

CITY OF LEWISTON
PLANNING BOARD PUBLIC MEETING MINUTES
for November 10, 2008 – Page 1 of 2

I. ROLL CALL: This meeting was held in the City Council Chambers on the First Floor of City Hall, was called to order at 5:34 p.m., and was chaired by Chairman Stephen Morgan.

- **Members in Attendance:** Stephen Morgan, Jim Horn, Roger Philippon, Jonathan Earle, Lucy Bisson, and Denis Vincent. **Absent:** Denis Fortier.

- **Associate Members Present:** Bruce Damon. **Absent:** Trinh Burpee.

- **Staff Present:** Gil Arsenault, Director of Planning and Code Enforcement; David Hediger, City Planner; and Doreen Christ, Administrative Secretary of Planning & Code Enforcement.

Bruce Damon was an alternate member for this meeting. Due to Denis Fortier's absence, Bruce Damon was a full voting member for the entire meeting.

II. ADJUSTMENTS TO THE AGENDA: None.

III. CORRESPONDENCE: None.

IV. HEARING: *A request for the acquisition of 75 Lincoln Street.* This property contains a one- (1-) story, 6,000 square foot commercial building and is located on a 0.2 acre lot on the west side of Lincoln Street.

Reference was made to James Andrews Staff Memorandum dated November 7, 2008. The City of Lewiston has entered into a Purchase and Sale Agreement to purchase 75 Lincoln Street. The purchase price is \$199,000, which is a 43 percent reduction from the original sales price of \$349,000. This property is accessed at \$224,000. The request is for a recommendation from this Board to bring this item to the next City Council meeting, which is scheduled for November 18, 2008.

Jim Horn asked if there is money in the budget for acquisitions of property, being that this is now the third property that would be purchased by the City this year. Gil Arsenault responded that there is money in the budget for these three (3) properties, which are 39 Lincoln Street, 87 Lincoln Street, and now, 75 Lincoln Street. Steve Morgan then asked, "Is it the goal for the City to own this side of the street?" This property have been vacant since Brinks relocated to Alfred Plourde Parkway eight (8) years ago. Jim Horn asked, "Is the intent to resell these properties for profit?" Gil Arsenault responded that the intent is for land banking, however, there is no plan. David Vincent asked, "Are any of these buildings in the historic district?" Gil Arsenault responded with, "No, these buildings are not". There being no further comments from the Board, the following motion was made.

MOTION: *by Lucy Bisson that the Planning Board, pursuant to Article VII, Section 4(h) of Appendix A, Zoning and Land Use Code, send a favorable recommendation to the City Council to acquire the property located at 75 Lincoln Street and that the City Council reconsider the negotiated purchase price of \$199,000 in light of the current real estate market. Second by Bruce Damon.*

VOTED: *6-1 (Passed) (Jim Horn Opposed).*

V. OTHER BUSINESS: *Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.* None.

VI. MINUTES: *Draft Meeting Minutes for Planning Board Meeting held on 09/22/08, Planning Board Meeting/Workshop held on 10/27/08, and Special Planning Board Meeting held on 11/03/08.* The minutes were not distributed at this meeting, therefore, no action was taken.

VII. ADJOURNMENT: No action was taken on adjournment, however, the public meeting was closed at 5:55 p.m. The workshop on Access Management Standards for outer Lisbon Street and an update on the L/A bike/pedestrian plan followed.

Respectfully submitted,

Lucy Bisson, Planning Board Secretary

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CITY OF LEWISTON
PLANNING BOARD WORKSHOP MINUTES
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WORKSHOP:

A. A discussion on Access Management Standards for outer Lisbon Street. Present at this workshop was **Joan Walton**, AICP, Regional Transportation Planner, from the Androscoggin Valley Council of Governments (AVCOG). Also present were **Don Craig**, from AVCOG, and **David Jones**, from Lewiston Public Works.

David Hediger said that presently, there are no standards, just guidelines for developers. This all came about when in 2005, Route 196, between Westminster Street and the Lisbon town line, was reduced from four (4) lanes to three (3) because it was at capacity and could not accommodate left-turning traffic. The purpose of the access management standards is to manage access to Route 196, between Westminster Street and the Lisbon town line, in a manner that protects the safety of access and highway users by regulating and reducing the number of conflict points along the highway, prevents expansion to five (5) lanes, preserves mobility and economic productivity related to highway transportation, and avoids the long-term cost of constructing new highway capacity. A waiver provision is included. The Maine Department of Transportation (MDOT) has adopted standards. All of Lewiston is urban compact. These standards would apply to all entrances and driveways.

First, Joan Walton, discussed the definitions portion. Some of the definitions are already in the ordinance.

Next, Joan Walton discussed the technical standards. The thought is we should be adopting. She explained the difference between the City and MDOT.

