

**CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for June 14, 2004 - 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 7:00 p.m., and was chaired by Jeffrey Gosselin.

- **Members in Attendance:** Roger Lachapelle, Jeffrey Gosselin, Lucy Bisson, Tom Truchon, Jim Horn, John Butler, and Stephen Morgan.

- **Members Absent:** John Racine and Thomas Peters.

- **Staff Present:** David Hediger, City Planner; Eric Cousens, Land Use Inspection Officer; Richard Burnham, City Engineer, and Jeff Beaulé, Project Engineer.

- **Student Member Present:** Wade Morgan.

Stephen Morgan was appointed as a full voting member.

II. ADJUSTMENTS TO THE AGENDA: None.

III. CORRESPONDENCE: None.

IV. HEARINGS:

A. A proposal by George Schott & Auburn Plaza, Inc. to construct a 24,000 square foot retail/warehouse structure at 845 Main Street. Chairman Gosselin introduced the project and asked David Hediger for a summary of the Staff comments. David Hediger provided a summary. *Art Montana*, ARCC Land Surveyors Inc. explained that a sign will be shown on the plan and placed at the front of the property to direct truck traffic to use the entrance at 839 Main Street, storm water system changes as requested by Public Services will be made and shown on the plan and a maintenance note for the property owner to maintain the on-site drainage system including the detention pond will be added to the plan. He then explained the design of the drainage system and that the sprinkler connection must be 30' from the front of the building, due to the glass facade of the structure for viewing. An easement for truck and fire traffic will also be shown on the plan and recorded at the Androscoggin County Registry of Deeds.

Chairman Gosselin opened the public portion. No one spoke in favor or in opposition. The public portion was then closed.

Lucy Bisson asked if the properties will be in separate ownership. Art Montana responded, "Yes". John Butler asked about Staff's recommended conditions in the Staff comments. A discussion followed. David Hediger stated that Staff needs to see the fence height on the plans. Art Montana explained that the drainage concerns of Public Services have been addressed and that there will be new trees along Main Street.

The following motion was made.

MOTION: by *Lucy Bisson*, seconded by *Roger Lachapelle* that the Planning Board determines the application for *George Schott and Auburn Plaza, Inc. at 845 Main Street* to be complete; grants approval of the modification/waiver checklist; that this application meets all of the necessary approval criteria contained under Article XIII, Section 4 of the Zoning and Land Use Code; and grants approval to *George Schott and Auburn Plaza, Inc.* subject to the following conditions:

1. That the note be amended on the Site Plan to include maintenance of the entire storm water system including detention areas.
2. DEP approvals, as required.

VOTED: 7-0.

B. A proposal by Robert Foss to add 39 lots and extend an existing access road in the Stetson Brook Estates mobile home park at 70 Lessard Street. Chairman Gosselin recused himself, due to a conflict and appointed Lucy Bisson as chairperson. Chairwoman Lucy Bisson asked David Hediger for Staff comments and he provided them. *Dick Trafton* and *Rick Jones* represented the applicant, which was Stetson Brook Estates Inc. and is owned by *Robert Foss*. Robert Foss is not the applicant. Rick Jones

explained the project in greater detail. Lucy Bisson pointed out that portions of Lot Nos. 118 and 119 are within the 100-year flood plain. Rick Jones explained that since a bridge was removed downstream from the project, the 100-year flood level would likely be lower, but the maps have not been amended.

John Butler asked about Article XIII of the zoning and land use code's impact on what should be required for sidewalks and how many people live in the park. Rick Jones explained that there are 85 units, housing mostly couples and elderly and very few children. Richard Trafton explained that there are an average of 1.8 people per home with an average of 1 child per three homes for a total of 200-220 people.

Steve Morgan asked about the larger than required lot sizes. Richard Trafton explained that there is demand for larger lots to accommodate double-wide homes and that is why the lots are larger.

Chairwoman Lucy Bisson opened the meeting to the public. No one spoke in favor. This meeting was opened to those in opposition or with general comments, which are, as follows:

Bruce LePage, 14 Raiche Street said that the park is approaching 125 lots, at which point they would be required to provide a second entrance/exit and asked if any thought had been given to the location of a such an exit/entrance. Richard Trafton explained that the small number of additional lots is to keep below that threshold and they will be reviewing several options for future improvements.

Pat Morton, Webber Avenue resident and Lessard Street property owner stated that their land will now be landlocked. Richard Trafton explained that this project will not change the status of her property in that Lessard Street does not provide frontage for her lot. Mr. Hediger indicated that Lessard Street is essentially a driveway for access to the mobile home park.

