

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 Betsy Poulin, Assistant Planner

DATE: August 4, 2016

RE: R.A. Cummings, Inc. - 2 Hard Rock Road
Auburn Concrete

A handwritten signature in blue ink, appearing to be "MN" or similar initials.

SUMMARY OF REQUEST

Request: The request is for an Amendment to the Minor Development and Conditional Use permits approved at the May 10, 2016 Planning Board Meeting. The applicant proposes to blast 2,000 CY for construction of the previously approved 1,920 SF garage.

Owner: R.A. Cummings, Inc.

Applicant: R.A. Cummings, Inc.

Location: 2 Hard Rock Road

Zoning: Planned Development District (PD)

Tax Map Number: Map 1, Lot 37A

Existing Land Use: Manufacturing, heavy (Conditional Use)

Proposed Land Use: Manufacturing, heavy (Conditional Use)

Acreage: 16.0 Acres

SUMMARY OF SUBMITTAL PACKAGE

In the submittal package the applicant has provided the Planning Board with the following items:

1. Development Review Application Form
2. Conditional Use Application Form
3. Conditional Use Application Narrative
4. Site Plan

Areas of Concern

Blasting was not part of the May 10, 2016 approval request. The Auburn Concrete site was formerly a quarry, a use which was discontinued. Mineral extraction is not allowed in the Planned Development District (PD). As the proposed blasting is associated with development approved by the Planning Board, the blasting could be permitted, if approved by the Board. Should the stone be crushed to be used on-site, review for noise and dust generation should be considered.

Waivers

1. The applicant has requested a waiver of the Stormwater Management requirements from the ordinance. Staff recommends granting this waiver.
2. The applicant has requested a waiver of the Traffic Report requirements from the ordinance. Staff recommends granting this waiver.
3. The applicant has requested a waiver from submitting 10 copies of the deed. Staff recommends granting this waiver as property ownership has not changed since the May 10, 2016 Planning Board approval.



Location of proposed garage and blasting.

Staff Review

The applicant stated, as part of their application reviewed by the Planning Board on May 10, 2016, that no blasting was required for construction of a proposed garage. The garage area was noted to be loose rock which could be removed without blasting. On July 27, 2016, an application was submitted for blasting at the property for removal of 2,000 CY of material, with a maximum of 10 blasts over a month timeframe, for construction of the garage. The proposed blasting requires an amendment to the May 10, 2016 Planning Board approval.

No buildings are located within 500 feet of the proposed blast area, where building surveys are required prior to blasting. The Greater Augusta Utility District has water and sanitary infrastructure within a few hundred feet of the site and underground concrete water tanks containing 1.2 million gallons of water within 1,000 feet.

Correspondence with the applicant's agent notes:

Maine Drilling & Blasting is required to implement gages within a certain radius of the site. That being said they have done blasting in the middle of Boston next to high rise buildings and not had issues. They are able to control the blast down to a finite area where necessary. This differs to when they blast in a mineral extraction operation out of a quarry where they are trying to get as much rock as possible.

Material is expected to be used in the concrete mix at the site. No statement has been made at the time of this memo as to whether stone will be crushed on site, requiring review for noise and air quality in regards to dust.