

**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:** August 5, 2015

**RE:** **Connected Credit Union**

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**SUMMARY OF REQUEST**

**Request:** The request is for a Major Development review as per Section 4.5. The applicant proposes to construct a credit union with a drive-through.

**Owner:** Ken Nuzzo, Dale Rodrigue

**Applicant:** Connected Credit Union

**Location:** Northeast corner of Civic Center Drive and Gaywalk Street

**Zoning:** Civic Center District (CD)

**Tax Map Number:** Map 5, Lot 53B

**Existing Land Use:** Vacant land

**Proposed Land Use:** Finance, Insurance, and Real Estate Services

**Acreage:** 1.86 acres

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**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. Purchase and Sale Agreement
4. Agent authorization letter

## 5. Site Plan

### Areas of Concern

Please see the memorandum from Lionel Cayer, City Engineer.

### Waivers

The applicant did not request any waivers.

### Staff Review

**The Bureau of Engineering** commented in a separate memorandum.

**The Bureau of Code Enforcement** does not have any concerns.

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

### Lot Characteristics

*Impervious Surface Ratio* – The maximum allowed impervious surface ratio is .80. The proposed impervious surface ratio is .39, which meets the standard.

*Floor Area Ratio* – The maximum allowed floor area ratio is .45. The proposed floor area ratio is .06, which meets the standard.

*Maximum Height* – The maximum allowed height is 56 feet. The proposed height is thirty-six feet six inches (36'6"), which meets the standard.

### 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:* A pump house and a Duncan Donuts are to the north of the proposal. The University of Maine is located on the opposite side of Civic Center Drive.
  - b. *Architectural Design:* The elevation plans show a two-story building with multiple roof lines.
  - c. *Scale, Bulk, Building Height:* The first floor is 3,045 square feet and the second floor is 1,985 square feet. The building height is thirty-six feet six inches (36'6").
  - d. *Identity, Historical Character:* The proposed credit union is in a commercial area.
  - e. *Disposition and Orientation:* The building will be approximately 175 feet from Civic Center Drive.
  - f. *Visual Integrity:* Bufferyards are proposed on the site.
- b) *Privacy:* Residences are at least 1,000 feet from the site. There will be bufferyards on the site.

- c) *Safety and Health:* The proposal will maintain safe and healthful conditions in the neighborhood.
- d) *Property Values:* The proposal will not have a significant 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)**

The proposal is in the Economic Growth Area which is described in the 2007 Comprehensive Plan.

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:* Please see the memorandum from Lionel Cayer, City Engineer.
- b) *Safe Access:* Please see the memorandum from Lionel Cayer, City Engineer.
- c) *Emergency:* Lt. Freeman, of Augusta Fire Department, comments that the access is acceptable.
- d) *Movement/Parking:* Please see the memorandum from Lionel Cayer, City Engineer.

Please see the memorandum from Lionel Cayer, City Engineer.

#### **Public Facilities (Section 6.3.4(4) of the LUO)**

- a) *Water Supply:* Mike Morey, of the Greater Augusta Utility District, comments that there is sufficient capacity in the public water supply for the proposal.
- b) *Sanitary/Sewer/Subsurface Waste Disposal:* Mike Morey, of the Greater Augusta Utility District, comments that there is sufficient capacity in the public sewer system for the proposal.
- c) *Electricity/Telephone:* Electricity and telecommunication lines will be extended from Gaywalk Street.
- d) *Storm Drainage:*

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 known sensitive areas on the site.
- b) *Air Quality:* The proposal complies with air quality standards.
- c) *Water Quality:* The proposal complies with water quality standards.
- d) *Sewage/Industrial Waste:* Sewage will be disposed of in the public sewer system. 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:* Noise is not expected to be an issue.
- c) *Glare/Heat:* No heat or glare is proposed.
- d) *Exterior Lighting:* Full cutoff lights are proposed.
- e) *Screening:* Bufferyards are proposed along the buffer areas.
- f) *Signage:* The signs will comply with the ordinance.

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 Engineering & Surveying prepared the application and has the technical ability to comply with the ordinance. The applicant indicates that they have the financial ability to comply with the ordinance.

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

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 proposal.

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 proposal.

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 proposal will not cause unreasonable soil erosion.

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)**

The proposal will not cause unreasonable road congestion.

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. 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 applicant has requested comments from several organizations regarding this criterion.

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)**

The proposal complies with city ordinances and plans.

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.

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 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 proposal is not in a flood area.

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 wetlands will be impacted by the proposal.

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

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

See the Public Facilities section.

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

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.

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