

**CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for April 10, 2001 - Page 1 of 10**

- I. ROLL CALL:** This meeting was held in the Third Floor Conference Room at Lewiston City Hall, was called to order at 7:05 p.m., and was chaired by Dennis Mason.
- **Members In Attendance:** Mark Paradis, Dennis Mason, Muriel Minkowsky, Lewis Zidle, Roger Lachapelle, and Planning Board Student Member Ethan Chittim.
 - **Staff Present:** Gil Arsenault, Deputy Development Director; Lincoln Jeffers, Economic Development Specialist; James Lysen, Planning Director; James Fortune, Planning Coordinator; and Doreen Asselin, Administrative Secretary - Planning Division.
 - **Members Absent:** John Cole and Rob Robbins.

- II. ADJUSTMENTS TO THE AGENDA:** Item VII. Other Business, A. New Business, 1. Maine Supreme Judicial Court decisions concerning York vs. Town of Ogunquit - This item was postponed to another meeting for the presence of Planning Board Member John Cole.

- III. CORRESPONDENCE:** The following items were distributed at this Planning Board Meeting:
- A. Matrix of District Regulations.
 - B. Information from Stephan Myers of Platz Associates consisting of a cover letter, highlighted drawing of property located on Middle and Lowell Streets, Maine Short Form Warranty Deed, and Lease Agreement between Central Maine Healthcare Corporation and L.L. Bean, Inc. on regards to 29 Lowell Street, Phase II.
 - C. Correspondence in the form of comments and concerns dated April 10, 2001 in reference to the Sun Journal Expansion Project from both **Dan Goyette**, Project Engineer and **Mike Paradis**, City Engineer from the Public Works Department.
 - D. DRAFT No Name Pond Watershed Management Plan, Lewiston, Maine - A Component of the City of Lewiston Comprehensive Plan dated March 2001.

MOTION: by **Mark Paradis**, seconded by **Roger Lachapelle** to accept the above correspondence and place it on file to be read at the appropriate time.

VOTED: 5-0.

IV. CENTRAL MAINE MEDICAL CENTER (CMMC) PRESENTATION ON THE PROPOSED CARDIAC/MEDICAL OFFICE COMPLEX

Present at this meeting on behalf of this presentation were **Pat DeFillip**, Regional Facilities Manager for Central Maine Medical Center; **Don Lever**, Vice President of Central Maine Healthcare; **Chuck Gill**, Vice President of Central Maine Medical Center; **Charlie Grizzer**, Architect from Morris-Sweetzer; and **Norm Chamberlain** of Taylor Engineering Associates to introduce their Master Plan. This project that they are planning consists of the Cardiac addition along with the associated medical office complex.

This presentation began with **Pat DeFillip** to get a feel of the location of this project. He showed on the overhead projector, the orange-colored areas which depicts the existing hospital, 287 Main Street, and the Knapp Shoe Building. The Knapp Shoe building will be a six- (6-) story building. The existing Metcalf Hall will be demolished.

Charlie Grizzer, the architect from Morris-Sweetzer did a power point presentation. He first showed the Existing Ground Level Plan. This has been looked at from a campus perspective. He then gave an analysis of approach. Next Charlie showed the Entry Level of Plan, which shows the major departments from High Street to the rear and 12 High Street, which is a medical office

building. There is not enough parking at the Main Entrance. People will go to the default entrance (which is the emergency entrance).

Lewis Zidle arrived at 7:07 p.m.

Charlie then showed the proposed medical office complex. This will be linked by a circulation system with a direct link to the elevators, thereby reversing the emergency entrance where it exists today. There will be a new main entrance - drop-off area.

The following is what Phase I basically will consist of:

- A new multi-story 100,000 square foot Cardiac/Care Medical Office Complex building. The medical office complex is the current School of Nursing.
- The primary circulation spine.
- Moving the emergency entrance to the front of the campus.

The Knapp Shoe Building could end up being eight (8) stories high with a penthouse, which is 96 feet high, maybe higher.

The major access will be High Street.

Most of the utilities will be located on Hammond Street.

Dennis Mason said he had a conflict with the service needs and traffic. Pat DeFillip assured Dennis Mason that this will all be addressed. Also questioned was if there would be a traffic study. The response to this was that this is just a presentation and was just brought to this Board to address Staff.

