

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for December 22, 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 5:35 p.m. Chairperson, Bruce Damon, chaired the meeting.

Members in Attendance: Bruce Damon, Pauline Gudas, Walter Hill, Sandra Marquis, Paul Madore and Michael Marcotte

Members Absent: Kevin Morissette

Associate Member Present: Normand Anctil & Matthew Mastrogiacomo
(Matthew arrived at the meeting at 5:40 p.m.)

Staff Present: David Hediger, City Planner

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

- III. **CORRESPONDENCE:** Assessor's card for 36 River Road

Bruce appointed Normand Anctil full voting members for this meeting.

- IV. **PUBLIC HEARINGS:**

An application submitted by Stoneybrook Consultants, Inc. on behalf of Grimmel's Car Crushing, LLC to add a 4,620 SF addition on the south end of the existing building located at 36 River Road.

The following motion was made:

MOTION: by **Paul Madore** to consider an application submitted by Stoneybrook Consultants, Inc. on behalf of Grimmel's Car Crushing, LLC to add a 4,620 SF addition on the south end of the existing building located at 36 River Road. Second by **Normand Anctil**.

VOTED: 7-0 (Passed).

Bruce noted David's memo dated December 19, 2014 as part of the record. It was also noted the addition will be 4,620 SF.

Mike Gotto of Stoneybrook Consultants summarized the improvements and responded to staff's comments. He said the hours of operation were as follows:

7:00 a.m. – 5:00 p.m. (6 days a week) to the public
24/7 for private operations

Normand asked about impervious and drainage areas. Bruce asked about impaired watershed and David explained thresholds for water quality improvements were not required. Michael asked about scrap metal pile locations

and visibility/screening and Mike Gotto explained fencing and approximate height of building at 35' provided screening.

Paul expressed concerns with the building taking away valuable storage area. Mike and David explained Lewiston Fire Department's requirements as noted on the plan. David explained city licensing requirements and if the outside storage area is ever expanded, it would need a new conditional use permit. The Board discussed the location of neighbors, existing vegetation and zoning.

Michael Marcotte had questions about ownership of City land along River Road and David explained tax card provided and possible ownership of land deed from the Turnpike to the City. The city and the applicant's records conflict on ownership. If small piece of land in question is owned by the City, David indicated that staff has interest in keeping it. He suggested a possible second motion by the Board may be to send a favorable recommendation to the Council for the disposition of land owned by the city identified in book 1567, page 178 as recorded at the Androscoggin Registry of deeds.

The following motion was made:

MOTION: by **Michael Marcotte** finds that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article X, Section 3 and Article XIII, Section 4 of the Zoning and Land Use Code and to grant approval to Grimmel's Car Crushing, LLC to add a 4,620 SF addition on the south end of the existing building located at 36 River Road subject to any concerns raised by the Planning Board or staff and subject to the following conditions.

- That no building permits are issued and no site construction occur until the applicant either secures an easement from or ownership the land owned by the city identified in book 1567, page 178 as recorded at the Androscoggin Registry of deeds for purposes of the drainage improvements as approved by the Planning Board.
- The conditional use approval is valid for two years to begin and to diligently pursue improvements to completion as per Article X, Section 5 of the Zoning and Land Use Code. Second by **Sandra Marquis**.

VOTED: 7-0 (Passed).

The following motion was made:

MOTION: by **Normand Anctil** to send a favorable recommendation for the City Council's consideration to dispose the City owned land identified in book 1567, page 178 as recorded at the Androscoggin Registry of deeds in dispute to Grimmel's. 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.

David asked the Board to forward any specific questions they may have for the City attorney to reference at the next meeting in January.

VI. READING OF MINUTES: Adoption of the December 8, 2014 draft minutes.

The following motion was made:

MOTION: by **Michael Marcotte** to accept the December 8, 2014 as amended. Second by **Normand Anctil**.

VOTED: 7-0 (Passed).


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

MOTION: by **Walter Hill** that this meeting adjourns at 6:35 p.m. Second by **Normand Anctil**.

VOTED: 7-0 (Passed).

The next regularly scheduled meeting is for Monday, January 12, 2015 at 5:30 p.m.

Respectfully Submitted:


Walter Hill, Secretary *CH*