

**CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for August 21, 2001 - Page 1 of 10**

- I. ROLL CALL:** This Planning Board Meeting was held in the Third Floor Conference Room of Lewiston City Hall; was called to order at 7:10 p.m.; and was chaired by Chairman Dennis Mason.
- **Members in Attendance:** Dennis Mason, Mark Paradis, Lewis Zidle, John Cole, Roger Lachapelle, and Kristine Kimball.
 - **Staff Present:** James Lysen, Planning Director; Lincoln Jeffers, Economic Development Specialist; Chris Branch, Public Works Director; and Doreen Asselin, Administrative Secretary - Planning Division.
 - **Members Absent:** Rob Robbins.

John Cole arrived at 7:10 p.m.

- II. ADJUSTMENTS TO THE AGENDA:** The City Council requested that the Planning Board hear Item VI. Other Business, A. New Business 3. Request from Allen-Edmonds Shoe Corporation (formerly Maine Shoe) on the discontinuance of a portion of Commercial Street near their new facility first, allowing them to act on this item at their meeting being held this same evening in the City Council Chambers. This item was then moved to be heard directly after Item III. Correspondence in order to accommodate the City Council agenda process.

III. CORRESPONDENCE:

- A. Property Acquisition/Disposition Review Forms from Joe Grube, Assessing on 22 Harkins Drive; and
- B. Property Acquisition/Disposition Review Forms from Joe Grube - Assessing, Paul Lebreque - Treasurer, Norm Beauparlant - Purchasing, and James Andrews - Community Development Director; a memorandum from Christopher Branch - Public Works Director dated August 17, 2001; a letter from Mike Gotto - Technical Services, Inc. dated August 15, 2001; and a drawing on the Allen-Edmonds Shoe Corporation (formerly Maine Shoe) on the discontinuance of a portion of Commercial Street near their new facility; and
- C. A memorandum dated August 21, 2001 in regards to the City Council's Meeting vote on the East Avenue re-zoning.

MOTION: *by Mark Paradis, seconded by Lewis Zidle to accept the above correspondence and place it on file to be read at the appropriate time.*

VOTED: 6-0.

The following item was discussed in accordance with the Adjustments to the Agenda:

VI. OTHER BUSINESS:

A. New Business:

- 3. ***Request from Allen-Edmonds Shoe Corporation (formerly Maine Shoe) on the discontinuance of a portion of Commercial Street near their new facility.***

James Lysen read his memorandum dated August 17, 2001. Included in the Planning Board packets and listed above under Item III. Correspondence were the memorandum from Chris Branch, Public Works Director, which indicates that the Fire Department would like the area in front of the building to be indicated as a fire lane; a letter from Mike Gotto of Technical Services, Inc.; and a drawing indicating the portion requested to be discontinued. The land within the discontinued

portion of Commercial Street would then be acquired by the abutting property owner, Allen-Edmonds Shoe Corporation.

The Public Works Department has communicated with both the Police and Fire Departments. Both these departments had no concerns. The Public Works Department is in support of this request. **Chris Branch**, the Public Works Director, was present at this meeting on behalf of this item.

There were no petitioners present at this meeting.

Dennis Mason stated that all of the land at the end of Commercial Street which lies between the turnpike and the railroad is part of the land that Allen-Edmonds Shoe Corporation owns, so this will not affect any other property owners.

Again, this item was scheduled for City Council action tonight, pending the Planning Boards action and was taken out of sequence to the agenda to accommodate the City Council's agenda process, as mentioned previously.

There were no comments or questions from the Planning Board, therefore, the following motion was made.

MOTION: by **John Cole**, seconded by **Roger Lachapelle** that the Planning Board send a favorable recommendation to the City Council on the discontinuance of a portion of Commercial Street near Allen-Edmonds Shoe Corporation (formerly Maine Shoe), as submitted.

VOTED: 6-0.

The remaining items were presented in sequence to the agenda.

IV. RECONSIDERATION OF FINAL HEARING: Reconsideration of the action taken on the Final Hearing for a proposed Site Plan for GRE, LLC to construct five (5), self-storage buildings adjacent to South Avenue at 2 River Road. Dennis Mason stated that this is a reconsideration of the conditions which were placed on the Site Plan for GRE, LLC on the corner of South Avenue and River Road.

