

PLANNING BOARD MEETING MINUTES

Minutes of the Augusta Planning Board meeting held on September 9, 2014.

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

Board members absent: Bill McKenna, Heather Pouliot

City staff present: Matt Nazar, Susan Redmond

Guests present: Ben Murray, Jim Coffin, Dan Wathen

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

Public Hearing: Minor Subdivision. Application of J & R Associates, LLC to convert commercial space into 3 apartments. Assessor's Map 34, Lot 66. Located at 103 Commercial Street / 190 Water Street in the Kennebec Business District 1 (KBD1).

Matt Nazar, Director of Development Services

- when convert commercial space into 3 or more apartments, subdivision review required
- this proposal will bring total number of apartments to 6 apartments

Ben Murray, Coffin Engineering, applicant's agent

- Planning Board reviewed 3rd floor subdivision for 3 apartments
- owner proposes 2nd floor subdivision into 3 apartments
- 2 means of egress

No public comment.

Delaine Nye:

- Meet life safety codes (fire, safety)?
- Handicapped accessible?

Matt Nazar

Will meet life safety codes once it's complete. Not handicapped accessible and not required to be.

Motion by Alison Nichols: In the matter of: The request by J & R Associates to create three apartments in a commercial space on the second floor of the building located at 190 Water St. This request is for final plan review of a Minor Subdivision. The property can be found on Assessor's Map 34, Lot 66.

I have considered and agree with the Findings of Fact 1 – 12 as presented in the staff review and would like to add this additional Finding:

13. The applicant has requested 20 waivers; eight waivers to the information required on the plans submitted, 10 waivers to the information required in the written project narrative and 2 waivers for the paper copies needed. As these apartments will be created in an existing building that is part of a row of attached buildings, these requirements are not applicable and the waivers are granted.

I have also considered and agree with the Conclusions of Law as presented. Specifically, I believe the proposal meets the requirements as set forth in Section 4.4.1, Criteria for Reviewing the Pre-application and 6.3.4, Site plan Criteria Applicable for Conditional Uses in our Land Use Ordinances.

Based on the facts presented and the testimony heard this evening I believe that this application meets the standards of the Land Use Ordinance and I move to approve.

Seconded by Steve Dumont. All in favor. 6:0. Motion passed.

Workshop: Rezone 71 Stone Street, which is currently in the Low Density Residential (RA) District, to allow a conference center. Assessor's Map 10, Lot 31.

Matt Nazar

- conference space for non profits to use
- 17,000 square feet of floor space in two buildings
- large parcel – could split zone to separate area where buildings are from back acreage
- current zoning and BP District (adjacent zoning) don't allow conference space
- could rezone front portion of it BP and add a use to the BP district for conference space with a limitation on square footage
- Governor Hill mansion is in BP zone and is effectively a conference center

Pete Pare

Why aren't conference centers currently included in BP zone?

Matt Narar

- they're uncommon
- hasn't been a call for them before
- don't suggest limiting use to nonprofits

There's conference space at the Senator Inn and Augusta Civic Center.

Jim Coffin, Coffin Engineering & Surveying

- Elsie Viles' wish was for property to become a nonprofit conference center
- Land Use Ordinance doesn't have a parking standard for conference centers
- proposed parking lot is over 10,000 square feet and would require Planning Board review
- traffic is awful from 7-9 am and 4-6 pm

Dan Wathen, President of Viles Foundation

- Groups of 20-30 would be typical
- 50 people might be largest group size

Delaine Nye

- suggestions on zoning line location?

Dan Wathen

- conference center to include barn and parking areas

Consider adding the use to other commercial districts.

Maybe two definitions: conference center, convention center.

August 26, 2014 Minutes

Alison Nichols: Motion to accept August 26, 2014 minutes as drafted. Seconded by Steve Dumont. All in favor. 6:0. Motion passed.

Adjourn

Motion by Alison Nichols to adjourn at 8:03 pm. Seconded by Justin Poirier. All in favor. 6:0. Motion passed.