The helicopter pad will remain where it is. This project will not cross High Street.

In closing this presentation, the existing main entrance will eventually again become the emergency entrance. This emergency entrance was moved in 1989. This will be moved back again to where it was originally. Visitor parking will be in the rear across High Street.

V. FINAL HEARINGS:

A. *Final Hearing concerning a proposal by Central Maine Medical Center for Phase II of the redevelopment (change of use) of 29 Lowell Street (former Knapp Shoe Building) for administrative offices and a nursing school, and the development of related off-premises employee parking lot at Lowell and Middle Streets.* James Fortune read his memorandum dated April 3, 2001.

Enclosed in the Planning Board packets was the application submitted by **Stephan Myers** of Platz Associates for the proposed Phase II of Central Maine Medical Center's (CMMC) adaptive reuse of the former Knapp Shoe Building at 29 Lowell Street, for administrative offices and a nursing school. Also, distributed at this meeting, was information consisting of a cover letter, highlighted drawing of property located on Middle and Lowell Streets, Maine Short Form Warranty Deed, and Lease Agreement between Central Maine Healthcare Corporation (listed above under Section III. Correspondence).

The following is a summary of James Fortune's memorandum. Phase I of this project was classified as a minor project, was reviewed, and was approved by the Staff Review Committee as a change of use in July 2000. Parking for 136 vehicles on two (2) nearby lots was also approved with Phase I.

For this Phase II, as conditions of approval, the applicant was required to submit drainage calculations and a traffic study. The traffic study concluded that a net gain of 102 PCE's at peak hour will occur as a result of this project, therefore, classifying this project as a major project. This project has been brought to the Planning Board as a Final Hearing, since the nature of this project

as an adaptive reuse of an existing heavily developed site allows the Planning Board to review Phase II as an amendment, which requires only one meeting.

Phase II will include a 54,900 square feet of renovated floor space for several administrative departments and an education center (nursing school). The total combined floor area for both Phases I and II will be 89,400 square feet, out of the 122,300 square feet of space for the entire building. The remaining 33,100 will be renovated in future phases. The education center will also be used by Husson College when this space is not being used by the nursing school students. Also proposed is a new parking lot with a capacity for 100 vehicles in conjunction with this phase. The proposed parking lot will be located at the intersection of Lowell and Middle Streets and adjacent to one of the parking lots developed in the first phase. The addition of the 100 parking spaces will bring the total number of spaces available to 236, with 188 spaces directly across the street and another 48 spaces available in the lot at 44 Lowell Street.

According to James Fortune's memorandum and the Project Review Forms included in the Planning Board packets, the Public Works, Police, and Fire Departments have no concerns with this project.

As per Code Enforcement's request for a copy of the right, title, or interest, this was distributed, as mentioned above, at this meeting. Other comments made by Code Enforcement include that street trees should be planted along Lowell and Middle Streets in the areas to be loamed and seeded. If there is not enough room along Middle Street on CMHC's property, a possible condition of approval should be that the developer work with the City of Lewiston in planting street trees along the right of way of Middle Street. According to Planning Staff, CMMC will undertake this portion of the project in conjunction with the Lowell Square Plan being developed by *Nat Salfas*, of Platz Associates. A draft of this plan is expected within the next 30 days.

LACTS expressed concerns with the timing of the Main Street traffic lights and that they believe these lights should be re-evaluated in the future. *Tom Gorill* of Gorill-Palmer indicated that they will be doing a comprehensive traffic count later this month for this area in conjunction with the CMMC Cardiac/Medical Office building project, which was discussed earlier in this meeting. LACTS are in agreement with the traffic study that they were provided. Based upon the results of this traffic study, there may be recommendations for other necessary improvements, including possible intersection improvements and/or signalization changes.

Steve Myers of Platz Associates was available at this meeting on behalf of CMMC and made the following presentation.

