

**CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for May 22, 2001 - Page 1 of 6**

- I. ROLL CALL:** This meeting was held in the City Council Chambers on the First Floor of the Lewiston City Hall, was called to order at 7:18 p.m., and was chaired by Dennis Mason.
- **Members in Attendance:** Dennis Mason, Rob Robbins, Roger Lachapelle, Mark Paradis, and Planning Board Student Member Ethan Chittim.
 - **Staff Present:** James Lysen, Planning Director; James Fortune, Planning Coordinator; and Doreen Asselin, Administrative Secretary - Planning Division.
 - **Members Absent:** Lewis Zidle and John Cole.

II. ADJUSTMENTS TO THE AGENDA: None.

III. CORRESPONDENCE: None.

- IV. PUBLIC HEARING:** *A Public Hearing on a proposal by Central Maine Medical Center (CMMC) to rezone the area surrounding their Medical Office Campus/Complex (between Hammond Street and Holland Street, and Main Street and the Maine Central Railroad Line, from the Institutional Office (IO) District to the Centreville (CV) District, with the portion along Holland Street from the Neighborhood Conservation "A" (NCA) and Community Business (CB) Districts to the Centreville (CV) District.* Reading of the memorandum prepared by James Fortune, dated May 17, 2001 to the Planning Board Members was waived. The following is a summary of his memorandum pertaining to the above item.

At the May 8, 2001 Planning Board Meeting, the Planning Board received a petition and proposal by Central Maine Medical Center (CMMC) to rezone the area surrounding their Medical Office Campus/Complex to the Centreville (CV) District. Also presented to the Planning Board was a presentation of their Master Plan for their medical complex on Main Street. CMMC's new Master Plan calls for extensive remodeling of the interior of the building to make it easier to use and have a greater efficiency as to pedestrian traffic and interior circulation. The main entrance is proposed to be relocated to the rear of the building on High Street and the Emergency entrance is proposed to be located to the front on Main Street. Once the Nursing School and many of CMMC's administrative support functions are moved to 29 Lowell Street, the hospital will construct approximately 100,000 square feet of new facilities at the main campus site. The new construction will include: the cardiac care unit; entryways for the main entrance; and a seven- (7-) story addition to house their administrative offices and other critical care units.

The main purpose of the rezoning is to provide CMMC with more flexibility to zoning regulations appropriate for downtown development and to allow CMMC to construct an office building and cardiac care facility with a total building height of 150 feet. CMMC is considering a proposal to construct a building that is approximately 112 feet in height. This rezoning would permit them to do so.

CMMC is requesting to rezone, by petition, the area between Hammond Street and Holland Street, and Main Street and the Maine Central Railroad line and also a portion along Holland Street, which will be consistent with the zoning in Lowell Square.

James Lysen presented an overview. He stated that notices were sent to the abutters. This is basically an extension of the Centreville (CV) District from the Lowell Square area.

Present at this meeting concerning their issues were:

Chuck Gill, Vice President of Central Maine Medical Center;

Don Lever, Vice President of Central Maine Healthcare;

Pat DeFillip, Regional Facilities Manager for Central Maine Medical Center; and

Norm Chamberlain, of Taylor Engineering Associates.

James Lysen continued to say that the CV District is a much more flexible zone. The proposed height of CMMC's new building is the main issue. Currently the campus is in an Institutional Office (IO) District which only permits building heights no greater than 75 feet. CMMC is proposing a building of 112 feet in height (as previously mentioned).

A rendering and model of the building were brought to the Planning Board for viewing by the Planning Board Members.

The areas colored in red are currently CV. There is one (1) property that is already in the IO District. There are two (2) properties on Holland Street. The Owner is not interested in selling.

Don Lever stated that CMMC wants only the IO District changed to the CV District, but other areas made sense.

One (1) of the requests of the Planning Board was to be presented the Building Plans when CMMC comes back in June 2001 (regularly scheduled Planning Board Meeting of June 26, 2001).

The hospital owns a corner of Main and Holland Streets. The parking structure is in the CV District (a portion of it) and goes up to Holland Street.

Dennis Mason mentioned that there is a potential of a 150-foot building on Holland Street. This rezoning would permit and give the hospital the right to do this.

The entrance will be relocated to the back of the building, as mentioned earlier.

Landscaping is part of the Master Plan. **Norm Chamberlain**, of Taylor Engineering Associates, stated that the Cardiac Center will be the first piece of the Landscaping Plan. James Lysen made reference to Lowell Square and said that there are commitments to do street scape improvements in this area. As to Main Street Improvements, special landscaping has been done. The following motion was then made.

MOTION: *by Mark Paradis, seconded by Rob Robbins to send a favorable recommendation to the City Council on the Proposal outlined in the petition to rezone the area surrounding Central Maine Medical Center's (CMMC's) Medical Office Campus/Complex (between Hammond Street and Holland Street, and Main Street and the Maine Central Railroad Line, from the Institutional Office (IO) District to the Centreville (CV) District, with the portion along Holland Street from the Neighborhood Conservation "A" (NCA) and Community Business (CB) District to the Centreville (CV) District.*

VOTED: 4-0.

