

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for July 14, 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, Walter Hill, Sandra Marquis, Paul Madore and Michael Marcotte

Members Absent: Eric Potvin

Associate Member Present: Pauline Gudas

Associate Members Absent: Matthew Mastrogiacomo

Staff Present: David Hediger, City Planner

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

- III. **CORRESPONDENCE:** None

Pauline Gudas was appointed full voting member for this meeting.

- IV. **PUBLIC HEARINGS:**

An application submitted by Wright-Pierce Engineering on behalf of the Greater Androscoggin Humane Society to construction a new facility at 56 Strawberry Avenue.

The following motion was made:

MOTION: by **Kevin Morissette** an application submitted by Platz Associates on behalf of the Greater Androscoggin Humane Society to construct two ancillary buildings at 56 Strawberry Avenue.
Second by **Paul Madore**.

VOTED: **6-0 (Passed).**

Stephen Myers of Platz Associates summarized the project. Also in attendance were Steve Dostie from the Greater Androscoggin Humane Society and Jan Weigman from Wright Pierce. Discussion included use of site; boarding (not being offered); amount of parking; doggie daycare and stormwater.

Michael Marcotte and Councilor Leslie Dubois joined the meeting at 5:45 p.m.

Public Comment: None

Michael asked if there would be future improvements to roads and David indicated he was not aware of any planned.

The following motion was made:

MOTION: by **Walter Hill** to find that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article XIII, Section 4 of the Zoning and Land Use Code and to grant approval to the Greater Androscoggin Humane Society to construct a 12,880 and 19,000 square foot ancillary building with 101 parking spaces at 56 Strawberry Avenue subject to any concerns raised by the Planning Board or staff and subject to the following five conditions:

1. Prior to a certificate of occupancy being issued, documentation regarding the maintenance and upkeep of the stormwater system pursuant to Lewiston MS4 stormwater requirement contained in Article XII, Section 15e(3) must be recorded in the Androscoggin Registry of Deeds. This must be noted on the site plan.
2. If not resolved by the time of the meeting, no building permits will be issued and no site activity shall commence until the stormwater design has been reviewed to staff's satisfaction.
3. No certificate of occupancy shall be issued for this development until written verification by a professional engineer is provided to the city that all stormwater improvements have been completed in accordance with the approved plan.
4. Prior to a certificate of occupancy being issued, evidence of a drainage easement across 52 Strawberry Avenue must be provided to staff's satisfaction.
5. If development has not occurred as defined within the scope of the Zoning and Land Use Code within two years, development review approval shall expire, pursuant to Article XIII, Section 11. This must be noted on the site plan.

Second by **Pauline Gudas**.

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.

Bruce discussed the issue of Eric Potvin's absence and made the decision based upon the Planning Board's policies to consider this to be his first absence with August 11th being the third meeting for Eric to establish his eligibility on the Board whether or not a meeting is held. After which staff and the chair will update the Mayor of an opening on the Planning Board. Michael was concerned with Eric's residency changing and thought this should be up to City Clerk and the Mayor. Residency versus voting status needs to be considered. He was further concerned if 60 days lapses, that may leave the appointment to City Council. David said he will check with the Clerk's office as to when the 60 days would start with respect to 60 days Mayoral appointments.

The Board also discussed the following items:

Skatepark maintenance; Firework enforcement; Update on the Gateway improvements and measures to keep skateboarders out of the park; Participation on the Public Works Review Board (members were encouraged to consider applying).

- VI. READING OF MINUTES:** Adoption of the June 9, 2014 and June 23, 2014 draft minutes.

The following motion was made:

MOTION: by **Sandra Marquis** to accept the June 9, 2014 as presented
Second by **Paul Madore**.

VOTED: **0-6-1 (Failed)**
Pauline Gudas Abstained

Michael had concerns with the motion for acquisition of 10 College Street. Staff will review the tape and bring back revisions to the next meeting.

The following motion was made:

MOTION: by **Michael Marcotte** to accept the June 23, 2014 as presented
Second by **Walter Hill**.

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

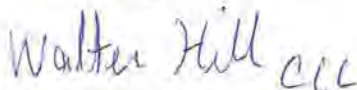
- VII. ADJOURNMENT:** The following motion was made to adjourn.

MOTION: by **Walter Hill** that this meeting adjourns at 6:55 p.m. Second by **Kevin Morissette**.

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

The next regularly scheduled meeting is for Monday, July 28, 2014 at 5:30 p.m.

Respectfully Submitted:



Walter Hill, Secretary