

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for January 27, 2014

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- 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, Bruce Damon, chaired the meeting.

**Members in Attendance:** Bruce Damon, Kevin Morissette, Eric Potvin, Walter Hill, Sandra Marquis, Paul Madore and Michael Marcotte

**Associate Member Present:** Pauline Gudas and Matthew Mastrogiacomo

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

II. **ADJUSTMENT TO THE AGENDA:**

- a) Agenda Item V(d) De minimis change request: Bates College Batting Cages

The following motion was made:

**MOTION:** by **Sandra Marquis** to accept the additional agenda item for the Bates College Batting Cages. Second by **Walter Hill**.

**VOTED:** 7-0 (Passed).

- III. **CORRESPONDENCE:** Revised Agenda, addition to LCIP and correspondence for Bates College Batting Cages

The following motion was made:

**MOTION:** by **Sandra Marquis** to accept the revised agenda, LCIP item and additional correspondence for Bates College Batting Cages. Second by **Walter Hill**.

**VOTED:** 7-0 (Passed).

- IV. **PUBLIC HEARINGS:** None

V. **OTHER BUSINESS:**

The following motion was made:

**MOTION:** by **Michael Marcotte** to move the Agenda Item V(b) Discussion of LCIP as the first item of business. Second by **Walter Hill**.

**VOTED:** 7-0 (Passed).

- b) Discussion of LCIP

David said that there was one item that was omitted from the LCIP and that was for funding of the Comprehensive Plan in the amount of \$150,000. He explained once adopted many changes will be needed to the zoning and land use code and that they will need additional money to complete it.

Michael asked Heather Hunter, Lewiston's Finance Director for a quick rundown on the debt reduction and Heather explained.

Members of the Board were mainly concerned about the following items in the LCIP. They were as follows:

**Airport Hanger - \$1,100,000** – Now is being leased and it is proposed that the City purchase it.

**Public Works Building Vehicle/Equipment Wash Facility - \$450,000** – Last year, they were applying for a grant and also discussing going jointly with Auburn. Auburn decided not to do this. Some members thought that this was not enough money to build this facility. Suggestions were made to let the private sector build it and send the City vehicles there. Some members voiced a concern about the City engaged in providing services for hire, or even operating the facility as a joint effort with other municipalities or agencies. However, everyone agreed that keeping our vehicles clean and salt-free for maximum life-expectancy was a proper management goal.

**Acquisition/Demolition - \$400,000** – Members thought that this item was important but also thought the amount could be reduced.

A number of members of the Board thought that the airport hangar, truck wash and acquisition/demolition items could all be reduced and wanted more funding allocated to the Riverfront Master Plan.

**Pettingill Park - \$65,000** – Members agreed that there is enough green space in this area and it does not need a pocket park. They would rather see some infill development take place.

Other items discussed included:

**Parking Garage – Way Finding Signs Improvement Project - \$60,000**

**New Fire Engine #6 - \$575,000**

**Street Light Wiring Replacement - \$70,000**

The Board was pleased to see that the School Department was participating in the LCIP.

They also found no problems with the water main replacement and sewer utility replacement budgets.

They asked about the cost of the canal acquisition and Heather said it was still in negotiations.

Staff reminded the Board they would need to craft a recommendation on the LCIP for the City Council meeting at their February 10, 2014.

a) Property Disposition Recommendation

Bids were received for the three property dispositions. They are as follows:

11 Walker Avenue – One Bid - \$18,000.00

7 Bartlett Street – Two Bids - \$10,001.00 and \$7,505.00

68 Jones Street – No Bids

The Board was pleased to receive copies of the bids for review and decided to make three separate motions as follows:

**MOTION:** by **Walter Hill** to send a favorable recommendation to City Council for the disposition of the property located at 11 Walker Avenue based upon the bid presented by the abutting property owner at 9 Walker Avenue for \$18,000 by demolishing the house and shed at 11 Walker Avenue and moving the lot thereby creating two conforming lots in the Neighborhood Conservation "A" (NCA) district. Second by **Eric Potvin**.

**VOTED:** 7-0 (Passed)

The following motions were made:

**MOTION:** by **Eric Potvin** to send a favorable recommendation to City Council for the disposition of the property located at 7 Bartlett Street to be sold to the highest bidder with no restrictions. Second by **Paul Madore**.

**VOTED:** 6-1 (Passed)  
**Kevin Morissette Opposed**

The following motion was made:

**MOTION:** by **Michael Marcotte** to recommend to City staff in accordance with Policy #38, to enter into direct negotiations with abutters for the disposition of the property located at 68 Jones Avenue. Second by **Kevin Morissette**.

**VOTED:** 2-5 (Failed)

**MOTION:** by **Michael Marcotte** to recommend to City staff in accordance with City Policy #38, to enter into direct negotiations with abutters and other interested parties for the disposition of the property located at 68 Jones Avenue. Second by **Eric Potvin**.

**VOTED:** 7-0 (Passed)

- c) Planning Board representation to L/A Forestry Board and Energy Committee

The following motion was made:

**MOTION:** by **Walter Hill** to recommend to the Mayor to appoint Paul Madore to the L/A Forestry Board. Second by **Eric Potvin**.

**VOTED: 6-0-1 (Passed).**  
**Paul Madore Abstained**

Appointment to the Energy Committee was withheld until meetings started up again.

- d) Bates College Batting Cages

David explained that Bates is proposing new batting cages. Given the size and placement of the structure, review is limited and staff recommends it be reviewed as a de minimis change by staff.

Michael asked if there would be additional storm water fees charged and David said yes.

The following motion was made:

**MOTION:** by **Michael Marcotte** to approve a de minimis change for Bates College for the construction of a 36' x 84' roofed structure which will contain batting cages. Second by **Kevin Morissette**.

**VOTED: 6-1 (Passed)**  
**Paul Madore Opposed**

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

Eric referenced an email showing a potential locations (Franklin Pasture) for a new elementary school to be built, in effort to create a large school campus.

## VI. OLD BUSINESS:

- a) Comprehensive Plan

David said they are still in progress of reviewing the Comprehensive Plan and have two more meetings scheduled.

- b) Riverfront Master Plan

David said the bridge was done but could not be used yet because the contractor is doing finishing work in the spring. No other work has been completed and will not start until spring.

c) Drinking Establishments

Eric said that Matt, Paul and himself will be meeting soon.

**VII. READING OF MINUTES:** Adoption of the January 13, 2014 draft minutes.

The draft Planning Board minutes from the January 13, 2014 meeting will be adopted at the February 10, 2014 meeting.

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

**MOTION:** by **Walter Hill** that this meeting adjourns at 8:45 p.m. Second by **Sandra Marquis.**

**VOTED:** **7-0 (Passed).**

The next regularly scheduled meeting is for Monday, February 10, 2014 at 5:30 p.m.

Respectfully Submitted:

A handwritten signature in cursive script that reads "Walter Hill" followed by a flourish.

Walter Hill, Secretary