

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for October 20, 2014

- I. **ROLL CALL:** The meeting was held in the City Council Chambers on the first floor of City Hall and was called to order at 5:35 p.m. Chairperson, Bruce Damon, chaired the meeting.

Members in Attendance: Bruce Damon, Kevin Morissette, Walter Hill, Sandra Marquis, Paul Madore, Pauline Gudas and Michael Marcotte

Members Absent: Walter Hill

Associate Member Present: Matthew Mastrogiacomo

Associates Member Absent: Normand Anctil

Staff Present: David Hediger, City Planner and Lincoln Jeffers, Director of Economic & Community Development

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

- III. **CORRESPONDENCE:** None

Matthew Mastrogiacomo was appointed full voting member for this meeting.

- IV. **PUBLIC HEARINGS:**

An application submitted by Thayer Engineering Co. on behalf of Woodlands Senior Living of Lewiston LLC for the construction of a 64-bed Alzheimer facility at 45 Mollison Way.

David read staff comments to the Board.

Michael Marcotte arrived at the meeting at 5:40 p.m.

The following motion was made:

MOTION: by **Paul Madore** to consider an application submitted by Thayer Engineering Co. on behalf of Woodlands Senior Living of Lewiston LLC for the construction of a 64-bed Alzheimer facility at 45 Mollison Way. Second by **Matthew Mastrogiacomo**.

VOTED: 7-0 (**Passed**).

The architect Peter Bethanis provided a description of the building to the Board. Board members asked questions about the interior courtyards, amenities, interior circulation, ADA accessibility, and future access from Jaydee Way.

Elliot Thayer of Thayer Engineering presented the site plan. The Board also asked questions about impervious area reduction and whether it was a non-profit but were told it was taxable.

Public Comments: None

The following motion was made:

MOTION: by **Michael Marcotte** finds that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article XIII, Section 4 of the Zoning and Land Use Code and to grant approval to Woodlands Senior Living of Lewiston LLC for the construction of a 64-bed Alzheimer facility at 45 Mollison Way . Second by **Paul Madore**.

VOTED: 7-0 (Passed).

V. OTHER BUSINESS:

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

1. Pauline Gudas stated she had issues with the land swap discussed at the last meeting when the Board was told by staff they did not know how or why Pittman bought the land and then at the City Council meeting, staff explained that Pittman had discussions last fall about the purchase of the property. She feels the Board was deceived and misled. Sandra expressed concerns with a possible difference of information provided. Michael was disturbed by this and City Council vote in support of the swap. Bruce explained that the Board needs to ask more detailed questions and that City Council can't act until Planning Board makes their recommendation. The Board agreed they want to be provided all information on such requests and not be provided limited information.

2. Kevin noted he is stepping down from the Downtown Neighborhood Action Committee due to conflicts. Michael Marcotte said he would be willing to serve on this committee and the following motion was made:

MOTION: by **Kevin Morissette** nominated Michael Marcotte to replace him on the Downtown Neighborhood Action Committee. Second by **Sandra Marquis**.

VOTED: 7-0 (Passed).

David noted he would check to see if the Mayor makes the appointments to this committee.

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

MOTION: by **Pauline Gudas** that this meeting adjourns at 6:40 p.m. Second by **Sandra Marquis**.

VOTED: 7-0 (Passed).

The next regularly scheduled meeting is for Monday, October 27, 2014 at 5:30 p.m.

Respectfully Submitted:

Walter Hill

Walter Hill, Secretary

CHL