

**CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for April 11, 2005 - Page 1 of 4**

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 both Jeffrey Gosselin and Roger Lachapelle.

- **Members in Attendance:** Jeffrey Gosselin, Jim Horn, Roger Lachapelle, Tom Truchon, and Tom Peters.

Members Absent: Stephen Morgan and John Racine.

Staff Present: David Hediger, City Planner and Doreen Christ, Administrative Secretary - Planning & Code Enforcement.

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

II. ADJUSTMENTS TO THE AGENDA: None.

III. CORRESPONDENCE: Staff Memorandum from David Hediger dated April 7, 2005 and the following items distributed at the meeting: 1. Planning Board Project Development Review Form from the Police Department regarding the Cote Acres Subdivision, 2. DRAFT Meeting Minutes for March 28, 2005, and 3. Ward map and listing of wards that can be represented by Planning Board Members. The following motion was made.

MOTION: by *Tom Peters*, seconded by *Jim Horn* that the Planning Board accept these items, place them on record, and read them at the appropriate time.

VOTED: 4-0 (Passed).

Jeffrey Gosselin recused himself from the Board, due to a conflict, therefore Roger Lachapelle chaired the following item.

IV. HEARINGS:

A. An Amendment to the Gendron Business Park Subdivision (formerly Plourde Business Park) for Lot 6 to be divided into three (3) smaller parcels on Gendron Drive. David Hediger read his Staff Memorandum dated April 7, 2005. This item was brought to the Planning Board to divide Lot 6 into three (3) smaller lots. The proposed lots meet the space and bulk standards of the Industrial (I) zoning district. Access is limited on proposed Lot 6B and is labeled on the Site Plan as “controlled access along River Road (no commercial trucks)”. Staff is of the opinion that access is prohibited to all traffic and not limited to commercial trucks and is recommending a note be placed on the plan to reference the section of code pertaining to limited access along River Road. Staff is also recommending that, since this project is being reviewed under the City’s delegated review authority as an amendment to a subdivision greater than 20 acres, but less than 100 acres, that no development activity occur until the DEP’s approval of the project and that a note be placed on the Site Plan. There were no concerns from the Police, Fire, and Public Services Departments.

Present at this meeting on behalf of Gendron & Gendron, Inc. was *Mike Gotto* from Technical Services, Inc. Mike Gotto stated that the original plan had no commercial access and they would like to keep it the same. He stated that there are a couple of issues that have come up since they had submitted the plan. There was a concern by the title attorney to document the name change from Plourde Business Park to Gendron Business Park. They requested for Technical Services, Inc. to place this on the Plan. They also asked if possible to get some sort of affidavit signed by the Planning Board Chair to go into the Registry to refer to the fact that the Board approves the name change. The purpose of this Plan is to show the position of Lot 6 previously shown on recorded Plan, titled, “Subdivision Plan Plourde Business Park” dated June 2003 and recorded at the Androscoggin County Registry of Deeds, Book 43, Page 134. This will be placed in the approval block making reference to the prior Plan and note that they are changing Lot 6 and changing

the street name, which the City Council has already done, and that they are changing the name of the project. There was a note on the last plan that states that future division or development of the remaining land of Gendron & Gendron, Inc. with reference made to Book 35-38, Page 79 made be subject to subdivision review and approval by the Lewiston Planning Board. He stated that they are consistent with Staff on all the points.

Tom Peters asked, "What is the reason for the subdivision of Lot 6? Mike Gotto responded it was so that different tenants can have their own lots. Tom Peters also asked about the improvements to stormwater, etc., if they will still be done to those three (3) lots as each one is developed? Mike Gotto responded with, "Correct". Mike Gotto mentioned that the utilities are down at the dead end. They are going to need to add a 30 foot easement from the first manhole beyond the pavement all the way up to Lot 6A and Lot 6B so that utilities can be started without digging up the pavement that was just put down because of the division of the lots. It will allow them access to water, sewer, etc. This will be shown on the Plan.

This item was then opened to the public for those in opposition. **Mark Paradis**, City Councilor for Ward 6 and a resident of 144 River Road was present and questioned the exit on River Road as to no commercial trucks and/or any vehicle usage off River Road. Mike Gotto stated that their last Plan stated no commercial access. Mark Paradis said that he believes that the only other commercial exit on that area is the Truchon property. David Hediger said that is the long-range goal here if for some reason the Truchon property was never used, it does allow for one (1) curb cut on that section of River Road. Mark Paradis stated that there is only one (1) other exit on River Road and that is the Truchon property, otherwise all the way to the Truchon property there is no other exit. David Hediger agreed with Mark Paradis. David Hediger said that you are allowed only one (1) vehicular access point between 380 and 424 River Road and made reference to Article XI, Section 15(f)(2)(c). Mike Gotto said that they have no plans for any commercial access through there at all. He stated that this should say "no commercial access". There was no public present in favor of the project. The following motion was made.

MOTION: *by Tom Peters, seconded by Jim Horn that the Planning Board determines the application to amend the Gendron Business Park Subdivision (formerly Plourde Business Park) for Lot 6 to be divided into three (3) smaller parcels on Gendron Drive 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 Gendron & Gendron, Inc., subject to the following conditions:*

1. *The Site Plan note that there be "no commercial access along River Road" and reference to commercial trucks be removed.*
2. *That in the upper left hand corner of the Plan, the name change be noted, the road name change also be noted.*
3. *That the Site Plan show the proposed utility easements required for Lots 6A and 6B.*
4. *That there be no activity commenced until the DEP has approved the Plan.*

VOTED: 4-0 (Passed).

