

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for NOVEMBER 23, 2020

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- I. **ROLL CALL:** The meeting was held through remote access with Zoom Video Conferencing 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 Timothy Gallant

**Member Absent:** Linda Scott

**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:**

Brian Langlais, President of Iron House Engineering, Inc. submitted a request to amend the conditional zoning of Neighborhood Conservation "B" (NCB), at property located at 299 River Road, to increase the allowable office space from 5,000 sf. to 25,000 sf.

Douglas Greene reviewed the request and provided examples of how the project coincided with the City's Comprehensive Plan. He then welcomed and answered questions from the board before introducing Brian Langlais. Brian Langlais spoke of the need for additional space due to welcomed but unexpected growth.

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

The following motion was made:

**MOTION:** by **Normand Anctil** pursuant to Article VII, Section 4 and Article XVII, Section 5 of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the application from Brian Langlais, on behalf of Iron House Engineering to amend the contract zoning conditions to increase the allowable office space from 5,000 sf. to 25,000 sf. for the property located at 299 River Road. Second by **Lucy Bisson**.

**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.

Douglas Greene informed the board of the arrival of documents from Central Maine Power with regards to their New England Clean Energy Connect (NECEC) Project. He stated that he hoped to provide the application to the board for their review by December 7, 2020 for the projects consideration at the upcoming December 14, 2020 Planning Board meeting.

**VI. READING OF MINUTES:** Adoption of the November 9, 2020 draft minutes.

The following motion was made:

**MOTION:** by **Normand Anctil** to accept the November 9, 2020 draft minutes as presented. Second by **Lucy Bisson**.

**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 5:50 p.m. Second by **Timothy Gallant**.

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

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

Respectfully Submitted:

Normand Anctil, Secretary