Debbie May, Lessard Street property owner, asked if the status of Lessard Street will be upgraded to a City Street. Mr. Trafton stated that there are no plans to upgrade Lessard Street at this time.

The public portion was then closed and brought back to the Board.

John Butler asked if there was any requirement for additional street lighting. David Hediger explained the requirements for lighting at intersections and cul-de-sacs on Page CDA:156 of the Code. Mr. Butler had concerns with pedestrian traffic, the lack of sidewalks, and lighting.

Steve Morgan asked about the proposed ball field. Rick Jones explained that all DEP permits are in place for the rough grading of the ball field and discussions are underway for continuing with the plans.

Tom Truchon asked if a road association should be formed. Richard Trafton explained that it could be required by the City, however, it has not been to date.

Jim Horn asked if property owners pay taxes on the lots privately. Mr. Trafton said that they pay taxes on the homes individually, but the land is taxed as one large parcel.

The following motion was made.

MOTION: *by Steve Morgan, seconded by Tom Truchon that the Planning Board determines the application of Stetson Brook Estates Mobile Home Park at 70 Lessard Street to be complete; grants approval of the modification/waiver checklist; that this application meets all of the necessary approval criteria contained under Article XIII, Sections 4 and 9 of the Zoning and Land Use Code; and grants approval to Stetson Brook Estates Mobile Home Park.*

VOTED: *4/0/2 (Jeff Gosselin recused himself prior to the hearing due to a conflict. John Butler voted against the proposal due to concerns with the lack of sidewalks and limited lighting. Jim Horn voted against the proposal because of the lack of tax revenue generated by mobile homes and multi-family housing, and he feels the lots should be sold as individual house lots).*

C. A proposal by the City of Lewiston to construct two (2), three- (3-) million gallon, above-ground water tanks at 55 Ferry Road.

Jeffrey Gosselin re-assumed the chair position. David Hediger provided a summary of the Staff comments. **Richard Burnham**, City Engineer had nothing to add at this time. Chairman Gosselin opened the public portion. The following were in opposition or made general comments.

Mr. Bonneau, 50 Ferry Road asked if there will be any impacts to his well or other property from blasting, equipment, etc. Mr. Burnham explained that the tanks would be approximately 1000' from the road and the blasting will be closely monitored. The meandering road will prevent the view of the tank from the road and the site will be chain-link fenced. Construction will be from August until winter and will resume in the spring until August 2005.

Roger Martel, 45 and 51 Ferry Road asked if his property will be impacted by the drainage. Mr. Burnham explained that most of the drainage is not in the same drainage area as Mr. Martel's property. A small area is within the same drainage area and will drain to a draining basin. The public portion was then closed and brought back to the Board.

The following motion was made.

MOTION: by **Lucy Bisson**, seconded by **John Butler** that the Planning Board determines the application for the City of Lewiston at 55 Ferry Road to be complete; grants approval of the modification/waiver checklist; that this application meets all of the necessary approval criteria contained under Article XIII, Sections 3 and 4 of the Zoning and Land Use Code; and grants approval to the City of Lewiston.

VOTED: 7-0.

V. OTHER BUSINESS:

A. Disposition of 33 Maple Street. Chairman Gosselin explained that the City would like to give the vacant parcel to the Public Theatre. The Public Theatre will make improvements to the lot and use it for parking.

The following motion was made.

MOTION: by **John Butler**, seconded by **Lucy Bisson** that the Planning Board send a recommendation to the City Council to dispose of the City-owned property at 33 Maple Street.

VOTED: 7-0.

B. Discuss downtown heritage initiative. David Hediger explained the initiative. There was a discussion between the Board and Staff that followed.

C. Discuss zoning matrix and summer workshop. Chairman Gosselin asked for an update on the zoning matrix. David Hediger provided an update and a discussion followed. A workshop was scheduled for July 26, 2004 with a light meal at 4:30 p.m. followed by a workshop at approximately 5:00 p.m.

D. Any other business the Planning Board Members may have relating to the duties of the Board. None.

VI. READING OF THE MINUTES: Reading of the minutes from the May 24, 2004 meeting.

MOTION: by **Lucy Bisson**, seconded by **Roger Lachapelle** that the Planning Board accept the Planning Board Minutes for May 24, 2004, with the following changes, as suggested:

1. As amended by Lucy Bisson (a copy was provided to Staff).

VOTED: 7-0.

VII. ADJOURNMENT: This meeting adjourned at 8:30 p.m. The next regularly scheduled Planning Board Meeting is for Monday, June 28, 2004.

Respectfully submitted,

Roger Lachapelle,
Planning Board Member & Secretary

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