

**CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for April 26, 2004 - 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 7:01 p.m., and was chaired by Jeffrey Gosselin.

- **Members in Attendance:** Roger Lachapelle, Jeffrey Gosselin, Lucy Bisson, Tom Truchon, John Butler, Jim Horn, and Associate Members Tom Peters and Stephen Morgan.

- **Member Absent:** John Racine.

- **Staff Present:** Gil Arsenault, Director of Planning & Code Enforcement; Lincoln Jeffers, Deputy Director of Economic and Community Development; David Hediger, City Planner and Eric Cousens, Land Use Inspection Officer.

- **Student Member Present:** Wade Morgan.

II. ADJUSTMENTS TO THE AGENDA: None.

III. CORRESPONDENCE: None.

IV. HEARING: *A proposal to construct a two- (2-) story, 48,000 square foot medical building and 170-space parking lot for Pediatric Associates at 33 Mollison Way.*

Chairman Gosselin appointed Steve Morgan and Tom Peters as voting members for the night, appointed Lucy Bisson as chairperson, and recused himself from this Hearing due to a conflict.

MOTION: *by Tom Peters, seconded by John Butler that the Planning Board omit the reading of the Staff Comments because the Board has already read them.*

VOTED: 7-0.

Chairman Bisson asked David Hediger for a summary of the Staff Comments and it was provided. Mr. Hediger indicated that the plan should be amended to reflect one ground sign and the location of the fire sprinkler connection. **Steve Roberge**, SJR Engineering, introduced himself and **Roland Potvin**, Pediatric Associates, and asked if the Board had any questions that they could answer.

Tom Peters asked where the fire department connection was located. Steve Roberge explained and assured the Board that the site plan would be amended to reflect the location.

John Butler asked about parking on the site. Roland Potvin provided background information on the project. They would like to attract pediatric sub-service providers as tenants for the second floor. Pediatric Associates will occupy only a portion of the property. Adequate parking shall be provided for full occupancy of the structure.

Chairman Bisson opened and closed the hearing to the public without comments.

MOTION: *by Tom Peters, seconded by Steve Morgan that the Planning Board determines the application for Pediatric Associates at 33 Mollison Way 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 Joyce-Holt, LLC.*

VOTED: 7-0.

V. OTHER BUSINESS:

A. *A discussion on the proposed rezoning of the properties on the west side of Main Street to the Maine Central Railroad Right-Of-Way, from Strawberry Avenue south to the Russell Street overpass, and the east side of Main Street from Brooks Avenue to the Russell Street overpass, from the Neighborhood Conservation "B" (NCB) District and the Office Residential (OR) District to the Highway Business (HB) District.*

Jeff Gosselin returned as chairperson and began the discussion. David Hediger explained that Staff

may not be comfortable with the NCA to CB change because of the residential nature of the area abutting Brooks Avenue and Pettingill Street. Staff asked for ideas and suggestions from the Board for the next meeting. Gil explained that from an access management standpoint, using a side street for an entrance/exit for a large parcel is encouraged.

Tom Peters asked if the CB district is the most traffic intense district that we have and if so, a Shop-n-Save or Wal-Mart could locate there compounding the traffic problems on Main Street. David Hediger explained that the developer would have to address concerns with traffic movement. Lincoln Jeffers explained some improvements that have already been discussed. The Board and Staff concluded that the Saunders side (left) of Main Street could be considered to change to CB, but it makes more sense for the right side to be considered to change to OR, due to the existing residential uses.

John Butler suggested changing the UE portion of Strawberry Avenue to CB. A discussion followed. Many of the UE uses would be made non-conforming.

Staff explained that a hearing will be heard in May.

B. A discussion on the proposed amendment to the definitions of Adult Business Establishments, Adult Amusement Establishments, and Eating and Drinking Establishments.

At 7:45 p.m., Jim Horn excused himself from the meeting due to another commitment. David Hediger began the discussion with an introduction to the goals and proposed changes. The amendment is an attempt to make the terms and use groups consistent with the SIC Code. David went through the proposed changes dated 4/16/04.

The Tattoo Parlor classification discussion followed. Jeff Gosselin was concerned with making all zones open to this use as a personal service because of public input at prior meetings. Tom Peters suggested that rather than targeting the use as a problematic use, we need to determine what it is that people don't like about the use and if we prevent that specific problem then the use can be allowed wherever personal services are allowed.

Staff explained that a hearing will be heard in May.

C. Any other business the Planning Board Members may have relating to the duties of the Board.

Chairman Gosselin asked what was coming up on the agenda. David Hediger explained the upcoming busy schedules. Chairman Gosselin spoke in favor of adopting the summer schedule, but given the busy schedules, they need to remain flexible and may be required to meet twice per month.

VI. READING OF THE MINUTES: *Reading of the minutes from the April 12, 2004 Planning Board Meeting.*

MOTION: by ***Lucy Bisson***, seconded by ***Steve Morgan*** that the Planning Board accept the Planning Board Minutes for April 12, 2004, as marked up by Lucy Bisson.

VOTED: 7-0.

VII. ADJOURNMENT:

The following motion was made to adjourn.

MOTION: by **John Butler**, seconded by **Steve Morgan** that the Planning Board adjourn this meeting at 8:10 p.m.

VOTED: 7-0.

The next regularly scheduled Planning Board Meeting is for Monday, May 10, 2004.

Respectfully submitted,

Roger Lachapelle,
Planning Board Member & Secretary

DMC:dmc

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