

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: January 7, 2015

RE: **Robert Coates**

SUMMARY OF REQUEST

Request: The request is for a Conditional Use Review as per Section 6.3. The applicant proposes to change the use to a distillery and a brewery.

Owner: Robert Coates

Applicant: Robert Coates

Location: 3044 North Belfast Avenue

Zoning: Rural Village (RV) District

Tax Map Number: Map 75, Lot 5A

Proposed Land Use: Distillery, brewery

Acreage: 1.19 acres

SUMMARY OF SUBMITTAL PACKAGE

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

1. Completed Conditional Use Application form
2. General Project Information narrative
3. Site Plan Review Criteria for Conditional Uses narrative
4. Deed
5. Site Plan

Areas of Concern

There are no areas of concern.

Staff Review

The Bureau of Engineering did not comment on the application.

The Bureau of Code Enforcement did not comment on the application.

The Bureau of Planning does not have any additional concerns.

Lot Characteristics

No changes are proposed to the impervious surface ratio or the setbacks. No changes are proposed which concern the dimensional limits.

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

- a) *Land Use/ Visual Integrity:*
 - a. *Land Uses:* There are commercial buildings on the property. Lajoie Brothers and Ganneston Construction are on the opposite side of the road. The proposal is compatible with other land uses in the neighborhood.
 - b. *Architectural Design:* The height of one of the roofs would be increased and the siding would be replaced.
 - c. *Scale, Bulk, Building Height:* As mentioned, the height of one of the roofs would be increased. This will increase the scale and bulk of the building.
 - d. *Identity, Historical Character:* This is a rural area with a few businesses.
 - e. *Disposition and Orientation:* No change is proposed to the disposition and orientation of the buildings.
 - f. *Visual Integrity:* The visual integrity of the site will not change significantly.
- b) *Privacy:* No site changes are proposed which would affect the privacy of residents.
- 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 located in the Rural East District which is described in the 2007 Comprehensive Plan. One of the intents of this district is to maintain large, open areas. The proposed change will affect a previously developed lot. The proposal is compatible with the 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:* There will not be a significant increase in the volume of traffic. This is not a concern.
- b) *Safe Access:* Safe access already exists at the site.
- c) *Emergency:* The proposal provides access for emergency services.
- d) *Movement/Parking:* Vehicles have sufficient room to maneuver on site. Sufficient parking is available for the use.

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:* A private well supplies water. Not applicable. Mike Morey of the Greater Augusta Utility District comments that the water line does not extend to this area and he does not have any concerns.
- b) *Sanitary/Sewer/Subsurface Waste Disposal:* There is a septic system on site. Not applicable. Mike Morey of the Greater Augusta Utility District comments that the sewer line does not extend to this area and he does not have any concerns.
- c) *Electricity/Telephone:* No changes are proposed to electric power or telephone service.
- d) *Storm Drainage:* No changes are proposed to the amount of impervious area. Therefore, no storm water changes are proposed.

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:* A corner of the lot is in the shoreland zone of Togus Pond. No physical changes are proposed in the shoreland zone. No sensitive areas will be impacted.
- b) *Air Quality:* The proposal conforms to air quality standards.
- c) *Water Quality:* The proposal conforms to 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:* As previously mentioned, a corner of the lot is in the shoreland zone. No physical changes are proposed in the shoreland zone.

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 applicable performance and dimensional standards.
- b) *Noise:* The proposed use can be conducted so that noise generated will not exceed the performance levels specified in the ordinance.
- c) *Glare/Heat:* No excessive heat or glare is proposed.
- d) *Exterior Lighting:* Full cutoff light fixtures are proposed.
- e) *Screening:* There is existing screening on site. No changes are proposed.
- f) *Signs:* No sign changes are included in the proposal.

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 sufficient financial and technical ability to comply with the ordinance.

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