

**PLANNING BOARD MEETING
MINUTES**

Minutes of the Augusta Planning Board meeting held on January 12, 2016.

Board members present: Corey Vose, Alison Nichols, Justin Poirier, Delaine Nye, Steve Dumont, Tom Connors, Bill McKenna.

Board members absent: Pete Pare, Heather Pouliot

City staff present: Matt Nazar, Lionel Cayer, Betsy Poulin.

Guests present: Jeff Damon, Al Hodsdon, Mark McCluskey, Vincent McGuirett

Election of Officers:

Nominations by Delaine Nye.

Justin Poirier - Chair

Corey Vose - Vice Chair

Alison Nichols - Secretary

Second: Steve Dumont

Vote: 6:0. All in Favor. Motion Passed.

Corey: I have served for 6 years as Chair and 9 years on the Planning Board. I am happy to have Justin as the new Chair.

Public Hearing: Minor Development. Application of WK Enterprises, Inc., to construct a drive through lane for Dunkin Donuts at the North Augusta Market. Assessor's Map 1, Lots 41B & 41C. Located at 670 Civic Center Drive in the Rural Village District (RV).

Matt Nazar gave an overview of this agenda item.

Delaine: There are 3 entrances/exits on the property, do all allow right and left hand turns?

Matt: The existing entrance and exit will remain. Fig Vallee Lane would be used for delivery vehicles and the residents to the west. All curb cuts are full use. Fig Vallee Lane is very low traffic.

Tom: Part of the parking lot is used for BIW. Is there enough parking to meet requirements?

Matt: Yes.

Alison: Was any thought put into using Fig Vallee Lane as the bypass?

Matt: Yes, but MDOT did not want this option to be used.

Applicant:

Jeff Damon, one of the owners of WK Enterprises, Inc: MDOT asked that only deliveries enter Fig Vallee Lane. BIW Parking will be in the northern part of the site from 6am-4pm. MDOT signage was added to the island between the pumps and Civic Center Drive. The plan we brought before you in September was poor, and he stands behind this plan which is much improved due to collaboration with City staff and AE Hodsdon.

Corey: This is a great revision.

Delaine: Should she recuse herself since she wasn't present at the meeting in September?

Board: No, this is a new application.

Alison: Is there pavement in the new parking area and striping?

Jeff: Yes. There is also signage to prevent folks from driving to Fig Vallee Lane and exiting the site that way.

Alison: How many deliveries do you have?

Jeff: Deliveries at 4:30am, 9-11am and/or 1-3pm. The timing misses the peak Dunkin Donuts traffic.

Public to Speak in Favor of the Application:

None.

Public to Speak Against the Application:

None.

Public to Speak Neither for nor Against the Application:

None.

Public Hearing Closed.

Alison: I would like to hear from Lionel Cayer, City Engineer, about traffic.

Lionel: Expected AM peak hour traffic is brought up to 246 vehicles, this is why MDOT is requiring the center turn lane. Betsy came up with a better plan which the engineers accepted and put into the site. Kudos to her. This is a good, well thought out plan.

Alison: Do I understand correctly that the speed limit in this area could change?

Lionel: Yes, this is under consideration.

Matt: The development will involve the demolition of a home over 50 years old. The Board might want to add to the findings the approval of the demolition of the multiunit residence. There is no historic significance of this building due to major renovations over the years.

Delaine: Has the Augusta Historic Preservation Commission reviewed this?

Matt: No, but the Planning Board can make this decision.

Delaine: Her first reaction was that this is a busy site, therefore she had concerns about how traffic could move through the site safely. She looked at the plan in more detail and feels it will work, sees no reason to not approve it. She is happy to have a business in Augusta that is doing well and wants to expand. Her concerns about safety have been addressed.

Motion by Alison Nichols: This is concerning the application of Jeffrey Damon of WK Enterprises, Inc. for a Minor Development Review as per Section 4.5. The applicant is proposing to reduce the amount of convenience store space and add a second primary use of a Dunkin Donuts with a drive-thru to the existing North Augusta Market convenience store site. The project is located at 670 Civic Center Drive in the Rural Village (RV) Zone and can be found on Tax Map 1, Lot 41B & 41C.

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

1. This property is not historically significant and therefore need not be a subject for Demolition Delay.

I have also considered and agree with the Conclusions of Law as presented.

I believe the project, as presented this evening, is able to meet the standards of our Land Use Ordinance with the following condition(s).

1. The applicant shall provide Lionel Cayer, City Engineer, a copy of the Maine DOT Traffic Permit when it becomes available.
2. The applicant shall provide evidence that the drive through speakers will meet all applicable ordinances and do not exceed 60dB at the property line.

I move to approve the application as stipulated above.

Second: Steve Dumont

Vote: 6:0. All in favor. Motion passed.

Minutes

December 8, 2015 Minutes

Motion for approval with corrections: Alison Nichols.

Second: Steve Dumont.

Vote: 6:0. All in favor. Motion Passed.

Adjourn

Motion by Steve Dumont to adjourn at 7:30 pm.

Second: Corey Vose

Further Discussion. None.

Vote: 6:0. All in Favor. Motion Passed.

Minutes by Betsy Poulin, Assistant Planner.