The Knapp Shoe Building is now called, "29 Lowell Street". Phase I is now in progress. The offices proposed for this building are medical offices/business offices, not doctors offices. This is not a use that has clients or patients coming in. This is for just workers coming in during the day. Steve Myers showed the area of this project on Sheet C 102, Proposed Layout. As shown on this plan, the Existing Parking Lot #1 is where the Steel Service Center used to park. With the addition of the 100 parking spaces, from Proposed Parking Lot #3, the 88 parking spaces from the Existing Parking Lot #1, and another 48 spaces available in the lot at 44 Lowell Street (Existing Parking Lot #2), this will bring the total number of spaces available to 236. There will be 227 occupants. Steve Myers went on to say that another study is being undertaken for the whole area. There is no Landscaping Plan because they are awaiting results of the Lowell Square Master Plan.

Steve Myers stated that this was brought to this Planning Board for their vote on the adaptive re-use of 54,900 square feet and additional parking space.

In Steve Myers presentation, he went on to say that the upper two (2) floors and second story will be undeveloped. The School of Nursing will have its own entrance. CMMC is in discussions to purchase 19 Lowell Street, however, this is in an estate. CMMC would like to purchase this piece

of property. Steve Myers reiterated as to what was previously mentioned earlier in that Husson College will occupy the same space, off hours, of the School of Nursing.

Phases I and II totals 89,400 square feet out of the total proposed of 122,300. The remaining square footage totals 32,900 square feet and will be developed in Phase III.

Don Lever mentioned that more parking will be needed when the other two (2) levels are completed. Both Phase I and Phase II will take all the parking. When Phase III comes about, this item will need to be addressed. James Lysen commented that there may be a need to add a deck in one of the parking areas, where you can double your parking ability. Other alternatives would be the use of shuttles, car pooling, etc. Parking Lot No. 3 is owned by L.L. Bean, but is being leased by CMMC and could be decked over, along with Parking Lot No. 1.

Ethan Chittim arrived at 7:50 p.m.

This item was opened up to the Planning Board for questions and comments.

This project is located in the Centreville Zone (CZ).

Again, it was mentioned that there may be a need to do intersection improvements and signalization and that a traffic count will be done this April 2001.

85 percent of the employees are already on staff now, but there is room to grow. This accounts for 177 employees and a capacity for growth.

In conclusion, Dennis Mason said that he had one (1) concern regarding the area of the parking lot that is leased. The lease is for three (3) years. It can be terminated after 90 days. It was suggested that the terms of the lease on parking should be a condition of approval. Pat DeFillip said that they are negotiating on an option to buy that property. James Lysen said that the parking lease agreements need to be in a term and tenure that is acceptable to this Board. He added that they will be required to come up with an acceptable parking alternative at that time and as a conditional of approval. This could be addressed within the third year period with a renewal. This could be tracked as part of that approval process and this is a Code Enforcement issue. Dennis Mason said that there are two (2) conditions of approval, which are as follows: 1. Require a proper lease for these parking lots and 2. That the applicant provide a landscaping plan bringing it consistent with the Lowell Square Master Plan and providing the appropriate number of street trees.

Gil Arsenault said that in respect to parking, this project could be approved with the understanding that that parking lot could come up with 100 spaces within 500 feet of 29 Lowell Street. This would satisfy the requirements of the code. That way if they lose their space, they would have the ability to get parking within 500 feet and would not have to come back to the Planning Board. Beyond 500 feet would be a matter-of-right.

The following two (2) motions were made.

MOTION: by **Roger Lachapelle**, seconded by **Muriel Minkowsky** to grant the necessary modifications and waiver requests and make a determination of completeness for Phase II of the Central Maine Medical Center's (CMMC) adaptive reuse of the former Knapp Shoe Building at 29 Lowell Street.

VOTED: 5-0.

MOTION: by **Roger Lachapelle**, seconded by **Muriel Minkowsky** grants final approval for Phase II of the Central Maine Medical Center's (CMMC) adaptive reuse of the former Knapp Shoe Building at 29 Lowell Street and that this application meets the requirements in Articles XII and XIII, Section 4 of the Zoning and Land Use Code, with the condition that the applicant (CMMC) provide a Landscaping Plan and implement it within 12 months consistent with the Lowell Square Master Plan in providing the appropriate number of street trees and that if the use of the leased parking is lost to CMMC, it must be replaceable within 500 feet of the buildings entrances.

VOTED: 5-0.