Jeffrey Gosselin rejoined the Board and chaired the remainder of the agenda items.

B. An amendment to the Cote Acres Subdivision to create an additional house lot with access and frontage off a right-of-way (R.O.W.) from Hartford Street. David Hediger read his Staff Memorandum dated April 7, 2005. The proposal is to create one (1) additional lot (Lot 14A) to be divided from Lot 14, owned by Central Maine Golf Corp. The entire subdivision is located in the Suburban Residential (SR) zoning district. The proposed Lot 14A shall consist of 85,215 SF and shall be serviced by a private septic system. City water will be provided to the site. Frontage to this lot will be obtained from the R.O.W. Staff is recommending that the R.O.W. provide a 15 foot paved apron at the intersection of the R.O.W., as typically required by the Staff Review Committee, that it be shown and noted on the Site Plan and also that the 24-month approval expiration be noted on the Site Plan. There were no concerns from the Police, Fire, and Public Services Departments.

Both **Mindy and William Cote** were present at this meeting as the applicants for this project. The proposal is for a single-family home to be constructed on Lot 14A.

This item was opened to the public. **Conrad Martel (McKinley Street)** requested an explanation of the proposed subdivision. David Hediger then showed the proposed subdivision on the plan and stated that frontage will be gained off the 50 foot R.O.W. (this will be recorded in the Deed) and is requesting that as a condition a note be changed to reflect the 50 foot wide R.O.W. on the Site Plan. David Hediger also said that in an effort to create a more regularly shaped lot, Staff is recommending as a condition that a portion of the proposed turnaround, be included as part of Lot 14A, rather than part of the Central Maine Golf Corp./driving range property at 601 College Street. David Hediger also mentioned that the Raymond and Rachel Cote's lot lines have been reconfigured.

There, being no further public comments, the following motion was made.

MOTION: by **Roger Lachapelle**, seconded by **Tom Truchon** that the Planning Board determines the application to amend the Cote Acres Subdivision and create an additional house lot with frontage off a right-of-way (ROW) from Hartford 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 5 of the Zoning and Land Use Code; and grants approval to Mindy & William Cote, subject to the following conditions:

1. That Note No. 2 on the plan be changed to reflect the 50 foot wide Right-Of-Way (R.O.W.).
2. That a portion of the proposed turnaround, be included as part of Lot 14A.
3. That the Site Plan show that portion of the proposed turnaround bound by L1, L2, and L3, be included as part of Lot 14A.

VOTED: 5-0 (Passed).

V. OTHER BUSINESS:

A. Lewiston/Auburn Downtown Central Business District Traffic Study. David Hediger briefly summarized his Staff Memorandum dated April 7, 2005. A consultant is being requested by the Androscoggin Transportation Resource Center (ATRC) to analyze the traffic associated with both downtowns. The consultant will develop both short- and long-range plans to improve the traffic flow and improve pedestrian, bicyclist, and transit usership. Jeffrey Gosselin asked, "What is the funding source?" David Hediger responded with a grant, however, he did not know any specifics. He stated that a presentation will be made to the Planning Board upon completion of their study. This item does not require any action. It was brought to the Planning Board as an F.Y.I. item.

B. Any other business the Planning Board Members may have relating to the duties of the Board.

Planning Board Vacancies. David Hediger distributed at this meeting a Ward map and listing of wards that can be represented by Planning Board Members. Jim Horn suggested asking the City Council for assistance, since their meetings are televised.

Steve Morgan's Progress. Jeffrey Gosselin has spoken recently with Steve Morgan. He is doing better and moving in the right direction. He feels that the Board may even see him attending the April 25, 2005 Planning Board Meeting.

Scoping Sessions. David Hediger stated that there have been three (3) scoping sessions for traffic, as follows:

- Scoping Session for Bates Mill No. 6 - awaiting Peer Review results.
- Scoping Session for the proposed Dunkin' Donuts/Gas Station/Subway on outer Lisbon Street - final comments to be provided.
- Scoping Session for the Gendron Business Park.

Financial Capacity. Jeffrey Gosselin mentioned that this is something that applicants need to think about before coming for approval. Jeffrey Gosselin will draft a letter for use similar to one used by the banks. The Board could require performance guarantees as mentioned in the Code under Article XIII, Section 12. Jim Horn stated that the Planning Board should be following the Code.

Associate Members Duties. These duties need to be included in the Policies and Procedures. David Hediger explained the limited role of associate members.

VI. READING OF THE MINUTES: *Reading of the Draft Minutes for January 24, 2005, February 14, 2005, and March 28, 2005.* The following motions were made.

January 24, 2005:

MOTION: by **Roger Lachapelle**, seconded by **Tom Truchon** that the Planning Board accept the Planning Board Minutes dated January 24, 2005, as presented.

VOTED: 4-0 (Passed).

February 14, 2005:

MOTION: by **Jim Horn**, seconded by **Tom Truchon** that the Planning Board accept the Planning Board Minutes dated February 14, 2005, as presented.

VOTED: 4-0 (Passed).

Roger Lachapelle will sign the above sets of minutes in Steve Morgan's absence.

March 28, 2005: Since these minutes were distributed at this meeting, they will be acted upon at the next regularly scheduled Planning Board Meeting to be held on April 25, 2005.

VII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Tom Truchon**, seconded by **Roger Lachapelle** that this Planning Board Meeting adjourn at 8:25 p.m.

VOTED: 5-0 (Passed).

The next regularly scheduled Planning Board Meeting is for Monday, April 25, 2005.

Respectfully submitted,

Stephen Morgan,
Planning Board Member & Secretary

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