

**CITY OF LEWISTON
PLANNING BOARD MEETING MINUTES
for December 15, 2008 – Page 1 of 4**

I. ROLL CALL: This meeting was held in the City Council Chambers on the First Floor of City Hall, was called to order at 5:32 p.m., and was chaired by Chairman Stephen Morgan.

- **Members in Attendance:** Stephen Morgan, Jim Horn, Roger Philippon, Jonathan Earle, Lucy Bisson, Denis Fortier, and David Vincent. **Absent:** None.

- **Associate Members Present:** Bruce Damon and Trinh Burpee. **Absent:** None.

- **Staff Present:** David Hediger, City Planner and Doreen Christ, Administrative Secretary of Planning & Code Enforcement.

Both Bruce Damon and Trinh Burpee were alternates, not voting members for the entire meeting, since all Board Members were present.

II. ADJUSTMENTS TO THE AGENDA: None.

III. CORRESPONDENCE: None.

IV. HEARINGS:

A. *A public hearing for a proposal submitted by Dan Moreno, AIA and Pinkham & Greer Engineering on behalf of the Sandcastle Preschool for construction of a 15,000 square foot, preschool and associated parking to create a community and family education health campus at 80 Strawberry Avenue.* David Hediger read his Staff Memorandum dated December 11, 2008.

Roger Philippon arrived at 5:36 p.m.

This parcel is 7.47 acres in size and is located in the Urban Enterprise (UE) zoning district. Currently, Sandcastle Preschool is in the process of completing a Purchase & Sale Agreement with Tri-County Mental Health Services Social Learning Center. Sandcastle Preschool is proposing to split the lot into two (2) parcels. Both Tri-County Mental Health Service Social Learning Center and Sandcastle Preschool will share access and parking.

There were no concerns from the Fire, Police, and Public Works Departments.

Present at this meeting was **Dan Moreno**, AIA, on behalf of Sandcastle Preschool. Others present on behalf of this project were **Jeff Read**, P.E., from Pinkham & Greer; **Diane Morabito**, Traffic Engineer from Maine Traffic Resources; **Chris Copeland**, Tri-County Mental Health Services; and **Stephanie Gelinis**, Program Director and **Charlene O'Clair**, Administrative Director – both from Sandcastle Preschool.

Dan Moreno presented this item to the Board. He said that this is a campus and family health facility. The traffic impact has been minimized with one (1) opening. He said that they are trying to maintain the setbacks. There is a lot of ledge located on this site. David Vincent asked are school speed zones going to be enforced? The response was “No, they are not enforced for preschools”. Preschools are classified different than schools. David Vincent then asked, “How close are the residences?” The response was the first set of housing units are across the street. David Hediger explained MDOT’s proposal for five (5) lanes of traffic on Main Street, beginning at the overpass to Bearce Street and three (3) lanes at Montello Street. Improvements may occur 2009-2010.

This item was then opened to the public for those in favor and those in opposition to this project. Several representatives, as listed above, were present and in favor of this project and added the following to this presentation.

Jeff Read, from Pinkham & Greer, said that this property is a two- (2-) acre site. There is 20,000 feet of impervious area. There is a request on the reduction of side yard requirements. All utilities are underground. This project will tie into the water and sewer at Strawberry Avenue. Behind the structure

will be a small play area. There will be a 40 space parking lot with an additional four (4) spaces for drop off and pick-up. Six (6) lights will be added to the parking area. Stormwater is directed toward the river.

David Vincent asked if there will be any signage. The response was that there may be some lettering on the building. There will be no lighted sign on the street. David Vincent then asked, does the drug free zone apply to a preschool. The response was, there is no coordination to the Police Department, as to a drug-free zone for preschools.

There being no public present, besides representatives for this project, this item was brought back to the Planning Board and was, therefore, closed to the public.

Pertaining to David Vincent's question on drug-free zones, it was suggested to leave coordination between the preschool representatives and the Police Department. David Hediger did state that David Chick, from the Police Department, did review the plan along with both the Fire and Public Services Departments.

Bruce Damon questioned the Level of Service (LOS) at the intersection of Strawberry Avenue and Main Street. A field review was conducted in this area, due to the number of accidents involving left turns off Strawberry Avenue and southbound Main Street accidents. Currently, the LOS in this area is rated at an "F" and should be rated at a "D". David Hediger stated that this area is in the works by the MDOT as far as funding and that it will happen in the next couple of years.

Jim Horn asked, "What kind of impact would this development has on Strawberry Avenue and Main Street, if the MDOT does not make improvements and reconstruction? What is this going to do to this business?" Dan Moreno said that it is learned behavior as to which way to go. **Diane Morabito**, Traffic Engineer, said that there are very few left turns in this area and that a traffic signal in the surrounding uses is not warranted. This should not be detrimental to this project. The preschool has different hours of operation. Dan Moreno added that there will be two (2) sessions – one in the a.m. and one in the p.m. Diane concluded that most turns are right turns in this area and feels that this is not very problematic.

In conclusion, Dan Moreno commented that vertical access windmills on the roof of the preschool are proposed for the future upon working with Staff and pointed this out on the rendering to the Board. They are very quiet and bird-friendly. The first year, wind studies will be performed. The copulas will help on ventilation of the building.

The following motion was made.

