

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for July 11, 2011

- 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, Lucy Bisson, chaired the meeting.

Members in Attendance: Lucy Bisson, Bruce Damon, Denis Fortier, Paul Robinson, Kevin Morissette and Trinh Burpee

Members Absent: Eric Potvin

Associate Member Present: Michael Marcotte and Sandra Marquis

Staff Present: Gil Arsenault, Director of Planning & Code Enforcement and Cathy Lekberg, Administrative Assistant, Economic & Community Development

Michael Marcotte was appointed full voting member in lieu of Eric Potvin being absent.

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

CORRESPONDENCE: No new correspondence

- III. **PUBLIC HEARINGS: None**

- IV. **OTHER BUSINESS:**

- a. De minimis change to The Lofts (i.e. the Bates Mill Complex Commercial Subdivision) at Bates Mill located at 36 Chestnut Street

Gil Arsenault read staff comments to the Board. Gil stated that the Planning Board Chairperson has the authority to approve a de minimis change to a subdivision; however, given the nature of the change this matter has been submitted to the Board.

Steve Myers explained the changes to the Bates Mill Complex Commercial Subdivision plan to the Board. He stated there are two reasons for the change. The first reason is to separate a portion of Lot 1B and combine it with the abutting Lot 1A. He stated two buildings are located on Lot 1B, Mill 2 and The Connector Building. The owner of Lot 1B, Bates Mill LLC, would like to transfer ownership of The Connector Building and associated adjacent land to the owner of Lot 1A, Mill 1, LLC. He stated the second reason is to make it clear that Lot 1B will consist of two condominium units, one will be the Lofts, the 48 units of housing and the other will be the balance of Mill 2, less the condominium common areas, plus the land outside of the building.

Steve showed the Board a mylar of where the line would be changed.

Michael asked why the name was changed and Steve stated that Maine Workforce Housing, LLC got a new partner and they changed their name to the Lofts at Bates Mill, LP. Michael asked what was the original purpose of this area and Steve stated it was subdivided years ago and the division at that time made sense. Michael asked what the rest of the building and land would be used for and Steve stated that there was no proposed use for Unit 1. Michael stated then the tenants would not have access to that land, and Steve stated there will be an easement so that all tenants and/or owners can use it.

Bruce asked about the change of ownership from Maine Workforce Housing, LLC to the Lofts at Bates Mill, LP and does that require a notification of financial capacity for the new organization. Gil stated that the ownership was before the Board during a prior amendment to the approved plan. Steve stated the change of ownership was made approximately one year ago. Bruce asked if a new notice of financial capacity was submitted and Gil stated he was not sure but one was required and may have been submitted. Gil stated that an ownership change is not before the Board this evening, he also stated he would check the subdivision files and follow up on this important consideration.

Denis stated that he is concerned that this is the third change on this project and asked how many more are likely to be submitted. Gil stated that as this project moves forward, there will probably be more changes that are necessary given the complexity of financing, individual tenant and or owner concerns, etc.

Kevin asked about the lot area on the drawing and Steve stated it was 87,086 SF but this was only the land area not the square footage of the Mill #2.

Lucy stated that there were no people in attendance from the public so she would not open it up. She asked for any other comments or questions from the Board.

Paul stated he agreed with Denis and as the project goes forward, there will be more changes to come. Denis stated that at least the changes are not hidden and are up front.

Lucy asked for a motion from the Board. She also asked if they should include a requirement to demonstrate financial capacity for the past ownership change. Gil stated that should be a separate motion and/or a simple request to staff to follow up on this matter as the information may be on file.

The following motion was made:

MOTION: by **Denis Fortier** pursuant to Article XIII, Section 3(k) of the Zoning and Land Use Code to grant approval to Bates Mill LLC, Mill 1 LLC, and the Lofts at Bates Mill, LP for a de

minimis change of Lot 1A and 1B of the Bates Mill Complex Commercial Subdivision to separate a portion of Lot 1B and combine it with the abutting Lot 1A and to add a language to the plan, specifically Note 4 describing Lot 1B consisting of two condominium units. Second by **Paul Robinson**.

VOTED: 4 Yes, 2 No, 1 Abstained (Motion Passes)
2 No - Michael Marcotte & Kevin Morissette
1 Abstained – Bruce Damon

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

Bruce stated he thought the Joint Auburn/Lewiston Planning Board workshop meeting on June 27, 2011 went well. He stated that he was pleased that Councilor Hayes showed up and that he was a long time member. Bruce stated he would like to continue this process and meet again to help Lewiston accomplish better ideas for the Comprehensive Plan.

Lucy agreed with Bruce and stated the Boards have a tentative date to meet in October so that we can continue the dialogue.

Paul stated that in a one or two hour meeting the Boards touched on three items of importance. He stated the next meeting will improve upon the first meeting.

Bruce stated the Auburn Planning Board should also be included in the riverfront planning process. He stated the study group should not be limited to Lewiston residents and that some representation across the river should be encouraged.

Paul stated that the City Council's second action on Atwood Rezoning item is coming up and he asked if someone from the Board should attend. Gil stated that the City Council is well aware of the Planning Board's vote and opinions on this item and it was not necessary for them to attend; however, this is not to suggest that attendance is discouraged.

V. UNFINISHED BUSINESS:

- a. Community Gardens Amendment
- b. Discussion of YPLAA Survey.
- c. Discuss proposed open space revisions, consolidation of the SR district, and adoption of the matrix (recommendation to table the matter to future date).

VI. READING OF MINUTES:

The following motion was made:

MOTION: by **Denis Fortier** to accept the June 13, 2011 minutes as presented. Second by **Michael Marcotte**.

VOTED: 7-0 (Passed)

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

MOTION: by **Denis Fortier** that this meeting adjourns at 6:00 p.m. Second by **Paul Robinson**.

VOTED: 7-0 (Passed).

The next regularly scheduled meeting is for Monday, July 25, 2011 at 5:30 p.m.

Respectfully Submitted:

Denis E. Fortier, Secretary