

CITY OF LEWISTON
STAFF REVIEW COMMITTEE MEETING
FINAL MINUTES for August 19, 2021

- I. **ROLL CALL:** The meeting was called to order at 9:00 a.m.

Staff In Attendance: David Hediger, Director of Planning & Code, Douglas Greene, City Planner, John Kuchinski, City Engineer, Paul Ouellette, Fire Inspector, and Cathy Lekberg, Administrative Assistant

Guests Present: Travis Nadeau, Platz Associates
James Duhamel, Tidewater Cultivation
David & Michelle Veilla

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

- III. **CORRESPONDENCE:**

- IV. **NEW BUSINESS:**

A development review application submitted by Platz Associates on behalf of Titlewater Cultivation, LLC to do interior fit-up of existing building previously used as an event space for marijuana cultivation, including sitework modifications, new interior walls, doors and ceilings, new HVAC and electrical systems at the property located at 1675 Lisbon Street.

Travis summarized the project and stated that there would be no additions or changes to the building and that the existing infrastructure would remain. They would be making the access driveway safer and it would be 44' wide. There would be more loam and seed on the access side of the building. Landscaping and grass would be added around the building. Any traffic would come from the rear entrance and parking would be behind the fence line which would make the traffic pattern calmer. He said there was no retail element and no customers would enter the property. Parking at the facility could be reduced where beneficial. They will be following all of the marijuana rules and requirements. A security system with cameras would be installed and also a odor handler for the smell. The deliveries trucks would come into the improved main entrance.

Doug asked if the facility would do just cultivation and Travis said yes, no customers. Doug asked for a landscaping plan showing no conflicts with overhead utilities. Travis said they would keep the existing street cedar trees and sign and would bring the fence line in a little and add more trees outside of the fence. Paul said he had no concerns. John mentioned the new entrance and Travis said they were not adding a gate there. There would be a gate at the rear lot only. John also asked about the watershed. Travis said he would create a new site plan with improvements. David also mentioned the street trees and landscaping and that at least five trees should be in front of the fence. He asked for a detail of the fencing and lighting.

Public Comment:

David Velilla said him and his wife Michelle run the daycare and learning center next door to the facility. They are not happy about a cultivation grow being allowed right near their daycare and that it will negatively impact their daycare. Parents do not want their children near a grow. He also was concerned about the smell. David Velilla and staff discussed the ordinances of the City and State and whether or not they were different in the measurements of how far a grow should be from a school. David said that they could appeal the decision but the development review process for this site was allowable. He also said that staff would also look into the City and State ordinances and also licensing criteria.

The following motion was made:

MOTION: by **Douglas Greene** to approve the application submitted by Platz Associates on behalf of Titlewater Cultivation, LLC to do interior fit-up of existing building previously used as an event space for marijuana cultivation, including sitework modifications, new interior walls, doors and ceilings, new HVAC and electrical systems at the property located at 1675 Lisbon Street with the following conditions:

The site plan must be amended to reflect the following:

1. Add gate to southern driveway entrance
2. Remove zoning setback and yards from lease area shown
3. Correct dumpster angle to improve access
4. Show landscaping, including at a minimum required street-trees
5. Show location of site lighting and full cut-off fixtures
6. Provide detail of fencing

Also, amend the application to reflect the site location in an urban impaired watershed.

Second by **Paul Ouellette**

VOTED: 4-0 (Passed)

V. READING OF MINUTES:

The draft minutes for July 29, 2021 and August 5, 2021 will be approved at the next SRC meeting.

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

MOTION: by **John Kuchinski** to adjourn this meeting at 10:25 a.m.
Second by **Douglas Greene**

VOTED: 4-0 (Passed)

Respectfully Submitted:



Cathy Lekberg, Administrative Assistant
Planning & Code Department