

**CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for July 10, 2001 - Page 1 of 12**

- I. ROLL CALL:** This meeting was scheduled as a result of the postponement of the last Planning Board Meeting of June 26, 2001, due to a lack of quorum. This Planning Board Meeting was held in the City Council Chambers on the First Floor of the Lewiston City Hall; was called to order at 7:06 p.m.; and was chaired by Chairman Dennis Mason.
- **Members in Attendance:** Dennis Mason, Mark Paradis, Roger Lachapelle, Rob Robbins, John Cole, Lewis Zidle, and Planning Board Student Member Ethan Chittim.
 - **Staff Present:** James Lysen, Planning Director and Doreen Asselin, Administrative Secretary - Planning Division.
 - **Members Absent:** None.
 - **Staff Absent:** Gil Arsenault, Deputy Development Director.

II. ADJUSTMENTS TO THE AGENDA: None.

III. CORRESPONDENCE:

- A. Letter dated June 5, 2001 from the State of Maine Department of Environmental Protection in regards to exercising jurisdiction on the Central Maine Medical Center (CMMC) Campus Plan (DEP #L18380-19-H-P),
- B. Letter dated June 5, 2001 from the State of Maine Department of Environmental Protection in regards to exercising jurisdiction on the Brookside View Estates Subdivision (DEP #-19801-L3-B-D), and
- C. Information in regards to the Lewiston Gas Works Redevelopment Project.

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

VOTED: 6-0.

IV. PUBLIC HEARINGS:

- A. *Public Hearing on a proposal by Peter and Dorothy Clarke to rezone 45 Orange Street from the Neighborhood Conservation "A" (NCA) District to the Office Residential (OR) District and make a recommendation to the City Council accordingly.*** James Lysen summarized the memorandum dated June 20, 2001. James Lysen mentioned that another advertisement was placed in the Lewiston Sun-Journal in reference to this Public Hearing, as a result of the postponement of the June 26, 2001 Planning Board Meeting. James Lysen also mentioned, if recommended by the Planning Board, that this item will go for both the first and second reading to the City Council at their July 17, 2001 Meeting.

A proposal to rezone the property at 45 Orange Street, owned by Peter and Dorothy Clark, was received by the Planning Board at their June 12, 2001 Planning Board Meeting. The purpose of this rezoning is to allow Peter and Dorothy Clark to sell their property for use as a professional office.

This property is located near the intersection of Sabattus and Orange Streets, across from St. Mary's Regional Medical Hospital.

The Office-Residential District provides for the orderly transition of older residential areas along major traffic arteries to low-intensity non-residential uses and multi-family housing. The conversion of existing properties from residential to non-residential use should occur in a manner

which preserves the architectural character of the neighborhood, provides controlled traffic access and adequate parking and protects adjoining residential neighborhoods from undesirable impacts. In Staff's opinion, rezoning this property from the NCA to the OR District would allow for in-fill development, the adaptive reuse of buildings and parcels and it would also help meet the needs of St. Mary's Regional Medical Hospital.

This item was opened to the public. Present at this meeting were **Dorothy and Peter Clark**. Dorothy Clark gave a brief background concerning her property. She stated that the property was her parents home. She has resided there for 26 years. She said that St. Mary's Regional Medical Hospital came to her looking for office space. She currently owns a 15-room house. Her son is responsible for the upkeep of this house. He also has his own home. There is a lot of responsibility in caring for two (2) homes and it is too much for Dorothy Clark to handle. Both Dorothy Clark and her son agree to going along with the rezoning of this property. She stated, "This is the story of 45 Orange Street". Dorothy Clark went on to say that Sabattus Street is horrendous. Traffic flows between 50-60 mph. It is very noisy. She said that access from Orange Street to Sabattus Street is hard. Dennis Mason agreed that this parcel needs to provide controlled traffic. Dorothy Clark suggested making Orange Street a one- (1-) way from Webster Street.

The public portion of this item was closed and turned back to the Planning Board for the following discussion. As stated in the memorandum dated June 20, 2001, Staff was to provide additional information concerning the status of Libby Alley, which abuts this property. James Lysen responded by saying that all the lots on the project side are on the Libby side. Libby does not show up as an alley. The following motion was made.

