

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for March 9, 2026

- 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, Shanna Cox chaired the meeting.

Members in Attendance: Lucy Bisson, Shanna Cox, Michael Marcotte, Alexander Pine, Amy Smith, Penthea Burns and Zoë Lidstrom.

Associate Members in Attendance: Darren Gallant.

Staff Present: Jonathan Connors, Director, Shelley Norton, Deputy Director, Craig Thibeault, Land Use Planner, Linda Tripp, Administrative Assistant and Jeff Beaulé, City Engineer.

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

- III. **CORRESPONDENCE:**

- a) Comment from an abutter on 240 Bartlett St. – 2/18/2026
- b) Staff Additional info on 240 Bartlett St. – 2/19/2026
- c) Documents request from Denis Theriault – 3/2/2026
- d) MDOT comments on 240 Bartlett St. – 3/3/2026
- e) Comments from abutter on 240 Bartlett St. – 3/6/2026
- f) Comments from abutter on 240 Bartlett St. – 3/8/2026
- g) Comments from abutter on 240 Bartlett St. – 3/8/2026

- IV. **PUBLIC HEARINGS:**

- a) The President and Trustees of Bates College have submitted a development review application to construct an approximately 14,350 square foot fitness and wellbeing center in the space between the Gray Cage and the Alumni Gymnasium at 130 Central Avenue.

Craig Thibeault provided a review of the request then he welcomed questions from the board, of which there were none. Geoffrey Swift, Bates College Treasurer, Jan Wiegman, Site Engineer from Wright-Pierce and Kyle Richard, Architect from Sasaki, joined in presenting before the board then welcomed questions.

Darren Gallant informed the board that while he would not be a voting member for the meeting, he felt it best to disclose that he is an employee of Bates College. Shanna Cox expressed her appreciation for his full disclosure.

Michael Marcotte requested clarification regarding parking for the project as well as an inconsistency for the impervious area stated in the packet provided. Jan Wiegman provided the information requested.

Shanna Cox inquired about city paving in the area and Jeff Beaulé addressed concerns stating that Public Works has been working with the applicant to coordinate both the city and applicant needs. Alexander Pine inquired about a crosswalk for the project and Jeff Beaulé informed him that a raised crosswalk is part of the plan.

Shanna Cox opened the discussion to the public. No public spoke.
The public session was closed.

Jon Connor, Director of Planning & Code, arrived at 5:50 to attend the meeting.

The following motion was made:

MOTION: by **Michael Marcotte** that the application submitted by the Trustees of Bates College for the construction of an approximately 14,350 square foot fitness and wellbeing center in the space between the Gray Cage and the Alumni Gymnasium at 130 Central Avenue 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. Prior to the issuance of a building permit, the applicant shall coordinate with city staff on final language for a post-construction stormwater management performance guarantee meeting the standards of Article XIII, Section 15. Once complete, the applicant shall record the guarantee with the Registry of Deeds and provide the city with a copy for their records.
2. Prior to the issuance of a building permit, the applicant shall provide the city with a performance guarantee meeting the standards of Article XIII, Section 12, for the proposed improvements within Central Avenue.
3. During construction, MS4 site erosion control inspections shall be required.
4. Prior to the issuance of a certificate of occupancy the site will be permanently stabilized, otherwise a performance bond will be required.
5. Prior to the issuance of a certificate of occupancy, a professional engineer shall provide a stamped statement indicating all site improvements have been completed in accordance with the approved plan.

Second by **Lucy Bisson**.

Michael Marcotte complimented the applicant on the packet provided and stated that he was impressed to see that they included financial capacity.

VOTED: 7-0 (Passed)

- b) Imam Abdikadir Abayle on behalf of Masjidu Salaam has submitted a development review application for an approximately 5,000-sf parking lot expansion, that will allow for additional parking and building occupancy, on the existing 0.91-acre lot at 240 Bartlett Street.

Shelley Norton provided the board with a review of the request then she welcomed questions. Dan Moreno of Platz Associates complimented staff on their review, stating all details for the project were accurately provided and he then welcomed any questions from the board. Alexander Pine expressed concern about the location where he has seen parking issues in an informal parking area and Dan Mareno explained that it will now be a drainage area and that curbing and signage should address the issue.

Shanna Cox opened the discussion to the public.

Dennis Theriault, owner of 239 Bartlett Street, began by requesting more than 3 minutes to defend his abutting property. Shanna Cox informed him that all members of the public receive the same 3-minute time frame to speak on a proposed project. He spoke in opposition to the project expressing his concern for what he described as false plans, false information, fabricated distances and misleading information. He stated his primary reasons for opposing the project were over intensification, adverse impact, life safety and spill over to neighboring businesses. Chairperson, Shanna Cox informed Mr. Theriault that his 3 minutes had passed and asked him to end his comments. He continued to speak loudly over her request. Shanna Cox then informed him he was being disrespectful to which he stated it was the board who was disrespectful. Shanna Cox stated that she would like to adjourn the meeting and banged the gavel further stating they would take a quick break, she then asked if anyone else would like to speak in public comment, that she would be happy to reopen public comment and banged the gavel again. She welcomed the next speaker. (There was no motion to adjourn and no vote to adjourn).

