

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



ENGINEERING
FACILITIES & SYSTEMS
PLANNING

IN THE MATTER OF:

**Augusta Regional Church Housing Corporation
Minor 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 Augusta Regional Church Housing Corporation, 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:** Application of Augusta Regional Church Housing Corporation to construct a 5,500 square foot community center at Arch Beta Apartments.
2. **Owner:** Augusta Regional Church Housing Corporation
3. **Applicant:** Augusta Regional Church Housing Corporation
4. **Location:** Gray Birch Drive
5. **Zoning:** Low Density Residential (RA) District
6. **Tax Map Number:** Map 90, Lot 23B
7. **Existing Land Use:** Multi-family housing
8. **Proposed Lane Use:** Multi-family housing
9. **Acreage:** 4.68 acres
10. On January 10, 2014 the applicant submitted the following:
 - a. Development Review Application Form
 - b. Narrative
 - c. Deed
 - d. Plan set
11. On January 24, 2014, City staff mailed notices to the owners of properties located within 500 feet of the property regarding the public hearing regarding the application.
12. On January 25, 2014 and February 1, 2014, the Kennebec Journal published legal advertisements for the public hearing regarding the application.
13. On January 29, 2014, the applicant submitted a revised site plan.
14. **The applicant requested a waiver from submitting a traffic study. On February 11, 2014, the Planning Board approved the waiver request for the traffic study.**

15. **The applicant requested a waiver from the twenty-four (24) foot wide commercial entrance. The applicant proposed a twelve (12) foot wide access drive. The Planning Board approved a waiver which reduces the width of the access drive to fifteen (15) feet.**
16. On February 11, 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 and 13 above, the staff review dated February 5, 2014, and considered testimony by the applicant and interested members of the public. -- individuals testified at the public hearing and -- 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. In order to comply with this standard in regards to the Land Use Ordinance, further action is required by the applicant as specified in the Conditions of Approval 1-8.

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. In order to comply with this standard, further action is required by the applicant as specified in Condition of Approval 4 and 5.

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. Section 484, Chapters 371 and 373-377. The project is not regulated by the Site Location of Development Law. Not applicable.

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. *Safe and healthful conditions.* In order to comply with this standard, further action is required by the applicant as specified in Condition of Approval 2.
 - 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.* In order to comply with this standard, further action is required by the applicant as specified in Condition of Approval 3.
- 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 no known sensitive areas.
- b. The proposal complies with local, state, and federal air quality standards.
- c. The proposal complies with local, state, and federal water quality standards.

- d. Sewage will be treated and disposed of in such a manner as to comply with local, state and federal standards. No industrial wastes are proposed.
- e. The proposal is not in the shoreland zone.

6.3.4.6 Performance Standards

- a. In order to comply with this standard in regard to the dimensional standards, further action is required by the applicant as specified in Condition of Approval 1.
- 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. *Exterior lighting*. In order to comply with this standard, further action is required by the applicant as specified in Condition of Approval 6.
- e. *Landscaping*. In order to comply with this standard, further action is required by the applicant as specified in Condition of Approval 7 and 8.
- 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 Augusta Regional Church Housing Corporation to construct a 5,500 square foot community center at Arch Beta Apartments as described in the findings above.

Conditions of Approval

The following conditions shall be met prior to the Signature of Approval on the Site Plan. No site or building permit shall be issued until these conditions are met. These conditions shall be met within one year of the signing of these Findings of Fact and Conditions of Approval by the Chair of the Planning Board. If these conditions are not met within one year, the applicant must come before the Planning Board for review of the conditions:

1. Revise the site plan so that the entire retaining wall is setback at least five (5) feet from the property line. Retaining wall tie-ins do not have to meet setback requirements, however, they may not be on the abutting property without the permission of the abutting property owner.
2. Submit a plan which addresses the retaining wall details.
3. Revise the site plan to show a fifteen (15) foot wide entrance drive into the parking lot which is located to the south of the community center.
4. Submit an agreement that defines the ownership and maintenance of the new off-site catch basin which is located on the south side of the new entrance drive.
5. Submit a plan which addresses stormwater system details such as invert elevations, pipe type and slope.
6. Submit a lighting specifications sheet for the exterior lights which demonstrates that they will be full cutoff fixtures.
7. Revise the site plan to remove the two parking spaces from the northerly parking lot to allow room for a Bufferyard A.
8. Submit a Landscape Plan for a Bufferyard A at the following locations:
 - a. Northern parking lot: between the parking lot and the eastern property line.
 - b. Southern parking lot: between the parking lot and the eastern property line and between the parking lot and the western property line.

This Conditional Approval shall expire within eighteen (18) months 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

Date