James Lysen read his memorandum dated August 15, 2001. Included in the Planning Board packets was correspondence from Shawn Bell of Bonneau & Geismar dated August 8, 2001 requesting a reconsideration of the action taken on the Final Hearing for a proposed Site Plan for GRE, LLC to construct five (5) self-storage buildings adjacent to South Avenue at 2 River Road. Attached to that correspondence was a list of the abutters. GRE, LLC is requesting that the Planning Board remove Condition No. 10 prohibiting use of the existing paved area over a certain driveway from River Road to the adjacent houses and the back land. In exchange for this, GRE, LLC is requesting that Condition No. 10 be changed to require GRE, LLC to maintain the paved area in its current condition.

Since the Planning Board Meeting held on July 24, 2001, both James Lysen and Gil Arsenault met with David Gendron, on site. Staff is in support of this requested change due to the nature and frequency of the use of the drive, i.e. small trucks, U-haul trailers, etc. accessing tables and chairs, and the layout of the existing storage building, the garage doors facing the paved area, and the fact that the existing storage building is also accessed from the other side of the building through the proposed paved area of the self-storage complex. Also, GRE, LLC is agreeing to maintain the existing drive.

Present at this meeting were: **Arthur Montana** of A.R.C.C. Land Surveyors, Inc.; **Shawn Bell** of Bonneau & Geismar; and **Dave Gendron**, the applicant from Gendron & Gendron, Inc. Also present at this meeting, as part of the public audience, were **Mr. & Mrs. Earle Temple** and **Paul**

Ducharme, who raised some comments later in the meeting.

The following motion was made to reconsider the Planning Board's vote approving the application of GRE, LLC. taken at the July 24, 2001 Planning Board Meeting.

MOTION: by **John Cole**, seconded by **Mark Paradis** to reconsider the action taken at the Final Hearing of July 24, 2001 for the proposed Site Plan for GRE, LLC to construct five (5), self-storage buildings adjacent to South Avenue at 2 River Road.

VOTED: 5-1-0 (Kimball - Opposed).

After the above motion was made, back on the Planning Board's table was the approval of GRE, LLC. John Cole said that what is not clear to him, if the subject of the discussion held in the back room (Executive Conference Room) on the evening of July 24, 2001, as to whether this violates the assurances made that evening to the people involved. Arthur Montana was in that room that evening on behalf of David Gendron and said that there were several issues. All the issues were resolved except the use of the driveway, since he could not speak for Mr. Gendron restricting any use of that driveway at the time. Arthur Montana continued to say that the other issues were pretty much resolved, i.e. the screening, fencing, etc. That issue pertaining to the use of the driveway was not resolved at that meeting. There were suggestions made and they were brought back to both Dave Gendron and Shawn Bell. Shawn Bell said that what has happened here is that the neighbors are concerned that they want to make sure their driveway remains viable and that they can use that driveway to gain access to their houses. This is not being proposed to be changed. All that is being asked is that the existing use of GRE, LLC continue. Shawn Bell stated that Easy Rent-All, an affiliate of GRE, LLC has always used that road for one- (1-) ton pick-ups, U-haul trailers, etc. This is not being proposed to be changed. All that is being said is, "Okay if you are unhappy that you are going to use that road, we will meet you half way. We will use that road like we always have, we will maintain that road, so if we break up the tar, we will fix it." Shawn Bell said that preserves everybody's rights - the neighbors will not lose their driveway and Dave Gendron can continue on with his project as he always has.

At this point in the discussion, Shawn Bell presented to the Planning Board Members photographs of the existing condition of the road. He also brought with him the Deeds and the Chain of-Title, which outline the easements (Earle Temple and Paul Ducharme's easements). Shawn Bell said that basically, what is said is that they are reserving the right to access by foot or by vehicle. There is no indication as to who is responsible for maintaining. Shawn Bell continued by saying that GRE, LLC will maintain and will preserve the neighbors right to use the road. GRE, LLC just wants the right to continue to use the road as they always have as well.

Earle Temple also approached the Planning Board with photographs he had taken. Earle Temple stated that he would just like to drive on that driveway without bottoming out his vehicle. The driveway is full of potholes.

Lincoln Jeffers, Economic Development Specialist for the City of Lewiston, arrived at 7:25 p.m.

