

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for MARCH 11, 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, Normand Anctil, Sandra Marquis, Kristine Kittridge, Benjamin Martin and Lucy Bisson

Member Absent: John Butler

Associate Member Present: Michael Reed and Paul Robinson

Michael Reed was appointed full voting member for this meeting.

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:** March 11, 2019 email from Rick Whiting in support of Avesta's rezoning request.

- IV. **PUBLIC HEARINGS:**

- a) To consider a contract rezoning request for properties located at 111 Blake Street and 82 Pine Street. This request rezones the properties from the Downtown Residential (DR) District to the Centreville (CV) District to expand the density restrictions and modify space and bulk requirements to allow the development of a 35 unit multi-family dwelling.

Chairperson Pauline Gudas reviewed Planning Board procedures and protocol.

Pauline Gudas informed the board that due to a procedural error with regards to Avesta Housing's proposal at the meeting held on February 25, 2019 a motion would be required to rescind the action and disregard the findings of that meeting.

MOTION: by **Sandra Marquis** that the February 25, 2019 motion be rescinded and the findings be dismissed. Second by **Lucy Bisson**.

VOTED: 7-0 (Passed)

The board agreed to accept the March 11, 2019 email from Rick Whiting.

Douglas Greene read staff comments. 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. Craig Saddlemire of 75 Maple Street informed the board that in addition to being a resident of Lewiston he is the manager of Raise Op Housing Cooperative, is involved with Healthy Neighborhoods, and has served on a number of subsidiaries of Community Concepts that relate to housing. He stated that he is very concerned with improving housing within the City and is in favor of the project. He stated that the project it is in line with the Comprehensive Plan and that it would provide much needed housing to those with disabilities for which there is a high demand. He said a project of this size is what is required economically in order to provide the accommodations needed by those with disabilities. He said that while density is a concern, Pine Street has been identified as the most appropriate corridor and a good candidate for higher density future developments. He spoke in favor of Avesta Housing and of the very good reputation they have earned. 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 in the area for the safe, healthy, and well managed housing this project offers and that she looks forward to partnering with Avesta Housing. She said she does not feel the project will pose any issues with regards to density and that she believes the proposed parking is more than sufficient. Sarah Barton of 13 Newman Street and the Center for Wisdom's Women stated she feels the project is a great fit for the neighborhood and that it fills a great need. She stated the people of Lewiston are desperate for the type of housing that the proposed project offers. She also spoke in favor of Avesta Housing and their proven reputation of being a good partner in the community. Francis Eanes of 361 College Street informed the Board that he is a teacher at Bates College, a member of Healthy Neighborhoods and that he feels this is a great project. He stated the safe and affordable housing the proposed project offers is desperately needed and that it is in line with the City's Comprehensive Plan. Paul Gauvreau of 56 Tampa Street started by thanking the Board for their public service to the City of Lewiston. He informed the Board that he serves on the board of directors at Community Concepts and is the chairperson of the Housing Subsidiary Task Force. He stated that Community Concepts is aware of the need in the community for the type of housing the project offers and that he is very much in favor.

With no additional public to speak in favor, Pauline Gudas opened the discussion to those in opposition. No public spoke in opposition and Pauline Gudas closed the public session then opened the discussion to the Planning Board.

Normand Anctil stated he felt it was a great proposal that would benefit the area and the City as a whole. Lucy Bisson questioned setbacks and access to

the green space and Gabrielle Russell clarified. Lucy Bisson suggested the ramp access be altered to direct tenants towards Bates Street where there is a traffic light. Catherine Elliott agreed that it was a great idea and would be considered. Sandra Marquis said she would like to see more green space but that she is very much in favor of the project. Paul Robinson questioned the management office shown in the proposal. Catherine Elliott responded that property management would not live on site but would have set hours to address the concerns of tenants. Paul stated that he was in favor of the project and that it would benefit the area greatly. Kristina Kittridge said she is in favor of the project and that she appreciated the input of the housing experts in the community who spoke. She feels the project is in line with the Comprehensive Plan and stated that there is clearly a need for this type of safe and affordable housing. Michael Reed questioned the cost for the project to which Catherine Elliott responded \$7.4 million with funding from a variety of sources. He then questioned if there would be any requests for tax breaks. Catherine Elliott stated there would be a request for a TIF. She stated that there would be an investment of over \$500,000.00 required to remove toxins from the proposed brownfield site. Benjamin Martin questioned the maximum number of units currently allowed to which Catherine Elliott responded 11. He stated that he is very concerned about the impact the project would have on the school system and Montello School specifically. He asked how many units would be handicap accessible to which Catherine Elliott responded there would be 11. Benjamin Martin stated that he feels parking is going to be a problem and that he is opposed to the project. Catherine Elliott informed the board that it is likely many of the tenants would be relocating from the surrounding neighborhood and that many of the children would already be in the school system. Pauline Gudas requested clarification of the number and types of units which was provided by Catherine Elliott. Pauline inquired who would be managing the property to which Catherine responded Avesta Housing would manage the property while it would be owned by Community Concepts. Pauline Gudas provided those in attendance with a recap of the additional correspondence the board received at the beginning of the meeting.

The following motion was made:

MOTION: by **Lucy Bisson** 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 to allow the construction of a 35 unit multi-family dwelling with the findings:

- the applicant has submitted a complete application
- the applicant proposes uses consistent with the existing and permitted uses within the original district, that being the Downtown Residential district
- the conditions and restrictions imposed related only to the physical development or operation of the property

- the application is consistent with the goals and objectives of the Legacy Lewiston Comprehensive Plan

Second by **Kristine Kittridge**.

VOTED: 5-2 (Passed - Benjamin Martin and Michael Reed Opposed)

V. OTHER BUSINESS:

- a) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board. None.

VI. READING OF MINUTES: Adoption of the February 25, 2019 draft minutes.

The following motion was made:

MOTION: by **Benjamin Martin** to accept the February 25, 2019 draft minutes as presented. Second by **Lucy Bisson**.

VOTED: 6-0-1 (Passed – Michael Reed Abstained)

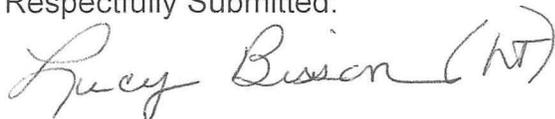
VII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Lucy Bisson** that this meeting adjourns at 6:45 p.m. Second by **Benjamin Martin**.

VOTED: 7-0 (Passed)

The next regularly scheduled meeting is for Monday, March 25, 2019 at 5:30 p.m.

Respectfully Submitted:



Lucy Bisson, Vice Chairperson