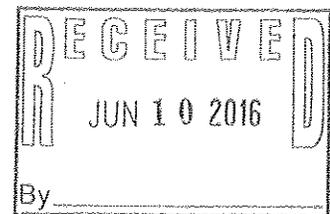


The purpose of this request is to rezone property Map 15-9 now RPDS, to accurately reflect the location of lake watershed, stream and wetland protective zones. The City Council of Augusta amended the adjacent property 15-D; Barnes as RV on March 2, 1998.

The Planning Board held a public hearing on this owner-initiated request on February 10, 1998. The Board found that the request meets the criteria established by ordinance for general rezone.

Jordan Barnes current; owner of 15-9 is requesting that same criteria applies to his lot.



**City of Augusta**  
**Parcel Reclassification/Rezoning Application**  
Bureau of Planning, Department of Development Services

Applicant Name: Jordan Barnes  
Mailing Address: 66 Old Winthrop rd Augusta, ME 04330  
Phone Number: (207) 458-7235 Email Address: Barnesboatservice@gmail.com

Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Owner Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Project Location (Street Address): Eastern Avenue Rt 17  
Tax Map and Lot Number: Map 15-9  
Existing zoning district of parcel: RPDS  
Proposed zoning district for parcel: RVDS

Type of zoning being applied for (check one):

- General Rezoning:** Requests to reclassify a parcel from one zoning district classification to another; no specific use is proposed. All uses listed in the requested zoning district would be allowed upon Planning Board recommendation and City Council Approval.
- Contract Rezoning:** Requests to reclassify a parcel from one zoning district classification to another; the requested zone would be modified, upon Board recommendation and approval by the Council, to limit the use of the property for a selected few of the listed uses.
- Conditional Rezoning:** Requests to reclassify a parcel from one zoning district classification to another; specific land use is proposed. The requested zone would be modified, upon Board recommendation and Council approval, to limit the use of the property to the use requested.

Any parcel reclassification shall meet the following criteria, please attach a narrative that addresses each of the following questions:

(Land Use Ordinance, Amendments to chapter and Official Zoning Map §300-106.B(f))

- [1] How the rezoning is consistent with the 2007 Comprehensive Plan.
- [2] How the rezoning is consistent with established land use patterns.
- [3] How the rezoning will not create an isolated district unrelated to adjacent districts.
- [4] How adequate public utilities, roads and services exist or will be provided.
- [5] How the rezoning is justified by a changed or changing conditions.

- 1.) The rezoning is consistent with the 2007 Comprehensive Plan in that it is for housing.
- 2.) The rezoning is consistent with established land use patterns in that as of March 2, 1998 the city council approved the abutting land Map 15, Lot 7B&8 as "Rural Village." I acquired my parcel of land 15-9 on November 29, 2013. As I am the abutter, I am requesting my property to be also "RV."
- 3.) Rezoning will not create an isolated district to adjacent districts in that we are requesting to make this parcel the same.
- 4.) This is not applicable for rezoning request.
- 5.) Rezoning is justified in that the RPDS should not be on the property because it is outside the lake's watershed.

If you are submitting a "Contract" or "Conditional" Rezoning Application, please address the following:

[1] What land use(s) do you propose? NA

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[2] Provide a detailed conceptual plan/ drawing showing your proposed development of the site. Note: Approval of conditional or contract rezoning may include conditions and restrictions. The conditions and restrictions will only be associated with the physical development or operation of the property. The conditions and restrictions may include deed restrictions.

