

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for DECEMBER 28, 2020

- I. **ROLL CALL:** The meeting was held through remote access with Zoom Video Conferencing during the declaration of a 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, 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:** Mr. Greene mentioned two emails, one dated 12/28/20 from Lawrence Comeau, and the other dated 12/23/20 from Mark Bouyea.

- IV. **PUBLIC HEARINGS:**

- a) Stoneybrook Land Use, Inc., an agent for Shopping Plaza Associates, LLC, has submitted a contract zoning application for property located at 1035 Lisbon Street, from Community Business (CB) to Highway Business (HB).

Douglas Greene read staff comments and summarized the request. Mike Gotto of Stoneybrook Land Use provided historical data pertaining to previous uses then welcomed and answered questions from the Board. Shanna Cox asked if any consideration was given to pedestrian traffic and if improvements were being considered for the area due to any additional traffic associated with the Highway Business (HB) district. Douglas Greene stated that public safety is always a concern of the City and that Public Works considers and implements procedures to assure public safety on a regular basis and whenever possible. Douglas Greene informed the Board that he had received a few phone calls from abutters and that any concerns were addressed or nonexistent after discussion.

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

The following motion was made:

MOTION: by **Linda Scott** to send a favorable recommendation to the City Council for the conditional zoning application for 1035 Lisbon Street from Community Business (CB) to Highway Business (HB) as the application meets the requirements of Article XVII, Amendment, and Other Legal Provision, Section 5, Amendments.

Second by **Normand Anctil**.

VOTED: 7-0 (Passed)

- b) Stoneybrook Land Use, Inc., an agent for SS/SM Corporation (Simard) has submitted a development review application to construct a commercial building totaling 10,000 sf., built in two phases, at 3 Trident Drive.

Douglas Greene read staff comments, summarized the request, then welcomed and answered questions from the Board. Normand Ancil stated that while he found the plan feasible, his only concern would be if any large blowers or exhaust fans were present on the residential side of the new building where they could be a nuisance to abutting residences. Mr. Greene stated, to his understanding, that the completed structure would have a solid facade containing no openings facing any residences in order not to create a nuisance. Mike Gotto confirmed by stating that the existing building has no penetrations out the rear where residences exist and that none were proposed for the new building. Later in the meeting, Mr. Gotto corrected himself by saying the owner informed him that there would be ventilation openings on the residential side of the new building.

Mike Gotto provided some history for the property stating he had been involved in the site since 1990 when it was first divided into two lots. Mike Gotto said a stormwater study was completed at the time to see what kind of future development could be supported. It was determined that a large, existing recreational pond would be converted to a much smaller stormwater detention pond. He informed the Board that owners of the two lots have been filling the pond in on all sides over the years but that it remains larger than plans required on the original design from 1990. Mike informed the Board that while there are 22 employees onsite, some use company vehicles and therefore do not park in the yard during the day. The additional space requested is for storage of company vehicles and equipment as well as to perform work. The building proposed is to be constructed near the buffer and would shield views of the gravel parking area. He stated the request for a reduction in meeting the parking requirement is due to the small number of employees present and the large amount of space needed for equipment.

Pauline Gudas opened the discussion to the public. Douglas Greene read a letter submitted by Lawrence Comeau, owner of 673 Webster Street, which complimented Simard and Sons for being a good neighbor, then expressed his desire for a privacy screen, preferably an 8' fence.

Lawrence Comeau, a resident of 225 Gamage Avenue, Auburn, and the owner of 673 Webster Street, spoke to the Board briefly regarding the gravel parking area and the storage of equipment then reiterated his request for a simple screen. He then provided options that he felt could screen the proposed paved area of the expansion project.

No additional public spoke. Pauline Gudas closed the public session.

Pauline Gudas opened the discussion to the Board. Shanna Cox stated that she would support an amendment for the request for a privacy screen. Linda Scott agreed and asked if the new structure would house vehicles and equipment that is currently visible. Lucy Bisson also agreed that a privacy screen could benefit abutters. Mike Gotto spoke of the proposed paved area that will assist with drainage of the site. He then stated that while the City standards for a fence is 6' tall and they

do not support of any fencing at all. Mr. Gotto then stated that while there would be some storage outside of the building, the applicant would be sensitive to the location of such. He then confirmed that the applicant had no interest in erecting a fence. Lucy Bisson stated that after further review, she would not be in support of requiring fencing. Shanna Cox stated that she did not say that she was in favor of fencing but that she was in favor of screening. Pauline Gudas asked Mike Gotto if the buffer previously referred to is currently covered in tall growth. Mike Gotto confirmed that it was. Pauline Gudas then said she would not be in favor of required fencing. Normand Ancilil stated that, in his opinion, due to the grades of the property, fencing would have little benefit. Linda Scott retracted her earlier comment and that she was in favor of requiring fencing. It was discussed and decided that the owner and abutters might be able to come to an agreement “down the road” if there appears to be a problem. David Hediger said that was not an enforceable condition. Shanna Cox inquired if there was any action required by the Board regarding the parking requirement, and Douglas Greene stated that it would addressed within the motion for approval.

The following motion was made:

MOTION: by **Shanna Cox** that the application submitted by Stoneybrook Land Use, Inc., on behalf of SS/SM Corporation (Simard) to construct a commercial building totaling 10,000 sf, built in two phases, at 3 Trident Drive, including the request to reduce the required parking as per Article XII, Section 17, g, 5 and to allow gravel parking as per Article XII, Section 17, g, 2, 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 **Lucy Bisson**.

A discussion initiated by Shanna Cox involving all participants took place regarding the possibility of an amendment indicating the specific fence position and type. The Board agreed not to amend the motion.

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.

Pauline Gudas announced to the Board that Normand Ancilil’s term with the Planning Board was expiring. She recognized and thanked him for his many years of dedication and service. All members of the Board joined in thanking Normand Ancilil. Pauline announced that Roger Fuller agreed to return as an associate member of the Planning Board and thanked him for his service to the City. She then announced that Roger Dupre would be joining the Board as full voting member in January.

David Hediger thanked Normand Anctil for his years of service and contributions.

The Board requested written clarification for all Planning Board Officers and the duties that they entail prior to the next meeting when the election of officers takes place.

VI. READING OF MINUTES: Adoption of the December 14, 2020 draft minutes.

The following motion was made:

MOTION: by **Linda Scott** to accept the December 14, 2020 draft minutes as presented. Second by **Timothy Gallant**.

VOTED: **5-0-2 (Passed. Shanna Cox and Lucy Bisson abstained)**

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

MOTION: by **Lucy Bisson** that this meeting adjourns at 6:40 p.m. Second by **Normand Anctil**.

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

The next regularly scheduled meeting is for Monday, January 11, 2021 at 5:30 p.m.

Respectfully Submitted:

A handwritten signature in black ink that reads "Normand Anctil" followed by a circled "11".

Normand Anctil, Secretary