Again, Shawn Bell said that GRE, LLC is just asking to continue what has always been done. Earle Temple would like it brought back to its previous condition. Shawn Bell responded that Dave Gendron purchased this property about a year ago. He also said that, from what you can see in the photographs, the road is not in a terrific shape as it is, but what they are saying is, "If we break it, we will fix it". Dennis Mason stated that Earle Temple's pictures did show construction equipment. Both Shawn Bell and Earle Temple exchanged photographs that each had taken.

Kristine Kimball suggested putting in a brand new road or repaving the entire road and then maintaining that road. Shawn Bell said that this road is not used in the winter months and that they do not intend to plow that road, if they do not use it. They will not be doing anything that they have not done in the past.

Paul Ducharme said that he wants to have the existing road given up, since Dave Gendron was granted a new access road. Dennis Mason responded that the Fire Department likes to have two (2) access roads for several reasons. The curb cuts are already there. Shawn Bell stated that the storage shed cannot be accessed and that a ten foot (10') door cannot be put in. The building is sloped downward. James Lysen said that the building will have another access point on the interior side, not within the gated area. Dave Gendron said that the loading docks will all be from the back. This will be accessed from the new entrance. The only thing accessed from the old driveway is the ten foot (10') overhead door. Anything that can be loaded from the loading dock will be from the back side of the building. James Lysen said that the gated area is what is confusing everybody. David Gendron then showed the loading dock area to Dennis Mason on the plan presented to the Planning Board. A ten foot (10') overhead door cannot be put in the back because there is not enough height.

Paul Ducharme then re-iterated that the only issue remaining is how to maintain the road. Shawn Bell said that putting in a new road is cost prohibitive and it is not called for under the easements that have been granted. GRE, LLC is giving the neighbors something that they already have.

Earle Temple wants the driveway maintained. He wants it back to its present condition before Dave Gendron purchased it. He also stated that traffic has increased. He wants it back to its assumed condition.

Shawn Bell said that GRE, LLC is agreeing to maintain the road. There is no obligation on anyone's part. James Lysen said that a letter was sent to all the abutters. A reconsideration can occur at the next meeting without a notice at all. The applicant was inclined to do this. James Lysen said that the note on the plan (highlighted under Notes, *Item No. 10 - GRE, LLC will maintain existing drive in its current condition*) was to eliminate access. James Lysen said the applicant has the ability to come back and have a consideration on that if they think that is not reasonable. The issue that the Board and some Staff had was that if we are using that road to access a commercial building, then they have to prove that they have the proper access to that building. Assurance needs to be made that there will be proper maintenance through the site to a commercial building on the site. It can be argued at to what state and what condition. They do need reasonable access. This determination is made by the frequency and nature of the use.

David Gendron stated that they will repair the potholes and repave the new parking lot. The heavy trucks that may have been seen before, may have been from stripping the field. This was their only access in. There is now another access and no need for heavy trucks to be there. There are a couple of bad potholes that he said they are agreeing to fix. If they do damage to the road, they will repair it. The only vehicles that will be on there will be one-tons, U-hauls, etc. Heavy equipment will be used on the other side. David Gendron said that it is their road. They will maintain it in its current condition and get what they need done. He also said that he wants to keep the neighbors happy.

Paul Ducharme said that his concern was that they have access from the back. The argument has been presented tonight. Paul Ducharme then asked, what is going to be the color of the self-storage buildings. The response was the buildings will be white with blue doors. Dennis Mason said that the color samples were presented at the July 24, 2001 Planning Board Meeting. In final conclusion, this addressed the neighbors concerns.

Dennis Mason then asked both Shawn Bell and Earle Temple when their photographs were taken, since they will now be part of the record on this item. Earle Temple said that his photographs were taken the week before this meeting and Shawn Bell took his photographs on the day of this meeting (08/21/01).

Kristine Kimball asked if they had ever considered putting these self-storage facilities in another area of the town or was this the only site that you had the option to do this? Dave Gendron responded that this site was the only site zoned where he could put in self-storage facilities. This matched his rental business and he said that he wanted this nearby.

The following motion was then made, which is essentially the same as the motion as that made on Page No. 8 of the July 24, 2001 Planning Board Minutes.

