

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for SEPTEMBER 14, 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 Ancil, Kristine Kittridge, Lucy Bisson, Shanna Cox, Linda Scott and Timothy Gallant

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

**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. Sebago Technics, an agent for High and Main Street, LLC, on behalf of Central Maine Health Center (CMHC) has submitted a development review application to construct a 51,800 sf. medical building at the corners of High Street and Main Street and Main Street and Holland Street, and to resurface and re-stripe an existing parking lot at 88 Holland Street.

Douglas Greene reviewed the request then welcomed and answered questions from the board. Daniel Riley of Sebago Technics and Nathan Bateman of High and Main Street, LLC presented then welcomed and answered questions. A discussion took place regarding traffic flow and parking which were the major concerns of the board. Daniel Riley and Nathan Bateman both assured the board that the proposed project has adequately addressed any issues for parking and traffic.

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, an agent for High and Main, LLC, on behalf of Central Maine Health Center (CMHC) to construct a 51,800 sf medical building located at 17 High Street, and to resurface and restripe a parking lot at 88 Holland 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. Prior to the issuance of a certificate of occupancy, the applicant shall consolidate the multiple parcels that comprise the project area into one lot.
2. The project address will be 17 High Street and be indicated on the plan

Second by **Shanna Cox**.

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

- b. Terradyn Consultants, LLC, an agent for 10 Gould Street, LLC, has submitted a development review application to construct a 16,000 sf. warehouse/light industrial building and associated parking at the property located at 10 Gould Street.

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

Jimmy Courbron of SurveyWorks Inc. and Craig Sweet of Terradyn Consultants, LLC both provided clarity regarding drainage and future handling of snow on the property.

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 Teradyne Associates, LLC, on behalf of 10 Gould Street, LLC, to construct a 16,000 sf building located at 10 Gould 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 (including, if any, specific conditions raised by the Planning Board or staff).

Second by **Timothy Gallant**.

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

- c. Planning Board consideration and recommendation to the City Council to rezone 70 Blake St and the surrounding neighborhood from Downtown Residential District (DR) to Centreville District (CV) as shown on a map provided to the Planning Board.

Douglas Greene provided staff review then welcomed and answered questions from the board. Board members spoke in favor of the rezoning.

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

The following motion was made:

**MOTION:** by **Lucy Bisson** that the Planning Board provide a favorable recommendation pursuant to Article VII, Section 4 and Article XVII, Section 5 to the City Council for a Zoning Map

Amendment to rezone properties along Ash Street, Blake Street, Bartlett Street, College Street, Oak Street and Jack Court as depicted in the attached map, (including, if any, specific conditions raised by the Planning Board or Staff).  
Second by **Linda Scott**.

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

**V. OTHER BUSINESS**

- a. A request to the Planning Board by Pierce Place Apartments to remove a condition of approval to reserve the property at 82 Pierce Street for future parking.

Douglas Greene summarized the request then welcomed and answered questions from the board with assistance from David Hediger.

The following motion was made:

**MOTION:** by **Lucy Bisson** that the request by Pierce Place Apartments to remove the condition of approval set by the Planning Board at their March 9, 2015 meeting to reserve the property located at 82 Pierce Street for future parking be granted as the project now meets the parking requirements of Article XII, Performance Standards, Section 17, Parking and Loading. Second by **Shanna Cox**.

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

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

**VI. READING OF MINUTES:** Adoption of the August 24, 2020 draft minutes.

The following motion was made:

**MOTION:** by **Lucy Bisson** to accept the August 24, 2020 draft minutes as presented. Second by **Timothy Gallant**.

**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 6:50 p.m. Second by **Timothy Gallant**.

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

The next regularly scheduled meeting is for Monday, September 28, 2020 at 5:30 p.m.

Respectfully Submitted:



Normand Anctil, Secretary