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Phone (207) 582-4200

Debby Willis, Chairperson  
Angelia Christopher, Administrative Assistant

**PLANNING BOARD  
MEETING MINUTES  
Wednesday July 12, 2023 @ 6:00 PM  
City Council Chambers**

- 1. Call the Meeting to Order-** Chair Willis called the meeting to order at 6pm.
- 2. Roll Call-** Planning Board members- Chair Debby Willis, Lisa St. Hilaire, Pam Mitchel, Shawn Dolley, Adam Lemire, Jacob Waltman, and Zachary Hanley.  
Application representation: Paul Boghossian, Jim Coffin, Mark Bower.  
City Solicitor: Jon Pottle  
City Staff- Kris McNeill Code Enforcement Officer, Andrew Carlton City Manager.  
Others present: Pat Hart, Phyllis Gardiner, Kathy Brown, Anne Cough, Gail and Heidi Warren, Auta Main, Helen and Gordon Stevens, Jessica Lowell.
- 3. Public Hearing: Gardiner Green- Continuation of the April 12, 2023 meeting for the Final Subdivision & Continuation of Site Plan Development Public Hearing at 150 Dresden Ave. City Tax map 032 Lots 023-023A in HDR.**

*\*Board members Lisa St. Hilaire and Jacob Waltman have recused themselves of this application as they are abutting neighbors.*

The review opened with Attorney Pottle- giving a quick overview of the last meeting which was held on 4/12/2023. At this meeting there was considerable discussion about the appearance of the front/west wall. Mr. Boghossian has presented six different renderings, showing different ways that the building can look. These renderings do not have the buffering/landscaping plans included so that the effect of the changes can be seen. Mr. Boghossian presented each version of

his renderings and what their benefits could be to the building. He informed the board that he can combine features if that is what is preferred.

Residents that were attending the meeting were given opportunity to offer their opinion. Lisa St. Hilaire offers that it is not up to the board to design this project. Cheryl Clark asks what will be done about the other, decaying, buildings on the lot, how they will affect the success of this project and states that you 'Can't put lipstick on a pig'. Phyllis Gardiner- Feels that none of these presentations represent the character of the neighborhood and do not fit. She feels the City needs to request Performance Guarantees, reminds the group of the Bethel property and its downfall. No further comments from the public.

Mr. Boghossian feels that the pergola model is the best approach. Adding plantings to the pergola will soften the appearance of the façade at the street level, and offer a very nice seating area for the residents of the building.

Chair Willis closed the comments to the public and the Board started deliberations.

The Board has to vote on 6.5.2.1 and whether or not it fits the ordinance. There was discussion about materials, and placement of the pergola and whether or not a window can be added to one side to offer balance.

Attorney Pottle is going to draft a final decision on this application, which will be heard at a later date. If a pergola is to be added, it needs to be reflected on the Site Plan.

Jon we will have to come back to adopt a written decision. If the pergola will be done, it should show on the site plan.

Chair Willis asks if the Board is ready to vote.

Pam Mitchel moves that 6.5.2.1 has been met with the addition of the pergola and an additional window on the second floor left side. Adam Lemire seconded the motion. No discussion. All voting members in favor.

Pam Mitchel moves that the proposal conforms to all the applicable standards, with the condition that Mr. Boghossian provide financial and technical commitment at the onset of the permitting process. Three voting Board members in favor of approving this motion. 2 opposed. Motion passed.

Pam Mitchel moves that this proposed subdivision complies with all applicable standards and requirements of this ordinance, with the conditions of financial/technical commitment and the changes to the west facade. Zachary Hanley seconded the motion. Four voting Board members in favor. Chair Willis opposed. Motion approved.

City Solicitor Jon Pottle will be drafting the final decision after which the Board will offer the final vote on this project.

**4. Review of the May 8, 2023 minutes:** Lisa St. Hilaire moved that the minutes from May 8, 2023 be accepted with minor revisions. Pam Mitchel seconded the motion. No further discussion. All in favor.

**May 23, 2023 minutes:** Pam Mitchel moved to approve the minutes from May 23, 2023. Lisa St. Hilaire seconded. No further discussion. All in favor.

**5. Other Business-**There will be a meeting on August 9th to review the final decision draft for Gardiner Green.

**6. Adjourn-** Pam Mitchel moved to adjourn at 8:10pm. Lisa St. Hilaire seconded. No further discussion. All in favor.