

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for June 8, 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, Amy Smith, Penthea Burns and Zoë Lidstrom.

Member Absent: Alexander Pine

Associate Members in Attendance: Darren Gallant and Heidi Bertels

Staff Present: Shelley Norton, Deputy Director

Chairperson Cox elevated Associate Member Darren Gallant to a full voting member for the meeting.

- II. **ADJUSTMENT TO THE AGENDA:**
Addition of item "c" under Other Business, the extension of approval for Sanctuary Estates Phase 2.

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:** None

- V. **OTHER BUSINESS:**

- a) JJ & L II LLC and J & AH, LLC have submitted an extension request for the approval of the conversion of 145 Lisbon Street, The Professional Building, into 20 residential units and 2 commercial units.

The following motion was made:

MOTION: by **Darren Gallant** pursuant to Article XIII, Section 11, of the Zoning and Land Use Code to grant a two-year extension of the June 10, 2024, development review approval to JJ & LII LLC and J & AH LLC, for the development review of 145 Lisbon Street, until June 10, 2028, to start construction with the following conditions:

1. Exterior changes to the building be granted a Certificate of Appropriateness by the Historic Preservation Review Board prior to the issuance of a building permit;
2. Any new exterior lighting will be fully cut off;
3. Prior to the issuance of a building permit, proof of financial capacity be provided;

4. Work shown in the right-of-way is optional and must be coordinated with the city; and
5. MDEP be contacted regarding the underground oil tank, and any requirements be met to their satisfaction.

Second by **Lucy Bisson**.

VOTED: 6-1 (Passed) Michael Marcotte opposed due to voting no two years ago and for the reasons listed in the minutes from 2024.

- b) Chinburg and Continental Mill LLC have submitted an extension request for the approval of 2 Cedar Street, the Continental Mill redevelopment, for the creation of 45,000 sf of commercial space and 377 housing units. Heidi Bertells asked Michael Tadema-Wiedlandt, the project engineer, to give a brief presentation on the project which he did.

The following motion was made:

MOTION: by **Lucy Bisson** pursuant to Article XIII, Section 11, of the Zoning and Land Use Code to grant a two-year extension of the June 10, 2024, development review approval to Continental Mill, LLC, for the redevelopment of 2 Cedar Street, until June 10, 2028, to start construction with the following conditions:

1. The applicant receives a Traffic Movement Permit from MDOT prior to issuance of a Building Permit and completes all required mitigation measures prior to issuance of a Certificate of Occupancy.
2. The applicant provides size specifications for the water meters in order to determine impact fees and provides an access easement for the purpose of reaching each of these water meters.
3. That the applicant pays any impact fees required prior to the issuance of permits.
4. The applicant updates the landscaping plan and all other applicable plans to reflect existing conditions of the right of way on Cedar Street.

Second by **Penthea Burns**.

VOTED: 7-0 (Passed)

- c) SA & NA, LLC and A&T Trust, LLC have submitted an extension request for the approval of the Sanctuary Estates- Phase 2 Subdivision, a 14-lot single-family cluster development at 131 Hogan Road.

Sadiq Shaikh spoke and explained the circumstances around a change of ownership that occurred, so he is the sole owner of interest in the project which has caused the delay. He also gave an update on Phase 1 and the work done to date.

The following motion was made:

MOTION: by **Lucy Bisson** pursuant to Article XIII, Section 11, of the Zoning and Land Use Code to grant a two-year extension of the June 10, 2024, development review approval to SA & NA, LLC and A&T Trust, LLC, for the completion of 14 house lots and the construction of new road to city standards at 131 Hogan Road, representing Phase 2 of Sanctuary Estates Subdivision, until June 10, 2028 to start construction.

Second by **Darren Gallant**.

VOTED: 7-0 (Passed)

- d) Zoë Lidstrom requested a revisit of the discussion on short term rental housing in the city. She provided an update from the December 8, 2026, meeting when a discussion on regulation of short-term rental was had. A number of members agreed that it would be good to be able to keep track of short-term rental housing, should we determine in the future that we did want to regulate. She is bringing the subject back up to see if there is an efficient way to do this. Shanna stated that rental registration was part of the original conversation and it was determined that capturing information through that program with something as simple as a check box might work well. Amy stated she has a big concern with the reevaluation and a lot of people not being able to keep their single-family homes and investors swooping in and buying to rent or do short term rentals and reducing first time home owner opportunities. She thinks we will see a lot of change in the next year with regards to short-term housing and would like to see the city get ahead of the situation. Heidi asked if the state has a database of what properties are paying state lodging tax from VRBO and Air B&B? Shanna asked staff to provide policy tools that are available and legal to use for their future conversation, such as a registration with or without a fee, a business license fee, etc. under state law? She wants to find a business friendly solution that also safeguards resources. She also asked how are we defining a short-term rental in our code now? Penthea asked if there is a dataset that could be made available for them to look at annually or biannually?

Zoë agreed that having data would be helpful to monitor the situation and she recognizes that being able to rent a room is sometimes the best way for someone to be able to stay in their home. The board expressed a desire to have this topic on a future agenda. Shanna stated the desire to push out the revaluation without communicating more details has left people feeling the worst is coming. She hopes that the City Council and Administration are being proactive with communicating in the next year. People on fixed incomes are making decisions now instead of waiting to see what happens in a year.

- e) Updates from staff on recent city council actions regarding No Name Pond Ordinance Change.

Shelley Norton gave an update and let the board know that staff is scheduling a public hearing on the language the council sent back for the next meeting on June 22, 2026.

VI. READING OF MINUTES: None

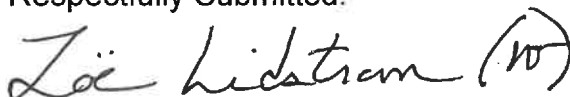
VII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Lucy Bisson** that this meeting adjourns at 6:09 p.m. Second by **Amy Smith.**

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

The next regularly scheduled meeting is on Monday, June 22, 2026, at 5:30 p.m.

Respectfully Submitted:



Zoë Lidstrom, Secretary