

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for AUGUST 26, 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 Anciaux, Sandra Marquis, Kristine Kittridge, Benjamin Martin, Lucy Bisson and Shanna Cox

Associate Member in Attendance: Roger Fuller and Ryan Rhoades

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

- II. **ADJUSTMENT TO THE AGENDA:** The Board agreed to hear item IV(c) prior to item IV(b)

- III. **CORRESPONDENCE:** August 26, 2019 email from Bob MacDonald in support of Central Maine Power's Contract Zone Request

IV. **PUBLIC HEARINGS:**

- a. Lewiston Mill LLC- located at 35 Beech Street- A development review application for a 33 unit of workforce housing and 10,000 sf of commercial space.

Douglas Greene provided staff review. Steve Bushey, Civil Engineer with Gorrill Palmer and Mike Lyons of Developer's Collaborative reviewed the project then welcomed questions from the Board. Board members questions and concerns were addressed then Pauline Gudas opened the discussion to the public. Ed Plourde of 25 Coburn Street requested more information regarding parking which Mike Lyons stated was not available because plans are in the early stage at this time. Pauline Gudas closed the public session.

The following motion was made:

MOTION: by **Lucy Bisson** that the application, that includes 2 development scenarios, Option 1 or Option 2, submitted by Gorrill Palmer, Engineering on behalf of Lewiston Mill LP c/o Developer's Collaborative to redevelop to redevelop a four story, 38,387 sf mill building located at 35 Beech Street meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article XIII, Sections 4 and 5 of the Zoning and Land Use Code, and that approval be granted subject to the following conditions:

- 1) Prior to the issuance of a building permit the applicant shall provide a final site plan that indicates either Option 1 or Option 2.
- 2) Prior to the issuance of a building permit the applicant shall submit a revised landscape plan, which shall be subject to staff approval.

Second by **Kristine Kittridge**.

VOTED: 7-0 (Passed)

- b. Continental Mills- located at 2 Cedar Street- A contract zone request from Riverfront (RF) district to Mill (M) district to allow residential and commercial uses and to increase the maximum height to 125 feet.

Douglas Greene provided staff review. Matt Assia of Chinburg Properties presented their request and then welcomed any questions. Board members questions and concerns were addressed then Pauline Gudas opened the discussion to the public. Ed Plourde of 25 Coburn Street inquired if the zone change requested would apply specifically to the property itself and Douglas Greene confirmed that it would. Pauline Gudas closed the public session.

The following motion was made:

MOTION: by **Benjamin Martin** 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 for the Chinburg Properties, Continental Mills LLC's request to contract zone the property located at 2 Cedar Street from Riverfront (RF) district to Mill (M) district. Second by **Shanna Cox**.

VOTED: 7-0 (Passed)

Pauline Gudas called for a 3 minute break.

- c. Central Maine Power- located at 183 Merrill Road (rear) A Contract Zone Request for Medium Density Residential district bulk and space requirements for frontage and building height.

Douglas Greene provided staff review and welcomed questions from the Board. Lucy Bisson inquired how this project would benefit Lewiston. Douglas Greene stated that question would best be addressed by the applicant following their presentation. Matthew Manahan of Pierce Atwood and Thorne Dickenson of Central Maine Power reviewed their request then welcomed questions from the Board. Lucy Bisson and Sandra Marquis inquired how the project would benefit the City of Lewiston. Thorne Dickenson stated that the City would benefit from increased tax revenue, potential employment opportunities for both the City of Lewiston and the state of Maine residents as well as broadband internet expansion. Shanna Cox inquired about employment opportunities specifically for Lewiston residents. Matt Manahan stated that it was not possible to commit to a specific number of jobs available to Lewiston citizens at this time. Benjamin Martin spoke in opposition. Pauline

Gudas stated that while the increased tax revenue would be great for the City, she wondered if they had a secondary location selected to which Thorne Dickenson answered they did not.

Pauline Gudas opened the discussion to the public. Roger Castonguay of 10 Brookside Drive spoke in opposition. Ed Plourde of 25 Coburn Street asked if the project posed any health risks to the community. Matthew Manahan stated that the project would not create any adverse health concerns. Lincoln Jeffers spoke in favor of the project. Leslie Dubois of 588 Maine Street spoke in favor. Roger Castonguay of 10 Brookside Drive requested clarity regarding location of the access road which was provided by Matthew Manahan. Pauline Gudas closed the public session.

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 CMP's request to contract zone the property located at 183 Merrill Road (rear).
Second by **Sandra Marquis**.

VOTED: 6-1 (Passed - Benjamin Martin Opposed)

- d. Marijuana Text Amendment- A draft text amendment for recreational and medical marijuana has been prepared and is ready for Planning Board review and possible recommendation.

David Hediger provided staff review then welcomed and answered questions from the Board. Pauline Gudas opened the discussion to the public. David Banks of 975 Sawyer Road in Greene spoke in favor. Phillip Fournier of 711 Lisbon Street spoke in opposition to the proposed setbacks and requested that existing businesses be grandfathered. Alex McMahan of 40 Lisbon Street spoke in favor of co-locations, in opposition to proposed setbacks and expressed his desire that existing businesses be grandfathered. Paul Parks of 11 Lisbon Street spoke in opposition to the proposed setbacks and stated that he was in favor of the amendment over all. David Hediger confirmed that existing businesses would be grandfathered. Pauline Gudas closed the public session. David Hediger and the Board continued to discuss setbacks and odor control.

The following motion was made:

MOTION: by **Benjamin Martin** 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 amend to Appendix A of the Zoning and Land Use Code, Articles II, V, and XI for the definition and regulation of Adult Use and Medical Marijuana. Second by **Lucy Bisson**.

VOTED: 6-1 (Passed – Pauline Gudas Opposed)

The following motion was made:

MOTION: by **Benjamin Martin** to send a favorable recommendation to the City Council to amend Section 22, Business, Article XV of the Code of Ordinances regulating and licensing Adult Use and Medical Marijuana. Second by **Lucy Bisson**.

VOTED: **6-1 (Passed – Pauline Gudas Opposed)**

V. OTHER BUSINESS:

a) Election of Officers (Secretary)

The following motion was made:

MOTION: by **Lucy Bisson** to elect **Benjamin Martin** as Secretary. Second by **Normand Anctil**.

VOTED: **8-0 (Passed – Benjamin Martin Abstained)**

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

David Hediger requested a volunteer from the Planning Board to take a position on the Forestry Board for which no one chose to volunteer.

VI. READING OF MINUTES: Adoption of the August 12, 2019 draft minutes.

The following motion was made:

MOTION: by **Lucy Bisson** to accept the August 12, 2019 draft minutes as presented. Second by **Kristine Kittridge**.

VOTED: **5-0-2 (Passed - Roger Fuller and Pauline Gudas Abstained)**

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

MOTION: by **Kristine Kittridge** that this meeting adjourns at 8:55 p.m. Second by **Normand Anctil**.

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

The next regularly scheduled meeting is for Monday, September 9, 2019 at 5:30 p.m.

Respectfully Submitted:

Lucy Bisson, Vice Chairperson