

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for May 23, 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, Trinh Burpee and Eric Potvin

Members Absent: Kevin Morissette and Sandra Marquis

Associate Member Present: Michael Marcotte

Staff Present: David Hediger, City Planner and Cathy Lekberg, Administrative Assistant, Economic & Community Development

Lucy appointed Michael Marcotte as full voting member for this meeting.

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

- a. A proposal by Summit Environmental Consultants, Inc. on behalf of KTI Bio Fuel, Inc. to improve operational safety and efficiency by increasing office space, upgrading utilities, enhancing traffic flow and upgrading storm water management systems at the site located at 38 Alfred A. Plourde Parkway.

David read staff comments to the Board.

Bill Walsh of Walsh Engineering stated he is representing Summit Environmental. He also introduced Dan Emerson, the Facilities Manager for KTI Bio Fuels. Bill explained that they are trying to improve operational safety and efficiency by increasing the office space, upgrading utilities, enhancing traffic flow and upgrading the storm water management system at the site. He stated the property has just over 11 acres and consists of a woodchip processing and construction demolition debris temporary storage facility. Bill showed the Board a map of the facility. He stated they would be increasing the paved area around the building and reconstructing the road. He stated that they hired Traffic Solutions who did a traffic study of the area. He stated that dust has been a big issue and they will be purchasing a new street sweeper and installing a spray system to improve the dust situation. He stated they also will be putting up a wind screen fence that is 30 feet high. They will also be deepening the existing stormwater pond to make improvements to address water quality. Paul asked if the western entrance was paved and Bill stated it was gravel. He stated they will be putting a paved apron there. Paul

asked if they anticipate doing anything other than what qualified in a junk yard and Dan stated there are no plans for anything else. Bruce commented that the noise level was a little over the requirement and Bill stated it was only over a little and this was when the trucks beep when they are backing up.

Lucy opened this item up for public comment and there was none.

Bruce asked if they were charged a tipping fee from the City and Dan stated yes.

The following motion was made:

MOTION: by **Denis Fortier** to find that the application meets all of the necessary criteria contained in the Zoning & Land Use Code, including Article X, Section 3 and Article XIII, Section 4 of the Zoning & Land Use Code and to grant approval to KTI Bio Fuels, Inc. to improve operational safety and efficiency by increasing office space, upgrading utilities, enhancing traffic flow and upgrading storm water management systems at the site located at 38 Alfred A. Plourde Parkway with the condition that KTI Bio Fuels insure the use of their street sweeper to remove tracked sediment from paved travel ways and Alfred Plourde Parkway. Second by **Paul Robinson**.

VOTED: 7-0 (Passed)

V. OTHER BUSINESS:

- a. Request from Bates Mill, LLC and the Loft at Bates Mill, LP (Successor to Maine Workforce Housing LLC) for de minimis change approval of lot 1B of the Bates Mill Complex Commercial Subdivision.

David read the staff comments to the Board.

Steve Myers from Platz Associates stated he was representing the applicants. Lucy asked Steve what exactly has changed and Steve stated the reason for the requested change is the square footage per floor has changed due to the reconfiguring of some of the nonresidential spaces within the structure. He stated the number of dwelling units will remain the same. Lucy asked if the apartments will stay the same size and Steve stated yes.

Lucy opened the item up for public comment and there was none.

Paul asked if they have started the work yet and Steve stated no. Paul asked when it will start and Steve stated mid-June.

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 and The Lofts at Bates Mill, LP for a de minimis change of Lot B of the Bates Mill Complex Commercial Subdivision for a change in the square footage per floor at The Lofts at Bates Mill. Second by **Paul Robinson**.

VOTED: 6-0-1 (Passed, Abstained: Bruce Damon)

b. Atwood Rezoning Discussion

The Board discussed and made the following changes to the zoning document:

1. David to search the document and take the word overlay out completely;
2. Under Permitted Uses, delete #18, Registered primary caregivers engaged in the cultivation of medical marijuana for two to five registered patients;
3. Under Conditional Uses, delete #14, Reservoirs, pumping stations, standpipes or other water supply uses involving facilities located on or above the ground surface;
4. Under Conditional Uses, delete #16, Registered dispensary (only one registered dispensary is allowed in the City of Lewiston.
5. Under Additional Standards, a., change the wording as follows: Off-street parking shall be encouraged to be located on the side and rear of buildings.

David asked the Board about Conditional Uses #5, Auto and equipment repair garages and #10, Automotive services, except repair. and the Board agreed to leave those two items in.

David asked the Board about Page 4 under Design Features. He stated the Board voted on this 4 – 3. He asked if they wanted to leave this in and the Board stated yes.

The Board agreed to have David make these changes and have the public hearing on June 13th.

c. Request to initiate an amendment to permit community gardens.

David read staff comments to the Board.

Kevin asked if they should limit the size of the gardens and David stated this could be added in. Lucy suggested including NCA for the community gardens. Paul stated he would like more information about community gardens for example what are the rules. Can people just walk away and not keep the gardens clean. David stated this motion is only to have staff initiate this amendment.

The following motion was made:

MOTION: by **Bruce Damon** pursuant to Article XVII, Section 5(b)(1)(c) of the Zoning and Land Use Code for staff to initiate an amendment to the Zoning and Land Use Code to permit community gardens in residential zoning districts and those districts found in the greater downtown area of Lewiston. Second by **Eric Potvin**.

VOTED: 7-0 (Passed)

- d. Discussion of Planning Board Member to attend the Facilities Committee for the Lewiston School Department.

Lucy stated that Bruce was interested in serving and the Board agreed that Bruce should represent the Planning Board at these meetings.

The following motion was made:

MOTION: by **Denis Fortier** to nominate Bruce Damon to represent the Planning Board at the Lewiston School Department's Facilities Committee. Second by **Lucy Bisson**.

VOTED: 7-0 (Passed)

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

Lincoln Jeffers stated that there will be a City Council workshop on May 31st to discuss the canal acquisition and encouraged the Planning Board members to attend.

VI. UNFINISHED BUSINESS:

- a. Discuss proposed open space revisions, consolidation of the SR district, and adoption of the matrix (recommendation to table the matter to future date).

VII. READING OF MINUTES:

The following motion was made:

MOTION: by **Denis Fortier** to accept the April 25, 2011 minutes as presented. Second by **Trinh Burpee**.

VOTED: 7-0 (Passed)

The following motion was made:

MOTION: by **Denis Fortier** to accept the May 9, 2011 minutes as presented. Second by **Trinh Burpee**.

VOTED: 7-0 (Passed)

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

MOTION: by **Denis Fortier** that this meeting adjourns at 7:15 p.m. Second
by **Paul Robinson**.

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

The next regularly scheduled meeting is for Monday, June 13, 2011 at
5:30 p.m.

Respectfully Submitted:

Denis E. Fortier, Secretary