

**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:** June 4, 2014

**RE:** Greater Augusta Utility District

**SUMMARY OF REQUEST**

**Request:** The request is for a Minor Development review as per Section 4.5. The applicant proposes to construct a 1,833 square foot building for water pumping and treatment.

**Owner:** Greater Augusta Utility District

**Applicant:** Greater Augusta Utility District

**Location:** Sunrise Circle

**Zoning:** Planned Development 2 (PD2) District

**Tax Map Number:** Map 2, Lot 8

**Existing Land Use:** Vacant land

**Proposed Land Use:** Minor municipal or public utilities and communication facilities

**Acreage:** 3.94 acres

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**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. Narrative
3. Deed
4. Plan set

## Areas of Concern

There are no areas of concern.

## Waivers

No waivers are requested.

## Staff Review

**The Bureau of Engineering** comments that under Item O, in the second sentence, the word “impervious” should be “pervious”.

**The Bureau of Code Enforcement** does not have additional comments.

**The Bureau of Planning** does not have additional comments.

## Lot Characteristics

*Minimum Lot Depth* – The minimum lot depth is 100 feet. Tax Map 2, Lot 8 has approximately 95 feet of depth. The District also owns property immediately to the north. The total depth of the two lots is over 100 feet, which meets the standard.

*Maximum Floor Area* – The maximum allowed floor area is 15,000 square feet. The proposed floor area is 1,833 square feet, which meets the standard.

*Maximum Building Height* – The maximum allowed building height is 45 feet. The proposed building height is approximately 22 feet, which meets the standard.

*Setbacks* – A 20 foot setback from all residential property lines is required (5.2.8.3.2). A 30 foot setback is proposed from the residential property line to the east, which meets the standard.

Section 5.2.8.1, Utilities and Communication Facilities Permitted by Right, and section 5.2.8.3, Minor Municipal and Public Utilities and Communication Facilities, applies to the project. There is no minimum lot size, frontage, or front setback requirement.

## **CRITERIA FOR REVIEW OF A MINOR 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 site is at the end of a residential street and beside two closed gravel pits.

- b. *Architectural Design:* The building has a brick exterior and a standing-seam metal roof. Last winter, the applicant had a neighborhood meeting concerning the project. The neighbors preferred the appearance of the building design (brick) that is included in the application.
  - c. *Scale, Bulk, Building Height:* The building is 1,833 square feet in size and approximately 22 feet in height.
  - d. *Identity, Historical Character:* The neighborhood is a mixed-use area.
  - e. *Disposition and Orientation:* The building is oriented parallel to the street.
  - f. *Visual Integrity:* There is a bufferyard between the building and the residence to the east.
- b) *Privacy:* The building will be visited approximately once per day by staff. One chemical deliveries and one propane delivery per month is anticipated.
  - c) *Safety and Health:* Safe and healthful conditions will be maintained.
  - d) *Property Values:* The project is not expected to decrease property values in the neighborhood.

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 project is located in the North River Mixed Use area which is described in the 2007 Comprehensive Plan. This portion of the district is an even mix of residential and non-residential uses.

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:* There will be a low volume of traffic to the site. Lionel Cayer, City Engineer, comments that the design of the turnaround at the end of Sunrise Circle is satisfactory. The turnaround will require an easement from Timothy and Margaret Lord. The easement will be to both the Greater Augusta Utility District and the City of Augusta. This will allow the District to turn delivery trucks around and the City to turn plow truck around.
- b) *Safe Access:* The access is acceptable.
- c) *Emergency:*
- d) *Movement/Parking:* There is parking for one vehicle on the site.

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:* The building is for water pumping and treatment.

- b) *Sanitary/Sewer/Subsurface Waste Disposal:* There is one sink in the building. The waste water will flow to a septic system.
- c) *Electricity/Telephone:* Electric power is available on Sunrise Circle.
- d) *Storm Drainage:* There are no stormwater concerns.

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:* There is a vernal pool nearby. The applicant is seeking a permit from the Maine DEP in regards to the vernal pool.
- b) *Air Quality:* The proposal complies with air quality standards.
- c) *Water Quality:* The proposal complies with water quality standards.
- d) *Sewage/Industrial Waste:* No industrial waste is proposed. The waste water from the sink will flow to the septic system.
- 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 project conforms to the performance and dimensional standards.
- b) *Noise:* There will be a generator in the building that will be exercised once per week.
- c) *Glare/Heat:* No glare or heat is proposed.
- d) *Exterior Lighting:* One full-cutoff light is proposed over the door.
- e) *Screening:* Ten (10) feet of the width of the side setback from the residential property line to the east is required to be planted in accordance with Bufferyard C and shall utilize a plant multiplier of 0.5 (5.2.8.3.2). A bufferyard is proposed between the building and the residence to the east.
- f) *Signage:* No signage is 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)**

Wright Pierce and the Greater Augusta Utility District prepared the application. The applicant has the financial and technical ability to conform to 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 project is not in the floodplain.
- f) *Ability of Soils to support waste disposal:* The waste water from the sink will flow to the septic system.
- g) *Slopes effect on effluents:* The waste water from the sink will flow to the septic system.
- b) *Streams for disposal of effluents:* There are no streams in the immediate area.
- c) *Applicable health and water resource rules:* The rules will be complied with.

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)**

The project is a water pumping and treatment facility.

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)**

The project is a water pumping and treatment facility.

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 was submitted.

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. The facility will not be an occupied site. There will be a low volume of solid waste generated at the site.

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)**

The proposal is not expected to have an undue adverse effect on aesthetic, cultural or natural values.

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 in the watershed of a pond or lake. A subdivision is not proposed. 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 project is not expected to negatively impact ground water.

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 in a flood area.

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 not regulated by the Site Law. Not applicable.

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)**

See the Performance Standards section.

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