

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: Lapointe / St. Onge Development LLC

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

SUMMARY OF REQUEST

Request: The request is for a Minor Subdivision review as per Section 4.6. The applicant proposes a 4 lot subdivision.

Owner: Lapointe / St. Onge Development LLC

Applicant: Lapointe / St. Onge Development LLC

Location: North Belfast Avenue / Bolton Hill Road

Zoning: Rural Residential District (RRES)

Tax Map Number: Map 7, Lot 83

Existing Land Use: Residential

Proposed Land Use: Residential

Acreage: 15 acres

SUMMARY OF SUBMITTAL PACKAGE

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

1. Subdivision Application
2. Agent authorization letter

3. Deed
4. Narrative
5. Recording Plat

Areas of Concern

Staff recommends that the Board require the applicant to submit information that demonstrates that the subdivision will not have an undue adverse effect on Aesthetic, Cultural, and Natural Values.

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 any concerns.

Lot Characteristics

Lot Size – The minimum required lot size is 60,000 square feet. Each of the lots is over 60,000 square feet, which meets the standard.

Frontage – The minimum frontage required is 200 feet. All of the lots have at least 200 feet, which meets the standard.

Depth – The minimum depth required is 135 feet. Each of the lots has over 135 feet of depth, which meets the standard.

CRITERIA FOR REVIEW OF A MINOR SUBDIVISION (Section 4.6 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:*
 - i. *Land Uses:* This is a rural residential area.
 - ii. *Architectural Design:* N/A
 - iii. *Scale, Bulk, Building Height:* N/A
 - iv. *Identity, Historical Character:* This is a rural residential area.
 - v. *Disposition and Orientation:* N/A
 - vi. *Visual Integrity:* N/A
- b) *Privacy:* N/A
- c) *Safety and Health:* The proposal will maintain safe and healthful conditions.
- d) *Property Values:* The proposal is not expected to 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)

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 additional traffic. Traffic will not have a significant negative impact on the neighborhood.
- b) *Safe Access:* Safe access is assured.
- c) *Emergency:* The proposal provides access for emergency services.
- d) *Movement/Parking:* N/A

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:* Private wells will be installed. N/A
- b) *Sanitary/Sewer/Subsurface Waste Disposal:* Private septic systems will be installed. N/A
- c) *Electricity/Telephone:* Electricity is available immediately adjacent to the proposed lots.
- d) *Storm Drainage:* There are no public facilities at this location. N/A

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:* There is a wetland on proposed Lot 1 and 2. Lot 2 is already developed and the wetland is outside the developed area. The wetland is only on a small portion of Lot 1.
- b) *Air Quality:* N/A
- c) *Water Quality:* N/A
- d) *Sewage/Industrial Waste:* Private septic systems will be installed. No industrial waste is proposed. N/A.
- e) *Shoreland/Wetland Districts:* N/A

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 a concern.

- c) *Glare/Heat*: The proposal does not involve glare or heat.
- d) *Exterior Lighting*: No exterior lighting is proposed.
- e) *Screening*: No screening is required.
- f) *Signage*: No signage is required.

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 secured E. S. Coffin as their consultant, which has proven its technical ability in projects already completed. The applicant has the financial ability to complete the project.

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 land is not in the 100 year floodplain. N/A
- b) *Ability of Soils to support waste disposal*: The soils are adequate for septic systems.
- c) *Slopes effect on effluents*: The soils are adequate for septic systems.
- d) *Streams for disposal of effluents*: The soils are adequate for septic systems.
- e) *Applicable health and water resource rules*: The soils are adequate for septic systems.

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)

This is not a concern.

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 waste.

Staff recommends that the Board find that the proposal in compliance with the Sewage Waste and Municipal Solid Waste Disposal section.

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

The applicant has requested information regarding aesthetic, cultural and natural values.

Staff recommends that the Board require the applicant to submit information that demonstrates that the subdivision will not have an undue adverse effect on 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 Conformity with 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)

N/A

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

Ground Water (Section 4.4.1(12) 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 Ground Water.

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

The proposal is not in the 100 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 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 is not expected to 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 Access to Direct Sunlight.

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

The proposal is not regulated by Title 38 M.R.S.A. Section 484, Chapters 371 and 373-377. 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)

The property does not have shore frontage. 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.