

CITY OF LEWISTON
STAFF REVIEW COMMITTEE ZOOM MEETING
FINAL MINUTES for May 27, 2021

- 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, John Kuchinski, City Engineer, Ryan Coleman, Fire Inspector, Carly Conley, Sargent of Police and Cathy Lekberg, Administrative Assistant, Planning & Code

Guests Present: Travis Nadeau, Platz Associates
Pat O'Brien, The Treehouse, LLC

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

- III. **CORRESPONDENCE:** None

- IV. **NEW BUSINESS:**

A development review application submitted by Platz Associates on behalf of The Treehouse, LLC to do an interior fit-up of existing garage space for marijuana cultivation and construct a new greenhouse cultivating building at the rear of the existing garage building at 1891 Lisbon Street.

Travis Nadeau explained they are proposing to repurpose the existing three bay garage for indoor marijuana cultivation. The outdoor adjustments they plan on adding are a new sewer and water line to the building, an entry pad and a dumpster enclosure in the rear of the building. They also plan to construct a marijuana cultivation greenhouse with a generator pad and fence enclosure. A chain link fence with privacy slats and cameras all around the greenhouse with a locking enclosure so security is accommodated. John asked about the processed water or gray water and if they are putting fertilizer or other chemicals to make it non-clean and Travis said yes, the water will have some nutrients in it but are not harmful to the sewer system. John asked about what they are doing with the storm water. Travis said there is a natural swale which would drain into the field which would go into the ground. David also mentioned his concerns with the drainage at the site. David asked if the greenhouse was more than a hoop house and Travis said it will be an indoor type space but there will be no other garage type structure. David said it might be an issue for licensing because of possible odors. Doug asked if there would be any retail involved with this proposal and Travis said no. Doug also asked about the dumpster and usage and Travis said there would mostly be packaging put in the dumpster. Ryan said the road out the back structure will need to be widened for fire truck access and also a turnaround added whether or not the building is occupied or not. Carly had no comments. James said that his concerns have been addressed. James said he will work with Travis and Pat with the business license application and also with the security and odor provisions.

Public Comment: None
Public Comment: Closed

The following motion was made:

MOTION: by **Douglas Greene** to approve the application as submitted for a marijuana grow at 1891 Lisbon Street subject to the following conditions:

1. Add a swale on one side of the driveway as described.
2. Add a turnaround area at the hoop house according to the fire department's recommendations
3. The width of the gravel drive in the back area should be widened to 16 feet.
4. Submit a new approval box for staff signature that has the expiration language on it and should be added to the plan.

Second by **David Hediger**

VOTED: 7-0 (Passed)

V. READING OF MINUTES:

The following motion was made:

MOTION: by **David Hediger** to adopt the March 25, 2021 SRC meeting minutes as presented. Second by **John Kuchinski**

VOTED: 7-0 (Passed)

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

MOTION: by **David Hediger** to adjourn this meeting at 10:27 a.m.
Second by **Douglas Greene**

VOTED: 7-0 (Passed)

Respectfully Submitted:



Cathy Lekberg, Administrative Assistant
Planning & Code Department