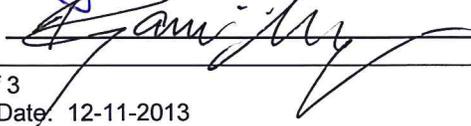


City of Augusta
Subdivision Review Application
 Bureau of Planning, Department of Development Services

Application Type (check one): <input checked="" type="checkbox"/> Minor Subdivision <input type="checkbox"/> Major Subdivision		
Address: 190-202 Water Street Tax Map: 34 Lot(s): 66 Zoning District(s): Kennebec Business District 1 (KBD1) Project Name: D.W. Adams Building		
Owner's Name/Address: J&R Associates, LLC c/o Jason Gall 36 Anthony Avenue Augusta, Maine 04330 Phone #: 622-3219 Cell #: 215-8508 e-mail: jasongall@mac.com	Applicant's Name/Address: J&R Associates, LLC c/o Jason Gall 36 Anthony Avenue Augusta, Maine 04330 Phone #: 622-3219 Cell #: 215-8508 e-mail: jasongall@mac.com	Agent's Name/Address: E.S. Coffin Engineering & Surveying, Inc. c/o Benjamin Murray P.O. Box 4687 Augusta, ME 04330-1687 Phone #: 623-9475 Cell #: 242-1119 e-mail: bmurray@coffineng.com
Form of Evidence of Standing (i.e. deed): Deed		
Brief Description of Subdivision: 1. Type of subdivision: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Mixed 2. Total number of acres in tract/parcel: <u>0.10 ac. total</u> 3. Proposed number of dwelling units: <u>6 Residential & 1 Commercial</u> 4. Proposed number of lots: <u>0 (1 existing lot)</u> 5. Will subdivision have any open space or areas held in common? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 6. Are new street(s) proposed for this subdivision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 7. New streets are proposed to be: <input type="checkbox"/> Public <input type="checkbox"/> Private		
For Staff Use Fee Calculation: Minor Subdivision: \$150 = Major Subdivision: \$200 (first 6 lots) + \$35 (per lot over 6 lots) = All Development: Number of Abutters x (1oz First Class postage fee + \$0.15) = Total Fee:		
Signatures Applicant: <u></u> Date: <u>August 8, 2014</u> Owner: <u></u> Date: <u>August 8, 2014</u> Agent: <u></u> Date: <u>August 8, 2014</u>		

Checklist. The checklist below must be completed by the applicant. The required material or a written waiver request must be provided.

