

**CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for October 25, 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:**, Jeffrey Gosselin, Roger Lachapelle, Lucy Bisson, John Racine, Tom Truchon, Jim Horn, John Butler, and Stephen Morgan.

**Associate Member Absent:** Tom Peters.

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

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

**II. ADJUSTMENTS TO THE AGENDA:** None.

**III. CORRESPONDENCE:** Staff memorandum from David Hediger.

The following motion was made.

**MOTION:** by *Lucy Bisson*, seconded by *John Racine* that the above correspondence and Staff comments be placed on file and read at the appropriate time.

**VOTED:** 7-0.

**IV. HEARING:**

A. *A proposal to subdivide the existing 9.5 acre parcel into five (5) lots for single-family dwellings and a private road, Phase II of the Gloria Nye Development at 191 Dyer Road (Tabled from the 09/27/04 Planning Board Meeting).* David Hediger summarized his Staff Memorandum dated October 21, 2004 at Chairman Gosselin's request. This item was tabled to this meeting due to a number of unresolved issues, which are listed in the aforementioned Staff Memorandum. *Rick Valentine* of Survey Works presented the new Site Plan. *George Courbron* was also present from Survey Works and aided Mr. Valentine in his presentation.

John Butler asked where the water from Lot 1 will go. Mr. Courbron explained that there will be less water entering the lot after the development and construction of the drainage swale, so the net runoff from the house roof and driveway will be reduced at the property line.

John Racine asked where the water between Lots 2 & 3 will go? Mr Courbron explained that it will go to Detention Pond A1.

Chairman Gosselin opened the meeting to the public, explaining that the board would like to hear any new testimony, however, the facts and concerns voiced at the last meeting do not need to be repeated.

*Tim Mynahan*, 173 Dyer Road, questioned the drainage plan, raised concerns that an engineer had found in reviewing the plans and feels that the irregular Lot #1 should be combined with Lot 2.

*Beth Ricker*, 202 Dyer Road, stated that water from the wetland crosses her yard before going under the street. There is now only one detention pond proposed and that concerns her.

*Mark Paradis*, 144 River Road, shares water concerns that the abutters have raised. Well water concerns and drainage ditches replacing a detention pond. Who will maintain them and who should the abutters call if they are not working and/or flooding. Gil Arsenault responded that the association should be called and if it is not resolved then the City (Planning & Code Enforcement) could be called to see that it is maintained in accordance with the plan.

*Charles Nye*, 191 Dyer Road, was told that the water was insignificant and asked how much can we be talking about?

*Celia Treworgy*, asked if all of the concerns in the letter from the engineer were addressed?

George Courbron said that they are valid concerns, however the design meets all local and state law and will not have an adverse impact.

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

Jim Horn asked where the other detention pond will be located? George Courbron explained the pond location and ditches to channel water to Detention Pond A1.

Roger Lachapelle asked about the limits of clearing on the lots? George Courbron explained the building envelopes.

John Butler asked if the detention pond was 180' x 50'? Mr. Courbron responded, "Yes approximately".

Jim Horn asked if easements are required to put more water on someones property? Mr. Courbron responded that, "Yes, there would be, but there is no increase in the flow of water to the abutters property".

The following motion was made.

**MOTION:** *by John Butler , seconded by Lucy Bisson that the Planning Board determines the application to develop a five- (5-) lot residential subdivision and a private court at 191 Dyer Road, the "Gloria Nye Development" 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 5 of the Zoning and Land Use Code; and grants approval to Charles Nye for Phase II of the Gloria Nye Subdivision, subject to the following conditions recommended by Staff:*

1. *That Note 4 on the Site Plan should refer to Map 101, rather than Map 102;*
2. *That Note 11A on the Site Plan should be changed from "driveway standards" to "frontage right-of-way standards";*
3. *That Staff recommends the wording of Note 13 be changed to "The Deeds for Lot Nos. 1-5 shall contain the following restrictive covenants ...";*
4. *The contours for the proposed surface diversion ditches on Lot Nos. 3 and 4 should be shown along with a construction detail;*
5. *That a street light be located on the existing utility pole adjacent to the entrance of Galina Lane;*
6. *That a note should be added to the Plan indicating that a 12" culvert will be installed for any driveway entrance crossing the proposed roadside drainage ditch;*
7. *That the lot dimensions are not to scale for Lot No. 5 on the Site Plan labeled, "Final Subdivision Plan";*
8. *That a note must be added to the Site Plan stating that approval of the Development Plan and any building permit issued for development within the scope of this Code shall expire after a period of 24 months after the date of approval, if substantial development has not begun. Requests for extensions must be made at least 60 days prior to the time of expiration;*
9. *That Phase I and Phase II must be clearly delineated on the Site Plan; and*
10. *That a licensed site evaluator must provide an analysis of the existing septic system/cess pool, and test pit location for a replacement system on proposed Lot No. 2.*

**VOTED:** 7-0.

**V. OTHER BUSINESS:**

**A. A discussion on the definitions of Automobile Graveyards and Junkyards.**

David Hediger summarized Staff concerns and a short discussion by the Board followed.

The following motion was made.

**MOTION:** by **Lucy Bisson**, seconded by **Tom Truchon** that the Planning Board favorably recommends Planning Staff prepare an amendment to the City Council on the definitions of Automobile Graveyards and Junkyards.

**VOTED:** 7-0.

**B. An update on the Landscaping Plan for Discovery Drive, Lot Nos. 4 and 5.**

David Hediger provided an update and an agreement has been reached. This is scheduled to finish in Spring 2005.

**C. Any other business the Planning Board Members may have relating to the duties of the Board.** The Wal-Mart project progress was discussed.

**VI. READING OF THE MINUTES: Reading of the Draft Minutes for the following meetings:**

**A. September 13, 2004:** The following motion was made.

**MOTION:** by **Lucy Bisson**, seconded by **John Butler** that the Planning Board accept the Planning Board Minutes dated September 13, 2004, as submitted.

**VOTED:** 7-0.

**B. September 27, 2004.** No action was taken on these minutes, since they were distributed at this meeting for review.

**VII. ADJOURNMENT:** This meeting adjourned at 8:00 p.m. The next regularly scheduled Planning Board Meeting is for Monday, November 22, 2004.

Respectfully submitted,

Roger Lachapelle,  
Planning Board Member & Secretary

DMC:dmc

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