

PLANNING BOARD MEETING MINUTES

Minutes of the Augusta Planning Board meeting held on June 9, 2015.

Board members present: Pete Pare, Tom Connors, Bill McKenna, Alison Nichols, Corey Vose, Heather Pouliot, Steve Dumont, Justin Poirier

Board members absent: A. Delaine Nye

City staff present: Lionel Cayer, Matt Nazar, Susan Redmond

Guests present: Cecil Munson, Annalee Morris-Polley, Ben Bolduc, Joe Healy, Lionel Cayer, Mike Nowak, Jim Coffin, David Rollins, Charlie Shuman

Corey Vose, Chair, called the meeting to order at 7:00 p.m.

Public Hearing: Conditional Use. Application of Annalee Morris-Polley and AMMA LLC to change the hours of operation of a retail use. Assessor's Map 2, Lot 20. Located at 841 Riverside Drive in the Planned Development 2 District (PD2).

Matt Nazar, Director of Development Services: Applicant proposes to change the hours of operation to 9 am to 5 pm.

(7:03 pm) Alison Nichols: In the matter of: The request by Annalee Morris-Polley AMMA LLC for a modification of the hours of operation that were originally granted for her business located at 841 Riverside Drive. The project is located on Tax Map 2 in the Planned Development 2 District & is Lot 20.

I have considered and agree with the Findings of Fact and Conclusions of Law as presented in the staff review. I believe the project can meet, with conditions, the standards of our Land Use Ordinance with the expanded hours of operation requested. I move to approve the request with the conditions #1 - #4 as presented in the staff review with the only change being to #1:

1. The hours of operation are limited to Monday through Saturday, 9 AM to 5 PM.
- Second: Steve Dumont. All in favor. Motion passed. 7:0

Public Hearing: Conditional Use. Minor Development. Application of Kennebec Pharmacy & Home Care to construct a building which has 9,308 square feet of floor area and a drive-through. A pharmacy, which is a conditional use, is proposed on the first floor. Business and professional offices and services, which is a permitted use, is proposed on the second floor. Assessor's Map 1, Lot 2. Located off Old Belgrade Road in the Medical / Hospital District (MED).

Matt Nazar gave an overview of the project.

Steve Dumont: Is an additional access off Old Belgrade Road proposed?

Alison Nichols: Any free standing signs proposed?

Lionel Cayer, City Engineer:

Received traffic impact study today.

57 additional trips in the highest peak hour, includes 10% trip reduction for shared trips.

No concerns with traffic.

Jim Coffin, Coffin Engineering, applicant's agent

Existing Site Location permit with DEP – laydown area already permitted with DEP

100 foot setback from wetland required by DEP

Speaking neither for nor against:

Joe Healy, 380 Old Belgrade Road

Will real estate taxes be assessed on building?

Matt Nazar referred Mr. Healy to the Tax Assessor.

Mike Novak, Kennebec Pharmacy & Home Care

We will pay taxes on the property.

(7:30 pm) Alison Nichols: In the matter of: The request by Kennebec Pharmacy and Home Care for a Conditional Use Review as per Section 6.3.4 and a Minor Development Review as per Section 4.5 to construct a building that will house a pharmacy and business and professional offices. The project is located off Old Belgrade Road and is located on Tax Map 1 in the Medical/Hospital District (MED) and is Lot 2.

I have considered and agree with the Findings of Fact and Conclusions of Law as presented in the staff review. I believe the project as proposed meets the standards of our Land Use Ordinance. I move to approve the request with the following condition simply because this is something we neglected to talk about in discussion:

1. The requirements as stipulated in the letter from Chief Audette, Augusta Fire Department, are met.

Second: Justin Poirier.

All in favor. Motion passed. 7:0

Public Hearing: Conditional Use. Minor Development. Application of Maine Instrument Flight to demolish a hangar and construct a larger hangar. The use is classified as “service” which is a nonconforming use. The applicant proposes to expand a nonconforming use. Assessor’s Map 9, Lot 5. Located at 201 Winthrop Street in the Government Services District (GS).

Matt Nazar gave an overview of the project.

Propose aircraft hangar
Private hangar, which is not a government use, therefore this is a proposed expansion of nonconforming use

Lionel Cayer
Off a private driveway – not on Winthrop Street
No concerns

Jim Coffin, Coffin Engineering, applicant's agent
No setback requirements
Current building will leave site
Asked for traffic waiver because no vehicle trips

Alison Nichols
Asked for traffic waiver and stormwater report

(7:46 pm) Alison Nichols: In the matter of: The request by Maine Instrument Flight for a Minor Development Review as per Section 4.5 proposing to construct a hangar in place of an existing structure. The project is located on Winthrop Street in the Government Services District and is on Tax Map 9, Lot 5.

