

City of Lewiston
PLANNING BOARD MEETING
Minutes of July 16, 1996

I. ROLL CALL

The meeting was called to order at 7:10PM

Members present: H. Milliken, D. Theriault, T. Peters,
H. Skelton, M. Goulet
Members absent: L. Zidle, D. Jacques
Staff present: J. Lysen, G. Dycio, C. Revell
Lewiston High Student Daniel Grenier

II. READING OF THE MINUTES

MOTION: By Mr. Skelton, seconded by Mr. Theriault to accept the minutes of June 25, 1996 and place on file.

VOTE: Passed 4 - 0 - 1 (Mr. Goulet abstained since he was not present at the 6/25/96 meeting.)

III. CORRESPONDENCE

MOTION: By Mr. Skelton, seconded by Mr. Theriault to accept the following two pieces of correspondence and place on file:

1. Memo from S. Johnson dated 7/15/96 regarding Vineyard Christian Fellowship;
2. Memo from M. Lajoie dated 7/9/96 regarding Vineyard Christian Fellowship;
3. Memo from M. Kelly dated 7/9/96 regarding Vineyard Christian Fellowship.

VOTE: Passed 5 - 0

(The following agenda items were taken out of order for the convenience of the applicants.)

V. REVIEW OF DEVELOPMENT PROPOSALS - FINAL HEARING

A. Vineyard Christian Fellowship - Parking Lot Expansion (9 Foss Road)

Robert Faunce, of Technical Services, Inc., on behalf of Thomas Weston and the Vineyard Christian Fellowship, has submitted plans for a proposal to construct an additional parking area with forty-nine (49) spaces. The Planning Staff has determined the proposal to be a minor amendment as outlined under Article XIII, Section 3 (1)(7) of the Zoning and Land Use Code. Therefore, the proposal only requires one meeting before the Planning Board.

Pursuant to Article XIII, Section 3 (h)(5), the applicant is requesting a modification and a number of waivers and non-applicable status requests to the application requirements listed under Section 3 (h)(1-4). Upon review of the requests Staff finds that, in our opinion, the requests are justified and recommends that the Board grant them. The Planning Staff has reviewed the proposed plans and has no concerns with the proposal. Copies of the plans and related information have been sent to the Police, Fire and Public Works Departments for their review and comments. However, Staff has not received any comments to date. Due to the minor nature of the project, Staff does not anticipate any major concerns, and will forward comments to the Board as soon as they are received. Therefore, the Planning Staff recommends that the Planning Board grant final approval to the project with the condition that any concerns raised by the Police, Fire or Public Works Departments be adequately addressed prior to construction of the additional parking area. Mr. Lysen closed by noting that at this time neither the fire department nor the police department have any concerns.

General discussion ensued over size of parking lot. Audience participate Lorraine Comeau asked for clarification of the project to which Mr. Lysen obliged.

MOTION: By Mr. Skelton, seconded by Mr. Goulet that the requested waivers of submission requirements by Vineyard Christian Fellowship be granted because of the size of the project and the

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circumstances of the site such requirements would not be applicable or would be an unnecessary burden upon the applicant and that such waivers do not adversely affect the abutting landowners or the general health, safety and welfare of the city.

VOTE: Passed 5 - 0

MOTION: By Mr. Skelton, seconded by Mr. Goulet that the application of Vineyard Christian Fellowship meets all the approval criteria under Article XIII, Section 4 and further that the Board grant final approval to the project.

VOTE: Passed 5 - 0

B. Chestnut Hill Estates - 4th Extension of Approval

Mr. Dycio informed the Board that Robert Faunce, of Technical Services, Inc., on behalf of Richard Tonoli, has submitted a request for a fourth two-year extension to the Planning Board's approval of the Chestnut Hill Estates development (see attached letter from Robert Faunce dated June 24, 1996). The Zoning and Land Use Code requires that the applicant show good cause for the request, the request be made sixty (60) days prior to the expiration of approval, and that it be heard as a minor amendment by the Planning Board. In Staff's opinion, the request meets all of the applicable requirements. Therefore, Staff recommends that the request for the extension be granted. Mr. Dycio closed by noting that no plans are submitted at this time since this is only a request for an extension.

