

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for February 10, 2014

- 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, Sandra Marquis, Paul Madore and Michael Marcotte

Members Absent: Walter Hill

Associate Member Present: Pauline Gudas and Matthew Mastrogiacomo

Staff Present: David Hediger, City Planner

Pauline was appointed full voting member for this meeting.

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

- a) A request by Andrew Knight to conditionally rezone the property at 1 Walnut Street – formerly St. Patrick's Church – from the Downtown Residential (DR) district to the Centreville (CV) district. (Request to table to February 24, 2014).

The following motion was made:

MOTION: by **Sandra Marquis** to table this item until the February 24, 2014. Second by **Michael Marcotte**.

VOTED: 7-0 (Passed)

- b) Provide a recommendation to the City Council on the FY2015 Lewiston Capital Improvement Program as per Article VII, Section 4(e) of the Zoning and Land Use Code of the City of Lewiston.

The following motion was made:

MOTION: By **Michael Marcotte** pursuant to Article VII, Section 4(e) of the Zoning and Land Use Code to send a favorable recommendation, with the following adjustments made by the Planning Board, for the City Council's consideration the adoption of the FY 2015 LCIP, subject to the following:

1. To not fund the purchase of the existing Aircraft Hangar: (Given the price, the Board did not support ownership of this structure, citing concerns with possible future leases, overhead and maintenance of this structure.

2. To add \$150,000 to the LCIP for FY 2015 for implementation of the Comprehensive Plan, including if appropriate and available, consideration of hiring additional staff to assist with the plans implementation: (The Board agreed that assistance is needed for implementation upon the adoption of the plan. Some Board members suggested the funding be used to hire additional staff instead of a consultant to assist the city with implementation.
3. To withhold funding for improvements to Pettingill Park: (This was followed by a separate unanimous motion outside of the LCIP discussion that the Council withholds any action on the use of the Pettingill site until adoption of the new comprehensive plan. The initial draft of the comprehensive plan places an emphasis on infill development (redeveloping existing buildings and new development on existing vacant lots) and discourages development in rural areas. The draft also focuses on creating walkable neighborhoods with open space and recreation amenities available for neighborhoods and the entire community. There was discussion amongst the Board as to whether the entire site should be subdivided for single family homes, if some open/park space should remain, or whether the entire site should become a park. It was also noted the playground equipment from the school remains in place and to some extent functions as a park now).
4. To reduce the City share of funding for FY 2015 for acquisition and demolition from \$400,000 to \$300,000: (The Board generally agreed that dangerous and blighted structures should continue be demolished. The use of funds for acquisition was debated with some Board members expressing concern that the City has either made unnecessary purchases, paid too much, and/or should avoid being involved with real estate. Others recognized acquisitions may support future development. Overall, it was noted the city has made progress with the current funding made available in FY2014 (\$350,000) and that the proposed reduction in funding should maintain the City's current efforts).
5. To not fund the Public Works Building Vehicle/Equipment Wash Facility: (Some members thought that this was not enough money to build this facility. Suggestions were made to wait for the private sector to build a facility and send the City vehicles there and felt the City should just build it for the City vehicles only. Other members thought it was not a good idea for the city to build and operate allowing other

communities or businesses to use it without solid commitments).

6. To increase funding for the Riverfront Island Master Plan Implementation for FY2015 from \$500,000 to \$1,000,000: (It has become apparent that funding the recommendations included in the Master Plan is costly. The Board noted the value of the Plan and the additional support needed for implementation).
7. To amend the Street Maintenance/Road Resurfacing Schedule with Acadia Avenue moved from FY 2018 to FY 2015 and Webster Street from FY 2015 to FY 2016: (The Board believes the road condition of Acadia Avenue warrants immediate attention over the proposed improvement to Webster Street).
8. To remove \$175,000 from the PW Municipal Garage Vehicle and Equipment Replacement specifically allocated for the purchase of a Telescopic Bucket Truck: (It appears renting versus purchasing equipment with a certain lifespan along with maintenance, etc. may remain better financial option).

Second by **Kevin Morissette**.

VOTED: 7-0 (Passed)

V. OTHER BUSINESS:

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

The Board discussed Pettingill Park and made the following motion:

MOTION: by **Sandra Marquis** to request that City Council withhold any action on the use of the Pettingill site until adoption of the new Comprehensive Plan and that it remain vacant. Second by **Eric Potvin**.

VOTED: 7-0 (Passed)

- b) Michael Marcotte expressed interest about 192 Bartlett Street and his exchanges with the City Administrator Ed Barrett. He said they should not be holding onto this site especially given upcoming road improvements and concerns with digging up the street. He suggested selling or leasing the property with restrictions, dictating how the property is going to be used instead of the City maintaining it. David noted that the Administration Department's recommendation was not to sell.

- VI. **READING OF MINUTES:** Adoption of the January 13, 2014 and January 27, 2014 draft minutes.

The following motion was made:

MOTION: by **Sandra Marquis** to accept the January 13, 2014 as presented
Second by **Paul Madore**.

VOTED: 7-0 (Passed).

The following motion was made:

MOTION: by **Michael Marcotte** to table the January 27, 2014 for additional changes. Second by **Kevin Morissette**.

VOTED: 7-0 (Passed).

- VII. **ADJOURNMENT:** The following motion was made to adjourn.

MOTION: by **Michael Marcotte** that this meeting adjourns at 8:30 p.m.
Second by **Sandra Marquis**.

VOTED: 7-0 (Passed).

The next regularly scheduled meeting is for Monday, February 24, 2014 at 5:30 p.m.

Respectfully Submitted:

Walter Hill
CLL

Walter Hill, Secretary