

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for September 8, 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, Sandra Marquis, Paul Madore, Pauline Gudas and Michael Marcotte (arrived at 5:38 pm)

**Members Absents:** Walter Hill

**Associate Member Present:** Matthew Mastrogiacomo and Normand Anctil

**Staff Present:** David Hediger, City Planner

Normand Anctil was welcomed as the newest associate member to the Board.

Matthew Mastrogiacomo and Normand Anctil were appointed full voting members.

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

An application submitted by Sebago Technics on behalf of Central Maine Medical Center for the demolition of an existing structure and to construct a 14 space parking facility at 57 Lowell Street.

The following motion was made:

**MOTION:** by **Paul Madore** to consider an application submitted by Sebago Technics on behalf of Central Maine Medical Center for the demolition of an existing structure and to construct a 14 space parking facility at 57 Lowell Street. Second by **Matthew Mastrogiacomo**.

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

Chris Branch of Sebago Technics summarized the project. He noted the applicant will provide screening abutting 53 Lowell Street as required in the staff memo.

Bruce noted typo in staff comments (53 Maple Street should be 53 Lowell Street).

Dan Bickford of Central Maine Medical Center referenced existing conditions. Michael Marcotte asked if proposed parking will eliminate need to create additional parking at St. Joseph's Church and Bickford said no. Michael also asked for clarification on separation of stormwater directed to the river.

Normand Anctil said he was concerned with snow removal going over embankment and impacting abutters and Chris Branch explained that a guardrail and screening is proposed should deter this activity.

The following motion was made:

**MOTION:** by **Kevin Morissette** 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 Central Maine Medical Center for the demolition of an existing structure and to construct a 14 space parking facility at 57 Lowell Street subject to the following condition:

Prior to the issuance of permits for construction of the parking lot, the site plan should be amended to provide additional screening abutting 57 Lowell Street; and, is amended to show parking lot lighting if deemed necessary.

Second by **Matthew Mastrogiacono**.

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

**V. OTHER BUSINESS:**

Michael Marcotte assumed voting status as full member and Normand Anctil remained as full voting member.

a) Deschaine Heights Subdivision – de minimis change request

The following motion was made:

**MOTION:** by **Sandra Marquis** to consider a request by Lucille and Gerard Grenier to amend the Deschaine Heights Subdivision. Second by **Paul Madore**.

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

The following motion was made:

**MOTION:** by **Paul Madore** to find that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article XIII, Section 4 and 5 of the Zoning and Land Use Code and to grant approval to Lucille and Gerard Grenier to amend the subdivision plan entitled Amendment to Lots R8 & R9 of Deschaine Heights, located at 14 and 16 Stone Ledge Drive. Second by **Pauline Gudas**.

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

b) Planning Board appointment to Lewiston School Department Redistricting Committee

The following motion was made:

**MOTION:** by **Michael Marcotte** to appoint Bruce Damon to the Lewiston School Department. Second by **Pauline Gudas**.

**VOTED:** **8-0 (Passed-note all members of the Board voted on this item).**

c) Update on the Comprehensive Plan

David Hediger updated the Board on scheduling and public process moving forward on the Comprehensive Plan.

Bruce said that the Plan is for the next 20-30 years and needs support to go forward.

Michael said they need to emphasis on building the economy and not ways to spend money. Good schools are also needed to support the community.

Pauline Gudas stated that city employees make negative comments about the community.

The Board had lots of discussion about funding the plan, perception of community, marketing of the community, need for supporters of Lewiston.

d) Request to schedule a Planning Board meeting on October 6, 2014.

David Hediger said he would confirm with an email or at the September 22nd meeting.

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

Bruce Damon requested David to get the Community Development Block Grant meeting schedule so the Planning Board could appoint a member to the Committee.

**VI. READING OF MINUTES:** Adoption of the July 28, 2014 and August 11, 2014 draft minutes.

Draft minutes from the July 28, 2014 and August 11, 2014 were not ready for adoption at this meeting.

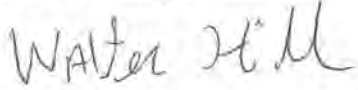
**VII. ADJOURNMENT:** The following motion was made to adjourn.

**MOTION:** by **Paul Madore** that this meeting adjourns at 7:20 p.m. Second by **Pauline Gudas**.

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

The next regularly scheduled meeting is for Monday, September 22, 2014 at 5:30 p.m.

Respectfully Submitted:

Handwritten signature of Walter Hill in cursive script.

Walter Hill, Secretary *WH*