

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for JUNE 11, 2018

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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 Anctil, Sandra Marquis, Pauline Gudas and Benjamin Martin

**Member Absent:** Kristine Kittridge

**Associate Member Present:** Lucy Bisson and Michael Reed

Michael Reed was appointed full voting member for this meeting.

**Staff Present:** David Hediger, Director of Planning & Code, Douglas Greene, City Planner and Linda Tripp, Administrative Assistant

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:** None

- V. **OTHER BUSINESS:**

- a) A request by Advanced Heating Solutions LLC to contract zone the property at 163 Bates Street from the Centreville (CV) district to Downtown Residential (DR) to operate a lodging house.

The following motion was made:

**MOTION:** by **John Butler** to hear the application. Second by **Sandra Marquis**.

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

David Hediger read staff comments. Rick Lachapelle presented on behalf of Advanced Heating Solutions then welcomed any questions from the board. Bruce Damon inquired regarding the number of bathrooms vs. tenants. Rick informed the board there would be 1 bathroom for every 5 units totaling 6 bathrooms in the building. Normand Anctil asked about fire alarms and exits to which Rick assured him the building would be completely compliant. Pauline Gudas questioned cooking facilities to which Rick responded each unit would contain a microwave and small refrigerator. Lucy Bisson asked about laundry facilities and Rick stated that a laundry room would be provided on site for tenant use. Sandra Marquis inquired if there were any plans improve on the exterior of the building and Rick informed her that the plan is to cover with new siding in approximately 2 years.

Discussion took place regarding the existing need for a lodging house in the area. Bruce Damon, Pauline Gudas and Michael Reed all spoke in favor of the project.

Bruce Damon opened the discussion to the public. No public spoke.

The following motion was made:

**MOTION:** by **John Butler** 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 on Advanced Heating Solutions' LLC request to contract zone the property at 163 Bates Street from the Centreville (CV) district to Downtown Residential (DR) to operate a lodging house. Second by **Benjamin Martin**.

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

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

Pauline Gudas expressed her appreciation for the efforts of the Code & Planning Department with regards to a property on Ames Street which listed a shed for rent. David Hedger confirmed that Nicholaus Richard is addressing the concern.

Bruce Damon encouraged all board members to attempt to attend the Build Maine event sponsored by the City of Lewiston.

**VI. READING OF MINUTES:** Adoption of the May 14, 2018 draft minutes.

The following motion was made:

**MOTION:** by **Pauline Gudas** to accept the May 14, 2018 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 6:10 p.m. Second by **Benjamin Martin**.

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

The next regularly scheduled meeting is for Monday, June 25, 2018 at 5:30 p.m.

Respectfully Submitted:

John Butler, Secretary