

**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:** August 31, 2016

**RE:** State of Maine  
East Campus, adjacent to 250 Arsenal Street

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**SUMMARY OF REQUEST**

**Request:** The request is for a Major Development and Conditional Use review as per section 300-405 and 300-603.E. The applicant proposes a secure forensic rehabilitation facility, for 21 residents, adjacent to the Riverview Psychiatric Recovery Center on the East Campus in the location of an existing parking lot.

**Owner:** State of Maine

**Applicant:** State of Maine

**Location:** The East Campus, adjacent to 250 Arsenal Street

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

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

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

**Proposed Land Use:** Hospital (permitted)

**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 Report
5. East Campus Parking Study
6. Site and Architectural 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.

**The Greater Augusta Utility District** does not have any additional concerns.

### 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 Psychiatric Recovery Center facility. The proposed building would have gable roofs and clapboards with a more residential character for construction. The slope of the site will have a single story appearance from the main entrance and a two story height at the rear, closest to the river.
- [3] *Scale, Bulk, Building Height:* The building size would fit within the footprint of the existing parking lot and have a lower profile than many of the existing buildings on the East Campus.
- [4] *Identity, Historical Character:* The East Campus was formerly the Augusta Mental Health Institution.
- [5] *Disposition and Orientation:* The location of the proposed building will be between the existing Riverview Psychiatric Recovery Center and the Kennebec River.
- [6] *Visual Integrity:* The location of the proposed building will fit within the campus design and new parking will be in the same location as existing parking.



*View looking south from Arsenal Street toward Riverview Psychiatric Recovery Center.  
The proposed secure forensic rehabilitation facility to be located in parking lot.*

- b) *Privacy*: The proposed location is in the heart of the East Campus, over 800 feet from the nearest residential property.
- c) *Safety and Health*: The proposal will maintain safe and healthful conditions.
- 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 northeast toward the new building location.  
Gate adjacent to the parking lot is in the vicinity of the new building entrance.*

### **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 for parking access to Arsenal Street.
- c) *Emergency*: The proposal provides access for emergency services.
- d) *Movement/Parking*: A parking study was completed on the East Campus identifying areas where parking should be constructed and relocated for better function. The study takes into account the loss of parking for this new proposed building. The Planning Board approved additional parking for the East Campus at the August 9, 2016 meeting. The facility would require one parking space per bed and one parking space per employee (largest shift). There are 21 beds and the largest shift would have 12 employees, therefore 33 parking spaces are required. Plans note 45 parking spaces, two of which are accessible, which exceeds parking requirements.

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 Greater Augusta Utility District has noted in a letter sufficient capacity to service the proposed facility. Water service will most likely run from the south pit 6" domestic water service, not the 12" service in Arsenal Street as noted in the bridging documents.
- b) *Sanitary/Sewer/Subsurface Waste Disposal*: The Greater August Utility District has noted sufficient capacity for sanitary sewer generated at the proposed facility.
- c) *Electricity/Telephone*: Underground electric, telephone and communication facilities are proposed. Adequate facilities exist.
- d) *Storm Drainage*: The existing stormdrainage will be reconfigured in the area as the building is in the location of one of the existing soil filters. Stormwater improvements are currently being permitted through the Maine Department of Environmental Protection's Site Location of Development Act permit.

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:* A generator is located to the west of the proposed building. No excessive heat or glare is proposed.
- d) *Exterior Lighting:* Additional lighting is proposed on the building and within the parking lot. 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 northwest from the northern side of the Riverview Psychiatric Recovery Center toward the location of the proposed building.*

**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 affected 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)**

Site construction will require compliance with erosion control standards, as noted in the erosion control plan submitted in the application package.

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)**

Approximately 421 pounds of solid waste is anticipated to be generated daily by the facility. Two dumpsters are proposed on the property. The Department of Health and Human Services has a contract with an approved waste hauling company which will serve this facility.

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.

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.