



### III. Applicant Acknowledgments

#### 10. Complete Application Required.

This application is being submitted under the requirements of the Augusta Land-Use Ordinance. As the applicant, I understand that this application must contain a complete submission of required materials by the application deadline date in order to be heard by the Planning Board. The deadline allows for adequate review by City Staff and the Planning Board; and as such, any applications that are not complete by the submission deadline date will not be placed on the Planning Board meeting agenda. To insure review by the Planning Board on the date desired, the applicant should submit materials at least 7 days ahead of the deadline so that staff can determine completeness of materials.

#### 11. Drawings and/or Maps are required

For formal submittals to the Planning Board (see drawing requirements attached to this application). Generally, drawings for projects with new buildings or additions less than 1,000 sq. ft. in floor area, (or) projects that do not involve changing the existing structure, can be done by hand, as long as they are drawn to-scale. For developments creating 1,000 sq.ft. or more of new impervious development, a formal plan drawn by a professional engineer shall be required to be submitted with this application. Drawings are critical to the Planning Board and City staff in adequately understanding existing and proposed site conditions, as well as seeing the relationships between proposed structures and the projected impacts of parking, traffic, stormwater runoff, buffer areas, noise, etc. on abutters.

Signature of Applicant / Agent: Rita McCollett  
 Signature of Property Owner: Rita McCollett  
 Today's Date: 09-09-13

#### 12. Checklist of Required Submission Materials:

Paper Copy	Included	Waiver Requested
10 copies of the application form and narratives	✓	
10 copies of the deed, Purchase & Sale agreement, or other document to show standing	✓	
3 copies of any stormwater report	—	
2 copies of any traffic report	—	
6 reduced-sized copies of the complete plan set on 11" x 17" size paper	—	
4 full-sized copies of the complete plan set on ANSI D or E size paper	—	
10 copies of a letter authorizing the agent to represent the applicant	—	
Payment in full of \$50 application fee (Note: an abutter notification fee will be assessed after the application is determined to be complete. The fee is \$0.15 plus the cost of first class postage for each abutter that will be notified as required by the ordinance.)	✓	
<b>Electronic Copy</b>		
1 CD that includes each of the application documents in Adobe PDF format		

**For Official Use:**

\$50 Conditional Use Application Fee Paid. Received By (Initials): \_\_\_\_\_ Date: \_\_\_\_\_

\$ \_\_\_\_\_ Abutter Notification Fee Paid. Received By (Initials): \_\_\_\_\_ Date: \_\_\_\_\_

38 Plains Rd  
Readfield, ME 04355

Received Kennebec SS.  
05/11/2011 8:14AM  
# Pages 4 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS

**WARRANTY DEED**

**TRANSFER  
TAX  
PAID**

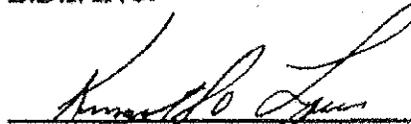
**JOINT TENANCY**

L.B.I. Inc., a Maine corporation with a place of business located in Augusta, County of Kennebec and State of Maine, for consideration paid, grants to Peter W. McCollett and Rita M. McCollett, of Readfield, County of Kennebec and State of Maine, as joint tenants, with Warranty Covenants, the land in Augusta, County of Kennebec and State of Maine.

**SEE EXHIBIT "A" ATTACHED**

Witness my hand and seal this 5<sup>th</sup> day of May, 2011.

L.B.I. INC.

  
By: Kenneth O. Lajoie  
Its, President

\_\_\_\_\_  
Witness

STATE OF MAINE  
COUNTY OF KENNEBEC, SS.

05.05, 2011

Then personally appeared the above named Kenneth O. Lajoie, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

  
Notary Public/Attorney at Law  
CATHERINE M. KESSLER 05/11/2012



4 Market Street Settlement  
70 Market St  
Manchester, NH 03101

## EXHIBIT A

That tract of land located on the westerly side of Mt. Vernon Avenue, opposite from Mill Street, in the City of Augusta, County of Kennebec, State of Maine, being more particularly described as follows:

**BEGINNING** at a ½-inch pipe found in 1996 at or near the westerly right-of-way line of Mt. Vernon Avenue and at the northeast corner of Mt. Vernon Properties, Inc. (Book 9683-Page 239).

**THENCE** S 85°48'35" W along the northerly line of Mt. Vernon Properties, LLC, a distance of 50.24 feet to a ¾ inch pipe found in 1996.

**THENCE** S 85°48'35" W along the northerly line of Mt. Vernon Properties, LLC, a distance of 75.00 feet to an easterly corner of remaining land of L.B.I., Inc. (Book 5972-Page 172).

