

PLANNING BOARD MEETING MINUTES

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

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

Board members absent: Corey Vose

City staff present: Matt Nazar, Susan Redmond

Guests present: Jim Coffin, Sarah Schultz-Nielsen, Rebecca Lazure, Bill Bridgeo, Betsy Pohl, Stewart Roberts, Dave Rollins, Jan Rollins, Michael Shepherd

Justin Poirier, Vice Chair, called the meeting to order at 7:00 p.m.

Public Hearing: Major Development. Application of the City of Augusta to construct an addition on Lithgow Library and a parking lot. Assessor's Map 34, Lot 156 and 158. Located at 45 Winthrop Street in the Institutional/Business/Professional District.

Matt Nazar, Director of Development Services, gave an overview of the project.
Parking standard: one parking space for every four seats. Recommend a 50% reduction in the amount of parking required.
Entrance is off parking lot

Betsy Pohl, Lithgow Library Director, described the need for a larger library and gave an overview of the project.
Voters approved a bond for funding
Friends of Lithgow Library have raised 2.7 million dollars, 3 million dollar fundraising goal
Temporary library at Ballard Center.
18 months or less to complete construction. Summer/Fall 2016 open renovated library
Winthrop Street entrance will be used for emergency exit only
Guaranteed maximum price

Stewart Roberts, Johnson Roberts Architects, applicant's architect
Addition will resemble 3D model on display, complement original building, same height and similar color of materials (grey walls, red roof)

Planning Board members asked:
Roof designed to shed snow?
Anticipate increase in number of visitors after renovation?
Restrict parking in lot to library staff and visitors only?

Applicant's answers:
Roof designed to handle snow

Anticipate 2-3 times as many visitors after renovation, spread out over hours open
Will restrict parking and call police if need to

Public comment in favor:

Jan Rollins
Support project

No other public comment.

Motion by Alison Nichols: In the matter of: The request by the City of Augusta for a Major Development review of the proposal for an addition on Lithgow Library and a parking lot. The project is located on Tax Map 34 in the Institutional/Business/Professional (BP) District and encompasses Lots 156 and 158. I have considered and agree with the Findings of Fact as presented in the staff review and would like to add this finding:

17. The applicant has requested a waiver from submitting a traffic report. The City Engineer does not believe a traffic report is necessary and City staff recommends that this waiver be approved. We therefore grant this waiver request.

I have also considered and agree with the Conclusions of Law as presented by staff as they pertain to 4.4.1 Criteria for Reviewing the Preapplication and 6.3.4 Site Plan Criteria Applicable for Conditional Uses.

I believe, with the following conditions, the project can meet the standards of our Land Use Ordinance. These standards shall be met prior to the Signature of Approval on the Site Plan and no site or building permit shall be issued until these conditions are met.

1. All lights shall conform to our ordinance requirements and shall be full cut-off, properly installed.
2. The applicant will revise the Lighting Plan to include the current site plan layout.
3. The color and materials of the exterior of the building shall be as described in tonight's meeting, and the only red on the exterior of the building shall be that of the red roofing tiles.

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

Public Hearing: Land Use Ordinance Amendment. Create a definition for museum and discuss which zoning districts to add the use to.

Matt Nazar gave an overview of the proposal.

Public comment in favor of amendment:

Rebecca Lazure

Would like to open a first amendment museum in Gannet House (on State Street beside Blaine House).

No other public comment.

Motion by Delaine Nye: Recommend to City Council that a new definition for museum be added to the Land Use Ordinance, “museum” be removed from the definition of a service, museum shall be a conditional use in following districts: BP, CC, KBD1, KBD2, KL. Seconded by Alison Nichols. All in favor. 7:0. Motion passed.

March 10, 2015 Minutes

Alison Nichols: Page 2, under Jim Coffin, change “two pole light” to two pole lights”. Page 3, near bottom of page, change “Alison Nye” to “Alison Nichols”.

Motion by Steve Dumont to accept the minutes as corrected. Seconded by Alison Nichols. Five in favor, two abstained (Pare, Pouliot). 5:0:2. Motion passed.

Adjourn

Motion by Pete Pare to adjourn. Seconded by Bill McKenna. All in favor. 7:0. Motion passed.