

CITY OF AUGUSTA, MAINE

Conditional-Use Application

I. Applicant / Owner Information

458-7420

1. Applicant Name: Donald McPherson / Ronald McPherson
Mailing Address: 2287 N. Belfast Ave.
Phone Number: (207) 202-8130 Email Address: N/A
2. Authorized Agent:
Mailing Address:
Phone Number: Email Address:
3. Property Owner Name: Steven Plourde
Mailing Address: 5 CMK Lane Windsor, Me.
Phone Number: (207) 445-4371 Email Address: plourdeselectrical@gmail.com
4. Which form of required "evidence of standing" is being submitted with this application?
[] Deed [] Signed Lease Contract [] Signed Purchase/Sale/Option Agreement
[X] 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.) 1.90 7. Lot Frontage: (ft.) APPROX. 480' 8. Zoning District(s): RV

9. Project Location: 3100 N Belfast Ave. Augusta Street 0075+0003A-0000 + Assessor Tax Map # + lot #(s)

II. GENERAL PROJECT INFORMATION

5) Narrative identifying the project

a) Clod Busters is a small garden shop that will be catering to organic products and produce. Clod Busters will be selling a variety of merchandise such as garden tools, crafts, garden plants and soils.

Clod Busters has the intentions to use the leased part of existing building at 3100 North Belfast Ave. as a small retail showroom and storage. The storage area would be used for overstock merchandise.

b) Clod Busters is not proposing any expansion to the already existing building. Nor are there any plans to expand the parking area. Merchandise may however be displayed in front of retail store to help promote sales.

c) Clod Busters has the intention to renovate the interior of the now vacant leased area into a suitable retail showroom for potential customers.

d) Clod Busters currently has two owners with the intent to hire 1-2 part time employees.

e) Vehicles entering the site would vary on a daily basis. Estimates are as follows:

Owners – 2

Deliveries 1 -2

Potential visitors/customers – 35

f) AS Clod Busters is not adding to the existing building, square footage of the building will not change.

g) See above

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: [Handwritten Signature] / [Handwritten Signature]

Signature of Property Owner: Steven M P Lourde

Today's Date: 2/1/2016

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.)	✓	
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: _____

V. Site Plan Review Criteria for Conditional Uses

(1) NEIGHBORHOOD COMPATIBILITY:

(a) Is the proposal compatible with and sensitive to the character of the site and neighborhood relative to:

i.) Land uses:

The proposed business is compatible with the existing neighborhood. There is a residential mobile home park located within approximately 400' on the opposite side of the road heading east. There is also one residential residence directly across Weeks Mills Corner on the right hand side. Within the immediate area there are several large existing businesses including; the North Country Harley Shop, LaJoie Brothers Construction, White and Bradstreet Tuck Parts, Ganneston Construction and I Finally Found It Salvage.

ii) Architectural design:

The applicant has no intent to change the existing building other than cosmetically.

iii) Scale, bulk and building height:

This section is non-applicable.

iv) Identity and historical character:

There are no plans to change the exterior of the building other than cosmetically.

v) Disposition and orientation of buildings on the lot:

There are no new buildings being proposed. *There will be temporary Greenhouses utilizing existing concrete foundation.*

vi) Visual integrity:

There are no plans to change the exterior of the building other than cosmetically.

b) Are the elements of the site plan designed and arranged to maximize the opportunity for privacy by the residents of the immediate area?

The only resident adjacent to the property is across the Weeks Mills Road, and already has a private tree line and/or hedges.

c) Will the proposal maintain safe and healthful conditions within the neighborhood?

Yes, there will be no increased hazards than previous users. The applicant is not proposing any changes to the existing building or landscape other than cosmetically.

d) Will the proposal have a significant detrimental effect on the value of adjacent properties?

No. The business proposed will be a positive change due to the fact that the current location has been vacant since 2007. All exterior cosmetic maintenance will be beneficial to the building. *2012*

(2) PLANS AND POLICIES:

a) Is the proposal in accordance with the adopted elements of the 2007 Comprehensive Plan?