MOTION: *by Mark Paradis, seconded by John Cole that the Planning Board send a favorable recommendation to the City Council on the proposal to rezone 45 Orange Street from the Neighborhood Conservation "A" (NCA) District to the Office Residential (OR) District.*

VOTED: *5-0-1 (Mason).*

John Cole recused himself on this matter and also stated that he would need to be recused, due to members of his law firm being involved in representation of the proponents on each of the projects for CMMC, Brookside View Estates Subdivision, and the Michaud Meadows Subdivision. He also requested if he could then be dismissed for the remainder of the Planning Board Meeting. His request was granted. He was dismissed at 7:20 p.m.

B. Public Hearing on a proposal by the Lewiston Housing Authority (LHA) to Conditionally Rezone 47 and 49 Avon Street from the Neighborhood Conservation "B" (NCB) District to the Urban Enterprise (UE) District and make a recommendation to the City Council accordingly. This item was scheduled to be covered as an "Other Business" item at the June 26, 2001 Planning Board Meeting, but due to the postponement of that meeting, Staff requested that this item be brought forth as a proposal for a Public Hearing.

James Lysen read his memorandum dated July 5, 2001. The purpose of this rezoning is to allow the Lewiston Housing Authority (LHA) to expand their maintenance facility at 47 Avon Street, which is a non-conforming use in the NCB, onto the abutting 49 Avon Street property. LHA is negotiating to purchase the property at 49 Avon Street (a single-family home) for their expansion, from its owner, Roland Letourneau. Roland Letourneau is in support of this rezoning and states his support in his correspondence, which was included in the Planning Board packets. All of the land on the river side of Avon Street, from Bridge Street to Holland Street, is currently zoned UE and is

the site of the Pineland Lumber Company.

James Lysen clarified their accessory use. The specific uses allowed under the agreement are limited to equipment repair garages, business offices and accessory buildings and uses, and would revert to the NCB when these uses are discontinued or a use that is in conformance with the NCB is established. LHA would like to include their existing accessory warehousing and distribution as a permitted use under the Conditional Rezoning Agreement.

Enclosed in the Planning Board packets was the Petition for Rezoning form. This petition has been signed by the minimum number of ten (10) residents and they have all been verified by the City Clerk's office.

Present at this meeting was **William Coy**, Manager of Physical Plant from the Lewiston Housing Authority. William Coy said that the plans are to make office space and additional parking space.

The Winter Street rear properties are not affected by this rezoning.

This item was opened to the public. Since there were no public audience available, the public portion was closed and opened back up to the Planning Board. Dennis Mason said that if Planning Board Staff and the Lewiston Housing Authority are satisfied with the language, which was crafted to the LHA's need, there is no structure increase, and there being no questions from the Board, the following motion was then made.

MOTION: *by Mark Paradis, seconded by Lewis Zidle that the Planning Board send a favorable recommendation to the City Council to approve the proposal to conditionally rezone 47 and 49 Avon Street from the Neighborhood Conservation "B" (NCB) District to the Urban Enterprise (UE) District.*

VOTED: 5-0.

V. FINAL HEARINGS:

A. *Determination of Completeness and Final Hearing concerning a proposal to amend the Central Maine Medical Center (CMMC) campus plan in order to construct a 200,000 square foot medical office complex, including a cardiac care facility and medical offices.*

Included in the Planning Board packets and mailed as a separate mailing was a letter from **Thomas A. Errico**, P.E., Senior Transportation Engineer, from Wilbur Smith Associates dated June 28, 2001. Also included in this separate mailing was a memorandum listing remaining, unresolved issues from Deputy Chief James D. Morin, of the Lewiston Fire Department, dated July 5, 2001 and correspondence recommending approval be granted from Mike Paradis, City Engineer of the Lewiston Public Works Department dated July 2, 2001.

The reading of Staff memorandum dated July 5, 2001 was waived. In summary, Central Maine Medical Center (CMMC) has submitted an application to amend their Campus Plan by constructing a nine- (9-) story building with an approximate floor area of 200,000 square feet, including the proposed Cardiac Care Center and Medical Office Complex. The building will be constructed at the site of the existing Metcalf building on Hammond Street with the bottom floor limited to a parking garage and the top floor a mechanical penthouse.

This project is currently located in the Institutional Office (IO) District, but the City Council, at their June 19, 2001 Meeting gave final approval to place the hospital and surrounding area in the Centreville (CV) District.

