

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: February 9, 2017

RE: Peggy Davis - Day Care Center, 608 & 612 Civic Center Drive

SUMMARY OF REQUEST

Request: The request is for a Conditional Use review as per section 300-603.E. The applicant proposes to operate a Day Care Center for up to 38 children ranging from 6 weeks of age to 13 years old.

Owner: Manfred Mathews

Applicant: Peggy Davis

Location: 608 & 612 Civic Center Drive

Zoning: Rural Village District (RV) and Stream Protection Shoreland Overlay Zone (SP-50)

Tax Map Number: Map 1, Lot 40A

Existing Land Use: Construction Services (conditional use) and Multiple Family Dwellings (not permitted)

Proposed Land Use: Day Care Center (conditional use) and One and Two Family Dwellings (permitted)

Acreeage: 2.50 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. Purchase and Sale Agreement
4. Septic System Plans
5. Aerial Photography Site Plan

Areas of Concern

1. Adequate septic system capacity, see Bureau of Code Enforcement comments below.

Waivers

1. None.

Staff Review

The Bureau of Engineering reviewed the access from Civic Center Drive and did not find any existing limitations for site access.

The Bureau of Code Enforcement has requested documentation about any changes necessary to the existing septic systems for the change of use to a day care center. A sign permit will be required prior to operation.

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. They do not provide services for this property.

Lot Characteristics

Minimum Lot Size - 20,000 SF. The existing lot meets this standard.

Minimum Road Frontage - 400 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 lot meets this standard.

**CRITERIA FOR REVIEW OF A CONDITIONAL USE REVIEW
(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:* Civic Center Drive has a mix of residential and commercial uses. To the north and west of the property is Wilson Street, which has the First United Pentecostal Church with a school, and a residential neighborhood. To the south are single family residences, vacant land and Gabriel Drive, which has a mix of office, commercial and industrial properties. Civic Center Drive is to the east as well as the intersections of Old Belgrade Road and Bog Road. A restaurant, residential properties and mixed commercial exist in this area.

[2] *Architectural Design:* The buildings already exist. No changes are proposed.

[3] *Scale, Bulk, Building Height:* The buildings already exist. No changes are proposed.



*View looking northeast toward Civic Center Drive from inside the site between the two proposed day care buildings.
The main day care building, built in 1991, is on the left (612 Civic Center Drive).
The infant care building, built in 1972, is on the right (608 Civic Center Drive).*

- [4] *Identity, Historical Character:* The buildings were built in 1972 (apartments) and 1991 (office and apartment).
- [5] *Disposition and Orientation:* The building already exists. No change proposed.
- [6] *Visual Integrity:* The mass of the building will remain unchanged. A fenced playground is proposed.
- 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. The proposal is in the Economic Growth Zone in the 2007 Comprehensive Plan, in a mixed-use area.

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



Main Day Care Building, view looking northeast (612 Civic Center Drive).

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 Civic Center Drive has adequate capacity.
- b) *Safe Access:* No change.
- c) *Emergency:* The proposal provides access for emergency services.
- d) *Movement/Parking:* The site has ample parking for both the day care center and residential apartments. Thirteen spaces would be required for the Day Care Center and 6 spaces for the apartments, for a total of 19 spaces. Approximately 38 parking spaces are available on the site. The large parking area provides ample space for emergency vehicle navigation.

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



Driveway intersection at Civic Center Drive, looking north to intersection with Old Belgrade Road.

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

- a) *Water Supply:* The site has a private well. The Greater Augusta Utility District has no services available in the area.
- b) *Sanitary/Sewer/Subsurface Waste Disposal:* Two private septic systems exist on the property. The Greater Augusta Utility District has no services available in the area.
- c) *Electricity/Telephone:* The site has electric power.
- d) *Storm Drainage:* No changes are proposed to the site and the storm drainage will remain unchanged.

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



View looking up driveway from Civic Center Drive to proposed day care buildings.

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

- a) *Sensitive Areas:* The beginning of Bond Brook is the western property boundary. No changes are proposed to the site; therefore the brook will not be adversely 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:* A portion of the property is in the Stream Protection Shoreland Overlay Zone (SP50). No changes are proposed to the site which would impact the stream.

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



Proposed sign to remain and receive a new face.

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 additional exterior lighting is proposed.
- e) *Screening:* No change proposed.

- f) *Signs:* The existing freestanding sign to the south of the driveway will be removed. The sign to the north of the driveway will remain and have a face change. No other signage is proposed on the property.

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.