

PLANNING BOARD MEETING MINUTES

Minutes of the Augusta Planning Board meeting held on February 11, 2014.

Board members present: Delaine Nye, Justin Poirier, Steve Dumont, Alison Nichols, Corey Vose, Linda Conti, Bill McKenna, Peter Pare

Board members absent: Heather Pouliot

City staff present: Matt Nazar, Susan Redmond, Lionel Cayer

Guests present: Ron Herbert, Jim Coffin, Rachel Sunnell, Jim Hebert, Shirley Ezzy, Bob Corey

Corey Vose, Chair, called the meeting to order at 7:00 p.m.

Public Hearing: Minor Development. Application of Augusta Regional Housing Corporation to construct a 5,500 square foot community center at Arch Beta Apartments. Assessor's Map 90, Lot 23B. Located off Gray Birch Drive in the Low Density Residential (RA) District.

Matt Nazar, Director of Development Services, gave an overview of the project and staff's recommended conditions of approval.

Lionel Cayer, City Engineer:

- satisfied with stormwater
- traffic study not needed
- recommend applicant work with GAUD regarding catch basin
- retaining wall detail needed
- the standard access road for a commercial parking lot is 24 feet wide. Recommend grant waiver for 15 foot wide drive.

Jim Hebert, Black Diamond Consultants, agent for Augusta Regional Church Housing Corporation:

- community center will be for residents only
- didn't think need Bufferyard A because it's a residential building
- considering having a rip rap slope instead of retaining wall

No one wished to speak in favor of the project or against the project.

Speaking neither for nor against:

Bob Corey, 88 Parkwood Drive:

- want downward lighting
- spoken to neighbors?
- blasting?

Jim Hebert:

- will use full cutoff lights
- will do geotechnical study to see if need blasting
- facility for residents only
- sidewalks on both sides of Gray Birch Drive

Steve Dumont

- slope on rip rap?

Jim Hebert:

1 to 1 slope or 2 to 1 slope

Delaine Nye

-concerned about proposing rip rap tonight for 1st time. Will headlights sweep a larger area if there's rip rap instead of a retaining wall?

Jim Hebert

No – there will be a change in elevation whether rip rap or retaining wall is used.

Delaine Nye

Rip rap acceptable?

Lionel Cayer

Yes – rip rap is acceptable.

1 to 1 slope is very steep. 1 ½ to 1 is more realistic.

Alison Nichols: MOTION (7:35 p.m.)

In the matter of: The request by the Augusta Regional Church Housing Corporation to construct a 5,500 square foot community center at Arch-Beta Apartments on Gray Birch Drive, Assessor's Map 90, Lot 23B.

I have considered and agree with the Findings of Fact 1 – 15 as presented by staff in their draft prepared for today's meeting and would like to add this additional Finding:

16. The applicant requested a waiver for a required survey but chose, instead, to include an acceptable survey in the plan set submitted. No waiver is necessary.

I have also considered and agree with the Conclusions of Law as presented by staff in the same draft; specifically, the requirements as set forth in Section 4.4.1, Criteria for Reviewing the Pre-application and 6.3.4, Site Plan Criteria Applicable for Conditional Uses in our Land Use Ordinances.

Based on the facts presented and the testimony heard this evening I believe that the application is able to meet, with conditions, all the standards of the Land Use Ordinance. I move to approve the application with the following conditions:

CONDITIONS OF FINAL APPROVAL

1. Revise the site plan so that the entire retaining wall is setback at least five (5) feet from the property line. Retaining wall tie-ins do not have to meet setback requirements, however, they may not be on the abutting property without the permission of the abutting property owner.
2. Submit a plan which addresses the retaining wall or rip rap slope details for the approval of the City engineer.
3. Revise the site plan to show a fifteen (15) foot wide entrance drive into the parking lot which is located to the south of the community center.
4. Submit an agreement that defines the ownership and maintenance of the new off-site catch basin which is located on the south side of the new entrance drive.
5. Submit a plan which addresses stormwater system details such as invert elevations, pipe type and slope.
6. Submit a lighting specifications sheet for the exterior lights which demonstrates that they will be full cutoff fixtures, properly installed.
7. Revise the site plan to remove the two parking spaces from the northerly parking lot to allow room for a Bufferyard A.
8. Submit a Landscape Plan for a Bufferyard A at the following locations:
 - a. Northern parking lot: between the parking lot and the eastern property line.
 - b. Southern parking lot: between the parking lot and the eastern property line and between the parking lot and the western property line.
9. The applicant shall work with GAUD to make sure that the catch basin meets all building specifications.

Seconded by Bill McKenna.

All in favor. 7:0. Motion passed.

Public Hearing: Major Development. Application of Maine Veterans' Homes to construct a 28,075 square foot office building and a parking lot. Assessor's Map 5, Lot 125. Located off Civic Center Drive in the Planned Development (PD) District.

Matt Nazar

-office, pharmacy uses

-staff recommendations 1 and 2 are no longer relevant. Applicant revised site plan to just split the lot in 2 instead of into 3 lots.

Lionel Cayer

-stormwater ponds

-very good site distance, left turn lane required

-note on boundary survey that indicates that the City of Augusta will not allow any other curb cuts on Civic Center Drive along the frontage of this parcel; recommend a condition of approval regarding same

Jim Coffin, Coffin Engineering, applicant's agent

-also present: Rachel Sunnell, Gawron Turgeon Architects, and Ron Herbert, Maine Veterans' Homes

-DOT traffic movement permit application should be submitted by Friday

-DEP application is in review

-NRPA permit

-600 foot long office building to south of this one

-light pole uplighting proposed

Speaking neither for nor against proposal:

Shirley Ezzy, resident

-parking lot location?

Matt Nazar:

Parking lot will be to the east and south of the building.

Ron Herbert, Maine Veterans' Homes

-pharmacy will be relocated from Cony Road to this location

-propose to consolidate office space

Linda Conti: MOTION (8:05 p.m.): Project meets all Land Use Ordinance requirements,

Condition of approval:

No more curb cuts on this parcel of land and that be recorded in the registry.

Matt Nazar: That's on the plan that's being proposed.

SECONDED by Delaine Nye.

All in favor. 7:0. Motion passed.

Public Hearing: Land Use Ordinance Amendment. Contractor signs and off site service organization signs.

Alison Nichols:

-Attempt to limit the number of signs that could go on a property?

Matt Nazar:

Recommend clarification: in signs dimensional requirements section, add language that no more than 1 sign on a property at a time.

Susan Redmond, Assistant Planner

What if the lot is a corner lot? Contractor may want to have 2 signs.

A Planning Board member commented that the sign could go at the corner.

Susan Redmond

What if it's a larger site and it has more than one construction entrance? I believe the courthouse project has two construction entrances: Court Street, Winthrop Street. Both entrances have a general contractor sign.

Pete Pare

Linda Conti: MOTION: Go to City Council with limit of one sign per site.

Seconded: Alison Nichols.

All in favor. 7:0. Motion passed.

Minutes

Alison Nichols: Motion to accept January 14 and 28, 2014 minutes as drafted.

Delaine Nye: Seconded.

All in favor. 7:0.

Motion passed.

Adjourn

Delaine Nye: Motion to adjourn at 8:23 p.m.

Seconded by Steve Dumont.

All in favor. 7:0 Motion passed.