

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for December 9, 2013

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

Members in Attendance: Bruce Damon, Kevin Morissette, Eric Potvin, Paul Robinson, and Michael Marcotte

Members Absent: Walter Hill and Sandra Marquis

Associate Member Present: Matthew Mastrogiacomo

Associate Member Absent: Paul Madore

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

Bruce appointed Matthew Mastrogiacomo as full voting member for this meeting.

- II. **ADJUSTMENT TO THE AGENDA:** The Board moved V. a) Bates College to the beginning of meeting and the addition of V. c) Disposition of city owned property: portion of 237 Summer Street Rear was added.

- III. **CORRESPONDENCE:** Disposition of city owned property: portion of 237 Summer Street Rear.

- V. a) Bates College Student Presentation

Several Bates College students gave a slide show presentation regarding preventing stormwater from running into the Hart Brook watershed and the Androscoggin River. They explained ways this could be done with four different retrofits.

IV. **PUBLIC HEARINGS:**

- a) An application submitted by Walsh Engineering Associates, Inc. on behalf of Casella Recycling, LLC for modifications to the current City of Lewiston Solid Waste Facility located at 424 River Road, including the construction of a 15,000 square foot addition to process recyclable materials.

The following motion was made:

MOTION: by **Eric Potvin** to consider an application submitted by Walsh Engineering Associates, Inc. on behalf of Casella Recycling, LLC for modifications to the current City of Lewiston Solid Waste Facility located at 424 River Road, including the construction of a 15,000 square foot addition to process recyclable materials. Second by **Paul Robinson**.

VOTED: 6-0 (Passed).

David read staff comments to the Board.

Bill Walsh and Mike Walsh from Walsh Engineering and Ken Robins and Toni King from Casella Waste were present to represent this project.

Bill Walsh explained the improvements that would be completed for the City of Lewiston's Solid Waste Facility. He said they would be constructing a 15,000 square foot addition to the existing shredder and recycling building to receive and process recyclable materials, additional parking for the City landfill staff and new recycling facility would be added, stormwater improvements associated with the new facility and relocation of an existing 1,080 square foot City office building to the existing entrance of the solid waste facility. Also, the construction of a 1,800 square foot waste storage building for use by the City and a new roof structure over the City's existing recycling drop-off area.

He said they have gone through the process with City staff and have met all review standards. This project has no impact on the surrounding area and is comparable to the industrial uses in that area. He also said they have done a complete traffic analysis for the site.

Paul Robinson asked what time was the peak hour and he said he was concerned that 57 trips was a substantial amount. Bill Walsh told him that that included commercial and residential vehicles and that one trip accounted for one trip in and out of the facility. He said that the peak hour was between 6:30 a.m. and 7:30 a.m.

Eric asked if Casella is running the older portion of the building and David said they will be leasing that part..

Bruce asked how they will keep the public from using the lower entrance where staff park and Bill Walsh said it would be Casella's responsibility to monitor this traffic.. Bruce also asked if the zero sort facility was only for Casella trucks and the City and Bill Walsh said it is not for the general public and no passenger vehicles would be allowed in that area. Bruce asked when they would be breaking ground and Bill said it would be in one year but at this time, they have not received approval from DEP.

Michael Marcotte asked if the pond and filtration area falls under the stormwater fee and David said at this time, the City is charged for stormwater runoff on all city properties. He also asked if the pond would lessen the stormwater fee and Toni King said it would not. Michael Marcotte asked about the residual or unprocessable materials from the zero sort facility and Toni said they will be handling that trash and Casella pays all tipping fees. She said that residual materials are less than 15%. Bruce asked if out of state recyclables will be taken and Toni said no.

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 X and Article XIII, Section 4 of the Zoning and Land Use Code and to grant approval as a conditional use to Casella Recycling, LLC for modifications to the current City of Lewiston Solid Waste Facility located at 424 River Road, including the construction of a 15,000 square foot addition to the existing shredder and recycling building to receive and process recyclables. Second by **Matthew Mastrogiacomo**.

