

CITY OF LEWISTON  
STAFF REVIEW COMMITTEE ZOOM MEETING  
FINAL MINUTES for March 25, 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, John Kuchinski, City Engineer, Paul Ouellette, Fire Inspector and Cathy Lekberg, Administrative Assistant, Planning & Code

**Staff Absent:** Carly Conley, Sargent of Police

**Guests Present:** Andre Dube

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

- III. **CORRESPONDENCE:** None

- IV. **NEW BUSINESS:**

A development review application submitted by Black Diamond Consultants, Inc. on behalf of the owner, Gary Howard of Urban Enterprises, LLC for the replacement of the existing retail florist facility with new retail florist facility located at 793 Main Street. In addition, remove one of the existing greenhouses and increase site parking area as shown by Site Plan drawings.

Andre Dube of Black Diamond Consultants summarized the project showing the site plan with the improvements for the property. They planned to demolish the existing building and build a replacement of the retail florist facility. They would be increasing the pervious area and adding and additional six to seven parking spaces and one ADA handicapped space. There will be a fully screened dumpster at the rear of the property and new signage would be added to the entrance.

John asked if they could add storm water calculations to the site plan and Andre said that Jim Hebert, their project engineer could provide these with the PE stamp. John had no other concerns. Douglas asked if parking at the front of the property the large tree in the front would remain. He thought they should preserve this tree and add additional landscaping. Andre agreed and they would show landscaping on the site plan. David agreed with Doug and mentioned the large tree and thought a couple more should be added and that the light poles should only be 20 ft. high. These should be noted on the site plan. There should be a separation between properties i.e. a wooden railing to stop encroachment to the other property. Paul asked how far the dumpster in the rear would be to the building and Andre said ten feet.

**Public Comment Open:** No one was in attendance  
**Public Comment Closed**

The following motion was made:

**MOTION:** by **James Buzzell** to grant approval to Black Diamond Consultants, Inc. on behalf of the owner, Gary Howard for the replacement of the existing retail florist facility with a new retail florist facility and remove one of the existing greenhouses and increase site parking area as shown by Site Plan drawings at the property located at 793 Main Street with the following conditions:

1. Submission of a landscaping plan for landscaping along Main Street frontage
2. Provide storm water calculations
3. Label on lighting showing 20 ft. pole height
4. Addition of wooden railing or fencing to prevent encroachment onto neighboring property
5. A label on the dumpster noting its distance from the building – must be at least 10' from building

Second by **John Kuchinski**

**VOTED: 5-0 (Passed)**

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**V. READING OF MINUTES:**

The following motion was made:

**MOTION:** by **David Hediger** to adopt the January 14, 2021 and January 28, 2021 SRC meeting minutes as presented. Second by **Douglas Greene**

**VOTED: 5-0 (Passed)**

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

**MOTION:** by **John Kuchinski** to adjourn this meeting at 9:33 a.m.  
Second by **David Hediger**

**VOTED: 5-0 (Passed)**

Respectfully Submitted:



Cathy Lekberg, Administrative Assistant  
Planning & Code Department