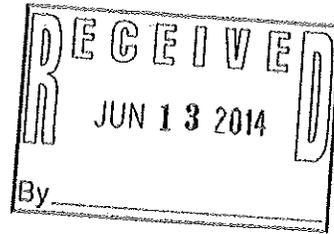


Conditional-Use Application



I. Applicant / Owner Information

1. Applicant Name: Marshall Leavitt, Matthew Swift
 Mailing Address: 36 Northern Ave #14 Augusta, ME 04330
 Phone Number: 207-458 4082 Email Address MatthewSwift34@yahoo.com

2. Authorized Agent: _____
 Mailing Address: _____
 Phone Number: _____ Email Address _____

3. Property Owner Name: Reggie Michaud
 Mailing Address: 153 College Ave, Waterville, ME 04901
 Phone Number: (207) 400-6498 ^{Date} Ensign Email Address Date@Inmanassociates.com

4. Which form of required "evidence of standing" is being submitted with this application?:
 Deed Signed Lease Contract Signed Purchase/Sale/Option Agreement
 Signed Written Agreement from Owner

II. General Project Information

5. Please attach a narrative identifying the following about your project:

- a. Description of development project you are proposing (e.g. expansion of existing mixed-use commercial building; new office building; expansion of manufacturing shifts; expansion of commercial parking/loading areas; different land use; etc).
- b. size of any proposed building expansion: (total sq.ft.).
- c. all the specific uses occurring on site (e.g. retail, warehouse, storage, manufact.) (identify what is occurring today and what will change after proposed development occurs).
- d. number of employees on-site for your largest shift (or for unmanned sites, how often per month site is visited by vehicles).
- e. estimated number of vehicles entering your site on a daily basis (broken down by number of delivery vehicles and number of customer/visitor/employee vehicles).
- f. total square footage of impervious surface area existing on site today (total square footage of first floor of each building plus square footage of all parking areas).
- g. total square footage of impervious surface area after proposed development occurs.

6. Lot Size: (ac.) 0.23 7. Lot Frontage: (ft.) _____ 8. Zoning District(s): _____

9. Project Location : 2 State St.
Street Assessor Tax Map # + lot #(s)

III. Applicant Acknowledgments

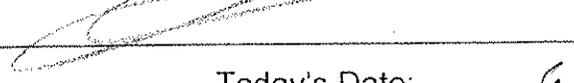
10. Complete Application Required.

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: _____ 

Signature of Property Owner: _____ 

Today's Date: 6/13/04

12. Checklist of Required Submission Materials:

Paper Copy	Included	Waiver Requested
11 copies of the application form and narratives		
11 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		
7 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		
11 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.)		
Electronic Copy		
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: _____



COMMERCIAL

LETTER OF INTENT

Property: 2 State Street, Augusta, ME 04330

Landlord: Reggie Michaud

Tenant: Matthew Swift and Marshall Leavitt

Suite Size: 2000 sq ft

Layout and Location: See attached

Purpose: Auto mechanic business

Base Rent: \$500/month for first 6 months (through Dec. 31, 2014)
\$1,000/month January 2015 through June 2015

Term: 1 year

Renewal Options: Two (2) one-year renewal options

Right of First Refusal: Landlord to continue marketing property for sale. Tenant to have right of first refusal to purchase property.

Rent/Lease Commencement: July 1, 2014

Security Deposit: Two months' rent (\$2,000.00) due at time lease agreement is signed.

Signage: Tenant will be responsible for signage.
All signage shall be subject to Landlord's reasonable approval and the City of Augusta sign ordinance.

Miscellaneous: All work completed in the Tenant's space and on the entire property shall be performed in a first class and workmanlike manner by qualified professionals to city and state codes.

Tenant Responsibilities: Tenant to pay heat, electricity, water, sewerage and taxes.

Brokerage Fees:

It is understood that Cheri Bonawitz and Ed Herczeg of KW Commercial are the only brokers involved in this transaction. Landlord is responsible for all brokerage fees.

Facsimile/Email:

Both parties to this document agree to accept facsimile and email signatures as originals.

Non-binding:

This agreement is non-binding on both parties. However, it does outline the terms of a deal under which Landlord and Tenant are in agreement and prepared to move forward to a binding lease document.