Matt Theriault, General Manager of various businesses located at 239 Bartlett Street, spoke in opposition to the project. He stated that on several occasions his ability to meet his customers' needs has been compromised due to his inability to leave his property because of his driveway being blocked by visitors of 240 Bartlett Street. He stated that the Police Department assisted in the area for a short time but now he feels that they are on their own. He said he does not feel that the proposed project will fix any issues in the area. He stated that his business lost \$30,000 of income due to an inability to respond to a rollover as his driveway was blocked by a

car parked inappropriately. He stated that ignorance and a lack of common sense from the board are part of the problem.

Shanna Cox closed the public comment period.

Shanna Cox inquired if staff could address the inconsistency of the plans as mentioned by Denis Theriault. Shelley Norton stated that she could only say that the plans provided to the board and the plans on the city website are the most current. Shanna Cox requested confirmation that while previous plan renditions may have been available at one time, the information provided to the board and online are in fact the most recent and accurate record. Shelley Norton confirmed that was correct. Denis Theriault continued to speak repeatedly from the audience expressing his displeasure. Shanna Cox repeatedly asked Dennis Theriault to cease his interruptions from the audience or she would request to have him removed.

Michael Marcotte inquired of staff how plans changed from what the abutter obtained when he purchased a copy of the packet at City Hall to what the board was provided for the meeting. Shelley Norton said that it is not uncommon for staff to have comments on a submitted application and for materials to be updated. The current information for review by the board is also on the website and is the most recent.

Michael Marcotte inquired further and asked staff that if the plans were updated why there is no revision date. He expressed his concern for emergency services and life safety issues in the area.

The following motion was made:

MOTION: by **Lucy Bisson** that the application submitted by Masjidul Salaam Mosque to expand the existing parking lot at 240 Bartlett Street to allow for greater occupancy of the building 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. That prior to signing the final drawings, the site plan be updated to show the dumpster outside of the required setback and the parking spaces provided updated to account for any spaces lost with the dumpster relocation. (added 3-5-26).
2. That prior to issuance of a certificate of occupancy, a professional engineer shall provide a stamped statement indicating all stormwater and site improvements have been completed in accordance with the approved plan.
3. That prior to the expansion of occupancy in either section of the building, the applicant shall get a building permit and be issued a certificate of occupancy, if required.

4. That prior to the issuance of a building permit, the applicant shall provide to the city materials detailing how they will regulate the occupancy limits.
5. That the approval is limited to a maximum 70-person occupancy in the northern portion of the building and 122-person occupancy in the southern portion of the building, for a total of 192 persons in the building.

Second by **Zoë Lidstrom**

Alexander Pine inquired if staff had addressed occupancy limits with the applicant. Shelley Norton stated that staff will be working with the applicant regarding occupancy as it would be a part of the building permit process.

Pentheia Burns inquired about what mechanism would be used and who helps when neighbor to neighbor conflicts exist and cannot be resolved.

Dennis Theriault requested to speak from the audience and Shanna Cox agreed to let him make a brief statement. He informed the board that many years ago the City Council arranged for him to meet with a local judge to assist with frustrations surrounding his property and business operations.

Shanna Cox spoke to the public stating that while she understands the need for assistance when navigating through a process that involves multiple departments throughout the city, the Planning Board does not have that ability. She encouraged staff to follow up and possibly have a discussion at a future management meeting about conflict resolution and/or mediation when situations such as this present themselves.

Matthew Theriault spoke from the audience, stating that he had spoken with several departments within the city and was informed that the problem was created by the Planning Board.

Michael Marcotte spoke of several years back when he brought an attractive nuisance issue with 240 Bartlett Street to the attention of Gil Arsenault, then Director, who addressed it immediately. He stated it is the responsibility of the Director of Planning & Code to address and manage such issues with the assistance of Police and Fire if necessary.

VOTED: 6-1 (Passed. Michael Marcotte Opposed.)

Michael Marcotte stated concerns with life safety, adverse impact, over intensification and spillovers to neighboring businesses as the reasoning for his vote in opposition.

- c) Aegean Development, LLC, has submitted a development review application to amend the previously approved application for a 6-story mixed-use building including commercial space and 152 residential units on the existing 0.70-acre lot at 55 Middle Street.

The applicant requested six waivers from Article XI, Section 24 (5) (h) and one waiver from Article XIII, Section 8 (3) (a).

Shelley Norton provided a review of the request then she welcomed the applicants to present before the board. Michael Tadema-Wielandt of Terradyn Consultants and Aubrey Bennet of Market Square Architects joined in providing the board with a detailed presentation then welcomed questions.