CMMC is proposing to phase this project. Phase I is defined as full construction of the building, but with the finishing and occupation of three (3) floors. Two (2) floors are for the Cardiac Care Center and the other remaining floor is for medical offices. Parking requirements in respect

to this phasing will be met through a combination of relocation and new parking construction in Lowell Square. Additional parking is planned along High Street to facilitate CMMC's redevelopment plan. Traffic issues are addressed in the traffic study completed by Gorrill-Palmer Consulting Engineers and in the peer review corresponded by Thomas Errico, P.E., of Wilbur Smith Associates dated June 20, 2001, which were both included in the Planning Board packets.

The Police Department had no concerns with this project. The Public Works Department asked for clarification to the drainage, which was submitted. Code Enforcement asked for the list of abutters and the standard condition of approval note concerning substantial development within 24 months or when the approval expires. The Fire Department concerns are mentioned above.

Norm Chamberlain from Taylor Engineering Associates on behalf of CMMC was present at this meeting and described this project. He re-iterated what was mentioned above and added that an elevator shaft will be on the ninth floor. Norm Chamberlain said that they are asking for approval on a portion of the project. He continued to say that about two (2) months ago the utility changes were mentioned while presenting the Master Plan. The utility changes are currently underway. The new electrical service is underway. The Metcalf building will be taken down. The new entrance will be moved by fall at the current emergency entrance. The Lowell Square area is currently providing parking for CMMC. Norm Chamberlain referenced the memorandum from James Morin, Deputy Chief from the Fire Department dated June 26, 2001. He stated that in response to Item No. 1, there is adequate separation between the oxygen tank and the loading dock. There will be placement of a temporary dock. There will also be a slight increase in impervious area. He said the necessary changes will be made in reference to the remaining Items 2-4 of his memorandum.

Pat DeFillip was also present. He spoke in regards to the Fire Department connections, specifically Item No. 1, which is the temporary construction of the oxygen storage unit next to 76 High Street and the requirement for either relocation or proper fire separation between the building and the oxygen tank. Pat DeFillip said that this does meet the code for separation. Again this item was brought to the Planning Board for approval on only a portion of the project.

This project will come back to the Planning Board with a de minimus change on the parking analysis. Parking Lot C will change. A modification of the Master Plan was shown to the Planning Board Members. Also, additional parking will be presented in a separate application. Pat DeFillip said that they will come back to the Planning Board in the fall on expansion of parking, the closure of the entrance on Main Street, the helicopter pad, etc. The helicopter pad could be placed on top of the building. There will also be more landscaping.

Also present at this meeting was **Tom Gorrill** and **Jeremiah Parker** of Gorrill-Palmer Consulting Engineers, Inc. Jeremiah Parker did a presentation. Gorrill-Palmer Consulting Engineers, Inc. was retained by Central Maine Healthcare to complete a traffic impact study on the proposed construction for CMMC to the existing campus on Main, Hammond, and High Streets. There are several things going on in one (1) addition. There is 37,000 square feet of medical office space and the remaining square footage is hospital space. A corridor runs from Hammond Street to High Street. The total net additional trip generation for the CMMC addition during a.m. peak hours is 197 trips and during p.m. peak hours is 173 trips. The width on High Street is for two (2) lanes. There is a driveway from Main Street to the emergency entrance. They are recommending that this be "Enter Only" for emergency only. Signs will be placed and they will be brightly colored of the crossing up ahead on Main Street. Reference was made to the correspondence included from Thomas A. Errico, P.E., Senior Transportation Engineer, of Wilbur Smith Associates dated June 20, 2001. Rare types of collisions happen between Main Street at Sabattus Street and Main Street at Lincoln Street. There are two (2) left-hand turns that come out of Lincoln Street. Gorrill-Palmer is recommended that skip lines be placed there. Also suggested was that a detailed assessment of

collision history be conducted at both these intersections. James Lysen said that a further study is needed further up on Main Street. It was mentioned that a stop light be placed at the pedestrian crossing on Main Street. Actions need to be taken to mitigate the collisions involving pedestrians, as suggested by Thomas Errico in his correspondence dated June 20, 2001. James Lysen said that this needs to be an enforceable condition. The moving of the emergency entrance will get traffic off the street. At the 12 High Street location, there is a drive-through. The traffic needs to be monitored. There should not be any more adding of pedestrian traffic. It was suggested that an advance warning sign may help.