This offer is good until:

June 13, 2014

SEEN AND AGREED:

LANDLORD:

TENANT:

By:

Reggie Michael

By:

Matthew Swift

Its:

Reggie Michael

Its:

Matthew Swift

Date:

6/11/14

Date:

Resource Protection and Environment:

- a. We do not plan on making any changes to property that would disrupt surrounding ground.
- b. Yes, there will be some dust but no chemical or industrial dust, fumes, or toxic contaminants released into the air. The doors will be closed while working in order to comply with sound and noise ordinances.
- c. Yes, we will contract with a waste disposal company to ensure proper disposal, all water is on city wells and will not be used w/ hazardous substances or solid waste.
- d. All Sewage ~~is~~ will be normal use and waste will be contracted out to a waste disposal company.
- e. Not Applicable.

v. The building sites on the lot in a manner that will allow us upper and lower parking.

vi. The visual integrity of the building will be enhanced by exterior paint, fencing and flowers etc.

B: We believe by adding a fence and inside fence mesh, will provide adequate privacy for neighbors while looking good.

C: We believe the neighborhood will remain safe and healthy with the precautions and previous experience we have in the automotive industry. We indent to have waste oil furnacé to properly dispose of the oil, proper fluid disposal systems in place and adequate oil spill pads and kitty litter on hand.

D: We believe that the value of neighboring properties will be enhanced by the updating of the building, and the services we are going to provide will greatly fill a void in the area we plan to open.

2.

A: With this location being a former auto glass business, we believe we are in accordance.

3.

A: We do not believe that the additional traffic will have a negative impact on the immediate area. We have parking in front and rear.

B: We believe there is adequate side walks and curb cuts for safe entrance and exits. We will work with the city should any issues present themselves.

C: There will be 2 oversized garage doors and an office door in front, and 2 large garage doors in the rear to provide enough ways of entrance for all emergency personnel.

D: The proposal satisfies the 6 spots needed for smooth access. With parking in the rear, we believe we have adequate space for material deliveries.

4.

A: City water supplies the building adequately.

B: Sewer is supplied by the city and is adequate.

C: The building has brand new electrical service. Phone lines are good condition.

D: Store drainage is adequate.

6.

A. Yes

B. Yes, upon speaking with code enforcement officer, all doors and windows will remain closed to keep noise levels down.

C. N/A

D. Yes, all exterior lights will be pointed in a manner to not obscure neighboring properties.

E. The landscaping will be decorative and will not obscure parking areas. Fencing with inside black fence mess with obscure the area in rear of property, which will include dumpsters and customer vehicles left on site overnight.

F. All the signs will be code compliant.

7:

A. The applicant is adequate with over a decade in automobile repair.

B. The applicant has adequate funding from outside investors.

II. Applicant / Owner Information

5.

A. We are proposing a change from Auto Glass shop to an Auto Mechanic shop.

B. No building expansion.

C. General mechanic work. Nothing is currently happening in the building, auto shop is closed.

D. There will be two employees at the business.

E. 12 vehicles entering daily as follows;

1-2 cars for deliveries

4 visitors

2 employees cars

4 vehicles entering for scheduled appointments

F. First floor is 2,000 square feet. We do not have actual square footage of parking but was

informed by code enforcement that six parking spaces will suffice.

G. N/A

V. Site plan review for conditional use

I. Neighborhood Compatibility:

A:

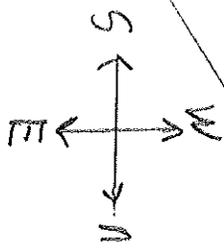
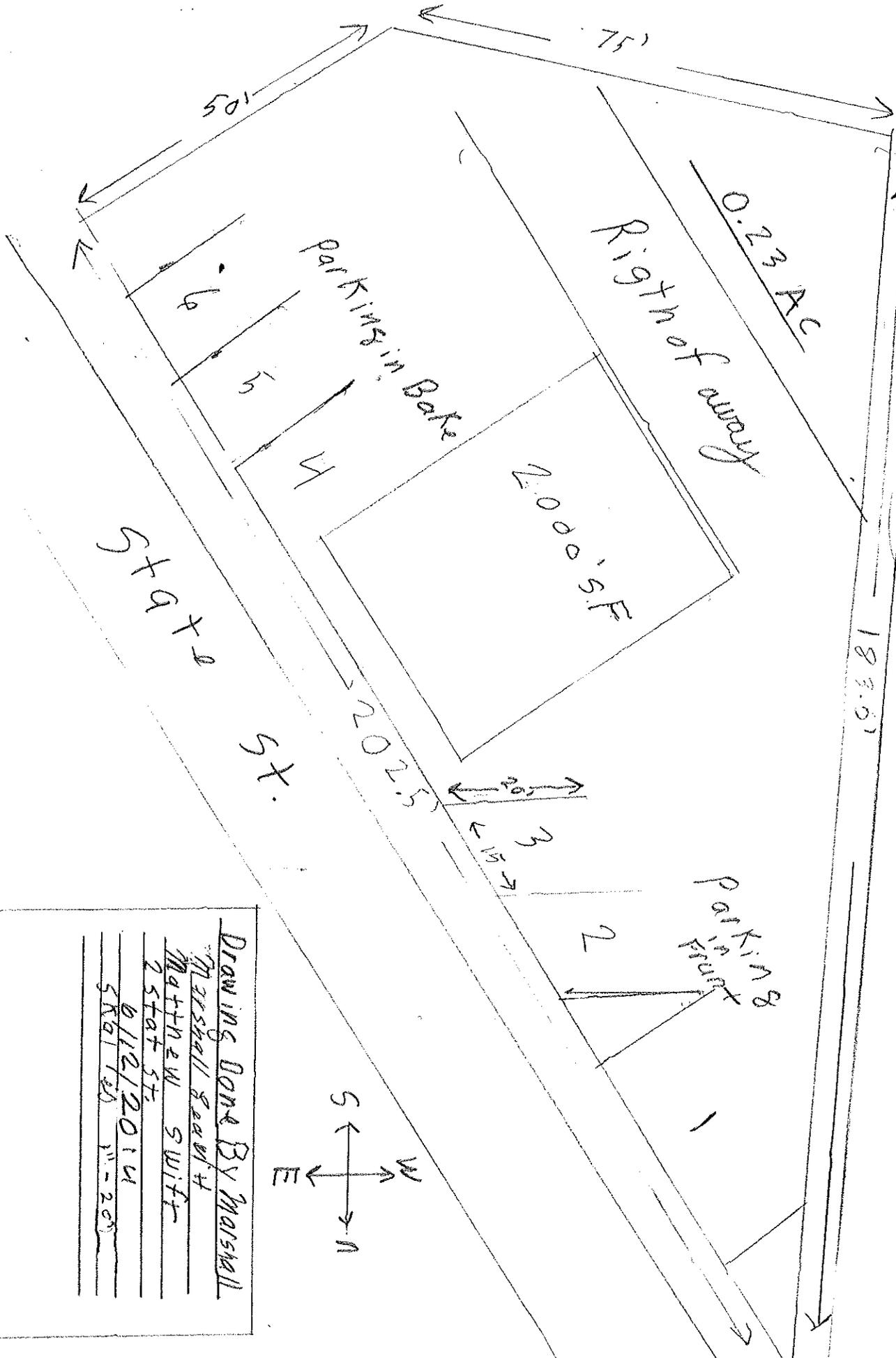
i. We believe based on the "oil changing pits" in the ground indicate that this building at one time was used as an oil changing business. We are proposing to use it as a general auto mechanic garage and oil changing business.

ii. The architectural design of the building will remain the same, with the exception of paint and fencing.

