

CITY OF LEWISTON  
STAFF REVIEW COMMITTEE MEETING  
FINAL MINUTES for December 5, 2019

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- 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, James Buzzell, Land Use Planner, Ryan Coleman, Fire Inspector, Jeff Beaulé, Project Engineer and Derrick St. Laurent, Sargent of Police

**Guests Present:** Mike Gotto, Stoneybrook Consultants  
Brian Gagnon, G & G Landscaping and Development

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

- III. **CORRESPONDENCE:** None

- IV. **NEW BUSINESS:**

- a. A Development Review application submitted by Stoneybrook Consultants, Inc. on behalf of G & G Landscaping and Development to construct 4,940 sf. addition that includes a 10' x 24' connection between buildings, and a new shop 42' x 100' and a 10' x 50' office area at property located at 6 Pacific Street.

Mike Gotto summarized the project and said that G&G plans to construct a 4,940 square foot addition to the existing building. This addition will include a 10' x 24' connector between the existing building and a new shop of about 42' x 100'. There will also be a 10' x 50' area that will be used for the main office. G&G currently has 9 employees and this new space will allow up to 20 employees. The office is open from 6:00 am to 4:00 pm Monday-Thursday and 7:00 am to noon on Fridays.

Staff discussed the comments regarding utilities and erosion and decided that all issues were addressed by the applicant. David suggested putting fencing around their property and there was discussion regarding shoreland zoning. Staff decided to put as a condition to the approval that they clarify whether or not a certified contractor would be needed to do any clearing or disturbance of soil on-site.

The following motion was made:

**MOTION:** by **Derrick St. Laurent** to approve the application submitted by Stoneybrook Consultants, Inc. on behalf of G & G Landscaping and Development to construct 4,940 sf addition that includes a 10' x 24' connection between buildings, and a new shop 42' x 100' and a 10' x 50' office area at the property located at 6 Pacific Street with the condition that they clarify whether or not they need a certified contractor to do any clearing or disturbance of soil on-site. Second by **Ryan Coleman**.

**VOTED: 6-0 (Passed)**

- b. A Subdivision and Development Review application by Stoneybrook Consultants, Inc. on behalf of Branford and Conant, LLC to create 12 new residential dwelling units at a property located at 197 Lisbon Street.

Mike Gotto explained that Bradford & Conant, LLC are constructing twelve market rate apartments in the existing building located at 197 Lisbon Street. The existing building was formerly occupied for commercial use and that use will continue on the first floor and basement levels. The apartments will be constructed on floor levels 2 through 4. He said they are actively working at the site and because they have a potential tenant waiting to move into the lower levels, they would like to complete the work in 18 months.

Jeff Beaulé voiced his concerns about meeting MDOT's ADA compliance requirements and Mike said they will do what they have to do to meet those requirements.

The following motion was made:

**MOTION:** by **Ryan Coleman** to approve the application submitted by Stoneybrook Consultants, Inc. on behalf of Branford and Conant, LLC to create 12 new residential dwelling units at a property located at 197 Lisbon Street.  
Second by **Douglas Greene**.

**VOTED: 6-0 (Passed)**

#### V. **READING OF MINUTES:**

The following motion was made:

**MOTION:** by **David Hediger** to adopt the April 4, 2019 SRC meeting minutes as presented. Second by **Derrick St. Laurent**.

**VOTED: 4-0-2 (Passed)**  
**Jeff Beaulé and James Buzzell abstained**

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

**MOTION:** by **David Hediger** to adjourn this meeting at 9:45 a.m.  
Second by **Derrick St. Laurent**.

**VOTED: 6-0 (Passed).**

Respectfully Submitted:

Cathy Lekberg, Administrative Assistant  
Planning & Code Department