After the above motion was made, James Lysen stated that on Tuesday, June 5, 2001, this item will going before the City Council at their meeting. The proposal went to a Development Review Committee (DRC) Meeting about a month ago with the Department of Public Works being present.

Norm Chamberlain mentioned that the Metcalf building will come down. The main electrical services currently comes in through the Metcalf building. A new, electrical infrastructure needs to be in place before any demolition or construction commences. Two (2), new utility poles will be located on Hammond Street. The overhead utilities will go underground. Norm Chamberlain mentioned that in reference to the oxygen storage tank in front of the Metcalf building, the pad is

not big enough for code. Some steam work will be done. All this needs to be done in order to take down the Metcalf building. One (1) transformer will be placed on each corner of the parking lot. The setback is five feet (5') on the ground and ten feet (10') on the front. There is no real vandalism around this area. This is fenced in. Currently, one (1) transformer can supply the whole hospital.

It was stated that the hospital needs to continue to operate during this extensive remodeling.

Pat DeFillip stated that the electrical systems are currently maxed out.

This project in total will come back to the Planning Board on June 26, 2001.

V. OTHER BUSINESS:

A. New Business:

1. Consider a Proposal concerning the possible disposition of tax-acquired property at 75 Maple Street to Coastal Enterprises, Inc., for use as an Employee-Assisted Housing Program. Included in the Planning Board packets were: a. The memorandum prepared by James Fortune dated May 17, 2001 in regards to property disposition at 75 Maple Street; b. The memorandum prepared by James Andrews dated May 18, 2001 in regards to 75 Maple Street; c. A description of Employer-Assisted Housing; d. Correspondence from Coastal Enterprises, Inc. dated April 12, 2001 detailing their interest in 75 Maple Street; e. A mapping of 75 Maple Street, and f. Information from the Tax Collectors Office. This property was tax-acquired by the City in 1999.

Coastal Enterprises, Inc. (CEI) has partnered with L/A Excel and Empower Lewiston for a housing initiative with Faithworks, and is exploring a number of capital investment opportunities for community improvements in Lewiston. The goal of these investments is to benefit low and moderate income residents in the community. CEI is interested in this piece of property for an Employer-Assisted Housing Program. This proposed project would be a pilot project bringing the Employer-Assisted Housing concept to a neighborhood in transition. In the memorandum prepared by **James Andrews**, he states that, "This proposal along with the home ownership concept fits well with the revitalization strategy for the neighborhood."

At this meeting there was no action required from the Planning Board, however, a recommendation is needed at the June 12, 2001 Planning Board Meeting. Also, a CEI representative will be present at that meeting. James Fortune said that this package is for informational purposes. The terms for transferring of the property has taken place between **Gregory Mitchell**, Director of Development; **James Andrews**, Community Development Director; and **Lincoln Jeffers**, Economic Development Specialist.

2. Consider a Proposal initiated by the Planning Board on behalf of Gendron Property Management Company to conditionally rezone 280 and 298 Park Street and 93, 97, 101, and 115 Knox Street from the Downtown Residential (DR) District to the Urban Enterprise (UE) District and possibly schedule it for a Public Hearing. At the last Planning Board Meeting held on May 8, 2001, two (2) proposals were submitted on behalf of Gendron Realty to rezone 280 and 298 Park Street and 93, 97, 101, and 115 Knox Street. The following are the parcels included and owners of those parcels:
280 Park Street (Gendron Realty),
298 Park Street and 101 Knox Street (Bonneau's Garage, Inc.),
93 Knox Street (**Paul Labee, Jr.**), and
97 Knox Street (**Robert Roy**).

As agreed to by both **Andy Bonneau**, of Bonneau's Garage, and **Paul Veilleux**, of Gendron Realty, they have submitted a Conditional Rezoning Agreement (included in the Planning Board packets). This proposal allows them a greater degree of flexibility for expansion and use of the property and gives the City more control over future uses in this area. Therefore, the proposed agreement requests a Conditional Rezoning from the Downtown Residential (DR) to Urban Enterprise (UE) with uses limited to those that are already allowed in both zoning districts.

Planning Staff met with Paul Veilleux and Andy Bonneau and have developed a list of uses. The first 23 uses listed on the Conditional Rezoning Agreement are allowed in both the Urban Enterprise (UE) and Downtown Residential (DR) Districts. Some are allowed in just the UE District and as a conditional use. The UE District allows as a matter-of-right. Reference was made to Item (B.) Conditional uses on Page No. 2 of the Conditional Rezoning Agreement. Paul Veilleux has not heard back from Dave Gendron. The storage of materials shall be screened. Andy Bonneau is very happy with the Conditional Rezoning Agreement. Mark Paradis stated that this does not include three (3) lots on Maple Street. This would revert back to the DR District. The UE is as a conditional use.

