

**CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for May 14, 2007 – 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 5:34 p.m., and was chaired by Interim Chairman Tom Peters.

In Stephen Morgan's absence, John Racine did the following Roll Call:

- **Members in Attendance:** Tom Peters, John Racine, William Horn, and Jonathan Earle.

Absent: Stephen Morgan, Ron Chartier, and Roger Philippon.

- **Associate Members Present:** Lucy Bisson and Denis Fortier. **Member Absent:** None.

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

Both alternates were appointed as full-voting members for this meeting.

II. ADJUSTMENTS TO THE AGENDA: None.

III. CORRESPONDENCE: None.

IV. HEARINGS:

A. *A proposal submitted by A.R.C.C. Land Surveyors, Inc. on behalf of Wahlco Metroflex, Inc. to construct a 125' x 140' expansion to the rear of the existing building at 29 Lexington Street.* David Hediger read his Staff Memorandum dated May 10, 2007.

This proposal is to construct a 17,500 SF addition to the rear of the existing fabrication and machining facility at 29 Lexington Street. This is a 13.29 acre site and this property is located in the Industrial (I) zoning district. The entire site consists of approximately 4.4 acres of impervious area and will remain, since no new impervious area is being proposed. There will be no additional increase in stormwater.

The majority of the comments and concerns were resolved to staff's satisfaction before this meeting; however, there are still some items, which are listed in David Hediger's Staff Memorandum.

There were no concerns from the Police, Fire, and Public Services Departments. Comments were included in the Planning Board Packets from David Hediger, Planning & Code Enforcement to A.R.C.C. Land Surveyors.

Present at this meeting was *Arthur Montana* from A.R.C.C. Land Surveyors on behalf Wahlco Metroflex, Inc. *Mike Brousseau* was also present from Wahlco Metroflex, Inc. Arthur Montana stated that he has no control over the two (2) conditions requested by Staff, which are incorporated into the motion below. He stated that the proposed plans have been filed with the Lewiston Development Corporation and he will follow up with another letter.

This item was then opened to the public for those in support. There being none, this item was then opened to the public for those in opposition. There being none, the following motion was made.

MOTION: *by John Racine, that the Planning Board determines the application submitted by A.R.C.C. Land Surveyors, Inc. on behalf of the Wahlco Metroflex, Inc. to construct a 17,500 SF addition to the rear of the existing fabrication and machining facility at 29 Lexington Street 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 Wahlco Metroflex, Inc, subject to the following conditions:*

1. That no approved, signed plans be released by the City until the DEP approval has been obtained.
2. That no approved, signed plans be released by the City until approval is obtained from the Lewiston Industrial Park, Inc. Second by **Lucy Bisson**.

VOTED: 6-0 (Passed).

B. A proposal submitted by Ron Leblanc on behalf of Rick and Monique Lachapelle to create two (2) new lots off a frontage right-of-way (R.O.W.) at 435 Old Greene Road.

Tom Peters recused himself from the Board, due to a conflict. John Racine took over as chair. Lucy Bisson stated that her and Rick Lachapelle are cousins. The Board determined this to not be a conflict.

David Hediger read his Staff Memorandum dated May 10, 2007.

This proposal is to create two (2) new lots off a frontage right-of-way at 435 Old Greene Road. In doing so, a three- (3-) lot subdivision will be created with the existing, single-family home maintaining frontage on Old Greene Road and the other two (2) lots obtaining frontage from the right-of-way. This is a 13.67 acre parcel and is located in the Rural Agricultural (RA) zoning district.

The majority of the comments and concerns were resolved to staff's satisfaction before this meeting, however, there are still some items, which are listed in David Hediger's Staff Memorandum.

There were no concerns from the Police and Fire Departments. Comments were included in the Planning Board Packets from Jan Patterson, P.E., Project Engineer, Public Services Department to David Hediger, City Planner and David Hediger, Planning & Code Enforcement to Ron Leblanc.

Present at this meeting was **Ron Leblanc and Rick Lachapelle** with neither having any further input to add. David Hediger stated that L&L Drive is not an acceptable name for E-911. Ron Leblanc will be coming up with other suggested names and David Hediger will submit to E-911.

This item was then opened to the public for those in support or opposition.

Tim Pelletier, 4 Acorn Lane, was present and looked at the building footprint and lot configuration with both Ron Leblanc and Tom Peters. He was concerned with the well location.

There being no further comments, concerns, or questions from the public, this item was closed to the public and brought back to the Board and the following motion was made.

MOTION: *by Lucy Bisson, that the Planning Board determines the application submitted by Ron Leblanc on behalf of Rick and Monique Lachapelle to create two (2) new lots off a frontage right-of-way at 435 Old Greene Road to be complete; grants approval of the modification/waiver checklist; that this application meets all of the necessary approval criteria contained under Article XII, Section 10 and Article XIII, Sections 4 and 5 of the Zoning and Land Use Code; and grants approval to Rick and Monique Lachapelle, subject to the following conditions:*

1. That the applicant is responsible for the City's costs associated with the installation of a street sign for the proposed ROW.
2. Prior to the approved plan being recorded, a street name be approved to the satisfaction of E-911, Police, Fire, and Assessors and be appropriately noted on the plan, as such. Second by **Jonathan Earle**.

