

**CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for October 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, Roger Lachapelle, Stephen Morgan, Jim Horn, Tom Truchon, and Jonathan Earle.

S **Members Absent:** John Racine.

S **Associate Member Present:** Tom Peters.

S **Staff Present:** Gregory Mitchell, Assistant City Administrator; 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:** 1. Staff Memorandum from David Hediger, City Planner, dated October 20, 2005; 2. E-mail from ADP Inc. regarding Blackberry Knoll Subdivision; and 3. E-mail from Public Services Blackberry Knoll Subdivision. The following motion was made.

**MOTION:** by *Tom Peters*, seconded by *Tom Truchon* that the Planning Board accept the above correspondence, place it on record, and read it at the appropriate time.

**VOTED:** 6-0 (Passed).

**IV. HEARINGS:**

A. *A proposal for a four- (4-) lot residential subdivision located at 1046 Main Street (Blackberry Knoll Subdivision).* David Hediger summarized this portion of his Staff Memorandum dated October 20, 2005.

On behalf of Robert Coulombe, Associated Design Partners, has requested a continuation of this Public Hearing, pending direction from the City of Lewiston Public Works Department on the design of the proposed street, and for this item to be tabled to the November 14, 2005 Planning Board Meeting. There were people in attendance to hear about this item so the board decided to listen to their concerns at this time and pass those along to the developer.

*Dan Dube*, Main Street, asked when the request to table the item was received. It was forwarded to the board today.

*Theresa Beaudette*, Nimitz Street, would like to be at the meeting when the item will be heard.

*Sarah Legare*, Main Street, would like to be contacted if the plans change before the next meeting.

David Hediger explained that if the item is tabled again at the November 14, 2005 meeting, a new public notice will be sent to those that received them for this meeting when the item is ready to be reviewed by the Board.

The following motion was made.

**MOTION:** by *Tom Peters*, seconded by *Steve Morgan* that the Planning Board, at the request of *Associated Design Partners*, table this item until the November 14, 2005 Planning Board Meeting.

**VOTED:** 6-0(Passed).

**B. A proposal to construct a 6,500 square foot equipment storage and general office building at 153 Goddard Road (Dube Gravel).** David Hediger summarized this portion of his Staff Memorandum dated October 20, 2005. **Denis Lemieux**, DLL Associates, presented a summary of the site plan, stormwater management plan and water and sewer agreement with Public Services. No lighting is proposed. A note indicating the 24-month expiration of approval will be added to the plan.

Tom Peters asked how Staff or the board could waive parking requirements. The code allows both Staff and the board to look at the specific needs of a project and also consider that there is a large gravel area surrounding the proposed paved parking.

The property owners financial capacity to complete the project was discussed. It was found to be satisfactory.

Tom Peters asked about the abandoned sewer line that is proposed for reuse. The line will be cleaned, inspected, and repaired if necessary. Public Services is satisfied that conditions 1 and 2 in the Staff comments have been met.

The following motion was made.

**MOTION:** by **Steve Morgan**, seconded by **Tom Truchon** that the Planning Board determines the application for the Lewiston Gravel Company (d.b.a Dube Gravel Company, Inc.) (to construct a 6,500 square foot equipment storage and general office building) at 153 Goddard Road 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 Lewiston Gravel Company (d/b/a Dube Gravel Company, Inc.), subject to the following condition:

1 The standard 24-month expiration note be added to the mylar plan.

**VOTED:** 6-0 (Passed).

**C. A proposal for a Conditional Use Permit to establish a lodging house at 377 Main Street (The Holland-Drew House).** David Hediger summarized this portion of his Staff Memorandum dated October 20, 2005. The applicant chose not to add anything, but was available for questions.

**Timothy** and **Amy Pratt** complained about outside drinking at a neighboring building and they don't want that to happen at this building. **Richard** and **Alina Burke** explained their strict rules at a rooming house that they currently own.

**Wayne Bagley**, 369 Main Street, has to sweep trash, empty bottles, etc. from the building on the other side of his property and does not want the same problem at 377 Main Street. Richard Burke again explained that he has strict rules and enforces them with the help of the L.P.D., if necessary.

