

**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: October 9, 2014

Re: Viles property rezoning

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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.

The proposed definition for two new uses is:

Conference Center – A facility used for conferences and seminars, with accommodations for food preparation and eating, entertainment, resource facilities, and meeting rooms. The total floor area of a conference center shall not exceed 20,000 square feet.

Convention Facility – A building, or portion thereof designed to accommodate 300 or more people in assembly.

Conference Center would become a conditional use in the BP, CB, CC, CD, KBD2, and KL districts  
Convention Center would be a conditional use in the CC and CD district

Finally, Map 10 Lot 31 would be rezoned such that the front 600 feet, as measured from the edge of the property line abutting Stone Street would be Institutional/Business/Professional (BP). This would place the house and the barn, plus an additional 100-150 feet of the property in the BP district.