I have considered and agree with the Findings of Fact in the staff review and would like to add the following finding:

13. The applicant has requested two waivers from the list of submissions of required materials. Since the application is for the construction of a hangar, in large part in place of an existing structure, with few other changes to the property proposed and staff has no concerns with this request, these waivers are granted.

I have also considered and agree with the Conclusions of Law as presented. I believe the project as proposed meet the standards of our Land Use Ordinance and I move to approve this request.

Second: Steve Dumont
All in favor. Motion passed. 7:0.

Public Hearing: Minor Development. Application of Shuman Family Second LLC to construct a 3,500 square foot building at Charlie's Subaru. Assessor's Map 16, Lot 32. Located at 480 Western Avenue in the Regional Business District (CC).

Matt Nazar gave an overview of the project.
Suggest discuss neighborhood compatibility
Received letter from fire chief – would like entrance off Brann Avenue
Don't expect many trips in and out of lot

Lionel Cayer
Brann Avenue entrance meets technical standards

Right to access on both road frontages
Can exit Brann Avenue and turn west onto Western Avenue

Jim Coffin, Coffin Engineering, applicant's agent
Gave overview of project
Footprint of parking lot is identical to what Planning Board approved a couple of months ago
Tried to get DOT to remove traffic island from Western Avenue
There will be no car carriers or test drives on Brann Avenue
Shields installed on lights today to make them full cutoff
Abutter to south of parcel is not opposed to project

Charlie Shuman, applicant
My dealership brings business into Augusta
Want Brann Avenue entrance for fire and ambulance access in case there's an accident at
Western Avenue light – 100 employees, 40 customers at any one time
Don't know what going to use building for yet
No test drives on Brann Avenue
No one will try to cut across lot to try to make the light

Alison Nichols
Does a salesperson always go with customer on test drives?

Charlie Shuman
Yes.

Tom Connors
How many cars plan to have on lot?

Charlie Shuman
50 cars

Alison Nichols
How tall are the light poles?

Jim Coffin
22 foot tall light poles
Grondin is still on site, that's why there's still an entrance on Brann Avenue

No public comment.

Corey Vose read an email from A. Delaine Nye, Planning Board member.

Corey Vose
Think it says a lot that no neighbors are here tonight

Justin Poirier

Bufferyards will block view of lot
Not as concerned about traffic

Heather Pouliot
Don't have an issue with proposal

Pete Pare
Speaks volumes that none of neighbors are here
Support proposal in regards to traffic

Alison Nichols
Comprehensive plan: residential neighborhoods should be protected from encroachment

Tom Connors
Willing to put a no left turn sign onto Brann Avenue?

Jim Coffin
Yes.

Steve Dumont
Think need access off Brann Avenue for Fire Department

(9 pm) Justin Poirier: In the matter of the Shuman Family LLC minor development application, we move to approve the project and agree with the findings of fact and conclusions of law, the following conditions shall be met:

1. All of the lights on the site shall be full cutoff and remain that way

Second: Steve Dumont
6 in favor, 1 opposed (Nichols). Motion passed. 6:1.

[Pete Pare left the meeting.]

Workshop: Historic District Ordinance.

Matt Nazar gave an overview of the proposed district.

Advantage to district: maintains character over time, buildings can't deteriorate to point need to be demolished

Code enforcement would enforce

Regulations

Add some language: composition of board

Definitions are from model ordinance

Can appeal to Board of Zoning Appeals.

Will not regulate color or material type

Don't think will add to burden of code enforcement officers

Justin Poirier

Two boards are referenced. Think “board” should be defined. Think should spell out Planning Board.

David Rollins

Proposed composition of review board:

Chair of Historic Commission

2 members from the district – residents

2 members from the district – business

2 members from outside district

Want to add language regarding background and experience of participants

Matt Nazar

Goal is to try to maintain district as it is today and prevent further erosion

Minutes

Motion by Alison Nichols to approve the May 26, 2015 minutes as drafted.

Seconded by Heather Pouliot. All in favor. Motion passed. 6:0.

Adjourn

Motion by Alison Nichols to adjourn at 10:10 pm.

Seconded by Steve Dumont.

All in favor. Motion passed. 6:0.