

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: June 8, 2016

RE: Kennebec Community Church
20 Saint Andrews Street

SUMMARY OF REQUEST

Request: The request is for a Minor Development review as per section 300-405 and 300-603.E. The applicant proposes to expand an existing parking lot from 116 spaces to 170 spaces, adding 0.61 acres of impervious surface and a stormwater management system.

Owner: Kennebec Community Church

Applicant: Kennebec Community Church

Location: 20 Saint Andrews Street

Zoning: Low Density Residential District (RA)

Tax Map Number: Map 10, Lot 19A

Existing Land Use: Religious activities and associated uses

Proposed Land Use: Religious activities and associated uses

Acreage: 10.86 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. BMP/Maintenance Plan
5. Stormwater Analysis
6. Site Plans

Areas of Concern

1. Property boundaries.

Waivers

1. The applicant has requested a waiver for Boundary Survey requirements of the ordinance. Staff does not recommend granting this waiver because the deed and plan boundary data do not match and stormwater infrastructure is proposed on abutting property. The applicant authorized a boundary survey which is expected to be completed prior to the Planning Board meeting, but is unavailable for review at this time.

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 - 10,000 SF with public water and sewer. The existing lot meets this standard.

Minimum Road Frontage - 100 Feet. The existing lot meets this standard.

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

Minimum Front Setback - 25 Feet from South Belfast Avenue. 10 Feet from Saint Andrews Street. The existing lot meets this standard.

**CRITERIA FOR REVIEW OF A MINOR 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:* Residential properties exist to the north and east of the property. The lot directly to the east of Saint Andrews Street is currently vacant. The Augusta Nature Club is located to the west. The Cony High School complex is located to the south of the property.

[2] *Architectural Design:* The church building already exists. No change proposed.

[3] *Scale, Bulk, Building Height:* The building already exists. No change proposed.

[4] *Identity, Historical Character:* The site has been used for as a church for the last 45 years.

[5] *Disposition and Orientation:* The building already exists. No change to the building is proposed.

[6] *Visual Integrity:* The building already exists. The parking lot size will double, towards the rear of the lot.

b) *Privacy:* Existing wooded buffers will remain.

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.



View looking north from end of Saint Andrews Street toward Kennebec Community Church.

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.

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

- a) *Additional Traffic:* The size of the church building will remain unchanged, the parking lot expansion will provide for additional parking during special events.
- b) *Safe Access:* No change is proposed to existing driveway entrances.
- c) *Emergency:* The proposal provides adequate access for emergency services.
- d) *Movement/Parking:* The proposed parking lot expansion adds landscaped islands to better delineate parking areas and is designed for improved vehicular movement.

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



View looking southwest from Saint Andrews Street at existing driveway entrances.

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

- a) *Water Supply:* The site has public water. The proposed use will not require additional water resources. The proposed outlet from the stormwater detention pond will require

crossing a 12" water service line. The applicant is coordinating with the Greater Augusta Utility District.

- b) *Sanitary/Sewer/Subsurface Waste Disposal*: The site has public sewer. No change proposed.
- c) *Electricity/Telephone*: The site has electric power.
- d) *Storm Drainage*: The parking lot expansion requires a detention pond and outlet control structure to maintain water flow off the site at pre-construction levels. The outlet pipe for the storm drainage crosses either City of Augusta land or the Saint Andrews Street right-of-way; to be determined by the boundary survey. An easement will be required should the pipe cross City of Augusta land. A street opening permit would be required should the pipe be located in the Saint Andrews Street right-of-way.

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



View looking south from end of Saint Andrews Street at proposed stormdrainage pipe location.

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

- a) *Sensitive Areas*: Tree clearing occurred prior to permit application. 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*: The property uses public sewer service. 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:* During construction, conduit for future parking lot lighting will be installed. No lighting is proposed at this time.
- e) *Screening:* Existing woodland will remain as a perimeter buffer for the 170 space parking lot. The application notes landscaping is proposed in the parking lot island, however no plans are provided. The Bufferyard standards in the ordinance require a Bufferyard A within the parking lot islands. Bufferyard A is 2 canopy/evergreen trees, 4 understory trees and 6 deciduous shrubs for each island.
- f) *Signs:* Signage for new accessible parking spaces is proposed. Should additional signage be required, permits will be obtained through the Code Enforcement Office.

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.

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:* 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.

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)

The site is served by public water.

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 submitted and will be employed during construction.

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)

All vehicular traffic uses existing infrastructure, exiting the site on Saint Andrews Street, which intersects with South Belfast Avenue. No building expansion 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)

Sewage is disposed of in the public sewer system. No change in the amount of solid waste is expected. Fill encountered during construction will be removed from the site.

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)

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)

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)

No freshwater wetlands are located on the site.

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 project is not regulated by the Site Location of Development Act. Not applicable.

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)

No lighting is proposed at this time.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding outdoor lighting.