

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

- I. **ROLL CALL:** The meeting was held in the Administrative Conference Room 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 Kevin Morissette

Members Absent: Eric Potvin

Associate Member Present: Michael Marcotte and Sandra Marquis

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:**

To consider a proposal by White Rock Distilleries for the construction of a 6,000 square foot concrete spill containment structure and up to sixteen 25,000 gallon steel tanks and one 100,000 steel tank to contain ethanol at the rear of their property located at 21 Saratoga Street.

The following motion was made:

MOTION: by **Denis Fortier** to table this item until the April 25, 2011 meeting.
Second by **Paul Robinson**.

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

- V. **OTHER BUSINESS:**

- a, Discussion regarding Atwood Street rezoning and transitional zoning/overlay districts.

David showed the Board a map of the area to be rezoned. He stated they should try to focus on this area and then continue to other areas like East Avenue and Russell Street.

Lucy stated that there is one property that is zoned NCA on the corner of Genest Street. She stated this should be changed and David agreed.

Bruce asked about Dick's Plumbing lot which is a split zoning. David stated that the Medicine Shoppe will be moving in there. He stated there have been discussions about rezoning a portion of that property. David

stated they approved the Medicine Shoppe without going through review process because it will be primarily selling medical supplies. There will not be a pharmacy and only a few over the counter items will be sold.

Bruce asked if there were vacant lots on Atwood and David stated yes. Lucy stated it would be cleaner to go commercial straight down the street.

David stated he would like to get the opinion of the Board as to what direction they want to go. Do they want a straight rezoning, a transitional zone or an overlay.

Lucy stated it would be cleaner to go to a straight rezoning than anything else. David stated that he thinks the vacant lots are owned by the front lots. They are already zoned commercial and their back yards can only be used as a back yard. Lucy stated changing them to commercial would add to their value.

Denis asked if they do a straight rezone, can we add restrictions and David stated yes. Lucy stated they should limit traffic from exiting onto Atwood Street because of the residential properties on the other half of the street. She stated she does not want trucks going down Atwood Street.

David stated that this afternoon he talked with a developer and the question was asked if this section of Sabattus Street could become three lanes like outer Lisbon Street with a center turning lane instead of four lanes. He stated they need to see if it makes sense internally and then get MDOT involved because it is a State road. He stated it is a long process but having that center turning lane is much safer than four lanes. He stated he did not know if this would move forward but it would come before the Board.

Kevin stated they should have a cap on the size the buildings they allow in this area.

Denis asked about the transitional zone document staff provided and David stated that these are suggestions for the Board. He stated these are ideas and standards that were seen in other communities in similar type zoning districts. He was hoping to get some direction from the Board to see if they have merit or not. He also is looking for direction from the Board if they want to do a straight zoning, transitional zoning or an overlay.

Paul stated he would like to see a straight rezoning. Paul asked if this could be done without a public hearing. Lucy stated it would probably have to have a public hearing.

David stated we need to get direction from the Board and then generate a document explaining what the Board wants to do and then have a

neighborhood meeting to see what the public likes and dislikes are and then they could schedule a public hearing.

Denis asked if the abutters list will include the owners of the properties across the street and David stated yes. He stated they will notify all abutters at least 300 feet from the entire area.

Kevin stated he thinks the straight zoning makes sense.

Sandra asked about the depth of the lots. David stated they are 100 ft. commercial now and would go to 200 ft. commercial.

Bruce stated that one restriction he would like to add is that all vehicular activity should come from the major streets which would protect the residential properties that already exist. Lucy stated we need to limit the traffic onto Atwood Street because of the residential nature on that side of the street. Denis asked how large the Sysco trucks are and Lucy stated they have small and large trucks. She stated these trucks cannot do a turnaround there.

Kevin stated they should restrict the number of floors a building can have. Lucy agreed that there should be a limit on floors. Also, there needs to be more green space. She stated that Sabattus Street has very little green space.

Lucy asked David if he was going to get something together for the Board and David said he would. He stated he thought the Board's reference to height and impervious areas will probably dictate building size. The Board wants to limit access to the residential roads and make it go to Sabattus Street. He asked the Board about uses and Bruce suggested restricting uses to a minimum lot size. Bruce stated they could take a house and turn it into a business but if there is only a 50 x 100 lot, there will not be enough space for parking. David stated they would have to meet the parking requirements or they would not be able to do it. Kevin stated that based on the way the houses are situated, it probably would not work unless they bought two lots.

Lucy opened the item up for public comment.

Louise Goyette, 21 Atwood Street asked if it made sense to extend the corridor on the other side of Sabattus Street because of all the vacant land behind them rather than impact the residential people with small lots. Lucy stated it is hard to limit the development to just one side of the street. Lucy stated we are trying to make the Sabattus Street lots deeper so that you can have the businesses on the arterial and keep it on the two sides of Sabattus Street. She stated she knows it is impacting them. Bruce stated the restrictions would be to limit access to the residential minor street which is Atwood Street. Access would be eliminated for new development or restricted on existing development.

Roger Goyette stated he was one of the abutters and he stated the Board mentioned that the buffers would be required along his property. Bruce stated yes, if it abuts an existing residential property. Lucy stated Roger was abutted by Dubois on one side and Cote on the other and Cote in the back. Lucy asked if Cote put up a fence and Roger stated yes but wished they had put shrubs. David stated to the Board that the rezoning could be changed to reflect adding shrubs instead of fencing if the Board wanted.

Ann Bickford of Garcelon Street asked if the area is going to be commercial, would existing commercial properties have to comply with the buffers or would they be grandfathered. Lucy stated if a new commercial business comes in and builds, they would have to conform to the new Highway Business standards. Ann stated that if we are commercial zoned and right now it is residential do we have to conform to commercial standards. Lucy stated as a residential owner, you do not have to change but if the land next door becomes a business, they would have to conform. David stated existing commercial properties would be grandfathered.

Comment Period Closed

David stated he would come up with a bulleted list on what was addressed tonight. He suggested holding an informational meeting with the planning board and public workshop rather than a neighborhood meeting. Bruce agreed to having the public hearing and notifying all the abutters at once.

- b. Discussion regarding the acquisition of the Beech Street Bridge.

There was no discussion on this item.

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

Paul stated the Riverfront RFP's were reduced from 15 to 6. They recently scheduled interviews for the remaining six. He stated a sub consultant, Cliff Ryan, came to him and he happened to be the chairman of the Auburn Planning Board. He suggested having the Lewiston Planning Board interact with the Auburn Planning Board to discuss problems on their side and our side. Lucy stated this was a good idea. David stated that he would talk with Eric Cousins to see if the Board would be interested. Lucy stated they could schedule an informal workshop.

VI. UNFINISHED BUSINESS:

- a. Discussion of YPLAA Survey.
- b. 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 March 28, 2011 minutes will be adopted at the April 25, 2011 meeting.

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

MOTION: by **Paul Robinson** that this meeting adjourns at 7:00 p.m. Second by **Trinh Burpee**.

VOTED: 7-0 (Passed).

The next regularly scheduled meeting is for Monday, May 9, 2011 at 5:30 p.m.

Respectfully Submitted:

Denis E. Fortier, Secretary