

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: Augusta Motorsports, Inc.

SUMMARY OF REQUEST

Request: The request is for a Minor Development review as per Section 4.5. The applicant proposes to expand a warehouse by 5,000 square feet.

Owner: Augusta Motorsports, Inc.

Applicant: Augusta Motorsports, Inc.

Location: 3099 North Belfast Avenue

Zoning: Rural Village District (RV)

Tax Map Number: Map 4, Lot 98

Existing Land Use: Retail

Proposed Land Use: Retail

Acreage: 3.85

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. Agent authorization letter

5. Site Plan

Areas of Concern

There are no areas of concern.

Waivers

The applicant did not request any waivers.

Staff Review

The Bureau of Engineering does not have any concerns.

The Bureau of Code Enforcement did not comment.

The Bureau of Planning does not have any concerns.

Lot Characteristics

Minimum Lot Size – The minimum required lot size is 1 acre. The lot is 3.85 acres, which meets the standards.

Minimum Road Frontage – The minimum road frontage is 400 feet. There is over 400 feet of road frontage, which meets the standard.

Minimum Lot Depth – The minimum required lot depth is 150 feet. The lot is over 150 feet deep, which meets the standard.

Minimum Front Setback – The minimum required front setback is 50 feet. The existing building is set back over 50 feet, 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:* North Country Harley Davidson is located at the property. There is a commercial use and mobile home park to the east. There is a residence and other land owned by the applicant to the west.
 - b. *Architectural Design:* The design will be the same as the existing warehouse.
 - c. *Scale, Bulk, Building Height:* A 5,000 square foot addition is proposed. The building height is not specified.
 - d. *Identity, Historical Character:* The area is rural with a few businesses and residences.
 - e. *Disposition and Orientation:* The addition will be on the back side of the warehouse away from the road.

- f) *Visual Integrity*: A bufferyard is proposed to the east of the proposed addition.
- b) *Privacy*: The bufferyard will separate the addition from the mobile home park located to the east.
- 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)

The project is located in the Rural East District which is described in the 2007 Comprehensive Plan. Development patterns need to be progressively more rural as one moves east.

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 applicant does not expect a significant change in the amount of traffic.
- b) *Safe Access*: No change is proposed to the access.
- c) *Emergency*: No change is proposed to emergency access.
- d) *Movement/Parking*: No change is proposed to the parking lot.

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*: The site has a private well. Not applicable.
- b) *Sanitary/Sewer/Subsurface Waste Disposal*: The site has a septic system. Not applicable.
- c) *Electricity/Telephone*: The site is served by Central Maine Power.
- d) *Storm Drainage*: A stormwater detention pond is proposed. Lionel Cayer, City Engineer, comments that the stormwater design is acceptable.

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 a couple of wetland areas on the site. No wetland impact is proposed.
- b) *Air Quality*: The proposal conforms to air quality standards.
- c) *Water Quality*: The proposal conforms to water quality standards.

- d) *Sewage/Industrial Waste*: Sewage will be disposed of in the septic system. No industrial waste is proposed.
- e) *Shoreland/Wetland Districts*: The project is in the Limited Commercial District (LC). It meets the shoreland zoning standards.

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 a concern.
- c) *Glare/Heat*: No glare or heat is proposed.
- d) *Exterior Lighting*: A full cutoff wall pack is proposed at the doors of the southwest corner of proposed addition.
- e) *Screening*: A Bufferyard A is proposed to the east of the addition.
- f) *Signage*: No signage is 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)

The applicant plans to pay for the addition with cash that is currently available. The applicant's agent, Thayer Engineering, has the technical ability to complete the project in compliance with the standards.

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*: Wastewater will be disposed of in the septic system.
- c) *Slopes effect on effluents*: Wastewater will be disposed of in the septic system.
- d) *Streams for disposal of effluents*: Wastewater will be disposed of in the septic system.
- e) *Applicable health and water resource rules*: Wastewater will be disposed of in the septic system.

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)

There is a private well on the property.

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. Not applicable.

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)

No significant change in traffic volume is proposed.

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 septic system. No significant change in the amount of solid waste is expected. Trash is picked up by Central Maine Disposal.

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)

No undue adverse effect on aesthetic, cultural or natural values is expected.

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 conforms 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 located in the watershed of Togus Pond. It will not adversely affect the quality of the lake or unreasonably affect its shoreline.

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 is not expected to 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 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)

The freshwater wetlands are included on the site plan.

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 immediately adjacent to the project 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 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 Act. 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.

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