

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for FEBRUARY 25, 2019

---

- 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, Pauline Gudas, chaired the meeting.

**Members in Attendance:** Pauline Gudas, John Butler, Normand Anctil, Sandra Marquis, Kristine Kittridge, Benjamin Martin and Lucy Bisson

**Associate Member Present:** Paul Robinson

**Associate Member Absent:** Michael Reed

**Staff Present:** David Hediger, Director of Planning and Code, Douglas Greene, City Planner, Lincoln Jeffers, Director of Economic & Community Development, Misty Parker, Economic Development Manager, and Linda Tripp, Administrative Assistant

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

- III. **CORRESPONDENCE:** Douglas Greene Memo re: Sample Motion for Avesta rezoning.

- IV. **PUBLIC HEARINGS:**

To consider a request submitted by Avesta Housing to contract zone properties located at 111 Blake Street and 82 Pine Street from the Downtown Residential (DR) district to the Centreville (CV) district.

Chairperson Pauline Gudas reviewed Planning Board procedures and protocol.

David Hediger read staff comments. Stephen Kottler of 23 White Street approached the podium to state that the application was defective and therefore in his opinion not in order for hearing. He referred the Board to page 9 of the application and stated that the petition to amend included was not for the correct properties. Pauline Gudas confirmed there was a problem with the application then questioned David Hediger if it would best to table the request until the next meeting allowing for the application to be corrected. David Hediger said that the request could certainly be tabled or if allowed he could provide the correct data within minutes. Pauline Gudas polled the board and the majority chose to allow the submission of the proper petition to amend. Pauline Gudas called for a 10 minute recess.

The meeting was called back to order.

The following motion was made:

**MOTION:** by **Lucy Bisson** to accept the signed petitions for the proposed rezoning by Avesta as correspondence provided by David Hediger. Second by **Sandra Marquis**.

No vote was taken.

Pauline Gudas stated that the Board would take a few moments to review the submitted petitions. After review it was found that one of the petitions submitted neglected to provide the circulator verification.

The following motion was made:

**MOTION:** by **Sandra Marquis** to disregard the incomplete petition missing the circulators signature; however, which is required due to ample signatures provided with the other signed petitions. Second by **Lucy Bisson**.

No vote was taken.

The following motion was made:

**MOTION:** by **Lucy Bisson** to proceed with hearing the Avesta Housing request with the submission of the proper petitions. Second by **Normand Anctil**.

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

Catherine Elliott, Development Officer with Avesta Housing and Gabrielle Russell, Architect with Platz Associates reviewed the request and welcomed any questions.

Pauline Gudas opened the discussion to any public in favor of the project. Klara Tammany, Executive Director of the Center for Wisdom's Women located at 97 Blake Street spoke in favor of both the project and Avesta Housing. She stated that there is a real need for housing and that the Center will be eager to assist in the placement of tenants and welcomes them as neighbors. Sarah Barton of 13 Newman Street and the Center for Wisdom's Women spoke in support of the project and Avesta Housing. She stated that she is very familiar with Avesta Housing through her council position on Healthy Neighborhoods and finds them to be extremely engaged within the community.

With no additional public to speak in favor, Pauline Gudas opened the discussion to those in opposition. Bethany Matthews of 12 Bradley Street expressed her concerns regarding the high density and its impact on both parking and the school system. She feels the project does not blend and therefore she is in opposition. Stephen Kottler of 23 White Street expressed his concern for the number of people being squeezed into such a small space. He inquired how many bedrooms and residents are expected within the structure. Catherine Elliott stated there would be 15 units with 1 bedroom, 14 units with 2 bedrooms and 6 units with 3 bedrooms. She went on to explain that they expected number of residents would be approximately 80. Stephen Kottler asked how many parking spots would be provided on-site to which Catherine Elliott responded 24 on-site with additional spaces provided in the Oak Street parking garage. Stephen Kottler expressed concern for the limited amount of parking provided and stated that lowering standards to allow for this project is not in the best interest of

Lewiston and therefore he is not in favor. Maura Murphy of 23 White Street stated that she is concerned as she feels the discussion does not address Lewiston as a City. She stated that the downtown is not a disembodied bubble but part of a City in which there are many thousands of other people. She stated there is enough subsidized housing in the City already and that doubling the density allowed, then providing too little parking is not a good idea.

Pauline Gudas closed the public session then opened the discussion to the Planning Board. Normand Anctil spoke in favor of the project and questioned if it would be a good idea to rezone the entire block to the Centreville district.

Catherine Elliott informed the board that while it was discussed, it was decided the best route would be to address only the two parcels at this time.

Lucy Bisson requested more detail regarding occupancy per unit which was provided by Catherine Elliott. Sandra Marquis inquired about the green space to be provided and Gabrielle Russell reviewed the green space details within the request. Paul Robinson asked for more detail regarding entry ways and parking spots which was provided by both Catherine Elliott and Gabrielle Russell. Kristine Kittridge spoke in favor of the project and it's alignment with the Comprehensive Plan. Benjamin Martin expressed concern regarding too little parking, the high density and not enough green space. He stated that he is not in favor and that in his opinion staff should have provided details as to how the project does not line up with the Comprehensive Plan. John Butler stated that he supports the project. Pauline Gudas questioned how many units would be at market rate to which Catherine Elliott responded a total of seven units. Pauline Gudas expressed concern for too little green space considering the large amount of children likely to be tenants and also for their safety when crossing the street.

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 Avesta Housing's request to contract zone the properties at 111 Blake Street and 82 Pine Street from Downtown Residential (DR) district to the Centreville (CV) district construct a 35 unit multi-family dwelling with the following findings:

- The application proposes uses similar to the existing Downtown Residential district
- The proposed yard and bulk standards that are similar in character to the surrounding area
- The proposed density is compatible to the nearby Centreville district
- The application is consistent with the goals and objectives of the Legacy Lewiston Comprehensive Plan

Second by **Lucy Bisson**.

**VOTED: 6-1 (Passed – Benjamin Martin Opposed)**

**V. OTHER BUSINESS:**

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

Douglas Greene provided the Board with updates on department efforts regarding Shoreland Zoning, Design Standards, Sober Houses, Trash/Weeds as well as a spring beautification program to be focused on the tree streets spearheaded by Healthy Neighborhoods. Lucy Bisson stated that there are many areas in the City other than the tree streets that could benefit from a beautification project. Kristine Kittridge stated that while she agrees with Lucy Bisson, she feels that the downtown is the primary focus in most cities and understands why many of Lewiston's efforts are focused on that specific area.

**VI. READING OF MINUTES:** Adoption of the February 11, 2019 draft minutes.

The following motion was made:

**MOTION:** by **Lucy Bisson** to accept the February 11, 2019 draft minutes as presented. Second by **Benjamin Martin**.

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

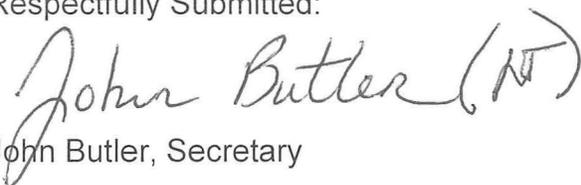
**VII. ADJOURNMENT:** The following motion was made to adjourn.

**MOTION:** by **Benjamin Martin** that this meeting adjourns at 7:10 p.m. Second by **Normand Anctil**.

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

The next regularly scheduled meeting is for Monday, March 11, 2019 at 5:30 p.m.

Respectfully Submitted:

  
John Butler, Secretary