

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: September 7, 2016

RE: Kenneth Knight, Imported Cars
3327 North Belfast Avenue

SUMMARY OF REQUEST

Request: The request is for a Conditional Use review as per section 300-603.E. The applicant proposes to remove 1,100 sf of his existing 2,060 sf building, which has a non-conforming use, automobile business. The building is over 50 years old and has been reviewed by the Historic Preservation Commission. The building will not be subject to demolition delay. An addition will be placed in the vicinity of the removed building to expand the automobile business an additional 1,966 sf from what exists today. A residential apartment will be located above the business, which is not subject to Planning Board review.

Owner: Kenneth Knight

Applicant: Kenneth Knight

Location: 3327 North Belfast Avenue

Zoning: Rural Ponds District (RPDS)

Tax Map Number: Map 4, Lot 107B

Existing Land Use: Automobile business (non-conforming)

Proposed Land Use: Automobile business (non-conforming)

Acreage: 4.36 Acres

SUMMARY OF SUBMITTAL PACKAGE

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

1. Conditional Use Application Form
2. Narrative
3. Deed
4. Site and Architectural Plans

Areas of Concern

1. None.

Waivers

1. The applicant has requested a waiver of the Stormwater Management requirements from the ordinance. Staff recommends granting this waiver due to the nature of the development.
2. The applicant has requested a waiver of the Traffic Report requirements from the ordinance. Staff recommends granting this waiver due to the limited nature of this expansion.

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 – 4 acres. The existing lot meets this standard.

Minimum Road Frontage - 150 Feet. The existing lot meets this standard.

Minimum Lot Depth – 100 Feet. The existing lot meets this standard.

Minimum Front Setback – 35 Feet. The existing building does not meet this standard and the location is grandfathered. The proposed addition will meet this standard.

Minimum Side Setback – 60 Feet. The soil type and watershed dictate setbacks in the RPDS District. The existing building does not meet this standard and the location is grandfathered. The proposed addition will meet this standard.

**CRITERIA FOR REVIEW OF A CONDITIONAL USE
(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:* A residential house is located to the north of the property. Woodland is located to the west. Across North Belfast Avenue is Three Cornered Pond and residential properties.
- [2] *Architectural Design:* The northern portion of the building will remain, which is a single story building. The southern portion of the building will be removed and the height will increase with a three story structure facing North Belfast Avenue and the rear of the addition will be two stories, built into the hillside.
- [3] *Scale, Bulk, Building Height:* The scale, bulk and building height will increase with the proposed addition, but not be out of character with other buildings along North Belfast Avenue.
- [4] *Identity, Historical Character:* The site has been used for commercial purposes since the 1950's.
- [5] *Disposition and Orientation:* The footprint of the building will increase, but the orientation of the building will still relate to North Belfast Avenue.
- [6] *Visual Integrity:* The visual integrity of the building will be improved.



View looking north on North Belfast Avenue.

- 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.



View looking south on North Belfast Avenue. Portion of the building on the right will remain.

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 anticipated to cause concerns due to limited hours of operation and size of facility.
- b) *Safe Access:* Existing driveway access will remain unchanged.
- c) *Emergency:* The proposal provides access for emergency services.
- d) *Movement/Parking:* Existing parking locations will not change.

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



Building façade. Right side of building will remain. Front of addition will align with peak of roof on right.

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

- a) *Water Supply:* The site has a private well.
- b) *Sanitary/Sewer/Subsurface Waste Disposal:* The site has a private septic system.
- c) *Electricity/Telephone:* The site has electric power.
- d) *Storm Drainage:* Impervious surface will increase on the site and will be handled by existing infrastructure along North Belfast Avenue.

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 septic 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*: No change in lighting is proposed.
- e) *Screening*: No change in screening is proposed.
- f) *Signs*: No change in 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.