

**CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for March 28, 2005 - Page 1 of 2**

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, Jim Horn, Tom Truchon, and Tom Peters.

Members Absent: Stephen Morgan and John Racine.

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

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

II. ADJUSTMENTS TO THE AGENDA: None.

III. CORRESPONDENCE: Staff Memorandum from David Hediger dated March 24, 2005.

IV. HEARING:

A. A petition to amend the Conditional Rezoning Agreement for 1046 Main Street to allow new and used automobile dealers as a permitted use within that portion of the property located in the Highway Business (HB) zoning district. David Hediger summarized his Staff Memorandum dated February 10, 2005 at Chairman Gosselin's request. The applicant had nothing more to add.

The public portion of those in favor was opened. **Mr. Coulombe** spoke in favor of the proposal. He is proposing to buy the property to operate a used car dealership.

Sheila Delmar, real estate sales agent, stated that Mr. Coulombe will run a reputable business.

Theresa Beaudette, 12 Nimitz Street, lives as an abutting property. She is concerned about the HB portion of the property or the use expanding. The previous owner, Mr. Schott cut trees in the rear of the property and this has allowed noise from Main Street through to Nimitz. She is also concerned about additional lighting and dealer intercom noise.

Mr. Coulombe responded that his small auto dealership will not require an intercom and the lighting that exists on site will be sufficient. Also, an equipment dealer could currently locate there and his used car dealership will be a better neighbor.

Tom Peters explained that the conditions on the original rezoning were the result of a long-detailed discussion and careful consideration of these same concerns. Mr. Peters was on the Board at that time and recalls the focus on protecting the residential neighbors and catering to their concerns.

Debbie Morin, ERA Worden, stated that a car dealership is a much better neighbor than some of the already permitted uses.

Gilbert Richards, 3 McArthur Street, asked to look at the map and locate his home in relation to the Conditional Rezoning amendment and had no further questions.

Irene Fullam, 15 Poulin Street, is concerned that people will test drive cars on her street and the local children's safety may be at risk. Mr. Coulombe explained that the cars would have to take a left out of his lot, cross the traffic, and then take another left, cross traffic again, and enter her neighborhood. This route is much more difficult than taking a right out of the lot and would be discouraged. Also, most people will prefer to head down Route 202 to try the car on the open road.

Tom Peters asked about conditions on the development review of the project. David Hediger did not recall the specifics, but they will still apply if the dealership locates here.

Jim Horn asked where the 180' depth goes to on the lot. David Hediger explained the location of the HB zone line is 180' from the front property line. The commercial use cannot go into the NCA zone.

The following motion was made.

MOTION: by **Tom Peters**, seconded by **Roger Lachapelle** that the Planning Board send a favorable recommendation to the City Council on the adoption of a proposed amendment to the Conditional Rezoning Agreement for 1046 Main Street to allow new and used vehicle dealers.

VOTED: 5-0 (Passed).

V. OTHER BUSINESS:

A. Acquisition of properties at 343, 355, 359 and 308 Lisbon Street and 142 Canal Street.

David Hediger explained the proposal. Jim Andrews, Economic and Community Development Director explained the proposal further. The acquisition and demolition of the 308 Lisbon Street property has long been considered to make the Police Station more visible from Lisbon Street and provide much needed parking. This proposal was a result of the property owner approaching the City with an offer to sell, it was not City Staff initiated. Relocation of tenants was discussed. The other properties are vacant, due to condemnation and the resulting demolitions.

Tom Peters expressed concerns about the City being landlords for a short time and the need for insurance to protect the City from liability. Jim Horn suggested that the City require the building to be empty prior to acquisition. There are practicalities that may prevent this.

The following motion was made.

MOTION: by **Tom Truchon**, seconded by **Jim Horn** that the Planning Board send a favorable recommendation to the City Council to acquire the properties at 343, 355, 359 and 308 Lisbon Street and 142 Canal Street.

VOTED: 5-0 (Passed).

B. Any other business the Planning Board Members may have relating to the duties of the Board. The City Council's reconsideration of the United Ambulance rezoning was discussed. Board vacancies were also discussed.

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

It was unanimously agreed that the Planning Board table the Planning Board Minutes dated January 24, 2005 and February 14, 2005, due to the absence of Stephen Morgan.

The following motion was made on the February 28, 2004 Planning Board Minutes:

MOTION: by **Tom Peters**, seconded by **Tom Truchon** that the Planning Board accept the Planning Board Minutes dated February 28, 2005, as submitted.

VOTED: 5-0 (Passed).

VII. ADJOURNMENT: This meeting adjourned at 7:55 p.m. The next regularly scheduled Planning Board Meeting is for Monday, April 11, 2005.

Respectfully submitted,

DMC:dmc

Stephen Morgan, Planning Board Member & Secretary C:\MyDocuments\Planbrd\Minutes\PB032805MIN

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