

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, Deputy Director of Development Services
and Susan Redmond, Assistant Planner

DATE: June 4, 2014

RE: **Paul Blouin; 513 Western Avenue, 3 Woodside Road**

SUMMARY OF REQUEST

Request: The request is for a Minor Development Review as per Section 4.5. The applicant proposes to construct a 2,784 square foot addition.

Owner: Paul Blouin (Lot 18, 20), Precision Motors, Inc. (Lot 19)

Applicant: Paul Blouin

Location: 3 Woodside Road, 513 Western Avenue

Zoning: Lot 18: Contract Zone Regional Business District (CC) two uses allowed as permitted uses: "automobile business" and "one and two family dwellings"
Lot 19: Contract Zone Regional Business District (CC) three uses allowed as permitted uses: "auto repair/service", "automobile business" and "one and two family dwellings"
Lot 20: Regional Business District (CC)

Tax Map Number: Map 85, Lot 18, 19 and 20

Existing Land Use: Automobile business, automobile repair/service, one family dwelling

Proposed Lane Use: Automobile business, automobile repair/service, one family dwelling

Acreage: 2.97 acres total

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. Deeds
3. Agent authorization letter
4. Narrative
5. Letters
6. Plan set

Areas of Concern

Staff recommends that the Board require the applicant to:

1. Revise the site plan as follows: The general site information box, item 2, needs to be changed to Regional Business District (CC) Contract Zone. On the drawing, there is zoning information on the large building. The PD Zone should be removed and replaced with Regional Business District (CC) Contract Zone.
2. Revise the site plan to add an "entrance only" sign at the new entrance.
3. The three lots (Tax Map 85, Lot 18, 19, and 20) need to be combined into one lot of common ownership. To demonstrate that this has been accomplished, submit a deed and revise the site plan to show the lots as one lot.
4. Provide evidence that the applicant has sufficient financial capacity for the project.

Staff Review

The Bureau of Code Enforcement did not comment on the application.

The Bureau of Engineering does not have additional comments.

The Bureau of Planning comments that some of the zoning information on the site plan is not accurate. The general site information box, item 2, needs to be changed to Regional Business District (CC) Contract Zone. On the drawing, there is zoning information on the large building. The PD Zone should be removed and replaced with Regional Business District (CC) Contract Zone.

Lot Characteristics

Impervious surface ratio – The maximum allowed impervious surface ratio is 0.8. The maximum impervious surface allowed is 2.48 acres. 1.89 of impervious surface is proposed, which meets the standard.

Floor Area Ratio – The maximum allowed floor area ratio is .40. 1.95 acres of floor area is allowed. The applicant proposes 0.43 acres of floor total area, which meets the standard.

Maximum Height - The maximum allowed height is 42 feet. The proposed height of the addition is 14'-4" feet, which meets the standard.

**CRITERIA FOR REVIEW OF A MINOR DEVELOPMENT
(Section 4.5 of the LUO; includes Section 6.3.4, Conditional Use Review)**

Neighborhood Compatibility (Section 6.3.4(1) of the LUO)

- a) *Land Use/ Visual Integrity:*
 - a. *Land Uses:* On Lot 18, there is a single family house and an outdoor vehicle display area (automobile business). On Lot 19 and 20, there is an automobile business and an auto repair/service. Western Avenue has a number of commercial properties on it. There is a residential neighborhood along Woodside Road.
 - b. *Architectural Design:* The proposed addition has a flat roof. The north elevation is missing the proposed addition.
 - c. *Scale, Bulk, Building Height:* The height of the proposed addition is 14'-4". The proposed addition is 2,784 square feet.
 - d. *Identity, Historical Character:* There is a mix of residential and commercial uses in the neighborhood.
 - e. *Disposition and Orientation:* The addition will be located on the west side of the existing dealership.
 - f. *Visual Integrity:* The addition will blend in with the existing building.
- b) *Privacy:* The proposed addition will be closer to the single family house on the applicant's property than the existing dealership building.
- c) *Safety and Health:* The proposal will maintain safe and healthful conditions in the neighborhood.
- d) *Property Values:* It is unclear whether the proposal will have a significant detrimental effect on the value of adjacent properties. The Board may choose to require the applicant to submit an appraisal prepared by a State of Maine certified appraiser.

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Plans and Policies (Section 6.3.4(2) of the LUO)

The proposal is located in the Economic Growth District, which is described in the 2007 Comprehensive Plan. This area is expected to continue to be an economic engine for the city with significant retail uses, among other uses, continuing to expand.

The proposal complies with the 2007 Comprehensive Plan.

Traffic Pattern, Flow and Volume (Section 6.3.4(3) of the LUO)

- a) *Additional Traffic:* Lionel Cayer, City Engineer, does not have concerns regarding additional traffic.
- b) *Safe Access:* The applicant proposes an entrance off Western Avenue. Lionel Cayer, City Engineer, comments that an "entrance only" sign needs to be installed at the entrance.
- c) *Emergency:* Lt. Tom Freeman, of Augusta Fire, does not have any concerns.

- d) *Movement/Parking*: The three lots (Tax Map 85, Lot 18, 19, and 20) need to be combined into one lot of common ownership.

Staff recommends that the Board require the applicant to:

1. Revise the site plan to add an "entrance only" sign at the new entrance.
2. The three lots (Tax Map 85, Lot 18, 19, and 20) need to be combined into one lot of common ownership. To demonstrate that this has been accomplished, submit a deed and revise the site plan to show the lots as one lot.

