

CITY OF LEWISTON
STAFF REVIEW MEETING
MINUTES for October 4, 2012

- I. **ROLL CALL:** The meeting was held in the Third Floor Conference Room of City Hall and was called to order at 8:30 a.m.

Staff In Attendance: Ryan Barnes, Project Engineer, Gildace Arsenault, Director of Planning & Code, David Hediger, City Planner, and Cathy Lekberg, Administrative Assistant.

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

- III. **CORRESPONDENCE:** None

- IV. **NEW BUSINESS:**

- A. To consider an application submitted by John Danforth to establish a frontage right-of-way to develop a house lot at 27 Summit Avenue (tabled from the September 27, 2012 meeting).

Gil stated this is a continuation from the last meeting and that the only outstanding item to 27 Summit Street is resolving right, title, and interest of Summit Avenue.

David said that they were still waiting on additional information which they received yesterday afternoon and it was forwarded to the City attorney. He said that things are looking good and appears that John Danforth has ownership to the land but that they are still waiting for the City attorney's concurrence. He said there were other conditions as follows: the frontage right of way must be paved a distance to provide access to the Sirois' second driveway, the Sirois will have a full 20 feet that they currently have, review whether a guardrail is needed, and revise the detail for the forced main. John Crouch, the Sirois attorney wanted to make sure the pavement of the right of way extends to at least the Sirois' driveway.

Ryan stated he did not get the revised plan from Rick Licht. He said he needs to see that plan before he makes his final decision.

Gil asked for any comments from the public.

Albert Sirois stated he wanted to make sure they would be able to drive out of the driveway correctly and Jeff White said the ability to go in and out of the driveway will be different than it is now, but the access will be there. A portion of the driveway will be steeper but there is more than enough room to drive out.

Albert said at the last meeting Jeff said you could take a couple of feet onto our driveway, and it would help to alleviate the difference in height and Jeff stated that got tabled because of the plan changes needed to get approval

when they met at the site. John stated that the Sirois could discuss this with Jeff at the site.

Albert Sorois stated that they sometimes have people visiting and they usually park on that side of the street and he was concerned it would not allow them to park and Jeff stated this would not be a problem. David said there is probably about 35 feet between the Sirois' driveway and where John's driveway will start so a car could be parked there.

Gil said there are still more details to review and asked if committee wanted to continue this until next week and they agreed to continue it.

Gil listed the following issues that needed to be discussed and resolved:

Right, title, and interest for Summit Avenue; make clear on the plans that the frontage right of way is paved beyond the Sirois' drive; the Sirois driveway will be 20 feet wide; determine whether or not a guardrail is needed; revised detail on the forced main; easement from John Danforth for the City to plow;, add a note on the plan to make clear that some flexibility with respect to doing some grading going onto Mr. Sirois property which can be a field determination made by the parties at that point during construction; lastly, they needed to add a grading easement that Mr. Crouch is preparing between Mr. Sirois and Mr. Danforth.

The following motion was made:

MOTION: by **David Hediger** to continue this item until Thursday, October 11, 2012. Second by **Ryan Barnes**.

VOTED: 3-0 (Passed)

- B. To consider an application submitted by Stoneybrook Consultants, Inc. on behalf of Realities Unlimited, LLC to construct a 15 space parking lot at 584 Main Street.

Mike Gotto showed the plan of the property and explained they were losing parking on Main Street and they wanted to add 15 parking spaces. He said that the new pavement meets the setbacks.

Gil asked where the property line was and Mike showed him on the map.

Gil said there is a steep grade cut onto Mr. Comeau's property and Mike stated that cut was temporary. Mike explained that because MDOT is moving the curb line 15 feet, the State design was leaving us with a 9% grade in the front of the property.. He said we will not be able to park there with a 9% grade. The State said that 9% is all we are going to get. Ron stated he was very frustrated with what is happening and that he has spent \$19,227 out of pocket to get to this table. Mike stated Ron has a lawyer, Tom Peters representing him. Mike said they were increasing the impervious area 4,700 SF.

Carol Mansan, a neighbor, said she looked at the plans and her issues were the grading and the setback along the side property line. She explained she would like a privacy fence put up where the new parking is proposed. Gil stated a buffer would be needed by code. Ron said he is willing to work with his neighbor and would be willing to put up a fence but that he would prefer putting greenery. Carol said the fence does not have to be real tall, maybe about 3 feet. Both agreed to work with each other on the buffer.

Ryan mentioned the catch basin detail is discharging into a T and that probably they should be using a snout instead of an elbow.

Gil asked if there were any other concerns.

The following motion was made:

MOTION: by **Ryan Barnes** to approve the application submitted by Stoneybrook Consultants, Inc. on behalf of Realities Unlimited, LLC to construct a 15 space parking lot at 584 Main Street with the condition of changing the catch basin T to a snout. Second by **David Hediger**.

VOTED: **3-0 (Passed)**

V. OTHER BUSINESS: None

VI. READING OF MINUTES: August 2, 2012, September 6, 2012 and September 27, 2012

No action was taken at this time.

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

MOTION: by **Ryan Barnes** that this meeting adjourns at 9:20 a.m. Second by **David Hediger**.

VOTED: **3-0 (Passed).**

Respectfully Submitted:

Cathy Lekberg
Economic & Community Development