

**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:** July 29, 2016

**RE:** State of Maine  
East Campus, Between Arsenal Street and Hospital Street

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**SUMMARY OF REQUEST**

**Request:** The request is for a Major Development review as per section 300-405 and 300-603.E. The applicant proposed infrastructure and parking improvements for the State of Maine's East Campus. Proposed parking and sidewalks add 1.7 acres of impervious surface to the property and alter stormwater drainage systems.

**Owner:** State of Maine

**Applicant:** State of Maine

**Location:** The East Campus (between Arsenal Street and Hospital Street)

**Zoning:** Institutional/Business/Professional Subdistrict (BP)

**Tax Map Number:** Map 10, Lot 8

**Existing Land Use:** Government Services (permitted)

**Proposed Land Use:** Government Services

**Acreage:** 147.6 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. Stormwater Management Data
5. Site Plans

### Areas of Concern

1. None.

### Waivers

1. None.

### 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.

**The Fire Department** does not have any additional concerns.

**Greater Augusta Utility District** has comments, see Public Facilities section.

### Lot Characteristics

*Impervious Surface Ratio* – 0.95. The proposed development meets this standard.

*Floor Area Ratio* – 0.74. The proposed development meets this standard.

*Maximum Height* – 42 Feet. The proposed development does not exceed this standard.

*Minimum Front 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:* The East Campus is a complex of governmental buildings bordered on the west by the Kennebec River; to the north is a mix of residential and commercial uses; to the east, across Hospital Street, is a mix of residential, commercial, governmental and recreational use; and to the south are residential properties.
- [2] *Architectural Design:* The East Campus consists primarily historic buildings and the more recently constructed Riverview facility. The proposed site improvements are for parking, pedestrian circulation, lighting and stormwater management.
- [3] *Scale, Bulk, Building Height:* Parking improvements will be placed in a location to blend with the campus fabric.
- [4] *Identity, Historical Character:* The East Campus was formerly the Augusta Mental Health Institution.
- [5] *Disposition and Orientation:* The location of the proposed parking will be between existing parking lots and the building complex.
- [6] *Visual Integrity:* The additional parking will be constructed in the same pattern of the existing parking lot and include landscaping and lighting.



*View looking northeast from parking lot 4B-1 to the location of proposed parking lots 7E and 7F.*

- b) *Privacy*: Plantings are proposed between the new parking lots 1A, 7E and 7F and Hospital Street to screen the parking. The distance between parking lot 1A and the Hospital Street right-of-way is 50 feet and Bufferyard A is proposed in this area. The distance between parking lots 7E and 7F and the Hospital Street right-of-way is 275 feet.
- 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.



*View looking north toward the Harlow Building (on left) and the Ray Building (on right).  
Proposed parking lots 7E & 7F to be located in foreground.*

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

- a) *Additional Traffic:* The amount of traffic anticipated by the applicant is not expected to cause concerns as the parking expansion relocates parking from other parts of the East Campus.
- b) *Safe Access:* No change.
- c) *Emergency:* The proposal provides access for emergency services.
- d) *Movement/Parking:* A parking study was completed on the East Campus which identified the need for more parking in the area of the campus where it is proposed. The new parking lot will connect with an existing parking lot and add an access point to Arsenal Street, a privately owned street in this area. All other proposed improvements, including paving and resurfacing of parking lots, will not change vehicle access.

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:* A yard hydrant will be added near Campbell Barn for vehicle rinsing. The Greater Augusta Utility District has requested that a backflow prevention device be installed on the service and that a structure be built above ground close to the hydrant.
- b) *Sanitary/Sewer/Subsurface Waste Disposal:* Public sewer serves the facility, no change is proposed. The Greater Augusta Utility District has coordinated with the applicant to inspect the sewer manhole adjustment when the parking lot is constructed off Blossom Lane.
- c) *Electricity/Telephone:* The site has electric power.
- d) *Storm Drainage:* The existing stormwater system will be reconfigured to address additional impervious surface. A level spreader will direct stormwater to a meadow buffer for infiltration Arsenal Street and the Kennebec River.

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

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

- a) *Sensitive Areas:* No sensitive areas will be impacted.
- 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 public sewer system. No industrial waste is proposed.
- e) *Shoreland/Wetland Districts:* The proposal is not in the Shoreland Zone. Not applicable.

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:* Additional lighting is proposed at the parking lots and new sidewalks. Lighting will be full-cutoff and will not spill off the property.
- e) *Screening:* No change proposed.
- f) *Signs:* Signage typical for a parking lot will be installed.

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



*View looking north from parking lot 1 to lot 1A between Blossom Lane and Hospital Street.*

**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 is not in the 100 year floodplain.
- b) *Ability of Soils to support waste disposal*: Not applicable.
- c) *Slopes effect on effluents*: Not applicable.
- d) *Streams for disposal of effluents*: Not applicable. The Kennebec River will not be effected by stormwater runoff.
- 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 and sufficient capacity exists.

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)**

An Erosion and Sedimentation Control Plan has been developed for the site in compliance with the most recent *Maine Erosion and Sedimentation BMP Control Manual*.

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)**

No significant change in traffic volume is proposed.

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)**

No change in the amount of sewage or solid waste is expected.

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)**

The proposal is in proximity to the Kennebec River, however the distance between proposed development and the river exceeds 250 feet.

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 not expected to adversely affect ground water.

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 proposal is not in the 100 year floodplain.

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)**

There are no freshwater wetlands impacted by the proposed project 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)**

The Kennebec River is over 700 feet away from the proposed development. Stormwater will be filtered through a vegetated buffer before entering the river. The applicant has submitted a Site Location of Development Act Permit which is currently under review.

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 the permit application is currently under review by the Maine Department of Environmental Protection.

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.