

CITY OF LEWISTON  
STAFF REVIEW COMMITTEE MEETING  
FINAL MINUTES for October 25, 2018

---

- I. **ROLL CALL:** The meeting was held in the Third Floor Conference Room of City Hall and was called to order at 9:00 a.m.

**Staff In Attendance:** David Hediger Director of Planning & Code, Douglas Greene, City Planner, Justin Early, Project Engineer and Paul Ouellette, Fire Inspector

**Staff Absent:** Derrick St. Laurent, Sargent of Police

**Guests Present:** Eric Potvin, Harriman Architects & Engineers

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

- III. **CORRESPONDENCE:** None

- IV. **NEW BUSINESS:**

An application submitted by Harriman Architects & Engineers on behalf of Tree Street Youth for the demolition of a 3,113 square foot structure and construction of a 2,906 square foot addition at 144 Howe Street.

Eric Potvin summarized the project. He said that Tree Street Youth purchased the property about 4 or 5 years ago. At that time, the building was not up to code. Earlier, they renovated the middle part of the building and now they are starting the final phase of the renovations by demolishing a 3,113 sf part of the building and reconstruction that space with a 2,906 sf addition.

Bertha Ayotte who lives across the street at 145 Howe Street had some concerns. She asked if there would be additional parking added at this time and Eric stated it was not required as they were not adding additional square footage to the use of the property. Bertha said that it has been a great concern to her that people were parking on both sides of the street and also blocking her driveway. She was concerned that as Tree Street grows, there will be more people problems with parking. She also mentioned that there were kids in the building late at night without supervision. Eric asked how late they were there and she said from 8:30 pm to 10:00 pm and sometimes until midnight. Eric told her he would mention these concerns to Julia Sleeper. David said that the people at the Longley School park at the Colisee and that Julia should reach out to them for additional parking. Justin said that at some point they will be doing sidewalk improvements in that area. David suggested a condition of approval that the City will look into prohibiting on street parking on the west side of Howe Street from the corner of Birch Street to the northerly side of the driveway to 145 Howe Street.

Paul had concerns about the hydrant being blocked and would need to be relocated to the street corner if parking continued in this area. Justin had some storm water drainage changes and asked Eric to amend the plans to

demonstrate the existing city infrastructure would be able to accommodate drainage from the site improvements.

The following motion was made:

**MOTION:** by **Paul Ouellette** to grant approval to Tree Street Youth to demolish a 3,113 square foot structure and construction a 2,906 square foot addition at 144 Howe Street with the following conditions:

1. Encourage Tree Street Youth to reach out to the Colisee for additional off-street parking.
2. The City will look to prohibit on street parking on the west side of Howe Street from the corner of Birch Street to the northerly side of the driveway to 145 Howe Street.
3. The site plan is amended to show 2 – 3 street trees 30-50 feet apart. Trees must be a minimum of 2.5” caliper when planted.
4. The applicant must demonstrate to the City that the Howe Street and Birch Street stormwater systems have the capacity to accommodate the new drainage from the property.
5. The rescission of the contract zoning agreement that was recorded in 1999 be signed and recorded at the Androscoggin County Registry of Deeds by the applicant. Existing egress from the gym to the Colisee property is maintained free and clear after storm events.

Second by **Douglas Greene**.

**VOTED: 4-0 (Passed)**

**V. READING OF MINUTES:**

The following motion was made:

**MOTION:** by **Paul Ouellette** to adopt the August 30, 2018 SRC meeting minutes as presented. Second by **Justin Early**.

**VOTED: 4-0 (Passed)**

The following motion was made:

**MOTION:** by **Paul Ouellette** to adopt the October 9, 2018 SRC meeting minutes as presented. Second by **Justin Early**.

**VOTED: 4-0 (Passed)**

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

**MOTION:** by **Paul Ouellette** that this meeting adjourns 9:44 a.m. Second by **Justin Early**.

**VOTED: 4-0 (Passed).**

Respectfully Submitted:



Cathy Lekberg, Administrative Assistant  
Planning & Code Department