After this motion was made, the question was asked as to a time-frame on the Landscaping Plan. James Lysen said that they are hoping to release the plan in May.

B. Final Hearing concerning the proposed expansion of the Lewiston Sun-Journal - Phase I. James Fortune read his memorandum dated April 4, 2001. Enclosed in the Planning Board packets were the revised application and Site Plans for the proposed expansion of the Lewiston Sun-Journal - Phase I (revisions to the plans are listed on James Fortune's memorandum dated April 4, 2001). In summary, Phase I consists of a new newsprint inserting operation and shipping facility and the development of new parking areas. This project requires the discontinuance of Middle Street between Park and Ash Streets along with the demolition of three (3), multi-family buildings and the former Elks building on Middle Street. The proposed expansion will take place on the land occupied by the demolished buildings and Middle Street.

At the Planning Board's March 27, 2001 Meeting, the requested waivers and modifications were granted, the project was determined complete, and a pre-application hearing was conducted.

On April 3, 2001 the City Council voted unanimously to discontinue Middle Street between Ash and Pine Streets. A common use and maintenance agreement concerning the use and maintenance of the discontinued portion of Middle Street (between three abutting property owners) is currently being developed and will be forwarded to this Planning Board when it is available.

Distributed at this Planning Board Meeting was a memorandum from both Dan Goyette, Project Engineer and Mike Paradis, City Engineer of the Public Works Department dated April 10, 2001 and as listed under Section III. Correspondence.

Present at this meeting were **James Costello, Jr.**, owner of the Lewiston Sun-Journal; **Ron Landry**, U.S. Postal Service; **Jan Wiegman**, Taylor Engineering Associates; and **Lincoln Jeffers**, Economic Development Specialist from the City of Lewiston.

Jan Wiegman from Taylor Engineering Associates was present at this meeting and summarized this project. Jan Wiegman basically went over the concerns that had been raised at the last Planning Board Meeting on March 27, 2001. Basically, this project has now been reduced from 17,000 square feet to 14,500 square feet. They are currently looking for a fire hydrant location to Ash Street and a Stortz connection to the building where the sprinkler riser enters the building. This was requested by the Fire Department. This is located on the Utility Plan. A location will be found that is suitable to everybody. More parking has been added. There will be building-mounted lights. The lighting will consist of recessed lighting directed downward. There will be lights around the perimeter of the building. The pole-mounted fixtures have been noted on Drawing C-2, Utility Plan. At this point in Jan Wiegman's summarization, he distributed to the Planning Board Members copies of examples of Building-Mounted Fixtures. Jan Wiegman stated that there will be more green space than what exists today.

This item was then opened to the public. Since there were no public audience available, this item was closed and opened back up to the Planning Board for further discussion and a motion.

The Lewiston Sun-Journal must provide for easements on Middle Street to allow for any work that may be required of the Lewiston Water Department. It was mentioned that an easement is being drafted and will be in front of the Postal Service.

The Postal Service now owns the fire hydrant, with the discontinuance of Middle Street. The Lewiston Water Department has serious concerns as to the placement of the new fire hydrant, specifically related to its placement on Ash Street due to Central Maine Power Company and telephone conduits that are located in Ash Street.

Lincoln Jeffers, Economic Development Specialist from the City of Lewiston stated that the Cotes (one of the abutting property owners) may use some space for parking. The Cote property is subject to review by the Staff Review Committee on April 19, 2001. An engineering plan is needed on parking.

Tractor-trailer access will be off of Bates and Ash Streets.

After this Final Hearing was conducted, the following motion was made.

MOTION: *by Muriel Minkowsky, seconded by Lewis Zidle that the Planning Board grants final approval on the Lewiston Sun-Journal - Phase I expansion project and that the application meets the requirements in Articles XII and XIII, Section 4 of the Zoning and Land Use Code, subject to the submission of a Lighting Plan and the location to be determined for a fire hydrant that is acceptable to the Lewiston Fire Department and the recommendation by the Department of Public Works in their memorandum dated April 10, 2001.*

VOTED: 5-0.

