

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, Director of Development Services
and Susan Redmond, Assistant Planner

DATE: April 8, 2015

RE: AugustRes LLC

SUMMARY OF REQUEST

Request: Major Development Amendment. Conditional Use. Application of AugustRes LLC to construct a 24,990 square foot hotel and to allow blasting. The proposed building is over forty-two feet in height which is a conditional use. Assessor's Map 83, Lot 13, 17B, 20, 21, and 21A. Located off Western Avenue in the Regional Business (CC) District.

Owner: AugustRes LLC

Applicant: AugustRes LLC

Location: Off Western Avenue

Zoning: Regional Business (CC) District

Tax Map Number: Map 83, Lot 13, 17B, 20, 21 & 21A

Existing Land Use: Residential

Proposed Land Use: Hotel

Acreage: 11.0

This project was originally reviewed by the Planning Board at the November 12, 2014 meeting. The applicant proposes the following changes: blasting, increased roof height, and a slightly smaller building footprint (due to a decrease in the size of the pool).

Blasting. The applicant has submitted all of the information that is required for a blasting permit. It is acceptable.

Roof Height. The applicant has changed the design of the roof from a flat roof to a gabled roof. The roof height is measured to the mean distance between the eave and the highest part of the roof. The proposed roof height is fifty-two (52) feet, as shown on Sheet A3.1 on the north elevation (mean average roof height). In the Regional Business District, the maximum allowed building height is forty-two (42) feet (3.6.1.2.3.d). The Regional Business District is one of the Capital Commerce Districts. Section 3.6.1.2.1.e states:

Any proposed construction exceeding the maximum height shall be reviewed by the Planning Board utilizing the criteria applicable to conditional uses outlined in section 6.3.4.

Staff recommends that the Board discuss whether the proposed roof height is acceptable.