

**CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for June 27, 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, Roger Lachapelle, Jim Horn, Stephen Morgan, John Racine, Tom Truchon, and Jonathan Earle. **Associate Member Present:** Tom Peters.
Staff Present: Gil Arsenault, Director of Planning & Code Enforcement; David Hediger, City Planner; and Eric Cousens, Land Use Inspection Officer.

II. ADJUSTMENTS TO THE AGENDA: None.

III. CORRESPONDENCE: Staff Memorandum from David Hediger dated June 23, 2005.

IV. HEARINGS: Chairman Gosselin recused himself for Items 4A, 4B and 4C due to the applicants involvement with Banknorth and appointed Roger Lachapelle as Chairman.

A. A proposal to amend the Darcy Drive Subdivision (Phase II) to create an additional eight (8), single-family house lots on Judith Street.

The following motion was made.

MOTION: by **Tom Peters**, seconded by **Steve Morgan** that the Planning Board waive the reading of the Staff Comments for all items and that the comments be placed on file.

VOTED: 5-0 (In Favor).

David Hediger summarized his Staff Memorandum dated June 23, 2005. Chairman Lachapelle asked if there was anything the applicant would like to add. **Norm Chamberlain**, Taylor Engineering explained the proposal further and that a Permit-By-Rule (PBR) would be obtained for each lot with soil disturbance closer than 75 feet from a protected resource (pond/stream/associated wetland). Tom Peters went through the list of concerns in the Staff Comments and noted the change in the street name from "Julie" to "Karen" to satisfy the Lewiston Fire Department's request. He also noted that lighting has now been shown on the plan and with a note that PBRs will be obtained has been added.

This item was opened to the public. There being no comments, this item was brought back to the Board.

John Racine asked if it was possible to extend Karen Street in the future. **Bill Turner** and Norm Chamberlain explained that there is no more land to extend the street.

The following motion was made.

MOTION: by **Tom Peters**, seconded by **John Racine** that the Planning Board determines the application for the Darcy Drive Subdivision (creation of an additional eight, single-family house lots) 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 Maine Source Realty, subject to the following conditions:

1. That Item Nos. 2, 4, 6, and 7, as noted in the Staff Comments, be addressed as conditions of approval.

VOTED: 5-0 (In Favor).

Jim Horn arrived at 7:12 p.m.

B. A proposal to construct a 101,680 SF warehouse at 9 Gendron Drive (Lot 6B) in the Gendron Business Park. David Hediger summarized his Staff Memorandum dated June 23, 2005. **Chris Branch**, TSI introduced the project and **Bob Faunce**, Land Use Planner and **Mike Gotto**, TSI were also present. Mr. Branch explained that the 100' buffer along River Road, as required at an earlier hearing will be preserved and access from River Road will be made unavailable. Bob Faunce explained that the 100' buffer and a screened dumpster pad will be addressed to Staff's satisfaction. Chris Branch noted that if a use requiring more parking is established at the property, there is room for additional parking, but for now a reduction of required parking is being requested to match the occupants limited need for parking. Tom Peters asked how many employees would be employed here and Chris Branch said 10-12. Mr. Peters asked how it will be regulated if the use expands to need more parking. It was decided that a note should be added to the plan to indicate all parking shall be provided on-site and there will be no parking in the street. Based on the applicants representation of parking need, Staff agrees that the reduction in required parking should still provide adequate parking.

Bob Faunce explained that a Permit-By-Rule (PBR) will be obtained for wetland alterations.

David Hediger noted that a traffic movement for Lot Nos. 4, 5, 6A, 6B, and 6C has been approved.

John Racine asked about the required buffers along abutting residential properties. Mike Gotto pointed out that the buffer is shown on the latest revised plan.

Jim Horn asked if the potential additional parking would be created in the environmentally-sensitive areas. Mike Gotto explained that some of it may have to be given the property layout and a note could be added to the plan to indicate that appropriate state and local permits would be obtained prior to any parking expansion.

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

The following motion was made.

MOTION: *by Tom Peters, seconded by Stephen Morgan that the Planning Board determines the application for Gendron Business Park, Lot 6B (101,680 SF warehouse) at 9 Gendron Drive 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 Gendron & Gendron, Inc., subject to the following conditions:*

1. *That a note be added to the plan that all parking is to be provided on-site and there will be no parking on the street.*
2. *If additional parking is needed, all state and local permits shall be obtained and drainage calculations shall be provided to City Staff's satisfaction.*
3. *Buffers shall be provided and maintained, as shown on the approved plan.*
4. *Items 1-8, as listed in the Staff Comments, will be addressed as conditions of approval.*

VOTED: *6-0 (In Favor).*

C. A proposal to construct a 14,500 SF office building at 218-230 Bartlett Street. David Hediger summarized his Staff Memorandum dated June 23, 2005. **Chris Branch**, TSI explained the project location and site plan. The site is already about 2/3 gravel and some impervious area will be eliminated and revegetated at the front of the property. Runoff calculations indicate that the runoff amounts remain the same for pre- and post-conditions. New water service will be installed and the existing sanitary sewer will be used. Four (4) street trees will be planted. There is no signage currently proposed, however any signage will meet city sign requirements.