VI. PUBLIC HEARING: *A Public Hearing concerning a proposal by Maurice Dulac to rezone 1154 and 1160 Sabattus Street (Tax Map 37, Lots 4 and 6) from the Resource Conservation (RC) District to the Neighborhood Conservation "A" (NCA) District.* James Fortune read his memorandum dated April 2, 2001. This Public Hearing was scheduled on a petition by *Maurice Dulac*. Maurice Dulac would like the front portion of both parcels to be rezoned for a depth of 200 feet. The purpose of this rezoning is so that he may develop 1160 Sabattus Street for a residential use. Maurice Dulac has removed the farm dwelling and barn at 1160 Sabattus Street in 1977 and filled in the foundation hole. This lot has remained vacant ever since. Maurice Dulac has maintained his own residence at 1154 for many years. In 1987, the land in question was rezoned from the C-2 commercial zone to Resource Conservation (RC). A boundary survey was completed in 1977 and a wetlands delineation done in June 2000 after the Sabattus Street reconstruction was completed. Maurice Dulac has also applied to the Federal Emergency Management Administration (FEMA) for a revision to the flood plain maps. Based on the City's shoreland area maps, the area proposed for rezoning, on both lots, would lie outside the wetland area, except for a small portion on 1154 Sabattus Street. The area would still lie almost entirely within the shoreland area. Shoreland regulations would allow residential construction. Any principal or accessory structure must remain 75 feet from the upland edge of the wetland. Maurice Dulac does not propose to create any new lots. Both of the existing lots must meet the minimum 40,000 square feet lot area, 75 feet of street frontage, and 200 feet of shore frontage. These parcels would be able to accommodate no more than two (2), single-family dwellings.

According to Code Enforcement, it may be appropriate to rezone the portions of both properties that lie outside the 100-year flood plain. They feel the most appropriate zoning would be Highway Business (HB) if a minimum lot area of 60,000 square feet or more can be created. If the minimum obtainable lot area of 40,000 square feet for development purposes can be created, then an NCA zone would be appropriate.

Maurice Dulac was present at this meeting. He mentioned that the curb cuts are already there along with the City sewer and water. Maurice Dulac then showed the Planning Board where four (4) curb cuts are on a plan entitled, "Proposal to Rezone the Front Portion of 1154 & 1160 Sabattus Street from "RC" to "NCA".

This item was opened to the public. Since there were no comments and no public audience available, this item was then brought back to the Planning Board for further discussion.

1160 Sabattus street has a wetlands area, adjacent to 1154 Sabattus Street. The wetlands delineation is more accurate. The City showed more wetlands than the GIS mapping. As mentioned earlier, Maurice Dulac is appealing to have flood plain requirements with FEMA. It was mentioned that Maurice Dulac can create two (2) lots with this rezoning.

James Lysen commented that the single-family lot will remain as is and that two (2) single-family lots can be done on 1160 Sabattus Street.

The shoreland zone is determined by the City. Also mentioned, was that everything in 1987 was zoned "RC".

Maurice Dulac wants to change his lot lines and keep most of the property in his family.

James Lysen said that if more than two (2) lots are created, Maurice Dulac would have to come back for a subdivision. James Lysen also mentioned that the issue is protecting the wetland.

Dennis Mason asked, "Is this the right place for this kind of development?" Gil Arsenault mentioned that, in his opinion, the NCA is incompatible on Sabattus Street. There is a shortage of commercial land in this City. However, James Lysen feels that, in his opinion, this rezoning is not incompatible with this area. He stated that there are residential homes on all other arterials in this City. It is also what the applicant is seeking.

There being no further comments, the following motion was made.

MOTION: *by Muriel Minkowsky, seconded by Lewis Zidle that the Planning Board send a favorable recommendation to the City Council to rezone the front portion of both 1154 and 1160 Sabattus Street from the Resource Conservation (RC) District to the Neighborhood Conservation "A" (NCA) District.*

VOTED: 5-0.

VII. OTHER BUSINESS:

New Business:

2. *Receive a copy of the final draft of the No Name Pond Watershed Management Plan and schedule it for a Public Hearing.*

This item was presented by James Lysen. The final draft was distributed at this meeting to all the Planning Board Members. This item was brought to the Planning Board to be scheduled for a Public Hearing. This is an amendment to the City of Lewiston's Comprehensive Plan. James Lysen mentioned that it has taken a couple of years to come together with this plan. First he mentioned the introduction and acknowledgments. He then acknowledged both Councilor **Renee Bernier** on her input and **Frank Kelly** (for whom this plan is dedicated to in his memory) for his leadership, guidance, and commitment to No Name Pond that helped to make this a collaborative effort both successful and worthwhile.

