

City of Lewiston
PLANNING BOARD MEETING
MINUTES OF February 27, 1996

I. ROLL CALL

- A. Members Present: Denis Theriault, Harry Milliken, David Jacques,
Harold Skelton, Tom Peters, Lew Zidle
- B. Members Absent: Marc Goulet
- B. Staff Present: George M. Dycio, Planning Coordinator
Ken St. Amand, CD Loan Specialist
Christina Revell, Recording Secretary

IV. PUBLIC HEARINGS

The Fiscal Year 97 CDBG hearings were broken down into four separate hearings with the third hearing included with this evening's agenda. Following are the names of the requesting agencies, the project name, the dollar amount requested, the representative's name(s), and key points of the proposal.

1. Children's Center (no show)

2. P.A.C.E. (Lewiston Police Department) \$3,675.00/Sargent Larry Brown and Officer Marc Robitaille

- Described policing by bike program.
- Requested funds to procure one mountain bike, office supplies, pager rental, bike maintenance and purchase specialized replacement uniforms for bike officers (jackets approx \$250 and pants approx \$90 to \$100).
- Officer Robitaille exhibited currently used Raleigh mountain bike and those accessories necessary to equipment officer and bike.

3. Creative Photographic Art Center \$50,000.00/Chairman J. Michel Patry and Director Tom Foley

- Only two support staff salaries would be paid from these funds.
- Program provides an introductory education in the art of photography to those youths who are not assisted by available programs by addressing at risk children.
- Each student will be afforded the opportunity to work on computers to publish their observation, photographs and narratives.
- All students will work with a non-profit organization to help the organization in their public relations thus enabling each student to realize a real-time expectations, therefore realizing a thorough understanding of their community.
- LHS will determine and then refer "at risk" students to the program.
- NEFA is assisting with fellowship.
- It is intended that program will generate income, if continued, in the future.

4. Androscoggin Head Start, Estelle Rubinstein, Executive Director/\$55,878.00

- Program provides quality child care services to economically disadvantaged children so their parents can work or receive job training.
- Services are provided on a sliding fee scale based on a family's income.
- This is the only child care program of this type in the City.
- Children in program are screened both physically and intellectually in preparation of regular school programs.
- Currently serving 130 children.
- Increase in last year's request due to need to increase teacher's hours.

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5. Lewiston/Auburn Economic Growth Council, Executive Director William Mann/\$150,000.00

- Economic stimulus loan program and a critical component of the City of Lewiston's downtown revitalization efforts.
- ESLP funds are GAP funds and make up difference between bank loan and actual money needed.
- HUD award of \$500,000 has not been received yet of which \$150,000 to \$175,000 has been approved for loans.
- If granted, will bring loan pool up to \$270,000.

6. Women's Business Development Corp., Sonja Christianson/\$1,500.00

- 98% payback rate on loans granted by group.
- Applicants go through tutorial process before actually receiving loans.
- Loan repayments are reported to a credit reporting agency, helping borrowers to build a credit history.
- Loans start at \$500 and can increase to \$5,000.00.
- Working Capital peer lending groups, usually consisting of 5 to 10 rural and low-income business owners, have access to small amounts of capital, unavailable to them through traditional lending sources.

Chairman Milliken called for a recess at 7:38PM. The meeting was convened at 7:45PM.

II. READING OF THE MINUTES

MOTION: By Mr. Theriault, seconded by Mr. Jacques to accept the minutes of February 13, 1996 and place on file.

VOTE: Passed 6 - 0

V. REVIEW OF DEVELOPMENT PROPOSALS - FINAL HEARING

Mr. Dycio advised that Richard Bastow, on behalf of Joe Lagasse, has submitted plans for a proposal to place fill material, in excess of 5,000 cubic yards, on property located at 69 Pond Road. The project had its Pre-Application hearing at the February 13th Planning Board meeting at which time the Board reviewed the project's application for completeness at the applicant's request. Upon review of the application the Board found it to be complete. Mr. Dycio then distributed copies of a memo from Jeff Hutchinson, Land Use Inspector indicating that any concerns have been addressed.

