

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for July 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

Staff Present: David Hediger, City Planner, Lincoln Jeffers, Economic and Community Development Director and Deb Nichols, Secretary

- II. **ADJUSTMENT TO THE AGENDA: Item III(b),** Mid-year elections of vice chair/secretary was added to the agenda. Sonia Taylor was designated a voting member for this item.

The following motions were made:

MOTION: by **Paul Madore** to nominate Mike Marcotte for vice chair.
Second by **Walter Hill**.

VOTED: 3-3

MOTION: by **Sandra Marquis** to nominate Pauline Gudas for vice chair.
Second by **Walter Hill**.

VOTED: 3-3

No action was taken. The Board agreed to revisit at their next meeting.

- III(a). **CORRESPONDENCE:** None

IV. **PUBLIC HEARING:**

- a) An application submitted by the Szanton Company for Hartley Block, LP for the construction of a 63 unit mixed income, mixed use building consisting of 41 units of workforce housing and 22 units of market rate housing; as well as the development of 4,100 s.f. of retail/commercial space at street level at 149-177 Lisbon Street.

David summarized the application. Amy Cullen, Development Manager for The Szanton Company, summarized the updates. She noted the floorplan has been changed from one-bedroom only to include two and three bedroom units. There was a discussion regarding workforce and market rate housing. Sonia commented the floorplan updates better fit the needs of the community and Walter agreed. Mike noted a current purchase and sale agreement is lacking in the application. He also said three bedroom housing units will create a larger impact on the school system and many other city services. Pauline expressed concern she did not receive a full sized set of plans and said her plans were unreadable. She said the project was a good fit for the downtown and Sandra agreed. Paul asked about at neighborhood meeting

held by Szanton. Amy said they received positive input and a suggestion was made to add lighting as a design element. Lincoln provided a summary of available parking options. Paul was pleased with the additional bedrooms being added. Normand suggested varying the sizes of the windows. Stephen Bushey, from Stantec discussed the façade appearance, project infrastructure, traffic, street setbacks, and store deliveries. The applicant will be responsible for all improvements within the city right-of-way. The cost of the project is approximately \$8 million. There was a lengthy discussion regarding parking, tenant rental fees, and state and federal funding. Travis Nadeau from Platz Associates noted the exterior design has not yet been finalized. Nathan Szanton for The Szanton Company noted the design will consider the historic structures that occupied the site.

The following motion was made:

MOTION: by **Pauline Gudas** pursuant to Article XIII, Section 4 and 5 of the Zoning and Land Use Code to approve a proposal submitted by Stantec Consulting Services, Inc. on behalf of The Szanton Company for Hartley Block, LP for the construction of a 63 unit mixed income, mixed use building consisting of 41 units of workforce housing and 22 units of market rate housing; as well as the development of 4,000 s.f. of retail/commercial space at street level at 149-177 Lisbon Street. Second by **Walter Hill**.

VOTED: 5-2 (Madore/Marcotte opposed) (Passed)

The Board recessed for a 5 minute break at 7:30 pm and reconvened at 7:35 pm.

V. OTHER BUSINESS:

- a) Extension of approval – 56 Strawberry Avenue/Greater Androscoggin Humane Society

David noted the request received from Platz Associates on behalf of the Greater Androscoggin Humane Society for an extension of their July 14, 2014 development review approval. No changes were being requested from the previous approval.

The following motion was made:

MOTION: by **Walter Hill** pursuant to Article XIII, Section 11(a)(2) of the Zoning and Land Use Code to grant a two year extension to the Greater Androscoggin Humane Society to construct a 12,880 and 19,000 square foot ancillary building with 101 parking spaces at 56 Strawberry Avenue, subject to the same conditions included by the Planning Board on July 14, 2014, and that if no development activity occurs by July 14, 2018 approval shall expire and the applicant will need to reapply for new approval. Second by **Mike Marcotte**.

VOTED: 7-0 (Passed)

- b) Recommendation for property disposition

David said these properties were taken due to non-payment of taxes. Many of the lots have qualities that decrease marketability. There was a discussion regarding establishing sale prices.

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 7 Acorn Lane, 112 Shawmut Street, 11 and 12 Jack Court, 1047 Sabattus Street, 152 Randall Road, 91 Crowley Road, 8 and 12 Doyon Avenue, and 14 Glenview Avenue. Second by **Sandy Marquis**.
- VOTED:** **7-0 (Passed)**

c) Update on proposed Sabattus Street lane realignment

David referred to a map of the proposed realignment, which will accommodate a center left turn lane from Randall Road to Grove Street. Community Credit Union is looking to relocate their business from Pine Street to Sabattus Street and will need a center turn lane for their project to move forward. The turn lane will also benefit future economic development and make the road safer. Funding of the project and traffic flow was discussed. A neighborhood meeting will be held on August 15, 2016.

d) Other business

- It is expected the Council will act on the Comp Plan this September.
- A new Code Officer and Planning Board Secretary have been hired, as well as an additional Fire Inspector.
- The Board asked for an update on the Garcelon property on the corner of East Avenue and Sabattus. David noted interest remains, but concerns have been raised by the potential buyer and possible tenants.
- Mike asked for clarification regarding front setback in the Downtown Residential district and noted the Pierce Place project is being constructed with first floor units within 1.5' of the sidewalk.

VI. READING OF MINUTES: Adoption of the June 13, 2016 draft minutes.

The following motion was made:

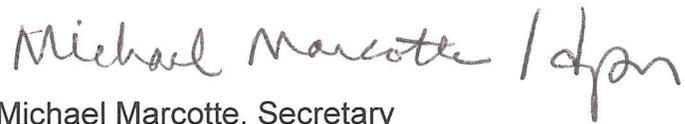
- MOTION:** by **Normand Anctil** to accept the June 13, 2016 draft minutes as presented. Second by **Pauline Gudas**.
- VOTED:** **6-0-1 (Marquis abstained due to absence) (Passed)**

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

- MOTION:** by **Sandra Marquis** that this meeting adjourns at 8:33 p.m. Second by **Pauline Gudas**.
- VOTED:** **7-0 (Passed)**

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

Respectfully Submitted:

A handwritten signature in cursive script that reads "Michael Marcotte" followed by a stylized flourish or initial.

Michael Marcotte, Secretary