

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for MAY 13, 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

Members Absent: John Butler

Staff Present: David Hediger, Director of Planning and Code, Douglas Greene, City Planner

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

- a) An application from Stoneybrook Consultants, Inc. and agent for JIG Investments, LLC and J. F. Murphy Homes, Inc. to construct at 41,400 sf. school at a property located at 5 Memorial Avenue.

Benjamin Martin recused himself from this hearing because he is employed by J.F. Murphy Homes.

Douglas Greene noted a correction to the staff's memo regarding impervious area as distributed in application. He then proceeded with staff memo.

Mike Gotto summarized the project and no Planning Board members had any questions at that point.

No Public Comments

Normand asked when will the project start and Mike said that construction would be completed by June, 2020. Lucy asked what's happening in current locations and Mike said the Auburn location will relocate to Lewiston and new services will be provided at existing Main Street location. The site is limited to classrooms at this time with the ability to expand.

The following motion was made:

MOTION: by **Lucy Bisson** to approve the application submitted by Stoneybrook Consultants, Inc. on behalf John F. Murphy Homes, Inc. to construct a 41,400 sf school at property located at 5 Memorial Avenue with the findings:

1. The applicant meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article XIII, (Development Review and Standards), Section 4 (Approval Criteria).
2. The application has addressed the requirements of Maine DOT Chapter 305 for a Traffic Movement Permit.

The approval was made with the following condition:

1. The applicant will coordinate the acceptance of the new Memorial Avenue turnaround and the discontinuance the remaining cul-de-sac right of way with the city.

Second by **Kristine Kittridge**.

VOTED: 5-0 (Passed)

- b) A zoning text and map amendment to Article XV, Significant Buildings and Districts to include the Lewiston Commercial Historic District and any other necessary updates or amendments.

Doug provided a summary of amendments needed for the Lisbon Street Commercial Historic District. The District has been expanded per the National Park Service. The Planning Board initiated the amendment which now requires a public hearing. Sandra recommended the district continue to be referenced as the Lisbon Street Commercial Historic District. Staff noted the National Park Service does not reference “Street” but the Board can certainly include that reference in the ordinance.

The following motion was made:

MOTION: by **Benjamin Martin** to initiate a text and map amendment to Article XV, Significant Buildings and Districts to include the Lisbon Street Commercial Corridor Historic District and any other necessary updates or amendments with the findings:

1. The applicant meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article VII, Section 4 (c), Article VII, Section 4 (i), Article VII, Section 5.
2. With a condition that the district be referenced as the Lisbon (Street) Commercial Historic District. Second by **Lucy Bisson**.

VOTED: 6-0 (Passed)

V. OTHER BUSINESS:

- a) Build Maine 2019.

Doug encouraged the Board to attend Build Maine, 2019.

- b) 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 April 22, 2019 draft minutes.

The following motion was made:

MOTION: by **Lucy Bisson** to accept the April 22, 2019 draft minutes as presented. Second by **Kristine Kittridge**.

VOTED: 6-0 (Passed)

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

MOTION: by **Lucy Bisson** that this meeting adjourns at 6:05 p.m. Second by **Benjamin Martin**.

VOTED: 6-0 (Passed)

The next regularly scheduled meeting is for Monday, June 10, 2019 at 5:30 p.m.

Respectfully Submitted:

Lucy Bisson, Vice Chairperson