Mr. Faunce came forward and reviewed the history of the project with the Board noting that it was originally designed under the old Code while he showed the Board a copy of the original plan. Mr. Faunce also noted that due to the low cost of single family homes, road installation is not justified at this time and accordingly, cannot go through with Phase I. It was noted that there are no limitations on requests for extensions. It was also noted by Mr. Faunce that the current Code encourages applicants to build on the front of their property and discourages development to the rear of lots. Accordingly, it was noted that the City should improve access to municipal sewer and water, and promote back lot development. Mr. Lysen added that hopefully the Comp Plan Update will address this and similar problems. Discussion then ensued over the interpretation of the word *extension(s)* as noted in Article XIII, Section 11, page 164. Mr. Dycio added clarification by referencing Article II, Section 1, "Meaning of Words in the Zoning and Land Use Code. The Board was in agreement that the use of the word *extensions* was appropriate. Chairman Milliken opened and then subsequently closed the Public Hearing portion of the meeting after receiving no input from the audience.

MOTION: By Mr. Theriault, seconded by Mr. Peters that the application of Chestnut Hill Estates meets all of the approval criteria under Article XIII, Section 4 and Article XIII, Section 5 and further that the Board grant approval to the extension request.

IV. PUBLIC HEARING

A. Review of the draft update of Lewiston's Comprehensive Plan

Mr. Lysen opened by noting the Housing component of tonight's meeting will be not be discussed since Attorney Andrew Choate could not be present. Board discussion evolved as follows.

Mr. Lysen informed that the basis of the Historic Preservation plan was to work the new into the old; also noted was the intent to enhance open space and recreation areas; use natural resources and encourage bikes and pedestrians; incorporate mixed used of building. Mr. Theriault questioned who how the sub committees were chosen to review each of the the Plan's components. He continued by stating his opinion that the Planning Board should have stated authority to both compile and review the Comp Plan since the Planning Board has the final care of the Plan. Mr. Theriault feels the Plan should be reviewed annually to determine what programs (i.e. LCIP, CDBG, etc.) may affect the Plan and make note accordingly. Mr. Peters requested clarification as to what is expected of Board members while reviewing the draft of the Plan update. Mr. Lysen continued, noting the desire to increase residential use of the downtown as well as encourage a mix of businesses. Lysen referenced the fire dangers present in the Little Canada area and the need to provide alternate housing to the citizens who leave that area.

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Natalie Dunlap/316 Wester Street Questioned who is going to move downtown and why does Public Works get to say how monies are spent. Stated that she felt the Plan lacked direction and priorities, and needed better responsibility and dates for completion of recommendations. She concluded by noting that the plan was "absolutely ridiculous with no substantiating documentation".

Dan Hebert/Old Lisbon Road Feels Plan is an example of one extreme (last plan update) to another in that the last plan chased away business and now the current update is pushing for downtown revitalization; would prefer to see improvements to major corridors instead. Also believes that current update is making same mistakes as last update. Closed by noting how hard it is to "sell" Lewiston.

Board discussion continued. Noted, this is a ten year plan and needs to address all aspects of city growth. Mr. Goulet noted that there is no "Class A" office space available and that it is cheaper to build than to renovate; this is another aspect the Plan should address.

Estelle Rubinstein/22 Woodside Drive Shared how she works with inner City residents and supports the Comp Plan committee's efforts.

Robert Faunce/RR1 Box 1146/Hebron Believes community is not proud of downtown, finds downtown dirty, particularly Lisbon Street, and uncared for. Currently rents office space on Main Street. Wants enhanced Code Enforcement to address decay. Councilor Joyce Bilodeau took acception to Faunce's comments noting downtown redevelopment which has started to address blight problem.

Mr. Goulet who shares the same office building as Mr. Faunce noted that one hour meter parking was a problem as well as lack of parking and road configurations. Extensive discussion ensued as to whether Plan actually addresses pertinent issues.

Chairman Milliken called for a five minute recess at this point with the meeting reconvening at 9:20PM at which point Milliken reiterated the purpose of the Plan and its intended goals.

Mr. Lysen informed the Board that Parks and Recreation Director Maggie Chisholm will be present at the August 6th meeting to review the recreation and open space component. Also, a closer look will be given to responsibilities and dates of completion. Mr. Peters recommended that goals also involve private sector and that each section be prioritized, especially to direct funding when available. Once again, Mr. Theriault stressed the need for an annual review of the Plan. In response to Councilor's Bilodeau questions, Mr. Lysen noted that currently there is no review process in place. Due to time constraints, it was agreed to schedule another public hearing on July 30th to continue the review of the Plan update in addition to the already scheduled hearings of August 6th and the final of August 15th. Venise Trafton will be approached for the use of the Lewiston Housing Authority community building at Hillside for the meeting of the 30th.

VI. OTHER BUSINESS

None.

VII. ADJOURNMENT

MOTION: By Mr. Peters, seconded by Mr. Skelton to adjourn at 10:05PM.

VOTE: Passed 5 - 0

Respectfully submitted,

Marc Goulet
Secretary