Pat DeFillip showed the Planning Board the architectural rendering of the building. He showed the location as if someone was standing near the helicopter pad. The architect, Morris/Switzer Associates, Inc. tried to do a good job of matching colors. The penthouse is recessed back from the building.

This item was opened to the public. **Dorothy Ritchie** (E. Hardscrabble Road, Auburn) owns property by the bridge. She owns a two- (2-) apartment house. Her grandson lives there with children. She was basically concerned with the helicopter going over her house. She asked, "Who will rent her apartment knowing the helicopter goes directly over her building?" This is her only income, since her husband passed away last year. She is also concerned with the extra traffic. Dorothy Ritchie said people will not move there with that kind of noise. She is the only person who owns there. Her property is at the corner of High and Bridge Streets. Her lot is the only lot on that corner.

The public portion was closed to the public and brought back to the Planning Board. Norm Chamberlain referred to Dan Goyette's correspondence dated June 21, 2001 in regards to drainage. The areas of additional impervious surface are quite small relative to the overall hospital campus. As mentioned in this correspondence, all the storm water on the side of the campus enters the storm drains on Hammond Street and that they flow directly to the Androscoggin River. There is a very small increase in rate of runoff. Also, 5,800 square feet of the Metcalf building roof surface will be eliminated from the sanitary sewer system.

Norm Chamberlain said that there will be some freeing up of parking spaces as they will be moving staff to Lowell Square. There are three (3) floors to Lowell Square - the School of Nursing, Informational Services, and Financial Services. Dennis Mason stated that 130 parking spaces are needed. The parking will be controlled.

There were no further questions from the Board Members. It was suggested that a condition be placed on Item Nos. 2, 3, and 4 of the Fire Department memorandum. Only the first item is being disputed. James Lysen suggested conditioning the memorandum. Advantage Gas is the vendor and a neighbor for CMMC. The codes have been reviewed on the proposed building. There is no NFPA codes that are not being met. The issues have grown smaller. It was mentioned that there is a requirement in the NFPA, based on cubic feet of hydrogen and the need to maintain a separation. Rob Robbins mentioned to identify the applicable provisions. It was mentioned that the oxygen tank has caused more problems with this development. The oxygen comes in the mechanical room.

James Lysen referred to the letter from the State of Maine DEP (as mentioned earlier), dated July 5, 2001 in regards to CMMC, DEP #L-18380-19-H-P. Based on the DEP's review of the notice and application, the DEP will not be exercising jurisdiction over this application. There were no further comments on this phase of the project.

The following motions were made.

MOTION: by **Lewis Zidle**, seconded by **Roger Lachapelle** that the Planning Board finds the application on the Site Plan for the Central Maine Medical Center (CMMC) to construct a 200,000 square foot medical office complex, including a cardiac care unit, medical offices, and lower level parking garage to be complete and grants the waiver/modification request.

VOTED: 5-0.

MOTION: by **Roger Lachapelle**, seconded by **Mark Paradis** that the Planning Board determines the application on the Site Plan for the Central Maine Medical Center (CMMC) to construct a 200,000 square foot medical office complex, including a cardiac care unit, medical offices, and lower level parking garage complete provided that this project meets all the requirements of the NFPA, code, recommendations of the traffic engineers, and Item Nos. 2-4 of the Fire Department's memorandum dated July 5, 2001.

VOTED: 5-0.

B. Determination of Completeness and Final Hearing concerning an amendment to the Brookside View Estates Subdivision. James Lysen summarized the memorandum dated June 21, 2001. This application was submitted by Technical Services, Inc. on behalf of Richard and Daniel Hebert to amend the Subdivision Plan for Brookside View Estates. The Planning Board initially approved this project in 1989 and re-approved it in 1998.

This subdivision is a cluster development of 24 lots on 64.91 acres of land. The development will be served by two (2) proposed City roads with a total length of 3,860 feet. Water and sewer will be provided by four (4) common wells and nine (9) common septic systems. Construction of the roads and utilities began last year. The previous approvals have lapsed, since substantial development had not occurred within 24 months of the approval date. Richard and Daniel Hebert are requesting a modification of the existing conditions of approval to clarify the date by which construction of the project must be completed. Richard and Daniel Hebert have submitted the same plans that were approved in 1998, but have not included some of the technical reports.

