

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for April 11, 2016

- 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 5:30 p.m. Chairperson, Bruce Damon, chaired the meeting.

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

Associate Member Present: Sonia Taylor and Zachary Pettengill

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

Bruce noted that Associate Members may participate in the discussion but may not vote.

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:** None

- V. **OTHER BUSINESS:**

- a) Disposition of 159-177 Lisbon Street

Lincoln introduced Nathan Szanton and Amy Cullen who are interested in developing the housing project. Nathan provided a power point to show the Board other projects they have done in communities. 159 Lisbon Street would be a 71 unit, single bedroom structure with retail on the first floor; 56 workforce and 15 market rate units with parking at the Centreville Garage.

Walter was impressed by the appearance of the structure which breaks down the massive structure making it look like multiple structures. Pauline noted that she was an opponent of The Lofts at Bates Mill when proposed, but has changed her position upon viewing Szanton's projects. She likes the proposal but would like to see some units with more bedrooms. Nathan explained financing limits the number of rooms and that market demand is stronger for one bedroom units. Nathan explained units must remain affordable for 45 years due to financing, after that, there are no restrictions.

Sandra noted there appears to be demand for market rate units on Lisbon Street and asked how big the units were. Nathan said about 550 sf vs. 630 sf at The Lofts. Sandra asked about income qualifications and Amy explained income requirements.

Paul said he was not being disrespectful, but he does not like the proposal and would like to see something more modern and vibrant with greater detail.

Paul asked about market rate cost per sf cost and Nathan said about \$9.00 per sf.

Michael asked about market rate costs and parking and Nathan said market rate is approximately \$550.00 - \$800.00 and parking would be provided at the Centreville Garage. Nathan confirmed the depth of building would be 70', with the remaining 30' to be parking and greenspace. The project will be a TIF with a project cost of approximately \$15 million.

Normand stated this was something to look forward to. Pauline suggested making the design look like it belonged on Lisbon Street. Zach asked if solar or a green roof would be considered and Nathan said possibly solar. Bruce noted that The Lofts has solar and he asked what would be in the basement. Nathan said utilities, fitness center, and dwelling units, but no parking due to existing garage.

Bruce asked what type of retail and Nathan said he was unsure, maybe a restaurant. Paul asked about the size of commercial space. It will be approximately 30' x 150' and that could be subdivided. He noted the Lisbon Street area has 20% retail vacancy rate. He has concerns about more vacant space.

Sonia suggested making the building feel more neighborhood like and make the building a more inviting place to live, maybe add balconies. Norm suggested bay windows. Paul suggested garrison style. David noted comments were good about the design and reminded the Planning Board of the Hampton Inn process and spoke to staff's desire to see retail on Lisbon Street versus residential at street level. Bruce asked about the commercial space and financing. Amy noted the retail doesn't help, with the residential subsidizing retail space.

Zachary suggested lighting the exterior building.

Sonia asked if there will be units at Canal Street level, yes, with other half being fitness and utilities, etc.

Bruce noted The Lofts looks empty since it's most visible from Canal Street. Nathan noted he hopes east side fills up. Bruce asked what is the monthly cost to park at Centreville and Lincoln said \$42.00 and that capacity exists. Users of The Lofts park at Chestnut Street.

Michael asked if 30' deep is enough for commercial space. Nathan thinks so. Could the building be taller? They considered but the affordable housing credits limits the number of units. Are children allowed? Yes, but not a common request. Are pets allowed? Yes, limited to small sized pets.

Public Comment: None

Bruce asked if the public art will be relocated. Lincoln noted yes, but where has yet to be determined.

The following motion was made:

MOTION: by **Walter Hill** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the disposition of 159, 163, 167, 171 and 177 Lisbon Street Second by **Paul Madore**.

Discussion followed.

Michael asked about the land swap and parking agreements. Lincoln noted the Pitman parking agreements were a separate item for the conditions of the land swap.

VOTED: 7-0 (Passed)

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

Planning Board will be discussing chickens at their next meeting. Will canals come to Planning Board; no recommendation was provided. What about hydro facilities? David will check previous Board action (note: the Board voted 4-3 on 5/28/11 to acquire canals and all assets including the hydro facilities).

VI. READING OF MINUTES: Adoption of the March 28, 2016 draft minutes.

The following motion was made:

MOTION: by **Paul Madore** to accept the March 28, 2016 draft minutes as presented. Second by **Normand Anctil**.

VOTED: 7-0 (Passed)

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

MOTION: by **Pauline Gudas** that this meeting adjourns at 7:20 p.m. Second by **Sandra Marquis**.

VOTED: 7-0 (Passed)

The next regularly scheduled meeting is for Monday, April 25, 2016 at 5:30 p.m.

Respectfully Submitted:



Michael Marcotte, Secretary