

**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 Betsy Poulin, Assistant Planner

**DATE:** December 2, 2015

**RE:** City of Augusta - 16 Cony Street, Augusta

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**SUMMARY OF REQUEST**

**Request:** The request is for a Major review as per section 4.5. The applicant is proposing to construct a 9,800 SF Augusta Fire Department Station #3 on vacant land. The lot was Contract Zoned Industrial District (IA) for the proposed use.

**Owner:** City of Augusta

**Applicant:** City of Augusta, Fire Department

**Location:** Leighton Road, across from Anthony Avenue

**Zoning:** Contract Zone Industrial District (IA)

**Tax Map Number:** Map 5, Lot 109

**Existing Land Use:** Vacant Lot, Field and Woods

**Proposed Land Use:** Fire Station

**Acreage:** 28.70 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. Deed

4. Contract Zone Council Order
5. Site Plan

### **Areas of Concern**

1. None.

### **Waivers**

1. The applicant has requested a waiver of the Traffic Report requirements from the ordinance.

### **Staff Review**

**The Bureau of Engineering** does not have any additional concerns.

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

**The Bureau of Planning** does not have any additional concerns

### **Lot Characteristics**

*Minimum Lot Size* – 60,000 SF with public water and sewer. The existing lot meets this standard.

*Minimum Road Frontage* - 150 Feet. The existing lot meets this standard.

*Minimum Lot Depth* – 200 Feet. The existing lot meets this standard.

*Minimum Side Setback* – 75 Feet. The existing lot meets this standard.

*Minimum Rear Setback* – 75 Feet. The existing lot meets this 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:* The site is undeveloped land with an industrial park across the road. Residential uses abut the property, with a wooded buffer between the proposed development and these properties.
  - b. *Architectural Design:* The design materials of the building are concrete and metal, similar to materials in the industrial park.
  - c. *Scale, Bulk, Building Height:* The building size is representative of similar fire stations, not out of scale.

- d. *Identity, Historical Character:* The building proposed is set back from Leighton Road and abutting residences, and will not be visible during the summer months.
- e. *Disposition and Orientation:* The building is located set back enough from Leighton Road to be screened, yet close enough for quick emergency vehicle access.
- f. *Visual Integrity:* The building colors are earthtones so as to not stand out from surroundings.
- b) *Privacy:* The building is sited to minimize disturbance to privacy of neighbors.
- c) *Safety and Health:* The need for a new fire station in this area of the City was identified several years ago in a study. The station will improve safety and health in the area.
- 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 proposal is on the boundary between the Economic Growth Area and the Rural Northwest District 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:* The amount of traffic anticipated by the applicant is not anticipated to cause concerns.
- b) *Safe Access:* The addition of actuated flashers on Leighton Road will warn approaching motorists of entering emergency vehicles.
- c) *Emergency:* Due to the nature of the proposed use, emergency access is well designed.
- d) *Movement/Parking:* The design is adequate for emergency vehicle access, employees and visitors.

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

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

- a) *Water Supply:* The site has public water.
- b) *Sanitary/Sewer/Subsurface Waste Disposal:* The site has public sewer.
- c) *Electricity/Telephone:* Poles will be placed on the site for electric and telephone services.
- d) *Storm Drainage:* Stormwater will flow either to catchbasins or through vegetated buffers. A MDEP Stormwater permit is required as part of the project development.

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

#### **Resource Protection and Environment (Section 6.3.4(5) of the LUO)**

- a) *Sensitive Areas*: A stream crossing is proposed and wetlands will be impacted. Permits will be obtained from the Maine DEP and the Army Corps of Engineers.
- 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 system. No industrial waste is proposed.
- e) *Shoreland/Wetland Districts*: The proposal is not in the Shoreland Zone. Not applicable.

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 all performance and dimensional standards.
- b) *Noise*: Noise is not expected to be an issue.
- c) *Glare/Heat*: No excessive heat or glare is proposed.
- d) *Exterior Lighting*: Street style cobrahead lights will be mounted on utility poles along the entrance drive. Two pole mounted lights are proposed in the parking lot and all remaining lighting will be mounted on the building. Full-cutoff fixtures are proposed far from property lines, therefore having no impact.
- e) *Screening*: No change proposed.
- f) *Signs*: A sign is proposed at Leighton Road. The sign will meet standards of the sign 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)**

The applicant has the financial and technical ability to meet the terms of 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*: The project is served by public sewer.
- c) *Slopes effect on effluents*: The project is served by public sewer.
- d) *Streams for disposal of effluents*: The project is served by public sewer.

- e) *Applicable health and water resources rules:* The proposal complies with water quality standards.

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)**

The site is served by public water.

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)**

See above.

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)**

See comments above about stormwater.

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 public system. A minimal amount of solid waste is anticipated.

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, except as noted in other sections of this review.

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 above.

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)**

This proposal is not in proximity to any surface waters or outstanding river segments.

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)**

Minimal wetland impact will occur at the stream crossing; permits will be obtained from the Maine DEP and Army Corps of Engineers.

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)**

Minimal wetland impact will occur at the stream crossing; permits will be obtained from the Maine DEP and Army Corps of Engineers.

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)**

A Maine DEP stormwater permit will be obtained.

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.