

# PLANNING BOARD MEETING MINUTES

Minutes of the Augusta Planning Board meeting held on August 12, 2014.

Board members present: Delaine Nye, Justin Poirier, Steve Dumont, Alison Nichols, Corey Vose, Heather Pouliot, Linda Conti, Bill McKenna, Peter Pare

Board members absent: None.

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

Guests present: Amanda Bartlett, Kevin Bunker, Edmund Clark, Harlan Burgess, John Lasso, Sandra Zack, Debra Colomy, Brent Larrabee, John Ramsay, Wilbur Ellis, Geneva Ellis, Cecil Munson

Corey Vose, Chair, called the meeting to order at 7:00 p.m.

**Public Hearing: Minor Development Review. Major Subdivision Review. Application of Augusta Housing Service Corporation to create 47 apartments in the former Hodgkins School and construct additional parking. Assessor's Map 46, Lot 8. Located at 17 Malta Street in the Medium Density Residential (RB1) District.**

Matt Nazar, Director of Development Services, gave an overview of the project.

Alison Nichols:  
Just one bedroom apartments?

Amanda Bartlett, Augusta Housing Authority  
37 one-bedroom, 10 efficiency  
Senior, affordable housing needed in Augusta  
Low income tax credits, state and historical tax credits

Kevin Bunker, Developer's Collaborative, development consultant  
20 acre parcel  
Proposing a ground lease – 6.25 acres, 90 year term  
Basketball courts are outside the lease area  
Financing application – submit Oct 9  
May or June 2015 construction  
Couple of walk-up units  
Handicapped access at south of building  
Meditative garden  
Find out in late November whether successful or not for financing  
Largest parking lot will be available to City for use

Delaine Nye

How will the building be heated?  
Community space?  
Security?  
Who will qualify to live there?

Kevin Bunker  
Hot water baseboard heat  
Propane gas to start  
Natural gas once available  
Walk-ups will be in gym (4 units)

Amanda Bartlett  
Stage – community room  
Standard security system  
Services coordinator on-site  
Contract with professional management company to manage property  
55+, below 60% area median income to qualify  
Reserve 20% of units for veterans  
Labyrinth, arbors  
Financing requires 55+ age  
55+ requirement is for head of household  
Not doing 2 bedrooms because concerned would have trouble filling them

Kevin Bunker  
In my experience, 80-85% of this type of development populated by single women

Linda Conti  
Whose occupancy standard do you have to follow?

Amanda Bartlett  
The City's, funding providers

Edmund Clark, 17 Gilman Street  
Who would police the facility?

Matt Nazar  
Augusta Police Department

Harlan Burgess, 37 Malta  
Culvert – additional water

\_\_\_\_\_, Gilman Street Place  
Need to upgrade water and sewer lines?

Matt Nazar:  
Only if necessary – Greater Augusta Utility District would determine

John Lasso, 7 Carlisle Avenue

Will any property be taken by eminent domain?

Will we still be in a residential district?

What will this do to my property value?

Matt Nazar:

No property being taken by eminent domain

No zoning changes

Sandra Zack, 16 Carlisle Avenue

I drive through school property to enter my backyard

Landscaping is in the way

Debra Colomy, 193 Cony Street

Will there be a limit on the number of occupants in each unit?

Address metal fence?

More lighting?

Lionel Cayer

I can check culvert

Kevin Bunker

Amanda has the ability to limit the number of occupants

We have not evaluated what would happen to the property value.

Today, there's graffiti and broken glass block on building

Err on side of extreme caution with respect to utility lines

Alison Nichols:

Think it's a great use of existing building

(8:25) Linda Conti: Motion to approve the application. Condition of approval: Submit a lighting plan that demonstrates the lighting standards will be met. Seconded by Heather Pouliot. All in favor. 8:0. Motion passed.

**Public Hearing: Conditional Use. Application of Brent Larrabee to change a nonconforming use to another nonconforming use. The current use is personal services and the proposed use is automobile business. Assessor's Map 47, Lot 23A. Located at 2110 North Belfast Avenue in the Low Density Residential (RA) District.**

Matt Nazar, Director of Development Services, gave an overview of the project. Proposed conversion of one nonconforming use to another: Planning Board needs to determine if proposed use is equal or less impact on neighborhood. Personal service is the current use. A gym was on the lot.

Brent Larrabee

Plan to sell cars from lot, required to have a garage on lot

Body work and mechanic work done off site; don't foresee very much work done there

Not going to leave tires and junk in yard.

Don't believe proposed use will be more intrusive on neighborhood

Corey Vose

Security – light up lot?

Delaine Nye:

Lot is 0.3 acres. Trailer takes up a lot of lot. Lot is too small for business.

To park more than one vehicle to east of stream, would need to back 2<sup>nd</sup> and 3<sup>rd</sup> onto street.

Linda Conti

Financial and technical capacity

Brent Larrabee

Have money to buy the vehicles

Delaine Nye

No signs proposed – how will people know they're for sale?

Brent Larrabee

Will advertise on Craig's list

**Speaking neither for nor against:**

Geneva Ellis, 2113 North Belfast Avenue

Across from proposed business

Stream has sharp drop off – safety hazard

Noise and smells from garage

2013 there was auto repair on site

Matt Nazar: 2013 auto repair was an illegal use. Code enforcement addressed. Not relevant to this application.

Wilber Ellis, 2113 North Belfast Avenue

This is a back door approach to auto repair

John Ramsay:

Didn't think I was giving up auto repair use by allowing personal trainer to use site

Cecil Munson, Riverside Drive

Unauthorized auto repair facility was on site

Question whether several of land use ordinance criteria met

(9:20) Steve Dumont: Motion to deny application, reference Gary Fuller of Code Enforcement Office, in Gary's opinion, automobile business would have a greater impact on neighborhood than personal services, Lionel Cayer's comment that the lot is small and it's not desirable for customers to shop from North Belfast Avenue. We would be going backwards - opening up a can of worms - rights for automobile repair business were given up years ago and it wouldn't be right for us to reverse that decision. Seconded by Alison Nichols. All in favor. 8:0.

## **Minutes**

June 10, 2014

Alison Nichols: Page 1, take out one "is" in Alison Nichols statement.

Motion by Alison Nichols to approve the minutes as amended. Seconded by Linda Conti. Seven in favor, one abstained (Pare). 7:0:1. Motion passed

July 9, 2014

Alison Nichols: Last page: Linda Conti insert "though" into phrase: "even though that means.."

Motion by Alison Nichols to approve the minutes as amended. Seconded by Steve Dumont. All in favor. 8:0 Motion passed.

## **Adjourn**

Motion by Steve Dumont to adjourn at 9:25 p.m. Seconded by Justin Poirier. All in favor 8:0. Motion passed.