

**PLANNING BOARD MEETING  
MINUTES**

Minutes of the Augusta Planning Board meeting held on June 14, 2016

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

Board members absent: Heather Pouliot, Corey Vose, Bill McKenna

City staff present: Matt Nazar, Lionel Cayer, Betsy Poulin

Guests present: Steve Roberge, Colin Miller, Elliot Thayer, Karen Irla, Aaron Surette, John Tarr, Paul R. Lapointe

**Public Hearing: Minor Development. Application of Kennebec Community Church to build a 29,187 SF parking lot expansion and associated stormwater improvements. Assessor's Map 10, Lot 19A. Located at 20 St. Andrews Street in the Low Density Residential District (RA).**

Matt Nazar gave an overview of this agenda item. A waiver will no longer be required for the boundary survey; it was received by Planning yesterday.

Pete: Since the necessity of an easement is unclear, how should it be handled?

Matt: If they do not have the right already in the deeds, they will need to go to Council. Granting easements is the City's purview.

Delaine: A note says anticipated parking access should be through current street access. Wants this clarified.

Lionel: The detention pond controls the rate of runoff, there will be more water generated on the site, but the pond will release the water over a longer period of time, at lower than pre-development levels. Feels the Church should get an easement for storm drainage piping, just for clarity in future title searches and to be clear as to where the pipe is located and that it is underground drainage.

Alison: It is clear, that the drainage proposed is not within the street right of way, but is on City of Augusta land, correct?

Matt: Yes.

Pete: The runoff goes onto the Dulac property, correct?

Matt: Yes, the water will continue to go in this direction, but more water will flow in this direction at a reduced rate.

Pete: Are easements typically granted for water flow?

Matt: It could have been a street opening permit if it was within the right of way, but since it is on City of Augusta land, an easement will be required.

Pete: Is there no negative effect on the Gaslin/Dulac property?

Matt: This would be a good question for the applicant's engineer.

Applicant: Steve Roberge, SJR Engineering. Thanks to the Board for their volunteer service. Colin Miller, from the church is here as well. The drainage will now be flowing onto Kennebec Community Church property, recently purchased. Matt described the water flow well. The parking lot was shifted to be away from the City of Augusta property, to maintain the 15 foot buffer. He does agree with Lionel to get a formal easement for the stormdrainage pipe. Does the process go through the Planning Board or Staff?

Matt: Typically through me to the City Manager to City Council.

Delaine: Is the intention to use only those entrances on St Andrews Street?

Steve Roberge: Yes.

Matt: To the best of his knowledge, even though the last bit of pavement is not technically in the accepted street, it has been used as a street and would continue being used as one.

Steve Roberge: Maybe St. Andrews Street could be vacated in the future, now that the church owns land on both sides of the street.

Public Hearing Opened:

Public to Speak in Favor of the Application: None.

Public to Speak Against the Application: None.

Public to Speak Neither for nor Against the Application: None

Public Hearing Closed.

Board Discussion:

Alison: Was there a condition about the entrance points?

Delaine: Would like it to be clear that St. Andrew Street is the entrance point.

Alison: It is nice to see that the church is doing well and needs more parking.

Motion by Alison: This is concerning the application of Kennebec Community Church for a Minor Development Review as per Sections 300-405 and 300-603.E. The applicant proposes to expand an existing parking lot from 116 spaces to 170 spaces, adding 0.61 acres of impervious surface and a stormwater management system. The project is located at 20 St. Andrews Street in the Low Density Residential District (RA) and can be found on Tax Map 10, Lot 19A

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 requested a waiver of the Boundary Survey requirements of the ordinance. Since the deed and the boundary data did not match and the stormwater infrastructure proposed was on the abutting property, this waiver was denied. A Boundary Survey was subsequently submitted.

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

I believe the project, as presented to us this evening, is able to meet the standards of our Land Use Ordinance with the following conditions. These conditions are to be met as specifically outlined in the staff review and within all time limits required.

The applicant shall:

1. Obtain a drainage easement from the City of Augusta.
2. Submit any future lighting requests to the Code Enforcement Office as approval is required for any outdoor lighting.
3. Install Bufferyard A plantings within the landscape islands of the parking lot.
4. Access will be the current street access.

I move to approve the application as above.

Second: Delaine.

Discussion. None.

Vote: 5:0. All in Favor. Motion passes.

**Public Hearing: General Rezoning. Proposed reclassification of eight parcels of land from the Planned Development 2 District (PD2), Low Density Residential District (RA) and Riggs Brook Village District (RBV) to Medium Density Residential District (RB1). Assessor's Map 6, Lots 51, 52 and 53 and Map 48, Lots 18A, 18B, 19, 20 and 21. Located at 319, 323, 327 and 337 Riverside Drive.**

Matt Nazar gave an overview of this agenda item.

