

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

AUGUSTA STATE AIRPORT  
CODE ENFORCEMENT  
ECONOMIC DEVELOPMENT



ENGINEERING  
FACILITIES & SYSTEMS  
PLANNING

**MEMORANDUM**

**TO:** Planning Board

**FROM:** Matthew Nazar, Director of Development Services  
Betsy Poulin, Assistant Planner

**DATE:** March 2, 2016

**RE:** Rick Tardiff - REWITS, LLC

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**SUMMARY OF REQUEST**

**Request:** General rezone for lots to Industrial District (IA).

**Owners:** REWITS, LLC and Kennebec Savings Bank

**Applicant:** Rick Tardiff - REWITS, LLC

**Locations:** 589 Leighton Road, 607 Leighton Road, 61 Darin Drive, 330 Civic Center Drive

**Zoning:** Rural River District (RR)

**Tax Map Numbers:** Tax Map 5A Lots 32, 33 and 51. Tax Map 79 portion of Lot 14.

**Existing Land Uses:** Residential, Vacant

**Proposed Rezoning:** Industrial District (IA)

**SUMMARY OF SUBMITTAL PACKAGE**

1. Application for Parcel Reclassification/Rezoning
2. Narrative
3. Deeds
4. Letter of Authorization
5. Plan

## **Areas of Concern**

None.

## **Staff Review**

**The Bureau of Engineering** does not have any additional comments.

**The Bureau of Code Enforcement** does not have any additional comments.

**The Bureau of Planning** does not have any additional comments.

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### **1. Consistency with the 2007 Comprehensive Plan**

The proposal is in the northern subdistrict of the Economic Growth area described in the 2007 Comprehensive Plan. The Future Land Use Detail map notes the area as Industrial. The proposal is consistent with the plan.

### **2. Consistency with Established Land Use Patterns**

The proposal rezoning will be adjacent to the existing Industrial Park and will be consistent with established land use patterns.

### **3. Creation of an Isolated District Unrelated to Adjacent Districts**

The proposed rezoning will not isolate any unrelated districts and will reduce restrictions for development within the industrial park. The proposed rezoning creates a cleaner boundary.

### **4. Potential Impact on Utilities, Roads, and Services**

The rezoning will allow expansion on the existing JS McCarthy building, through reduced setbacks from a residential zone boundary. No potential impact will occur on utilities, roads or services.

### **5. Changed or Changing Neighborhood Conditions**

Expansion of the JS McCarthy facility will allow the company to thrive in today's competitive markets and immediately create six new jobs, with the potential for more jobs in the future.

## **Text of Proposed Amendment**

The lot known as Assessor's Map 5A, Lot 32, 33, 51 and a portion of Map 79, Lot 14 shall be rezoned in accordance with Section 300-106.B.(d)[1] of the Augusta Land Use Ordinance. The new zone shall be Industrial District (IA).



JS McCarthy Building - 15 Darin Drive - Map 5A, Lot 53



Residential Rental Duplex - 61 Darin Drive - Map 5A, Lot 51



Single Family Rental House - 589 Leighton Road - Map 5A, Lot 33



Single Family Rental House - 607 Leighton Road - Map 5A, Lot 32



Leighton Road looking North. Meadow Brook Road Intersection to Left at Car.



Leighton Road looking South. Hescoc Street Intersection on Right past Car.