

**CITY OF LEWISTON
PLANNING BOARD WORKSHOP MINUTES
FOR
April 9, 2007**

This workshop began at 5:38 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, Jonathan Earle, and Ron Chartier. **Members Absent:** John Racine and Roger Philippon. **Associate Member in Attendance:** Denis Fortier. **Associate Member Absent:** Lucy Bisson. **Planning Consultant:** Bob Faunce. **Staff:** David Hediger, City Planner and Doreen Christ, Administrative Secretary of Planning & Code Enforcement.

DISCUSSIONS:

Revised Land Use Chart and Section 1. Table of Uses. Changes made from the last Planning Board Workshop are printed in red. These changes were distributed at this workshop. Bob Faunce said that he made some additional changes to this section.

Revised Space and Bulk Standards and Section 2. Space and Bulk Standards. Ron Chartier asked what will become of the Suburban Residential (SR) and Medium Density Residential (MDR) Districts.

The following responses and comments were made by Planning Board Members on the Revised Space and Bulk Standards memorandum dated 02/27/2007.

Under **General**, the following items were addressed. Current provisions do not adequately address cluster reductions for individual lots. The current provisions do not allow houseaminiums. These are popular in the south, i.e. condos as single-family detached homes. Houseaminiums currently cannot be done in Lewiston. Only one (1) residential structure is allowed to each parcel of land. With a houseaminium, you do not own the lot. Discussed the need for provisions in various districts addressing parking for change or an expansion of use. It has been suggested to put this into the parking standards.

Rural Agricultural (R) district. Bob Faunce suggested creating two (2) Rural districts and if implemented who and how many will be affected. Under the dimensional requirements for minimum lot size without public sewer, a single family detached or mobile homes on individual lots are already at 60,000 SF.

Tom Peters suggested that the dimensional requirements for religious facilities change in the LDR from 40,000 SF to 60,000 SF, in the NCA from 40,000 SF to 60,000 SF, and in the IO from 20,000 SF to 60,000 SF. This will allow churches in most districts.

Bob Faunce stated that the cluster information will all change.

Low Density Residential (LDR) district. Everything listed was okay.

Neighborhood Conservation "A" (NCA) district. It was agreed by all to have Note 16 to read, "Any required side or rear yard area for uses other than residential located within fifty (50) feet of a residential zoning district to maintain side or rear yard as buffer area meeting the standards of Article XIII." There was more discussion on religious facilities. Denis Fortier said that there needs to be some kind of limit. Tom Peters said that this buffer removes religious facilities from certain districts. Bob Faunce mentioned that this buffer increases lot sizes in the NCA and mentioned churches, schools, and hospitals.

Neighborhood Conservation "B" (NCB) district. Everything listed was okay.

Office Residential (OR) district. The suggestion was made to increase the MLS for all non-residential uses from 12,000 SF sewered to a 20,000 SF density. The third bulleted item was deleted.

Downtown Residential (DR) district. It was suggested to increase the density, which was reduced to 1,250 SF. The DR has hotels as conditional.

At this point in the workshop, Ron Chartier left the workshop.

The third bulleted item was eliminated, however, it was stated that predominantly three-story buildings be kept at 65 feet.

Riverfront (RF) district. The only change was to delete bulleted item three, but to keep the maximum height at 65 feet.

Centreville (CV) district. There was no change made to this district.

Mill (M) district. Everything listed was okay.

Institutional Office (IO) district. Tom Peters suggested to push this district for commercial. It was suggested to delete bulleted item one. This is all sewer area. Tom Peters wants to look at this.

Office Service (OS) district. The Board seemed to feel that the original minimum front setback of 50 seems large, but was okay with the 20 feet and the minimum front yard from 20 to 10 feet.

Tom Peters commented that the ordinance is so controlled staff needs to have more flexibility to work with the ordinance. It was suggested to pick an area and set guidelines. Tom Peters suggested an overlay and opt to standards. Bob Faunce will do research to see what other towns have done. An overlay district could be done.

It was mentioned that design guidelines are needed.

Bob Faunce's thoughts are to adopt the DOT standards.

Jim Horn left this workshop at 7:12 p.m.

Community Business (CB) district. This district covers the area from the Promenade Mall to Kentucky Fried Chicken. It was suggested to align the requirements of the CB district with the HB district, this reduces frontage, setbacks, and front yards. Everything listed was okay with the Board Members.

Highway Business (HB) district. Everything listed was okay.

Urban Enterprise (UE) district. There were no issues.

Industrial (I) district. There were no issues.

Bob Faunce will make the above changes. He will do research for a Special district or an overlay.

It was agreed to wrap up the above and discuss overlays at the next workshop. Another future workshop could be the "Lewiston Auburn Downtown CBD Traffic Study". A powerpoint can be obtained.

This workshop concluded at 7:28 p.m.

Denis Fortier gave a reminder that he will not be in attendance for the April 23, 2007 Planning Board Meeting.

Respectfully submitted,

Steven Morgan, Planning Board Secretary

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