Tom Peters asked about the request to designate 40% of the parking spaces as compact spaces. Chris Branch explained that there would be 10-12 employees on site and the proposed parking exceeds the Code's requirements. The Code allows up to 40% of the spaces to be designated as compact spaces. Mr. Peters suggested the condition that there be no parking on the street. Mr. Peters asked about lighting and 24 hour operation of an emergency hotline. Lights will be focused on the lot and shielded to avoid impacting abutters

and the buffers will be maintained in perpetuity. Steve Morgan asked if there will be any signage. Chris Branch said that there is none proposed at this time, but any signage would comply with the requirements of the Code.

Chairman Lachapelle asked if there were any Staff concerns. David Hediger asked about the existing retaining wall. Chris Branch explained that **Bill Peterlein**, Summit Engineering has drafted plans to remove the wall and match the slope into the existing grade. Mr. Hediger noted the modification request for the side and rear setbacks and yards.

This item was then opened to the public. There being no concerns or comments, this item was then brought back to the Board.

The following motion was made.

MOTION: by **Tom Peters**, seconded by **Steve Morgan** that the Planning Board determines the application for Tri-County Mental Health Services (14,500 SF office building) at 218-230 Bartlett Street 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 Future Capital Group, LLC, subject to the following conditions:

1. Concerns listed in the Staff Comments are conditions of approval.
2. Silt fence is to be removed when the site is stabilized.
3. Buffer and street trees are to be maintained and replaced, as necessary.
4. There shall be no parking on the street.
5. Any compact spaces (up to 40%) shall be identified as such.

VOTED: 6-0 (In Favor).

Chairman Gosselin returned to the Chairman position.

D. A proposal to place a 45-space, surface parking lot at 478 Canal Street. David Hediger summarized his Staff Memorandum dated June 23, 2005. Chairman Gosselin asked about options to prevent access to Maple street through the bank lot. David explained that because Maple is a one- (1-) way street at this point, it would force traffic onto Canal Street anyways so people would have nothing to gain by going the wrong way through the bank lot. For this reason it should not be an issue.

The following motion was made.

MOTION: by **Stephen Morgan**, seconded by **Roger Lachapelle** that the Planning Board determines the application for the City of Lewiston (45-space surface parking lot) at 478 Canal Street 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 the City of Lewiston, subject to the following conditions:

1. "Stop" and "Do Not Enter" signage to be installed at staff required locations.

VOTED: 7-0 (In Favor).

V. OTHER BUSINESS:

A. A discussion of the revision to the College Green Subdivision. David Hediger summarized his Staff Memorandum dated June 23, 2005. **Mike Gotto** explained the original approval and the proposed change from a private road to a City street. Tom Peters noted that it may be inappropriate to allow this as a De minimis change and the board should make a motion to approve it.

The following motion was made.

MOTION: by **Tom Peters**, seconded by **Roger Lachapelle** that the revised plan submitted for the Chairman's signature satisfies the April 2005 conditions of approval and that the Planning Board recognizes that the plan has been revised to show the entire length of Bowdoin Drive to be designed and constructed to City Street standards and that no approved signed mylars are released until Public Services has approved the revised road design.

VOTED: 6-0-1 (Passed). Chairman Gosselin abstained.

B. A request for a two- (2-) year extension of approval for construction of the St. James Place Subdivision. David Hediger summarized his Staff Memorandum dated June 23, 2005. The applicant was not present. Tom Peters asked about having the applicant here in the future so Staff is not put in the uncomfortable position of defending a project that they may not agree with. Staff agreed that it would be better to have the applicant present.

The following motion was made.

MOTION: *by John Racine, seconded by Jim Horn that the Planning Board grant the two- (2-) year extension of approval to St. James Builders for the St. James Place Subdivision, subject to the following:*

1. *That a revised Subdivision Plan be submitted with a note added indicating that an extension of approval was granted for this subdivision by the Planning Board on June 27, 2005 and that said extension of approval shall expire after a period of 24 months after the extension date of approval if substantial development has not begun.*

VOTED: 7-0 (Passed).

C. A discussion on the major effort in the L/A area to improve the connections in and between the cities - "Connecting L/A". This item was brought to the Planning Board as a brief update on the progress being made on this project, therefore, no action is necessary. David Hediger presented the update. MTA improvements to exit 80 should be completed this year. Tom Peters suggested that until they are complete, it may be prudent to have a police officer posted at the exit to direct traffic and prevent traffic from backing up onto the turnpike. It was noted that Staff could draft a letter expressing the boards concerns.

D. Any other business the Planning Board Members may have relating to the duties of the Board. None.

VI. READING OF THE MINUTES: Reading of the Draft Minutes for May 9, 2005, June 6, 2005, and June 20, 2005. The following motion was made.

MOTION: *by Tom Peters, seconded by Jim Horn that the Planning Board accept the Planning Board Minutes dated May 9, 2005 and June 20, 2005, as submitted.*

VOTED: 7-0 (Passed).

MOTION: *by Steve Morgan, seconded by John Racine that the Planning Board accept the Planning Board Minutes dated June 6, 2005, as submitted.*

VOTED: 6-0. (Tom Peters abstained, due to his absence at the June 6, 2005 Meeting).

VII. ADJOURNMENT: There was no motion taken for adjournment. The next regularly scheduled Planning Board Meeting is for Monday, July 18, 2005.

Respectfully submitted,

Stephen Morgan,
Planning Board Member & Secretary

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