Information Required on Plan(s) See Augusta Land Use Ordinance for greater detail	Included	Waiver Requested
a. Name of Site Plan (Sec 4.5.2.1 of the Land Use Ordinance)	<input checked="" type="checkbox"/>	
b. Owner(s) name and address (4.5.2.2)	<input checked="" type="checkbox"/>	
c. Deed reference to subject parcel (4.5.2.3)	<input checked="" type="checkbox"/>	
d. Engineer's name, address, signature and seal (4.5.2.4)	<input checked="" type="checkbox"/>	
e. Surveyor's name, address, signature and seal (4.5.2.5)	<input checked="" type="checkbox"/>	
f. Scale, both in graphic and written form (4.5.2.6)	<input checked="" type="checkbox"/>	
g. Date and Revision box (4.5.2.7)	<input checked="" type="checkbox"/>	
h. Zoning designation(s) (4.5.2.8)	<input checked="" type="checkbox"/>	
i. North Arrow (true and magnetic, dated or grid) (4.5.2.9)	<input checked="" type="checkbox"/>	
j. Ownership, location and present use of abutting land (4.5.2.11)	<input checked="" type="checkbox"/>	
k. Location map (4.5.2.12)	<input checked="" type="checkbox"/>	
l. Streets, existing & proposed, with curve data (4.5.2.13 & 4.6.2.5)	<input checked="" type="checkbox"/>	
m. Drainage and erosion control (4.5.2.14)		<input checked="" type="checkbox"/>
n. Utilities, existing and proposed (4.5.2.15)	<input checked="" type="checkbox"/>	
o. Topography, 2 foot contours (4.5.2.16)		<input checked="" type="checkbox"/>
p. Parcel boundaries and dimensions (4.5.2.17)	<input checked="" type="checkbox"/>	
q. Proposed Use of the property (4.5.2.18)	<input checked="" type="checkbox"/>	
r. Proposed public or common areas (4.5.2.19)	<input checked="" type="checkbox"/>	
s. Boundary Survey and associated information (4.5.2.20)	<input checked="" type="checkbox"/>	
t. Traffic controls, off-street parking and facilities (4.5.2.21)		<input checked="" type="checkbox"/>
u. Proposed fire protection plans or needs (4.5.2.22)		<input checked="" type="checkbox"/>
v. Landscaping and buffering (4.5.2.23)		<input checked="" type="checkbox"/>
w. Outdoor lighting plan (4.5.2.24)		<input checked="" type="checkbox"/>
x. Freshwater wetlands (4.4.1.14)		<input checked="" type="checkbox"/>
y. River, stream or brook (4.4.1.15)		<input checked="" type="checkbox"/>
Information Required in Written Project Narrative See Augusta Land Use Ordinance for greater detail	Included	Waiver Requested
a. Pollution – Undue water or air pollution (4.4.1.1)	<input checked="" type="checkbox"/>	
b. Water – Sufficient potable water (4.4.1.2)	<input checked="" type="checkbox"/>	
c. Municipal Water – is there adequate supply (4.4.1.3)	<input checked="" type="checkbox"/>	
d. Soil Erosion – unreasonable soil erosion (4.4.1.4)		<input checked="" type="checkbox"/>
e. Road congestion and safety (4.4.1.5 & 4.5.2.21)	<input checked="" type="checkbox"/>	
f. Sewage waste disposal – adequate provisions (4.4.1.6)	<input checked="" type="checkbox"/>	
g. Solid waste – adequate provisions (4.4.1.7)	<input checked="" type="checkbox"/>	
h. Aesthetic, cultural, and natural values (4.4.1.8)	<input checked="" type="checkbox"/>	
i. Conformity with city ordinances and plans (4.4.1.9)	<input checked="" type="checkbox"/>	
j. Financial and technical ability (4.4.1.10)	<input checked="" type="checkbox"/>	
k. Surface water, shoreland, outstanding rivers (4.4.1.11)		<input checked="" type="checkbox"/>
l. Ground water – negative impact (4.4.1.12)		<input checked="" type="checkbox"/>
m. Flood areas (4.4.1.13)	<input checked="" type="checkbox"/>	
n. Freshwater wetlands – description of impact (4.4.1.14)		<input checked="" type="checkbox"/>
o. Stormwater – management plans (4.4.1.16)		<input checked="" type="checkbox"/>
p. Access to direct sunlight (4.4.1.17)		<input checked="" type="checkbox"/>
q. State Permits – description of requirements (4.4.1.18)		<input checked="" type="checkbox"/>
r. Outdoor lighting – description of lighting plans (4.4.1.20)	<input checked="" type="checkbox"/>	

Additional Information Required in Written Narrative See Augusta Land Use Ordinance for greater detail		
Where the items below duplicate the items above, identical responses are permitted and encouraged.	Included	Waiver Requested
s. Neighborhood Compatibility – description per ordinance (6.3.4.1)	<input checked="" type="checkbox"/>	
t. Compliance with Plans and Policies (6.3.4.2)		<input checked="" type="checkbox"/>
u. Traffic Pattern, Flow, and Volume analysis (6.3.4.3)	<input checked="" type="checkbox"/>	
v. Public facilities – Utilities including stormwater (6.3.4.4)	<input checked="" type="checkbox"/>	
w. Resource protection and the environment (6.3.4.5)		<input checked="" type="checkbox"/>
x. Performance Standards (6.3.4.6)		<input checked="" type="checkbox"/>
y. Financial and Technical Ability (6.3.4.7)	<input checked="" type="checkbox"/>	

Application Materials

The application materials that are required for a complete application are listed below.

