

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



ENGINEERING
FACILITIES & SYSTEMS
PLANNING

IN THE MATTER OF:

**Maine Army National Guard
Conditional Use Application
Major Development Application
Findings of Fact and Conclusions of Law**

Pursuant to the provisions of the City of Augusta Land Use Ordinance, the City of Augusta Planning Board has considered the application of Maine Army National Guard, including supportive data, staff review comments, public hearing testimony, and related materials contained in the record. The Planning Board makes the following Findings of Fact and Conclusions of Law.

Findings of Fact

1. **Project Description:** Major Development as per Section 4.5 and Conditional Use as per section 6.3.4. The applicant proposes to construct a 100,791 square foot building, parking lot and access drives. The facility will be used for government services, which is a conditional use.
2. **Owner:** State of Maine
3. **Applicant:** Maine Army National Guard
4. **Location:** Blue Star Avenue
5. **Zoning:** Planned Development (PD) District
6. **Tax Map Number:** Map 5, Lot 13A
7. **Existing Land Use:** Vacant land
8. **Proposed Land Use:** Government services
9. **Acreage:** 43.4 acres
10. On October 29, 2013 the applicant submitted the following:
 - a. Development Review Application Form
 - b. Narrative
 - c. Deed
 - d. Plan set
11. On November 15, 2013, City staff mailed notices to the owners of properties located within 1000 feet of the property regarding the public hearing regarding the application.
12. On November 18, 2013, the applicant submitted a parking demand study.
13. On November 23, 2013 and November 30, 2013, the Kennebec Journal published legal advertisements for the public hearing regarding the application.

14. On December 3, 2013, the applicant submitted the following:
 - a. Response letter
 - b. Revised plans (CP100, CP102)
 - c. Planting Buffer plan
15. On December 9, 2013, the applicant submitted additional buffer information.
16. On April 29, 2014, the applicant submitted a letter from Giri Hotel Management.
17. On May 8, 2014, the applicant submitted a revised plan set.
18. On May 24, 2014 and May 31, 2014, the Kennebec Journal published legal advertisements for the public hearing regarding the application.
19. On May 23, 2014, City staff mailed notices to the owners of properties located within 1000 feet of the property regarding the public hearing regarding the application.
20. The applicant proposed 230 parking spaces and requested a reduction in the number of required parking spaces. On June 10, 2014, the Planning Board approved the applicant's request for a reduction in the number of required parking spaces to 230 parking spaces.
21. The applicant proposed 8 handicap-accessible parking spaces. The Land Use Ordinance requires 4% of the parking spaces to be handicap-accessible (Land Use Ordinance, 5.1.14.2.1.b), which would be 10 parking spaces (out of 230 parking spaces). The Americans with Disabilities Act requires 7 parking spaces. On June 10, 2014, the Planning Board approved 8 handicap-accessible parking spaces.
22. The applicant requested a waiver to reduce the parking lot aisle width from 26 feet to 24 feet (Land Use Ordinance, 5.1.14.2.1.a). On June 10, 2014, the Planning Board approved 24 foot aisles in the parking lot.
23. The applicant requested a waiver regarding buffering within parking lots serving more than 70 vehicles (Land Use Ordinance, 5.1.1.3.g.ii). The applicant proposes to paint island areas, which would be at the same grade as the parking lot, instead of providing buffering. On June 10, 2014, the Planning Board waived the requirement to provide buffering within parking lots serving more than 70 vehicles.
24. On June 10, 2014, the Planning Board held a public hearing regarding the application. The Planning Board conducted a detailed review of the material listed in Items 10, 12, 14, 15, 16, and 17 above, the staff review dated June 4, 2014, and considered testimony by the applicant and interested members of the public. One individual testified at the public hearing and no written communications regarding the application were received. The Board voted to approve the application with conditions.

Conclusions of Law

In view of the above actions and the application and supporting documentation in the record, the Planning Board makes the following conclusions of law.

4.4.1 Criteria for Reviewing the Preapplication

4.4.1.1 Pollution. The proposal will not result in undue water or air pollution.

4.4.1.2 Sufficient Water. There is sufficient water available to meet the needs of the proposal.

4.4.1.3 Municipal water supply. The proposal will not cause an unreasonable burden on the municipal water supply.

4.4.1.4 Soil erosion. The proposal will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.

4.4.1.5 Highway or public road congestion. The proposal will not cause unreasonable public road congestion or unsafe conditions on public roads. The developer has made adequate provision for traffic movement of all types.

4.4.1.6 Sewage waste disposal. The proposal will provide adequate sewage waste disposal.

4.4.1.7 Municipal solid waste and sewage waste disposal. The proposal will not cause an unreasonable burden on the municipality's ability to dispose of solid waste and sewage.

4.4.1.8 Aesthetic, cultural and natural values. The proposal will not have an undue adverse effect on aesthetic, cultural or natural values.

4.4.1.9 Conformity with city ordinances and plans. The proposal complies with the 2007 Comprehensive Plan and the Land Use Ordinance.

4.4.1.10 Financial capacity and technical ability. The applicant has adequate financial and technical ability to meet the terms of the ordinance.

