

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for August 8, 2011

- I. **ROLL CALL:** The meeting was held in the City Council Chambers on the First Floor of City Hall and was called to order at 5:30 p.m. Chairperson, Lucy Bisson, chaired the meeting.

Members in Attendance: Lucy Bisson, Bruce Damon, Denis Fortier, Paul Robinson and Eric Potvin

Members Absent: Kevin Morissette and Trinh Burpee

Associate Member Present: Michael Marcotte and Sandra Marquis

Staff Present: David Hediger, City Planner and Cathy Lekberg, Administrative Assistant, Economic & Community Development

Lucy appointed Michael Marcotte and Sandra Marquis as full voting members for this meeting.

II. **ADJUSTMENT TO THE AGENDA:**

Addition of an Executive Session to discuss real estate negotiations, of which the premature disclosure of the information would prejudice the competitive bargaining position of the City.

III. **CORRESPONDENCE:** Revised Agenda and Executive Session Comments

The following motion was made:

MOTION: by **Denis Fortier** to accept the revised Agenda and the Executive Session Comments. Second by **Paul Robinson**.

VOTED: **5-0-1 (Passed. Abstained – Michael Marcotte)**

Bruce Damon arrived at meeting at 5:40 p.m.

IV. **PUBLIC HEARINGS:**

- a. An application submitted by Rod Gagne on behalf of Maine Urban Properties, Inc. to amend a Planning Board condition of approval to allow screen printing and other uses as permitted in the Highway Business district at the property located at 724 Main Street.

Rod Gagne stated he is representing Maine Urban Properties for Raymond Lombard. He stated in 2007 he obtained the Friend's Lodge approval for this spot. He stated that they would like to add a printing shop and is here to talk about the parking. He stated the bar has been open since 2007 and they have had no complaints with the parking. He stated the bar is pretty much in the back and the customers usually park in the back. They have had no complaints from neighbors in the area. He

stated they have a hand shake agreement from the Salvation Army to use 15 parking spaces but they will not sign a contract.

Lucy asked if the bar entrance is in the back and Rod stated yes. Lucy asked where the printing shop entrance would be and Rod stated that they would be entering from the front. Lucy asked Robert Barcelou, screen print operator if he only has three employees and Robert stated yes and two will not be there most of the time. He stated that he and his fiancé float in and out trying to sell their product. He stated there would only be one or two cars parked at a time.

Bruce asked what are the hours for the bar operation and Rod stated the bar operates from 10:00 a.m. to 1:00 a.m. He stated the only time parking would be an issue is if they have a fundraiser.

Paul stated that if you have an agreement with Salvation Army for parking, you may want to use it as parking might be kind of tight. He stated there is no parking on Main Street but people sometimes get creative when parking. Rod stated that there is no parking on Main Street at all and they have never had a problem.

Michael asked how many parking spaces will be required for all of the businesses combined. David stated that if the spaces were not shared, it would be 24 spaces. David stated that the bar was approved to use 13 of the spaces and that the number of spaces is based on the number of seats in the bar.

Mike asked about the fencing or roping that now exists between their property, the Salvation Army and the bottom of the railroad bed. Rod stated there are some chairs, probably a rest area for Salvation Army employees and a chain link fence. He stated they put that fence in because they did not want traffic cutting through the properties.

Michael stated that the letter giving authorization to speak on behalf of Raymond Lombard had a misspelling and it also is an unnotarized document. He stated he has concerns about both of those issues. David stated that he typed the letter upon Mr. Lombard's request and was responsible for the typo.

Denis stated that there have been no issues there with parking including the bar.

Lucy stated there is no one in attendance so she would not open it up to the public and entertained a motion from the Board.

The following motion was made:

MOTION: by **Denis Fortier** to consider the application by Rod Gagne on behalf of Maine Urban Properties to amend a Planning Board condition of approval to allow screen printing and

other uses as permitted in the Highway Business district at the property located at 724 Main Street and find that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article X, Section 3, Article XII, Section 17, and Article XIII, Section 4 of the Zoning and Land Use Code and to grant approval to Maine Urban Properties, Inc. to allow screen printing and other light industrial uses as permitted in the Highway Business district at the property located at 724 Main Street subject to the following conditions:

1. That the site plan be amended eliminating parking spaces labeled Nos. 9 and 17 (a previous condition of approval);
2. That a signature block be added to the site plan for the Planning Board's approval signature (a previous condition of approval);
3. That a note is added to the site plan stating that "Given the limited parking on site, use of the property is limited to light industrial, cold storage, tradesman's office, and a drinking place. The drinking place may not have more than 36 seats and may not exceed 1,500 square feet, given the limited parking. Any expansion of the drinking place or additional seating may be permitted upon additional review and approval from the Planning Board."
4. That the Certificate of Occupancy for this drinking place and any City licenses required for this and future drinking places may not have more than 36 seats and may not exceed 1,500 square feet, given the limited parking. Any expansion of the drinking place or additional seating may be permitted upon additional review and approval from the Planning Board" (a previous condition of approval).
Second by **Paul Robinson**.

VOTED: 7-0 (Passed)

V. OTHER BUSINESS:

- a. Executive Session to discuss real estate negotiations, of which the premature disclosure of the information would prejudice the competition bargaining position of the City.

The following motion was made:

MOTION: by **Bruce Damon** that the Planning Board go into executive session pursuant to 1 M.R.S.A. § 405(6)(C) to discuss real estate negotiations, of which the premature disclosure of the information would prejudice the competitive bargaining position of the City. Second by **Sandra Marquis**.

VOTED: 6-0-1 (Passed. Abstained – Michael Marcotte)

Paul Robinson left the meeting at 6:45 p.m.

The following motion was made:

MOTION: by **Denis Fortier** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation for the City Council's consideration the disposition of said real estate as discussed during the Planning Board's executive session held on August 8, 2011. Second by **Eric Potvin**.

VOTED: 6-0 (Passed)

- b. Zoning and Land Use Updates/Matrix

All Planning Board members agreed that a public hearing should be scheduled for September 12, 2011 or September 26, 2011.

- c. Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

VI. UNFINISHED BUSINESS:

- a. Community Gardens Amendment
- b. Discuss proposed open space revisions, consolidation of the SR district.

VII. READING OF MINUTES:

The following motion was made:

MOTION: by **Michael Marcotte** to accept the July 11, 2011 minutes as presented. Second by **Denis Fortier**.

VOTED: 6-0 (Passed)

VIII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Denis Fortier** that this meeting adjourns at 6:56 p.m. Second by **Sandra Marquis**.

VOTED: 6-0 (Passed).

The next regularly scheduled meeting is for Monday, August 22, 2011 at 5:30 p.m.

Respectfully Submitted:

Denis E. Fortier, Secretary