Both the Public Works and Police Departments have no concerns with this project.

Comments from the Fire Department include: 1. Access to the property of the planned building group shall be provided by a minimum of two (2) distinctly separate routes of ingress and egress, each located as remotely from the other as possible; 2. Water supply systems not publicly owned and installed shall meet the minimum requirements of NFPA 24, Standard for the Installation of Private Fire Service Mains and Their Appurtenances, where no recognized water supply distribution exists; and 3. Private fire service mains and hydrants shall be installed to meet the requirements of NFPA 24, Standard for the Installation of Private Fire Service Mains and Their Appurtenances.

Comments from Code Enforcement include: 1. The application indicates that wetland work in the subdivision has been completed in conjunction with the NFPA permit, which expired October 1998. The initial approval of this project expired in 2000. This application should be sent to the DEP for review of any new regulations that may be applicable. As stated earlier in these minutes, listed under Item III. Correspondence is a letter dated July 5, 2001 in regards to Brookside View Estates, DEP #-19801-L3-B-D stating that the State of Maine Department of Environmental Protection will not be exercising jurisdiction over this application. 2. A statement should be noted

on the Site Plan that approval of the development plan and any building permit issued for development shall expire after a period of 24 months from the date of approval, if substantial development has not begun. Present at this meeting were: **Mike Gotto** of Technical Services, Inc., **Daniel Hebert** of Hebert Construction Company, and **Susan Herman**.

Mike Gotto said that they are ready to go and finish this project. They are not installing any fire hydrants. There will be private wells. Mike Gotto showed Planning Board Members that there is one (1) single access off of Dyer Road. The second means of access would have been to alter the wetlands. However, the wetland alterations are eliminated. They are developing the higher land in a series of two (2) clusters. There is a lot of terrain. The front is flat. Mike Gotto then referred to Sheets S-4 and S-5, Topographic Site Plans. A circle will go in the hill. There are two (2) sheets that show the wetland areas. As mentioned earlier, these plans are identical to the plans submitted in 1998.

James Lysen stated that the development standards have not changed and that this project meets the current state requirements also.

This item was opened to the public. However, there were no questions or comments and this item was brought back to the Planning Board for the following motion.

MOTION: *by Mark Paradis, seconded by Roger Lachapelle that the Planning Board grant the waiver and modification requests; determine it to be complete; and grant final approval to amend the Subdivision Plan for Brookside View Estates on Dyer and Pinewoods Road..*

VOTED: 5-0.

C. *Determination of Completeness and Final Hearing concerning an amendment for the Michaud Meadows Subdivision.* The Planning Board waived reading of the memorandum prepared by James Fortune and dated June 21, 2001.

A summarization of James Fortune's memorandum is as follows. The Land Tree Corporation is proposing to amend the subdivision by reconfiguring several of the lots to the Michaud Meadows Subdivision. These reconfigured lots meet the dimensional requirements for the Neighborhood Conservation "A" (NCA) District, which requires a minimum lot size of 7,500 square feet and a minimum frontage of 75 feet. Reconfiguration of the lots include: 1. Combining most of Lot No. 70 (old lot) with Lot No. 96; 2. Deed the remainder of Lot No. 70 (old lot) to Lot No. 71; 3. The boundary of Lot No. 70 (new lot) on Patrick Avenue will shift northeastward. This lot will now have 160 +/- feet of frontage. The corresponding boundaries of Lot Nos. 68 and 69 will shift northwestwards along St. Patrick Avenue; 4. Lot No. 69 will have 80 feet of frontage on St. Patrick Avenue. Lot No. 68 will have 69.74 feet on St. Patrick Avenue and 89.77 feet of frontage on Deer Road. Lot No. 68 will gain frontage on Deer Road. 5. Reflect the lot line changes due to the discontinuance of Vickery Avenue with the boundary between Lot No. 96 and Lot No. 70 (new lot), reverting to the centerline of the discontinued street; 6. Combining Lot Nos. 36, 65, and a portion of Lot Nos. 37 and 64 to create a single new lot; 7. Deed the remaining portions of Lot Nos. 37 and 64 with frontage on Loubier Avenue to Lot No. 71; and 8. Combining Lot Nos. 35, 66, and 67 to create a single new lot.

There is no new construction proposed with this current amendment.