Paper Copy	Included	Waiver Requested
11 copies of the application form and narrative	<input checked="" type="checkbox"/>	
11 copies of the deed, Purchase & Sale agreement, or other document to show standing	<input checked="" type="checkbox"/>	
3 copies of any stormwater report		<input checked="" type="checkbox"/>
2 copies of any traffic report		<input checked="" type="checkbox"/>
7 reduced-sized copies the complete plan set on 11" x 17" size paper	<input checked="" type="checkbox"/>	
4 full-sized copies of the complete plan set on ANSI D or E size paper	<input checked="" type="checkbox"/>	
11 copies of a letter authorizing the agent to represent the applicant	<input checked="" type="checkbox"/>	
Payment in full of 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.)	<input checked="" type="checkbox"/>	
Electronic Copy	<input checked="" type="checkbox"/>	
1 CD that includes each of the application documents in Adobe PDF format	<input checked="" type="checkbox"/>	

For Official Use:		
<input type="checkbox"/> \$ _____ Application Fee Paid.	Received By (Initials): _____	Date: _____
<input type="checkbox"/> \$ _____ Abutter Notification Fee Paid.	Received By (Initials): _____	Date: _____

December 13, 2013

Mr. Benjamin Murray, P.E.
E.S. Coffin Engineering & Surveying
432 Cony Road
P.O. Box 4687
Augusta, Maine 04330

**Subject: Agent Authorization
D.W. Adams Building
190-202 Water
Augusta, Maine**

Dear Mr. Murray,

The intent of this letter is to authorize E.S. Coffin Engineering & Surveying to act as my agent in submitting applications and answering questions regarding my Planning Board Application. The project is located at 190-202 Water Street in Augusta, Maine.

Sincerely,



Jason E Gall
Partner
J&R Associates LLC
36 Anthony Ave Suite 201
Augusta ME 04330

**NO TRANSFER
TAX PAID**

QUITCLAIM DEED WITH COVENANT

KNOW ALL BY THESE PRESENTS, That, J & R Associates, a Maine partnership, of Augusta, Kennebec County, Maine ("Grantor"), for consideration paid, grants to J & R Associates LLC, a Maine limited liability company, with a mailing address of 36 Anthony Avenue, Augusta, Kennebec County, Maine 04330 ("Grantee"), with Quitclaim Covenant, the land with all buildings and improvements thereon, situated in the City of Augusta, County of Kennebec, State of Maine, described more particularly as follows:

PARCEL 1:

Beginning at the Southeast corner of land of what was formerly the Freeman's Bank;

Thence running Southerly by said Water Street (19 ½) feet to land formerly of Eben Fuller;

Thence Westerly by said Fuller's North line to Commercial Street;

Thence Northerly by said Commercial Street of land formerly of Freemans' Bank;

Thence Easterly by the South line of said land of what was formerly the Freemans' Bank to the bound first mentioned, being the same premises described in deed from Francis F. Flagg, as acting President of the American Express Company to Wilbur F. Bussell and Nathan Weston, dated October 29, 1902, and recorded in Kennebec Registry of Deeds at Book 429, Page 249.

③ *P. Atwood*

PARCEL 2:

Also another certain lot or parcel of land, with the buildings thereon situated in said Augusta and bounded and described as follows, to wit:

On the North by the parcel above described; on the East by Water Street; on the South by land formerly owned by Thomas W. Smith, deceased, supposed formerly to have been held in trust under the will of Eliza Bradbury, deceased; and on the West by the East line of Commercial Street, being the same premises conveyed to the said Wilbur F. Bussell and Nathan Weston by Hannah B. Fuller, et al, by deed dated March 3, 1909, recorded in said Registry of Deeds in Book 491, Page 550.

PARCEL 3:

Also another certain lot or parcel of land, with the buildings thereon situated in said Augusta, bounded Northerly by land now or formerly owned by Mary D. Runnelly; Easterly by Winter Street; Southerly by the first parcel herein described, and Westerly by Commercial Street, being the same premises described in a deed of Helen A. Chase, et als, to said Wilbur F. Bussell and Nathan Weston dated April 30, 1909, and recorded in said Registry of Deeds in Book 497, Page 56.