**THENCE** N 29°13'48" W along remaining land of said L.B.I., Inc., a distance of 57.28 feet.

**THENCE** N 12°46'50" E along remaining land of said L.B.I., Inc., a distance of 89.56 feet.

**THENCE** N 78°32'45" W along remaining land of L.B.I., Inc., a distance of 16.00 feet.

**THENCE** N 12°46'50" E along remaining land of L.B.I., Inc., a distance of 47.59 feet.

**THENCE** S 78°20'09" E along remaining land of L.B.I., Inc., a distance of 30.04 feet.

**THENCE** N 12°56'51" E along remaining land of L.B.I., Inc., a distance of 22.29 feet.

**THENCE** S 78°01'02" E along remaining land of L.B.I., Inc., a distance of 20.14 feet.

**THENCE** N 15°11'21" W along remaining land of L.B.I., Inc., a distance of 20.94 feet to the southerly line of Rewco, LLC (Book 8446-Page 87).

**THENCE** N 74°11'58" E along the southerly line of Rewco, LLC, a distance of 51.63 feet to the westerly right-of-way line of Mt. Vernon Avenue.

**THENCE** S 14°52'21" E along the westerly right-of-way line of Mt. Vernon Avenue, a distance of 117.46 feet.

**THENCE** S 05°05'52" E along the westerly right-of-way line of Mt. Vernon Avenue, a distance of 20.00 feet to a ¾ inch pipe found in 1996.

**THENCE** S 05°05'52" E along the westerly right-of-way line of Mt. Vernon Avenue, a distance of 90.41 feet back to the point of beginning.

Meaning and intending to describe 26,433 square feet (0.61 acres) of land.

BEING a portion of land conveyed from Daniels Motor Parts Company to L.B.I., Inc., dated June 13, 2000, and recorded in the Kennebec County Registry of Deeds in Book 6226-Page 147 and a portion of land conveyed from O'Neil G. & Lorette F. Lajoie to L.B.I., Inc., dated June 16, 1999, and recorded in the Kennebec County Registry of Deeds in Book 5972-Page 172.

**RESERVING** a 20-foot wide right-of-way from Mt. Vernon Avenue over the above-described property to remaining land of L.B.I. Inc. for the purpose of ingress and egress and all purposes normal to that of a road including installation, maintenance, repair, and snow plowing; being more particularly described as follows:

**BEGINNING** at the southeasterly corner of said 20-foot wide right-of-way on the westerly right-of-way line of Mt. Vernon Avenue. Said point of beginning being N 05°05'52" W and 12.00 feet from a ¾ inch pipe found in 1996.

**THENCE** S 85°48'35" W and 132.45 feet to an easterly line of remaining land of L.B.I., Inc. (Book 5972-Page 172).

**THENCE** N 12°46'50" E along the westerly line of remaining land of L.B.I., Inc., a distance of 20.91 feet.

**THENCE** N 85°48'35" E and 123.96 feet to the westerly right-of-way line of Mt. Vernon Avenue.

**THENCE** S 14°52'21" E along the westerly right-of-way line of Mt. Vernon Avenue, a distance of 12.21 feet.

**THENCE** S 05°05'52" E along the westerly right-of-way line of Mt. Vernon Avenue, a distance of 8.00 feet back to the point of beginning

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

**THIS DEED DESCRIPTION PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY BY KANE P. COFFIN, PLS 1292, AN AGENT OF E. S. COFFIN ENGINEERING & SURVEYING, INC.**

MEANING AND INTENDING to convey the same premises conveyed to L.B.I., Inc. by deed of Daniels Motor Parts Company dated June 13, 2000 and recorded in the Kennebec County Registry of Deeds in Book 6226, Page 147.

Rita McClellan  
Mt. Vernon Ave

II. General Project Information

Allow for retail consignment shop for the sale of household good; new, used & homemade. To use existing space no expansion needed. Uses to include; retail, office & storage. Store would be staffed by 1-2 per day. Estimating approx 12 vehicles entering site on a daily basis. First floor has approx 5500 sq ft. with approx 900 sq ft of parking in front on building and another approx 1800 sq ft in the rear of the building for additional parking. (8200 sq ft total).

