

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for February 10, 2020

- I. **ROLL CALL:** The meeting was held in the City Council Chambers on the first floor of City Hall 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, Ryan Rhoades and Linda Scott

Associate Member in Attendance: Roger Fuller and Timothy Gallant

Staff Present: David Hediger, Director of Planning and Code, Douglas Greene, City Planner, Edward Barrett, City Administrator, Denis D'Auteuil, Deputy City Administrator, Misty Parker, Economic Development Manager and Linda Tripp, Administrative Assistant

- II. **ADJUSTMENT TO THE AGENDA:** The board agreed to hear agenda item V(b) prior to item V(a).

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

Planning Board discussion and recommendations to the City Council by the Planning Board on the FY21 LCIP (tabled from the January 27th meeting).

Edward Barrett reviewed areas of concern and answered questions with assistance from Misty Parker.

The following motion was made:

MOTION: by **Lucy Bisson** pursuant to Article VII, Section 4(e) of the Zoning and Land Use Code to send a favorable recommendation for the City Council's consideration of the adoption of the FY 2021 Lewiston Capital Improvement Program with the following recommendations:

- 1) Regarding the Airport, the request of \$175,000 for Update Snow Removal Equipment be deferred to FY22 (page 14).
- 2) Regarding the Airport, that the request of \$50,000 for a Pick-up Mounted Fire Fighting Foam Generator be deferred to FY22 (page 16).
- 3) Regarding Assessing, that the entire Five (5) year request of \$575,000 for a city-wide revaluation be completely funded in FY21 and FY22 (page 28).

- 4) Regarding Public Works, Municipal Garage, Vehicle and Equipment Replacement, that the request of \$1,231,700 be reduced to \$1,000,000 (page 77).
- 5) Regarding Public Works, Highway- Street Maintenance Program, that the total requested City Share of \$3,044,250 be reduced by 10% or \$304,425 with the condition that sidewalk projects remain a priority (page 68).
- 6) Regarding the School Department, that the total request of \$1,155,000 be reduced to \$500,000 (pages 85-89).

Second by **Linda Scott**.

VOTED: 7-0 (Passed)

Pauline Gudas called for a 5 minute break.

V. OTHER BUSINESS:

- a. Request for the disposition of 1028 Sabattus Street.

Lucy Bisson recused herself as she resides at the neighboring property.

Pauline Gudas appointed Roger Fuller full voting member for this item.

Edward Barrett reviewed the request then welcomed and answered questions from the board.

Pauline Gudas opened the discussion to the public.

Lucy Bisson of 1026 Sabattus Street spoke in favor of the disposition.

The following motion was made:

MOTION: by **Shanna Cox** 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 1028 Sabattus Street contingent upon a favorable vote of the City Council to tax acquire the property.

Second by **Kristine Kittridge**.

VOTED: 7-0 (Passed)

- b. Request for the disposition of 49 Beech Street.

Edward Barrett and Dennis D'Auteuil reviewed the request then welcomed and answered questions from the board.

Pauline Gudas opened the discussion to the public.

Rachel Desgrosseilliers, founding director of Museum L-A spoke of her previously expressed interest to acquire the property as well as her concern for any future development. She stated that Museum L-A considers 49 Beech Street vital to their future and would like an opportunity to make a proposal and be involved in any future negotiations. Normand Lamie of 234 Montello Street and co-chair of Museum L-A's building committee stated that 49 Beech Street is a critical component to the future of the museum. He asked that Museum L-A be included in any negotiations regarding future development for the property. Edward Barret stated that he feels extremely confident after speaking with the developer on multiple occasions that the land issue can be worked out with no difficulty at all and that the proposal would be complimentary and supportive of what the Museum wants.

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 49 Beech Street with a condition the City of Lewiston consider negotiating the needs (i.e. easements for access, trails, parking, utilities, etc.) of all interested parties including the proposed developer and owners of 1 Beech Street (Museum L-A) and 35 Beech Street.
 Second by **Shanna Cox**.

VOTED: 7-0 (Passed)

- c. Planning Board discussion and action on 2020 Policies and Procedure (tabled from the January 27th meeting).

The following motion was made:

MOTION: by **Lucy Bisson** to adopt the proposed changes as presented in the draft Lewiston Planning Board Handbook's Rules of Procedure to be incorporated in the Planning Board's Handbook for 2020.
 Second by **Shanna Cox**.

VOTED: 7-0 (Passed)

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

VI. READING OF MINUTES: Adoption of the January 27, 2020 draft minutes.

The following motion was made:

MOTION: by **Lucy Bisson** to accept the January 27, 2020 draft minutes as presented. Second by **Kristine Kittridge**.

VOTED: **6-0-1 (Passed. Ryan Rhoades Abstained)**

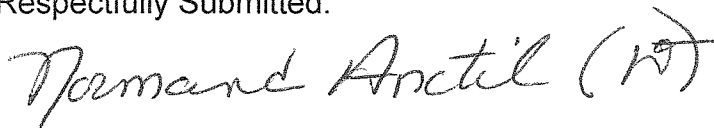
VII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Lucy Bisson** that this meeting adjourns at 7:50 p.m. Second by **Kristine Kittridge**.

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

The next regularly scheduled meeting is for Monday, February 24, 2020 at 5:30 p.m.

Respectfully Submitted:

A handwritten signature in cursive script that reads "Normand Anctil" followed by a circled "N" in the right margin.

Normand Anctil, Secretary