

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for NOVEMBER 25, 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, Lucy Bisson and Shanna Cox

Member Absent: Kristine Kittridge

Associate Member Absent: Roger Fuller

Associate Member in Attendance: Ryan Rhoades

Pauline Gudas appointed Ryan Rhoades full voting member for this meeting.

Staff Present: David Hediger, Director of Planning and Code, Douglas Greene, City Planner, James Buzzell, Land Use Planner and Linda Tripp, Administrative Assistant

- II. **ADJUSTMENT TO THE AGENDA:** None
- III. **CORRESPONDENCE:** November 22, 2019 email submitted by Bruce Damon in support of request submitted by Saxon Partners LLC.
- IV. **PUBLIC HEARINGS:**

- a.) Saxon Partners, LLC ("Saxon"), has submitted a request to modify the existing contract zone for 10, 35 and 37 Avon Street to reduce the density standard for 10 Avon Street from 1,180 sf. to 1,000 sf. in order to consolidate all the residential units to 10 Avon Street.

Douglas Greene introduced the project then welcomed the presenter from Saxon Partners LLC. Tom Greco, director of Multifamily Development with Saxon Partners LLC and James Bass, attorney for Saxon Partners reviewed the request then welcomed and answered any questions from the board.

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

The following motion was made:

MOTION: by **Lucy Bisson** pursuant to Article VII, Section 4 (Planning Board- Powers and Duties) and Article XVII, Section 5 (Amendment and Other Legal Provisions) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the Contract Zoning request by Saxon

Partners, LLC for properties located at 10, 35 and 37 Avon Street to reduce the density standard for 10 Avon Street from 1,180 sf. to 1,000 sf. in order to consolidate all the residential units to 10 Avon Street. Second by **Ryan Rhoades**.

VOTED: 6-0 (Passed)

MOTION AMENDED: by **Lucy Bisson**, to include all the conditions from the original April 2019 contract zoning request in the amended contract zoning documents.

VOTED: 6-0 (Passed)

V. OTHER BUSINESS:

- a. Design Lewiston – Douglas Greene provided an update on the approval process and discussed specific items that need further consideration.
- b. Election of Officers (Secretary)

The following motion was made:

MOTION: by **Lucy Bisson** to elect **Normand Anctil** as Secretary. Second by **Shanna Cox**.

VOTED: 5-0-1 (Passed. Normand Anctil abstained)

- c. Planning Board Policies and Procedures were distributed to the board for review and further discussion at the next meeting.

VI. READING OF MINUTES: Adoption of the October 28, 2019 and November 4, 2019 draft minutes.

The following motion was made:

MOTION: by **Lucy Bisson** to accept the October 28, 2019 draft minutes as presented. Second by **Normand Anctil**.

VOTED: 6-0 (Passed)

The following motion was made:

MOTION: by **Lucy Bisson** to accept the November 4, 2019 draft minutes as presented. Second by **Normand Anctil**.

VOTED: 6-0 (Passed)

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

MOTION: by **Lucy Bisson** that this meeting adjourns at 7:15 p.m. Second by **Ryan Rhoades**.

VOTED: 6-0 (Passed)

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

Respectfully Submitted:

Lucy Bisson, Vice Chairperson