

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for June 26, 2017

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- 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, John Butler, Normand Ancil, Sandra Marquis, Paul Madore, Pauline Gudas and Michael Marcotte

**Associate Members Present:** None

**Associate Members Absent:** Zachary Pettengill

**Staff Present:** David Hediger, City Planner and Linda Tripp, Administrative Assistant

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

- III. **CORRESPONDENCE:** Email from Daniel Burgess to David Hediger dated June 26, 2017 re: 209 Webster Street, Letter from Daniel Burgess and Amy Poland to David Hediger re: 209 Webster Street.

VI. **PUBLIC HEARINGS:**

- a) A petition submitted by Louis Ouellette to contract zone the property at 209 Webster Street from Neighborhood Conservation "A" (NCA) to Office Residential (OR) to allow for the development of a multi-family senior housing project limited to residents 55 years of age or older. The project would also include development of 151 and 153 East Avenue, both currently zoned OR.

David Hediger read staff comments. Bruce Damon opened the discussion to Louis Ouellette who spoke briefly of his submission and of all required and requested information then he welcomed questions from the board. John Butler questioned the cost of the project and Louis Ouellette informed him it would cost approximately 3.5 million dollars. John Butler then questioned what the taxes would be and Bruce Damon stated it would generate about \$80,000.00 in tax revenue. John Butler stated that after careful review he is very pleased with this project. He feels it is a great idea and is much needed in the community. Normand Ancil questioned how much clearing of the wooded area would need to be done and Louis Ouellette informed he that hopes to clear no more than necessary in order to leave as much of a buffer as possible. Paul Madore stated that he approves of the project considers it to be a real asset to the City of Lewiston. He also said it would serve a real need for elderly housing in the community. Bruce Damon clarified that it would not be subsidized housing. Michael Marcotte questioned the wetlands impacts during the construction process and Louis Ouellette stated that he does not intend to alter that area. David Hediger clarified that Louis Ouellette would

have the ability to alter the wetlands with DEP approval if necessary. Bruce opened the discussion to the public.

Brigitte Whitten of 6 Boston Avenue spoke in opposition of the project. She told the board she felt her opinion did not matter and that it all came down to money and the city's comprehensive plan. She stated that she believes that the board does not care about anyone living in the area.

Bruce Damon inquired if there was anyone else who wanted to speak and when no response was received he closed the meeting to the public and brought it back to the board for discussion. Michael Marcotte requested that David Hediger speak to the height of the project. David Hediger spoke of the current zoning allowance of 35' and how Louis Ouellette's desire to higher at 43' 9" which would allow for the building to have a pitch roof and appear more architecturally pleasing.

Sandra Marquis questioned if a buffer zone would be required and David Hediger said yes. Pauline Gudas asked David Hediger if Louis Ouellette could build a group home on the site and David informed her that he could, limited to no more than eight residents. She then spoke of what could possibly be developed on the site under the current zoning instead of the proposed project. She stated that she was in favor of the project and how she considers it to be a great fit for the neighborhood. Michael Marcotte stated that he has concerns regarding the height of the structure and due to that he is in opposition of the project.

The following motion was made:

**MOTION:** by **Paul Madore** motion pursuant to Article VII, Section 4 and Article XVII, Section 5 of the Zoning and Land Use Code to send a favorable recommendation to the City Council to contractually rezone the property at 209 Webster Street from Neighborhood Conservation "A" (NCA) to Office Residential (OR). Second by **John Butler**.

James Neslon of 205 Webster Street interrupted the board to request an opportunity to speak before the vote. Bruce Damon stated that the public hearing had closed. James Nelson went on to say that as a tax payer he thought it was only right he have the chance to be heard and that the hours of the meeting are not convenient for a working resident to be able to attend. Bruce Damon polled the board to see if they would allow Mr. Nelson the opportunity to speak and the board agreed they were in favor.

James Nelson spoke in opposition to the project. He stated that the area is not zoned for such a project and that he does not want it in his neighborhood. He stated that the board is not listening to the residents of Webster Street and that the wildlife in his backyard is the reason he purchased his home in 1991. He said his home was in an area identified as residential when he purchased it and that was important to him. He stated that in his opinion Louis Ouellette

purchased the property knowing it was not zoned for such a project only because he knew in advance that the city would approve the change in zoning in order to allow his project. He would prefer to see the project built in the downtown area and not his neighborhood. He said he had nothing against Louis Ouellette but he is in strong opposition.