VOTED: 6-0 (Passed).

V. OTHER BUSINESS:

b) Discussion of drinking establishments.

After discussion regarding the three types of drinking establishments, members decided to form a subcommittee to look into other City's ordinances regarding drinking establishments. The subcommittee will consist of Eric Potvin, Paul Robinson, Kevin Morissette and Matthew Mastrogiacomo.

c) Disposition of City owned property: portion of 237 Summer Street Rear.

David gave a summary of the disposition request.

Michael Marcotte stated that he did not approve of last minute items being added to the agenda. He said he would support this item, but thought there should be more information regarding this disposition and noted a million dollar project that was approved earlier near that area. David was not aware of any projects other than the Greenway Project, which is to be bid in the spring 2014. This sale of land would support that project with the cemetery providing an easement for the trail.

Paul Robinson said that the disposition would be a continuation of the Greenway Bike Path and thought it was a good shift of property, but did agree with Michael that it should not be brought to the board at the last minute.

Matthew thought that this was useless piece of land to the City and he supported the disposition.

All members agreed to vote on the item, but told David to relay the message to City staff that they were not happy with the last minute submission of this item and any other items being brought to the Board.

The following motion was made:

MOTION: by **Michael Marcotte** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the disposition of a portion of 237 Summer Street Rear to Riverside Cemetery in

exchange for an easement approximately twenty-three hundred (2,300) feet long for the construction of a ten (10) foot wide bike/ped path across 192 Summer Street.

Second by **Kevin Morissette**.

VOTED: 6-0 (Passed).

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

Paul Robinson said he has served five years on Board of Appeals and his five year term on the Planning Board was up. He thanked City staff for all they do. He also thanked all of the Board members for their hard work.

Michael brought up the fact that there were two malls in Lewiston that have lost businesses and were a large piece of the City tax base. He mentioned Tim Horton's in the Promenade Mall and Planet Fitness in the Lewiston Mall recently went out of business. He asked what the City was doing to fill these malls and that the City should not be waiting for businesses to come to them. Eric said the City should be concentrating on the inner core of the City and fill vacant buildings and not be working to develop Exit 80.

David said that the malls were marketed by the landlords but they have not had success. He also mentioned that LAEGC seeks out businesses, but did not know how well they were doing. Bruce said he is a member of LAEGC and is frustrated with what is happening and there needs to be some reorganization. He also said that if things do not change on the other side of the river, LAEGC may cease to exist.

David mentioned that Lincoln Jeffers used to be more involved in attracting businesses to Lewiston, but since he has become the Director of Economic & Community Development, his responsibilities have changed with fewer staff to assist.

VI. OLD BUSINESS:

- a) Update on Riverfront Plan

David stated that a truck load of ipe wood was delivered to Lewiston. He said the decking on the bridge would be completed this year and that Pratt Construction would start next spring on the gateway improvements.

- b) Update on Comprehensive Plan

David said that they had the first Comprehensive Plan draft review meeting last Thursday and the members got through one third of the plan. There are significant areas that need to be worked on. There were approximately 16 members at the meeting and there will be two more meetings before the end of the year. They have made progress and will continue to go through the

draft amending the plan. Bruce cautioned that the document as written promises goals that the City cannot achieve and that needs to be changed.

VII. READING OF MINUTES: Adoption of the October 28, 2013 Minutes

The October 28, 2013 draft meeting minutes will be adopted at the January 13, 2014 meeting.

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

MOTION: by **Paul Robinson** that this meeting adjourns at 8:30 p.m. Second by **Kevin Morissette**.

VOTED: 6-0 (Passed).

The next regularly scheduled meeting is for Monday, January 13, 2014 at 5:30 p.m.

Respectfully Submitted:

Paul Robinson Secretary