MOTION: by **John Cole**, seconded by **Mark Paradis** that the Planning Board find that the GRE, LLC application meets all the approval criteria under Article XIII, Section 4 and grant final approval to this project subject to the following conditions:
1. Delineation of all re-vegetated and paved areas be marked; 2. Elimination of the access to the rear storage facility from the driveway off River Road; 3. Indication of all easements on the Drawing; 4. That the location of the garage on the neighboring property be shown; 5. With respect to the removal of the trees near the outdoor storage area, the fence will be brought straight across to save those trees in order to provide a better buffer to the abutting residential property owners; and 6. That GRE, LLC will maintain the existing drive in its current condition, following repair of the existing potholes.

VOTED: 5-1-0 (Kimball - Opposed).

V. FINAL HEARINGS:

A. A Final Hearing on an Amendment to an approved Subdivision Plan for Jim Martin to amend Lot Nos. 238, 239, and 240, three (3) 50' x 100' lots and create two (2) 75' x 100' lots for Farwell Park First Revision at 68 Highland Avenue. The reading of the Staff Memorandum prepared by James Lysen dated August 17, 2001 was waived by the Planning Board.

This application was submitted by A.R.C.C. Land Surveyors on behalf of Jim Martin for the revision of the Farwell Park Subdivision on Highland Avenue. This subdivision is within the Neighborhood Conservation "A" (NCA) District where newly-created lots are required to have a minimum of 75 feet of frontage and 7,500 square feet of lot area.

There were no concerns from Staff, the Public Works Department, or both the Police and Fire Departments.

Arthur Montana was present at this meeting on behalf of **Jim Martin**. There was no public comment on this item. There being no questions or concerns from the Planning Board Members, the following motion was made.

MOTION: by **Roger Lachapelle**, seconded by **Lewis Zidle** that the Planning Board grant the requested modification/waivers, as submitted, and grant final approval on the Amendment to the approved Subdivision Plan for Farwell Park First Revision, 68 Highland Avenue.

VOTED: 6-0.

B. A Final Hearing on an Amendment to a Site Plan for Gary Hagan to construct a 2,108 square foot, single-story, wood-framed addition to the 10,400 square foot Androscoggin/Sagadahoc U.S.D.A. office building at 254 Goddard Road. The following is a summarization of James Lysen's memorandum dated August 17, 2001.

This project is in the Industrial (I) Zoning District where such uses are permitted as a matter-of-right. This property was a vacant lot that is part of the South Park. The original building and associated parking were approved in 1996. This proposal is to add a 2,108 square foot addition to the rear of the existing office building, eliminating four (4) parking spaces and some landscaping. The proposed parking for this project is adequate to meet the functional need of the U.S.D.A.

There were no concerns with Staff, the Police and Public Works Departments. The Fire Department would like building plans and other construction details provided before construction.

Gary Hagan was present at this meeting. He described the change on the Site Plan (included in the Planning Board packets). The gas line will need to be re-routed. The Fire Department will need to know what will be stored there, and for how long. James Lysen commented that the Staff Review Committee (S.R.C.) receives comments from the Fire Department. James Lysen said that he will receive the Fire Departments input anyway. It was mentioned that this can be brought back to the Planning Board as a de minimus change. Dennis Mason stated that the Planning Board is approving what was submitted.

There was no public comment on this item and, therefore, the following motion was made.

MOTION: by **John Cole**, seconded by **Mark Paradis** that the Planning Board grant the requested modification/waivers, as submitted, and grant final approval contingent upon approval of the final Site Plan, as submitted by James Lysen for the Androscoggin/Sagadahoc U.S.D.A. Office Building at 254 Goddard Road.

VOTED: 6-0.

VI. OTHER BUSINESS:

A. New Business:

1. **A Presentation and possible scheduling of a Public Hearing on a proposed Conditional Rezoning request on land adjacent to East Avenue, between Lisbon and Pleasant Streets.** Before the presentation began, James Lysen distributed to the Planning Board Members the City Council's action taken earlier this evening on the Request to Conditionally Rezone Land Adjacent to East Avenue (see attached).

James Lysen mentioned that a Public Hearing will not be scheduled at this meeting. At the next Planning Board Meeting, which is scheduled for Tuesday, September 11, 2001, there will be a discussion on scheduling a Public Hearing. At the Tuesday, September 25, 2001, Planning Board Meeting, there will be a Public Hearing.

