

CITY OF LEWISTON  
PLANNING BOARD MEETING  
MINUTES for March 16, 2026

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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. Vice Chairperson, Lucy Bisson chaired the meeting.

**Members in Attendance:** Lucy Bisson, Michael Marcotte, Alexander Pine, Penthea Burns and Zoë Lidstrom.

**Members Absent:** Shanna Cox and Amy Smith

**Associate Members in Attendance:** Darren Gallant and Heidi Bertels.

Darren Gallant and Heidi Bertels appointed full voting members for this meeting.

**Staff Present:** Shelley Norton, Deputy Director and Linda Tripp, Administrative Assistant

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

- III. **CORRESPONDENCE:**

38 Water Street (Red Shop):

- Email from Amy Smith on 3/11/26 regarding 38 Water Street disposition (resent to new members on 3/15/26).
- Email from Darby Ray on 3/16/26 regarding 38 Water Street disposition
- Email from Chris Coughlan on 3/16/26 regarding 38 Water Street disposition.

No Name Pond Overlay Workshop:

- Email from Dan Bernier on 3/13/26 asking to meet with PB Chair related to the NNP Overlay Ordinance update, and follow-up correspondence sent later that day.
- Email from Diane Chasse on 3/13/26 with letter and attachments related to NNP Overlay Ordinance update.
- Additional letter and map received in person from Diane Chasse on 3/16/26 and emailed to board on NNP Overlay.
- Email correspondence with Dan Bernier on 3/16/26 with photos and information and confirming his submittal was received and will be available tonight.

- IV. **PUBLIC HEARINGS:** None

- V. **OTHER BUSINESS:**

- a. The Planning Board sending a recommendation to the City Council on the disposition of a portion of the end of Challenger Drive as part of a road alteration and development of 17 Challenger Drive.

Shelley Norton provided the board with a review of the proposal, pointing out that the city will meet state statutes for alteration as Challenger Drive is a state road. Shelley welcomed and answered questions from the board. Michael Marcotte inquired about financial remuneration for the parcel and who would occupy the site. Shelley Norton stated she was not made aware of any financial arrangements, Noah Gendron of Gendron Realty joined the presentation and stated that the tenant would be a wholesale HVAC company. Alexander Pine inquired if consideration was given to a complete redesign to allow for more land to be allocated to abutters. Shelley Norton stated she was not aware of discussions pertaining to abutters. Noah Gendron provided additional information regarding the site and its abutters.

The following motion was made:

**MOTION:** by **Darren Gallant** 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 a 0.49-acre portion of the terminus of Challenger Drive with the recommendation that consideration be given to allocating remaining portions of the parcel to the appropriate abutters. Second by **Alexander Pine**.

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

- b. The planning board making a recommendation to the city council on the disposition of 85 Park Street.

Shelley Norton provided a review of the request then welcomed questions from the board.

Michael Marcotte expressed concern about considering housing on the site as the structure does not meet current height requirements. Heidi Bertels inquired if meeting the height requirement would be necessary and can a restriction be made that no marijuana use be allowed. Shelley Norton stated that while the structure is nonconforming, it would not be necessary for it to meet current height requirements if the structure were to only be renovated. She went on to say an addition or new construction would require the applicant to meet current minimum height requirements. Shelley also informed Heidi that while a restriction cannot be made a recommendation can be. Heidi Bertels suggested to the board that they make a recommendation to not allow for a marijuana business on the site. Alexander Pine stated that while he is in favor of the site being redeveloped, he recognizes that it is in our downtown and prefers the building be more than one story housing such as mixed use. Michael Marcotte agreed with Alexander Pine stating he also would like to see mixed use and not housing. Michael Marcotte said he feels it is a perfect site for a restaurant or maybe a shared commercial space. He also prefers that the location not be occupied by a marijuana business.

The following motion was made:

**MOTION:** by **Alexander Pine** 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 85 Park Street with the following recommendation:

That the board would like to see it redeveloped for allowed commercial uses but not for marijuana retail.

Second by **Pentheia Burns**

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

- c. The planning board making a recommendation to the city council on the disposition of 38 Water Street.

Shelley Norton provided a review of the request then welcomed questions from the board. Alexander Pine spoke in opposition and feels the property has a lot of value when it comes to future use and the proximity to city owned property. Zoë Lidstrom and Penthea Burns also spoke in opposition for the same reasons. Michael Marcotte spoke in opposition and referred to a 3-16-26 email from Edward Walworth who was also opposed to the disposition of the property. Alexander Pine spoke of the historical value of the property and how a private investor could take advantage of several historical financial assistance opportunities. Heidi spoke in opposition to the disposition and said she felt the property should be leased and not sold. Shelley Norton stated the property is currently being leased. Michael Marcotte said that as a municipality, the city could seek a variety of grant options to make improvements to the site, then he suggested that the city possibly even partner with non-profits. A discussion regarding possibly tabling the item took place as the board members felt there was a lack of information provided for them to make a decision.

The following motion was made:

**MOTION:** by **Alexander Pine** of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the disposition of 38 Water Street.

Second by **Pentheia Burns**

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

Lucy Bisson wanted the record to show that the lack of information provided to the board on the sale of this historic site is the reason for the failed motion.

- d. The planning board making a recommendation to the city council on the disposition of 159 Pine Street.

Shelley Norton provided a review of the request then welcomed questions from the board. Alexander Pine questioned why only 4 dwelling units would be allowed to which Shelley answered it was limited due to the current ordinance and that the lot size is what limits the number of dwelling units. Michael Marcotte asked if an abutter was interested to which Shelley Norton answered she was unsure.

The following motion was made:

**MOTION:** by **Darren Gallant** 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 **159 Pine Street.**

Second by **Zoë Lidstrom**

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

- e. Workshop on changes to the Zoning and Land Use Code on Article XI, Section 24 related to the No Name Pond Overlay District.

Shelley Norton gave a summary of the reason for change as well as potential revisions. She then provided an aerial view of the area. Zoë Lidstrom shared her understanding of the request providing much clarity.

Lucy Bisson offered the public present to speak on the issue if they desired.

Daniel Bernier, owner of 28 and 32 Waters Edge Drive, spoke in opposition and hope the ordinance is more restrictive and not less. He said he was disappointed that the overlay district that was put in place just last year is already being revisited. He spoke of the stormwater management currently in place as he sees it.

Diane Chasse of No Name Pond Road spoke in opposition. She feels that the pond water quality has been improved by past efforts and worries if changes are made to the ordinance, it may well have a negative impact going forward.

Several board members expressed concern about how changes will affect the future of the pond.

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

Michael Marcotte spoke about the board's previous LCIP recommendation with regards to the proposed new Lisbon Street fire station. He stated he was recently made aware of a federal grant that the city received towards the new fire station and was concerned about how the recommendation might affect the overall funding process. He then asked staff to request for Fire Chief, Marc Caron, and possibly Rick Cailler, of the Lewiston Firefighters Association, to attend the next Planning Board meeting for further discussion. He then stated that it would be extremely beneficial if department heads were present for future LCIP deliberations.

**VI. READING OF MINUTES:**

No minutes available for consideration of adoption.

**VII. ADJOURNMENT:**

The following motion was made to adjourn.

**MOTION:** by **Alexander Pine** that this meeting adjourns at 7:10 p.m. Second by **Zoë Lidstrom**

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

The next regularly scheduled meeting is on Monday, March 23, 2026, at 5:30 p.m.

Respectfully Submitted:

A handwritten signature in cursive script that reads "Zoë Lidstrom" followed by a stylized mark in parentheses.

Zoë Lidstrom, Secretary