

CITY OF LEWISTON
PLANNING BOARD WORKSHOP/PUBLIC MEETING
MINUTES for October 15, 2007 – Page 1 of 3

LIGHT MEAL/REFRESHMENTS (First Floor – Executive Conference Room):

Roll Call: This meeting was held in the City Council Chambers on the 1st. Floor of City Hall, was called to order at 5:33 p.m., and was chaired by Acting Chairman Stephen Morgan.

Stephen Morgan did the following attendance:

Members in Attendance: Jim Horn, Stephen Morgan, Jonathan Earle, and Ron Chartier.

Absent: John Racine, Roger Philippon, and Denis Fortier. **Associate Member Present:** Lucy Bisson.

Staff Present: Gil Arsenaault, Deputy Director of Planning & Code Enforcement; David Hediger, City Planner; and Doreen Christ, Administrative Secretary of Planning & Code Enforcement. **Others Present:** Bob Faunce, Land Use Planner.

Lucy Bisson was appointed as a full voting member for this workshop/public meeting.

WORKSHOP/PUBLIC MEETING (First Floor – City Council Chambers):

A presentation by the Androscoggin Land Trust regarding Androscoggin River and Gulf Island/FERC. Present at this public meeting/workshop were **Jonathan Labonte**, President, and **Mike Auger**, Director of Land Protection & Stewardship from the Androscoggin Land Trust (ALT). The Androscoggin Land Trust is a private, non-profit, membership-driven organization dedicated to protecting, through land conservation and stewardship, the traditional landscapes, important natural areas, and outdoor experience throughout the central Androscoggin River corridor.

Jonathan Labonte made the following presentation to the Board. The Lewiston-Auburn components of this proposal are located in the packets from Florida Power and Light (FPL) Recreation Plan. This is a two- (2-) part approach. In regards to the Land Management Plan, they are still awaiting a Land Management Plan from the FPL. FPL had managed the Central Maine Power (CMP) Company facilities. Both the Deep Rips Dam and Gulf Island Dam canoe portages are owned by the FPL. There are 45 years left on the license. In the late 1990's, CMP submitted a plan. Project time schedules are included in the plan.

Jonathan Labonte summarized FERC's plan and ALT's recommendations beginning in Turner at the green bridge. Downstream to the Androscoggin River park there are 15 miles of trails (green bridge in Turner, Maine). Heading south on the list (Recreation Day Use Islands). ALT is requiring that these islands be placed in permanent conservation – either through easements or a transfer of fee-ownership to the ALT. He made reference to Cherry Pond in Greene. A more efficient way is needed to get into Lewiston (proposed MDOC acquisition at Turner Cove). The parcel would provide access to the southern portion of the existing state land holdings. Additional trails may be developed on this land. They are endorsing the State of Maine site for ownership and management. Eagle nest sites – the FPL is proposing entering into a voluntary easement agreement for habitat protection of two (2) islands. The islands may be restricted from public recreation day use during the nesting season and will be permanently protected. Between Deer Ridge and Gulf Island, there is no access. It is easier to put both accesses in Auburn. Portage in either Auburn or Lewiston is an advantage. This is to make communities aware of the river. Below Deer Rips Dam, there is a proposed carry-in boat launch. This site was originally proposed for a carry-in boat launch site for the downstream area below Deer Rips Dam, however, it is no longer required at this location, since FPL purchased the site adjacent to Higgin's Marina in Auburn and have constructed a boat launch. It was suggested to make this happen on the real estate side. Again, he stated that there is limited access in Lewiston-Auburn. Vehicle crossings are limited. This was brought to the Planning Board with new ideas and thoughts.

A discussion regarding the rezoning of the Suburban Residential (SR) Zoning District off North Temple Street/Pond Road and Webster Street/Pagoma Lane. This item was presented by **Bob Faunce**, Land Use Planner. There are three (3) existing Suburban Residential (SR) zoning districts in Lewiston. The SR zoning district around College/Hogan/Stetson Road was discussed at the last public meeting/workshop held on October 1, 2007. The proposal is to change the Hogan Road-Montello Street-College Street SR zoning district to the Neighborhood Conservation “A” (NCA) and the Low Density Residential (LDR) zoning districts. The other two (2) remaining SR zoning district locations are off North Temple Street/Pond Road and Webster Street/Pagoma Lane. Jim Horn asked, “Should we be looking at school sizes, i.e. McMahan School before changing zones?” Bob Faunce said that school department input could be provided. Rezoning to NCA at 75 feet is very small. There are no setbacks. A suggestion was houseaminiums similar to single-family homes, which is very popular in southern Maine. It was asked if houseaminiums fit in. Lucy Bisson stated that they are classified as mixed, single-family developments in the NCA.