4.4.1.11 Surface waters; outstanding river segments. The proposal is not located in the watershed of a pond or lake or within two hundred and fifty (250) feet of any wetland, great pond, or river as defined in Title 38, Chapter 3, subchapter I, Article 2-B.

4.4.1.12 Ground water. The proposal will not adversely affect the quality or quantity of ground water.

4.4.1.13 Flood areas. The proposal is not in a flood-prone area.

4.4.1.14 Freshwater wetlands. All freshwater wetlands on the subject parcel(s) have been identified on maps submitted.

4.4.1.15 River, stream or brook. Any rivers, streams, or brooks within or abutting the subject parcel(s) have been identified on maps submitted as part of the application.

4.4.1.16 Stormwater. The proposal will provide for adequate stormwater management.

4.4.1.17 Access to direct sunlight. The proposal will not block access to direct sunlight to any structures utilizing solar energy.

4.4.1.18 Title 38 M.R.S.A. The applicant has applied for a Site Location of Development Act permit.

4.4.1.19 Spaghetti lots. A subdivision is not proposed. Not applicable.

4.4.1.20 Outdoor lighting. All outdoor lighting shall be of a design and construction that prevents light trespass beyond the boundaries of the parcel(s).

6.3.4 Site Plan Criteria Applicable for Conditional Uses

6.3.4.1 Neighborhood Compatibility

- a.
 - i. The proposal is compatible with and sensitive to the character of the site and neighborhood relative to land uses.
 - ii. The proposal is compatible with and sensitive to the character of the site and neighborhood relative to architectural design.
 - iii. The proposal is compatible with and sensitive to the character of the site and neighborhood relative to scale, bulk, and building height.
 - iv. The proposal is compatible with and sensitive to the character of the site and neighborhood relative to identity and historical character.
 - v. The proposal is compatible with and sensitive to the character of the site and neighborhood relative to disposition and orientation of the buildings.
 - vi. The proposal is compatible with and sensitive to the character of the site and neighborhood relative to visual integrity.
- b. The elements of the site plan are designed and arranged to maximize the opportunity for privacy by the residents of the immediate area.
- c. The proposal will maintain safe and healthful conditions in the neighborhood.
- d. The proposal will not have a significant detrimental effect on the value of adjacent properties.

6.3.4.2 Plans and Policies. The proposal is in accordance with the 2007 Comprehensive Plan.

6.3.4.3 Traffic Pattern, Flow and Volume

- a. The proposal is designed so that the additional traffic generated does not have a significant negative impact on the surrounding neighborhood.
- b. Safe access will be assured by providing proper sight distance and minimum width curb cuts for safe entering and exiting.
- c. The proposal provides access for emergency vehicles and for persons attempting to render emergency services.
- d. The entrance and parking system provides for the smooth and convenient movement of vehicles both on and off the site. The proposal satisfies the parking capacity requirements of the city and provides adequate space suited to the loading and unloading of persons, materials, and goods.

6.3.4.4 Public Facilities

- a. The public water utility has adequate capacity for the project.
- b. The public sewer utility has adequate capacity for the project.
- c. The electric and telephone utilities have adequate capacity for the project.
- d. The public stormwater system has adequate capacity for the project.

6.3.4.5 Resource Protection and the Environment

- a. There are wetlands on the property. The applicant has applied for a Natural Resources Protection Act permit.
- b. The proposal complies with local, state, and federal air quality standards.
- c. The applicant has applied for a Site Location of Development Law permit.
- d. Sewage will be treated and disposed of in such a manner as to comply with local, state and federal standards. No industrial waste is proposed.
- e. The proposal is not in the shoreland zone.

6.3.4.6 Performance Standards

- a. The proposal complies with all performance and dimensional standards.
- b. The proposed land use can be conducted so that noise generated shall not exceed the performance levels specified in the performance standards.
- c. The proposal does not involve intense glare or heat.
- d. The exterior lighting will be sufficiently obscured to prevent excessive glare on public streets and walkways or into any residential area.
- e. The landscaping screens parking areas, loading areas, trash containers, outside storage areas, blank walls or fences and other areas of low visual interest from roadways, residences, public open space and public view.
- f. All of the signs comply with the Land Use Ordinance.

6.3.4.7 Financial and Technical Ability

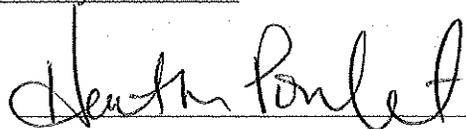
- a. The applicant has adequate technical ability to meet the terms of the ordinance.
- b. The applicant has adequate financial ability to meet the terms of the ordinance.

THEREFORE, the Planning Board hereby approves, with the following conditions, the application of Maine Army National Guard to construct a 100,791 square foot building, parking lot and access drives, and to conduct government services, as described in the findings above.

Conditions of Approval

- 1. The generator will be exercised Monday through Friday, between the hours of 7 AM to 3 PM. It is understood that during emergency situations the generator will run as needed.

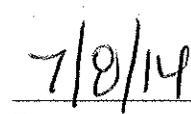
This Approval shall expire within two (2) years of the date of approval by the Planning Board, if a permit from the Bureau of Code Enforcement for the site and building work is not issued by that date.



~~Corey A. Vose~~, Planning Board Chair

Heather Pouliot

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Date