James Lysen then briefly reviewed the plan with the Planning Board mentioning the water quality efforts of Scott Williams, the goals (Objectives 1-7), the description, water quality, watershed land and recreational uses, land use inventory and non-point source pollution assessment, education, outreach and community involvement, and the watershed action plan.

Community involvement included *Al Curran, Jeannie Raymond, and Roger Richards*, all of whom were present at this meeting.

James Lysen referred the Planning Board to the Watershed Action Plan (Page Nos. 47-54). The following objectives are summarized on these pages: Objective 1: Develop a sustainable water quality monitoring program for No Name Pond, Objective 2: Use best management practices (BMP's) to reduce non-point sources (NPS) of pollution, including polluted run-off and malfunctioning septic systems, within the watershed, Objective 3: Promote public stewardship to provide long-term protection of the watershed, Objective 4: Further the ongoing educational efforts regarding the No Name Pond Watershed, and promote the active involvement of its stakeholders regarding sustainable watershed management, Objective 5: Create a process that will measure the effectiveness of the Watershed Management Plan, Objective 6: Aggressively pursue federal, state, and local resources to assist in the implementation of the strategies within the Watershed Management Plan; and Objective 7: Pursue adoption of the Watershed Management Plan as a component of the City's Comprehensive Plan. These pages summarize the strategy, responsibility, term, cost, and resources for each objective. James Lysen said that 90 percent of this was previously brought to the Planning Board. He also said that this will allow us to adopt and effectively implement the watershed plans.

This item was opened to the public and the following comments were made from those present in the audience.

Al Curran shared his thoughts to the Planning Board. Al Curran is an environmental engineering and scientist by profession. He said he was thankful for the resources, time, and money involved in the plan. He stated that all the people present on behalf of No Name Pond at this meeting all reside there and have for many years. Al Curran stated that there is a need for code enforcement on this pond. He then covered topics such as the watershed-wide septic system, developing public access to the pond, and invasive species. He said that No Name Pond is extremely susceptible to invasive species. Al Curran went on to say that the average depth of the pond is 14 feet. He said he is against opening the pond up to public access without restrictions.

An article of non-native invasive plants was highlighted and brought to the Planning Board by Jeannie Raymond. Also mentioned was that issues of water quality is what needs to be dealt with. The health of the pond is what needs to be considered. James Lysen mentioned that the Town of Greene has very stringent requirements on phosphorus control for individual lots. James Lysen also mentioned that there is a lot of support from both the City Council and the State of Maine Department of Environmental Protection for improving the pond.

Jeannie Raymond said she has taken her time to educate children in both Lewiston and Sabattus about No Name Pond. She said she is so proud of the children who truly took an interest in No Name Pond. She is also working with the Town of Greene. Jeannie Raymond also mentioned that it took two (2) years to develop this plan and that there was a lot of time and effort put forth.

This item was then brought back to the Planning Board.

Mark Paradis asked, "Has the public been notified as to no access to the pond?" James Lysen responded, "No". The decision was made by the owners of the property. It was then mentioned that the public needs to know that there is no access and the reason why. Also mentioned was that a sign should be posted explaining that there is no public access and why it has been closed and that a public announcement could be placed in the local newspaper.

There being no further comments, the following motion was made.

MOTION: by **Roger Lachapelle**, seconded by **Muriel Minkowsky** to schedule the *No Name Pond Watershed Management Plan for a Public Hearing to be held on April 24, 2001.*

VOTED: 5-0.

