in September.
- b. An amendment to Appendix A, Article XIII, Section 11 of the Zoning and Land Use Code of the City of Lewiston to extend the expiration of development review approved projects from two years to substantially complete a project, to two years to start a project and five years to complete.
- c. Zoning and Land Use Updates/Matrix: discuss proposed open space revisions, consolidation of the SR district, and adoption of the matrix (recommendation to table the matter to future date)
- d. Downtown design standards/guidelines

**VII. READING OF MINUTES:**

Draft Meeting Minutes for June 28, 2010. The following motion was made.

**MOTION:** by **Denis Fortier** to approve the June 28, 2010 minutes as presented. Second by **Paul Robinson**.

**VOTED: 6-0 (Passed)**

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

**MOTION:** by **Denis Fortier** that this meeting adjourn at 7:00 p.m. Second by **Eric Potvin**.

**VOTED: 6-0 (Passed).**

The next regularly scheduled meeting is for Monday, July 26, 2010, at 5:30 p.m.

Respectfully Submitted:

Denis E. Fortier, Secretary