

**CITY OF LEWISTON**  
**SPECIAL PLANNING BOARD MEETING**  
**MINUTES for June 20, 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 5:05 p.m., and was chaired by Jeffrey Gosselin.

- **Members in Attendance:** Jeffrey Gosselin, John Racine, Stephen Morgan, Tom Truchon, and Jonathan Earle. **Associate Member:** Tom Peters.

**Staff Present:** Gil Arsenault, Director of Planning & Code Enforcement, and Jim Andrews, Director of Economic and Community Development.

**Members Absent:** Roger Lachapelle and Jim Horn.

**II. ADJUSTMENTS TO THE AGENDA:** None.

**III. CORRESPONDENCE:** Staff Memorandum from David Hediger dated June 16, 2005.

**IV. OTHER BUSINESS: *Recommendation for the City Acquisition of 39 Maple Street.***

In that there were no citizens in attendance at the meeting the Board waived the reading of the Staff Memorandum. Tom Peters asked if proper notice had been given, in that there were no citizens in attendance. Gil Arsenault stated that the meeting was posted in City Hall and the Sun Journal was notified; however, in that this item does not require a Public Hearing, no notice was published in the Sun Journal.

Jeff Gosselin asked for a brief presentation. Gil Arsenault stated that the City has the opportunity to purchase 39 Maple Street at a reasonable price and that the land would ultimately be used to support economic development activity in the Southern Gateway. The property is adjacent to a small playground and it will be demolished and used for green space or parking.

Tom Peters expressed concern that the building does not meet code requirements and represents a liability. Gil Arsenault explained that six (6) of the ten (10) residential units have been deemed to be unsafe and placarded primarily due to unsafe porches that provide a second means of egress from the building. At the time Code Enforcement placarded those six (6) units, four (4) were occupied and, at this time, two (2) are occupied. There were smoke detection issues; however, the owner has addressed those problems. The missing hard-wired smoke detectors were removed by some of the tenants. Tom Peters stated that he does not want to see the tragic fire of a number of years ago repeated, whereby the City was the owner of the property. He also asked if we could delay the sale until the tenants have relocated. Jim Andrews stated that the residential tenants will be eligible for relocation assistance and that as soon as we own the building, he will serve the required 90 day notices. Gil Arsenault made it clear that Code Enforcement will not allow the tenants in the placarded units to remain in occupancy for 90 days. Jim Andrews stated that the timing of the sale is an owner requirement and is necessary in order to purchase the property for \$275,000.00.

The following motion was made.

**MOTION:** *by Tom Peters, that the Planning Board send a favorable recommendation to the City Council to acquire the property at 39 Maple Street; to land bank the property for best and most appropriate use; to take in mind that The Public Theatre located next door needs parking; and, that Council needs to be aware that there building has code violations that pose a liability to the City. Seconded by Steve Morgan.*

**VOTED:** *5-0 (Passed).*

Gil Arsenault mentioned that there is a press conference at 9 Gendron Drive on June 21<sup>st</sup> at 1:00 PM to announce a 100,000 square foot warehouse. This project will be reviewed by the Board on June 27<sup>th</sup>.

Gil Arsenault also mentioned that the approval for St James Place will expire in August and that the developer James Gurney has requested a two- (2-) year extension that will be heard on June 27<sup>th</sup>. Gil indicated that no public notification is required for an extension, that staff recommends granting a two- (2-) year extension and that Staff has suggested to the developer that his attendance at the meeting is unnecessary. The consensus of the Board is that extension should proceed as suggested by Staff.

Gil Arsenault asked if the Board would initiate an amendment to the sign ordinance in order to allow the Public Library to install four (4) 2' x 23' banners vertically on the exterior wall of the Library that will project higher than 25'. The maximum height for projecting signs is twenty-five feet. The consensus of the Board is that they will initiate an amendment to the sign provisions.

**VII. ADJOURNMENT:** The following motion was made to adjourn.

**MOTION:** by **Tom Truchon** to adjourn this meeting at 5:18 p.m. Seconded by **Steve Morgan**.

**VOTED:** 5-0 (Passed).

The next regularly scheduled Planning Board Meeting is for Monday, June 27, 2005.

Respectfully submitted,

Stephen Morgan,  
Planning Board Member & Secretary

DMC:dmc

C:\MyDocuments\Planbrd\Minutes\PB062005MIN.wpd

The City of Lewiston does not discriminate against or exclude individuals from its municipal facilities, and/or in the delivery of its programs, activities and services based on an individual person's ethnic origin, color, religion, sex, age, physical or mental disability, veteran status, or inability to speak English. For more information about this policy, contact or call Compliance Officer Mike Paradis at (V) 207-784-5753, (TTY) 207-784-5999, or email [mparadis@ci.lewiston.me.us](mailto:mparadis@ci.lewiston.me.us).