

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
and Betsy Poulin, Assistant Planner

DATE: June 30, 2016

RE: Performance Food Group, Inc.
Northcenter Building Expansion, 20 Dalton Road

SUMMARY OF REQUEST

Request: The request is for a Major Development review as per section 300-405 and 300-603.E. The applicant proposes a 52,770sf building addition to the Performance Foodservice - Northcenter building with associated parking and fire access.

Owner: Performance Food Group, Inc.

Applicant: Performance Food Group, Inc.

Location: 20 Dalton Road

Zoning: Industrial District (IA)
General Development Shoreland Overlay District (GD)

Tax Map Number: Map 53, Lot 23A

Existing Land Use: Manufacturing, Light (permitted)

Proposed Land Use: Manufacturing, Light (permitted)

Acreeage: 14.5 Acres

SUMMARY OF SUBMITTAL PACKAGE

In the submittal package the applicant has provided the Planning Board with the following items:

1. Development Review Application Form
2. Narrative
3. Deed
4. Site Plans
5. Building Elevations

Areas of Concern

1. None.

Waivers

1. The applicant has requested a waiver of the landscaping buffer along the eastern side of the parking lot, abutting the railroad property. Staff recommends granting this waiver as no landscaping currently exists and the abutter is an industrial use.
2. The applicant has requested a waiver from the stormwater detention standards. Staff recommends granting this waiver as the Maine DEP has already granted a permit, waiving the stormwater detention standards.

Staff Review

The Bureau of Engineering does not have any additional concerns.

The Bureau of Code Enforcement does not have any additional concerns.

The Bureau of Planning does not have any additional concerns

Lot Characteristics

Minimum Lot Size – 60,000 SF. The existing lot meets this standard.

Minimum Road Frontage - 150 Feet. The existing lot does not meet this standard, however it is grandfathered.

Minimum Lot Depth – 200 Feet. The existing lot meets this standard.

Minimum Side and Rear Setback - 25 Feet. The existing lot meets this standard.

CRITERIA FOR REVIEW OF A MAJOR DEVELOPMENT
(Section 300-405 of the LUO; includes Section 300-603.E Conditional Use Review)

Neighborhood compatibility (Section 300-603.E(1) of the LUO)

a) *Land Use/Visual Integrity:*

- [1] *Land Uses:* Northcenter has been on the site since 1975 and is surrounded by industrial and commercial uses including Maine Central Railroad, Cives Steel and Gold Star Feed and Grain. To the west of the property is the Kennebec River. Farther up the hill to the east are residential and commercial properties along Riverside Drive.
- [2] *Architectural Design:* The building already exists. The addition is proposed to be similar to the existing building.
- [3] *Scale, Bulk, Building Height:* The existing facility is 150,000sf and will increase with a proposed 52,770sf addition. The proposed addition is a similar depth as the existing building, shifted further from the river. The addition will be the same height as the existing building.
- [4] *Identity, Historical Character:* Northcenter has been on the site since 1975, similar to many neighboring industrial/commercial uses.
- [5] *Disposition and Orientation:* The building addition will be similar in disposition and orientation as the existing building.
- [6] *Visual Integrity:* The addition will be similar to the existing building.



Looking north from the end of Dalton Road. The proposed addition would be at the end of the building, where cars are parked currently.

- b) *Privacy*: No change proposed.
- c) *Safety and Health*: The proposal will maintain safe and healthful conditions in the neighborhood.
- d) *Property Values*: The proposal will not have a detrimental effect on the value of adjacent properties.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Neighborhood Compatibility.

Plans and Policies (Section 300-603.E(2) of the LUO)

The proposal is in accordance with the adopted elements of the 1988 Growth Management Plan.

Staff recommends that the Board finds the proposal is in accordance with the 1988 Growth Management Plan.



Building addition to be to right of existing building.

Traffic Pattern, Flow and Volume (Section 300-603.E(3) of the LUO)

- a) *Additional Traffic*: A traffic study has been completed and the amount of traffic expected by the applicant is not anticipated to cause concerns.
- b) *Safe Access*: No change.
- c) *Emergency*: The proposal provides access for emergency services, including access around the rear of the building along the Kennebec River.

- d) *Movement/Parking:* The parking lots have been reconfigured to accommodate adequate employee and truck parking. The parking lot expansion approved in December 2015 will be completed prior to the building addition construction.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Public Facilities.

Public Facilities (Section 300-603.E(4) of the LUO

- a) *Water Supply:* The site has public water. No concerns have been expressed by the Greater Augusta Utility District.
- b) *Sanitary/Sewer/Subsurface Waste Disposal:* There is a private septic system which is proposed to be relocated. No public facilities for sewer exist on the site.
- c) *Electricity/Telephone:* The site has electric power.
- d) *Storm Drainage:* Stormwater flow will be reconfigured, treating quality, and allowing the treated stormwater to flow into the Kennebec River. MDEP has approved the plans.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Public Facilities.



View looking southwest toward the end of the building where the addition will be located. Parking lot in the foreground will be paved with light duty pavement for passenger vehicles.

Resource Protection and Environment (Section 300-603.E(5) of the LUO)

- a) *Sensitive Areas:* MDEP permits have been issued for NRPA and Site Location of Development, which have considered sensitive areas.

