

**CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for September 24, 2007 – Page 1 of 5**

**I. ROLL CALL:** This meeting was held in the City Council Chambers on the 1<sup>st</sup>. Floor of City Hall, was called to order at 5:32 p.m., and was chaired by Vice Chairman John Racine. As requested by John Racine, Steve Morgan did the following Roll Call.

**Members in Attendance:** Jim Horn, Stephen Morgan, John Racine, Roger Philippon, and Jonathan Earle. **Absent:** Ron Chartier and Denis Fortier. **Associate Member Present:** Lucy Bisson. **Staff Present:** James Andrews, Director of Economic & Community Development; Gil Arsenault, Deputy Director of Planning & Code Enforcement; David Hediger, City Planner; and Doreen Christ, Administrative Secretary of Planning & Code Enforcement.

*Lucy Bisson was appointed as a full voting member for this meeting.*

**II. ADJUSTMENTS TO THE AGENDA:** None.

**III. CORRESPONDENCE:** The following item was distributed at this meeting: Correspondence from The Salvation Army regarding parking at 720 Main Street dated September 24, 2007. The following motion was made:

**MOTION:** *by Lucy Bisson that the Planning Board accept the above item, place it on record, and read it at the appropriate time. Second by Jim Horn.*

**VOTED:** 6-0 (Passed).

**IV. ELECTION OF PLANNING BOARD CHAIRMAN:** Due to former Interim Chairman Tom Peters seeking election for a City Council position, the Planning Board Chairman position is now vacant, therefore, a new Chairman needs to be elected by this Board.

*The following motion was made to place Item IV. at the end of the Agenda listing.*

**MOTION:** *by Roger Philippon that the Planning Board place Item IV. Election of Planning Board Chairman at the end of the Agenda listing. Second by Stephen Morgan.*

**VOTED:** 6-0 (Passed).

**V. HEARINGS:**

**A. A proposal submitted by Harriman Associates on behalf of the Lewiston School Department to construct a new, two- (2-) story, 92,200 square foot, elementary school building (Pettingill Elementary School) and 3.2 acres of paved parking, drives, and walks at 601 College Street.** This item was tabled at the last Planning Board Meeting held on Monday, September 10, 2007 at the request of Harriman Associates on behalf of the Lewiston School Department, due to a change to the parking lot layout at the new elementary school.

David Hediger read his Staff Memorandum dated September 21, 2007.

This application has been submitted for the construction of a 64,040 square foot elementary school at 601 College Street to accommodate 624 students. This is a 24-acre parcel and is located in the Suburban Residential (SR) zoning district. This site was previously used as a golf driving range and miniature golf course. This project is subject to a DEP stormwater permit, NRPA Tier 1 permit, and a NRPA Permit-By-Rule. This project is also subject to a traffic movement permit to be issued by the City of Lewiston.

The majority of the comments and concerns have been resolved to staff's satisfaction.

There were no concerns from the Police Department. Comments were included in the Planning Board Packets from Peter Morrell, Fire Department dated both August 27, 2007 and September 18, 2007, Paul Godfrey from HNTB Corporation to David Hediger dated August 31, 2007, Thomas Gorrill, P.E.,

PTOE, from Gorrill-Palmer Consulting Engineers, Inc., an e-mail from Janice Patterson, P.E. to David Hediger dated September 5, 2007 and a memorandum dated August 31, 2007, an e-mail from Jennifer Williams to David Hediger dated September 11, 2007 regarding K-6 Elementary School Peer Review, an e-mail response from David Hediger to Jennifer Williams dated August 31, 2007, an e-mail from Frank Crabtree to David Hediger dated September 20, 2007 regarding Lewiston Elementary School, and comments and concerns from David Hediger to Harriman Associates dated August 31, 2007.

Present at this meeting was **Frank Crabtree** from Harriman Associates on behalf of the Lewiston School Department. Also present representing the City of Lewiston School Department were **Paul Caron** and **Leon Levesque**.

