

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for JUNE 10, 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, John Butler, Normand Anctil, Sandra Marquis, Kristine Kittridge, and Lucy Bisson

**Member Absent:** Benjamin Martin

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

- II. **ADJUSTMENT TO THE AGENDA:** The board agreed to begin the meeting with agenda item V (a)

- III. **CORRESPONDENCE:** None

IV. **PUBLIC HEARINGS:**

- a. An application submitted by CES, Inc. on behalf of 685 Sabattus Street, LLC to construct a new 5,584 square foot building and associated parking lot to be used as a medical office.

Douglas Greene read staff comments. John Kuchinski of CES Engineers reviewed the request then welcomed questions from the board. Normand Anctil suggested a condition apply that the dumpster on Perley Street shall only be emptied during daytime business hours. Both the board and John Kuchinski agreed to the condition. Lucy Bisson inquired how the proposed fencing would obstruct the view of traffic and John Kuchinski clarified.

Pauline Gudas opened the discussion to the public. No public spoke.

The following motion was made:

**MOTION:** by **Lucy Bisson** that the application submitted by CES Engineers on behalf of 685 Sabattus Street, LLC to construct a 5,584 sf building located at 685 and 689 Sabattus Street meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article XIII, Section 4 of the Zoning and Land Use Code, and that approval be granted subject to the following condition:

- The dumpster located on Perley Street shall be emptied only during daytime business hours.

Second by **Normand Anctil**.

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

- b. A request by Michelle Roberts for a Text Amendment to the Zoning Ordinance, Article II, Definitions, for “Nursery School” and to Article XI, District Regulations, Section 22, Land Use Regulations to allow Nursery Schools as a Conditional Use in the Neighborhood Conservation “A” District.

Douglas Greene read staff comments. Michelle Roberts gave a brief overview then welcomed any questions from the board. Lucy Bisson inquired if a new building would be constructed to which Michelle Roberts answered there would not be. Pauline Gudas inquired if daycare would be available and Michelle Roberts answered that it would be a school only and no daycare services would be offered.

Pauline Gudas opened the discussion to the public. No public spoke.

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 a text amendment to Article II, Definitions, to add a definition of Nursery Schools and to Article XI, District Regulations, Section 22, Land Use Table to change the land use designation for Nursery Schools from Academic Institutions to uses similar to Childcare Facilities with the findings:

- the applicant has submitted a certified petition
- the definition of Nursery Schools will clarify the use and criteria for approval
- the application is consistent with the goals and objectives of the Legacy Lewiston 2017 Comprehensive Plan

Second by **Kristine Kittridge**.

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

**V. OTHER BUSINESS:**

- a. De Minimis change request for an amendment to Lot 6 of the Plan of Brookside Acres subdivision, located at 10 Brookside Drive.

The following motion was made:

**MOTION:** by **Lucy Bisson** to approve the request for De Minimis change. Second by **Sandra Marquis**.

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

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

Douglas Greene provided the board with a Design Standards update.

**VI. READING OF MINUTES:** Adoption of the May 13, 2019 draft minutes.

The following motion was made:

**MOTION:** by **Lucy Bisson** to accept the May 13, 2019 draft minutes as presented. Second by **Kristine Kittridge**.

**VOTED:** **5-0-1 (Passed. John Butler abstained)**

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

**MOTION:** by **Lucy Bisson** that this meeting adjourns at 6:20 p.m. Second by **Kristine Kittridge**.

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

The next regularly scheduled meeting is for Monday, June 24, 2019 at 5:30 p.m.

Respectfully Submitted:

John Butler, Secretary