

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for JUNE 8, 2020

- I. **ROLL CALL:** The meeting was held through remote access with Zoom Video Conferencing during declaration of state of emergency due to Covid-19 and was called to order at 5:30 p.m. Chairperson, Pauline Gudas, chaired the meeting.

Members in Attendance: Pauline Gudas, Normand Anctil, Kristine Kittridge, Lucy Bisson, Shanna Cox and Linda Scott

Member Absent: Ryan Rhoades

Associate Member in Attendance: Roger Fuller and Timothy Gallant

Timothy Gallant was appointed 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:** Item IV (a) Postponed to the June 22, 2020 Planning Board meeting.

- III. **CORRESPONDENCE:** None

IV. **PUBLIC HEARINGS:**

- a. Sebago Technics, an agent for Lewiston Public Schools has submitted a development review application to construct 19,450 sf., two story building addition to Lewiston High School at property located at 156 East Avenue.

Postponed to the June 22, 2020 Planning Board meeting.

- b. Planning Board recommendation on a zoning text amendment to Article XII, Performance Standards, Section 9, Adult Business Establishment, Tattoo Establishment and Drinking Place Standards.

James Buzzell read staff comments then welcomed and answered 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 (c) and Article XVII, Section 5 of the Zoning and Land Use Code to send a favorable recommendation to the City Council to amend Article II (Definitions) Section 2 of the Zoning and Land Use Code by replacing the term *Church* with the term *Religious facility* but

maintaining the same definition, and Article XII (Performance Standards) Section 9, Adult Business Establishment, Tattoo Establishment, and Drinking Place Standards of the Zoning and Land Use Code. Second by **Shanna Cox**.

VOTED: 7-0 (Passed)

V. OTHER BUSINESS:

- a. Request for the Planning Board to make recommendations to the City Council on the disposition of City-owned properties.

James Buzzell summarized the request, then welcomed and answered questions from the board. Board members agreed that the properties of 112 Shawmut Street and 67 Oak Street should be retained and further discussed between James Buzzell and Misty Parker, City of Lewiston’s Economic Development Manager, to consider any possible future contribution to the Choice Neighborhoods project.

The following motion was made:

MOTION: by **Lucy Bisson** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the disposition of the following properties:

1 Acorn Lane, 2 Roslin Street, 4 Wicklow Place, 8 Doyon Avenue, 12 Doyon Avenue, 8 Dumais Avenue, 10 Cote Street, 14 Glenview Avenue, 17 White Avenue, 42 Raiche Street, 48 River Street, 76 Switzerland Road, 154 Golder Road, 227 Lincoln Street and 1132 Sabattus Street.

Second by **Kristine Kittridge**.

VOTED: 7-0 (Passed)

The following motion was made:

MOTION: by **Lucy Bisson** to send a favorable recommendation to the City Council to retain the property located at 264 Lincoln Street. Second by **Shanna Cox**.

VOTED: 7-0 (Passed)

- b. Update on Design Lewiston

Douglas Greene summarized the proposed text amendments to the Zoning Ordinance, the zone change in the Tree Street neighborhood, the new Site Plan Review and Design Guidelines and new applications for development project approval. Several board members complimented the efforts of the Planning & Code department with regards to the progress made on Design Lewiston.

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

Pauline Gudas expressed concern regarding home addresses of Planning Board members currently posted on the city website. She spoke of a personal friend who is being harassed by an organized group after her address and personal information was shared on social media. Pauline polled the board and inquired if they preferred that their addresses be removed from the city website and all members agreed that they would. David Hediger said he would address the issue with the City Clerk's office.

- VI. **READING OF MINUTES:** Adoption of the April 27, 2020 and June 1, 2020 draft minutes.

The following motion was made:

MOTION: by **Lucy Bisson** to accept the April 27, 2020 draft minutes as presented. Second by **Normand Anctil**.

VOTED: 7-0 (Passed)

The following motion was made:

MOTION: by **Lucy Bisson** to accept the June 1, 2020 draft minutes as presented. Second by **Normand Anctil**.

VOTED: 5-0-2 (Passed. Linda Scott and Timothy Gallant abstained)

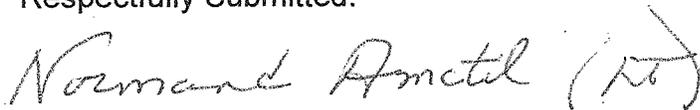
- VII. **ADJOURNMENT:** The following motion was made to adjourn.

MOTION: by **Lucy Bisson** that this meeting adjourns at 7:05 p.m. Second by **Normand Anctil**.

VOTED: 7-0 (Passed)

The next regularly scheduled meeting is for Monday, June 22, 2020 at 5:30 p.m.

Respectfully Submitted:



Normand Anctil, Secretary