Frank Crabtree gave an overview of the project. He showed the location of the project on his mapping. There is ¼ acre of wetlands. There is an existing 37-space parking lot that will remain. There will be 91 additional parking spaces, bringing the total of 128 parking spaces to be provided. Stormwater flows to the center of the site. The storm flows will be maintained as they currently are. The applicant requested clarification regarding the Fire Department's comments. Staff explained the need for a walkway around the entire site, beginning at the southeast wing. The applicant indicated this could be added.

The Safe Ways To School program was questioned. There is an application process involved with the Maine DOT to request funding for pedestrian access. Stephen Morgan stated that he felt a sidewalk is a necessity. He was concerned with the Montello/College Street intersection and children walking to/from school. The response to this concern was that most of the children are either dropped off or bussed. Nine percent (9%) of the students walk. There are very few walkers. Most of the school children that will bike or walk to school would be from the Hogan Road/Central Avenue location and would utilize the pedestrian path from McKinley Street or the sidewalk from Central Avenue.

This study also concluded that a right turn lane should not be installed for the school along College Street. HNTB did, however, recommend that this location be monitored for safety during the first full year of school operation to determine if any safety conditions arise related to right-turning traffic.

Both **Tom Gorrill** and **Jennifer Williams** were also present from Gorrill-Palmer Consulting Engineers, Inc. in regards to the traffic engineering peer review prepared by the HNTB Corporation. Jennifer Williams stated that this site is expected to generate 262 AM and 175 PM weekday peak hour trip ends, during the peak hours of the generator. In her draft TMP pertaining to College Street at Stetson Road, she wrote that the stop bars on the Stetson Road approaches shall be moved closer to the intersection and that the brush within the right-of-way shall be cleared to the maximum extent practicable to improve sight distances and visibility. All entrances will provide overhead illumination. In reference to College Street at Montello Street, two (2) overhead flashing beacons shall be installed per approach to reinforce the all-way stop control.

Jim Horn questioned the school population being currently at 310 and the proposed 624. Why is there an increase in the population. The response was that there will be some redistricting from the Montello School. Montello School is very overcrowded. Pettingill School will also be adding a Pre-K. Currently that house grades K-6.

**Leon Levesque arrived at 6:03 p.m.**

Gil Arsenaault commented that the school intersection will be monitored and may be addressed, if necessary in the future. A Traffic Movement Permit (TMP) is part of the approval.

This item was then opened to the public for those in support and those in opposition. There being none present, this item was then brought back to the Planning Board and the following motion was made.

**MOTION:** *by Stephen Morgan, that the Planning Board determines the application submitted by Harriman Associates. on behalf of the Lewiston School Department to construct a new, two- (2-) story, 64,040 square foot, elementary school building (Pettingill Elementary School) and 3.2 acres of paved parking, drives, and walks at 601 College Street to be complete; grants approval of the modification/waiver checklist; that this application meets all of the necessary approval criteria contained under Article X, Section 3 and Article XIII, Section 4 of the Zoning and Land Use Code; and grants approval to the*

*Lewiston School Department, subject to the following concerns and conditions raised by Staff:*

- 1. That no signed, approved plans are released by the City until DEP approval is obtained for purposes of stormwater, wetland alterations, and the City's delegated review.*
- 2. That the site plan be amended to provide an alternate student travel/assembly route from the southeast wing of the building in order to avoid the potential for accident or injury of students during emergency response. Second by **Lucy Bisson**.*

**VOTED:** 6-0 (Passed).

**B. A proposal submitted by Rodney Gagne and Raymond Lombard on behalf of Friends Lodge for a Conditional Use Permit to establish a drinking place at 724 Main Street.** David Hediger read his Staff Memorandum dated September 21, 2007.

This application is for a conditional use permit to establish a drinking place at 724 Main Street. This is a .36-acre parcel and is located in the Highway Business (HB) zoning district in which drinking places are regulated as a conditional use. The property currently consists of a 78' x 90' masonry building used as a tradesman's office and cold storage.

The majority of the comments and concerns have been resolved to staff's satisfaction.

There were no concerns from the Police Department. Comments were included in the Planning Board Packets from Janice Patterson, P.E., Project Engineer, Department of Public Services to David Hediger regarding 730 Main Street dated September 21, 2007.