**Checklist of required submissions:**

Paper Copy	Included	Waiver Requested
10 copies of the Application Packet		
- Application Form(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Project narratives	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Purchase & sale agreement, or other document showing good standing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- Letter authorizing the agent to represent the applicant	<input checked="" type="checkbox"/> <u>NA</u>	<input type="checkbox"/>
10 reduced-sized complete plan sets on 11" x 17" paper	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4 full-sized complete plan sets ARCH D or E size paper	<input checked="" type="checkbox"/> <u>NA</u>	<input type="checkbox"/>
<b>Payment</b>		
Payment in full of \$150 application fee (Note: an abutter notification fee will be assessed after the application is determined to be complete. The fee is \$0.15 plus the cost of first class postage for each abutter that will be notified as required by the ordinance.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Electronic Copy</b>		
1 CD that includes each of the application documents in Adobe PDF format	<input type="checkbox"/> <u>NA</u>	<input type="checkbox"/>

**Applicant Acknowledgement**

Complete Application Required. This application is being submitted under the requirements of the Augusta Land Use Ordinance. As the applicant, I understand that this application must contain a complete submission of required materials by the application filing deadline date in order to be heard by the Planning Board. The deadline allows for adequate review by City Staff and the Planning Board; and as such, any applications that are not complete by the filing deadline date will not be placed on the Planning Board meeting agenda. To insure review by the Planning Board on the date desired, the applicant should submit materials at least 7 days ahead of the scheduled filing deadline so that staff can determine completeness of the application.

Applicant's Signature: Jordan Bauer Date: 6/9/16

<b>For Staff Use:</b>		
<input checked="" type="checkbox"/> \$150 Application Fee Paid.	Received By (Initials): <u>BP</u>	Date: <u>6/13/16</u>
<input type="checkbox"/> \$ _____ Abutter Notification Fee Paid.	Received By Initials): _____	Date: _____

# WARRANTY DEED

**Brian E. Johnson and Jean Marie Johnson** of Seminole, County of Pinellas, State of Florida, for consideration paid, grant to

**Jordan C. Barnes** of Augusta, County of Kennebec, State of Maine, whose mailing address is **66 Old Winthrop Road, Augusta, Maine 04330**

with **WARRANTY COVENANTS**

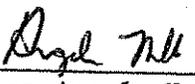
a certain lot or parcel of land situated in **Augusta, County of Kennebec, State of Maine**, bounded and described as follows:

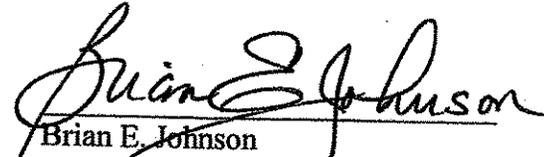
Located on the northerly side of the Thomaston Road and bounded on the east by land now or formerly of one Ayotte; on the north and west by land now or formerly of Hampton; and on the south by said Thomaston Road; containing one acre, more or less.

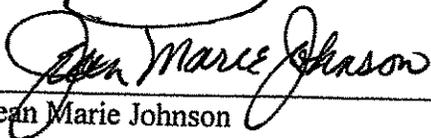
Meaning and intending to convey the same premises described in the deed from Walter F. Norton to Brian E. Johnson and Jean Marie Johnson, dated March, 2010, recorded in Kennebec County Registry of Deeds in Book 10443, Page 323.

IN WITNESS WHEREOF, the Grantors have set their hands, under seal, this 29 day of November, 2013.

  
Witness Tiffany Ramey

  
Witness Angela Novello

  
Brian E. Johnson

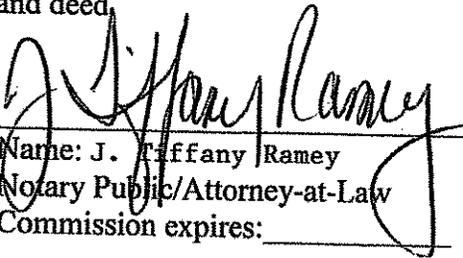
  
Jean Marie Johnson

State of Florida  
County of Pinellas, ss.

November 29, 2013

Then personally appeared the above-named Brian E. Johnson and Jean Marie Johnson and acknowledged the foregoing to be their free act and deed.