Pauline Gudas informed the public that while the neighbors may not approve of the project the property belongs to Mr. Ouellette and that there were a number of things he could do with the land under the current zoning that would be more detrimental to the neighborhood than what was currently being proposed. She stated that the implication of corruption or that some back door deal had been made with Mr. Ouellette was very offensive to her personally. Michael Marcotte noted he remains in opposition; however, he does not appreciate the offensive comments made toward the board.

Bruce Damon inquired if the board had any additional comments of which there were none.

**VOTED: 6-1 (Passed. Michael Marcotte Opposed)**

David Hediger informed the public of the next City Council meeting scheduled to be held on July 18, 2017 at 7:00 pm to consider the Planning Board's recommendation.

Bruce Damon called for a five minute break at the request of John Butler and the meeting then resumed at 6:40 pm.

- b) An application submitted by Normand Lamie on behalf of the owners of 299 River Road, Lorraine and Roger Roberge and Oram Lawry, the purchaser, proposes a contract rezoning which would allow for the property to remain used as a single-family residence and provide the opportunity to operate a neighborhood retail store, art and crafts studio, personal services, and mixed-use structure consistent with the size and intensity of the current use of site.

David Hediger read staff comments. Bruce Damon opened the discussion to Normand Lamie of 234 Montello Street. Normand Lamie introduced Roger and Lorraine Roberge of 299 River Road as well as the applicant Oram Lawry. Normand Lamie reviewed project details.

Bruce Damon opened the discussion to the board for any questions. Normand Antcil questioned the reason for a reduction of frontage allowing for splitting the property into two lots. Normand Lamie stated that Oram Lowry requested this to allow for a future home if ever he chose to sell the business portion. Normand Antcil clarified his question was would the separation of the lot then allow for two separate retail spaces to exist in the future to which David Hediger confirmed yes it would. Normand Lamie stated that was not Oram Lowry's intention. Sandra Marquis expressed her pleasure at seeing

so many neighbors in favor of the project on the petition. John Butler made reference to the comprehensive plan and stated that this project really is in line with where the city wants to go in the future. He confirmed that he is in favor of the project. Michael Marcotte inquired if a development review plan would take place with regards to traffic to which David Hediger responded that it would depend on the future use of the property and the traffic it would likely generate. Roger Roberge stated that currently several businesses in the area generate the majority of traffic that exists. Paul Madore spoke in favor of the project and stated that in his opinion it fit well within the comprehensive plan.

Bruce Damon opened the discussion to the public. No one spoke in favor or opposition. Bruce Damon closed the meeting to the public.

The following motion was made:

**MOTION:** by **Michael Marcotte** pursuant to Article VII, Section 4 and Article XVII, Section 5 of the Zoning and Land Use Code to send a favorable recommendation to the City Council to conditionally rezone the property at 299 River Road from Rural-agricultural (RA) to Neighborhood Conservation "B" (NCB).

Second by **Sandra Marquis**.

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

- c) Request to initiate an amendment to Article IX, Section 12 of the Zoning and Land Use Code.

David Hediger reviewed and clarified the recommendation. A brief discussion took place.

The following motion was made:

**MOTION:** by **John Butler** pursuant to Article XVII, Section 5 of the Zoning and Land Use to send a favorable recommendation for the City Council's consideration an amendment to Article IX, Section 12 of the Zoning and Land Use Code pertaining to variances for single-family dwelling and mobile homes on individual lots.

Second by **Normand Anctil**.

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

## V. OTHER BUSINESS:

- a) Discussion and request to initiate an amendment rescind applicable section of the Zoning and Land Use Code with respect to modifications of space and bulk provisions.

David Hediger reviewed and clarified the request. A brief discussion took place. No action was taken at this time.

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

David Hediger announced that new member Kristine Kittridge would join the board at the next meeting.

**VI. READING OF MINUTES:** Adoption of the May 22, 2017 draft minutes.

The following motion was made:

**MOTION:** by **Michael Marcotte** to accept the May 22, 2017 draft minutes as presented. Second by **Normand Anctil**.

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

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

**MOTION:** by **John Butler** that this meeting adjourns at 7:45 p.m. Second by **Normand Anctil**.

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

The next regularly scheduled meeting is for Monday, July 10, 2017 at 5:30 p.m.

Respectfully Submitted:

  
John Butler, Secretary