

**MINUTES FOR THE REGULAR CITY COUNCIL MEETING
THURSDAY, FEBRUARY 3, 2011
COUNCIL CHAMBERS, CITY CENTER
7:00 P.M.**

All members of the Council were present, except Councilor Rollins; Mayor Paradis presided.

Public comments were held on items listed on the agenda.

OLD BUSINESS AND TABLED MATTERS

READ AND PASSED, FINAL READING

11-19

WHEREAS, the City Council finds that the criteria for approving a text Amendment, found in Section 1.6.1.B of the Land Use Ordinance has been satisfied; and

WHEREAS, the City Council finds that development review is necessary to allow public review and comment of significant development in the city; and

WHEREAS, the City Council finds that requiring a single public hearing and review opportunity by the Planning Board for projects that create more than 25,000 square feet of new floor space in the Civic Center (CD) and Industrial (IA) zoning districts is adequate for most developments; and

WHEREAS, the City Council understands that additional public meetings and review may occur, but not be required, as necessary dependant on the specifics of a proposed project; and

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Augusta that the Augusta Land Use Ordinance be amended as follows:

Amend Section 2.2 of the Augusta Land Use Ordinance

Development: Development means any change caused by individuals or entities to improved or unimproved real estate, including but not limited to the construction of buildings or other structures; the construction of additions or substantial improvements to buildings or other structures; mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials; and the storage, deposition, or extraction of materials, public or private sewage disposal systems or water supply facilities.

- (1) *Major development.* Any multi-family or non-residential development project that:
 - a. creates more than ~~20,000~~ 25,000 square feet of new floor space in the CD or IA zones; or
 - b. creates more than 10,000 square feet of new floor area in zones not listed in a. above; or
 - c. that disturbs more than 43,560 square feet of land; or

- d. creates more than 43,560 square feet of new impervious surface; or
- e. new construction that generates more than 100 trips in the peak hour for the proposed use; or
- f. proposes a new wireless communication facility that will require construction of a new tower.

(2) *Minor development.* Any multi-family or non-residential development project that:

- g. creates between 5,000 and ~~20,000~~ 25,000 square feet of new floor area in the CD and IA zones; or
- h. creates between 1,000 and 10,000 square feet of new floor area in zones not listed in a. above; or
- i. that disturbs between 10,000 and 43,560 square feet of land; or
- j. creates between 10,000 and 43,560 square feet of new impervious surface; or
- k. creates four (4) or more residential units in a pre-existing single family, duplex, or multi-family structure; or
- l. new construction that generates between 35 and 99 trips in all zoning districts except CD and IA, in the peak hour for the proposed use; or
- m. any change of use where the proposed use requires 25% more on-site parking, as calculated using the parking requirements in the Land Use Ordinance, than the applicant proposes to make available on site; or
- n. proposes collocation of a wireless communication facility on an existing tower that will require construction of a new equipment shed.
- o. all uses proposing to construct a drive-through service or vehicle re-fueling pumps that do not otherwise qualify for major or minor development review.

(3) *Other development.* Requiring a permit from the CEO if listed as a permitted use or requiring a permit from the Planning Board if listed as a conditional use.

Motion for passage by: Stokes Second by: Coffin

Yeas: 6; Byron, Grant, O'Brien,
 Coffin, Munson, Stokes

Nays: 0

NEW BUSINESS

READ AND PASSED

11-23

ORDERED, That the minutes of the City Council meetings held January 20, 2011 and January 27, 2011 submitted by the City Clerk, be approved.

Motion for passage by: O'Brien Second by: Munson

Yeas: 6; Byron, Grant, O'Brien,
 Coffin, Munson, Stokes

Nays: 0

11-24

ORDERED, That the Roll of Accounts for the month of January 2011 in the amount of \$4,550,624.17 be approved.

Motion for passage by: O'Brien Second by: Munson
Yeas: 6; Byron, Grant, O'Brien,
 Coffin, Munson, Stokes
Nays: 0

11-25

ORDERED, That the City Council authorize the City Manager to apply for a fire prevention grant through Firefighter Assistance Program not to exceed \$110,000.00 with a 5% local match appropriated from local grant match funding.

Motion for passage by: Grant Second by: O'Brien
Yeas: 6; Byron, Grant, O'Brien,
 Coffin, Munson, Stokes
Nays: 0

11-26

ORDERED, That following public comments for the purpose of consolidating the City's four (4) polling places for the Special Municipal Referendum Election to be held March 29, 2011, that the polling places as described in Chapter 7, Section 7-2(b) of the Augusta Code of Ordinances be consolidated into one, and;

BE IT FURTHER ORDERED, That for voting purposes for the March 29, 2011 Special Municipal Referendum Election, the designated voting place shall be City Center, 16 Cony Street, Augusta, and;

BE IT FURTHER ORDERED, That the City Clerk file this order and certificate.

Motion for passage by: Coffin Second by: Grant
Yeas: 5; Grant, O'Brien,
 Coffin, Munson, Stokes
Nays: 1; Byron

11-27

ORDERED, That the City Council adopt the General Assistance maximum levels in accordance with Department of Health and Human Services (DHHS) in compliance with Title 22 M.R.S.A. ss4305 (4).

Motion for passage by: O'Brien Second by: Grant
Yeas: 6; Byron, Grant, O'Brien,
 Coffin, Munson, Stokes
Nays: 0

Meeting adjourned at 7:25 p.m.

Respectfully submitted,

Barbara E. Wardwell, City Clerk
February 7, 2011