

# PLANNING BOARD MEETING MINUTES

Minutes of the Augusta Planning Board meeting held on January 13, 2015.

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

Board member absent: Heather Pouliot

City staff present: Lionel Cayer, Matt Nazar

Guests present: Robert Coates, Keith Edwards, Tom Connor, Bob Corey

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

## **Election of officers**

Motion by Alison Nichols to nominate Corey Vose as Chair. Seconded by Pete Pare. All in favor. Motion passed. 7:0.

Motion by Delaine Nye to nominate Justin Poirier as Vice Chair. Seconded by Bill McKenna. Six in favor, one abstained (Poirier abstained). Motion passed 6:0:1.

Motion by Delaine Nye to nominate Alison Nichols as Secretary. Seconded by Pete Pare. Six in favor, one abstained (Nichols abstained). Motion passed. 6:0:1

**Public Hearing: Conditional Use. Application of Robert Coates to change the use to a distillery and brewery which is a conditional use. Assessor's Map 75 Lot 5A. Located at 3044 North Belfast Avenue in the Rural Village District.**

Matt Nazar, Director of Development Services  
City Council approved a new use in the district

Alison Nichols  
Are any of the waiver requests a concern?

Matt Nazar  
No.

Rob Coates  
Propose manufacturing facility  
Small number of retail sales on site  
Make spirits – whiskey & bourbon, beer  
One roofline change  
No change to impervious surface area

Licensing: Agriculture (re: water), federal government (re: spirits), state (re: spirits)

Matt Nazar:  
Victualer's license may be required from the City

Neither for nor against

Bob Corey  
Have you done this before?  
How many jobs will it bring to City?

Rob Coates  
I haven't done this before. Federal government regulates manufacturing liquor.  
Employ two people maximum – size of operation limited by septic system capacity

Delaine Nye  
Think proposal is a great idea

Alison Nichols  
Any concerns with waiver requests?

In the matter of:

The request by the applicant, Robert Coates, for a Conditional Use review to change the use to a distillery and brewery. The project is located on Tax Map 75 in the Rural Village (RV) District and is Lot 5A.

I have considered and agree with the Findings of Fact as presented in the staff review and would like to add these two findings:

13. The applicant requested five waivers from the Checklist of Required Submission Materials. Since this application is solely for a change of use and not for the construction of a new building, the request for these waivers is a reasonable one. These waivers are granted.

14. In his application the applicant acknowledges that one corner of his lot is in the Shoreland Zone and realizes that there are additional restrictions in place for this area. He volunteers that a large ridgeline that exists between his place of business and the shoreline will prevent any adverse effects to Togus Pond.

Having considered and agreed with the Findings of Fact and Conclusions of Law as presented in a memo to this Planning Board from Matt Nazar and Susan Redmond dated January 7, 2015, I find that this project is able to meet the standards of our Land Use Ordinance.

Seconded by Delaine Nye. All in favor. 7:0.

## **Minutes**

Motion by Steve Dumont to accept the December 16, 2014 minutes. Seconded by Alison Nichols. All in favor. Motion passed. 7:0.

### **Adjourn**

Motion by Pete Pare to adjourn at 7:25 p.m. Seconded by Steve Dumont. All in favor. Motion passed. 7:0.