

**CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for May 9, 2005 - Page 1 of 2**

I. ROLL CALL: This meeting was held in the City Council Chambers on the First Floor of City Hall, was called to order at 7:00 p.m., and was chaired by Jeffrey Gosselin.

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

Members Absent: None.

Staff Present: David Hediger, City Planner and Eric Cousens, Land Use Inspection Officer.

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

II. ADJUSTMENTS TO THE AGENDA: None.

III. CORRESPONDENCE: Staff Memorandum from David Hediger dated February 10, 2005.

IV. HEARING: *A proposal to add an eight (8) bay truck garage and paved parking and maneuvering areas for the Heutz Oil Company at 32 A. Plourde Parkway.* Chairman Gosselin recused himself and appointed Roger Lachapelle as Chairman.

The following action was taken.

MOTION: *by Tom Peters, seconded by Roger Lachapelle that the Planning Board waive the reading of the Staff comments and incorporate them into the record.*

VOTED: 6-0 (Approved).

Tom Peters asked about bylaws for the industrial park and a waiver for site location requirements. **Mike Gotto**, of TSI, Inc. explained that the proposed grades do require a waiver and it will be obtained from the park owners. Tom Peters asked that a note to that effect be added to the Plan.

Tom Truchon asked about the erosion control blankets noted on the Plan on slopes greater than 25%. **Chris Branch**, of TSI, Inc. explained that the Plan should read "on slopes greater than 3:1" and will be corrected.

This item was then opened to the public. There, being no public present, this item was then closed to the public and brought back to the Board.

The following motion was taken.

MOTION: *by Tom Peters, seconded by Tom Truchon that the Planning Board determines the application for Heutz Oil Company at 32 A. Plourde Parkway to add an eight (8) bay truck garage and paved parking and maneuvering areas 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 Heutz Oil Company., subject to the following condition:*

1. *Approval of waiver of South Park Covenants (Book 2708, Page 257, Androscoggin County Registry of Deeds) to be recorded specifically for this project and not for entire subdivision.*

VOTED: 6-0.

V. OTHER BUSINESS:

A. Vacancies on the Board. David Hediger has been trying to reach an interested person and should have an answer by the end of the week. Gil Arsenault mentioned a Mr. Reed that may be interested.

B. Update on council action on Latulippe Development off of Pleasant Street.

C. Summer Schedule discussion. Try to limit meetings to June 13, July 11, and August 8, 2005 for the summer.

VI. READING OF THE MINUTES: *Reading of the Draft Minutes for April 25, 2005.* The following motion was made.

MOTION: *by Tom Peters, seconded by Tom Truchon that the Planning Board accept the Planning Board Minutes dated April 25, 2005, as submitted.*

VOTED: 6-0.

VII. ADJOURNMENT: This meeting adjourned at 7:17 p.m.

Respectfully submitted,

Stephen Morgan,
Planning Board Member & Secretary

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