Pete: If we didn't change the RA properties along Riverside Drive to RB1, would they be able to put a manufactured house on that property today?

Matt: A manufactured home could be put in either zoning area, but a mobile home could not be put on individually owned lots, unless one already existed. Manufactured housing parks are allowed.

Delaine: If the three lots along Riverside Drive were combined, could a park be put in this area?

Matt: Yes, if they met the standards.

Alison: Are there different regulations regards to size of lot?

Matt: Yes, it is reduced and specified in the ordinance.

Pete: Public water and sewer is in this area, correct?

Matt: Yes, sewer service was recently upgraded for the area and can handle any proposed development.

Matt: The existing PD was changed to PD2, no boundary changes occurred, they are where they existed before.

Delaine: Concerned that people in RA could possibly be misled in regards to what the rezoning means for them.

Matt: Feels the manufactured housing park could move ahead without the Riverside Drive frontage being changed from RA to RB1.

Applicant: Aaron Surette, here on behalf of Mike Crocker. Does the Board have any questions?

Delaine: If the RA section remained RA, would it impact future development?

Aaron: No it would not affect future development plans.

Matt: It was approved that way in 2007.

Public Hearing Opened:

Public to Speak in Favor of the Application: None.

Public to Speak Against the Application: None.

Public to Speak Neither for nor Against the Application: None

Public Hearing Closed.

Board Discussion:

Pete: Feels inclined to leave the RA as RA.

Delaine: Agrees.

Alison: Understands that the section of RA proposed to rezone to RB1 is being removed from the proposal.

Motion by Alison: This is concerning the application for a general rezoning of lots along Riverside Drive from PD2 (Planned Development 2) and RBV (Riggs Brook Village) to RB1 (Medium Density Residential). See map dated May 25, 2016 and prepared by city staff for lot identification.

In the five areas of consideration:

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. There are residential uses throughout this mixed use area.
3. As the proposed rezoning will create a larger area of residential zoning, this rezoning will not create spot zoning.
4. Adequate utilities, roads and services already exist in these areas.
5. The rezoning is justified by changing condition(s). Mixed development along Riverside Drive is encouraged, just as the 2007 Comprehensive Plan suggested. The proposed rezoning will create somewhat larger area of predominantly residential uses within this mixed use area.

I propose that we recommend the requested zone changes to council and send appropriate language, reflecting these changes as identified on the accompanying map, along to them.

Second: Delaine.

Matt: For clarity, the hatched yellow on the map is not part of the proposal for rezoning.

Discussion. None.

Vote: 6:0. All in Favor. Motion passes.

**Public Hearing: General Rezoning. Proposed reclassification of four parcels of land from the Government Services District (GS) to the Regional Business District (CC). Assessor's Map 9, Lot 5A and Map 22 portions of Lots 14, 14B and 14D. Located at 179 and 205 Western Avenue.**

Matt Nazar gave an overview of this agenda item.

Tom: What would the size of the proposed sign be?

Matt: The sign would need to meet the ordinances, and be approved by the code enforcement officer. This summer, the planning board will receive proposed revisions to the signage ordinances. Signage is supposed to be dimmed at night, since it is more visible at night.

Alison: When signs have a white background at night the brightness can be an issue.

Pete: How does the line change affect the Big Apple?

Matt: Probably the entire building is in the CC already.

Public Hearing Opened:

Robert Lapointe and John Tarr, from Harriman, are both in favor of this proposal.

Public to Speak in Favor of the Application: None.

Public to Speak Against the Application: None.

Public to Speak Neither for nor Against the Application: None

Public Hearing Closed.

Board Discussion:

Motion by Steve to move this change to City Council.

Seconded by Delaine:

Vote: 5:0. All in Favor. Motion passes.

**Workshop: Land Use Ordinance Revisions.**

Matt Nazar gave an overview of this agenda item.

Delaine: Grammatical Section 300-106(B)(1)(f)[1] needs an AND

A public hearing is scheduled for June 28<sup>th</sup>, in two weeks.

Other items:

Justin: O'Reillys needs their landscaping.

Matt: Staff has made them aware of this issue.

Delaine: And Burger King needs their landscaping.

Alison: From the Planning Board training, a suggestion is to consider adding a statement allowing the PB to go onto the applicant's property on the application form. Getting permission ahead of time will eliminate some issues.

Matt: Yes, this can be added as part of the application, as a requirement, for both Board and Staff.

Steve: Was the Gaslin property, just purchased by Kennebec Community Church, where a mosque was proposed and never built?

Matt: Yes. The property was sold and the mosque moved into an existing building.

### **Adjourn**

Motion by Tom to adjourn at 8:10 pm.

Second: Steve.

Further Discussion. None.

Vote: 5:0. All in Favor. Motion Passed.

Minutes by Betsy Poulin, Assistant Planner.