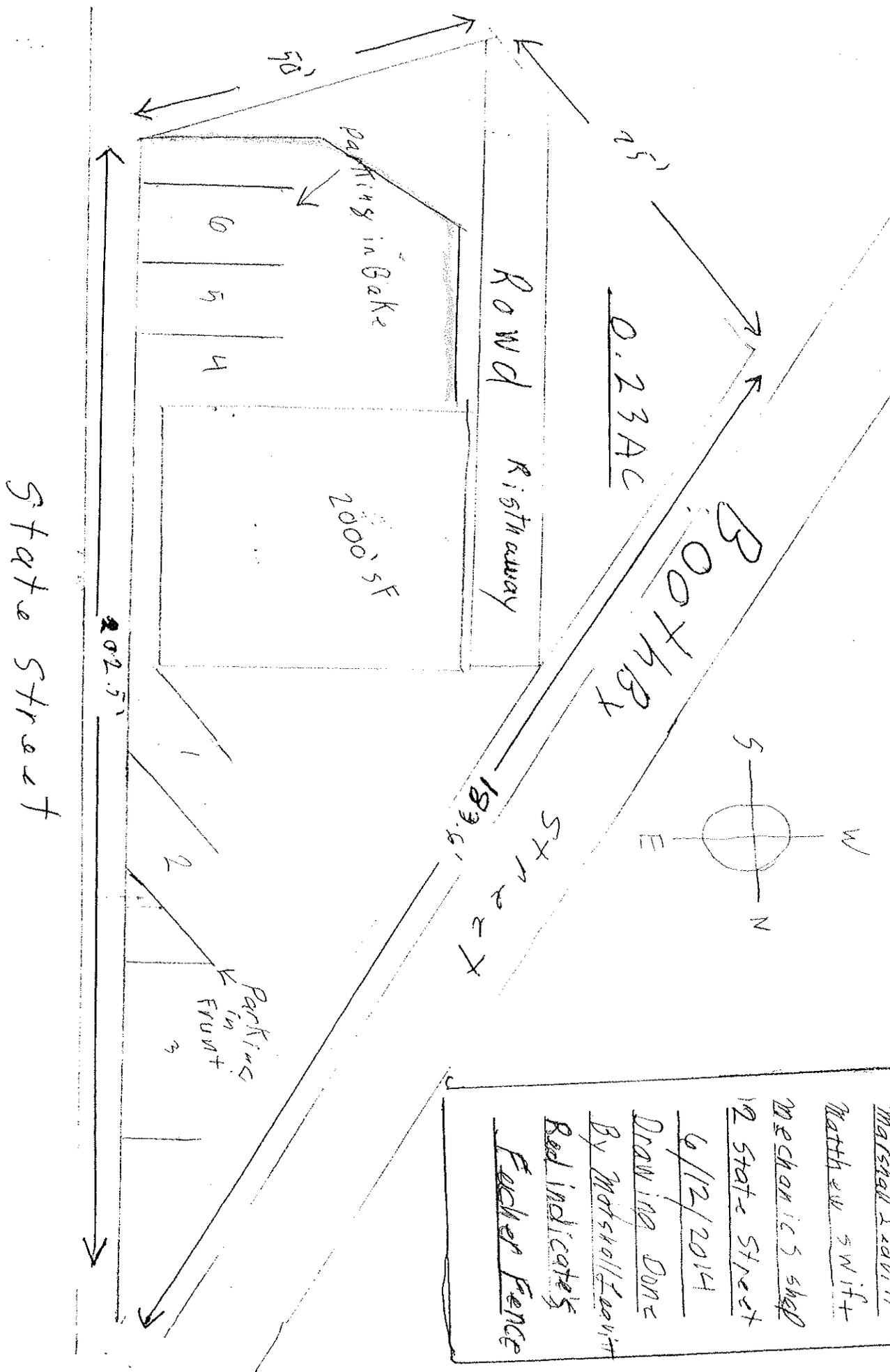
iii. The scale, bulk and height of the building will remain the same. We plan on adding rear fencing to enhance the property and to secure of personal property.

iv. The identity and historical character remain the same, we believe with the exterior paint and updates we will enhance the presence.

Boothby St.

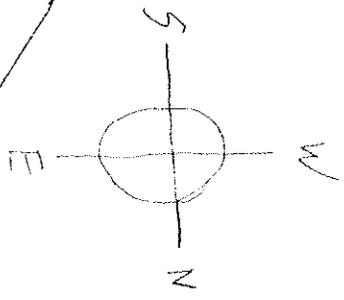


Drawing Done By Marshall
Marshall Board
Matthew Swift
25th St.
01/2/2014
SKG/120 W-200



0.23 AC

Booth BX



Rowd Ristraway

2000 SF

6
5
4

parking in back

STAKE X

183.6'

parking in front
3
2
1

202.5'

