

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for April 11, 2022

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- 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, Lucy Bisson chaired the meeting.

**Members in Attendance:** Lucy Bisson, Kristine Kittridge, Shanna Cox, Timothy Gallant, Roger Dupre, Joshua Nagine and Michael Marcotte

**Associate Members in Attendance:** Amy Smith

**Associate Member Absent:** Leigh Albert

**Staff Present:** Douglas Greene, Deputy Director, Shelley Norton, City Planner and Linda Tripp, Administrative Assistant

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

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

- a) Gerry and Josh Morin submitted a petition for a zoning map amendment to the Planning Board for a recommendation to the City Council to change the zoning for the rear portion 1542 Main Street, from Low Density Residential (LDR) to Office Residential (OR).

It was noted and discussed that the agenda and letters to abutters had incorrectly identified the zones involved. Mr. Greene acknowledged the error and said the area to be zoned was correctly identified on the zoning map in the letters to abutters. The Board agreed to move forward with the public hearing. Doug Greene presented the zone change request from Gerry and Josh Morin and answered questions from the Board.

Gerry Morin stated his intention was to build residential apartments.

Chairperson Lucy Bisson then opened the public hearing.

Tim LeClair, 1543 Main Street, stated he was not in opposition and wanted to know what kind of housing was planned. The public hearing was then closed.

The following motion was made:

**MOTION:** by **Shanna Cox**, 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 request by Gerry and Josh Morin to change the zoning for the rear portion of 1542 Main Street from Low-Density Residential (LDR) to Office Residential (OR). Second by **Joshua Nagine**.

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

- b) Stoneybrook Land Use, Inc., on behalf of 1875 Lisbon Road, LLC, has submitted a petition for a zoning text amendment to Article XIII, Development Review and Standards, Section 10, Additional Standards for Private Commercial and Industrial Subdivisions to amend front yard and building setbacks on private roads.

City Planner, Shelley Norton read staff comments and answered questions from the Board. Ms. Norton mentioned the text amendment would apply city-wide but the request was specific to a private industrial subdivision at Razel Way, located off of River Road. Mr. Dupre asked about the setbacks that were proposed. Ms. Norton answered the Razel Way project wanted to locate building 5 feet from the right of way.

Mike Gotto, of Stoneybrook Land Use, Inc., answered questions and described the background of the Razel Way development and how the text amendment would provide flexibility for the redevelopment of the site.

Chairperson Lucy Bisson opened the public hearing, no public spoke. The public hearing was then closed.

The following motion was made:

**MOTION:** by **Kristine Kittridge**, 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 request made by Stoneybrook Land Use, Inc. on behalf of 1875 Lisbon Road, LLC, to amend the provisions in Article XIII, Section 10 as proposed. Second by **Roger Dupre**.

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

- c) Haley Ward, an agent for COP Lewiston, LLC, has submitted a development review application to construct a 6,919 sf building and associated parking at 40 - 46 Mollison Way.

City Planner, Shelley Norton read the staff report and answered questions from the Board. During this time, Shanna Cox and Michael Marcotte requested that in the future, a large zoning map of the city be made available to the Board.

Tim Gallant raised concern that the staff had asked for architectural details that are not required, such as mock windows and door be added to the front facade of the building and that was going to add cost to the developer. Mr. Marcotte agreed.

Drew Olehowski, of Haley Ward, made a power point presentation that displayed mapping and site plan information. He said the developer agreed to add the façade details and described the amount of filling that was needed to bring the building site above the 100 year flood plain. Member Marcotte asked about the financial status of the development. "Was it a non-profit?"

Chairperson Bisson opened the public hearing. Mark Truit, 92 King Avenue, spoke in favor of the project and expressed concern about the treatment of the wetland area. The public meeting was then closed.

The following motion was made:

**MOTION:** by **Shanna Cox**, that the application submitted by Haley Ward, Inc. on behalf of COP Lewiston, LLC to construct a new building located at 40-46 Mollison Way meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article XIII, Section 4, Approval Criteria, and that approval be granted with the following conditions:

1. The four lots (40-46 Mollison Way) be combined prior to the issuance of permits.
2. A letter from FEMA be produced confirming the acceptance of the CLOMR-F request by the developer.

Second by **Tim Gallant**.

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

**V. OTHER BUSINESS:**

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

- a) Planning Board initiation of a Contract Zone request from Avesta Housing and the Lewiston Housing Authority for the Wedgewood/Choice Neighborhood Redevelopment Site 2, Blocks 1 and 2 (Pierce Street, Pine Street and Bartlett Street).

Doug Greene read staff comments and referenced a letter from Catherine Elliot, Project Manager for Avesta. He welcomed and answered questions from the Board.

Member Dupre asked about the status of the old Funeral Home. Doug Greene answered that the building also known as the Wedgewood Building, is a historic structure and is currently being evaluated by Historic Preservation professionals and will also be required to receive a Certificate of Appropriateness from the Lewiston Historic Preservation Review Board. Tim Gallant had questions about the request to lower the required parking for the project. Shanna Cox asked why the front yards were larger than required. Josh Nagine had concerns about points 5 and 7 (parking and greenspace) in Ms. Elliot's memo to the Board. Member Marcotte was concerned about the request to lower provided parking and that the request for the Board to initiate the zone change seemed to imply the Planning Board was buying-in to the requested contract zone change. He continued by expressing his concern that this project was run by a non-profit and was not in the City's best financial interest.

Mr. Greene stated that the Board was only being asked to initiate the Contract Zone request and all the specifics issues questioned by the Board would be presented in the complete application at a future meeting where the Board could discuss and then make its recommendation to the City Council.

The following motion was made:

**MOTION:** by **Shanna Cox** to initiate a Contract Zone for the Wedgewood Project, located on properties bounded by Pine, Pierce, Walnut and Bartlett Streets pursuant to Article VII, Planning Board, Powers, and Duties, and Article XVII, Amendments and Legal Provisions, Section 5, b, 1 c.  
Second by **Tim Gallant**.

**VOTED:** 6-1 (Michael Marcotte opposed)

**VI. READING OF MINUTES:**

The following motion to approval was made:

**MOTION:** by **Kristine Kittridge** to accept the January 24, 2022, February 7, 2022, February 14, 2022 and the March 28, 2022 draft minutes as presented.

Second by **Roger Dupre**

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

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

**MOTION:** by **Shanna Cox** that this meeting adjourns at 7:15 p.m.  
Second by **Roger Dupre**

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

The next regularly scheduled meeting is for Monday, April 25, 2022 at 5:30 p.m.

Respectfully Submitted:



Kristine Kittridge, Secretary