There were no concerns by both the Police, Fire, and Public Works Departments. Code Enforcement raised an issue with irregular lot boundaries. However, Rob Robbins mentioned that odd-shaped lots have already been addressed.

Arthur Montana was present at this meeting on behalf of the Land Tree Corporation. He stated that the Land Tree Corporation has submitted this application for review and approval for a revision of an approved Subdivision Plan on St. Patrick & Loubier Avenue. In summary and as detailed earlier, the purpose of this plan is to reconfigure Lot Nos. 68-71 and 96, which is shown on the Subdivision Plan of Michaud Heights, which was approved in 1961. In the 1980's The Land Tree Corporation bought the remaining lots. This was developed up to Michaud and McArthur. Avenues. Vickery Avenue was vacant. There is no access to Lot No. 70. This project meets the metes and bounds survey, which was discovered in 1988 when the Land Tree Corporation purchased it. The other side of Loubier Avenue is undevelopable. Vickery Street was vacated and ownership went to the center of Vickery Street. The drainage swale makes a lot useless. More area has been created for Lot No. 70 from Lot Nos. 68 and 69. There is more depth to Lot No. 71 - 20 feet has been added. These lots share a common ownership and are owned by the Land Tree Corporation. Veterinary Support also owns a house.

Arthur Montana said that this is land that is left over in the back. Arthur Montana briefly explained why the lots are configured as it is. James Lysen suggested leaving 200 feet of frontage.

There was no public audience present at this meeting, therefore, the Planning Board made the following motion.

MOTION: *by Rob Robbins, seconded by Lewis Zidle that the Planning Board approves this amendment to the Michaud Meadows Subdivision; determines it to be complete; and grants the necessary modifications and waiver requests.*

VOTED: 5-0.

VI. PRE-APPLICATION:

A. Pre-Application Hearing and Determination of Completeness concerning a proposed site plan for GRE, Inc. to construct a 15,600 square foot self-storage facility at 2 River Road.

Arthur Montana distributed a revised Site Plan, including drainage at this meeting (two sheets). James Lysen said that this review is a minimum, two- (2-) step process. The Board waived the reading of his memorandum.

This application was submitted by Gendron & Gendron, Inc. to construct a self-storage facility for GRE, LLC at 2 River Road. This project would be located at the intersection of River Road and South Avenue, directly across from Mt. Hope Avenue. This project consists of five (5) self-storage buildings totaling 32,875 square feet and a 15,600 graveled outside heavy equipment storage area. The entrance to the site would be accessed through four (4), separate, 12-foot gates with a Knox Key Box for emergency access. Two (2) of the gates are on River Road and the remaining two (2) are on the 50-foot easement located on the northwest side of the parcel. It is also being proposed to construct a 15,270 square foot graveled heavy equipment storage area on the South Avenue property with the garage to be removed and the single-family home remaining.

Arthur Montana addressed Item Nos. 1-7 of the information requested on the Staff memorandum dated June 21, 2001, as follows: 1. *Provide on-site detention.* They are putting in an underground detention with 12 inch pipes. The big issue is discharge into the manhole on River Road. This was a concern of the Public Works Department. Art Montana said that he needs to convince the Public Works Department that there is minimal impact. 2. *Provide adequate turning radius for fire trucks.* Art Montana said that a memorandum will be submitted on this item. 3. *Provide more specific information on the size of the equipment storage area proposed for the South Avenue property.* Art Montana said that this will be used for Easy Rent-All. There is no entrance on South Avenue. There will be a 50-foot entranceway, which is the same as the entrance for the

self-storage facility. There will be one (1) curb cut, which will be the driveway for the house. 4. *Additional street trees must be planted along both South Avenue and River Road to meet the requirements in the Site Plan Design and Review Guidelines* and 5. *The proposed two inch (2") pine trees must be at least five feet (5') in height, planted in two (2) staggered rows.* Art Montana's response was that there will be more trees along River Road and South Avenue. The Pine trees will be five feet (5') along River Road. 6. *The buffer must be located within the required side yard area.* There is a power line between the property line and the driveway. A row of Pine trees will be placed to break visuals. A staggered fence will also be placed. There is an easement to gain access. 7. *Lighting proposed for the equipment storage areas should be indicated on the plan, and it shall be directed away from and shielded from abutting properties.* Art Montana said that there is no lighting planned for the outside storage. They are proposing to light the driveway between the properties only.

