

**City of Augusta, Maine**  
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT  
CODE ENFORCEMENT  
ECONOMIC DEVELOPMENT



ENGINEERING  
FACILITIES & SYSTEMS  
PLANNING

Memo

To: Planning Board

From: Matt Nazar, Director of Development Services

Date: June 21, 2016

Re: 1988 Growth Management Plan references

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The following changes reflect my interpretation of a recommendation by Corporation Counsel, Steve Langsdorf, to remove references to the Comp Plan as a "standard" in the ordinance and to complete a couple of other updates.

Amend Section 300-101 as follows:

This chapter involves the consolidation of the General and Shoreland Zoning Ordinance, the Subdivision Ordinance, the Mobile Home Park Ordinance and the Flood Damage Prevention Ordinance, as well as new land use regulations that reflect the policies of the ~~1988 Growth Management Plan~~ 2007 Comprehensive Plan. The provisions and requirements listed in this document reflect input from the City Council, Planning Board, City staff, residents, business persons and a group of citizens who reacted to several versions of the draft prior to sending it along to the Planning Board and City Council.

Amend Section 300-202 (38)

COMPACT AREA For purposes of this chapter, the "compact area" of the City of Augusta shall mean that area contained within the "Revised Urban Boundaries" shown on "Map of Compact Area, Augusta, Kennebec County, Maine," prepared by the State of Maine Department of Transportation, Bureau of Planning, in cooperation with the United States Department of Transportation, Federal Highway Commission (1975). Said map is hereby incorporated into this chapter and shall be maintained on file with the Official Zoning Map. For purposes of this chapter, except with respect to the provisions of OBDS, the compact area of the City of Augusta shall also include the Urban Growth Area designated in the ~~1988 Growth Management Plan~~ 2007 Comprehensive Plan.

Amend Section 300-314(A)

The Urban Growth Area, as defined on the land use map of the ~~1988 Growth Management Plan~~ 2007 Comprehensive Plan, includes the City's built-up portions. Building trends in this

area indicate that it is primarily infilled and that redevelopment is beginning to occur. The Urban Growth Area is the area of the City where Augusta wishes to contain higher density and compact development. Water, sewer and storm drainage utilities are generally available or are planned to serve this area. Special attention is given to the area to protect residential areas from adverse impacts that may result from other land use activities, to retain its visual gateways into the City, to unify the capital complexes on both sides of the river with the downtown and Western Avenue, and to improve the City's image.

Amend Section 300-103

The purposes of this chapter are broadened to include the policies of the ~~1988 Growth Management Plan adopted in December of 1988~~ 2007 Comprehensive Plan adopted in January 2008.

Amend Section 300-106(B)(1)(f)[1]

The rezoning shall be consistent with the ~~1988 Growth Management Plan~~ 2007 Comprehensive Plan, and any plans or policies subsequently adopted by the City;

Amend Section 300-106(B)(2)

Text amendments. Text amendments shall be consistent with the ~~1988 Growth Management Plan~~ 2007 Comprehensive Plan and any plans or policies subsequently adopted by the City. The applicable notification requests of Subsection B(1)(a) and (b) of this section shall be followed.

Amend Section 300-501

Consistent with the purpose of this chapter, the ~~1988 Growth Management Plan~~ 2007 Comprehensive Plan, as amended, and the provisions regarding nonconforming uses and structures, any use legally existing as of the effective date of this chapter which does not meet one or more of the following performance standards shall, upon application for expansion, change of use or other modification, excluding minor modifications, be required to bring into compliance existing nonconforming aspects of the property under the following conditions:

Section 300-506

This section needs a complete re-write and will have to come back to a later meeting.

Amend Section 300-603(E)(2)(a)

~~Is the proposal in accordance with the adopted elements of the 1988 Growth Management Plan?~~ Reserved.

Amend Section 300-314.1

Purpose. The RD District encompasses the area on both sides of Mount Vernon Avenue. The area's highly congested mixed-use building pattern, its floodplain and steep slopes, its recreational opportunities and its function as a major gateway make this corridor as environmentally sensitive as it is economically attractive. It connects the Heart of Augusta with the City's growth area. The infrastructure capacity is strained. In recognition of these factors, and based on the policies outlined in the ~~1988 Growth Management Plan~~ 2007 Comprehensive Plan, the RD District encourages low-intensity mixed-use development supporting residential/recreational activities and the commuting public.

Amend Section 300-315

Delete the entire text in the “Introduction and Commentary” Section.

Amend Section 300-512(B)(5)

Maine DEP and MDIF&W wetlands (~~as outlined on the Resource Protection Map, 1988 Growth Management Plan~~); wetlands over two acres in size as shown on the City of Augusta 200 scale topographic maps.

Amend Section 300-514(B)(2)(d)

Delete “Commentary” text.

Amend Section 300-514(B)(3)

Delete “Commentary” text.

Amend Section 300-524(A)

~~The 1988 Growth Management Plan contains a policy that new residential subdivisions offering affordable housing to low- or moderate-income homeowners or renters, in areas where public water and sewer are available or planned, shall be eligible for density bonuses and relaxed frontage and setback requirements, providing they are clustered so as to retain open space and that there are no adverse impacts on traffic, visual character, the environment and adjacent property.~~

Amend Section 300-316.1(C)(1)(f)

The following other areas which have been recommended for protection ~~in the 1988 Growth Management Plan~~: