

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for September 27, 2021

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

Member Absent: Timothy Gallant

Associate Members Absent: Roger Fuller and Nathan Freve

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:**

- a) TRC Environmental Corporation, an agent for Hayworth Solar Partners, LLC has submitted a development review and conditional use application to develop a 4.99 MW solar energy facility at 268 Old Webster Road.

Douglas Greene read staff comments then welcomed and answered questions from the board. Yannick Tamm of EDR Renewables, Allen Tate of Hayworth Solar Partners, LLC and Heather Storlazzi Ward of TRC Companies all joined in reviewing the request then welcomed and answered questions from the board.

Pauline Gudas opened the discussion to the public. No public spoke and the public session was closed.

The following motion was made:

MOTION: by **Lucy Bisson** to that the Conditional Use and Development Review application submitted by VHB, an agent for Hayworth Solar Partners, LLC, to construct a 4.99 MW solar array project at the property located at 268 Old Webster Road, meets all the necessary criteria and standards of the Zoning and Land Use Code, Article X, Conditional Use, Section 3, Approval Standards, and Article XIII, Section 4, Approval Criteria, a through w, and that approval be granted with the following conditions:

- 1) A note is added to the site plans, "Prior to any development activity or permit approvals, a decommissioning plan will be approved by the City of Lewiston and recorded by the applicant".

- 2) A note is added to the site plans stating, "Approval of a SLODA permit by MDEP must be presented prior to any development activity or permit approvals."
- 3) A note is added to the plan, "A requirement for a Flood Hazard Development Permit shall be determined by the City prior to any development activity or permit approvals."

Second by **Roger Dupre**.

VOTED: 6-0 (Passed)

V. OTHER BUSINESS:

- a) Continuation of a Planning Board recommendation to the City Council for the disposition of City owned property located at 55 Old Lisbon Road.

David Hediger reviewed the request and stated that Fire Chief, Brian Stockdale is not in favor of the property for a future fire station. A discussion regarding

The following motion was made:

MOTION: by **Shanna Cox** to engage a qualified real estate professional to assist with the appraisal and marketing of said property subject to a contingency that the City may elect to investigate the feasibility of retaining ownership of a portion of said property for the purpose of siting a fire station adjacent to outer Lisbon Street – Route 196 if deemed advisable and in the best interests of the City.

Second by **Lucy Bisson**.

VOTED: 6-0 (Passed)

- b) Discussion by the Planning Board regarding development approval, permitting, and violations.

David Hediger led the discussion then welcomed and answered questions from the board.

- c) Update on Riverfront Master Plan

Douglas Greene provided a review then welcomed and answered questions from the board.

- e) Discuss updated Ethics Policy

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

Pauline Gudas led a discussion regarding solar arrays and their impact on tax revenues for the City.

- VI. **ADJOURNMENT:** The following motion was made to adjourn.
MOTION: by **Linda Scott** that this meeting adjourns at 7:25 p.m.
Second by **Lucy Bisson**.
VOTED: **6-0 (Passed)**

The next regularly scheduled meeting is for Monday, October 25, 2021 at 5:30 p.m.

Respectfully Submitted:

A handwritten signature in cursive script that reads "Linda Scott (ht)".

Linda Scott, Secretary