State Street

Marshall Street
Matthew Swift
Mechanics Shop
12 State Street
6/12/2014
Drawing Done
By Marshall Street
Red indicates
Fence

5

C

30

sit

C



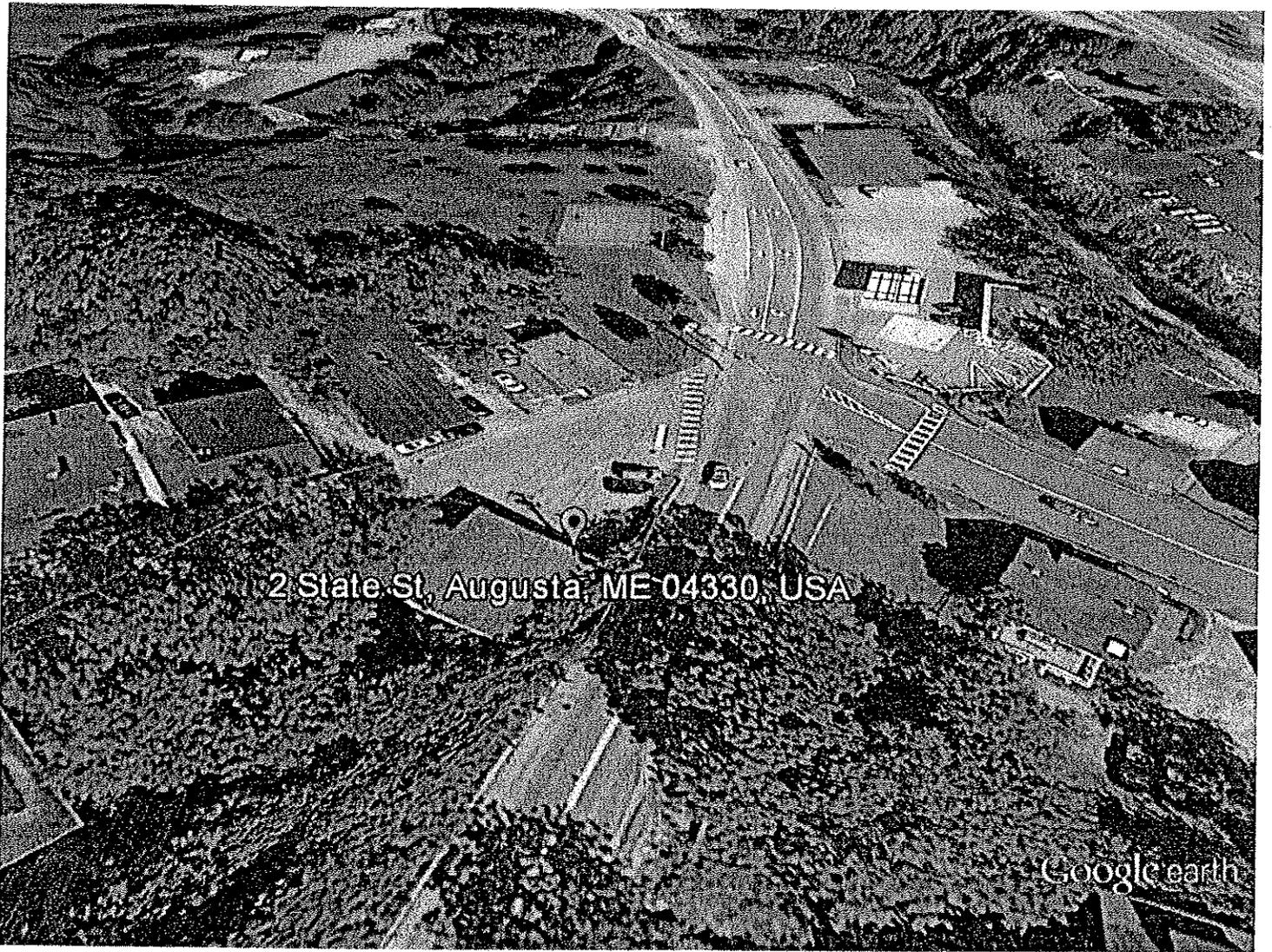
M

November 2010
 PROJECT MAP
 CITY OF AUGUSTA
 COMMUNITY DEVELOPMENT DEPARTMENT
 1 inch equals 100 feet

