

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT

ENGINEERING
FACILITIES & SYSTEMS
PLANNING

Memo

To: Planning Board

From: Matt Nazar, Director of Development Services

Date: September 3, 2014

Re: Viles property rezoning

The City Council sent the issue of rezoning the Viles property to the Planning Board for review and recommendation. The Viles Foundation is interested in converting the existing house and barn into conference space for non-profits that need room for meetings.

The existing zoning on the property is Residential A (RA). None of the neighboring zoning districts allow this type of use so this would not be a simple rezone of the parcel to a neighboring district. My recommendation is to create a new use for small conference centers, just large enough to cover the square footage necessary for the Viles property, allow the use in the BP zoning district, then contract rezone the Viles property to BP.

The result will be that there will be a new use in the BP zoning district that will be somewhat limited by size, but it's a use that could occur elsewhere in the BP district. It's a use similar to what occurs at the Governor Hill mansion – in the BP district. If the Board is interested in this approach, I'll write it up for an upcoming public hearing. The only question that will remain is whether or not this use should be allowed in other districts as well. I don't know of any other spaces in the city dedicated to this type of use. So creating the use and only allowing it in the BP zoning district shouldn't make any existing uses non-conforming.