Yes, the proposal is in accordance the 2007 Comprehensive Plan.

(3) TRAFFIC PATTERN, FLOW AND VOLUME:

a) Is the proposal designed so that the additional traffic generated does not have a Significant negative impact on surrounding neighborhood?

No new traffic will be generated as a result of this proposal as the area was previously utilized as a convenience store.

b.) Will safe access be assured by providing proper sight distance and minimum width curb cuts for safe entering and exiting? See City of Augusta Technical Standards Handbook.

Yes safe access will be assured because no new entrances/exits are being proposed.

c.) Does the proposal provide access for emergency vehicles and for persons attempting to render emergency services?

The existing parking area currently allows for emergency vehicles to maneuver within the site.

(d) Does the entrance and parking system provide for the smooth and convenient movement of vehicles both on and off the site? Does the proposal satisfy the parking capacity requirements of the city and provide adequate space suited to the loading and unloading of persons, materials and goods?

Yes. The existing parking area currently allows incoming/outgoing traffic to maneuver easily on to and off of North Belfast Ave. and the Weeks Mills Road with ample visibility of oncoming traffic. The existing site already meets minimal parking requirements.

(4) PUBLIC FACILITIES:

a) Water Supply:

Private - No new water service is proposed and this section is not applicable.

b) Sanitary Sewer:

Private - No new sewer service is proposed and this section is not applicable.

c) Electricity/Telephone:

Central Maine Power currently provides power to the site and will continue. Telephone provider will be chosen by applicant at a later date.

d) Storm Drainage:

Not Applicable

5) RESOURCE PROTECTION AND ENVIRONMENT:

a) If the proposal contains known sensitive areas such as erodible or shallow soils, wetlands, aquifers, aquifer recharge areas, floodplain or steep slopes (over fifteen (15) percent, what special engineering precautions will be taken to overcome these limitations?

There are no wetlands on the proposed site.

b) Does the proposal conform to applicable local, State DEP and Federal EPA air quality standards including but not limited to odor, dust, fumes or gases which are noxious, toxic or corrosive, suspended solid or liquid particles, or any air contaminant which may obscure an observer's vision?

Not applicable

c) Does the proposal conform to applicable local, State DEP and Federal EPA water quality standards, including but not limited to erosion and sedimentation, runoff control, and solid wastes and hazardous substances?

Yes, applicant is unaware of any current violations and proposal will not change or create any new situations to the existing site.

d) Will all sewage and industrial wastes be treated and disposed of in such a manner as to comply with applicable federal, state and local standards?

Yes, all waste will be treated with a private sewer system.

e.) Shore land and Wetland Districts: Will the proposal:

The proposed project property is adjacent to Togus Pond; however, the existing building will have no further impact than already established.

6) PERFORMANCE STANDARDS:

a) Does the proposal comply with all applicable performance and dimensional standards as outlined the 2007 Comprehensive Plan?

Yes. The proposed development will conform to the Land Use Ordinance in regard to performance standards.

b) Can the proposed land use be conducted so that noise generated shall not exceed the performance levels specified in the performance standards section of this ordinance?

There shall be no excessive noise associated with the applicants proposal.

c) If the proposal involves intense glare or heat, whether direct or reflected, is the operation conducted within an enclosed building or with other effective screening in such a manner as to make such glare or heat completely imperceptible from any point along the property line? Detailed plans for the elimination of intense glare or heat may be required before issuance of a building permit. Temporary construction is excluded from this criterion.

Not Applicable

6) PERFORMANCE STANDARDS CONTINUED:

d) Is the exterior lighting, except for overhead street lighting and emergency warning or traffic signals, installed in such a manner that the light source will be sufficiently obscured to prevent excessive glare on public streets and walkways or into any residential area?

Yes. All exterior lighting will be sufficiently obscured. No new exterior lights are being proposed at this time.

e) Does the landscaping screen the parking areas, loading areas, trash containers, outside storage areas, blank walls or fences and other areas of low visual interest from roadways, residences, public open space (parks) and public view?

