

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for June 14, 2021

- 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, Kristine Kittridge, Lucy Bisson, Shanna Cox, Linda Scott, Timothy Gallant and Roger Dupre

Associate Members in Attendance: Roger Fuller and Nathan Freve

Staff Present: David Hediger, Director of Planning and Code, Douglas Greene, City Planner, Lincoln Jeffers, Director of Economic & Community Development and Linda Tripp, Administrative Assistant

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

- a) Harriman, an agent for Lewiston Public Schools, has submitted a conditional use and development review application to expand an existing parking lot by adding 74 spaces, additional light poles and associated stormwater treatment facilities at the McMahon Elementary School, located at 151 North Temple Street.

Douglas Greene read staff comments then welcomed and answered questions from the board. Jake Langlais, Lewiston Public Schools Superintendent, Josh Breau, Lewiston Public Schools Facilities Director and Frank Crabtree of Harriman provided additional detail then welcomed and answered questions from the board.

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

The following motion was made:

MOTION: by **Lucy Bisson** that the conditional use and development review application submitted by Harriman, an agent for Lewiston Public Schools, to expand an existing parking lot by adding 74 spaces, additional light poles, and associated stormwater treatment facilities at the McMahon Elementary School located at 151 North Temple Street, meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article X, Conditional Use, Section 4, Standards for Conditional Use Permit, and Article XIII, Section 4, Approval Criteria and approval is granted (including if any, specific conditions raised by the Planning Board or staff). Second by **Kristine Kittridge**.

VOTED: 7-0 (Passed)

- b) Terradyn Consultants, LLC, an agent for Szanton Monks Properties, LLC, has submitted a development review and subdivision application for the Picker House Lofts, a 72-unit apartment development utilizing approximately 81,500 sf within the Continental Mill, located at 2 Cedar Street.

Douglas Greene read staff comments then welcomed and answered questions from the board. Michael Tadema-Wielandt of Terradyn Consultants and Amy Cullen of The Szanton Company reviewed the request, then welcomed and answered questions from the board. A discussion took place regarding traffic patterns in the area, designated parking for the Picker House Lofts future residents, and a school bus pick-up location.

Pauline Gudas opened the discussion to the public. Lincoln Jeffers, Lewiston's Economic & Community Development Director, spoke in favor of the project. No public spoke. The public session was closed.

The following motion was made:

MOTION: by **Kristine Kittridge** that development review and subdivision application submitted by Terradyn Consultants, LLC, an agent for Szanton Monks Properties, LLC, for the Picker House Lofts, a 72-unit apartment development utilizing approximately 81,500 sf within the Continental Mill, located at 2 Cedar Street meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article XIII, Section 4, (Development Review) Approval Criteria, and Section 5, Coordination with State Subdivision Law, and that approval be granted with the following conditions.

1. A note is added to the Site Plan, "Prior to any certificate of occupancy being issued, the Applicant's designing engineer shall submit a final inspection report to the city indicating all site improvements have been completed in accordance with the approved plan."
2. A note is added to the Site plan pursuant Article XIII, Section 11 that "If development has not occurred as defined within the scope of this Code within two years, development review approval shall expire. The applicant may not begin construction or operation of the development until a new approval is granted."
3. The Board makes a finding pursuant to Article XII, Section 17(d) that the 65 parking spaces being provided is sufficient to accommodate the normal parking demand of the use without requiring on-street parking.

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.

Pauline Gudas complimented the appearance of the new Fire Station located at 55 North Temple Street and inquired if it would be possible for the Planning Board to have a tour of the new facility. David Hediger stated that he would reach out to Lewiston's Fire Chief, Brian Stockdale in an attempt to schedule a tour as requested.

A discussion took place regarding potential traffic problems with Rooper's located at 686 Main Street. Linda Scott stated that she noticed the "no left turn" exit sign at Rooper's was missing and that she almost witnessed a terrible accident due to its absence. David Hediger said that he would reach out to the owner.

Pauline Gudas expressed concern regarding traffic issues she has witnessed with Dunkin Donuts at 741 Sabattus Street as well as Aroma Joes at 403 Sabattus Street.

Pauline Gudas polled the board to determine if members were in favor of meeting in person for the next Planning Board meeting. All members were in favor. Pauline Gudas requested a motion.

The following motion was made:

MOTION: by **Lucy Bisson** to begin in person Planning Board meetings effective July 12, 2021. Second by **Linda Scott**.

VOTED: 9-0 (Passed)

VI. READING OF MINUTES: Adoption of the May 24, 2021 draft minutes.

The following motion was made:

MOTION: by **Linda Scott** to accept the May 24, 2021 draft minutes as presented. Second by **Shanna Cox**.

VOTED: 7-0 (Passed)

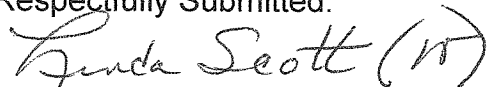
VII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Lucy Bisson** that this meeting adjourns at 7:20 p.m. Second by **Timothy Gallant**.

VOTED: 7-0 (Passed)

The next regularly scheduled meeting is for Monday, June 28, 2021 at 5:30 p.m.

Respectfully Submitted:


Linda Scott, Secretary