- b) *Air Quality*: The proposal complies with air quality standards.
- c) *Water Quality*: The proposal complies with water quality standards.
- d) *Sewage/Industrial Waste*: Sewage will be disposed of in the septic system. No industrial waste is proposed.
- e) *Shoreland/Wetland Districts*: The proposal is within the General Development Shoreland Overlay District (GD) and complies with the necessary standards. No wetlands will be impacted by the proposed development.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Resource Protection and Environment

Performance Standards (Section 300-603.E(6) of the LUO)

- a) *Performance and Dimensional Standards*: The proposal complies with all performance and dimensional standards.
- b) *Noise*: Noise is not expected to be an issue.
- c) *Glare/Heat*: No excessive heat or glare is proposed.
- d) *Exterior Lighting*: Existing parking lot lighting will remain where sited currently, or be relocated. Building mounted lighting is proposed to be full-cutoff. No property lines or residences exist in proximity to the proposed development. The proposal complies with standards.
- e) *Screening*: A waiver has been requested for Bufferyard A between the proposed parking and the railroad tracks. No buffering exists in this area currently and the uses are both industrial, therefore no buffering will be requested by staff.
- f) *Signs*: No new signage is proposed.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Performance Standards.

Financial and Technical Ability (Section 300-603.E(7) of the LUO)

The applicant has the financial and technical ability to meet the terms of the ordinance.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Financial and Technical Ability.

Pollution (Section 300-404.B(1) of the LUO)

- a) *Floodplain*: The project development is elevated above the 100 year floodplain.
- b) *Ability of Soils to support waste disposal*: Sewage will be disposed of in a relocated septic system.
- c) *Slopes effect on effluents*: Effluents should not be a concern as the development site is flat. Steep slopes exist along the Kennebec River which will not be impacted by effluents.
- d) *Streams for disposal of effluents*: See above.
- e) *Applicable health and water resources rules*: The proposal complies with water quality standards.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding pollution.

Sufficient Water (Section 300-404.B(2) of the LUO)

The site is served by public water.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding sufficient water.

Municipal Water Supply (Section 300-404.B(3) of the LUO)

See above.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding municipal water supply.

Soil Erosion (Section 300-404.B(4) of the LUO)

See comments above about stormwater.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding soil erosion.

Highway or Public Road Congestion (Section 300-404.B(5) of the LUO)

A traffic study has been completed and no highway or public road congestion issues are anticipated.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding highway or public road congestion.

Sewage Waste and Municipal Solid Waste Disposal (Sections 300-404.B(6) and 300-404.B(7) of the LUO)

Sewage will be disposed of in a relocated septic system. The minimal increase in solid waste is not anticipated to be a concern, see letter from Leslie Jones.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding sewage waste and municipal solid waste disposal.

Aesthetic, Cultural, and Natural Values (Section 300-404.B(8) of the LUO)

No undue adverse effect on aesthetic, cultural or natural values is expected.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Aesthetic, Cultural and Natural Values.

Conformity with City Ordinances and Plans (Section 300-404.B(9) of the LUO)

The proposal conforms with city ordinances and plans, except as noted in other sections of this review.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding city ordinances and plans.

Financial and Technical Ability (Section 300-404.B(10) of the LUO)

See the Financial and Technical Ability section above.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding financial and technical ability.

Surface Waters; Outstanding River Segments (Section 300-404.B(11) of the LUO)

This proposal is in proximity to the Kennebec River. The project has been reviewed by the Maine DEP for Site Location of Development and NRPA permitting. All permits have been granted.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding surface waters; outstanding river segments.

Ground Water (Section 300-404.B(12) of the LUO)

The proposal is over an aquifer area. A minimal impervious surface increase is proposed, which is not anticipated to cause a concern.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding ground water.

Flood Areas (Section 300-404.B(13) of the LUO)

The proposed development has been elevated above the 100 year floodplain elevation, 42 feet.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding flood areas.

Freshwater Wetlands (Section 300-404.B(14) of the LUO)

No freshwater wetlands are impacted with the proposed development.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding freshwater wetlands.

River, Stream, or Brook (Section 300-404.B(15) of the LUO)

See Surface Waters, above.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding rivers, streams, or brooks.

Stormwater (Section 300-404.B(16) of the LUO)

See the Public Facilities section.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding stormwater.

Access to Direct Sunlight (Section 300-404.B(17) of the LUO)

The proposal will not block access to direct sunlight to any structures utilizing solar energy.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding direct sunlight.

Title 38 M.R.S.A. Section 484, Chapters 371 and 373-377 (Section 300-404.B(18) of the LUO)

The project is regulated by the Site Location of Development Act and has received the necessary permitting for the development.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Title 38 M.R.S.A./ Section 484, Chapters 371 and 373-377.

Spaghetti-Lots Prohibited (Section 300-404.B(19) of the LUO)

A subdivision is not proposed. Not applicable.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding spaghetti-lots.

Outdoor Lighting (Section 300-404.B(20) of the LUO)

See the Performance Standards section.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding outdoor lighting.