The public portion was then closed and brought back to the Planning Board.

Tom Peters asked about parking. There are 12 units proposed and only 10 parking spaces. Mr. Burke explained that they own a lot on Holland Street that can provide for overflow parking.

The following motion was made.

**MOTION:** by **Tom Peters**, seconded by **Steve Morgan** that the Planning Board determines the use is substantially similar to hotels, motels, and inns which is a specifically listed use in the district in accordance with Appendix A, Article V, Section 3(g) of the code of ordinances of the City of Lewiston.

**VOTED:** 6-0 (Passed).

The following motion was made.

**MOTION:** by **Tom Peters**, seconded by **Tom Truchon** that the Planning Board determines the application for a Conditional Use Permit to establish a lodging house at 377 Main to be complete; grants approval of the modification/waiver checklist; that this application meets all of the necessary approval criteria contained under Article X, Section 3 and Article XIII, Section 4 of the Zoning and Land Use Code; and grants approval to Alina & Richard Burke, subject to the following conditions:

1. The applicant shall track any problems as to not overburden the neighbors.
2. A waiver is granted on the submission of a mylar site plan since no site improvements are being proposed as part of the change of use to a lodging house.
3. The Conditional Use Permit is valid for two (2) years, as per Article X, Section 5 of the aforementioned code.
4. That a Certificate of Appropriateness be obtained from the Lewiston Historic Preservation Review Board prior to any exterior improvements being made.
5. That the Fire department requirements for safety will be met.

**VOTED:** 6-0 (Passed).

**V. OTHER BUSINESS:**

**A. De minimis change to the Jean Paul Doyon Subdivision (Larry R. Morin) at 293 Central Avenue.** David Hediger summarized this portion of his Staff Memorandum dated October 20, 2005.

The Planning Board determined the application submitted by Larry R. Morin to be a "De minimis" change to the Jean Paul Subdivision, in accordance with Article XIII, Section 3 (k) of the Zoning and Land Use Code.

**VOTED:** 6-0 (Passed).

**B. A request to the Planning Board to initiate an amendment to the sign ordinance.** The following presentation was made by Staff to the Planning Board. The board voiced concerns with flashing or moving signs and limiting sign size.

The following motion was made.

**MOTION:** by **Tom Peters**, seconded by **Steve Morgan** that the Planning Board direct Staff to prepare an amendment to Article XII, Section 16, Signs, for the Board's consideration at a future meeting, with consideration of the boards concerns to be included.

**VOTED:** 6-0 (Passed).

**C.** Update pertaining to City Council's actions regarding traffic impact fees, Exit 80 rezoning, and Crowley Road conditional rezoning (Jalbert Junkyard). Staff provided the following update to the Planning Board. The Board would like to see a traffic study including a look at impacts to Lisbon Street.

**D. Any other business Planning Board Members may have relating to the duties of the City of Lewiston Planning Board.** The board discussed the meaning and intent of the code's de minimis change language.

The Board discussed financial capacity and the need to look more closely at it for each project. Tom Peters offered to review a sample Financial Capacity Letter, if Staff drafted one.

**VI. READING OF THE MINUTES: *Reading of the Draft Minutes for August 8, 2005, September 12, 2005, and September 26, 2005 Planning Board Meetings.***

The following motion was made:

**MOTION:** *by Steve Morgan, seconded by John Earle that the Planning Board accept the Planning Board Meeting Minutes for August 8, 2005 and September 26, 2005 Planning Board Meetings, as submitted.*

**VOTED:** *6-0 (Passed).*

**VII. ADJOURNMENT:**

The following motion was made to adjourn this meeting.

**MOTION:** *by Steve Morgan, seconded by Tom Truchon to adjourn this meeting.*

**VOTED:** *6-0 (Passed).*

The next regularly scheduled Planning Board Meeting is for Monday, November 14, 2005.

Respectfully submitted,

Stephen Morgan,  
Planning Board Member & Secretary

EC:dmc

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