

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for OCTOBER 28, 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, Benjamin Martin, Lucy Bisson and Shanna Cox

Members Absent: Sandra Marquis and Kristine Kittridge,

Associate Member in Attendance: Roger Fuller, Ryan Rhoades

Pauline Gudas appointed Roger Fuller and Ryan Rhoades full voting members for this meeting.

Staff Present: David Hediger, Director of Planning and Code, Douglas Greene, City Planner, Misty Parker, Economic Development Manager and Linda Tripp, Administrative Assistant

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

- a. Platz Associates, an agent for Blake and Pine LP, has submitted a development review and subdivision application for a 35 unit multi-family residential development at 111 Blake Street and 82 Pine Street.

Douglas Greene summarized the request then welcomed and answered any questions from the board. Gabriel Russell and Tom Platz reviewed the application then welcomed and answered any questions from the board.

Pauline Gudas opened the discussion to the public. Misty Parker, Economic Development Manager for the City of Lewiston spoke in favor. Alicia Rea of 94 Bardwell Street expressed concerns for winter plowing around the property. Pauline Gudas closed the public session.

The following motion was made:

MOTION: by **Lucy Bisson** that the application submitted by Platz Associates on behalf of Blake and Pine LP to construct a 35 unit apartment located at 111 Blake Street and 82 Pine Street meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article XIII, Section 4 and

Section 5 of the Zoning and Land Use Code, and that approval be granted. Second by **Normand Anctil**.

VOTED: 7-0 (Passed)

V. OTHER BUSINESS:

- a. Request for Planning Board to initiate text amendments to Article II, Definitions; Article XI, District Regulations, Section 23, Space and Bulk Table; Article XIII, Development Review and Standards, Section 4 Approval Criteria, (x) Design Standards for Design Districts and Article XV, Significant Buildings and Districts (Historic Preservation).

Douglas Greene summarized the request then welcomed and answered any questions from the board.

The following motion was made:

MOTION: by **Lucy Bisson** pursuant to Article XVII, Section 5 to initiate zoning text amendments, as needed, to implement new design regulations as described in *Design Lewiston* and to forward a recommendation to the City Council. Second by **Shanna Cox**.

VOTED: 7-0 (Passed)

- b. Request for Planning Board to initiate a text amendment to Article XI, District Regulations, Section 22, Land Use Requirements to add Solar Energy Facilities as a specific use in the Public and Utility Use category of the Land Use Table.

Douglas Greene summarized then welcomed and answered any questions from the board.

The following motion was made:

MOTION: by **Shanna Cox** pursuant to Article XVII, Section 5 to initiate a zoning text amendment and definition to add Solar Energy Facilities to Article XI, Section 22 and to forward a recommendation to the City Council. Second by **Benjamin Martin**.

VOTED: 7-0 (Passed)

- c. De minimis change request: 6th Amended Subdivision Plan of Latulippe Development, Lots 9B, 10 East Merrill Road.

David Hediger summarized the request. Jim Courbron and David Langelier presented then welcomed and answered any questions from the board.

The following motion was made:

MOTION: by **Benjamin Martin** pursuant to Article XIII, Section 3 of the Zoning and Land Use Code to approve an amendment to the subdivision plan title "6th Amendment Subdivision Plan of Latulippe Development" as a de minimis change. Second by **Lucy Bisson**

VOTED: 7-0 (Passed)

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

David Hediger polled the board regarding their ability to attend a possible special meeting to be held on Monday, November 4, 2019.

Pauline Gudas requested that Planning Board Policies and Procedures be placed on the Agenda for review at the next meeting.

Normand Anctil informed David Hediger and Douglas Greene of his findings during a recent site visit to the future Aroma Joe's located at 403 Sabattus Street.

VI. READING OF MINUTES: Adoption of the September 23, 2019 draft minutes.

The following motion was made:

MOTION: by **Lucy Bisson** to accept the September 23, 2019 draft minutes as presented. Second by **Shanna Cox**.

VOTED: 6-0-1 (Passed. Benjamin Martin Abstained)

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

MOTION: by **Normand Anctil** that this meeting adjourns at 7:50 p.m. Second by **Benjamin Martin**.

VOTED: 7-0 (Passed)

The next regularly scheduled meeting is for Monday, November 25, 2019 at 5:30 p.m.

Respectfully Submitted:



Benjamin Martin, Secretary