

**CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for January 24, 2005 - Page 1 of 4**

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:** Jeffrey Gosselin, Tom Truchon, John Racine, Roger Lachapelle, John Butler, and Stephen Morgan.

Members Absent: Jim Horn and Tom Peters.

Staff Present: Gil Arsenault, Director - Planning & Code Enforcement; David Hediger, City Planner; and Eric Cousens, Land Use Inspection Officer.

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

II. ELECTION OF OFFICERS: *Election of Chairman, Vice Chairman, and Secretary.*

The following motions were made to elect this years Planning Board officers.

Chairman, Vice Chairman, and Secretary

MOTION: by **John Butler**, seconded by **John Racine** that the Planning Board elect Jeffrey Gosselin as its' Chairman, Roger Lachapelle as its' Vice Chairman, and Stephen Morgan as its' Secretary.

VOTED: 6-0.

III. ADOPTION OF PLANNING BOARD RULES AND PROCEDURES: David Hediger introduced the amended Planning Board Rules of Procedure Handbook. A discussion followed.

The following motion was made.

MOTION: by **John Racine**, seconded by **John Butler** that the Planning Board adopt the Lewiston Planning Board Rules of Procedure, as submitted.

VOTED: 6-0.

IV. ADJUSTMENTS TO THE AGENDA: David Hediger requested that the Board table Item B, due to the fact that a major winter storm has delayed City Administrator James Bennett's return from southern New England.

The following motion was made.

Table Item B

MOTION: by **Roger Lachapelle**, seconded by **John Butler** that the Planning Board table Item B on the Agenda to a future meeting.

VOTED: 6-0.

V. CORRESPONDENCE: The Staff Memorandum prepared by David Hediger.

VI. HEARINGS:

A. A proposal to amend Article XV of the Zoning and Land Use Code, Significant Buildings and Districts. David Hediger introduced the amendment. Gildace Arsenault introduced **Doug Hodgkin**, member of the Historic Preservation Review Board, and Doug made himself available for any questions.

Chairman Gosselin opened the meeting to the public. No members of the public were present for this hearing, therefore, this item was closed for the public portion.

The following motion was made.

MOTION: by **John Butler**, seconded by **Stephen Morgan** that the Planning Board send a favorable recommendation to the City Council for their consideration, regarding the adoption of a proposal to amend Article XV of the City of Lewiston's Zoning and Land Use Code concerning Significant Buildings and Districts.

VOTED: 6-0.

C. A petition submitted by **United Ambulance**, located at 192 Russell Street, to rezone the property at 338 East Avenue and a portion of the property at 348 East Avenue/192 Russell Street from the Neighborhood Conservation "A" (NCA) District to the Office Residential (OR) District to provide **United Ambulance** the ability to improve access to their property and the ability to consider future expansions.

Chairman Gosselin recused himself due to his employer's (Peoples Heritage) ties to United Ambulance and appointed Roger Lachapelle as chairperson for this hearing. David Hediger provided staff comments and history of the proposal and explained what had come of the neighborhood meeting.

Bill Hamilton, Architect for United provided additional info and explained the need for a second access to improve traffic flow on the property.

Paul Gosselin, Executive Director for United Ambulance was available for any questions.

Acting Chairman Lachapelle asked the Board if they had any questions. Explanation were sufficient and the meeting was opened to the public. In favor, None. Concerns or questions. Evelyn Duplissis, East Ave resident voiced concerns about the institutional uses allowed in the OR zoning district and possible future occupants of United's space should they decide to move. Ms. Duplissis suggested a conditional rezoning that only applies to United Ambulance. David Hediger said that the Board should consider Ms. Duplissis' concerns in their ongoing review of uses allowed in all zoning districts, however, a conditional rezoning is not recommended.

The following motion was made.

MOTION: by **John Butler**, seconded by **John Racine** that the Planning Board send a favorable recommendation to the City Council for their consideration to rezone the property at 338 East Avenue and a portion of the property at 348 East Avenue/192 Russell Street from the Neighborhood Conservation "A" (NCA) District to the Office Residential (OR) District.