Before me,

  
Name: J. Tiffany Ramey  
Notary Public/Attorney-at-Law  
Commission expires: \_\_\_\_\_



## AUGUSTA PLANNING BOARD

Minutes of Meeting of February 10, 1998

Members in Attendance: Tom Radsky, Chairman, David Smith,  
Paul Harris, Cathy Morris, Robert  
Corey, Vaughan Stevens III

City Staff: Interim City Planner, Chris Huck  
Acting Director of Engineering, Lionel Cayer

Guests: Warren Kessler, Steve Roberge, Dick Barnes, Elliot  
Thayer, Lucien Berube, Germaine Parlin, Frances  
Ayotte, Clifford Ayotte, Malvina DeVeau, Bill Safran,  
Melody Safran, Gwynnelyn Batten, Drake Jacobs, Peter  
Meulendyk, Diane Moribito, Carl Duplessis, Mr.  
Larrabee

The meeting was called to order at 7:05 p.m. by Chairman  
Radsky.

Richard Barnes - Rezoning:

The first order of business was a public hearing on the  
application of Richard Barnes for rezoning of Map 15, Lots 7,  
7B and 8. The planner provided an outline of the history and  
layout of the request, and answered Board questions concerning  
the effects on abutting properties. Elliot Thayer, for the  
applicant, reported that this should be viewed as a correction  
based on the actual location of streams and wetlands on the  
parcel. The RPDS District should not be on the property  
because it is outside the lake's watershed. The Stream  
Protection Districts should be located over the actual stream  
locations and there is no wetland to control the boundary of  
the LC District. All proposed district lines will follow  
existing parcel lines. The planner noted that lot 15-9, which  
appears as a small parcel on the southeast corner of the site,  
is not included within the proposed change. Mr. Larrabee  
spoke from the audience, questioning what effect the rezoning  
request would have on his property, and was assured that the  
zoning on his property would not change. The public hearing  
was closed at 7:32 p.m.

After a brief Board deliberation, MOTION was made by Vaughan  
Stevens III, SECONDED by David Smith, that the rezoning  
request be forwarded to the Council with a positive  
recommendation. MOTION CARRIED - UNANIMOUS VOTE

MaineGeneral Hospital - Surgery Addition:

The public hearing for Major Development approval of  
MaineGeneral Hospital's Surgery Addition was commenced at  
7:40 p.m. The planner gave a brief description and outline of  
the various development activities proposed. The Chairman  
noted that he and board member David Smith had attended a  
meeting with the applicant and city officials concerning  
traffic issues.

# City of Augusta, Maine

DEPARTMENT OF CITY SERVICES



**BUREAUS:**

Code Enforcement	(207) 626-2368
Engineering	(207) 626-2365
Planning	(207) 626-2366
Public Works	(207) 626-2435
Solid Waste	(207) 626-2435

February 11, 1998

Eliot Thayer  
Thayer Engineering  
5 Hasson St.  
Farmingdale, ME 04344

RE: Richard Barnes Property

Dear Mr. Thayer;

At its regular meeting on Tuesday, February 10, 1998, The City Planning Board voted unanimously to support the request of Richard Barnes for a general rezoning of property located at Assessor's Map 15, Lots 7, 7B, and 8. The recommendation is based on the evidence presented, the staff review, and testimony at the public hearing held on that night. The Board's recommendation has now been forwarded to the City Clerk for Council action.

Please note that on the plan entitled "proposed zoning," it appears as if the parcel labelled 15-9, belonging to Norton, is to be included within the rezoning action. This is not the case, and a revised plan clearly identifying that parcel as still being in RPDS should be submitted at some point.

Please contact me if you have any further questions.

Sincerely,

Chris Huck, Interim City Planner



**CITY COUNCIL**  
**City of Augusta, Maine**

March 2, 1998

TITLE Land Use Ordinance - Amendment

BE IT ORDAINED, by the City Council of the City of Augusta, as follows:

That certain zoning district boundary lines established on or within Assessor's Map 15, Lots 7, 7B, and 8 be relocated as shown on the attached map.

(NOTE: The purpose of this amendment is to rezone property to accurately reflect the location of lake watershed, stream and wetland protective zones within the tract. The Planning Board held a public hearing on this owner-initiated request on February 10, 1998. The Board found that the request meets the criteria established by ordinance for general rezone. The Board therefore voted unanimously to support the request.)