Rob Robbins asked, "Do we want separate agreements for each?" Rob Robbins stated that four (4) separate agreements need to be signed. James Lysen stated that this complicates this rezoning, but agreed with Rob Robbins. It was suggested that the automobile repair business (Bonneau's Garage) be done separately. Each needs to be registered separately. Part of Bonneau's is a vacant lot. It was suggested to limit Andy Bonneau to what he wants. Mark Paradis suggested the this be the only auto repair allowed in this corner. Dennis Mason agreed that Andy Bonneau needs an agreement, but not the same agreement. These agreements are to be between the City and the property owners. Dennis Mason said that they agree to limit their use and record it with the City. This will include the four (4) property owners. Rob Robbins commented that everyone has a separate interest. It was suggested to remove 93 and 97 Knox Street and leave with the DR District and change the rest to UE. These need to be recorded in the Registry of Deeds. It was suggested that 93 and 97 can be included and it could be made smaller at the Public Hearing. It would be nice to have 93 and 97 involved. James Fortune said that this has not been noticed. Nothing has been mailed yet. Rob Robbins suggested that Staff go back to them and then reschedule. Notices would need to go out by June 2, 2001. It is Staff's understanding that **Mr. Lachance** is not interested in selling his property. There was a discussion on the \$250.00 fee, as to whether each property owner shall be charged.

Dennis Mason made the following motion, which did not get seconded or voted on, "To send forward with individual properties with separate agreements to include all four (4) property owners."

James Fortune said that regardless 93 and 97 will get notices. Again, each property owner will need to record at the Registry of Deeds. Mark Paradis said to include 93 and 97. If they do not like, they can be removed. The following motion was made:

MOTION: *by Mark Paradis, seconded by Roger Lachapelle that the Planning Board schedule a Public Hearing for June 12, 2001 to hear the Conditional Rezoning on 280 and 298 Park Street and 101 and 115 Knox Street; if the property owners of 93 and 97 Knox Street express an interest in rezoning to contact the City; and to limit the auto service to just the Bonneau's.*

VOTED: 4-0.

3. **Update concerning the fill project for Stetson Brook Estates Mobile Home Park, which was tabled at the 08/22/00, 09/25/00, and 11/28/00 Planning Board Meetings.** James Fortune updated the Planning Board. James Fortune said that there are a number of changes. The Planning Board stands where the Board met last in November 2000. Everything is stabilized. **Bob Foss** has applied to the DEP for a wetlands permit. They are not going forward with the FEMA maps. They do intend to do mitigation according to the conversation James Fortune had with **George Courbron** on behalf of Bob Foss. They do intend to leave the fill in place. However, if there is no action taken by June 12, 2001, Code Enforcement will take further action.

B. Old Business: None.

VI. READING OF THE MINUTES: Draft of the Minutes from the April 10, 2001, April 24, 2001, and May 8, 2001 Planning Board Meetings.

April 10, 2001: The following changes were made to these minutes:

On Page No. 9, Item No. 3, second paragraph, sixth line, change to date from, "October 4, 2001" to read, "October 4, 2000".

On Page No. 10 in the first motion, the amount voted shall be changed from, "5-0" to read, "3-2 (Mason and Paradis)". Also on Page No. 10, Section VIII. Reading of the Minutes, the second motion on that page under Voted shall be changed from, "4-1 (Lachapelle)", to read, "4-0-1 (Lachapelle)".

MOTION: by **Roger Lachapelle**, seconded by **Mark Paradis** to accept the Planning Board Minutes for April 10, 2001, as amended.

VOTED: 3-0-1 (Robbins).

April 24, 2001: The Draft Minutes for the April 24, 2001 Planning Board Meeting was postponed, since there were only two (2) Planning Board Members present who could vote on this set of minutes.

May 8, 2001: The following change was made to these minutes:

On Page No. 10, the first motion, the amount voting on this item shall be changed from, "6-1 (Cole Abstained)" to "6-0-1 (Cole Abstained)".

MOTION: by **Rob Robbins**, seconded by **Roger Lachapelle** to accept the Planning Board Minutes for May 8, 2001, as amended.

VOTED: 4-0.

NOTE: Lepage Bakeries, Inc.

To date, **Roland Dostie** has not received no feedback from Lepage Bakeries, Inc. Attorney **Kim Visbaras** needs to be involved and inquire as to where they stand. It has been two (2) weeks and there has been no response back from Lepage Bakeries, Inc.

Since Gil Arsenault was absent at this meeting, Dennis Mason said that he would contact Gil Arsenault tomorrow, 05/23/01, to see what has transpired between Gil Arsenault/Roland Dostie/Lepage Bakeries, Inc.

Mark Paradis asked, "Why didn't Roland Dostie contact Officer **Jeff Baril**?" Jeff Baril had offered his services at the last meeting.

It was suggested that the Planning Board should also follow up with Lepage Bakeries, Inc. on the issues raised at the Planning Board Meeting in October 2000.

VII. ADJOURNMENT: This meeting adjourned at 8:45 p.m.

MOTION: by **Mark Paradis**, seconded by **Roger Lachapelle** to adjourn this meeting at 8:45 p.m.

VOTED: 4-0.

Respectfully submitted,

Mark Paradis, Secretary

DMA:dma

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