34

- Map 34
- Contour
 - Historical Line
 - Major Center Route
 - Private Road
 - Private ROW
 - Stream
 - Sublot
 - Parcel
 - Wetland
 - Savannah River
 - 1 Thru
 - ① Station Association



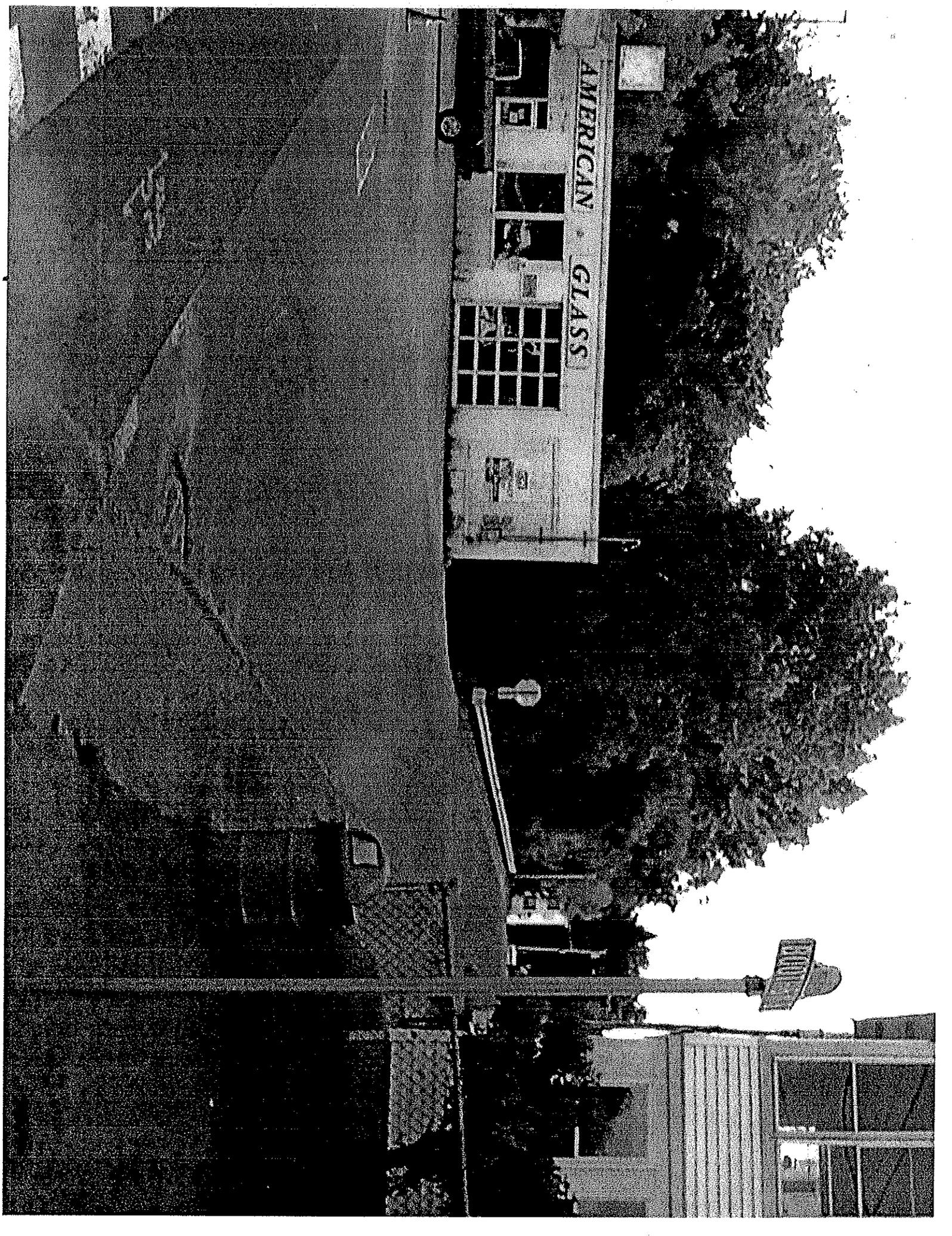


2 State St, Augusta, ME 04330, USA

Google earth

Google earth





AMERICAN GLASS