They are proposing to retain 1 South Avenue as a single-family home. This single-family home was the home of former Planning Board Member Muriel Minkowsky. A Gendron will be residing there. James Lysen asked Arthur Montana for clarification of the outside storage. James Lysen was concerned with the outside storage not being properly screened. Art Montana mentioned that there will be a slatted fence. He also responded that screening could be put in. Art Montana will obtain, in writing, information on the screening of outside storage areas from the Code Enforcement Department. It was questioned, "What does the code require?" James Lysen said that a six foot (6') stockade fence or five foot (5') trees could be staggered. Staff asked Arthur Montana what is the use of the existing garage? Arthur Montana's response was that he would find out more specifics. This will be standard storage. The zoning is in the Urban Enterprise (UE) District. The easement is listed in the Deed.

Dennis Mason asked, "Whose responsibility is it to fix the pavement?" Arthur Montana said that it is determined where it is located, not by its condition. James Lysen said that this is an issue. The proposed gates to the main entrance is off of River Road. These 12-foot gates with a Knox Key Box is for fire trucks to get in. In reference to the house across from Easy Rent-All, there will be a fence located there. The 50-foot easement is for access to the Grimmel's property. This 50-foot easement was created when the Ducharme's sold the property to the Grimmel's.

This item was opened to the public for comment. Both *Earle and Diane Temple* (20 River Road) were present at this meeting. They reside at the house adjacent to this property. They said that they are concerned because the outside storage will be right in front of their house. They are also concerned with the condition of the driveway. They have been filling the holes with sand. The Gendron's have made a proposal to eliminate the easement and create a new driveway. This could be moved 20 feet from Earle and Diane Temple's property. They are also concerned with single-property being a commercial use. The use is grand fathered. James Lysen said that this will be confirmed for the next meeting. The house is also grand fathered. Arthur Montana suggested that Shawn Bell, the attorney for Gendron's, could be present and address this issue at the next meeting.

Arthur Montana mentioned that Gendron has offered to build two (2), individual driveways (one for the Ducharme's and one for the Temple's) and was refused. GRE, LLC will maintain the driveway. Dennis Mason said that this is a civil matter. Arthur Montana said that this is a paved drive. Once it is approved, it is up to the owner to maintain. Rob Robbins said that this is an issue. It is a questioning of the rights of the landowner. Rob Robbins agreed with Dennis Mason that this is a civil matter. James Lysen said that it is up to the applicant to prove there is proper access to the site.

Staff address the single-family house in providing more detail on the proposed use.

MOTION: by **Lewis Zidle**, seconded by **Roger Lachapelle** that the Planning Board grants the necessary waivers and modifications for the application of **GRE, LLC** to construct a 32,875 square foot self-storage facility and 15,600 square foot heavy equipment storage area at 2 River Road, determines that the application completes the final requirements, and schedule it for a Final Hearing on July 24, 2001.

VOTED: 5-0.

During the discussion on the above hearing, James Lysen introduced the newest Planning Board Member Kristine Kimball. She will be present as a Board Member at the Planning Board Meeting to be held on Tuesday, July 24, 2001.

Ethan Chittim, Planning Board Student Member left the meeting at 9:10 p.m.

VII. OTHER BUSINESS:

A. New Business:

1. Downtown property acquisitions/dispositions and housing projects:

- a. Consider a property disposition proposal for 75 Maple Street, concerning a request by Coastal Enterprises, Inc. (CEI) to purchase the property for a low-moderate income housing project and make a recommendation to the City Council accordingly.** This property was

tax-acquired by the City of Lewiston in 1999.

CEI has partnered with L/A Excel and Empower Lewiston! for a housing initiative with Faithworks and is exploring a number of capital investment opportunities for community improvements in Lewiston. Present at this meeting on behalf of CEI was **John Eagan**. John Eagan mentioned that they are interested in the blue building. The goal is to benefit low and moderate income residents in the community. CEI is interested in this property for an Employer-Assisted Housing Program.

