

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for JUNE 22, 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

Roger Fuller was appointed full voting member for this meeting with the exception of item V (a) for which he recused himself.

Timothy Gallant appointed full voting member for item V (a) only.

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

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

- 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 156 East Avenue.

Douglas Greene summarized the request then welcomed and answered questions from the board. Craig Burgess of Sebago Technics provided clarification regarding stormwater management. Pauline Gudas expressed her disappointment that a member of the School Department had not attended the meeting to address questions from the board. Shanna Cox inquired about missing financial information within the packet prepared by Sebago Technics.

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

The following motion was made:

MOTION: by **Lucy Bisson** that the application submitted by Sebago Technics, on behalf of Lewiston Public School to construct a 19,450 sf. building addition at the property located at 156 East Avenue, meets all of the necessary criteria contained in the

Zoning and Land Use Code, including, but not limited to Article XIII, Section 4 of the Zoning and Land Use Code, and that approval be granted with a condition that a note is added to the Site Plan stating that future development of the Franklin Pasture may require this project to fully comply with the City's stormwater quality requirements. Second by **Linda Scott**.

VOTED: 7-0 (Passed)

- b. Stoneybrook Land Use, Inc., an agent for KP Realty, LLC (KP) has submitted a development review application to construct a 2,158 sf., multi-tenant commercial building at 1128 Lisbon Street.

Douglas Green Summarized the request then welcomed and answered questions from the board. Mike Gotto of Stoneybrook Land Use, Inc. provided clarification regarding the multiple properties affected by the project then he welcomed and answered questions from the board. Shanna Cox requested the motion include all of the three address for the properties impacted by the project. Normand Anctil requested that any dumpsters on the property only be emptied during daytime business hours of 9:00 a.m. to 5:00 p.m. out of consideration for neighbors.

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

The following motion was made:

MOTION: by **Lucy Bisson** to make a motion that the application submitted by Stoneybrook Land Use, Inc. on behalf of KP Realty, LLC (KP) to construct a 2,158 sf. multi-tenant building located at 1128 Lisbon Street and minor improvements to 1124 Lisbon Street and 9 Scribner Boulevard meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article XIII, Section 4 of the Zoning and Land Use Code, and that approval be granted.
Second by **Shanna Cox**.

VOTED: 7-0 (Passed)

- c. Hoyle, Tanner and Associates, an agent for Saxon Partners, LLC, has submitted a development review application to construct a 244 unit residential building on property located at 10, 35 and 37 Avon Street.

Douglas Greene summarized the request then welcomed and answered questions from the board. Shawn Toby of Hoyle, Tanner and Associates reviewed the project then welcomed and answered questions from the board. Lincoln Jeffers spoke in favor of the project.

Pauline Gudas opened the discussion to the public. Joshua Nagine of 108 Spring Street spoke in favor of the project and suggested that access by Bridge Street be further considered. No other public spoke and the public session was closed.

Thomas Greco, Director for Saxon Partners, stated the following issues discussed by the Planning Board would be revisited or considered:

1. Preservation of the tall chimney to be incorporated into the project.
2. Recessing windows or other design recommendations as found in the draft "Design Lewiston" Design Standards.
"Windows- Windows shall not be flush with exterior wall treatments and shall be recessed at least 2 ½ inches. Windows shall be provided with an architectural surround at the jambs, header, and sill."
3. Installation of solar panels on garage or building roof tops.

The following motion was made:

MOTION: by **Lucy Bisson** to make a motion that the application submitted by Hoyle, Tanner, and Associates, on behalf of Saxon Partners, LLC, to construct a 244-unit residential development located at 10, 35 and 37 Avon Street meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article XIII, Section 4 of the Zoning and Land Use Code, and that approval be granted with the following conditions:

1. The City of Lewiston shall coordinate and execute an agreement with the developer on the final design, landscape planting and maintenance, and timing of construction of the Riverwalk trail and sidewalk connection(s) to Avon Street prior to the issuance of a certificate of occupancy.
2. An agreement shall be executed for the details of the traffic mitigation contribution by the developer to the City of Lewiston prior to the issuance of a building permit.

Second by **Normand Anctil**.

VOTED: 7-0 (Passed)

- d. Casco Bay Engineering, an agent for Steve Roop, Rooper's Beverage and Redemption has submitted an application to operate a convenience store and tasting room at 686 Main Street. The project requires a Traffic Movement Permit and Conditional Use Approval.

Douglas Greene summarized the request then welcomed and answered questions from the board. Board members expressed concern for the large amount of pedestrian traffic in the area. Eric Dube of Casco Bay Engineering and Steve Roop both spoke to the consideration that was given within the plan to accommodate pedestrian traffic.

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

The following motion was made:

MOTION: by **Lucy Bisson** to make a motion that the application submitted by Casco Bay Engineers, on behalf of Steve Roop, to

operate a convenience store and tasting room located at 686 Main Street, meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article XIII, Section 4 of the Zoning and Land Use Code, and Article X, Conditional Use, Section 3, Standards for Conditional Use Permits, and that the application has addressed the requirements of Maine DOT Chapter 305 for a Traffic Movement Permit, and that approval be granted.

Second by **Normand Anctil**.

VOTED: 7-0 (Passed)

V. OTHER BUSINESS:

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

VI. READING OF MINUTES: Adoption of the June 8, 2020 draft minutes.

The following motion was made:

MOTION: by **Lucy Bisson** to accept the June 8, 2020 draft minutes as presented. Second by **Normand Anctil**.

VOTED: 6-0-1 (Passed. Shanna Cox abstained)

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

MOTION: by **Lucy Bisson** that this meeting adjourns at 8:20 p.m. Second by **Normand Anctil**.

VOTED: 6-0-1 (Passed. Shanna Cox abstained)

The next regularly scheduled meeting is for Monday, July 13, 2020 at 5:30 p.m.

Respectfully Submitted:



Normand Anctil, Secretary