Joan Walton referenced Item n. Mobility Enhancement Measures, in which the City may require applicants to provide for improvement of the existing safety or mobility levels through enhancement measures if the City determines, based upon accepted traffic engineering principles, that the proposed driveway/entrance will significantly impact public safety or cause a reduction in posted speed.

Don Craig said they are trying to eliminate the number of conflict points to make it safer. David Hediger said that he will get a number that is appropriate. Bruce Damon referred to Page No. 2, Table 2 – Sight Distance regarding posted speed and the sight distances of 30 and 35 feet. There needs to be a number for site distance. David said he will use state numbers. He will get numbers for the purposes of the 35 foot sight distance.

Joan Walton made reference to the separation between entrances. She said the numbers shown are state numbers. She commented that the driveway/entrance separation is different with Auburn, Maine.

Steve Morgan commented that you could give tax incentives or tax breaks for sharing driveways.

Gil Arsenault said that language could be worked in.

Reference was made to Pinette's located on the Alfred Plourde Parkway. This is a shared entrance.

Jim Horn asked, "Does sharing of curb cuts affect snow removal?" Gil Arsenault responded that it makes development more complex. Steve Morgan said you do not want an association as there could be issues down the road.

David Hediger referenced Item 2. Technical Standards, Sub-Items a.-n. He said that this will need to go through the development review process. He questioned the Board, how aggressive do we want to go with this?"

David Jones commented that this all started with the Nino (Dunkin's Donuts) project on outer Lisbon Street. The project caused a problem with people trying to turn left into his property. There are currently 18,000 vehicles per day on Lisbon Street. Access on the Lisbon Street corridor has not been controlled and this needs to be addressed within the next ten (10) years.

At this point in the discussion, Don Craig referenced the entrance at Liberty Mutual and how additional land may be developed.

Joan Walton then discussed Item 3. Waivers. The standards that may not be waived include: sight distance standards, corner clearance standards, on-street parking standard, loading dock requirements, and turnaround area/parking standards. Waivers will not be granted to a property owner whose property has been granted limited access entrances. The standards that may be waived are all other standards in accordance with the provisions of this section. It was stated that the waiver criteria is what needs to be demonstrated to this Board.

David Jones commented that the speed decreased when going from four (4) lanes to three (3) lanes of traffic.

It was determined that under Sub-Item d., Items 2. and 3. are not needed. David Hediger said that Item 4. *The proposed access will not have an unreasonable adverse impact on the Department's ability to maintain the existing posted speed limit.* is not worded very well. He will work on the language in this section.

In conclusion to the waiver criteria, David Jones stated that the state does speed limits for the City.

Bruce Damon left this workshop at 6:57 p.m.

Item 5. Incentives. There are no incentives on the state standards. David Hediger said that they need to work with waivers or come up with incentives. Lucy Bisson commented that she prefers working with waivers and not working with incentives.

In conclusion to this item, David Hediger stated that the input was good and that he needed a motion from the Board to move forward with this item.

The following motion was made.

MOTION: *by Lucy Bisson that the Planning Board initiate an amendment to Appendix A, Zoning and Land Use Code, regarding Access Management Standards and to schedule this item for a public hearing. Second by David Vincent.*

VOTED: *6-0 (Passed).*

B. *An update on the L/A bike/pedestrian plan.* This item was presented by **Don Craig**, from the Androscoggin Valley Council of Governments (AVCOG).

The Androscoggin Transportation Resource Center (ATRC) Staff have been working on updating its 20-year transportation plan, along with the updated Bicycle and Pedestrian Facilities Plan update (with a 2030 vision). Don Craig said that he would bring the Board up to date on where they are at. The Healthy Androscoggin Land Trust has been very active. There are plans to do the Lewiston Greenway.

The purpose of the L/A bike/pedestrian plan was to present the need for bike/pedestrian facilities in the Lewiston-Auburn and surrounding communities and to raise awareness as it being a form of transportation. Also, to provide suggestions and recommendations for communities when planning for road, development, and recreation improvements. Both items are now in draft form and ATRC are looking for public comments. There is a 30-day comment period, which will be open until December 12, 2008. Don Craig said that he would like comments and that they can be forwarded to him at dcraig@avcog.org.

The next Planning Board meeting is scheduled for Monday, November 24, 2008. Agenda items, to date, include: 1. The Roy amendment for temporary housing, 2. Maine Family Federal Credit Union's building expansion, and 3. A daycare amendment for Strawberry Avenue. Also mentioned were the meetings for December 2008, which currently are scheduled for December 8, 2008 and December 22, 2008.

The following motion was made to adjourn.

MOTION: by ***Roger Philippon*** that this public meeting/workshop adjourn at 7:13 p.m. Second by ***Jim Horn***.

VOTED: 6-0 (*Passed*).

Respectfully submitted,

Lucy Bisson, Planning Board Secretary

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