Currently there are not any landscaping screens. The applicant does not have any intent to install screens as we would be the current tenants for leasing the property.

f) Are all the signs in the proposal in compliance with provisions of this ordinance?

Yes, new sign measurements are given in part of this proposal.

7) FINANCIAL AND TECHNICAL ABILITY:

a) Does the applicant have the adequate technical ability to meet the terms of the Ordinance?

Yes. Any major changes to property would be through property owner.

b) The applicant will produce proof that he has adequate financing to complete the project.

Applicant is not financing the current project. Building is already available.

4

AVENUE

175

3100

TEES COURT

WEEKS

240

145

75-2
WHITE AND BRADSTREET INC
0.67 ac

1010

200

75-3A
WHITE AND BRADSTREET INC
1.90 ac

325

210

89.7

191.7

75-3
INSURANCE TOWING OF MAINE INC
2.75 ac

75-1A
INSURANCE TOWING OF MAINE INC
5.30 ac

402.2'

75-1
WHITE AND BRADSTREET INC
16.60 ac

MILLS

4

1020

RV

RPDS

BK 5693PG 338

QUIT-CLAIM RELEASE DEED
021068

TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS,

THAT GARDINER SAVINGS INSTITUTION, FSB, a federally chartered savings bank existing under the laws of the United States of America having its principal place of business in Gardiner, County of Kennebec, State of Maine,

in consideration of one dollar and other valuable consideration,

paid by WHITE AND BRADSTREET, INC., a Maine Corporation with a place of business in Augusta, County of Kennebec, State of Maine,

the receipt whereof it does hereby acknowledge, does hereby REMISE, RELEASE, BARGAIN, SELL AND CONVEY, AND FOREVER QUIT-CLAIM unto the said WHITE AND BRADSTREET, INC., its successors and assigns forever,

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

BEGINNING at the center of the highway leading from the Weeks Mills Road three hundred (300) feet, more or less, to an iron stake set in the end of a stone wall; thence westerly along said stone wall three hundred fifty-five (355) feet, more or less, to an iron pin; thence northerly three hundred and forty (340) feet, more or less, to the center of said highway leading from Augusta to Belfast; thence easterly two hundred forty-five (245) feet, more or less, to the point of beginning.

EXCEPTING from the above described premises those portions thereof taken by the State of Maine for highway purposes by condemnations recorded in the Kennebec County Registry of Deeds at Book 1082, Page 128 and Book 1087, Page 77; and that portion conveyed to Joseph A. Bradstreet, et ux by deed dated October 24, 1973 and recorded in said Registry of Deeds at Book 1686, Page 165.

