

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



ENGINEERING
FACILITIES & SYSTEMS
PLANNING

MEMORANDUM

TO: Planning Board

FROM: Matthew Nazar, Director of Development Services
and Susan Redmond, Assistant Planner

DATE: April 2, 2014

RE: **NRF Warehouse Expansion**

SUMMARY OF REQUEST

Request: To construct a 50,000 square foot building addition on a warehouse, an expanded truck loading/parking area, and a fire access road.

Owner: New North Augusta Trust

Applicant: New North Augusta Trust

Location: 78 Gabriel Drive

Zoning: Industrial District (IA)

Tax Map Number: Map 1, Lot 216

Existing Land Use: Warehousing

Proposed Lane Use: Warehousing

Acreage: 60.82 Acres

SUMMARY OF SUBMITTAL PACKAGE

In the submittal package the applicant has provided the Planning Board with the following items:

1. Development Review Application Form
2. Agent authorization letter
3. Deed
4. Narrative

5. Plan set

Areas of Concern

There are no areas of concern.

Waivers

No waivers were requested.

Staff Review

The Bureau of Engineering prepared a separate memorandum.

The Bureau of Code Enforcement does not have any concerns.

The Bureau of Planning does not have additional comments.

Lot Characteristics

Lot Area – The minimum required lot size is 60,000 square feet (3.6.1.5.2). The lot is 60.82 acres which meets the standard.

Lot Frontage – The minimum required lot frontage is 150 feet (3.6.1.5.2). The lot extends to Civic Center Drive. The lot is an existing lot of record.

Lot Depth – The minimum required lot depth is 200 feet (3.6.1.5.2). The lot has a depth of over 200 feet, which meets the standard.

Side Yard – The minimum side yard setback is 75 feet (3.6.1.5.2) (residential district boundary). The proposed side yard setback is over 75 feet, which meets the standard.

Rear Yard – The minimum rear yard setback is 75 feet (3.6.1.5.2) (residential district boundary). The proposed side yard setback is over 75 feet, which meets the standard.

CRITERIA FOR REVIEW OF A MAJOR DEVELOPMENT (Section 4.5 of the LUO; includes Section 6.3.4, Conditional Use Review)

Neighborhood Compatibility (Section 6.3.4(1) of the LUO)

- a) *Land Use/ Visual Integrity:*
 - a. *Land Uses:* The proposed expansion to the warehouse will expand the existing use on the lot.
 - b. *Architectural Design:* The architectural design of the addition will be similar to the existing building.
 - c. *Scale, Bulk, Building Height:* The addition will increase the floor area of the building by a factor of approximately 0.5.

- d. *Identity, Historical Character:* The project is in an existing commercial subdivision.
- e. *Disposition and Orientation:* The disposition and orientation of the building will remain the same.
- f. *Visual Integrity:* The addition will be on the west side of the existing building. The lot is at the far western end of the industrial subdivision. The addition will be visible from the Central Maine Commerce Center (CMCC), which is located to the south. A Bufferyard is proposed between the proposal and CMCC.
- b) *Privacy:* There are no residences in the immediate vicinity of the project.
- c) *Safety and Health:* The proposal will maintain safe and healthful conditions in the neighborhood.
- d) *Property Values:* The proposal will not have a detrimental effect on adjacent properties.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Neighborhood Compatibility.

Plans and Policies (Section 6.3.4(2) of the LUO)

The property is on the border of the Economic Growth Area and the Rural Northwest District which are described in the 2007 Comprehensive Plan. Business expansion is expected in the Economic Growth Area.

Staff recommends that the Board find that the proposal is in accordance with the 2007 Comprehensive Plan.

Traffic Pattern, Flow and Volume (Section 6.3.4(3) of the LUO)

- a) *Additional Traffic:* Traffic is not expected to change significantly. There will be an increase in the amount of truck traffic.
- b) *Safe Access:* No change is proposed to the access.
- c) *Emergency:* Lt. Tom Freeman of Augusta Fire comments that he does not have any concerns with the project.
- d) *Movement/Parking:* Please see the memorandum from Lionel Cayer.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Traffic Pattern, Flow and Volume.

Public Facilities (Section 6.3.4(4) of the LUO)

- a) *Water Supply:* There will not be a significant change to the demand for public water.
- b) *Sanitary/Sewer/Subsurface Waste Disposal:* There will not be a significant change to the amount of wastewater produced.
- c) *Electricity/Telephone:* There will not be a significant change to the demand for electricity/telephone service.
- d) *Storm Drainage:* Please see the memorandum from Lionel Cayer.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Stormwater.

