

CITY OF LEWISTON  
PLANNING BOARD WORKSHOP  
MINUTES for November 10, 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, Sandra Marquis, Paul Madore, Pauline Gudas and Michael Marcotte

**Members Absent:** Kevin Morissette & Walter Hill

**Associate Members Present:** Normand Ancil & Matthew Mastrogiacomo

**Staff Present:** David Hediger, City Planner, Edward Barrett, City Administrator, Lincoln Jeffers, Economic & Community Development, Misty Parker, Economic Development Specialist

Normand Ancil and Matthew Mastrogiacomo were appointed full voting member for this meeting.

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:** None

- V. **OTHER BUSINESS:**

- a) Nano-breweries in the Centreville (CV) District

Misty Parker summarized the conflicts with our current ordinance.

Adam Baker Cox and Ebden Dingman summarized their proposal for a microbrewery project: 60 – 90 gallons a week; retail at their location is their emphasis.

The board members had questions about production, deliveries, ability to grow, possible odor, (comparison to coffee roasting) and noise.

Members suggested the proponents amend the code to allow their operation as a conditional use limited to the CV zone.

- b) Parking Requirements Downtown

Parking in CV/RF/M districts may consist of different provisions for residential uses. One waiving parking entirely for all uses and the other maintaining a requirement with residential uses taken into consideration. Members were unanimously thumbs up to scheduling a public hearing with the amendment.

NCB/DR –Members were concerned about waiving parking for residential uses; a reduction may be looked at as a subsidy; recognized the existing lack of open space; consider requiring a percentage of spaces based upon existing requirements. The Board wanted to continue workshop to further discuss possible options.

- c) Discussion with staff about real estate negotiations.

Michael Marcotte questioned whether staff participated in any auctions regarding Lincoln Street properties. Lincoln did not participate at any auctions and believes the City negotiated directly with the property owners and that Jim Andrews was more involved.

The Board recognized Councilor Mike Lachance. He voiced concerns with how the facts of the Pittman swap have been presented. Pauline and Sandra were concerned with the timeline of information provided between the City Council and Planning Board.

Lincoln and Ed provided the background on the process for acquisition and dispositions of city property and the negotiations with Pitman and agreed communications must improve with the Planning Board and City Council.

Michael asked about Planning Board recommendations on the canals and said that the Planning Board already acted to acquire them.

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

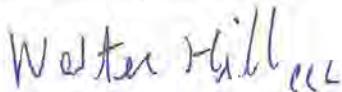
VI. **ADJOURNMENT:** The following motion was made to adjourn.

**MOTION:** by **Paul Madore** that this meeting adjourns at 8:20 p.m. Second by **Sandy Marquis**.

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

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

Respectfully Submitted:



Walter Hill, Secretary