

**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:** March 18, 2015

**RE:** Lithgow Library addition

**SUMMARY OF REQUEST**

**Request:** The applicant proposes to construct an addition on Lithgow Library and a parking lot. The request is for a Major Development review as per Section 4.5.

**Owner:** City of Augusta

**Applicant:** City of Augusta

**Location:** 45 Winthrop Street

**Zoning:** Institutional/Business/Professional (BP) District

**Tax Map Number:** Map 34, Lot 156 & 158

**Existing Land Use:** Government services

**Proposed Land Use:** Government services

**Acreage:** 1.37 acres

**SUMMARY OF SUBMITTAL PACKAGE**

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

1. Development Review Application Form
2. Narrative
3. Deed
4. Plan set

## Areas of Concern

Staff recommends that the Board require the applicant to:

1. Revise the Lighting Plan to include the current site plan layout.

## Waivers

The applicant requested a waiver from submitting a traffic report. The City Engineer does not think a traffic report is necessary. Staff recommends that the Board approve the waiver request.

## Staff Review

**The Bureau of Engineering** does not have any additional comments.

**The Bureau of Code Enforcement** does not have any additional comments.

**The Bureau of Planning** does not have any additional comments.

## Lot Characteristics

*Impervious surface ratio* – The maximum impervious surface ratio is .95. The proposed impervious surface ratio will be less than .95, which meets the standard.

*Floor area ratio* – The maximum allowed floor area ratio is .74. The proposed floor area ratio is less than .74, which meets the standard.

*Maximum Height* – The maximum allowed height is 42 feet. The proposed height is less than 42 feet, which meets the standard.

## CRITERIA FOR REVIEW OF A MAJOR DEVELOPMENT (Section 4.5 of the LUO; includes Section 6.3.4, Conditional Use Review)

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

- a) *Land Use/ Visual Integrity:*
  - a. *Land Uses:* The applicant proposes an addition on an existing building and a parking lot. It will be an expansion of an existing use.
  - b. *Architectural Design:* The addition has been designed to complement the original building.
  - c. *Scale, Bulk, Building Height:* The addition is compatible with the neighborhood in regards to scale, bulk and building height.
  - d. *Identity, Historical Character:* The proposal is compatible with the neighborhood in regards to identity and historical character.
  - e. *Disposition and Orientation:* The addition is parallel to the streets that it has frontage on.

- f. *Visual Integrity*: Landscaping will help the building blend in with the neighborhood.
- g. *Privacy*: Landscaping will help the building blend in with the neighborhood.
- b) *Safety and Health*: The proposal will maintain safe and healthful conditions in the neighborhood.
- c) *Property Values*: The proposal will not have a significant detrimental effect on value of adjacent properties in the neighborhood.

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 property is located in the Westside Residential District which is described in the 2007 Comprehensive Plan. It is a mix of neighborhoods and commercial corridors.

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*: Additional traffic will not have a significant negative impact on the neighborhood.
- b) *Safe Access*: Safe access will be provided by providing proper sight distance and minimum width curb cuts for safe entering and exiting.
- c) *Emergency*: The proposal provides access for emergency vehicles and persons attempting to render emergency services.
- d) *Movement/Parking*: The entrance and parking system provides for the smooth and convenient movement of vehicles both on and off the site. Thirty-nine on-site parking spaces are provided. One parking space is required per four seats design capacity. This allows for 156 seats at the library. The proposal provides adequate space for loading and unloading.

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*: Sufficient water is available for the proposal.
- b) *Sanitary/Sewer/Subsurface Waste Disposal*: Sufficient sewer capacity is available for the proposal.
- c) *Electricity/Telephone*: Electricity and phone service already exist at the site.
- d) *Storm Drainage*: Lionel Cayer comments "I concur with the conclusion the was made in the report by Jim Coffin that the project complies with our storm water regulation since the overall post development rate of runoff from the site will be less than the predevelopment rate. The project will be responsible for the cost of the installation of a new stormwater pipe crossing under State Street and about 400 feet +/- down Oak Street. This is required due to the fact that there is no dedicated stormwater line

available at the intersection of Oak and State Street where this project needs to discharge stormwater. This new line down Oak Street is the best alternative as agreed upon by the Greater Augusta Utility District and myself.”

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Stormwater.

#### **Resource Protection and Environment (Section 6.3.4(5) of the LUO)**

- a) *Sensitive Areas*: There are no sensitive areas on the property. Not applicable.
- b) *Air Quality*: The proposal meets with air quality standards.
- c) *Water Quality*: The proposal meets with water quality standards.
- d) *Sewage/Industrial Waste*: Sewage will be disposed of in the public sewer. No industrial waste is proposed.
- e) *Shoreland/Wetland Districts*: The project is not in the shoreland zone. Not applicable.