Shanna Cox suggested that the bicycle travel lane be relocated alongside the walkway and for it to also be protected in some way from vehicles. The applicant happily agreed to Shanna's suggestion.

Alexander Pine requested clarification of how car space transitions into pedestrian areas. Michael of Terradyn stated there would be no shared space for cars and pedestrians together and that Lowell Street would not be raised. Aubrey provided additional details for the project, describing the breakdown of the units and recreational spaces as well as several cosmetic details.

The board and the applicants reviewed the waiver requests individually.

Alexander Pine questioned if indoor bike storage would be available. Audrey stated that there are several options for bike storage available and that it had been previously discussed as part of the plan. Amy Smith inquired about the parking garage and would space always be available. Jason Levesque of Aegean Development joined the discussion and stated that parking spots will be deeded to the property. A discussion about outdoor amenities took place.

Shanna Cox opened the discussion to the public. No public spoke. The public session was closed.

The following motion was made:

MOTION: by **Lucy Bisson** that the application submitted by Aegean Development, LLC to amend the previously approved application for a 6-story mixed use building including commercial space and 152 residential units at 55 Middle Street, meets all of the necessary criteria contained in Article XI, Section 24 (5) (h)

Waiver Requests and Article XIII, Section 8 (3) (a) and that the following waiver requests be granted:

1. Commercial First Floor Entrance not be recessed (so long as alternative weather protection is provided);
2. Residential First Floor Doors and Windows be reduced to 16% minimum;
3. Residential First Floor Elevation be reduced to 24" below grade instead of 21" above for a 45" reduction;
4. Residential First Floor Window Sill Height be reduced from 60" minimum to 21" minimum for a 39" reduction;
5. Residential Entrances not be required to have a stoop, porch or landing (so long as alternative weather protection is provided);
6. Upper Stories (not first floor) be allowed windows that are flush with the walls and do not have to have architectural surround at the jambs, header and sill;
7. Active area required be reduced from 50 sf per unit to 37.6 sf per unit.

Second by **Pentheia Burns**

VOTED: 6-0-1 (Passed. Alexander Pine Abstained)

Alexander Pine abstained as he would like to see changes made to the design standards to better meet applicant needs and to encourage creativity.

The following motion was made:

MOTION: by **Lucy Bisson** that the application submitted by Aegean Development, LLC to amend the previously approved application for a 6-story mixed used building including commercial space and 152 residential units at 55 Middle 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 Section 5, Coordination with State Subdivision Law, and that development and subdivision approval be granted with the following conditions:

1. Prior to signing the final drawings, the comments by engineering regarding the dog walk area be addressed;
2. Prior to the issuance of a building permit, proof of financial capacity be provided;
3. Prior to the issuance of a building permit, the applicant shall provide a parking agreement to ensure adequate residential parking at 26 Chapel Street acceptable to the city;
4. Prior to the issuance of a building permit, a subdivision plan stamped by a licensed land surveyor be filed at the Registry of Deeds;

5. Prior to the issuance of a certificate of occupancy, the easement for the riverwalk be filed at the Registry of Deeds;
6. Prior to issuance of a certificate of occupancy, the applicant's engineer shall certify that all improvements have been completed in accordance with the approved plans including but not limited to utilities, pavements and plantings, and building exterior materials.

Second by **Alexander Pine**.

VOTED: 7-0 (Passed)

V. OTHER BUSINESS:

- a) The Planning Board initiating changes to the No Name Pond Overlay District in Article XI, Section 24 of the Zoning and Land Use Code.

Shelley Norton explained to the board why a review is needed and then a discussion take place.

The following motion was made:

MOTION: by **Shanna Cox** to initiate changes to the No Name Pond Overlay District in Article XI, Section 24 of the Zoning and Land Use Code. Second by **Lucy Bisson**.

VOTED: 7-0 (Passed)

Shanna Cox announced that both she and Amy Smith will be absent from the Monday, March 16, 2026, meeting and that the two newly appointed Associate Members would be appointed full voting members for that meeting.

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

Michael Marcotte inquired what would be included on the Monday, March 23, 2026, Planning Board agenda. Shelley Norton stated that they would be presented with a contract zone request, a development review appliciaon and two ordinance changes.

VI. READING OF MINUTES:

The following motion was made:

MOTION: by **Alexander Pine** to accept the February 9, 2026, draft minutes as amended. Second by **Penthea Burns**.

VOTED: 7-0 (Passed)

VII. ADJOURNMENT:

The following motion was made to adjourn.

MOTION: by **Lucy Bisson** that this meeting adjourns at 8:00 p.m.

Second by **Alexander Pine**

VOTED: 7-0 (Passed)

The next scheduled meeting is a special meeting on Monday, March 16, 2026, at 5:30 p.m.

Respectfully Submitted:



Zoë Lidstrom, Secretary