

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for August 9, 2021

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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, Pauline Gudas, chaired the meeting.

**Members in Attendance:** Pauline Gudas, Lucy Bisson, Shanna Cox, Linda Scott, Timothy Gallant and Roger Dupre

**Member Absent:** Kristine Kittridge

**Associate Members in Attendance:** Roger Fuller

**Associate Member Absent:** Nathan Freve

Roger Fuller appointed full voting member for this meeting.

**Staff Present:** Douglas Greene, City Planner and Linda Tripp, Administrative Assistant

- II. **ADJUSTMENT TO THE AGENDA:** The board agreed to begin the meeting with agenda item 5(a).

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

- a) Stoneybrook Land Use, Inc., on behalf of the Gendron Corp. (Gendron), has submitted a development review application to construct a 30,000 sf. multi-tenant commercial building and associated parking at 9 Lexington Street.

Douglas Greene reviewed the request then welcomed and answered questions from the board. Mike Gotto of Stoneybrook Land Use presented additional information regarding the request, then welcomed and answered questions from the board.

The following motion was made:

**MOTION:** by **Lucy Bisson** that the application submitted by Stoneybrook Land Use, Inc. on behalf of Gendron Corp. to construct a 30,000 sf. multi-tenant commercial building and associated parking at 9 Lexington Street 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 condition:

- 1) No development activity allowed until a copy of an approved NERPA permit from DEP is provided.

Second by **Roger Dupre**.

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

- b) Fathom Properties (Dominican Block LLC) is seeking a recommendation from the Planning Board to the City Council for a contract zoning request to change the allowable density per lot area in the Riverfront (RF) zone from 1,250 sf per unit to 426 sf at 143 Lincoln St. in order to allow the construction of 19 apartments and 1st floor commercial space as per Article XVII, Section 5.

Douglas Greene read staff comments then welcomed and answered questions from the board. Marieke Thormann of Fathom Companies provided a brief overview of the request then she welcomed any questions from the board. Pauline Gudas, Shanna Cox and Linda Scott all spoke in favor of the project.

The following motion was made:

**MOTION:** by **Lucy Bisson** 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 application from Fathom properties for a contract zoning request to change the allowable density per lot area in the Riverfront (RF) zone from 1,250 sf per unit to 426 sf at 143 Lincoln St. in order to allow the construction of 19 apartments and 1st-floor commercial space as per Article XVII, Section 5.  
Second by **Shanna Cox**.

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

- c) A recommendation from the Planning Board to City Council for a text amendment to Article XII, Section 2, Shoreland Area Standards and other associated changes as per Article XVII, Section 5.

The following motion was made:

**MOTION:** by **Linda Scott** pursuant to Article XVII, Section 5 of the Zoning and Land Use Code to send a favorable recommendation to the City Council for an amendment to Article XII, Performance Standards, Section 2, Shoreland Area Standards, and other related amendments as necessary Second by **Roger Dupre**.

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

**V. OTHER BUSINESS:**

- a) De Minimis Plan - Lot Line adjustment to Lot 1 and Lot 3 of the L & L Estate Subdivision.

Lucy Bisson informed the board that she and the applicant are related. The board agreed that there was no need for her to recuse herself.

Douglas Green reviewed the request then welcomed and answered questions from the board.

The following motion was made:

**MOTION:** by **Lucy Bisson** Make a finding that the amendment to L & L Estates Subdivision for lots 1 (435 Old Greene Road) and lot 3 (4 Matobian Avenue) is a de minimis change as per Article XIII, Section 3 k of the Zoning and Land Use Code.  
Second by **Linda Scott**.

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

b) Planning Board recommendations to the City Council for the Disposition of the following City owned Properties.

1. 170 No Name Pond Road
2. 176 No Name Pond Road
3. 976 Sabattus Street
4. 741 Webster Road
5. 55 Old Lisbon Road

The following motions were made:

RE: 170 No Name Pond Road and 176 No Name Pond Road

The following motion was made:

**MOTION:** by **Lucy Bisson** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the disposition of both 170 No Name Pond Road and 176 No Name Pond Road and to utilize the services of a realtor retained by the City to establish a listing price. Second by **Roger Dupre**.

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

RE: 976 Sabattus Street

The following motion was made:

**MOTION:** by **Shanna Cox** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the disposition of 976 Sabattus Street and to utilize the services of a realtor retained by the City to establish a listing price and first approach the adjacent property owners to acquire; and if unsuccessful, dispose of the property through bidding.  
Second by **Lucy Bisson**.

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

RE: 741 Webster Street

**MOTION:** by **Lucy Bisson** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the disposition of 741 Webster Street and to utilize the services of a realtor retained by the City to establish a listing price and first approach the adjacent property owners to acquire; and if unsuccessful, dispose of the property through bidding.

Second by **Roger Dupre**.

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

RE: 55 Old Lisbon Road

The board had a lengthy discussion regarding potential future uses by the City. Douglas Greene provided the board with possible uses for the property based on the current zoning and existing limited access. Lucy Bisson requested information on the abutting owners for the next meeting.

**MOTION:** by **Shanna Cox** to table the disposition of 55 Old Lisbon Road in order to review options for the property and consider the current zoning allowances. Second by **Linda Scott**.

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

- c) Planning Board discussion on development occurring before the issuance of a building permit.

A lengthy discussion took place regarding past situations where development had taken place prior to receiving any board approval or permit issuance.

Shanna Cox requested that any future development agenda items that come before the board include the number of Notices of Violations issued to the developer as well as any affiliated LLC's.

The board would like information on the fine structure used by the Planning and Code Department as well as information on the development process in order to make informed recommendations going forward.

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

Shanna Cox requested any maps and information on current zoning in the Riverfront Island area. She stated that she knows of developers interested in the area and that she would like to be better informed with regards to any future potential uses.

**VI. READING OF MINUTES:** Adoption of the July 12, 2021 draft minutes.

The following motion was made:

**MOTION:** by **Lucy Bisson** to accept the July 12, 2021 draft minutes as presented. Second by **Timothy Gallant**.

**VOTED:** **5-0-2 (Roger Fuller and Shanna Cox abstained. Passed)**

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

**MOTION:** by **Lucy Bisson** that this meeting adjourns at 7:30 p.m. Second by **Timothy Gallant**.

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

The next regularly scheduled meeting is for Monday, September 13, 2021 at 5:30 p.m.

Respectfully Submitted:

A handwritten signature in cursive script that reads "Linda Scott" followed by a checkmark symbol.

Linda Scott, Secretary