Some of the comments received on the Property Acquisition/Disposition Review Form were, as follows. James Andrews stated that this proposal fits into the overall concept of revitalization, i.e. mixed income, home ownership, affordable rental units, community services center, and small business retail and recommends that the City partner with any developer, including CEI to bring this Employer Assisted Housing (EAH) concept into this neighborhood. Joe Grube of Assessing stated that if the City recoups any investment it may have in the property, he does not see this initiative as a problem. Paul Labrecque said that the 1998 tax lien matured on 12/17/99 and the property was then acquired, as mentioned earlier. He also stated that a Deed in lieu of foreclosure was given by the owners to the City, as a result of a default on a rehab. loan. In closing, he stated that the 1998 tax lien matured prior to the Deed. Carol Ansheles from Empower Lewiston expressed her support in favor of CEI, and Becky Conrad, Executive Director of L/A Excels stated that L/A Excels is working with CEI to establish the funding base and to ensure community input when the funding is secured.

MOTION: by **Roger Lachapelle**, seconded by **Lewis Zidle** that the Planning Board makes a favorable recommendation to the City Council to proceed with the sale of the City-owned property at 75 Maple Street to Coastal Enterprises, Inc. (CEI).

VOTED: 5-0.

b. Presentation on a proposal concerning the possible disposition of City-owned property at 276 Bates Street and at 57 Birch Street to the Lewiston Housing Authority (LHA), for use as part of the Bates Street Community Center. Included in the Planning Board packets was a letter

dated May 16, 2001 from James R. Dowling, Executive Director of the Lewiston Housing Authority. James Dowling is requesting consideration of a proposal to donate City-owned land to the Lewiston Housing Authority. This letter was distributed to the Planning Board Members to inform them of LHA's intent as further negotiations are underway between the LHA and the City concerning possible land swaps. Both these properties are related to one another. Dennis Mason said that it would be a loss to the City to lose this property and open space. In closing, there is a need to see what their plan is for this property. There was no action required on this item.

c. Presentation by the Sisters of Charity Health System (SOCHS), concerning a proposed low-income/owner occupied housing development at Maple and Blake Streets (this may appear before the Planning Board for a determination of completeness and pre-application at the July meeting). This item has been brought to the

Planning Board on a proposal by the SOCHS to develop a low/moderate income housing development in the downtown. This project is proposed for several parcels recently acquired by SOCHS from the City of Lewiston on Maple and Blake Streets. There were no concerns from any of the City Departments with respect to the SOCHS acquiring these parcels from the City for the proposed housing development.

Present at this meeting was *Mike Gotto* from Technical Services, Inc. Mike Gotto on behalf of SOCHS made a presentation to the Planning Board. Mike Gotto distributed Schematic Drawing 2A, Community Housing Project, to the Planning Board. This is a real preliminary schematic plan and is the result of the original plan and having met with Staff. He stated that SOCHS is trying to do an affordable housing project. This is affordable single-housing ownership. They are currently working with Community Concepts, Inc. This will consist of two- (2-) story housing facing the street with a back yard and parking. They are currently struggling with the concept of two (2) parking spaces per housing unit and may need to propose 1-1/2. They are proposing one (1) for now. There are 15 units proposed. The streets will be kept public and will be maintained by the Public Works Department. Mike Gotto continued to say that they are exploring whether the housing will be stick-built or pre-fab. They will be 20 x 35 feet, will be two- (2-) story, two (2) to three (3) bedrooms, and will have the townhouse concept. There will be a walkway to the Pierce Street Park. The plan is to have a front entrance with a small porch and a private back yard (very small backyards with green space). The pavement has been left as is for off-street parking. This has been based on City-tax and G.I.S. mapping.

Rob Robbins said that he feels that two (2) parking spaces will be needed, since they are proposing to have two (2) to three (3) bedroom units.

James Lysen stated that in code, it is based on need.

Mike Gotto said that there are three (3), maximum proposed to be handicapped and accessible. This could be a single unit.

These units could be in the \$125,000 range and will be owner-occupied.

In closing, Mike Gotto stated that this item will come back to the Planning Board at the August 21, 2001 Planning Board Meeting.

VIII. READING OF THE MINUTES: The following motion was made on the Draft of the Minutes.

MOTION: *by Roger Lachapelle, seconded by Lewis Zidle that the Planning Board approves the Planning Board Minutes for May 22, 2001, June 12, 2001, and June 26, 2001, as submitted.*

VOTED: 5-0.

IX. ADJOURNMENT: This meeting adjourned at 10:15 p.m. There was no motion made. The next Planning Board Meeting is scheduled for Tuesday, July 24, 2001.

Respectfully submitted,

Mark Paradis, Secretary

DMA:dma

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