

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for AUGUST 24, 2020

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- 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, Linda Scott and Timothy Gallant

**Member Absent:** Shanna Cox

**Associate Members in Attendance:** Roger Fuller and Roger Dupre

Roger Dupre was appointed full voting member for this meeting.

**Staff Present:** David Hediger, Director of Planning and Code, Douglas Greene, City Planner and Linda Tripp, Administrative Assistant.

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

- a) Planning Board recommendation to the City Council on Zoning Text Amendments as per Article XVII, Amendments and Other Provisions, Section 5 including: Article II, Definitions; Article IV, Establishment of Districts; Article V, Administration, and Enforcement; Article VI, Non-Conformance; Article VII, Planning Board; Article VIII, Board of Appeals; Article IX, Appeals; Article XI, District Regulations; Article XII, Performance Standards; and Article XIII, Development Review and Standards to support and govern the Site Plan Review and Design Guidelines: Design Lewiston.

Douglas Greene reviewed the request 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** that the Planning Board provides a favorable recommendation pursuant to Article VII, Section 4 and Article XVII, Section 5 to the City Council on Zoning Text Amendments including: Article II, Definitions; Article IV, Establishment of Districts; Article V, Administration, and Enforcement; Article VI, Non-Conformance; Article VII, Planning

Board; Article VIII, Board of Appeals; Article IX, Appeals; Article XI, District Regulations; Article XII, Performance Standards; and Article XIII, Development Review and Standards to support and govern the Site Plan Review and Design Guidelines: Design Lewiston.  
Second by **Timothy Gallant**.

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

The following motion was made:

**MOTION:** by **Lucy Bisson** that the Planning Board provides a favorable recommendation pursuant to Article VII, Section 4 and Article XVII, Section 5 to the City Council for a Zoning Map Amendment to add the District Overlay District as shown on the attached map title Design Lewiston Design District Overlay Map dated 8/21/20, consisting primarily of the Riverfront, Mill, Centreville, and Downtown Residential Districts.

Second by **Timothy Gallant**.

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

- b) Planning Board recommendation to the City Council for a Zoning Map Amendment to re-zone properties along Pine Street, (from 123 and 124 Pine St. northeast to 224 Pine Street and 229 Pine Street and 4-10 Leeds Street) currently zoned Community Business (CB) district to Downtown Residential (DR) district and for areas in the Tree Street Neighborhood zoned Neighborhood Conservation "B" (NCB) district to Downtown Residential (DR) district as depicted in the map provided to the Planning Board.

The following motion was made:

**MOTION:** by **Lucy Bisson** that the Planning Board provides a favorable recommendation pursuant to Article VII, Section 4 and Article XVII, Section 5 to the City Council for a Zoning Map Amendment to re-zone properties along Pine Street, (from 123 and 124 Pine St. northeast to 224 Pine Street and 229 Pine Street and 4-10 Leeds Street) currently zoned Community Business (CB) district to Downtown Residential (DR) district and for areas in the Tree Street Neighborhood zoned Neighborhood Conservation "B" (NCB) district to Downtown Residential (DR) district as depicted in the map provided to the Planning Board.

Second by **Timothy Gallant**.

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

- c) Planning Board adoption of the amended Site Plan Review and Design Guidelines: Design Lewiston as per Article VII, Sections 3 and 4 and Article XIII, Section 6 of the Zoning and Land Use Code.

**MOTION:** by **Lucy Bisson** that the Planning Board adopt the amended Site Plan Review and Design Guidelines: Design Lewiston as per Article VII, Sections 3 and 4 and Article XIII, Section 6 of the Zoning and Land Use Code.  
Second by **Timothy Gallant**.

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

**V. OTHER BUSINESS:**

- a) Discussion on a proposal to rezone 70 Blake St and the surrounding neighborhood from Downtown (DR) to Centreville (CV).

David Hediger reviewed the request then welcomed and answered questions from the board. Board members unanimously spoke in favor of the rezoning. Pauline Gudas opened the discussion to the public. No public spoke.

**MOTION:** by **Lucy Bisson** that the Planning Board initiate a zoning map amendment pursuant to Article VII, Section 4 for the rezoning of 70 Blake Street and properties located on Ash Street, Blake Street, Bartlett Street, College Street, Oak Street and Jack Court as depicted in the map provided to the Planning Board. Second by **Timothy Gallant**.

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

**VI. READING OF MINUTES:** Adoption of the August 10, 2020 draft minutes.

The following motion was made:

**MOTION:** by **Lucy Bisson** to accept the August 10, 2020 draft minutes as presented. Second by **Timothy Gallant**.

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

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

**MOTION:** by **Lucy Bisson** that this meeting adjourns at 6:20 p.m. Second by **Timothy Gallant**.

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

The next regularly scheduled meeting is for Monday, September 14, 2020 at 5:30 p.m.

Respectfully Submitted:



Normand Anctil, Secretary