

PLANNING BOARD MEETING MINUTES

Minutes of the Augusta Planning Board meeting held on October 27, 2015.

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

Board members absent: Heather Pouliot.

City staff present: Matt Nazar, Betsy Poulin

Guest present: Annalee Morris-Polley, Cecil Munson

Public Hearing: Minor Development. Tabled from September 8, 2015. Application of Pizza Degree to add a drive through lane to restaurant. Assessor's Map 19, Lot 75. Located at 265 Western Avenue in the Regional Business District (CC).

Matt Nazar gave an overview of this agenda item. The board received a copy of a letter dated October 27, 2015 which states that Pizza Degree has withdrawn their application. No action is required.

Public Hearing: Minor Development and Conditional Use. Application of AMMA LLC Annalee Morris-Polley for conditional use of social services in an existing building. Assessor's Map 2, Lot 20. Located at 841 Riverside Drive in the Planned Development 2 District (PD2).

Matt Nazar gave an overview of the project.

-PD2 was modified to add social services as a conditional use on August 20, 2015 by City Council.

-No areas of concern

Alison

-I see 25 waivers, not just 2 as part of the staff review

Matt

-The majority of the waivers are not applicable due to it being an existing site

Annalee Morris-Polley, Applicant and Owner

-She has an existing agency in Winthrop, wants to move it to this site.

-Exterior building color proposed to be a brick/darker red color with contrasting roofing. Want it to be more visible than it is today.

-New siding will most likely be horizontal vinyl, not the vertical look shown on the plans. This is due to the tall wall height in some areas.

Anyone in favor or against?
None

Public Hearing Closed.

Motion by Alison Nichols: This is concerning the application of AMMA LLC Annalee Morris-Polley for a Minor Development and Conditional Use Review as per Section 4.5 and 6.3.4. The applicant is proposing to convert the existing non-conforming retail use building to include a social services use. The project is located at 841 Riverside Drive in the Planned Development 2 (PD2) District and is on Tax Map 2, Lot 20.

I have considered and agree with the Findings of Fact in the staff review and would like to add the following finding:

1. The applicant has requested 25 waivers, 12 from specific plan requirements, 10 from detailed discussion in the written narrative and 3 from the submissions required. Since the project is to renovate an existing building without adding to the building footprint, will reduce the amount of impervious area by removing the asphalt on the east side of the building, and staff has no concerns with these requests, these waivers are granted.

I have also considered and agree with the Conclusions of Law as presented.

I believe the project, as presented this evening, is able to meet the standards of our Land Use Ordinance with the following condition(s):

1. The exterior color of the building will be sensitive to character of the mixed neighborhood in which it sits.

I move to approve the application as stipulated above.

Second: Delaine Nye
All in favor. Motion passed. 8:0

Public Hearing: Major Development. Application of Performance Food Group, Inc. to construct a 201,845 square foot driveway and parking lot. Assessor's Map 54, Lots 1A, 3, 35 and Map 53, Lot 23A and Map 2, Lot 2. Located at 20 Dalton Road in the Planned Development (PD) and Industrial (IA) Districts.

Matt Nazar: No action needs to be taken on this item. There is an issue with the right, title or interest for this property. There is no application before the board without this item being resolved.

Minutes

Delaine Nye abstained since she was not present at these meetings.

August 11, 2015 Minutes:

Motion for approval: Alison Nichols

Second: Justin Poirier

Motion Passed. 7:0

September 8, 2015 Minutes:

Motion to approve with corrections: Alison Nichols

Second: Steve Dumont

Motion Passed. 6:0

Adjourn

Motion by Justin Poirier to adjourn at 7:23 pm.

Second: Tom Connors

Further Discussion. None.

All in Favor. Motion Passed. 7:0