

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for March 26, 2012

- 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.
- II. **Members in Attendance:** Lucy Bisson, Bruce Damon, Kevin Morissette, Trinh Burpee, Walter Hill and Paul Robinson

Members Absent: Eric Potvin

Associate Member Present: Michael Marcotte and Sandra Marquis

Staff Present: David Hediger, City Planner, Gil Arsenault, Director of Planning & Code and Cathy Lekberg, Administrative Assistant, Economic & Community Development

Michael Marcotte was appointed full voting member for this meeting.

- III. **ADJUSTMENT TO THE AGENDA:** None

- IV. **CORRESPONDENCE:** None

- V. **PUBLIC HEARINGS:**

- a. Consider an application submitted by Gendron Drive, LLC for the creation of a three lot subdivision at 91 Ferry Road with access provided by a 150' extension of Grande Avenue.

David read staff comments.

Mike Gotto from Stoneybrook Consultants explained to the Board with a map what they were proposing to do.

Lucy asked if lot two will have an access to Ferry Road and Mike Gotto said it will have a field entrance similar to a gravel drive and will have access to one of the lots. Paul asked if this would be residential and Mike Gotto stated there will be two new homes. The remaining land would be combined with land owned by Gendron & Gendron.

Lucy opened the project to the public.

Mike Blais who lives at 10 Grande Avenue was concerned what the impact this extension will have on their quiet neighborhood. He thought that the extension should have been considered part of the Grande Avenue Estates which has restrictions, for example: no junk cars, no two family homes and no mobile homes. Lucy asked David if this extension would allow two family homes and David stated no, it would only allow single family homes. Lucy asked why this did not fall under the Grande Avenue Estates and Mike Gotto

said he checked with the lawyers and this land was not subject to those restrictions and cannot be enforced on the two new homes. David stated that the restrictions on a deed are not enforceable but the Planning Board could consider restrictions.. Gil stated that the Board could make suggestions on restrictions to the developer but that was it. Walter commented that a similar situation happened in his neighborhood and neighbors had to hire their own lawyer to fight for them.

Mike Blais asked about noise at night in the neighborhood and Gil stated there is no noise standard for residential development. He said they should call the police if there are loud parties or construction equipment running late at night. Mike Blais also mentioned snowmobiles driving by their property at night and Gil said they need to call the police to stop this.

Lucy closed the item to the public.

Bruce asked if the 50 foot right of way to the remaining land would be paved and would this change the impervious part of the project and Mike Gotto stated at this time it will not be paved and driveways are not a part of the impervious areas.

There was discussion about a note on the plan referencing title to land owned by the Blais needed to extend Grande Avenue for public acceptance. Mike Gotto explained that the Blais held the title to a section of land needed to gain access to the subdivision and that he would work with the Blais and City to have the road accepted. It was noted that if title was not secured, the road may end up becoming private street. Lucy asked if they should approve the subdivision as both a public or private street. David suggested the Board approve what has been presented as a city street. If the road needs to become private, the applicant will need to come back to the Planning Board.

Bruce asked if Grande Avenue has city services and Mike Gotto said it has electricity only, no City water and sewer.

The following motion was made:

MOTION: by **Bruce Damon** find that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article XIII, Sections 4 and 5 of the Zoning and Land Use Code and to grant approval to Gendron Drive, LLC for the creation of a three lot subdivision at 91 Ferry Road with access provided by a 150' extension of Grande Avenue subject to the following conditions:

1. Note 11 on the plan labeled "Subdivision Plan Gendron Drive LLC" be amended to reference the current expiration of approval language contained in Article XIII, Section 11 of the Zoning and Land Use Code.
2. Note 12 on the plan labeled "Subdivision Plan Gendron Drive LLC" be amended to state a performance guarantee

in an amount to the City's satisfaction to cover the costs for all the proposed public improvements will be provided to the City of Lewiston prior to construction or issuance of any building permits.

Second by **Paul Robinson**.

VOTED: 7-0 (Passed)

- b. An application submitted by the City of Lewiston Public Works Department to renovate 1,700 square feet at Lewiston Memorial Armory and construct 22 on-site parking spaces at 65 Central Avenue for the relocation of the Lewiston Senior Program. The project will also create angled on-street parking on Vale Street and Central Avenue.

David read staff comments.

Dave Jones stated that he did not have any more to add to David's comments. He asked if the Board had any questions. Lucy asked what a rain garden is and Dave Jones explained this storm water improvement. Mike asked where this garden would be and Dave Jones showed him where it would be located on the map. Mike asked how much the garden would cost and Dave Jones said under \$10,000. Bruce asked if there would be angled parking off of Central Avenue where there is currently parallel parking and would they be moving the sidewalk closer to the armory. Dave Jones responded they will not be moving the sidewalk closer and the angled parking will help slow traffic. Bruce asked if Vale Street will be angled parking and Dave Jones stated yes. Bruce asked if snow would be plowed into the rain garden and Dave Jones stated only a small amount. Mike asked if the angular parking would be available in the winter and Dave Jones stated yes. Trinh mentioned people leaving the armory and that it would be difficult when all of the buses are parked there. Dave Jones answered there are 60 new parking spaces in other areas and people will be encouraged to park in these spaces. Mike asked who will maintain the rain garden and Dave Jones said that Public Works will maintain it.

The following motion was made:

MOTION: by **Paul Robinson** finds that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article XIII, Sections 4 of the Zoning and Land Use Code and to grant approval to the City of Lewiston to renovate 1,700 square feet at Lewiston Memorial Armory and construct 22 on-site parking spaces at 65 Central Avenue for the relocation of the Lewiston Senior Program subject to the following conditions:

1. The storm water management narrative and submitted site plans with proposed rain garden must be stamped by a professional engineer prior to any construction activity commencing.

- 2. Prior to any certificates of occupancy being issued for the conversion of the space within the armory for use by the senior program, certification from a professional engineer will be required that the storm water improvements have been completed in accordance with the approved plan.

Second by **Trinh Burpee**.

VOTED: 7-0 (Passed)

- c. Provide a recommendation on a proposed amendment to Appendix A, Article XII, Section 16(b) of the Zoning and Land Use Code specifically authorizing the removal of political signs by a code enforcement official.

David briefly explained the changes to the political signs code.

Bruce asked who can remove the signs and David stated planning and code staff. Bruce asked if public works people could also and David stated yes if authorized and when they have time.

The following motion was made:

MOTION: by **Walter Hill** pursuant to Article XVII, Section 5 of the Zoning and Land Use Code to send a favorable recommendation for the City Council's consideration a proposal to amend Article XII, Performance Standards, Section 16(b)(1) of the Zoning and Land Use Code of the City of Lewiston providing authorization for staff to remove illegal political signs. Second by **Bruce Damon**.

VOTED: 7-0 (Passed)

VI. OTHER BUSINESS:

- a) Zoning Matrix

After discussion, the Board agreed that the matrix information could be distributed by David at the Joint Auburn-Lewiston Planning Board Workshop on April 10th for their review. They agreed to not have the April 9th meeting unless a park and ride project by the MTA was ready. They also agreed that they would discuss the matrix at the April 23rd meeting or the May 14th meeting.

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

VII. READING OF MINUTES: No minutes to be adopted at this meeting.

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

MOTION: by **Bruce Damon** that this meeting adjourns at 7:00 p.m. Second by **Trinh Burpee**.

VOTED: 7-0 (Passed).

The next regularly scheduled meeting is for Monday, April 9th, 2012 at 5:30 p.m.

Respectfully Submitted:

Paul Robinson
Paul Robinson, Secretary *CLL*