

**CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for May 22, 2006 – Page 1 of 3**

I. ROLL CALL: This meeting was held in the City Council Chambers on the First Floor of City Hall, was called to order at 5:30 p.m., and was chaired by John Racine.

- **Members in Attendance:** John Racine, Stephen Morgan, Jonathan Earle, and Roger Philippon (arrived at 5:41).

- **Associate Members Present:** Tom Peters and Ron Chartier.

- **Members Absent:** Jeffrey Gosselin, Jim Horn, and Tom Truchon.

- **Staff Present:** Gildace Arsenault, Director of Planning & Code Enforcement; David Hediger, City Planner; and Eric Cousens, Land Use Inspection Officer.

II. ADJUSTMENTS TO THE AGENDA: None.

III. CORRESPONDENCE: None.

Acting Chairman Racine appointed Associate Members Tom Peters and Ron Chartier as full voting members for the meeting.

IV. HEARINGS:

A. *A proposal for the installation of two (2) portable classrooms on the southwest side of the school (Montello Elementary School) at 22 Harkins Drive.*

The following motion was made.

MOTION: *by Tom Peters, second by Steve Morgan that the Planning Board waive the reading of the Staff Memorandum dated May 18, 2006 and place the memorandum on file for the record.*

VOTED: *5-0 (Passed).*

Present at this meeting from the City of Lewiston School Department was **Paul Caron**.

Mr. Caron explained the proposal. A Board discussion followed.

Roger Philippon arrived at this point (5:40 p.m.).

This item was then opened to the public for those in favor. There were none, therefore, this item was then opened to the public for those in opposition. There was none, therefore, the following motion was made.

MOTION: *by Tom Peters, second by Ron Chartier that the Planning Board determines the application for the installation of two (2) portable classrooms on the southwest side of the Montello Elementary School at 22 Harkins Drive to be complete; grants approval of the modification/waiver checklist; that this application meets all of the necessary approval criteria contained under Article X, Section 3 and Article XIII, Section 4 of the Zoning and Land Use Code; and grants approval to the Lewiston School Department.*

VOTED: *5-0 (Passed).*

The following motion was made to waive reading of the Staff Memorandum.

MOTION: *by Tom Peters, second by Steve Morgan that the Planning Board waive the reading of the Staff Memorandum dated May 18, 2006.*

VOTED: *6-0 (Passed).*

B. A proposal from Bates College to consider an amendment to the Bates College Residential Village development located at 280 College Street (corner of College Street and Mountain Avenue).

Present at this meeting was **Robert Bremm**, Director of Bates College Physical Plant. Tom Peters suggested opening the item for public comment and then giving the applicant an opportunity to respond to any concerns.

This item was then opened to the public for those in favor, opposition, or for general comments. **Phillip Isaacson**, local resident, said that he speaks for the neighborhood saying that they support the latest application that is a result of significant time and effort spent to resolve the neighbors concerns. The public portion was then closed. Tom Peters asked if the petitioner was comfortable with the conditions noted on Page No. 4 of the Staff Memorandum. Bob Bremm responded that the conditions are acceptable. The public in attendance was given an opportunity to review the conditions and voice any related concerns. There was no further input from the public., therefore, the following motion was made.

MOTION: *by Steve Morgan, second by Roger Philippon that the Planning Board determines the application to consider an amendment to the Bates College Residential Village development located at 280 College Street (corner of College Street and Mountain Avenue to be complete; grants approval of the modification/waiver checklist; that this application meets all of the necessary approval criteria contained under Article X, Section 3 and Article XIII, Section 4 of the Zoning and Land Use Code; and grants approval to Bates College, subject to the following conditions:*

1. *The construction of a speed table/raised crosswalk at College Street and Mountain Avenue shall be subject to approval from Public Service, Public Works, the Lewiston Police Department and the City Council. Furthermore, the site plan and design for the raised crosswalks must address drainage (i.e. the need for catch basins; how stormwater flow along the street will be impacted).*
2. *Bates College will be responsible for the initial cost and installation of any recommended speed limit signs.*
3. *Bates College will be responsible for the installation, maintenance and operation of the recommended flashing warning lights.*
4. *The site plan is amended for any new street light proposed along Mountain Avenue to be located on Bates property. If not, easements must be obtained from the City with the understanding that the City will not be responsible for maintenance or operation of the lights.*
5. *The City is not responsible for the maintenance, damage, or upkeep associated with any proposed landscaping along College Street and Mountain Avenue located within the City's right-of-way.*
6. *That a crosswalk directly in front of Rand Hall is painted, as recommended by Gorrill-Palmer Traffic Engineers.
No curb cuts are allowed on Mountain Avenue.*
7. *No new parking is allowed other than what is shown on the submitted plan, not to exceed the nine (9) spaces noted on the plan.*
8. *No further development is to occur within the NCA zoned portion of the property.*
9. *Students shall be encouraged to park in the appropriate Bates College parking lots.*

VOTED: 6-0 (Passed).

V. OTHER BUSINESS:

A. Proposed “de minimus” change to the JJ McMorrow Subdivision on Old Greene Road.

David Hediger briefly explained this item to the Board. Staff supports the amendment as an improvement to open space access for the proposed lots.

The following motion was made.

MOTION: by **Tom Peters**, second by **Steve Morgan** that the Board approves the proposed amendment to the JJ McMorrow Subdivision as a “de minimus” change.

VOTED: 6-0 (Passed).

B. A discussion regarding Zoning and Land Use Codes and the Planning Board’s policy regarding “de minimus” changes vs. amendments.

Tom Peters suggested a Sub-committee to provide suggestions to the Board at a later date. A Board discussion followed.

The following motion was made.

MOTION: by **Tom Peters**, second by **Ron Chartier** that the Board create a Sub-committee consisting of Mr. Peters, Mr. Philippon, and Chairman Gosselin if he would like to be a part of the discussion and that the Sub-committee will provide recommendations to the Board on this issue.

VOTED: 6-0 (Passed).

C. A discussion on Zoning and Land Use updates. David Hediger provided an update on plans for Bob Faunce to begin the work.

D. Any other business Planning Board Members may have relating to the duties of the City of Lewiston Planning Board. The summer schedule was discussed. Staff will attempt to have one meeting per month, but it could be a busy summer and a second meeting may be required for some months. The Board will make themselves available as necessary.

VI. READING OF THE MINUTES: Draft Meeting Minutes for February 21, 2006 (Special Meeting), March 27, 2006, and April 10, 2006.

The following motion was made:

MOTION: by **Steve Morgan**, second by **Tom Peters** that the Planning Board accept the Planning Board Minutes dated February 21, 2006 (Special Meeting), March 27, 2006, and April 10, 2006, as submitted.

VOTED: 6-0 (Passed).

VII. ADJOURNMENT: This meeting adjourned at 6:00 p.m. The next regularly scheduled Planning Board Meeting is for Monday, June 12, 2006.

Respectfully submitted,

Steven Morgan, Planning Board Secretary

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