

PLANNING BOARD MEETING MINUTES

Minutes of the Augusta Planning Board meeting held on October 14, 2014.

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

Board members absent: Heather Pouliot, Peter Pare

City staff present: Susan Redmond

Guests present: C. Wayne Mitchell, Patricia A. West, Zachari Rodrigue, Tarsha Rodrigue, Jim Coffin, Corey Lathrop

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

Public Hearing: Minor Development. Application of Shuman Family LLC to construct a 2,390 square foot addition onto the Charlie's Subaru building. Assessor's Map 16, Lot 30. Located at 466 Western Avenue in the Regional Business (CC) District.

Susan Redmond, Assistant Planner

Minor development review

Current zoning map does not include 1997 amendment – proposal is in the Regional Business District

Use is permitted

Neighbor has a lighting concern – received an email which describes the concern

No stormwater report – no change in impervious area – waiver request. Suggest add a finding for granting a waiver request.

Jim Coffin, Coffin Engineering & Surveying, applicant's agent

Addition will be same height as existing building

Two wall packs proposed – downward shielded

No public comment offered.

MOTION by Alison Nichols to approve the application:

Request for a waiver - not to submit stormwater information – acceptable.

Consider and agree with the facts presented by staff.

Condition of approval:

Charlie's Subaru will address the light situation as we discussed at the meeting and make sure that the lights on top of the retaining wall in the back of the new addition are full cutoff and shielded on the back side if that will help the neighbors with the lighting situation.

Linda Conti: Will vote to approve waiver because no evidence of increased impervious area.

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

Public Hearing: 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.

Susan Redmond

Propose add two definitions to Land Use Ordinance: conference center, convention center; add those uses to specific base zoning districts which are specified in staff review
Rezone portion of Viles property to BP, add conference center to that zone

Jim Coffin, Coffin Engineering & Surveying, representing the Viles Foundation

Parking lot: 5 spaces per 1,000 square feet – need 27 spaces

Widen entrance to 24 feet wide

Maine Department of Environmental Protection visited site and determined that there is not a stream in the area that the parking lot would be built

Will address stormwater runoff

Viles Foundation supports proposed changes to property zoning

Delaine Nye

Support making change.

(23:57) MOTION by Linda Conti:

Propose that we recommend to City Council that the following two definitions be adopted:

Conference Center – A facility used for conferences and seminars, with accommodations for food preparation and eating, entertainment, resource facilities, and meeting rooms. The total floor area of a conference center shall not exceed 20,000 square feet.

Convention Facility – A building, or portion thereof designed to accommodate 300 or more people in assembly.

SECONDED by Alison Nichols. All in favor. 6:0. Motion passed.

(25:53) MOTION by Linda Conti:

Recommend to City Council that a new use be allowed in the BP zoning district and that use be a conference center. The new use shall be a conditional use in the BP, CB, CC, CD, KBD2, and KL districts. Convention center would be a conditional use in the CC and CD district.

SECONDED by Justin Poirier. All in favor. 6:0. Motion passed.

(26:48) MOTION by Linda Conti:

Contract rezone Map 10, Lot 31 such that the front 600 feet, as measured from the edge of the property line abutting Stone Street would be Institutional/Business/Professional (BP). This would place the house and the barn, plus an additional 100-150 feet of the property in the BP district.

SECONDED by Delaine Nye. All in favor. 6:0. Motion passed.

Public Hearing: Land Use Ordinance amendment. Riggs Brook Village District.

Susan Redmond

Staff recommendation is to remove and replace Riggs Brook Village District as presented in the memorandum

Delaine Nye

Front setback – is 10 feet too close to the road?

Justin Poirier

Exterior, existing road 80 foot setback; internal road, 10 foot setback. Similar to what currently exists in the city.

Wayne Mitchell

Augusta Board of Trade supports change

Owens 60 acres

Would like water and sewer extended into zone, so far there's no proposal.

3-4 million dollars to get infrastructure to Church Hill Road.

Jim Coffin

Representing 4 clients

In favor of some changes

Soil is clay so wastewater disposal area needs to be very large.

MOTION by Justin Poirier:

Repeal and replace Riggs Brook Village District as presented in memorandum prepared by Matt Nazar.

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

Minutes

MOTION by Alison Nichols to accept the September 9 and 23, 2014 minutes as drafted.

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

Adjourn

MOTION by Delaine Nye to adjourn at 7:48 p.m. SECONDED by Bill McKenna. All in favor. 6:0. Motion passed.