

**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:** July 2, 2014

**RE:** Annalee Morris-Polley, AMMA LLC, 841 Riverside Drive

Handwritten initials, possibly "MR" or "MS", in blue ink.

**SUMMARY OF REQUEST**

**Request:** The request is for a Conditional Use Review as per Section 6.3. The applicant proposes to change a non-conforming use to another non-conforming use. The current use is social services and the proposed use is retail.

**Owner:** Annalee Morris-Polley, AMMA LLC

**Applicant:** Annalee Morris-Polley, AMMA LLC

**Location:** 841 Riverside Drive

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

**Tax Map Number:** Map 2, Lot 20

**Existing Land Use:** Social Services

**Proposed Lane Use:** Retail

**Acreage:** 9.5 acres

**SUMMARY OF SUBMITTAL PACKAGE**

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

1. Conditional Use Application form
2. Narrative
3. Deed
4. Settlement Agreement

5. Membership certificates
6. Site plan

### **Areas of Concern**

None.

### **Waivers**

The applicant did not request any waivers.

### **Staff Review**

**The Bureau of Engineering** does not have any concerns.

**The Bureau of Code Enforcement** does not have any concerns.

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

### **Lot Characteristics**

No site changes are proposed.

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

- a) *Land Use/ Visual Integrity:*
  - a. *Land Uses:* Peabody's Tractors, a tractor sales and repair business, abuts the lot to the north. The most recent use of the lot was for social services. Otherwise, the neighborhood is primarily residential.
  - b. *Architectural Design:* The building already exists. No change proposed.
  - c. *Scale, Bulk, Building Height:* The building already exists. No change proposed.
  - d. *Identity, Historical Character:* The site has been used for commercial purposes since 1973.
  - e. *Disposition and Orientation:* The building already exists. No change proposed.
  - f. *Visual Integrity:* No change proposed.
- b) *Privacy:* No change proposed.
- 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 the value of 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 proposal is in the North River Mixed Use District which is described in the 2007 Comprehensive Plan.

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:* The proposed traffic volume is expected to be less than the most recent traffic volume.
- b) *Safe Access:* No change.
- c) *Emergency:* The proposal provides access for emergency services.
- d) *Movement/Parking:* No change.

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 site has public water. Mike Morey of the Greater Augusta Utility District comments that he does not have any concerns.
- b) *Sanitary/Sewer/Subsurface Waste Disposal:* There is a private septic system. Not applicable.
- c) *Electricity/Telephone:* The site has electric power.
- d) *Storm Drainage:* No change.

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

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

- a) *Sensitive Areas:* No site changes are proposed. No sensitive areas will be impacted.
- b) *Air Quality:* The proposal complies with air quality standards.
- c) *Water Quality:* The proposal complies with water quality standards.
- d) *Sewage/Industrial Waste:* Sewage will be disposed of in the septic system. No industrial waste is proposed.
- e) *Shoreland/Wetland Districts:* The proposal is not in the Shoreland Zone. Not applicable.

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 all performance and dimensional standards.
- b) *Noise:* Noise is not expected to be an issue.
- c) *Glare/Heat:* No excessive heat or glare is proposed.

- d) *Exterior Lighting*: No change proposed.
- e) *Screening*: No change proposed.
- f) *Signs*: No change 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 has the financial and technical ability to meet the terms of the ordinance.

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