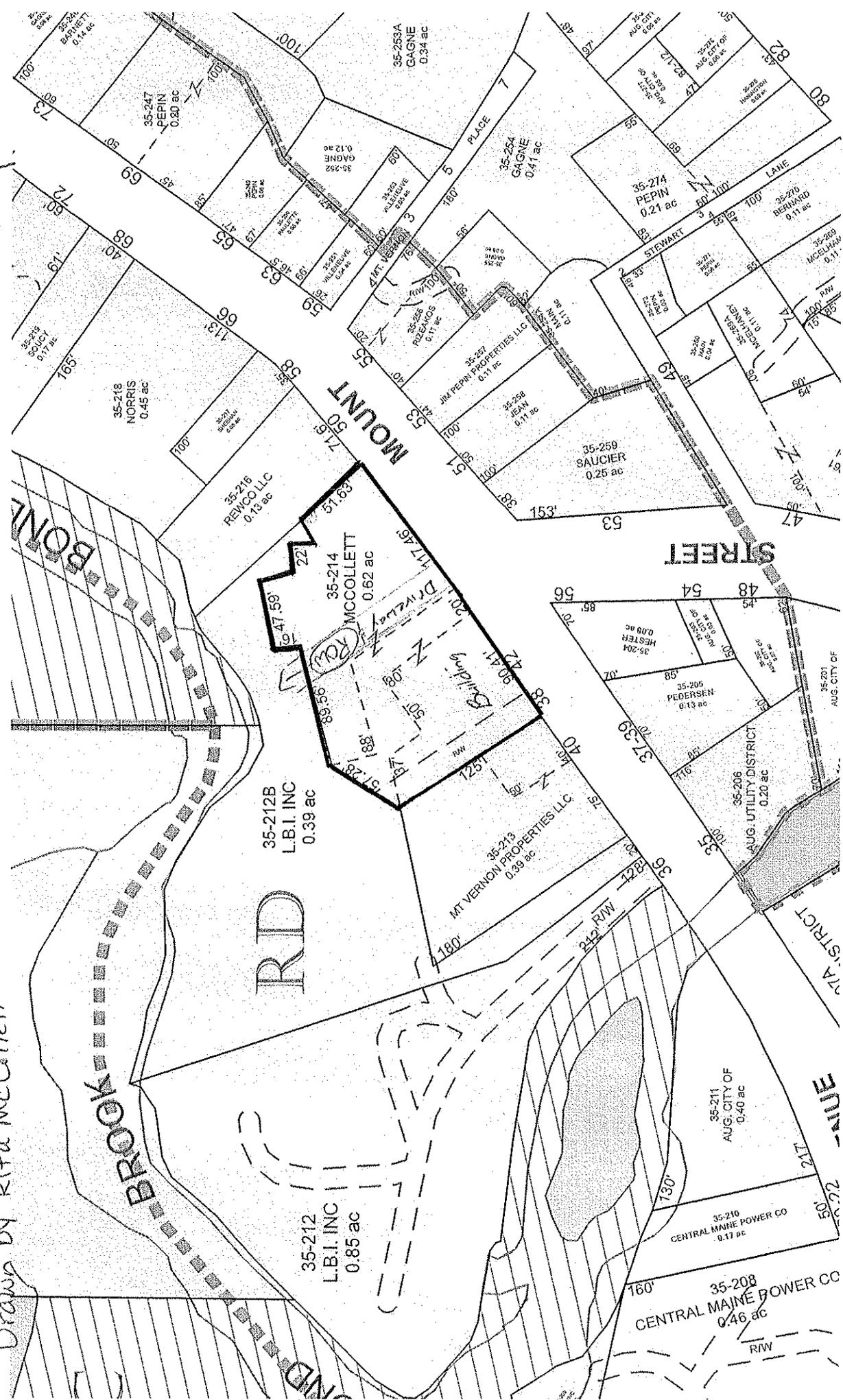
Use of existing sign that are already there, just changing the name.

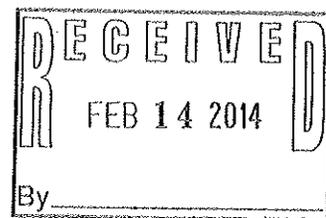
V.

In my opinion, this allowed use would be an added asset to the Mount Vernon Ave area. It would bring a small business to the area and I think would capture the attention of those traveling that route on a regular basis. I don't think it would be a hinder to the area, if anything it will continue to bring more awareness to the area just like the current business already there.



KITA MCCOLLETT  
Allow Retail Use for Consignment Shop  
Mount Vernon Ave  
Date drawn 09-09-13  
Drawn by Rita McCollett





## V. Site Plan Review Criteria for Conditional Uses

- 1 We would use the existing building and grounds. There would be no changes to the building and outside area. The majority of this section remains unchanged.
- a
    - i Yes
    - ii No change
    - iii No change
    - iv The neighborhood consist of a mix of single family homes, apartment buildings and small business' so the proposed use would be a good fit for the character of the neighborhood.
    - v No change
    - vi No change
  - b No change
  - c Yes
  - d No, this proposal would have a possitive impact on the value of adjacent properties
- 2
- a The proposal of a small resale/consignment shop would be a benefit to the current neighborhood, there is a lot of residential foot traffic that could benefit from shopping at a small business nearby at a discount price.
- 3
- a Yes
  - b No Change
  - c Yes
  - d Yes, there is approx 6 parking spots in front of the building and there is approx 10 spots for additional parking down behind the building.
- 4
- a No Change
  - b No Change
  - c No Change
  - d No Change
- 5
- a No Change
  - b Yes
  - c Yes
  - d Yes
  - e N/A
  - i-viii N/A
- 6
- a Yes
  - b Yes
  - c This proposal does not involve intense glare or heat of any kind
  - d Yes
  - e No
  - f We would use the same signage area on the front of the building and the sign post changing the name of course.
- 7
- a Yes
  - b Yes