

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: June 3, 2015

RE: Maine Instrument Flight

SUMMARY OF REQUEST

Request: The request is for a Minor Development review as per Section 4.5. The applicant proposes to construct a hanger building.

Owner: State of Maine

Applicant: Maine Instrument Flight

Location: Winthrop Street

Zoning: Government Services District (GS)

Tax Map Number: Map 9, Lot 5

Existing Land Use: Service

Proposed Land Use: Service

Acreage: 375

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. Letter of intent
4. Agent authorization letter

5. Site Plan

Areas of Concern

None.

Waivers

The applicant has not requested any waivers.

Staff Review

The Bureau of Engineering did not comment on the application.

The Bureau of Code Enforcement does not have any concerns.

The Bureau of Planning does not have additional comments.

Lot Characteristics

There are no dimensional requirements that apply to this project.

CRITERIA FOR REVIEW OF A MINOR 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 proposed hanger is compatible with the uses on the site.
 - b. *Architectural Design:* The proposed building is shown on the elevation plans. The building is one story and has a low-pitched roof.
 - c. *Scale, Bulk, Building Height:* The building is 9,025 square feet in size and is one-story in height.
 - d. *Identity, Historical Character:* The site is an airport.
 - e. *Disposition and Orientation:* The proposed building is oriented parallel to Winthrop Street.
 - f. *Visual Integrity:* The building will be among other buildings that look similar.
- b) *Privacy:* There are no residences in the immediate vicinity.
- c) *Safety and Health:* The proposal will maintain safe and healthful conditions.
- 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)

In Volume 1, Page 18 of the 2007 Comprehensive Plan, it addresses the leading idea of A City on the Move: A Walkable and Accessible City. This section supports the existence of a variety of transportation means.

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:* The hanger is replacing a hanger. There will not be a significant increase in traffic volume.
- b) *Safe Access:* The existing curb cut will be widened.
- c) *Emergency:* The Fire Chief does not have any concerns regarding emergency access. The Police Chief does not have any concerns regarding emergency access.
- d) *Movement/Parking:* The amount of parking will remain the same.

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:* Michael Morey of the Greater Augusta Utility District comments that the water supply on site is private.
- b) *Sanitary/Sewer/Subsurface Waste Disposal:* Michael Morey of the Greater Augusta Utility District comments that the wastewater disposal is private.
- c) *Electricity/Telephone:* Electric power lines will be extended to the building.
- d) *Storm Drainage:* No changes are proposed to the existing stormwater system.

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.
- b) *Air Quality:* The project complies with air quality standards.
- c) *Water Quality:* The project complies 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.

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 the performance and dimensional standards.

- b) *Noise*: The building will be used for storage. Noise will not be an issue.
- c) *Glare/Heat*: No glare or heat is proposed.
- d) *Exterior Lighting*: No exterior lights are proposed. Not applicable.
- e) *Screening*: No landscaping is proposed. The amount of parking will remain the same.
- f) *Signage*: No signs are proposed.

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)

E. S. Coffin Surveying & Engineering, the applicant's agent, has the technical ability to comply with the ordinance. The applicant has adequate financing to complete 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*: Waste water will be disposed of in the public sewer.
- c) *Slopes effect on effluents*: Waste water will be disposed of in the public sewer.
- d) *Streams for disposal of effluents*: Waste water will be disposed of in the public sewer.
- e) *Applicable health and water resource rules*: Waste water 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)

A private water supply will be used.

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)

The municipal water supply will not be used.

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)

The project will be on an area that is currently impervious surface.

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)

This is not a concern.

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 a private system. 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)

There will not be an impact on aesthetic, cultural or natural values.

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 project is not located in one of these areas.

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)

There will not be a groundwater impact.

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)

No freshwater wetland impacts are proposed.

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 are not any streams immediately adjacent to the project.

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)

No change in stormwater is proposed.

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

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 site has a Site Location of Development Act permit. The applicant is applying for an amendment to the permit.

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)

No new exterior lights are proposed.

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