

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for August 14, 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, Normand Anctil, Sandra Marquis, Paul Madore, Pauline Gudas and Michael Marcotte

**Members Absent:** John Butler

**Associate Member Present:** Zachary Pettengill and Kristine Kittridge

Kristine Kittridge was appointed full voting member for this meeting.

**Staff Present:** David Hediger, City Planner

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

- III. **CORRESPONDENCE:** None

- VI. **PUBLIC HEARINGS:** None

- V. **OTHER BUSINESS:**

- a) Recommendation regarding the disposition of city owned property at 4 Roslin Avenue, 12 Anger Street, 20 Winn Street, 264 Lincoln Street, and 148 Bartlett Street.

The Board discussed each lot separately and their specific location. Michael noted Roslin should be kept if the City owns the abutting lot. Michael requested in the future that assessed values be provided with properties.

The following motion was made:

**MOTION:** by **Pauline Gudas** 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 20 Winn Street. Second by **Normand Anctil**.

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

The following motion was made:

**MOTION:** by **Pauline Gudas** 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 112 Anger Street. Second by **Sandra Marquis**.

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

The following motion was made:

**MOTION:** by **Michael Marcotte** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send an unfavorable recommendation to the City Council for the disposition of 4 Roslin Avenue. Second by **Normand Anctil**.

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

The reason for the unfavorable recommendation was due to environmental constraints and because the City owns the abutting lots at 986 Sabattus Street rear, which was gifted to the City.

The following motion was made:

**MOTION:** by **Pauline Gudas** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send an unfavorable recommendation to the City Council for the disposition of 264 Lincoln Street. Second by **Paul Madore**.

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

The reason for the unfavorable recommendation was that the City should wait for the City Council to reach a resolve with Franklin Properties and the sale of their properties.

The following motion was made:

**MOTION:** by **Paul Madore** to dispose of the property located at 148 Bartlett Street openly to the market, for an amount to at least recoup any outstanding City debt, subject to City Council action. Second by **Michael Marcotte**.

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

The Board discussed reaching out to Phyllis St. Laurent to see if she may be interested in the lot for parking associated with her Bartlett Street/Pierce Place housing project.

- b) Discussion regarding drinking establishments setbacks: Article XII, Section 9 of the Zoning and Land Use Code

David explained the proposed ordinance and the location of churches in the downtown and how that impacts the location of existing and proposed drinking establishments. The Board asked for clarification on definitions, existing/proposed churches. Paul had concerns with how notice may be provided.

The following motion was made:

**MOTION:** by **Pauline Gudas** pursuant to Article XVII, Section 5(b) of the Zoning and Land Use Code for the Planning Board to initiate an amendment to Article XII, Section 9 of the Zoning and Land Use Code, pertaining to drinking establishment setbacks from schools and churches. Second by **Sandra Marquis**.

**VOTED: 6-1 (Passed)**

**(Michael Marcotte Opposed)**

- c) Update on lodging house moratorium.

David gave an update on lodging noting language is being drafted for the city attorney review before any public meetings are scheduled.

- d) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board. No discussion.

**VI. READING OF MINUTES:** Adoption of the June 26 ,2017 and July 10, 2017 draft minutes.

The following motion was made:

**MOTION:** by **Normand Anctil** to accept the June 26, 2017 draft minutes as presented. Second by **Sandra Marquis**.

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

The following motion was made:

**MOTION:** by **Normand Anctil** to accept the July 10, 2017 draft minutes as presented. Second by **Sandra Marquis**.

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

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

**MOTION:** by **Paul Madore** that this meeting adjourns at 7:03 p.m. Second by **Normand Anctil**.

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

The next regularly scheduled meeting is for Monday, August 28, 2017 at 5:30 p.m.

Respectfully Submitted:

John Butler, Secretary