

**CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for August 8, 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, Jim Horn, Tom Truchon, John Racine, Stephen Morgan, and Jonathan Earle.

Members Absent: None.

Associate Member Present: Tom Peters.

Student Member Present: Wade Morgan.

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

II. ADJUSTMENTS TO THE AGENDA: None.

III. CORRESPONDENCE: Staff Memorandum from David Hediger, City Planner dated August 4, 2005. Letter from Roger Richard requesting that his earlier request be tabled.

IV. HEARINGS:

A. A proposal for an eight- (8-) lot, residential subdivision located at 669 Old Greene Road/52 No Name Pond Road. David Hediger summarized this request to the Board.

Again, Roger Richard is requesting a tabling of this item until the next Planning Board Meeting. The following motion was made.

MOTION: by **Tom Peters**, seconded by **Steve Morgan** that the Planning Board, at the request of the applicant, Roger Richard, table this item for the next regularly scheduled Planning Board Meeting to be held on Monday, September 12, 2005.

VOTED: 7-0 (Passed).

B. A proposal for the construction of a 3,500 SF convenience store with fuel pumps, a Dunkin' Donuts drive-thru, a sandwich shop, and a 1,200 SF automatic car wash at 1930 Lisbon Street.

David Hediger summarized his Staff Memorandum dated August 4, 2005.

Mike Gotto from Technical Services, Inc. (TSI) further explained the proposal and showed a rendering of the convenience store. Tom Peters asked how the elimination of the entrance/exit onto south Lisbon Road will impact the project? **Jeremiah Bartlett** from Gorrill-Palmer Traffic Engineers, explained that it will not impact traffic for the project, it will just require locals to enter the site from Lisbon Street. **Bob Faunce**, Planner, explained the difference between City and State site distance standards. The state requires 225' and the City requires 250. The proposed South Lisbon Road access meets the state standard, but not the City standard.

Chairman Gosselin explained that the board should discuss and make a motion with a recommendation to the City Council on the Traffic Movement Permit for this project. The discussion for now should be on the project.

This item was then opened to the public for those in favor.

Omer Morin, abutter, is in favor of the project.

Clarence Letourneau, owner of Pine Haven Park, supports the project.

This item was then opened to the public for those in opposition.

Greg FitzSimmons, nearby property owner and resident, is opposed to tanks in the ground, due to MTBE Pollution of groundwater. **Chris Branch**, from TSI, explained that there is no aquifer in this area and that the tanks will comply with all environmental regulations to prevent such pollution. Steve Morgan asked about City water. City Water services the proposed site, but stops at Foss Road. Most homes beyond Foss Road are serviced by private wells. John Racine noted that there is a gas station just down the road from the proposed site and asked if there are any groundwater problems from that one? Mike Gotto said that they are not aware of any and that the new gas station will have tanks that meet or exceed today's standards. John Racine asked how far is Mr. Fitzsimmons home from the proposed project. Mr. Fitzsimmons explained that it is nearly a mile to the mobile home park that he lives in. Chris Branch explained that the DEP will require them to have monitoring wells near the tanks and other preventative measures. David Hediger noted that the Board could initiate a change in the Code to make Lewiston's Ordinance consistent with state sight distance standards.

The public portion of this item was closed and brought back to the Planning Board and the following motion was made.

MOTION: by **John Racine**, seconded by **Tom Truchon** that the Planning Board determines the application for the Petronino retail facility (for the construction of a 3,500 SF convenience store with fuel pumps, a Dunkin' Donuts drive-thru, a sandwich shop, and a 1,200 SF automatic car wash) at 1930 Lisbon 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 Nino Corporation, subject to the following conditions:

1. South Lisbon Road access shall not be constructed or utilized, unless the site distance standards of the state and local requirements are met (local requirements will likely change in the near future).
2. DEP Approval shall be obtained prior to the issuance of a Building Permit.
3. Signature block to be added to the plan.
4. Standard 24-month expiration note to be added to the plan.
5. A Traffic Movement Permit shall be obtained prior to the City's release of mylars.

VOTED: 7-0 (Passed).

V. OTHER BUSINESS:

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

VI. READING OF THE MINUTES: *Reading of the Draft Minutes for June 27, 2005 and July 18, 2005.* The minutes were not read at this meeting.

VII. ADJOURNMENT: This meeting adjourned at 7:30 p.m. The next regularly scheduled Planning Board Meeting is for Monday, September 12, 2005.

Respectfully submitted,

Stephen Morgan, Planning Board Member & Secretary

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