

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for FEBRUARY 26, 2018

- 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 Anctil, Sandra Marquis, Pauline Gudas, Kristine Kittridge and Benjamin Martin

Associate Member Present: Lucy Bisson

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

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

An application submitted by Davis Land Surveying, LLC on behalf of Louis W. Ouellette for the construction of a new 6-unit apartment building for the elderly at 153 East Avenue.

David Hediger read staff comments. Bruce Damon welcomed any questions from the board. Louis Ouellette was present and available for any questions. John Butler and Sandra Marquis spoke in favor of the project.

There were no public present.

The following motion was made:

MOTION: by **John Butler** that the application submitted by Davis Land Surveying, LLC on behalf of Louis W. Ouellette for the construction of a new 6-unit apartment building for the elderly at 153 East Avenue meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article XIII, Section 4 and Section 5 of the Zoning and Land Use Code, and that approval be granted, including the following conditions:

1. A note is added to the cover sheet that prior to any certificate of occupancy being issued that evidence of a final inspection of the stormwater system be provided to the city by the designing engineer along with a written statement indicating that the stormwater system and all site improvements have been completed in accordance with the approved plans.
2. The Davis Land Surveying, LLC site plan be amended to note that this development is intended for 55+ elderly housing and that any change of use of the property will require city approval

3. That a note or detail be provided indicating any site lighting must be shielded or full cut off fixtures.

Second by **Pauline Gudas**.

VOTED: 7-0 (Passed)

V. OTHER BUSINESS:

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

Bruce Damon complained about political signs that remain up in various places in the community. David Hediger agreed that it is a problem and stated that he would reach out to the Maine D.O.T. to inquire if they want to take action as that is where the responsibility lies.

VI. READING OF MINUTES: Adoption of the February 12, 2018 draft minutes.

The following motion was made:

MOTION: by **Kristine Kittridge** to accept the February 12, 2018 draft minutes as presented. Second by **Benjamin Martin**.

VOTED: 5-0-2 (Passed – Pauline Gudas and Sandra Marquis Abstained)

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

MOTION: by **Pauline Gudas** that this meeting adjourns at 6:00 p.m. Second by **Normand Anctil**.

VOTED: 7-0 (Passed)

The next regularly scheduled meeting is for Monday, March 12, 2018 at 5:30 p.m.

Respectfully Submitted:

John Butler, Secretary