

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



ENGINEERING
FACILITIES & SYSTEMS
PLANNING

IN THE MATTER OF:

**AugustRes LLC
Major Development Application
Conditional Use 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 AugustRes LLC, 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:** The request is for a Major Development as per Section 4.6 and a Conditional Use as per Section 6.2. The applicant proposes a four-story hotel that has a 25,580 square foot footprint. The building height may be fifty-four feet ten inches (54'10"). If the height is over forty-two (42) feet, then it is a Conditional Use.
2. **Owner:** AugustRes LLC
3. **Applicant:** AugustRes LLC
4. **Location:** Off Western Avenue
5. **Zoning:** Regional Business (CC) District
6. **Tax Map Number:** Map 83, Lot 13, 17B, 20, 21 & 21A
7. **Existing Land Use:** Residential
8. **Proposed Land Use:** Hotel
9. **Acreage:** 11.0
10. On October 10, 2014 the applicant submitted the following:
 - a. Development Review Application Form
 - b. Agent authorization letter
 - c. Deed
 - d. Narrative
 - e. Plan set
11. On October 21, 2014 the applicant submitted the following:
 - a. Letters
12. On October 25, 2014 and November 1, 2014, the Kennebec Journal published legal advertisements for the public hearing regarding the application.

13. On October 23, 2014, City staff mailed notices to the owners of properties located within 500 feet of the property regarding the public hearing regarding the application.
14. On October 30, 2014, City staff mailed revised notices to the owners of properties located within 500 feet of the property regarding the public hearing regarding the application.
15. On November 12, 2014, the Planning Board found that 4, 7, 11, and 12 White Rice Lane and 186 Old Winthrop Road are not potentially significant buildings, as defined in the Demolition and Delay Ordinance.
16. On November 12, 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 11 above, the staff review dated November 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. In order to comply with this standard, further action is required by the applicant as specified in Condition of Approval 8.

4.4.1.2 Sufficient Water. In order to comply with this standard, further action is required by the applicant as specified in Condition of Approval 7.

4.4.1.3 Municipal water supply. In order to comply with this standard, further action is required by the applicant as specified in Condition of Approval 7.

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. In order to comply with this standard, further action is required by the applicant as specified in Condition of Approval 8.

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. In order to comply with this standard in regards to sewage, further action is required by the applicant as specified in Condition of Approval 8.

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 1-10.

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. In order to comply with this standard, further action is required by the applicant as specified in Condition of Approval 9.

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. The proposal will provide for adequate stormwater management.

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. The proposal will maintain safe and healthful conditions in the neighborhood.
- 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 will be assured by providing proper sight distance and minimum width curb cuts for safe entering and exiting.
- 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 provides adequate space suited to the loading and unloading of persons, materials, and goods. In order to comply with this standard in regards to a sufficient number of parking spaces, further action is required by the applicant as specified in Condition of Approval 6.

6.3.4.4 Public Facilities

- a. *Public water.* In order to comply with this standard, further action is required by the applicant as specified in Condition of Approval 7.
- b. *Public sewer.* In order to comply with this standard, further action is required by the applicant as specified in Condition of Approval 8.
- 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. *Sensitive areas.* In order to comply with this standard, further action is required by the applicant as specified in Condition of Approval 9.
- 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. Industrial wastes will be treated and disposed of in such a manner as to comply with local, state and federal standards. In order to comply with this standard in regards to sewage, further action is required by the applicant as specified in Condition of Approval 8.
- e. The proposal is not in the shoreland zone.

6.3.4.6 Performance Standards

- a. *Performance and dimensional standards.* In order to comply with this standard, further action is required by the applicant as specified in Conditions of Approval 4 and 5.
- 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. The exterior lighting will be sufficiently obscured to prevent excessive glare on public streets and walkways or into any residential area.
- e. *Landscaping.* In order to comply with this standard, further action is required by the applicant as specified in Condition of Approval 10.
- 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 AugustRes to construct a hotel that has a 25,580 square foot footprint and is fifty-four feet ten inches (54'10") in height 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 to relocate the retaining wall which is parallel to Western Avenue so that it is closer to the parking lot.
2. On the Site Plan, check the topographic lines in the vicinity of the travel way between the two parking lots.
3. Add a note to the Site Plan that there will be a transition from granite curb to concrete curb at the entrance.
4. Submit documentation which indicates that the sewer easement has been removed from the area where the hotel will be and the hotel will be at least ten (10) feet from the new sewer easement.
5. Obtain approval from the Director of Development Services to construct the retaining wall within the 35 foot setback from Western Avenue (5.1.16.1).
6. Verify how many employees / contractors will be working at the hotel during the largest shift and modify the parking calculations if necessary. Include all cleaning staff, front desk staff, etc.
7. Submit comments from the Greater Augusta Utility District which indicate that there is sufficient capacity in the public water system to supply the project with water.
8. Submit comments from the Greater Augusta Utility District which indicate that there is sufficient capacity in the public sewer system to accept the wastewater from the project.
9. Check whether wetland impact is proposed to the west of the parking lot. A wetland is immediately adjacent to the new topographic lines. A Natural Resources Protection Act permit for wetland impact may be required.
10. Modify the Landscape Plan (which is on the Erosion and Sedimentation Control Plan) as follows:
 - a. Eastern bufferyard: Either add a fence to the bufferyard, or modify the parking lot to allow a Bufferyard A that is at least fifteen feet in width.
 - b. Western bufferyard: Revise the plan to include a Bufferyard A.
 - c. A bufferyard needs to be added to the north of the parking lot.

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