It was noted that Channel 8 was present during this presentation.

Lincoln Jeffers read his memorandum dated August 13, 2001. The following is a summarization of his memorandum. A proposal has come forward to build a 70,000-75,000 square foot retail development on the land on the southeast side of East Avenue, across the street from the Lewiston Mall, and behind the Martel School. The current zoning on this land is split between Office Residential (OR) and the Neighborhood Conservation "A" (NCA) Districts. It is proposed to Conditionally Rezone the land to the Community Business (CB) District. With Conditional Rezoning, the use and character of development can be more tightly controlled. Any condition can be added between the landowner and the City. Also, certain types of uses can be restricted. The developer of this project is W/S Development Associates LLC. A single tenant is expected to occupy most of the space, however, a tenant is yet to be secured.

James Lysen mentioned that this was an unusual process. The public was invited to this meeting.

Present at this meeting was **John Corbett** from W/S Development Associates, LLC. John Corbett presented this item. First John Corbett introduced his firm. He said that W/S Development Associates, LLC is a well-known Maine entity. His firm was involved with the development of the Maine Mall, Augusta Mall, and also in Bangor, Ellsworth, etc. He stated that developments affect people. He said that they bring services to the community.

John Corbett then introduced the proposed project. This project is proposed to include Pleasant Street, East Avenue, Lisbon Street, Martel School, and Marquis Sign. John Corbett showed an aerial photo, which depicted the lot lines in yellow color.

John Corbett explained that this project is not a “Big Box”, according to the article placed in the Lewiston Sun-Journal. This project would be smaller than the neighboring Ames Department Store. This project is proposed for 70,000-75,000 square feet, showing only one (1) large user. The site consists of approximately eight (8) acres. This site will require a rezoning and they want a continuation of the CB zoning. W/S Development Associates, LLC is anticipating three (3) entrances. Proposed is a traffic signal opposite the entrance to Sears/Ames, a right-turn in/right-turn out between the corner of East Avenue and Pleasant Street, and another entrance at Marston/Pleasant Streets. There are no entrances proposed off of O’Connell Street. O’Connell Street contains a magnificent set of trees. Some are 40-50 feet high. These will be left untouched.

Also present at this meeting and which are all part of the team were: **Ron Bissonnette** from the law firm of Isaacson & Raymond and **Al Palmer**, a Civil Engineer, from the traffic firm of Gorrill-Palmer.

There was no technical input present at this time.

There were no comments from the Planning Board. This is a concept and this can change. This item was then opened to the public for the following comments.

Paul Vickerson (10 Pleasant Street) said he was representing 22 people who live in this affected neighborhood. They are concerned with Martel School, i.e. an increase in exhaust fumes due to the increase in traffic. This will create a greater chance for accidents. He stated that the children in this area come first, as to the safety, health, and welfare of them. **Paul Vickerson** went on to say that Lisbon Street and East Avenue is a very dangerous section. He expressed concerns with O’Connell Street i.e. impact with traffic and vibration impacts from trucks. He said that the homeowners in this area are concerned that they will be forced to sell their home. There is a potential for damage to the property values of these homes. In response to **Paul Vickerson’s** concerns expressed over traffic, in reference to the MDOT studies, there is no minimal impact.

Chris Fenderson (29 Simard Street) stated that people have no respect for buses. He said that he was concerned about traffic. **Chris Fenderson** questioned, “Why this area?” “Rejuvenate the downtown!” He mentioned using the old employment building. John Corbett responded that he did not want to address this at this time. Dennis Mason responded that the old employment building would not cover this amount of area. **Chris Fenderson** continued by saying that hundreds of kids will be affected by this development. Roger Lachapelle stated that Martel School is in a lousy location. He said that the school should be moved.

Joyce LePage (25 South Avenue) commented that this is the only lawn area that Martel School has. The neighbors are very accommodating to the children of this school. They allow the children out in this area to use i.e. collecting pine cones for school experiments, field trips, etc. In response to this concern pertaining to the school, this will involve discussions with the developer, school, and the City. John Corbett did have a meeting with Leon Levesque, the Superintendent for the Lewiston School Department. There was no in-depth conversation to record.