VOTED: 5-0-1

D. A proposal to amend Article XII, Section 15 of the Zoning and Land Use Code to adopt **Erosion and Sedimentation Control Standards**. Chairman Gosselin returned. Eric Cousens introduced the amendment and explained the need for the changes. Gildace Arsenault further explained the need for the changes. A brief discussion by the Board followed.

The following motion was made.

MOTION: by **John Butler**, seconded by **Tom Truchon** that the Planning Board send a favorable recommendation to the City Council for their consideration, regarding the adoption of a proposal to amend Article XII, Section 15 on the amendment to the City of Lewiston's Zoning and Land Use Code concerning Erosion and Sedimentation Control Standards.

VOTED: 6-0.

There was no one in attendance for Item E, so it was moved to hear Other Business, Item VII. A.

VII. OTHER BUSINESS:

A. Western Gateway - Island Point. Gregory Mitchell, Assistant City Administrator presented an overview of the press conference held on 01/20/2005, regarding the Western Gateway - Island Point. Greg Mitchell stated that the cities of Lewiston and Auburn are dependent on each other. Mr. Mitchell showed the Board a current aerial photograph of the Western Gateway - Island Point proposed area. The existing condition shown on the map is outlined in red and is part of the Western Gateway. This area includes the

Cowan Mill and Libbey Mill sites, comprised of two (2) acres, the CMP office building, which wraps around The Empire Theater, and Veteran's Park. The proposed Western Gateway area site is eight (8) acres in total.

The plans are consistent with the Downtown Master Plan, as approved by the Board and the Council. The rezoning has already been done. The Downtown Advisory Board (DAB) meets regularly to oversee that the goals laid out in the plan are met.

This is a phased approach. Greg Mitchell stated that the Cowan Mill comes first and can now be preserved with this plan. This plan will create 20-30 market-rate condominiums within the mill. These condos will house two (2) people per condo. Also proposed, is a full-service restaurant with a deck on a lower floor of the mill. Greg Mitchell stated that the value is the location. Phase I will start this year with completion next year. Mill Street needs to be upgraded. A 50-space below surface parking area is proposed. Riverwalk connections may be under the bridge. There will be a performance venue space to draw people to the restaurant. There will be a covered area to hold performances. People will be pointed to the Great Falls. This is a premiere location in the State of Maine and cannot be recreated elsewhere, due to waterfront regulations. There is four (4) tenths of a mile in water frontage. Under the agreement, it is the City's responsibility for parking, however, the parking also satisfies an agreement to provide parking for the Bates Mill. It is proposed to unify roads, sidewalks, etc. The redevelopment of the former CMP building is part of Phase I. Esposito's Trattoria has committed to locate here and renovations will begin within 30 days. They plan to open by mid-2005. Again, the Empire Theater building needs to come down along with the back part of the CMP building. This is all part of Phase I. Mr. Mitchell stated that the Cowan Mill will likely come before this Board. Mr. Mitchell stated that there is a Purchase & Sale Agreement between Travis Soule (SOLO Properties) and Martin Finley for the purchase of the Cowan Mill. Phase II will be the redevelopment or replacement of the Libbey Mill into a combination of hotel suites and market rate residential condominiums and retail space. Phase III (Final Phase) will be the expansion of Island Avenue and the construction of a parking structure. The redevelopment of the Cowan Mill will be \$6 million and the Libbey Mill will be \$5 million.

Phase III will include the expansion of the Libbey Mill to include market rate condos and/or a 125-150 room, high-quality hotel. A convention center is proposed across the street at Mill No. 5 of the Bates Mill Complex with a tower above it. The Cupola is proposed to be placed back on the structure. Currently the Cupola is still in storage. The total proposal for the Western Gateway - Island Point is \$21.5 million. Gregory Mitchell said that they are looking to upgrade roads, sidewalks, street beautification, lighting, parking, deck, and structure. With the proposed convention center in Mill No. 5, there will be a need for several hotels in this area. Currently the only hotel is the Hilton Garden Inn, located in Auburn.