Resource Protection and Environment (Section 6.3.4(5) of the LUO)

- a) *Sensitive Areas*: 21,258 square feet of wetland impact is proposed. The applicant is applying for a Natural Resources Protection Act permit for the wetland impact.
- b) *Air Quality*: The proposal conforms to air quality standards.
- c) *Water Quality*: Water quality impact will be reviewed by the DEP.
- d) *Sewage/Industrial Waste*: No industrial waste is proposed. There will not be a significant increase in the amount of wastewater produced.
- e) *Shoreland/Wetland Districts*: The project is not in the Shoreland Zone.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Resource Protection and Environment.

Performance Standards (Section 6.3.4(6) of the LUO)

- a) *Performance and Dimensional Standards*: The proposal complies with the performance and dimensional standards.
- b) *Noise*: Noise is not expected to be an issue.
- c) *Glare/Heat*: The proposal does not involve intense glare or heat.
- d) *Exterior Lighting*: The applicant proposes full cutoff wall packs and a single pole light.
- e) *Screening*: The applicant proposes to maintain a Bufferyard A between the addition and the lot to the south.
- f) *Signage*: No new signs are proposed.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Performance Standards

Financial and Technical Ability (Section 6.3.4(7) of the LUO)

The applicant appears to have the financial ability to complete the project. Thayer Engineering, the agent, has the technical ability to comply with the ordinance.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Financial and Technical Ability.

Pollution (Section 4.4.1.1 of the LUO)

- a) *Floodplain*: The property is not in the 100 year floodplain.
- b) *Ability of Soils to support waste disposal*: Wastewater will be disposed of in the public sewer.
- c) *Slopes effect on effluents*: Wastewater will be disposed of in the public sewer.
- d) *Streams for disposal of effluents*: Wastewater will be disposed of in the public sewer.
- e) *Applicable health and water resource rules*: Wastewater will be disposed of in the public sewer.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding pollution.

Sufficient Water (Section 4.4.1.2 of the LUO)

See the Public Facilities section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding sufficient water.

Municipal Water Supply (Section 4.4.1.3 of the LUO)

See the Public Facilities section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding municipal water supply.

Soil Erosion (Section 4.4.1.4 of the LUO)

An erosion and sedimentation control plan is included in the application.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding soil erosion.

Highway or Public Road Congestion (Section 4.4.1.5 of the LUO)

See the Traffic Pattern, Flow and Volume section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding highway or public road congestion.

Sewage Waste and Municipal Solid Waste Disposal (Sections 4.4.1.6 and 4.4.1.7) of the LUO)

See the Public Facilities section regarding sewage. Lesley Jones, Director of Solid Waste, comments that there is sufficient capacity at Hatch Hill for the solid waste.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding sewage waste and municipal solid waste disposal.

Aesthetic, Cultural, and Natural Values (Section 4.4.1.8 of the LUO)

Don Cameron, of the Maine Natural Areas Program, comments that there are no rare botanical features that are documented on the project site. John Perry, of the Department of Inland Fisheries and Wildlife, comments that there are no locations of Endangered, Threatened or Special Concern species in the project area. Kirk Mohnney, of the Maine Historic Preservation Commission, comments that no historic properties will be affected by the project.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Aesthetic, Cultural, and Natural Values.

Conformity with City Ordinances and Plans (Section 4.4.1.9 of the LUO)

See the Plans and Policies and Performance Standards sections.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding city ordinances and plans.

Financial and Technical Ability (Section 4.4.1(10) of the LUO)

See the Financial and Technical Ability section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding financial and technical ability.

Surface Waters; Outstanding River Segments (Section 4.4.1(11) of the LUO)

The project is not located within the watershed of a pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38, Chapter 3, subchapter I, Article 2-B. Not applicable.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Surface Waters; Outstanding River Segments.

Ground Water (Section 4.4.1(12) of the LUO)

The proposal will not adversely affect the quantity or quality of groundwater.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding ground water.

Flood Areas (Section 4.4.1(13) of the LUO)

The project is not located in the 250 year floodplain.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding flood areas.

Freshwater Wetlands (Section 4.4.1(14) of the LUO)

See the Resource Protection and Environment section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding freshwater wetlands.

Stormwater (Section 4.4.1(16) of the LUO)

See the Public Facilities section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding stormwater.

Access to Direct Sunlight (Section 4.4.1(17) of the LUO)

The proposal will not block access to direct sunlight to any structures utilizing solar energy.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding direct sunlight.

Title 38 M.R.S.A. Section 484, Chapters 371 and 373-377 (Section 4.4.1(18) of the LUO)

The project is requires a Site Location of Development Law amendment. The applicant has applied to the DEP for this permit.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Title 38 M.R.S.A. Section 484, Chapters 371 and 373-377.

Spaghetti-Lots Prohibited (Section 4.4.1(19) of the LUO)

A subdivision is not proposed. Not applicable.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding spaghetti-lots.

Outdoor Lighting (Section 4.4.1(20) of the LUO)

Full cutoff wall packs and a fully shielded pole light are proposed.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding outdoor lighting.