The Planning Staff has reviewed the final plans against the approval criteria listed under Article XIII, Section 4 (a-u) and finds that, in our opinion, the plans meet all of the applicable criteria. Mr. Dycio distributed copies of the schedule of construction noting that the Planning Staff has reviewed the revised implementation schedule and has no concerns with the proposed fill time line. No concerns were raised by the Police, Fire and Public Works Departments at the last Planning Board meeting. Therefore, the Planning Staff recommends that the Planning Board grant final approval to the project.

Mr. Bastow reviewed the proposed fill schedule and proposed contours noting that the purpose of the fill project is to make useful area out of irregular, unusable area. Mr. Tony Michaud, abutter, came forward and stated his concerns over buildings he has on slabs that might suffer from erosion and questioned if drainage from

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Lagasse's property would adversely affect property he already has had cleared. Michaud feels water could be directed to one of two private culverts which he had built over twenty-five years ago on his property. Mr. Moore, a second abutter, is concerned over the decrease of water to his fish pond. Water volume and silt build up is also concern of Michaud. Mr. Dycio advised that if there is no increase in drainage, water can be directed to a second culvert on Mr. Michaud's property and that the proposed project would be creating a grassy swale to direct the run-off to one of two existing culverts. Mr. Lagasse feels damage is being caused by a ditch which the City requested that he dig and feels the proposed earth and grass swale will prevent additional drainage problems. After extended conversation it was decided that the project would employ a three cell system where each cell would be filled, stabilized, and loam and seeded within 30 days.

MOTION: By Mr. Skelton, seconded by Mr. Theriault, that the application of Joe Lagasse Fill Project (69 Pond Road) meets all of the approval criteria under Article XIII, Section 4 and further that the Board grant final approval to the project subject to the following conditions:

- a. Cells will be graded and seeded within 30 days of final placement of fill on each cell area excluding travel ways and turn around areas, these excluded areas to be loamed and seeded at completion; and
- b. Swale area will be provided with first cell on the Michaud property line to direct water flow through both culverts.

VOTE: Passed 6 - 0

VI. OTHER BUSINESS

- A. Proposed amendment to the Zoning and Land Use Code Re: Permitted uses in the UE District

Mr. Dycio advised the Board that this Staff initiated amendment was in response to the Movie Mill, the second run movie house located at the Bates Mill noting that the definition excludes movie theaters from other typical uses such as places of indoor assembly, amusement and culture in the UE District. Currently, the CB District is the only district that allows movie theaters as matter of a right. City department heads have also determined that the HB, D, and OS districts should also permit movie theaters since these are the other three zoning districts in which places of indoor assembly, amusement and culture are also permitted. Staff suggests including these other districts in the proposed amendment and then scale the amendment accordingly during the public hearing.

MOTION: By Mr. Theriault, seconded by Mr. Skelton to schedule a public hearing at the next Planning Board meeting on March 12, 1996 regarding the proposed amendment to the Zoning and Land Use Code regarding permitted uses in the UE District to allow movie theaters and to amend the proposal to also include the HB, D and OS districts.

VOTE: Passed 6 - 0

Chairman Milliken directed Mr. Dycio to research the federal classification of movie theaters and report his findings to the Board at their next meeting on March 12th.

- B. Proposed amendment to the Zoning and Land Use Code Re: Review of public/private land development

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MOTION: By Mr. Skelton, seconded by Mr. Jacques to schedule a public hearing at the next Planning Board meeting on March 12th regarding the proposed amendment to the Zoning and Land Use Code regarding the review of public/private land development.

VOTE: Passed 6 - 0

C. ITV Update

Mr. Theriault will prepare a review of his participation at the scheduled ITV meetings and report back to the Board at the March 12th meeting. Chairman requested that a copy of the scheduled ITV meetings be included in the next Planning Board mailing.

Chairman Milliken requested an update regarding the scheduling of a meeting between the Planning Board and city attorney Bob Hark. It was decided to hold the proposed meeting on a non-Planning Board meeting night. Mr. Dycio will follow-up and report back to the Board. It was requested that several dates be obtained from Hark as to when it would be advantageous to meet and have these dates presented to the Board for a mutually agreed upon date.

Mr. Theriault requested that student Daniel Grenier be granted an "honorary vote" status for the duration of his participation. There were no objections from the Board.

VII. ADJOURNMENT

MOTION: By Mr. Jacques, seconded by Mr. Peters to adjourn the meeting at 9:00PM.

VOTE: Passed 6 - 0

Respectfully submitted,

Marc Goulet
Secretary