The conveyance of the last parcel herein described and conveyed being subject to the exceptions, reservations and conditions, to the extent still in force and effect, specified in a deed from Freemans' Bank to Daniel Whitehouse, dated September 19, 1862, recorded in said Registry of Deeds in Book 242, Page 355, and as specified in deed to Freemans' National Bank from said Freemans' Bank, dated May 6, 1864, recorded in said Registry of Deeds in Book 249, Page 214, and as specified in deed of said Freemans' National Bank to Martin V.B. Chase, dated January 7, 1885 and recorded in said Registry of Deeds in Book 352, Page 309, and by Helen A. Chase, et als, devisees of said Chase to Wilbur F. Bussell and Nathan Weston as above stated.

Being the same premises conveyed to J & R Associates by deed from GTG Realty LLC dated October 3, 2002 and recorded in the Kennebec County Registry of Deeds in Book 7095, Page 186.

IN WITNESS WHEREOF, the said J & R Associates has caused this instrument to be signed in its name by Jason Gall, a partner, this 22 day of December, 2005.

J & R Associates, a Maine partnership

By: [Signature]
Name: JASON GALL
Its: MANAGING PARTNER

STATE OF MAINE
COUNTY OF Cumberland, ss.

On December 22nd, 2005, personally appeared the above-named Jason Gall, a partner of J & R Associates in his said capacity, and acknowledged the foregoing to be his free act and deed and the free act and deed of said partnership.

Before me,

[Signature]
~~Notary Public~~ Attorney at Law
Printed Name: Eben Adams

Received Kennebec SS.
01/06/2006 9:00AM
Pages 3 Attest:
BEVERLY BUSTIN-MATHEWAY
REGISTER OF DEEDS



PROJECT NARRATIVE

The proposed Phase II renovation of the historic building located at 190 Water Street includes adding an additional three apartments to the second floor of the building. Work is nearly complete to the third floor apartments with all of the work complete on the first floor. The original subdivision application had the second floor as a single tenant space, but the owner has chosen to divide this space into three separate apartment units.

A portion of the criteria items listed in the subdivision application are not applicable to this type of subdivision and we have requested waivers for each. Please find below a response to each item:

- A) **Pollution:** There is no proposed impervious area with project and therefore no additional stormwater runoff. The basement of the building is within the 100-year flood zone of the Kennebec River. The existing 3-story building was built in approximately 1862.
- B) **Sufficient Water:** The Augusta Water District provides adequate water service for the building.
- C) **Municipal Water Supply:** The proposed residential units will not cause an undue burden on the existing water supply.
- D) **Soil Erosion:** Waiver requested for this item due to the type of subdivision.
- E) **Highway or Public Road Congestion:** The proposed alterations will not cause unreasonable highway or public road congestion. The proposed use on the first floor exists in the building. The second and third floors have been used for commercial use in the past as well. The addition of the apartments on the third floor level will have little impact to traffic.
- F) **Sewage Waste Disposal:** The Augusta Sanitary District provides adequate sewage disposal for the building.
- G) **Municipal Solid Waste and Sewage Waste Disposal:** The proposed use will not cause an undue burden in regard to municipal services.
- H) **Aesthetic, Cultural and Natural Values:** Other than replacing the existing windows with similar architectural windows, the building's exterior will not change. Our goal is to maintain the exterior and interior appearance as close to original as possible and still meet code requirements.
- I) **Conformity with City Ordinances:** The proposed use conforms to City Ordinances.
- J) **Financial & Technical Capacity:** The Owner owns the building and has adequate resources to complete the renovations.
- K) **Surface Waters:** Waiver requested for this item due to the type of subdivision.
- L) **Ground Water:** Waiver requested for this item due to the type of subdivision.

