

# PLANNING BOARD MEETING MINUTES

Minutes of the Augusta Planning Board meeting held on July 14, 2015.

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

Board members absent: Corey Vose

City staff present: Lionel Cayer, Matt Nazar

Guests present:

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

**Public Hearing: Rezoning application of Performance Foodservice – Northcenter to contract rezone an area from Planned Development 2 (PD2) to contract Planned Development (PD) to allow parking services. Assessor’s Map 54, Lot 3, 34, 35, 36, 37. Located off Sherwood Drive.**

Matt Nazar, Director of Development Services, gave an overview of the proposal. The purpose of the meeting is for the Planning Board to hear the proposal, discuss it, and make a recommendation to City Council.

Greg Piper, President, Performance Food Center  
Only planned access is from existing facility  
Will have a forested buffer between parking area and neighborhood

Speaking against project:

Kathleen Corbin, Sherwood Drive  
Concerned re: air pollution, lights, be kept awake at night, tractor trailer traffic on Sherwood Drive

Bernice McHatten, 45 Sherwood Drive  
My daughter and grandchildren live with me  
Special needs children in the house – fears about people coming into neighborhood  
Daughter has lung disease – concerned pollution from vehicles could adversely affect her health

Stacey Soucy  
Concerned about noise from traffic trailer trucks

Applicant

Greg Piper

Only access will be from existing facility

About 300 feet between house lot to corner of the first parking spaces

Don't run trucks all night long – use fuel additives

If it gets really cold – plug engines into engine blocks

Building the parking lot doesn't increase traffic at all

Need additional space to handle current business

24 hour operation at building

Pete Pare

Distance between your lot and the proposed parking lot?

MOTION by Alison Nichols: This motion is concerning the request by Performance Foodservice - Northcenter for a Contract Rezoning to Planned Development (PD) to allow for Parking Services. The project is located on Tax Map 54 in the Planned Development 2 (PD2) District and is comprised of Lots 3, 34, 35, 36 and 37.

I believe the project meets all the criteria necessary for this zone change to occur.

1. The rezoning is consistent with both the 1988 Growth Management Plan and the 2007 Comprehensive Plan.
2. The rezoning is consistent with established land use patterns and will return the parcel to its former PD zoning designation.
3. As the proposed rezoning is of a relatively large area of land, it will not create spot zoning.
4. The applicant has attested that adequate utilities, roads and services will be provided.
5. The rezoning is justified by changing conditions. Performance Foodservice/Northcenter is a successful business that wishes to stay in Augusta and needs the additional land in order to continue to grow and thrive. Expanding in to an adjacent lot that was once a gravel pit is a good reuse of that land.

I proposed that we approve the requested zone change and send it to council with our recommendation that it be adopted.

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

**Public Hearing: Land Use Ordinance Amendment. Add social services as a conditional use in the Planned Development 2 (PD2) District.**

Matt Nazar, Director of Development Services, gave an overview of the proposal. Methadone clinics are not included in social services.

Annalee Morris

Support proposal

Own Riverside Drive property

Social services: provided in homes, outpatient therapy

Office use for professional staff  
Want to be able to build a small facility in the back

Katherine Hollowell  
Director of social services agency which is owned by Annalee

Speaking in favor:

Alden Peabody, live next door  
Didn't have an issue with the social service agency when it was located there

Tom Ward, live in Hallowell  
Contracted with Anglz Behavioral Health  
Don't think that neighbors would have an issue with organization if it was located there

Speaking neither for nor against:

Cecil Munson, Riverside Drive resident  
Provision for food services operation?

Matt Nazar  
Could limit the size of structure associated with social services

MOTION by Alison Nichols: I move to approve the zoning change as presented by staff in their memo dated July 8, 2015, with Social Services as a conditional use. I would also like to add the following wording to the PD2 performance zoning description: Social Services uses in the PD2 district are to be of a specific use, and built on a scale, appropriate to and sensitive to their immediate neighbors. I recommend we pass this on to Council for adoption.

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

**June 23, 2015 Minutes**

Correction by Alison Nichols: On first page, last name of person from Vermont: "Sinney"

Motion by Steve Dumont to accept the minutes as corrected. Seconded by Alison Nichols. Six in favor, one abstained (Pare). 6:0:1.

**Adjourn**

Motion by Pete Pare to adjourn. Seconded by Delaine Nye. All in favor. 7:0.