Elaine Fenderson (29 Simard Street) requested how long has this item been in discussion. Lincoln Jeffers responded that the developer started working with the City about three (3) weeks ago. Nothing is engraved in stone. John Corbett stated that the only agreements are with the land itself and Marquis Sign.

Kristine Kimball said that she is opposed to this development. This contributes to sprawl. She asked if it was ever considered to put retail space into the Bates Mill? John Corbett said that they do try to make profit in this. They also take into account safety, image, etc. Lincoln Jeffers response to Kristine Kimball was that this is right in the middle of town. This is not sprawl!

Robert McGraw (5 Pleasant Street) said that he is not interested in selling his property. This area contains all retired people. He wants to continue and enjoy the peace of his neighborhood.

Deanna Turcotte (6 Stevens Street) stated that Stevens Street is located off of Pleasant Street. He said he considers this development contributing to sprawl. He said that this is invading the neighborhood. The neighborhood will be destroyed. Dennis Mason re-assured all present that a traffic study will be done.

Cathy Boucher (16 Pleasant Street) expressed her concerns with the safety of the children.

Dee Dion (17 Stevens Street) mentioned that this will also impact the safety of the children at the High School, which is further down the street on East Avenue.

Angela Vallee (62 O'Connell Street) said she was concerned with the traffic, as to fumes and noise.

Roland Hachey (8 Pleasant Street) asked, "Will this project cease if Marston Street is not used?" John Corbett responded with, "Yes". **Roland Hachey** then asked, "How many sources can you get traffic studies from?" The response was that the applicant will be required to pay for a traffic study. The City can require a second.

Rick Tonoli (27 Marston Street) said that he owns the large apartment complex, which consists of two (2) large apartment buildings that houses a total of 48 units. He said he rents to both adults with children and retired folks. He said sprawl is not an issue. He has recently spent \$150,000 to upgrade his complexes. He will also be re-siding the complexes. He is in support of this project with the Conditional Zoning. He stated that the City can put a lot of conditions in place. He said to let the City Staff address buffering/noise issues, etc. His main concern is with buffering and noise. He said that input from his tenants can be obtained by contacting Quadrant Property Management (741 Main Street) at 753-9892.

Steve Morin (261 Lincoln Street) stated that he represents the Parent/Teacher Association for Martel School. He said that moving the school is not acceptable. It is their school.

Dee Dion (17 Steven Street) commented that a traffic light will not help out much.

Chris Fenderson (29 Simard Street) agrees that another traffic light will not help.

Tina Rea (19 Pleasant Street) commented that this is a place of refuge for the kids.

Lionel Audet (12 O'Connell Street) agrees with Kristine Kimball to develop retail in the Bates Mill. Dennis Mason said that at the Bates Mill, there is a need for parking. The Bates Mill space will be mostly office space.

Ray Begin (20 O'Connell Street) questioned why this project could not go in the area behind Staples.

At this point in the presentation, Dennis Mason stated that all issues to be brought up should be directed to both Lincoln Jeffers, the Economic Development Specialist and James Lysen, the Planning Director. He continued to say that each and everybody's input is valued. The comments will not be ignored.

Again, the next Planning Board Meeting is scheduled for Tuesday, September 11, 2001. A zoning code change will be developed for this meeting. At this same meeting, the Planning Board will be voting to schedule this item for a Public Hearing for Tuesday, September 25, 2001. All abutters will be noticed and will receive a copy of the Conditional Agreement.

Roland Hachey (8 Pleasant Street) asked, "When will the traffic study be done?" He also would like to see a second opinion. Dennis Mason said that Gorrill-Palmer can comment on the study. James Lysen stated that Gorrill-Palmer is a well-respected firm. Some items can be flushed out in the beginning. The traffic study conducted by Gorrill-Palmer will be reviewed by Engineering/Public Works/City Staff.

Chris Fenderson (29 Simard Street) asked, "How many people do you need to sign a petition?" Dennis Mason explained that if the City Council approves this, it goes forward, then it will come back for development review (the direct abutters are notified). He also responded that to obtain a petition, to contact the City Clerk's office.

Concerns were also expressed as to the playground area of Martel School and what conditions exist on adjoining property?

During this presentation, Lincoln Jeffers distributed a sign-up sheet for all the concerned residents to sign with their mailing address to be included on the notification listing.