Gregory Mitchell stated that projections on tax revenues at full build-out are \$600,000 per year. This is \$21.5 million of new valuation in the ground. Gregory Mitchell stated that the approach is to put a TIF district in this area.

Chairman Gosselin thanked Mr. Mitchell for the presentation and said that he has heard nothing but positive comments on this proposal from the public since the press release

VI. HEARINGS (Continued)

E. A proposal to amend Article II of the Zoning and Land Use Code, the definitions of adult business establishments and eating and drinking establishments. David Hediger introduced the proposed amendment as a means to clear up confusing definitions. Roger Lachapelle commented that he likes the proposed changes. Chairman Gosselin asked where the idea that tattoo parlors are taboo comes from, and why are they not considered personal services like other personal services. John Butler asked why we list tattoo parlors separately when the Standard Industrial Classification code (SIC), which we rely on for other determinations, groups them together as a personal service. Gil Arsenaault explained that many people feel that they should be separate. David Hediger explained that including them in the personal service category would make them no longer subject to the locational criteria. The board's consensus was that if considered as personal services, there would not be too many tattoo parlors because the area can only support so many.

There was no public in attendance.

The following motion was made.

MOTION: by **John Butler**, seconded by **Roger Lachapelle** that the Planning Board send a favorable recommendation to the City Council for their consideration, regarding the adoption of a proposal to amend Article II, Section 2, Article VI, Section 6, Article XI, Sections 5, 9-14, and 16-17, and Article XII, Sections 9 and 17 on the amendment to the City of Lewiston's Zoning and Land Use Code concerning the definitions of Adult Business Establishments, Adult Amusement Establishments, and Eating and Drinking Establishments with the amendment that tattoo parlors be classified as personal services.

VOTED: 6-0.

VII. OTHER BUSINESS: B. City Property Dispositions. David Hediger went through the following properties one at a time and the Board followed with discussion: 11 Tall Pines Drive, 85 College St., 33 Stillman St., 568 Old Greene Road, 98 Bradbury Rd., 41 Tarr Ave, 53 No. Temple St. (Rear), 803 Sabattus St., 47 Payne St., 1 James Ave., 65 Rideout Ave., 199 Grove St., 2&12 Reardon St., 42 Knowlton St., 54 Knowlton St., 70 Knowlton St., 88 Knowlton St., 71 Knowlton St., 31 Homer St., 32 Goodale St., 1 Osgood St., 43 Crowley Rd., 9 Ceres Ave., 35 Beechwood Ave., 142 Goddard Rd., 27 Summit Ave., 27A Martin Drive, 10 Cote St., 76 Cote St., 58 Pettingtill St. (Rear), 46 Chapel St., 51 Middle St., 11 Bridge St., 11 Jack Court, 36 Blake St., and 369 Lisbon St.

The following motion was made.

MOTION: by **John Butler**, seconded by **Stephen Morgan** that the Planning Board send a favorable recommendation to the City Council to dispose of all of the City-owned properties with consideration of the concerns shown in David Hediger's property facts sheet.

VOTED: 6-0.

C. Any other business the Planning Board Members may have relating to the duties of the Board. David Hediger explained that Art Montana, A.R.C.C. Land Surveying, Inc. is requesting to amend the lot line of Lot # 57, as shown on the plan presented to the Board. The Board was comfortable with doing this as a de minimus change.

VI. READING OF THE MINUTES: Reading of the Draft Minutes for December 13, 2004. The following motion was made.

MOTION: by **Stephen Morgan**, seconded by **John Butler** that the Planning Board accept the Planning Board Minutes dated December 13, 2004, as submitted.

VOTED: 6-0.

VII. ADJOURNMENT: This meeting adjourned at 9:05 p.m. The next regularly scheduled Planning Board Meeting is for Monday, February 14, 2005.

Respectfully submitted,

Stephen Morgan,
Planning Board Member & Secretary

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