

# PLANNING BOARD MEETING MINUTES

Minutes of the Augusta Planning Board meeting held on February 24, 2015.

Board members present: Tom Connors, Bill McKenna, Alison Nichols, Corey Vose, Heather Pouliot, Steve Dumont, Justin Poirier, Delaine Nye

Board members absent: Pete Pare

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

Guests present: Austin Turner

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

**Public Hearing: Minor Development. Conditional Use. Application of New England Industrial Properties to construct a 3,000 square foot addition on the O'Reilly Auto Parts building. The applicant proposes an expansion of a structure with a nonconforming setback. Approximately 413 square feet of the existing building is within the 10 foot setback. Approximately 267 square feet of the proposed addition will be within the 10 foot setback, which is a 65% expansion and a conditional use. Assessor's Map 27, Lot 249. Located at 61 Western Avenue in the Local Business (CB) District.**

Matt Nazar, Director of Development Services, gave an overview of the access and landscaping revisions proposed since the February 10<sup>th</sup> public hearing.

Lionel Cayer, City Engineer:

The proposed revisions to traffic movements are the best that they can be.

Delaine Nye: If this was a new project, would it meet the bufferyard standards?

Matt Nazar: No. The requirement on this project is for up to 4% of the project cost to be applied towards the nonconformities.

Alison Nichols: Existing wallpacks are not full cutoff.

Austin Turner, Bohler Engineering:

I worked with the City Engineer on the revised design.

Delaine Nye:

Suggest substitute juniper for grass at southeast corner.

Austin Turner:

There are guy wires in that area.

No public comment.

Alison Nichols, Delaine Nye and Heather Pouliot were absent from the February 10<sup>th</sup> public hearing. Prior to the February 24<sup>th</sup> public hearing, Alison signed an affidavit that she reviewed the application materials and video of February 10<sup>th</sup> public hearing.

Delaine Nye:

Reviewed materials, visited site, willing to sign affidavit.

Heather Pouliot:

Reviewed materials, willing to sign affidavit.

None of the Planning Board members asked Delaine or Heather to recuse themselves from participating in the vote.

Motion by Alison Nichols:

In the matter of: The request by the applicant, New England Industrial Properties, Inc./O'Reilly Auto Parts, for a Minor Development and Conditional Use review to construct a 3,000 square foot addition and to expand a structure with a non-conforming setback. The project is located on Tax Map 27 in the Local Business (CB) District and is Lot 249.

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

13. The applicant has requested two waivers; one from submitting a traffic report and the second from submitting a stormwater report.

- The traffic report waiver request is acceptable provided the applicant continues to work with the city engineer, Lionel Cayer, throughout the process to create the safest possible access and egress.
- The stormwater waiver is also acceptable as, pursuant to a discussion with Lionel Cayer, this concern has been addressed by the addition of a note concerning pre- and post-development run-off to the Site Grading & Erosion plan, Sheet C1.

Having also considered and agreed with the Conclusions of Law as presented in the staff review preparation for this discussion, I find that this project is able to meet, with conditions, the standards of our Land Use Ordinance.

I would like to add these conditions:

1. As part of the 4% rule, additional plantings as discussed this evening (i.e., more of the same plantings proposed elsewhere) shall be added to the southeast corner of the property line in place of the grass proposed.
2. The landscaping, as presented on page C2 of 4 (revised on 02/17/2015), discussed tonight and requested in the above condition #1, shall be maintained at all times.
3. As part of the 4% rule, the existing exterior lighting on the property, wall packs and others, if any, shall be made full cut-off fixtures.

Seconded by Justin Poirier. All in favor. 7:0. Motion passed.

## **Museum**

Matt Nazar:

A museum is proposed in the Gannett House (building on State Street beside Blaine House). Suggest create definition for museum and add it to desired districts.

## **Minutes**

Motion by Steve Dumont to approve the February 10, 2015 minutes as drafted. Seconded by Tom Connors. Five in favor and two abstained (Pouliot and Nye) 5:0:2. Motion passed.

## **Adjourn**

Motion by Bill McKenna to adjourn at 7:44 p.m. Seconded by Delaine Nye. All in favor. 7:0. Motion passed.