

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: May 4, 2016

RE: SDG Investors, LLC - Stone Ridge Drive
Woodland Ridge Condominiums

SUMMARY OF REQUEST

Request: The request is for a Subdivision Amendment review as per section 300-405 and 300-603.E. The Woodland Ridge Condominium project was approved by the Planning Board in 2012 and divided into phases for the owner to obtain separate bonds for each phase. The applicant proposes to initiate Phase II of the development. Phase II includes construction of 6 condominium units within 3 buildings, roadway construction, utility construction and stormwater improvements. Stone Ridge Drive is currently under private ownership. In addition to Phase II improvements, portions of land owned by SDG Investors, LLC are also being sold, some conveyances to abutting property owners.

Owner: SDG Investors, LLC - Dennis Brockway

Applicant: SDG Investors, LLC - Dennis Brockway

Location: Stone Ridge Drive

Zoning: Low Density Residential District (RA)

Tax Map Numbers: Map 78, Lots 25, 27, 28, 91, 97, 100, 130, 103B

Existing Land Use: Residential

Proposed Land Use: Residential

Acreage: 22.15 Acres

SUMMARY OF SUBMITTAL PACKAGE

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

1. Subdivision Review Application Form
2. Narrative
3. Deed
4. Site Plans
5. Estimate for Work

Areas of Concern

1. A letter of credit is still open for Phase I.

Waivers

1. None.

Staff Review

The Bureau of Engineering has comments about Stone Ridge Drive. Final paving has not been completed on the Phase I section of the development. It is anticipated that the owner wants the City of Augusta to take over ownership of a portion of Stone Ridge Drive.

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 – 10,000 SF with public water and sewer. Meets the standard.

Minimum Lot Area Per Dwelling Unit – 5,000 SF. Meets the standard.

Minimum Road Frontage - 100 Feet. Meets the standard.

Minimum Lot Depth – 100 Feet. Meets the standard.

Minimum Front Setback – 10 Feet. Meets the standard.

Minimum Side Setback – 5 Feet. Meets the standard.

**CRITERIA FOR REVIEW OF A SUBDIVISION AMENDMENT
(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 proposed use is for two family homes within the existing two family home condominium complex. Adjacent residential streets have primarily single family homes. To the east and south, woodland exists. Redevelopment of land to the west is proposed, further down the hill along Civic Center Drive.

[2] *Architectural Design:* The proposed structures will be similar to those built in Phase II.

[3] *Scale, Bulk, Building Height:* The proposed buildings are two stories high.

[4] *Identity, Historical Character:* The proposal is an extension of a previously approved subdivision.

[5] *Disposition and Orientation:* The orientation of the condos is parallel to Stone Ridge Drive, with the exception of #3A and #3B which are angled, and at the end of the street.

[6] *Visual Integrity:* The two family homes are within an subdivision.

b) *Privacy:* The proposal meets the density requirements

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.



Looking southeast from intersection of Glen Street and Stone Ridge Drive toward Phase II area.

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

The proposal is in the Westside Residential Area, which is described in the 2007 Comprehensive Plan. The proposal maintains the residential character of the neighborhood, which complies with the 2007 Comprehensive Plan and the adopted elements of the 1988 Growth Management Plan.

Staff recommends that the Board finds the proposal is in accordance with the 2007 Comprehensive Plan and the 1988 Growth Management Plan.

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

- a) *Additional Traffic:* A traffic movement permit is not required.
- b) *Safe Access:* Access is from Glen Street, Windy Street and Stone Ridge Drive.
- c) *Emergency:* The proposal provides access for emergency services.
- d) *Movement/Parking:* Sufficient parking is provided.

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



View looking Southeast down Stone Ridge Drive to Phase II area.

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

- a) *Water Supply:* The site has public water. The Greater Augusta Utility District does not have any concerns.

- b) *Sanitary/Sewer/Subsurface Waste Disposal*: The site has public sewer. The Greater Augusta Utility District does not have any concerns.
- c) *Electricity/Telephone*: The site has electric power.
- d) *Storm Drainage*: The City Engineer does not have any concerns regarding the stormwater design.

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. 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.



Looking southeast down Stone Ridge Drive from the intersection with Windy Street.

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*: Not applicable.
- d) *Exterior Lighting*: Exterior lighting will be obscured to prevent glare on public streets.
- e) *Screening*: Not applicable.
- f) *Signs*: Not applicable.

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 hired E.S. Coffin Engineering and Surveying as their consultant, which has proven its technical ability in projects already completed. The applicant has an open Letter of Credit for Phase I.

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.
- e) *Applicable health and water resources rules*: Not applicable.

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)

See the Public Facilities section.

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 the Public Facilities section.

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)

There is an erosion and sedimentation control plan on file from a previous approval, which will be followed during the construction of the project.

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)

See the Traffic Pattern, Flow and Volume Section.

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)

See the Public Facilities section regarding sewerage waste. Previous approvals noted adequate capacity at Hatch Hill for solid waste disposal.

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)

A cost estimate has been submitted for a performance guarantee for the construction of the road, sidewalk, water, sewer, and drainage that is satisfactory to the City Engineer and the Director of Finance.

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 not in proximity to any surface waters or outstanding river segments.

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)

See the Public Facilities section.

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 affected by the proposal.

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)

There is no river stream or brook on or immediately adjacent to the project site.

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 applicant has a valid MDEP Site Location of Development Permit which expires December 6, 2017.

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)

No spaghetti lots are proposed.

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.