The Pagoma Lane-Webster Street SR zoning district is the more difficult rezoning to deal with. Garcelon Bog is wetlands and is not developable. Bob Faunce showed the Leblanc property. He is proposing to rezone the balance of the area to allow for a band of NCA. This would create four (4) new lots. Over a period of time, this could preserve some space. He stated that you could put single-family homes and farming in this area. This is surrounded by dense development.

Ron Chartier arrived at 6:27 p.m.

A discussion regarding the proposed Open Space Amendments to the Zoning and Land Use Code. **Bob Faunce** gave a quick summary of the proposed open space amendments. Subdivisions with zero frontage – access by easements, open space is made subject to an easement, etc. The larger the existing minimum lot size or minimum frontage, the greater the incentives for open space. Open space could include timber or agricultural land, important plant or animal habitats, attractive roadscapes, wetlands, shoreland, or open space. Open space can be owned, i.e. by a homeowners association, land trusts, municipalities, etc. If farmland, the farmer can continue to own and farm it. The advantage reduces the pressure to liquidate agricultural land and lowers the threshold of the farmer. Open space can be continued to be farmed, but not developed. Timberland could be owned by a homeowners association. Open space could be used for septic systems. At this point in his summary, Bob Faunce showed examples of open space subdivisions, i.e. one in New Gloucester, Maine. The pattern of development in Lewiston has changed significantly between 1975 and today, as shown below.

1906 – 136 Buildings,

1939 - 190 Buildings (mostly on Main Street),

1956 – 295 Buildings,

1975 – 564 Clustered in Subdivisions,

1997 – 960 Buildings, and

2006 – 1,172 Buildings Added, (214 of them were new homes).

Open space provides incentives and the developers get breaks on costs, etc.

David Hediger stated that the Suburban Residential (SR) zoning district is a change that’s needed to happen. The public process needs to start and tie into adopting the zoning matrix. This item was brought to this Board for information only, therefore, no action was needed.

Lucy Bisson stated that changes to the SR zones makes sense.

Other and Old Business:

Lewiston-Auburn Consolidation. No update provided.

A discussion regarding the City of Lewiston Design Guidelines. No update provided.

Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board. None.

Reading of the Minutes:

- ***Draft Meeting Minutes for Planning Board Meeting held on September 24, 2007.*** The following changes were made to the minutes by Lucy Bisson: On Page No. 1 under Item III. Correspondence, second line, add the word, “at” after the word, “parking”. On Page No. 5 under Item VIII. Reading of the Minutes, second sentence, change the spelling of the word, “forth” to read, “fourth”.

- ***Draft Meeting Minutes for Planning Board Public Meeting/Workshop held on October 1, 2007.*** The following changes were made to the minutes by Lucy Bisson. On Page No. 1, last paragraph, delete the word, “on” and replace it with the word, “of”. On Page No. 2, first paragraph under the heading, “Zoning and Land Use Updates Regarding Zoning Districts Around College/Hogan/Stetson Roads and Open Space Requirements”, ninth line, add the word, “zoning” between the words, “better” and “match” and delete the word, “zoning” after the word, “match”. On Page No. 3, paragraph two, first sentence, change the spelling of “D’ramo” to read, “D’Eramo”. Also, on Page No. 3, paragraph two, change the second sentence to read, “He would like the Planning Board to initiate an amendment location.”

The following motion was made.

MOTION: by **Lucy Bisson** that the Planning Board approve the Planning Board Meeting Minutes for September 24, 2007 and the Planning Board Public Meeting/Workshop for October 1, 2007, as amended. Second by **Ron Chartier**.

VOTED: 5-0 (Passed).

Adjournment: The following motion was made to adjourn.

MOTION: by **Lucy Bisson** that this Planning Board Public Meeting/Workshop adjourn at 7:20 p.m. Second by **Denis Fortier**.

VOTED: 5-0 (Passed).

Respectfully submitted,

Steven Morgan, Planning Board Secretary

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