Present at this meeting was **Rodney Gagne** who made a brief presentation to the Board. He said that he owns this property. He made reference to the correspondence distributed at this meeting from The Salvation Army. They will be providing 15 additional parking spaces. Hopefully with approval, this will stop graffiti on the building and rocks being thrown at parked vehicles. The entrance to the bar will be from the rear. Lucy Bisson asked if this was the former Nabisco building? Rodney Gagne responded with, "Yes". The snow in the parking lot will need to be trucked away. This is classified as a private social club and will be limited to 36 seats. This will be limited to members only. There is no on-street parking available. Central Maine Railroad is to the rear. There is lighting presently on the building.

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

**MOTION:** *by **Lucy Bisson** that the Planning Board determines the application submitted by both Rodney Gagne and Raymond Lombard on behalf of Friends Lodge located at 724 Main to be complete; grants approval of the modification/waiver checklist; that this application meets all of the necessary approval criteria contained under Article X, Section 3 and Article XIII, Section 4 of the Zoning and Land Use Code; and grants approval to Rodney Gagne and Raymond Lombard, subject to the following concerns and conditions raised by Staff:*

- 1. That the site plan be amended eliminating parking spaces labeled Nos. 9 and 17.*
- 2. That a signature block be added to the site plan for the Planning Board's approval signature.*
- 3. That a note is added to the site plan stating that "Given the limited parking on site, use of the property is limited to cold storage, tradesmans office, and a drinking place. The drinking place may not have more than 36 seats and may not exceed 1,500 square feet, given the limited parking. Any expansion of the drinking place or additional seating may be permitted upon additional review and approval from the Planning Board."*
- 4. That the Certificate of Occupancy for this drinking place and any City licenses required for this and future drinking places may not have more than 36 seats and may not exceed 1,500 square feet, given the limited parking. Any expansion of the drinking place or additional seating may be permitted upon additional review and approval from the Planning Board." Second by **Stephen Morgan**.*

**VOTED:** 6-0 (Passed).

This item will need to go before the City Council and be listed on their agenda. Staff will inform Rodney Gagne of the next City Council meeting (October 2, 2007). Rodney Gagne stated in conclusion that he hopes to be open in 30 days.

## **VI. OTHER BUSINESS:**

### **A. City acquisition of property located at 90 Lincoln Street (Child's Linen Service).**

**James Andrews**, Director of Economic & Community Development presented this item to the Board.

James Andrews memorandum stated that on August 26, 2004, the City of Lewiston had entered into a Purchase Agreement with Platz Associates for the acquisition of certain structures within the Bates Mill Complex to ensure continued economic development of the Bates Mill, while allowing a viable exit strategy for the City of Lewiston. As part of the agreement, the City agreed to perform certain public infrastructure improvements on Lincoln Street. One of the contracted improvements included the City purchasing and demolishing of the Child's Linen Service at 90 Lincoln Street. The second phase of this infrastructure improvement requires that a public park be built on that site. The proposed Purchase and Sale Agreement (included in the Planning Board packets) is structured to pay a fixed amount to Child's Linen Service in the amount of \$725,000. \$675,000 will be released at closing when the City takes control of the real estate. \$50,000 will be placed in an escrow to be paid to Child's Linen at the time Child's vacates the property. A lease will be given to Child's Linen Service until May 31, 2008. The purpose of this lease is to allow Child's Linen Service to re-establish its business at another site. If Child's Linen Service does not vacate the site by May 31, 2008, the \$50,000 will be forfeited and returned to the City. The City would then take the property and use the \$50,000 to defer costs of demolition. Child's Linen Service are requesting that the proposed park be titled, "Child's Park".

James Andrews said that cost estimates had come in at \$150,000 more than the Purchase & Sale Agreement. He said that the equipment housed in Child's Linen Service is worth a lot. The \$725,000 includes both the purchase of the business and the property. The cost estimates were done on the land and equipment. A park is proposed to be built on the site.

The following motion was made.

**MOTION:** by **Roger Philippon** that the Planning Board send a favorable recommendation to the City Council on the acquisition of 90 Lincoln Street (Child's Linen Service property).  
Second by **Lucy Bisson**.