475

Introduced By

Nye

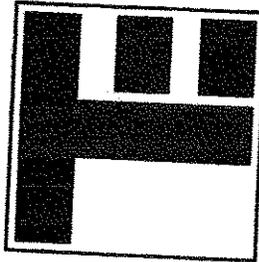
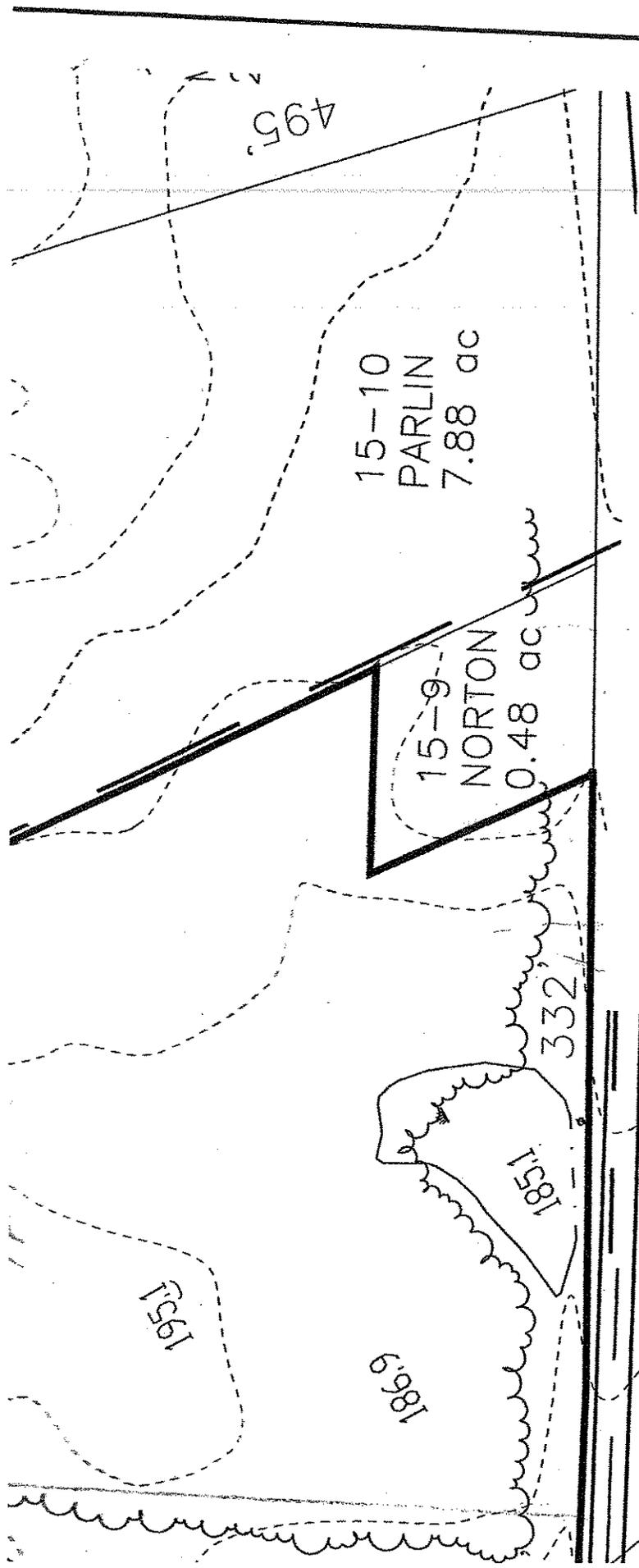
Pomerleau

Moved By

Seconded By

March 16, 1998





**THAYER**  
 ENGINEERING COMPANY  
 Land Surveyors Civil Engineers Planners  
 5 Hasson Street Farmingdale, Maine 04344-1613  
 (207)582-7762 fax (207)582-8113 E-mail thayer@ime.net

**PLAN OF PROPOSED LOTS**

**BARNES PROPERTY**  
 ROUTE 17 - THOMASTON ROAD  
 AUGUSTA, MAINE

Date: FEBRUARY 6, 2002	Drawn by: RC	Chkd. by: EBT
Scale: 1" = 100'	Drawing # 1	Proj. # 970880