In closing this presentation, John Cole stated that Martel School is owned by the Franklin Company. This is essential for future processes. The Planning Board should know of any restrictions.

2. Lewiston School Department's request to acquire land at 22 Harkins Drive. The Lewiston School Department has made an offer to purchase, on behalf of the City of Lewiston, the lot on 22 Harkins Drive in order to provide additional parking space for Montello School. Included in the Planning Board packets were: A. Correspondence from **Leon Levesque**, Superintendent of Schools dated 08/13/01; B. Two (2) options for developing the property; C. A Site Location Map, D. Assessor's information on the property; and E. Property Acquisition/Disposition Review Forms.

There was no public comment and no further concerns or questions from the Planning Board, therefore, the following motion was made.

MOTION: by **John Cole**, seconded by **Mark Paradis** that the Planning Board send a favorable recommendation to the City Council for the acquisition of the property at 22 Harkins Drive by the Lewiston School Department to provide increased parking for the Montello Elementary School.

VOTED: 6-0.

4. De minimus change to the Mountainview Condominium project. This project consists of a minor expansion to the Mountainview Condominium project located off of East Avenue. Some of the minor amendments to the Site Plan to accommodate additional parking include the elimination of some trees along the entranceway and parking area off of East Avenue so that this area will create some additional parking spaces. The current parking lot in that area is approximately 6, 200 square feet. This project consists of installing approximately 300 square feet of additional pavement to make the parking easier for the residents. Also planned is to plant some additional trees and shrubbery to offset the loss of the trees. Enclosed in the Planning Board packets were a schematic drawing and a memorandum from D.A. Jones, P.E., Assistant Director Public Works. The memorandum states that these improvements should not affect the storm drainage in the area since the increase in pavement is approximately 300 square feet. There was an issue with the catch basin in the parking lot. This is also addressed in D.A. Jones' memorandum dated August 13, 2001 where there is a four inch (4") pipe exiting the basin that apparently traverses the parking

area and end on the hillside near East Avenue. The end of the four inch (4") lead is covered with rock and soil such that it impedes the flow of water from the basin. In D.A. Jones' memorandum, he suggested that the owners should clear the end of the four (4) inch lead and construct a small bowl filled with rock to allow free flow of the storm water from the basin.

Present at this meeting was **Joyce Ruby (Pelletier)**. She stated that the trees have already been removed. This is not taking away from the property. **Joyce Ruby** also stated that there will be no additional drainage on East Avenue. This will decrease the flow and add additional parking spaces. This project is located up past Montello Street on the left. This project will make snow plowing the area easier.

Again, Joyce Rudy stated that the trees have been removed. It was suggested that the location of the shrubbery should be shown on the Site Plan.

There was no public audience available, therefore, the following motion was made.

MOTION: by **John Cole**, seconded by **Mark Paradis** that the amendment to the Site Plan for Mountainview Condominiums is of a de minimus nature; meets all the applicable requirements under Article XIII, Sections 4 and 5; and authorizes the Planning Board Chairman to sign the revised mylar, subject to the location of the shrubbery being shown on the Site Plan.

VOTED: 6-0.

VII. READING OF THE MINUTES: Draft of the Minutes from the July 24, 2001 Planning Board Meeting. There was no changes made to the Draft Minutes. The following motion was made.

MOTION: by **Kristine Kimball**, seconded by **Mark Paradis** to approve the Planning Board Minutes for July 24, 2001, as submitted.

VOTED: 6-0.

OTHER ITEMS DISCUSSED:

Historic Brochures ("HISTORIC LEWISTON: A self-guided tour of our history, architecture and culture") - James Lysen mentioned that if any copies are needed or if the Planning Board had any ideas of where they could be distributed, to contact him. Over 25,000 copies were printed and are available at the Planning Office - Lewiston City Hall.

Resignation - Mark Paradis will be running for City Council - Ward 6. Dennis Mason suggested to Mark Paradis that he may want to check on this, but he was sure that in order for Mark Paradis to run for City Council, he would have to resign from the Planning Board.

VIII. ADJOURNMENT: This Planning Board Meeting adjourned at 9:30 p.m. The next Planning Board Meeting is scheduled for Tuesday, September 11, 2001.

Respectfully submitted,

Dennis R. Mason, Chairman

DMA:dma

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