VOTED: 5-0 (Passed).

V. OTHER BUSINESS:

A. A proposed de minimus change by Pinkham & Greer on behalf of the Lewiston School Department to construct a bus loop at Lewiston High School.

Tom Peters rejoined the Board and chaired the remainder of the agenda items. Jim Horn stated that he is an employee at the Lewiston High School. It was determined to not be a conflict for him to participate on this item.

David Hediger briefly summarized this change, which consists of a proposed bus loop at the Lewiston High School that is to be located in front of the main building entrance to the school. The proposal is for a bus loop and 22 parking spaces for parent drop-off. There will be an additional 12,138

SF of impervious area created. Since the impervious area of the high school property exceeds the City's delegated review authority, an application has been submitted to the DEP for purposes of site law approval.

This item was submitted to the Planning Board from **Thomas Greer** of Pinkham & Greer Consulting Engineers on behalf of the City of Lewiston School Department. Also present at this meeting was **Paul Caron**, from the City of Lewiston School Department, who had no further input.

Thomas Greer showed an aerial photograph of the school area. They are proposing to remove the current circle at the high school entrance. The flag pole will be located further back. There will be concrete paved areas and benches out front. There is currently no public bus service for students. They will redefine the travel way. There will be hedges and trees planted. This is proposed to be constructed for next September. All the buses will exit where the signaled light is on East Avenue – all at the same time. There will be signage for pick up and drop off. Both the faculty and student parking areas will be changing locations.

Paul Caron stated that they are working on busing. The student parking situation, hopefully, will be better controlled.

This item was opened to the public for those in support and opposition. Jim Horn raised concerns with buses not being able to use the northern entrance off East Avenue with impacting exiting traffic. Tom Peters suggested improvement to this access should be a condition of approval. There, being none present besides the applicant, the following motions were made.

MOTION: *by Lucy Bisson that the Planning Board consider the plans for the Lewiston High School for the construction of a bus loop as a “de minimus” change in accordance with Article XIII, Section 3(k) of the Zoning and Land Use Code. Second by John Racine.*

VOTED: *6-0 (Passed).*

MOTION: *by Lucy Bisson that the Planning Board determines the application submitted by Pinkham & Greer Consulting Engineers on behalf of the City of Lewiston School Department to construct a bus loop at Lewiston High School, 156 East 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 the Lewiston School Department, subject to the following conditions:*

- 1. That documentation is provided to Staff's satisfaction demonstrating the capacity of the existing stormwater system and that the additional impervious area can be accommodated.*
- 2. That no approved site plans are released by the City until DEP approval is obtained.*
- 3. That the northern entrance to the school off East Avenue be designed and constructed to accommodate the turning radius of buses entering the site without impacting the travel lane exiting the site onto East Avenue. Second by John Racine.*

VOTED: *6-0 (Passed).*

B. Request for an extension of approval for an 18,000 SF building at 420 Main Street by Jean Dupuis. David Hediger briefly summarized this item. This development was originally approved by the Planning Board on July 18, 2005. This development is located on the corner of Main and Whipple Streets. There are no changes proposed. This item has been brought to the Board for a two- (2-) year extension of approval only.

Present at this meeting was the applicant, **Jean Dupuis**. He stated that the reasons for his request for an extension were due to time, people backing out on him, health reasons, etc. Tom Peters asked if there was anything in this area that this may impact. The response was “No”. Jean Dupuis is meeting the setback requirements.

There was no public present for this item, therefore, the following motion was made.

MOTION: by **John Racine** that the Planning Board grant a two- (2-) year extension of approval to Jean Dupuis for the construction of an 18,000 SF building at 420 Main Street. Second by **Lucy Bisson**.

VOTED: 6-0 (Passed).

C. Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board. Jim Horn mentioned the summer schedule. It was suggested that board members e-mail David Hediger on dates that they are available. Workshops were mentioned. The rezoning workshops will continue and the next workshop will be scheduled in the next 2-3 weeks.

VI. READING OF THE MINUTES: Draft Meeting Minutes for Planning Workshop held on April 9, 2007 and Planning Board Meeting held on April 23, 2007. The following change was made to the Draft Meeting Minutes for April 9, 2007 – On Page No. 1, first paragraph after the heading, “Discussions”, first full sentence, change the typographical error for the word, “Plannning” to read, “Planning”.

The following change was made to the Draft Meeting Minutes for April 23, 2007 – On Page No. 2, fourth paragraph, sixth line, change the typographical error for the word, “envelop” to read, “envelope”.

The following motion was made.

MOTION: by **Lucy Bisson** that the Planning Board accept the Minutes for the Planning Board Workshop on April 9, 2007 and Meeting held on April 23, 2007, with the above revisions. Second by **John Racine**.

VOTED: 6-0 (Passed).

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

MOTION: by **Jim Horn** that the Planning Board adjourn this meeting at 6:25 p.m. Second by **Lucy Bisson**.

VOTED: 6-0 (Passed).

Respectfully submitted,

Steven Morgan, Planning Board Secretary

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