Public Facilities (Section 6.3.4(4) of the LUO)

- a) *Water Supply*: As shown on the Floor Plan, bathrooms are proposed in the addition.
- b) *Sanitary/Sewer/Subsurface Waste Disposal*: No plumbing is proposed in the addition.
- c) *Electricity/Telephone*: The site is served by Central Maine Power.
- d) *Storm Drainage*: The proposed impervious area will increase by 815 square feet. Lionel Cayer, City Engineer, does not have any concerns regarding storm water.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance in regards to Public Facilities.

Resource Protection and Environment (Section 6.3.4(5) of the LUO)

- a) *Sensitive Areas*: There are no known sensitive areas.
- b) *Air Quality*: The proposal complies with local, state, and federal air quality standards.
- c) *Water Quality*: The applicant has submitted an application to the Maine DEP to revise its stormwater permit.
- d) *Sewage/Industrial Waste*: No plumbing is proposed in the addition. No industrial wastes are proposed.
- e) *Shoreland/Wetland Districts*: N/A

Staff recommends that the Board find that the proposed use is in compliance with the ordinance in regards to Resource Protection and the Environment.

Performance Standards (Section 6.3.4(6) of the LUO)

- a) *Performance and Dimensional Standards*: There are no additional concerns.
- b) *Noise*: Noise is not a concern.
- c) *Glare/Heat*: No excessive heat or glare is proposed.
- d) *Exterior Lighting*: No new exterior lighting is proposed.
- e) *Screening*:

On the May 2, 2012 Planning Board approval, there were two conditions of approval concerning buffering. They included:

Prior to the end of the 2012 planting season:

- On the north side, between the residential neighborhood and the business, a substantial evergreen buffer shall be planted and maintained.

Additional conditions:

- The house must be retained on the property as a buffer.

The applicant submitted photographs of plantings on the property. Staff suggests that the Planning Board have a conversation with the applicant regarding buffering.

- f) *Signs:* A free-standing sign is proposed adjacent to the proposed entrance off Western Avenue.

Staff suggests that the Planning Board have a conversation with the applicant regarding buffering.

Financial and Technical Ability (Section 6.3.4(7) of the LUO)

The applicant has secured E.S. Coffin Engineering & Surveying as his consultant, which has proven its technical ability in projects already completed.

The application indicates that the applicant will provide proof of financial capacity.

Staff recommends that the Board require the applicant to:

1. Provide evidence that the applicant has sufficient financial capacity for the project.

Pollution (Section 4.4.1.1 of the LUO)

- a) *Floodplain:* The proposal is not in a floodplain.
- b) *Ability of Soils to support waste disposal:* Wastewater will be disposed of in the public system.
- c) *Slopes effect on effluents:* N/A
- d) *Streams for disposal of effluents:* N/A
- e) *Applicable health and water resource rules:* N/A

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding pollution.

Sufficient Water (Section 4.4.1.2 of the LUO)

See the Public Facilities section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding sufficient water.

Municipal Water Supply (Section 4.4.1.3 of the LUO)

See the Public Facilities section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding municipal water supply.

Soil Erosion (Section 4.4.1.4 of the LUO)

The applicant submitted an erosion and sedimentation control plan.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding soil erosion.

Highway or Public Road Congestion (Section 4.4.1.5 of the LUO)

See the Traffic Pattern, Flow and Volume section.

Sewage Waste and Municipal Solid Waste Disposal (Sections 4.4.1.6 and 4.4.1.7) of the LUO)

See the Public Facilities section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding sewage waste and municipal solid waste disposal.

Aesthetic, Cultural, and Natural Values (Section 4.4.1.8 of the LUO)

The proposal complies with this section of the ordinance.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Aesthetic, Cultural, and Natural Values.

Conformity with City Ordinances and Plans (Section 4.4.1.9 of the LUO)

See the Plans and Policies and Performance Standards sections.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding city ordinances and plans.

Financial and Technical Ability (Section 4.4.1(10) of the LUO)

See the Financial and Technical Ability section.

Surface Waters; Outstanding River Segments (Section 4.4.1(11) of the LUO)

N/A

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Surface Waters; Outstanding River Segments.

Ground Water (Section 4.4.1(12) of the LUO)

The proposal is not expected to negatively affect ground water.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding ground water.

Flood Areas (Section 4.4.1(13) of the LUO)

The proposal is not in a flood area.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding flood areas.

Freshwater Wetlands (Section 4.4.1(14) of the LUO)

There are no wetlands on the project site.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding freshwater wetlands.

River, Stream, or Brook ((Section 4.4.1(15) of the LUO)

There is no river, stream or brook on the site.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding rivers, streams, or brooks.

Stormwater (Section 4.4.1(16) of the LUO)

See the Public Facilities section.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding stormwater.

Access to Direct Sunlight (Section 4.4.1(17) of the LUO)

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

Staff recommends that the Board find that 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 4.4.1(18) of the LUO)

Not applicable.

Staff recommends that the Board find that 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 4.4.1(19) of the LUO)

Not applicable.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding spaghetti-lots.

Outdoor Lighting (Section 4.4.1(20) of the LUO)

No outdoor lighting is proposed.

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