

**CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for July 24, 2006 – Page 1 of 3**

**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 Jeffrey Gosselin.

- **Members in Attendance:** Jeffrey Gosselin, Tom Truchon, Stephen Morgan, Roger Philippon, and Jonathan Earle. **Absent:** John Racine and Jim Horn.

- **Associate Members Present:** Ron Chartier. **Associate Members Absent:** Tom Peters.

- **Staff Present:** Gildace Arsenault, Director of Planning & Code Enforcement; James Andrews, Director of Economic & Community Development; Mark McComas, Deputy Director of Economic & Community Development; and Doreen Christ, Administrative Secretary of Planning & Code Enforcement.

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

**III. CORRESPONDENCE:** Staff Memorandum dated July 20, 2006 prepared by Gildace Arsenault, Director of Planning & Code Enforcement.

**IV. HEARING:**

**A. *A proposal for the placement of two (2) portable classrooms on the northeast side of the Longley School located at the Multi-Purpose Center, 45 Birch Street.***

Gil Arsenault summarized his staff memorandum dated July 20, 2006. This property is located in the Institutional Office (IO) Zoning District and is a 102-acre parcel. The total combined square footage of the modular classrooms is 2,880 SF. 4,000 cubic yards of earth material will be removed to accommodate these classrooms, which will be placed on gravel pads.

This project requires the approval of the MDEP. Pinkham & Greer Consulting Engineers has submitted the application to the MDEP. There is no impact on stormwater management.

There were no concerns from both the Police and Fire Departments. Public Services had a few minor points of concern, which are listed in the staff memorandum.

Present at this meeting were **Timothy Dean** from Pinkham & Greer Consulting Engineers and **Paul Caron** from the Lewiston School Department.

This item was then opened to the public for comment. There were no comments, therefore, the public comment portion of the hearing was closed.

The following motion was made.

**MOTION:** *by Stephen Morgan, second by Roger Philippon that the Planning Board determines the application submitted by Pinkham & Greer on behalf of the Lewiston School Department for the placement of two (2) portable classrooms on the northeast side of the Longley School located at the Multi-Purpose Center, 45 Birch 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 the Lewiston School Department, subject to the following conditions:*

*1. The signature block on the plan is amended for the Planning Board chairman's signature.*

2. *A note is to be added to the plan specifying the expiration of approval provisions pursuant to Appendix A, Article XIII, Section 11 of the Code of Ordinances of the City of Lewiston.*
3. *The minor changes identified by the Public Services staff are to be addressed to their satisfaction.*
4. *No construction activity can commence until the MDEP grants approval of the project.*

**VOTED:** 5-0 (Passed).

**V. OTHER BUSINESS:**

**A. Acquisition and disposition of property adjacent to and the discontinuance of a portion of Lincoln Street Alley.** Gil Arsenault summarized this item.

Mark McComas reviewed the real estate transactions. As per a written agreement between the City of Lewiston and Jimmy Koutsikos, owner of the Lewiston House of Pizza at 95 Lincoln Street, the City will convey to Mr. Koutsikos a 20' x 70' parcel (Parcel "A") directly behind and adjacent to the existing property line in exchange a proposed deed to a same size parcel at the front of his property abutting Lincoln Street. The City will need to discontinue a portion of the Lincoln Street Alley between Beech and Cross Streets, as well as transfer the ownership of parcel portions (Parcels "A", "C", and "D") located across from the Lincoln Street Alley from Mr. Koutsikos' property. Parcel "E" will go to the City. Parcel "F" will be granted by the City to the Lewiston Auburn Railroad Company (LARC). All property from the LARC will be leased to the City for a surface parking lot to meet the requirements of the Bates Mill redevelopment on the following three (3) combined lots: 103 Lincoln Street and 34 and 38 Oxford Street. 103 Lincoln Street and 38 Oxford Street are owned by the LARC and 34 Oxford Street is owned by the City.

The following motion was made.

**MOTION:** *by Roger Philippon, second by Tom Truchon that the Planning Board recommend the following real estate transfers and the alley discontinuance in the following specific order:*

1. *That the City acquire from Lewiston and Auburn Railroad Company (LARC), at no cost, a portion of 38 Oxford Street (Parcel "A"), as shown on the map contained in the Planning Board packets.*
2. *That the City discontinue the crosshatched portion of Lincoln Street Alley, as shown on the map contained in the Planning Board packets.*
3. *That the City dispose of the property described in Parcels A and C and a portion of the southeasterly corner of the property located at 34 Oxford Street (Parcel "D") to Mr. Koutsikos, at no cost and pursuant to the 02/20/2003 agreement.*
4. *That the City acquire from Mr. Koutsikos, at no cost, a 20' x 70' parcel at the front of the property located at 95 Lincoln Street (Parcel "E").*
5. *That the City establish and maintain a right-of-way easement across the entire remaining portion of the property located at 34 Oxford Street (Parcel "F") for the purpose of maintaining access for emergency vehicles to and from the Lincoln Street Alley.*
6. *That the City dispose of the remaining portion of the property located at 34 Oxford Street (Parcel "F") to the LARC, at no cost. This parcel, along with the remaining portions of property located at 38 Oxford Street (Map 208, Lot 17), 103 Lincoln Street (Map 208, Lot 45), and Parcel "B" will then be leased from the LARC by the City for purposes of providing up to 50 parking spaces needed to meet the parking requirements associated with the redevelopment of the Bates Mill.*

**VOTED:** 5-0 (Passed).

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

**VI. READING OF THE MINUTES: *Draft Meeting Minutes for June 26, 2006.***

The following motion was made:

**MOTION:** *by Stephen Morgan, second by Roger Philippon that the Planning Board accept the Planning Board Minutes dated June 26, 2006, as submitted.*

**VOTED:** *5-0 (Passed).*

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

**MOTION:** *by Stephen Morgan, second by Roger Philippon that this meeting adjourn at 5:41 p.m.*

**VOTED:** *5-0 (Passed).*

Respectfully submitted,

Steven Morgan, Planning Board Secretary

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