

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for JULY 22, 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, Benjamin Martin and Lucy Bisson

**Members Absent:** John Butler

**Associate Member Present:** Roger Fuller

Pauline Gudas appointed Robert Fuller full voting member for this meeting.

**Staff Present:** David Hediger, Director of Planning and Code, Douglas Greene, City Planner and Misty Parker, Economic Development Manager.

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

- III. **CORRESPONDENCE:** Planning Board membership list distributed and a copy of solid waste/tall grass brochure

- IV. **PUBLIC HEARINGS:**

A Conditional Use and Development Review Application by the Lewiston Auburn 911 Communications System to install a 180 foot tall communications tower at a property located at 420 River Road.

Doug read staff comments.

Paul Leclair, E991 Director and Drew McKinley, IT Director at E911 were present.

Paul noted this is part of a larger capital improvement plan for E911. Norm asked if there were any concerns with the FAA. Drew said the tower is not in direct path of any airports, therefore, no FAA restrictions. Pauline asked will this eliminate dead spots and Paul said it will improve coverage.

No Public Comments.

The following motion was made:

**MOTION:** by **Lucy Bisson** that the conditional use application, submitted by Lewiston Auburn to construct a 180 foot tall communication tower to be located at 420 River Road, meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article X, District Regulations, Section 22, Land Use Requirements, Article X, Conditional Use, Section 3, Standards and

Article XIII, Development Review and Standards, Section 4,  
Approval Criteria and that approval be granted.  
Second by **Kristine Kittridge**.

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

**V. OTHER BUSINESS:**

a) Update on Choice Neighborhood Plan

Misty Parker, Economic Development Manager presented the Choice Neighborhood Transition Plan. Sandy asked how funding will be phased and Misty said grant funding will be pursued for two housing replacement sites. Ben asked how you ensure old units are not just refilled and Misty said units will be demolished as units are added. Ben asked what about lead safe and lead free housing and Misty said funds will assist with that. Lucy asked who is buying and building all this. Lewiston Auburn Community Housing (LACH) has purchased the two development sites and then will pursue a development partner for new housing. Housing will be 50/50 market rate and affordability. Lucy asked what the timeframe is for demolition and replacement housing and Misty said 3 to 5 years. Sandy said she likes the mixed use proposed for the Pine Street location. Ben had questions about the trash amnesty project.

Pauline asked how many buildings are being demolished. She said if we want lead free housing, buildings must be demolished. Misty said at least 7 – 8 buildings will be demolished. She asked who will be doing the demolitions and Misty said LACH is buying properties and demolishing structures. Other negotiations are ongoing. She also asked how many buildings will be taken off the tax role and Misty said that is not known at this time. Pauline said her concern was the focus of the plan benefiting the downtown and that all residents of Lewiston will benefit and that needs to be considered. Everyone is entitled to the amenities proposed and all residents should have access and benefit. Lucy agreed that plan needs to be inclusive of all.

Ben said he was concerned that 10-30 million dollars will be spent, but it not known what's going to be taxable. Kristine felt that the entire City will benefit from a focus on downtown improvements.

b) De minimis amendment to Sheridan Terrace Subdivision, lots 32-34.

Representative from Northeast Civil Solutions summarized the plan. The Board agreed to the de minimis change.

c) Continued Discussion of Design Lewiston Project.

Doug provided an update on design standards. Board members recommended staff to provide copies when PDFs of size are provided.

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

**VI. READING OF MINUTES:** Adoption of the July 8, 2019 draft minutes.

The following motion was made:

**MOTION:** by **Lucy Bisson** to accept the July 8, 2019 draft minutes as presented. Second by **Sandra Marquis**.

**VOTED:** **5-0-2 (Passed)**  
**Benjamin Martin and Kristine Kittridge abstained**

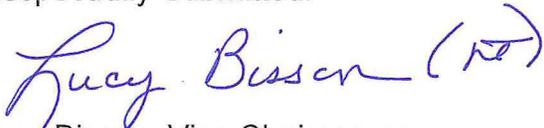
**VII. ADJOURNMENT:** The following motion was made to adjourn.

**MOTION:** by **Benjamin Martin** that this meeting adjourns at 7:48 p.m. Second by **Sandra Marquis**.

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

The next regularly scheduled meeting is for Monday, August 12, 2019 at 5:30 p.m.

Respectfully Submitted:



Lucy Bisson, Vice Chairperson