

**CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for June 11, 2007 – Page 1 of 2**

I. ROLL CALL: This meeting was held in the City Council Chambers on the First Floor of City Hall, was called to order at 5:30 p.m., and was chaired by Interim Chairman Tom Peters.

- **Members in Attendance:** Tom Peters, William Horn, Stephen Morgan, Jonathan Earle, and Ron Chartier. **Absent:** John Racine and Roger Philippon.

- **Associate Member Present:** Lucy Bisson. **Absent:** Denis Fortier.

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

II. ADJUSTMENTS TO THE AGENDA: None.

III. CORRESPONDENCE: The following item was distributed at this meeting: An e-mail from David Hediger, City Planner, to Bill Eaton dated June 7, 2007 regarding OTB Traffic. The following motion was made:

MOTION: *by Steve Morgan that the Planning Board accept the above item, place it on record, and read it at the appropriate time. Second by Ron Chartier.*

VOTED: 6-0 (Passed).

IV. HEARING:

A. A proposal submitted by A.R.C.C. Land Surveyors, Inc. on behalf of the Lewiston Raceways, Inc. to create an accessory parking lot at 1 Mollison Way, and to construct an 8,000 square foot building at 4 Mollison Way for an off-track betting (OTB) facility. Tom Peters waived the reading of the Staff Memorandum prepared by David Hediger dated June 7, 2007.

This proposal is to create an accessory parking lot at 1 Mollison Way and to construct an 8,000 SF building at 4 Mollison Way. 1 Mollison Way has 86,402 SF of land area and 4 Mollison Way has 50,687 SF of land area. Both of these properties are located in the Community Business (CB) zoning district and are currently vacant. This proposed OTB facility will replace the existing 6,000 SF facility. Both lots are located in the Lewiston Raceways Subdivision. Neither lot requires any additional storm drainage calculations. Staff is suggesting that a crosswalk be established between the two (2) sites. In 1993 a traffic study was completed as part of the DEP approval for the subdivision. Staff has requested a statement from a traffic engineer to demonstrate that the proposed OTB facility and the reuse of the existing 6,000 SF facility will not generate traffic exceeding that permitted in 1993. Eaton Traffic Engineering will be providing an analysis on the use of the property. If an additional traffic analysis is warranted, Staff is recommending that approval be granted so that construction can begin, but that no final certificate of occupancy be issued until the Planning Board makes a finding with respect to a new Traffic Movement Permit.

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 Department. Comments were included in the Planning Board Packets from Janice Patterson, P.E. to David Hediger dated June 5, 2007, e-mails dated June 6-7, 2007 from Janice Patterson, P.E. to David Hediger, from David Hediger, Planning & Code Enforcement to A.R.C.C. Land Surveyors, and an e-mail from Bill Eaton to David Hediger dated June 5, 2007.

Present at this meeting were **Arthur Montana** from A.R.C.C. Land Surveyors on behalf of the Lewiston Raceways, Inc., **Jim Day**, owner of Lewiston Raceways, Inc., and **Norm Chamberlain**, from Taylor Engineering Associates. Arthur Montana gave a very brief presentation to the Board. Tom Peters stated that a traffic plan should be prepared by the next developer of a lot with the subdivision.

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

Katherine Wilkins, 14 King Avenue, stated that her back yard abuts this property. Her property is beyond the large pile of boulders and there is a 50 foot buffer between 14 King Avenue and the project

site. Katherine Wilkins stated that King Avenue is used as a thruway and is concerned with traffic. Tom Peters responded that this development should not affect traffic on King Avenue.

There being no further public opinion, the following motion was made.

MOTION: by **Steve Morgan**, that the Planning Board determines the application submitted by A.R.C.C. Land Surveyors, Inc. on behalf of the Lewiston Raceways, Inc. to create an accessory parking lot at 1 Mollison Way, and to construct an 8,000 square foot building at 4 Mollison Way for an off-track betting facility 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 Raceways, Inc., subject to the following concerns and conditions raised by Staff:

1. That the stripping of the crosswalk be completed in coordination with the Public Works Department.
2. That the need for a traffic analysis be waived for this development. Second by **Lucy Bisson**.

VOTED: 6-0 (Passed).

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

Joint Planning Board/City Council Workshop. This workshop is scheduled for Monday, June 25, 2007. It was suggested to go back to groups of planners for ideas, suggestions, options for zoning on drinking places (i.e. Park Street). David Hediger asked the Board to give it more thought. Tom Peters suggested that there could be a overlay on restaurants and mentioned extending the 90-day moratorium. Lucy Bisson asked what did Portland do with the Old Port? David Hediger responded that they have a license fee, based on the number of seats, etc. David Hediger stated that they have been researching and will continue to.

Lewiston-Auburn Consolidation. Tom Peters asked what does the Board think of talking with the Auburn Planning Board on coordination of merging the Planning Boards. Staff would speak with Auburn Staff.

Zoning Matrix. David Hediger stated that the matrices are in final draft form. He indicated if the LDR/SR/MDR are being considered for consolidation.

Tom Peters suggested keeping a running agenda (Old Business) for which to add items to.

Gendron Business Park – Phase II. David Hediger mentioned the Gendron Business Park – Phase II. Chris Branch gave this Board a briefing about six months ago. David Hediger suggested scheduling one (1) meeting specifically to discuss the Gendron Business Park. It was stated that there is 137 acres throughout the City with easements – 100 acres of that is Garcelon Bog and the need for development to occur.

VI. READING OF THE MINUTES: *Draft Meeting Minutes for meeting held on May 14, 2007.* The following motion was made.

MOTION: by **Lucy Bisson** that the Planning Board accept the Minutes for the Planning Board Meeting held on May 14, 2007, as submitted. Second by **Steve Morgan**.

VOTED: 6-0 (Passed).

VII. ADJOURNMENT: This meeting adjourned at 5:55 p.m.

Respectfully submitted,

Steven Morgan, Planning Board Secretary

DMC:dmc\C:\MyDocuments\Planbrd\Minutes\PB061107Min.doc