- M) Flood Areas: The existing building is grandfathered in regard to having the lowest floor one foot above the 100-year flood.
- N) Freshwater Wetlands: Waiver requested for this item due to the type of subdivision.
- O) Stormwater: Waiver requested for this item due to the type of subdivision.
- P) Access to Direct Sunlight: Waiver requested for this item due to the type of subdivision.
- Q) State Permits: Waiver requested for this item due to the type of subdivision.
- R) Outside Lighting: There will not be any outside lighting.
- S) Neighborhood Compatibility: The addition of a residential use on the second floor is consistent with the use of the neighboring buildings in the downtown. The architectural and historic style of the building will be maintained.
- T) Compliance with Plans and Policies: Waiver requested for this item due to the type of subdivision.
- U) Traffic Pattern, Flow, and Volume analysis: The proposed alterations will not cause unreasonable highway or public road congestion. The proposed use on the first floor is exists in the building. The second and third floors have been used for commercial use in the past as well. The addition of the apartments on the second floor level will have little impact to traffic.
- V) Public facilities: The public utilities that service the facility are adequate for the proposed use. The electrical entrance has been upgraded as part of the first phase of the project.
- W) Resource protection and the environment: Waiver requested for this item due to the type of subdivision.
- X) Performance Standards: Waiver requested for this item due to the type of subdivision.
- Y) Financial and Technical Ability: The owner has the technical ability to meet the ordinance standards by hiring a local engineering firm to conduct the structural and code review of the proposed work to be undertaken at the facility. The owner is a well-known developer in the City that has undertaken numerous projects of the same size and larger. The owner has the financial ability to construct the development in compliance with the ordinance standards.

6.3.4 (2) Plans and Policies:

- (a) The project type and use of the existing building utilizing commercial space on the first floor and residential on the upper floors is a perfect fit to the use of the existing buildings in the downtown area. They are providing housing and upgrading the building's facilities to attract new tenants. Therefore, the project meets the requirements of the 2007 Comprehensive Plan.

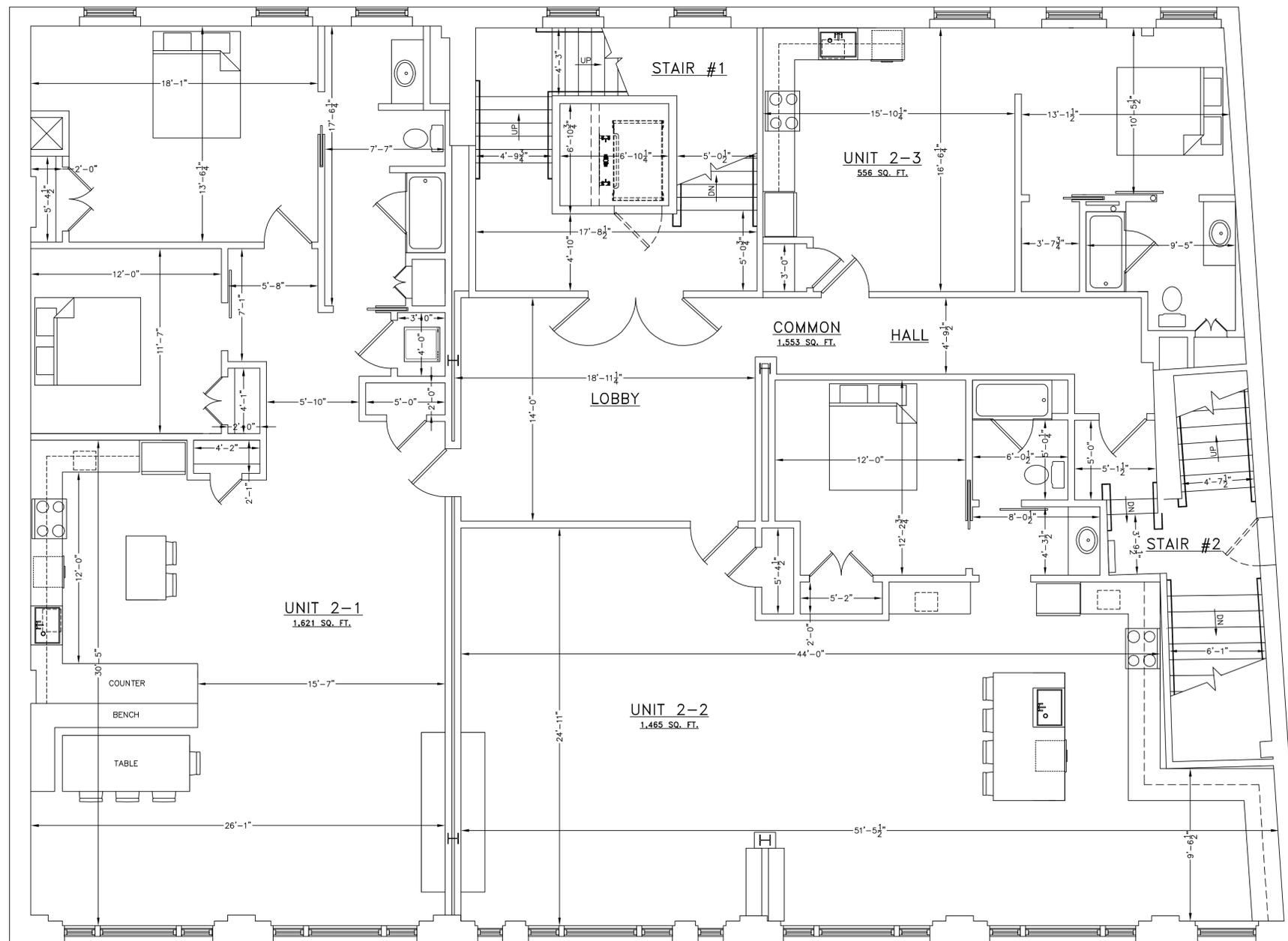
6.3.4(3) Traffic Pattern, Flow and Volume:

