

**CITY OF LEWISTON
PLANNING BOARD WORKSHOP MINUTES
FOR
March 12, 2007**

This workshop began at 5:30 p.m., in the Mayor's Conference Room on the First Floor of City Hall and was chaired by Tom Peters.

Members in Attendance: Tom Peters, Stephen Morgan, Jim Horn, and Roger Philippon. **Associate Member in Attendance:** Ron Chartier. **Planning Consultant:** Bob Faunce. **Staff:** David Hediger, City Planner and Doreen Christ, Administrative Secretary of Planning & Code Enforcement.

DISCUSSIONS:

Bob Faunce stated that the intent is to try to consolidate the revisions, standards, and to try to get everything onto two workable graphs. This will be a better document and better to use. He would like the Board to agree to that and said this would be accomplishing a lot. The ultimate thought is to replace language in the matrix.

Proposed is the elimination of the MDR and SR zoning districts.

This will need to go through public hearings. Currently the City Council is going through the budget process, therefore, they will not be able to hear this for a couple of months.

Tom Peters suggested getting it through, have the board endorse it and adopt at a later date.

Bob Faunce would like a sign-off at least with the concept. Upon completing the matrix, he is waiting for the City to complete aerial photographs. This will help on moving lot lines around, etc. by use.

The revised land use chart and table were reviewed first.

Revised Land Use Chart and Section 1. Table of Uses.

- Discussed home occupations to include other services. The focus could be on the size of the occupation (in-house) specifically, i.e. daycares need to consider multiple cars. There are exemptions for one-chair beauty salons.

- Offices now include all office types.

- Personal services used to have all kinds of distinctions.

- There were 6-7 distinctions for academic-related facilities. These previous distinctions are gone. They are now bundled together into single uses.

- The ultimate goal in revising the Land Use Chart is to eliminate the MDR and SR zoning districts. The SR zoning could be placed in the Rural or NCA zoning districts. Bob Faunce said he considered areas to focus on high value homes in the Rural areas.

The following comments were made by Planning Board Members on the zoning districts:

Rural Agricultural (RA) – Add detached to single-family attached. Should nursing, convalescent homes be permitted. Why not include veterinary facilities? Discussed the purpose of this zoning district.

Low Density Residential District (LDR) – Changes day care accessory to schools from conditional to permitted.

Neighborhood Conservation "A" (NCA) – Delete adding day cares as permitted uses. In-law apartments are still allowed. In regards to changing a single family cluster from a Conditional Use to a Permitted Use, a minimum of five acres are needed. Family day cares are permitted. A day care center is different from a home day care. The goal of the NCA is to promote stability with new buildings. Tom Peters questioned what is the intent of the neighborhood.

- Small daycares in non-residential areas are up to 12 kids. Family day cares are out of the house and the owner needs to reside there. Family day cares – accessory to home. Some restrictions can be placed, i.e. noise, hours of operation. Tom Peters mentioned placing limitations, not to just get rid of something. Wherever there is a church, a daycare is accessory to it. Tom Peters stated that the development review criteria for family day cares needs to be added in.

Neighborhood Conservation “B” (NCB) – The Planning Board recommended change to replacing a neighborhood retail store with a retail store as a permitted use, but limiting it to 5,000 SF. In regards to eliminating public and private schools, this would impact the Longley School. Reasoning is to also get control on expansion of Bates College.

Office Residential (OR) – This will allow veterinary facilities, but without kennels; no humane society.

Downtown Residential (DR) – Add the word, “more” between the words, “no” and “limitation” on number of movie theater screens. The Board felt that it made sense to change hotels, motels, inns and transit and ground transportation facilities from Permitted to Conditional.

Riverfront (RF) - Contains very few changes.

Centreville (CV) – The biggest change was clubhouse for charitable organizations eliminated, now considered as indoor amusement, assembly or culture. Changes would eliminate religious facilities and lumber companies, for example, in the downtown.

Mill (M) – Elimination of commercial recreation. Examples of commercial recreation are golf courses, bowling alleys, etc.

Institutional Office (IO) – Elimination of restaurants in conjunction with permitted uses, religious facilities, housing for staff of institution, service buildings ancillary or affiliated with institution such as pharmacy or medical supply outlet. It was suggested to not eliminate. This would pertain to everything around and including the Colisee and Bates College to name a few areas. It was suggested to focus in on the college and to include the inside streets surrounding the college as to what should be permitted.

Office Service (OS) – Elimination of private industrial/commercial developments, commercial recreation, it does not mean you cannot have these developments there; consolidate with other uses.

Commercial Business (CB) – This is a consolidation of existing use groups.

Highway Business (HB) – This zoning district pertains to the corridors, such as Main Street, Lisbon Street, and Sabattus Street. There were no significant changes made to this zoning district; consolidation of existing use group.

Urban Enterprise (UE), Industrial (I), and Resource Conservation (RC) - Everything was agreed to be okay, as listed.

- David Hediger stated that we are not in a position to do a Comprehensive Plan. The ordinance is old and needs work. It could take about 1-1/2 years to do the Comp. Plan. Bob Faunce questioned the consolidation of Auburn and Lewiston and asked about a Comp. Plan for both communities?
- David Hediger mentioned that mixed, single-family development needs minimum requirements.
- Brand new concepts will be developed on clusters. The open space standards are not good standards.
- There is a need to look at the uses allowed in the CB zoning district.
- Fitness and recreational sports centers are limited to two districts in the OR as conditional and in the I as permitted. Fitness World/The Health Club & Spa/YWCA are all considered commercial recreation.
- Parking will be discussed at other workshops.

David Hediger asked the Board if we should add the MDR and SR back into the matrix. It may be easier to consider consolidation of districts.

Tom Peters said that we need to make a decision and finalize this matrix and then the lines need to be redrawn to where certain districts are and combined.

In conclusion, David Hediger will call Bob Faunce and give him the notes from this workshop. Bob Faunce again stated that land use photographs are needed to look at lot lines. The space and bulk standards need to be under wraps as do the land use chart. The next Planning Board Meeting is on Monday, March 26, 2007.

Revised Space and Bulk Standards and Section 2. Space and Bulk Standards. There was no discussion on this item.

This workshop concluded at 7:24 p.m.

Respectfully submitted,

Steven Morgan, Planning Board Secretary

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