3. **Discussion concerning a possible rezoning proposal for 280 and 298 Park Street and 93, 97, 101, and 115 Knox Street.** Planning Board Chair Dennis Mason read James Fortune's memorandum dated April 4, 2001. In summary, this item was brought to this Board to explore the possibility of rezoning several parcels of land bounded by Park, Know, and Adams Street (formerly Willow Street). These properties are owned by Gendron Realty (280 Park Street and 101 Knox Street); Bonneau's Garage, Inc. (298 Park Street and 115 Knox Street); **Paul Labee, Jr.** (93 Knox Street); and **Robert Roy** (97 Knox Street). This rezoning would allow a greater range of uses. The current DR zone was established in October 2000 as part of the downtown rezoning initiative. The area surrounding these properties were previously zoned Urban Enterprise (UE). Representatives from Gendron Realty believe that the properties were "downzoned" last year and the new uses that are allowed in the DR are not suitable for 280 and 298 Park Street and the 115 and 101 Knox Street properties. Gendron Realty would like the Planning Board to consider initiating the rezoning proposal on Gendron's behalf.

Present at this meeting was **Paul Veilleux** from Gendron Realty. Paul Veilleux showed the Planning Board Members the property affected on a plan. This property is currently zoned Mill District. The old Penmor building is not fit up. He would like to see the area rezoned to the Urban Enterprise (UE) District. He would like to protect the interests of Bonneau Brothers. This business has been there for eight (8) years and is an auto repair business. Gil Arsenault said that on October 4, 2000 it was grandfathered for warehousing. The suggestion was made to rezone this area to the Mill District. There were long discussions with Mr. Roy and he wants to get rid of it.

James Lysen said that this was brought to the Planning Board to determine what direction the applicant should go and then stated that it should then be brought back to the May 2001 Planning Board Meeting.

The Downtown Residential (DR) District allows a lot of commercial uses.

It was mentioned that there is not too much of a difference between the Urban Enterprise (UE) and Mill Districts. These districts are pretty much the same.

Paul Veilleux wants the Planning Board to initiate the rezoning.

Gil Arsenault suggested a conditional rezoning.

Dennis Mason said he cannot see changing this area to the Urban Enterprise (UE) District.

The following motion was made.

- MOTION:** by **Roger Lachapelle**, seconded by **Muriel Minkowsky** that the Planning Board initiate a proposal for a rezoning from the Downtown Residential (DR) District to either the Urban Enterprise (UE) or Mill (M) Districts and to review that our scheduling for a Public Hearing at the next meeting.
- VOTED:** 3-2 (Mason and Paradis).

After the above motion was made, Dennis Mason stated that there are four (4) parties involved with only one (1) party being present. The Planning Board has not heard from the other parties as to if they are in agreement and the Bonneau's property will still be non-conforming. Mark Paradis commented that he is in agreement with Dennis Mason and that the Planning Board should hear from the other parties involved. Dennis Mason also made a suggestion to downsize the area.

VIII. READING OF THE MINUTES: Draft Min. from the 2/27/01 and 3/27/01 Planning Bd. Mtgs. February 27, 2001: The following changes were made to these minutes:

On Page No. 2, first paragraph, 17th line, change the word, "currently" to read, "current". On line 21, delete the word, "here" and change the word, "us" to read, "use". On the same page, second paragraph, 13th line, change the word, "a" to read, "an" and delete the words, "so that" and replace them with the word, "where".

On Page No. 3, first paragraph, the 11th and 12th lines, delete the words, "here (he showed on the map)". " and replace them with the words, "along Middle Street". Also on the 12th line, delete the word, "these" and replace it with the word, "the" and change the word, "apartments" to read, "apartment". In the same paragraph, line 13, change the word, "buildings" to read, "building" and therefore change the word, "are" to read, "is".

On Page No. 6, third paragraph, second line, change the word, "they" to read, "that".

- MOTION:** by **Mark Paradis**, seconded by **Lewis Zidle** to accept the Planning Board Minutes dated February 27, 2001, as amended.
- VOTED:** 4-0-1 (Lachapelle).

March 27, 2001:

- MOTION:** by **Mark Paradis**, seconded by **Roger Lachapelle** to accept the Planning Board Minutes dated March 27, 2001, as presented.
- VOTED:** 5-0.

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

- MOTION:** by **Mark Paradis**, seconded by **Muriel Minkowsky** to adjourn this meeting at 8:55 p.m.
- VOTED:** 5-0.

The next Planning Board Meeting is scheduled for Tuesday, April 24, 2001.

Respectfully submitted,

Mark Paradis, Secretary

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