- (c) The facility will have ample access for emergency vehicles and personnel to service the building with access and entries on both Water and Commercial Streets.
- (d) The parking available to the tenants, employees and customers of the building will be entirely on-street parking. The project is an existing downtown building so there are no proposed changes to the parking requirements. Each will need to abide by the parking rules currently being enforced in the downtown and/or purchase parking permits from the Augusta Parking District. As with similar

businesses in the downtown, the area provides adequate space for loading and unloading of goods. Both entrances on Commercial and Water Street provide direct access to time limited parking for deliveries and customers. Tenants and employees will be required to acquire the necessary permits.

6.3.4(6) Performance Standards:

- (a) The project complies with the performance and dimensional standards of the ordinance.
- (b) The noise generated from the project will not exceed the levels stated in the performance standards.
- (c) The project will not produce intense glare or heat and therefore does not require any screening.
- (d) No exterior lighting is proposed other than existing street lights and emergency lighting.
- (e) There is no off-street parking or dumpsters associated with this project and therefore no landscaping.
- (f) No signs are proposed for the project at this time.



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

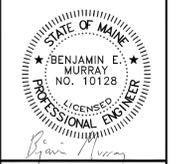
State of Maine
KENNEBEC. ss. Registry of Deeds
Received _____
at _____ M. and recorded in
File # _____
ATTEST

REGISTRAR

CLIENT: J & R ASSOCIATES, LLC
MAILING ADDRESS: 36 ANTHONY AVENUE
AUGUSTA, MAINE 04330

Approved by the
City of Augusta Planning Board
pursuant to
Title 30-A M.R.S.A. Sections 4401-4407:
Member _____
Chairperson _____

Date: _____
Conditions of approval: _____



E.S. COFFIN
ENGINEERING SURVEYING
E.S. COFFIN ENGINEERING & SURVEYING, INC.
432 Comy Road P.O. Box 4687 Augusta, Maine 04330
Ph. (207) 623-9475 Fax (207) 623-0016 Toll Free 1-800-244-9475

NO.	REVISIONS	DATE

SHEET TITLE: **SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"
DATE: **AUGUST 4, 2014**
DRAWN BY: **BEM**
CHECKED BY: **BEM**

CLIENT & PROJECT: **D.W. ADAMS BUILDING
J&R ASSOCIATES, LLC**
LOCATION: **190-202 WATER STREET**
TOWN: **AUGUSTA** COUNTY: **KENNEBEC** STATE: **MAINE**

PROJ. NO. **2013-245**

REC-3