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 project complies with the performance and dimensional standards.
- b) *Noise*: Noise is not an issue.
- c) *Glare/Heat*: No glare or heat is proposed.
- d) *Exterior Lighting*: The lighting plan includes an earlier version of the site plan than is currently proposed. It needs to be revised to include the current layout of the site and Oak Street. The lighting fixtures are full cutoff.
- e) *Screening*: The landscaping will screen the areas of concern.
- f) *Signage*: A sign is proposed at the south east corner of the site.

Staff recommends that the Board require the applicant to:

2. Revise the Lighting Plan to include the current site plan layout.

#### **Financial and Technical Ability (Section 6.3.4(7) of the LUO)**

The applicant has the financial and technical ability to meet the terms of the ordinance. The City of Augusta voters authorized the expenditure of funds for the project. In addition, the Friends of Lithgow Library raised funds for the project.

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

#### **Pollution (Section 4.4.1.1 of the LUO)**

- a) *Floodplain*: The project is not in the 100 year floodplain. Not applicable.

- b) *Ability of Soils to support waste disposal:* Wastewater will be disposed of in the public sewer.
- c) *Slopes effect on effluents:* Wastewater will be disposed of in the public sewer.
- d) *Streams for disposal of effluents:* Wastewater will be disposed of in the public sewer.
- e) *Applicable health and water resource rules:* Wastewater will be disposed of in the public sewer.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding pollution.

#### **Sufficient Water (Section 4.4.1.2 of the LUO)**

Sufficient water is available for the project.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding sufficient water.

#### **Municipal Water Supply (Section 4.4.1.3 of the LUO)**

Sufficient water is available for the project.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding municipal water supply.

#### **Soil Erosion (Section 4.4.1.4 of the LUO)**

An erosion and sedimentation control plan is included in the application.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding soil erosion.

#### **Highway or Public Road Congestion (Section 4.4.1.5 of the LUO)**

See the Traffic Pattern, Flow and Volume section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding highway or public road congestion.

#### **Sewage Waste and Municipal Solid Waste Disposal (Sections 4.4.1.6 and 4.4.1.7) of the LUO)**

Sewage will be disposed of in the public sewer. Municipal solid waste will be disposed of at Hatch Hill.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding sewage waste and municipal solid waste disposal.

#### **Aesthetic, Cultural, and Natural Values (Section 4.4.1.8 of the LUO)**

The proposal will not have an undue adverse effect on aesthetic, cultural or natural values. The architect has designed the addition to compliment the original section of Lithgow Library.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Aesthetic, Cultural, and Natural Values.

#### **Conformity with City Ordinances and Plans (Section 4.4.1.9 of the LUO)**

See the Plans and Policies and Performance Standards sections.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding city ordinances and plans.

#### **Financial and Technical Ability (Section 4.4.1(10) of the LUO)**

See the Financial and Technical Ability section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding financial and technical ability.

#### **Surface Waters; Outstanding River Segments (Section 4.4.1(11) of the LUO)**

The proposal is not in one of these areas. Not applicable.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Surface Waters; Outstanding River Segments.

#### **Ground Water (Section 4.4.1(12) of the LUO)**

The proposal will not adversely affect the quality or quantity of ground water.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding ground water.

#### **Flood Areas (Section 4.4.1(13) of the LUO)**

The project is not in the 100 year floodplain.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding flood areas.

#### **Freshwater Wetlands (Section 4.4.1(14) of the LUO)**

There are no freshwater wetlands on the site.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding freshwater wetlands.

**River, Stream, or Brook ((Section 4.4.1(15) of the LUO)**

There is no river, stream or brook on or adjacent to the site.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding rivers, streams, or brooks.

**Stormwater (Section 4.4.1(16) of the LUO)**

See the Performance Standards section.

**Access to Direct Sunlight (Section 4.4.1(17) of the LUO)**

The proposal will not block access to direct sunlight to any structures utilizing solar energy.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding direct sunlight.

**Title 38 M.R.S.A. Section 484, Chapters 371 and 373-377 (Section 4.4.1(18) of the LUO)**

The project is not regulated by the Site Location of Development Law. Not applicable.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Title 38 M.R.S.A. Section 484, Chapters 371 and 373-377.

**Spaghetti-Lots Prohibited (Section 4.4.1(19) of the LUO)**

A subdivision is not proposed. Not applicable.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding spaghetti-lots.

**Outdoor Lighting (Section 4.4.1(20) of the LUO)**

See the Performance Standards section.