**VOTED:** 6-0 (Passed).

**B. A discussion of items related to the tentative Planning Board workshop scheduled for October 1, 2007.** The proposed items to be discussed include: 1. The proposed all-terrain off-road park off Old Farm Road, 2. Design guidelines, 3. Drinking places in the Oak Park neighborhood, 4. Zoning district changes for the College Street/Hogan Road neighborhood, and 5. A presentation by the Androscoggin Land Trust relative to the Androscoggin River.

On Monday, October 1, 2007 there will be a light meal with refreshments beginning at 5:00 p.m. The workshop will begin at 5:30 p.m. and end approximately at 7:00 p.m. This workshop will include the zoning matrix. Staff would like to move forward and adopt the zoning matrix. David Hediger mentioned the elimination of a couple of districts. There will be a brief update on what Bob Faunce has been working on. This workshop will also include the all-terrain off-road park off Old Farm Road owned by Don Arel. The discussion will be on how to regulate the park and what the process is to get him through that. What are we looking for out there? Lucy Bisson requested a large mapping of the area. Don Arel is looking for camping, jeeping, etc. Gil Arsenault said that the major concern is with noise. This is being brought to this Board for input.

The other items listed above will be included in another workshop. David Hediger stated that he is looking to have Bob Faunce look at open space standards. Open space standards that actually provide open space. David Hediger said that he had a meeting with AVCOG and the City of Auburn in regards to a presentation by the Androscoggin Land Trust. There is a lot of information that this Board would be

interested in hearing about. It was also suggested to put off discussing design guidelines and drinking places in the Oak Park neighborhood.

**Out of sequence to the agenda listing and as mentioned earlier, Item IV. Election of Planning Board Chairman was briefly discussed.** Denis Fortier has now replaced Tom Peters as a full voting member. With the departure of Tom Peters, a new Chairman needs to be elected. The board membership listing deleting Tom Peters will be updated and distributed to the Board. If there are no items submitted for the next regularly scheduled Planning Board meeting for October 22, 2007, this will be a workshop. If all Board Members are present, a new Chairman will be elected.

**C. Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.** The following items were discussed: **Student Member.** In regards to having a student member of the Board, it is up to Jim Bennett, City Administrator, and the Mayor. Roger Philippon suggested having a Youth Advisory Board Member as a student member for the Board. **Pledge of Allegiance.** Stephen Morgan suggested doing the Pledge of Allegiance before the Planning Board Meeting begins.

## **VII. OLD BUSINESS:**

**A. Lewiston-Auburn Consolidation.** No update.

**B. A discussion regarding City of Lewiston Design Guidelines.** This time was briefly discussed above.

## **VIII. READING OF THE MINUTES: Draft Meeting Minutes for meeting held on August**

**13, 2007 and September 10, 2007.** The following changes were made: **August 13, 2007:** On Page No. 3, after the first motion, the first bold, italicized sentence, insert the word, "at" after the word, "attendance" and before the word, "a". On Page No. 6, Item A. second paragraph, fourth sentence shall read, "Senior projects have a 90-year deed restriction that will keep them as affordable housing." **September 10, 2007:** On Page No. 2, Item IV. Hearings, Sub-Item C. in the heading, insert a comma between Route 196 and Lisbon Street; on Page No. 3 insert a comma in the same place in the motion; on Page No. 4, fourth paragraph, correct the spelling to read, "Matthew Mastrogiacomo". On the same page, fifth paragraph, correct the spelling of the wording, "no where" to read, "nowhere". Also on the same page, paragraph 12, insert the word, "Street" between the words, "Blake" and "Towers". On Page No. 7 under the caption – 10 Marcotte Avenue, reformat the paragraph for alignment.

**MOTION:** by **Lucy Bisson** that the Planning Board approve the Planning Board Meeting minutes for August 13, 2007 and September 10, 2007, as amended. Second by **Roger Philippon.**

**VOTED:** 6-0 (Passed).

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

**MOTION:** by **Lucy Bisson** that the Planning Board adjourn this meeting at 6:50 p.m. Second by **Jonathan Earle.**

**VOTED:** 6-0 (Passed).

Respectfully submitted,

Steven Morgan, Planning Board Secretary

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