MOTION: *by **Lucy Bisson**, that the Planning Board determines the application submitted by Dan Moreno, AIA, and Pinkham & Greer Engineering on behalf of Sandcastle Preschool for the construction of a 15,000 square foot, preschool and associated parking to create a community and family education health campus at 80 Strawberry Avenue to be complete; grants approval of the modification/waiver checklist; that this application meets all of the necessary approval criteria contained under Article XIII, Section 4 of the Zoning and Land Use Code; and grants approval to Sandcastle Preschool, subject to the following conditions:*

1. *A side yard modification is granted in accordance with Article IX, Section 3(11).*
2. *That Sheet C2 should be revised accordingly to reflect the required and proposed side and rear setback and yard requirements of the UE zoning district.*
3. *That a note is added to Sheet C2 stating that approval of the development plan and any building permit issued for development within the scope of this Code shall expire after a period of 24 months after the date of approval, if substantial development has not begun. An extension of this deadline may only be granted for good cause shown and the extension request must be made at least 60 days prior to the time of expiration. Second by **Jim Horn**.*

VOTED: 7-0 (Passed).

B. A proposal submitted by Joy & Hamilton Architects, Inc. on behalf of United Ambulance of Androscoggin County for expansion of the training building and parking lot at 192 Russell Street. David Hediger read his Staff Memorandum dated December 11, 2008. This property is 4.6 acres in size and is located in the Office Residential (OR) zoning district. United Ambulance is proposing a 5,080 SF, two- (2-) story structure and construction of 18 additional parking spaces.

There were no concerns from the Fire, Police, and Public Works Departments.

Present at this meeting was **Jason Potter**, from Joy & Hamilton Architects, Inc. on behalf of United Ambulance. Also present were **Paul Gosselin** and **John McAulley** from United Ambulance.

Jason Potter made the following brief overview to the Board. United Ambulance is proposing to construct a new, two- (2-) story building and parking. The new building will look residential to fit into the building scheme in this area. This submission also accounts for a number of minor changes made to the site plan over the past few years. There is one (1) active driveway off of Russell Street, that being the main entrance. East Avenue contains a non-emergency entrance. United Ambulance controls the traffic signal at the intersection of Russell Street and East Avenue.

This item was then opened to the public for those in favor and those in opposition to this project. There being none, this item was brought back to the Planning Board. There being no further discussion, The following motion was made.

MOTION: by **Roger Philippon**, that the Planning Board determines the application submitted by Joy & Hamilton Architects, Inc. on behalf of United Ambulance of Androscoggin County for expansion of the training building and parking lot at 192 Russell to be complete; grants approval of the modification/waiver checklist; that this application meets all of the necessary approval criteria contained under Article XIII, Section 4 of the Zoning and Land Use Code; and grants approval to United Ambulance of Androscoggin County, subject to the following conditions:

1. That the required and proposed space and bulk standards of the Office Residential (OR) zoning district be added to Sheet C6.
2. That a note is added to Sheet C6 stating that approval of the development plan and any building permit issued for development within the scope of this Code shall expire after a period of 24 months after the date of approval if substantial development has not begun. An extension of this deadline may only be granted for good cause shown and the extension request must be made at least 60 days prior to the time of expiration. Second by **Lucy Bisson**.

VOTED: 7-0 (Passed).

V. OTHER BUSINESS: Any other business Planning Board members may have relating to the duties of the Lewiston Planning Board.

- **Board Terms.** Jim Horn's term expires in January 2009, therefore, there is a term member vacancy. Jonathan Earle's term also expires, however, he can re-apply and has done so. As of January 2009 there will be one (1) full term position available. An associate member can apply.

- **Forestry Committee.** Jim Horn's term expiring, this leaves a vacancy on the Forestry Committee. There are meetings once a month. This vacancy will be discussed at the next scheduled Planning Board meeting, which is January 12, 2009.

- **Energy Committee.** Also, with Jim Horn's term expiring, this leaves a vacancy on this committee in January 2009. There will be a motion taken at the next Board meeting in January for this vacancy to appoint a Planning Board Member. Jim Horn stated that he will still be on as a member of the school department. These meetings are held twice a month. It was then decided to not wait for the next Planning Board Meeting, for an appointment. The following motion was made to appoint Bruce Damon to this committee.

MOTION: by **Lucy Bisson** to appoint Bruce Damon, as a Planning Board representative, to the Energy Committee. Seconded by **Roger Philippon**.

VOTED: 7-0 (Passed).

David Hediger stated that, to date, there have been no applications received for the January 12, 2009 Planning Board meeting.

Bruce Damon asked if there has been any mention of a Joint Planning Board/City Council Meeting on CMP? Bruce Damon spoke of the CMP corridor and impacts on the community/residents. This will run the perimeter of Lewiston and goes to Auburn. Bruce said that this consists of 1.5-1.7 billion dollars worth of construction over the next five (5) years. They are trying to find an equitable/kinder way to do this. David Vincent stated that FERC can mandate and make this happen. Bruce said that the City Council needs to be brought up to speed on this. A neighborhood meeting has also been suggested.

David Hediger stated that the Strategic Plan will be scheduled as a workshop in January 2009 between the Planning Board/City Council.

Jim Horn made reference to the Bob Faunce's rezoning. David Hediger said that Jim Bennett is waiting for time to make this happen. Jim Horn stated that the City Council needs to be kept abreast of where the rezoning is going.

VI. OLD BUSINESS:

A. Zoning and Land Use Updates, including zoning matrix, SR districts, and open space provisions. No update.

B. A discussion about permitted uses and storefront appearances in the Centreville (CV) zoning district. No update.

C. A discussion regarding Urban Design Standards. No update.

VII. MINUTES: The minutes were not distributed at this meeting, therefore, no action was taken.

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

MOTION: by **Jim Horn** that the Planning Board adjourn this meeting at 6:50 p.m. Second by **Denis Fortier**.

VOTED: 7-0 (Passed).

Respectfully submitted,

Lucy Bisson, Planning Board Secretary

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