

CITY OF LEWISTON  
STAFF REVIEW COMMITTEE ZOOM MEETING  
FINAL MINUTES for January 28, 2021

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- I. **ROLL CALL:** The meeting was held remotely through Zoom and was called to order at 9:00 a.m.

**Staff In Attendance:** David Hediger Director of Planning & Code, Douglas Greene, City Planner, James Buzzell, Land Use Planner, Jeff Beaulé, City Engineer, Carly Conley, Sargent of Police, Paul Ouellette, Fire Inspector and Cathy Lekberg, Administrative Assistant, Planning & Code

**Guests Present:** Travis Nadeau, Jeff Bilodeau, Hannah King

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

- III. **CORRESPONDENCE:** None

- IV. **NEW BUSINESS:**

1. A development review application submitted by Platz Associates on behalf of Doggone Doggy Day Care for the construction of a new single story, approximately 2,180 sf addition to an existing dog daycare use with associated parking area re-striping located at 528 Lincoln Street.

Travis Nadeau summarized the project.

David had concerns about flood zoning and said an elevation certificate should be a condition of approval. Travis said their surveyor Keith Morse would take care of that. Doug said they should also put some street trees on Lincoln Street if possible. Travis said they have a landscape package to beautify the addition and David said be aware of the codes for the size of trees. Carly said she had no issues with the project. Jeff was concerned about drainage and more details should be put on the plans. David said this could be a condition of approval. Paul from Fire had no issues or concerns with the project.

Public Comment Open: None

Public Comment Closed

The following motion was made:

**MOTION:** by **David Hediger** to approve the construction of a new single story, approximately 2,180 sf addition to an existing dog daycare use with associated parking area re-striping located at 528 Lincoln Street with the following conditions:

1. Site plan be amended to ensure the 20' side setback is being met.
2. Prior to the issuance of a building permit, an elevation certificate is provided and that prior to issuing of certificate of occupancy an elevation certificate is provided.

3. Site plan amended to show street landscaping improvements
4. Site plan amended to provide a stormwater grading plan to satisfy public works.

Second by **Douglas Greene**.

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

2. A development review application submitted by Drummond Woodsum, Attorneys at Law on behalf of Harvest Cannabis, LLC to change the use of the property located at 911 Lisbon Street from a retail store to an adult use marijuana retail store.

Hannah King summarized the project. The proposal is to use the existing building which was a NAPA Auto Parts store. They are currently negotiating a shared parking agreement that will be recorded at the registry of deeds with their neighbor on the west side of the building. There would be a total of 23 parking spaces at the property. She said they know this is a condition of approval and they are close to getting this done. David asked about the dumpster and lighting and Hannah said all of the lights are wall mounted. He said to be mindful of the neighbors regarding bright lighting. David said the signature block on this application references the Planning Board and should reference the Staff Review Committee. Doug mentioned regarding the handicap parking space, they should be providing an ADA accessible apron into the door area from the parking spot. Carly and Paul said they have no issues or concerns with the project. Jeff asked if there would be any change to pavement and the existing exit and Hannah said it would stay the same. Jeff had no more concerns.

Public Comment Open:

David Ouellette of 118 Rosedale Street was concerned about turning out into the street and that you cannot see to pull out. The fencing blocks the view. Hannah said they will make changes to correct the turn. David Hediger agreed that the fencing should be pulled back on Rosedale Street. Hannah said they would eliminate one parking space there to correct the issue. David Ouellette also had concerns regarding snow removal and David Hediger said if it becomes an issue, the owner will be notified. David Ouellette also asked why there are so many pot stores in Lewiston and David Hediger said they actually do have a limit and say no a lot.

Public Comment Closed

The following motion was made:

**MOTION:** by **Paul Ouellette** to approve an application submitted by Drummond Woodsum, Attorneys at Law on behalf of Harvest Cannabis, LLC to change the use of the property located at 911 Lisbon Street from a retail store to an adult use marijuana retail store with the following conditions:

1. Prior to any building permits being issued a parking agreement with the abutter must be provided to the City's satisfaction.
2. Eliminate the parking and fence and associated landscaping on the corner of Rosedale and Lisbon Street unless the applicant can demonstrate from a traffic engineer is provided.

Second by **Douglas Greene**.

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

A development review application submitted by Drummond Woodsum, Attorneys at Law on behalf of Harvest Cannabis, LLC to change the use of the property located at 1027 Sabattus Street from a retail store to an adult use marijuana retail store.

Hannah summarized the project. Staff discussed parking and lighting. Doug had no comments on the project. Paul asked about a dumpster and where it was located on site. Hannah said they could add that to the plan. Paul had no other comments. Jeff asked about the pavement and driveway entrance on Sabattus and Grove Streets and Hannah said there were no proposed changes at this time. Jeff had no more comments. David said the ten parking spaces should be added to the plan. He also suggested eliminating the curb cut on Grove Street.

Public Comment Open

Lucy Bisson of 1026 Sabattus Street stated she has been living across the street from this address for 25 years. She asked if they planned on using the garage area to come in from Sabattus Street side and James said yes. Lucy questioned if the dumpster would be emptied in the early morning. She was concerned about the noise. She asked what the store hours would be and Hannah said from 10 am to 6 pm seven days a week but they were allowed to be open until 10 pm. James said that waste companies like to come early but they could make that a condition of approval for a reasonable hour to come. Hannah said they will be happy to accommodate any concerns.

Public Comment Closed

The following motion was made:

**MOTION:** by **David Hediger** an application submitted by Drummond Woodsum, Attorneys at Law on behalf of Harvest Cannabis, LLC to change the use of the property located at 1027 Sabattus Street from a retail store to an adult use marijuana retail store with the following condition:

1. Amended site plan to show the buffering of fencing and Landscaping, vegetated swales, the elimination of the northeastern curb cut closest the to the intersection of Grove and Sabattus Streets, show the lighting, the wall packs according to Hannah, the location of the screened dumpster,

the grading of the pavement toward the swales and the separation between the two parking spaces, the four spaces and the ten spaces, something needs to be done to separate these spaces.

Second by **Douglas Greene**.

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

**V. READING OF MINUTES:**

The January 14, 2021 minutes will be adopted at the next SRC meeting.

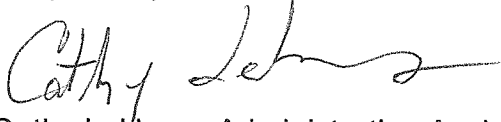
**VI. ADJOURNMENT:** The following motion was made to adjourn.

**MOTION:** by **David Hediger** to adjourn this meeting at 10:25 a.m.

Second by **Douglas Greene**

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

Respectfully Submitted:



Cathy Lekberg, Administrative Assistant  
Planning & Code Department