

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

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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, Pauline Gudas, chaired the meeting.

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

**Members Absent:** John Butler and Benjamin Martin

**Associate Member Present:** Paul Robinson

**Associate Member Absent:** Michael Reed

Paul Robinson was appointed full voting member for this meeting.

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

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

A contract rezoning request by Saxon Partners, LLC for properties located at 10, 35 and 37 Avon Street. This request rezones the properties from the Resource Conservation (RC), Urban Enterprise (UE) and Neighborhood Conservation "B" (NCB) Districts to the Centreville (CV) District to expand the density restrictions and modify space and bulk requirements to allow the development of 245 apartment units.

Chairperson Pauline Gudas reviewed Planning Board procedures and protocol.

Douglas Greene read staff comments. Brian Leahy of Saxon Partners, LLC and James Bass, representing attorney, reviewed the request and welcomed questions. Normand Anctil requested clarification regarding any run off from the retention pond which was provided by Shawn Tobey, Project Engineer. Lucy Bisson asked how much parking would be provided. Shawn Toby stated that there would be a total of 275 spaces allocated with additional space set aside if the need is greater than anticipated. Sandra Marquis inquired if there would be green space provided. James Bass informed the Board that there would be 10,000 sf of indoor amenity space and 3,000 sf of outdoor recreation space. Paul Robinson inquired how tall the building would be to which Brian Leahy responded four stories tall. Pauline Gudas requested a breakdown of the number and types of units and the square footage of each which was provided by Brian Leahy. Pauline then questioned what the chances might be that the project would turn

into affordable housing and James Bass stated that the intent of the developer is to create only market rate apartments.

Chairperson Pauline Gudas opened the discussion to any public in favor of the project. Rebecca Swanson Conrad, President of the Lewiston Auburn Metropolitan Chamber of Commerce and resident of Auburn spoke in favor of the project. She thanked Saxon Partners LLC for their interest in the City of Lewiston. She stated that in her opinion the proposed project would attract young professionals and assist in transforming Lewiston. She stated that healthcare is a primary economic driver and that there is much opportunity for growth within the sector. She stated the riverfront is one of Lewiston's assets and offers great potential for future development. Lincoln Jeffers, Economic & Community Development Director stated that the proposed project would provide several opportunities such as a second connection for the City's water system, as Saxon Partners, LLC agreed to an easement for water access as well an easement to allow the City to extend the riverfront trail system. He also stated that paving and sidewalks are proposed in the area and that the tax revenue of approximately \$75,000.00 generated by the project would assist greatly with area improvements.

Pauline Gudas opened the discussion to any public in opposition. Peter Alberda of 53 West Bates Street expressed concern regarding the lack of parking. Paul Duclos of 84 Avon Street expressed concerns regarding any future expansion of the walkway along the river which he said has caused him much trouble over the years. He requested that any proposed changes to the area allow him continued access to launch his boat. Matthew Roy of 99 Winter Street stated that his primary concern is that the project will eventually become low income housing. He expressed concern for the lack of parking and the additional problems that the project will create within the neighborhood. Maurice Blondin of 103 Winter Street stated that the proposed parking is in no way adequate and that in his opinion the project will destroy the entire neighborhood. Joseph Grube of 74 Brooks Avenue spoke of the poor condition of the sidewalks in the area and how it would discourage foot traffic. He stated that he is opposed to contract zoning and that any developer should be limited by the existing zoning. Arlene Duclos of 84 Avon Street expressed concern regarding the possible future demand for the limited number of existing parking spaces available on the street. She also stated that sewer capacity is already a problem without the additional 245 units. Pauline Gudas advised Arlene Duclos to reach out to her City Councilor and/or Public Works to address any existing concerns regarding her sewage trouble. Donna Greene of 23 Maplewood Road inquired if any discussions had taken place with local hospitals to determine interest in the proposed project. She stated that with the information supplied to date, she feels the project is not a good fit for Lewiston. Brian Leahy responded that any discussions with local hospitals would take place further along in the process. Donna Greene then expressed concern for the impact that so many short term residents could have on the community. Joshua Nagine of 108 Spring Street questioned what type of property management would be proposed. Tom Greco of Saxon Partners, LLC stated that there is likely to be an onsite property manager as well as security guard to assure tenant safety.

Pauline Gudas closed the public session then opened the discussion to questions from the Board. Sandra Marquis questioned the proximity of the Centreville District to the proposed site which was provided by James Bass. Paul Robinson spoke in favor of the project and stated that many of the citizen's expressed concerns will be addressed as the process continues. He thanked the many residents for participating in the process. Kristine Kittridge spoke in favor of the project and thanked the many citizens in attendance for coming and expressing their concerns. Sandra Marquis questioned if the DEP had any specific concerns with the project. Douglas Greene responded that the DEP advised that as a municipality Lewiston has the authority to do contract zoning and make the proposed change. Pauline Gudas inquired if the approved zoning change would apply to the project only or to the property. David Hediger answered that an approved zoning change would follow the property.

The following motion was made:

**MOTION:** by **Lucy Bisson** pursuant to Article VII (Planning Board - Powers and Duties), Section 4 and Article XVII (Amendment and Other Legal Provisions), Section 5 of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the Contract Zoning request by Saxon Partners, LLC for properties located at 10, 35 and 37 Avon Street from the Resource Conservation (RC), Urban Enterprise (UE) and Neighborhood Conservation "B" (NCB) Districts to the Centreville (CV) District with the findings:

- the applicant has submitted a complete application
- the RC zoned portion of 10 Avon Street is generally no longer located within a 100 year floodplain
- the applicant proposes uses consistent with the existing and permitted uses within the original districts, that being the Urban Enterprise (UE) and Neighborhood Conservation "B" (NCB) districts
- the conditions and restrictions imposed relate only to the physical development or operation of the property
- the application is consistent with the goals and objectives of the Legacy Lewiston 2017 Comprehensive Plan

Second by **Normand Anctil**.

**VOTED: 6-0 (Passed)**

**V. OTHER BUSINESS:**

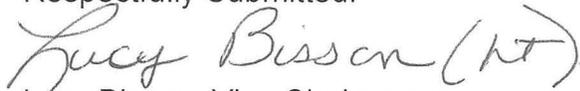
Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

Pauline Gudas announced the resignation of Michael Reed from Ward 7.

- VI. **ADJOURNMENT:** The following motion was made to adjourn.  
**MOTION:** by **Lucy Bison** that this meeting adjourns at 7:15 p.m. Second by **Kristine Kittridge**.  
**VOTED:** **6-0 (Passed)**

The next regularly scheduled meeting is for Monday, April 8, 2019 at 5:30 p.m.

Respectfully Submitted:

  
Lucy Bisson, Vice Chairperson