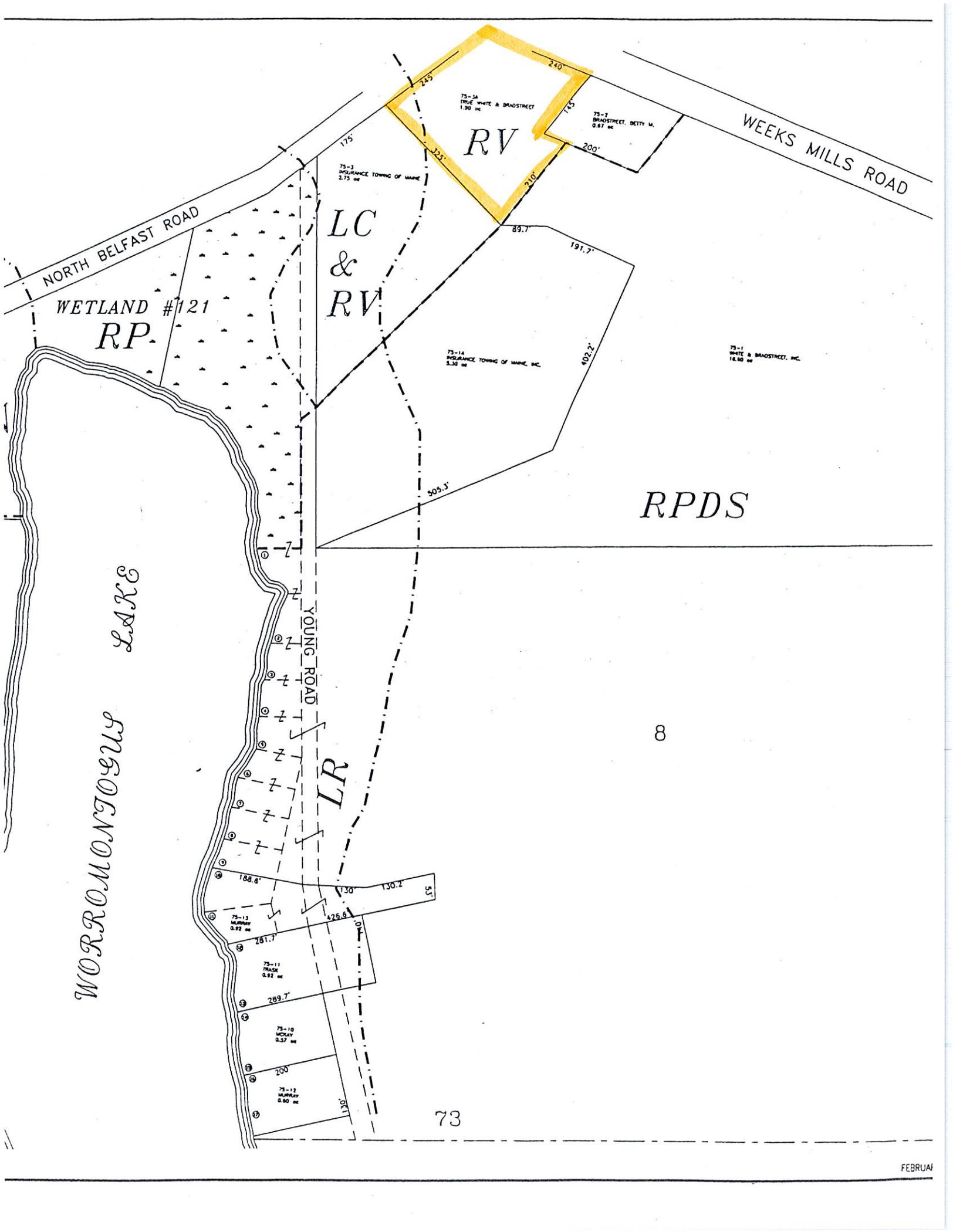
Being the same premises described in the deed of Gardiner Savings Institution, FSB to Gardiner Savings Institution, FSB dated July 16, 1998 and recorded in Kennebec County Registry of Deeds at Book 5680, Page 263.



Google earth

feet
meters





NORTH BELFAST ROAD

WEEKS MILLS ROAD

WETLAND #121
RP.

LC
&
RV

RV

RPDS

YOUNG ROAD

LR

WORMONOYUS
LAKE

75-3A
TRUE WHITE & BROADSTREET
1.90 ac

75-7
BROADSTREET, BETTY M.
0.87 ac

75-3
INSURANCE TOWING OF MAINE
2.75 ac

75-14
INSURANCE TOWING OF MAINE, INC.
5.30 ac

75-1
WHITE & BROADSTREET, INC.
18.80 ac

75-13
MURPHY
0.92 ac

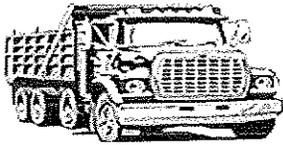
75-11
TRASK
0.92 ac

75-10
MURPHY
0.37 ac

75-12
MURPHY
0.80 ac

8

73



White & Bradstreet Inc
1020 Weeks Mills RD.
Augusta, ME 04330
www.white-bradstreet.com
1-800-572-6199
Fax 207-621-4142

White & Bradstreet Inc. , owner of 3100 North Belfast Ave. does hereby give Melissa and Steve Plourde permission to sub-lease a portion of the building, as reserved in the written lease agreement.

If you have any questions, please feel free to contact Ray or Roger White at 207-622-2622.

Ray B. White

