

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 8, 2016

Re: Western Ave Rezoning in the area of the National Guard Armory

The National Guard and unusual portions of several neighboring parcels to the west are the only properties on Western Ave that are not zoned for commercial use. The exact reasoning behind the creation of the Government Services (GS) zoning district is not known to staff as it has been in existence for at least 25 years. In general, the effect is irrelevant as the armory is owned by the National Guard and they have expressed no intent to sell it. However, it has had an effect on the National Guard's ability to modernize their signage.

The Armory property is the only property on Western Ave that cannot have an electronic changeable message board sign. They currently have a manual changeable sign that is used to advertise events. They would like to install a new sign that incorporates an electronic changeable message board. The only way to do that is to rezone them as commercial, or add electronic changeable message boards to the GS zoning district. The staff recommendation is to simply move the Armory into the CC zoning district, as well as to rezone portions of the two parcels directly west of the Armory property to CC. For an unknown reason those parcels are split zoned on a diagonal. See the attached map for some clarity on the staff recommended boundaries.