

# PLANNING BOARD MEETING MINUTES

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

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

Board members absent: Steve Dumont, Heather Pouliot, Corey Vose

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

Guests present: Tim Fortin, Tobias Parkhurst, Steve Roberge

Alison Nichols, Chair, called the meeting to order at 7:00 p.m.

**Public Hearing: Minor Development. Application of Capital Area Recreation Association to construct a parking lot and make changes to access roads. Assessor's Map 10 Lot 32. Located off Piggery Road in the Rural Residential (RRES) District.**

Matt Nazar: 4% of the parking needs to be reserved for handicapped parking.

Steve Roberge: Propose to post handicapped signs on fencing adjacent to the parking lot. The parking lot will be gravel and have grass on top of it. It will be for overflow parking and as a playing field.

No public comment.

Linda Conti: (7:10) Applicant has testified that there will be adequate handicapped parking. Motion to approve the application. Seconded by Pete Pare. Motion passed 5:0.

**Public Hearing: Conditional Use. Application of Rita McCollett for a retail use, which is a conditional use. Assessor's Map 35, Lot 214. Located at 42 Mount Vernon Avenue in the Resource Development (RD) District.**

Matt Nazar: Applicant requested that the meeting be postponed until next regular meeting.

Justin Poirier: Motion to postpone application to April 8<sup>th</sup> Planning Board meeting. Seconded by Delaine Nye. All in favor. 5:0.

**Public Hearing: Conditional Use. Application of 140 Capitol, LLC to change the current use of warehousing / office to warehousing / office / retail. Warehousing and retail are nonconforming uses. The proposal is to change one nonconforming use to another nonconforming use. Assessor's Map 26, Lot 151. Located at 140 Capitol Street in the Institutional/Business/Professional (BP) District.**

Matt Nazar:

- retail would occupy northeast corner of building
- letters from Greater Augusta Utility District have not been received. Don't expect it to be an issue getting those letters.

Linda Conti: Could this fall within specialty retail definition?

Matt Nazar

- [Read definitions for "retail" and "specialty retail"]
- Neither use is allowed within the district
- Proposed use fits within either definition

Delaine Nye

- Will a second retail business occupy part of the building at a later date?
- If grant retail approval, we're granting it for this use by this owner only?

Matt Nazar:

- If grant approval, it would be for the use – not specific to who owns it.

Pete Pare

Area of focus is specialty retail?

Alison Nichols:

- Hours of operation of CMP?

Matt Nazar

- Applicant may be able to answer.

Tobias Parkhurst

- represent 140 Capital Street, LLC and Oakes and Parkhurst Glass
- 95% of business is contract glazing company (i.e. Colby College project), fabricate aluminum frame in shop, glass delivered to site
- retail is small component of business: 2-3 windshields per week (heavy equipment – go to site), vinyl windows, screen windows, shower doors (rarely cash and carry), mirror and gift line, maybe 2-5 walk in customers per day for retail component

Pete Pare

- Sublet to other business?

Tobias Parkhurst

- CMP to occupy a portion temporarily, Oakes and Parkhurst will occupy whole building in future

No public comment.

Linda Conti:

Change current use of warehousing / office to warehousing / office / specialty retail. On condition that get a letter from Greater Augusta Utility District that sufficient water and sewer capacity. Seconded by Bill McKenna.

Linda Conti: Reason proposed “specialty retail” rather than “retail”: Think specialty retail fits for use and is a less intense use than retail.

Vote: All in favor. 5:0. Motion passed.

### **Minutes**

Delaine Nye: Accept February 11, 2014 minutes as drafted. Seconded by Peter Pare. All in favor. 5:0. Motion passed.

### **Adjourn**

Delaine Nye: Motion to adjourn meeting. Seconded by Pete Pare. All in favor. 5:0. Motion passed.