

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: October 4, 2016

RE: Avangrid/Iberdrola USA
Central Maine Power Service Center - 57 Old Winthrop Road

SUMMARY OF REQUEST

Request: The request is for a Minor Development and Conditional Use review as per section 300-405 and 300-603.E. The applicant proposes a 1,669 SF building addition to accommodate a larger loading dock within the garage bay section of the building. Major municipal or public utilities and communications facilities are a Conditional Use in the Low Density Residential District (RA).

Owner: Central Securities Corporation

Applicant: John Zdimal - Avangrid / Iberdrola USA

Location: 57 Old Winthrop Road

Zoning: Low Density Residential District - RA

Tax Map Number: Map 9, Lot 1 & 2

Existing Land Use: Major Municipal or Public Utilities and Communications Facilities (Conditional Use)

Proposed Land Use: Major Municipal or Public Utilities and Communications Facilities (Conditional Use)

Acreage: 44.62 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. Narrative
4. Deeds
5. Site and Architectural Plans

Areas of Concern

1. None.

Waivers

1. The applicant has requested a waiver of the Stormwater Management requirements from the ordinance. Staff recommends granting this waiver as the impervious surface will remain unchanged.
2. The applicant has requested a waiver of the Traffic Report requirements from the ordinance. Staff recommends granting this waiver as the amount of traffic on the site will remain unchanged.

Staff Review

The Bureau of Engineering does not have any additional concerns.

The Bureau of Code Enforcement does not have any additional concerns.

The Bureau of Planning does not have any additional concerns.

The Fire Department does not have any additional concerns.

The Greater Augusta Utility District does not have any additional concerns.

Lot Characteristics

Minimum Lot Size - 10,000 SF with public water and sewer. The existing lot meets this standard.

Minimum Road Frontage - 100 Feet. The existing lot meets this standard.

Minimum Lot Depth - 100 Feet. The existing lot meets this standard.

Minimum Front Setback - 25 Feet. The existing lot meets this standard.

**CRITERIA FOR REVIEW OF A MINOR DEVELOPMENT AND CONDITIONAL USE
(Section 300-405 of the LUO; includes Section 300-603.E Conditional Use Review)**

Neighborhood compatibility (Section 300-603.E(1) of the LUO)

a) *Land Use/Visual Integrity:*

[1] *Land Uses:* The Central Maine Power building has been on the site since 1957. To the north and northwest is the City of Augusta's municipal airport. To the west, south and east are residential neighborhoods.

[2] *Architectural Design:* The building already exists. The expansion will match the character of the existing building.

[3] *Scale, Bulk, Building Height:* The building already exists. The building addition is less than 2% of the current building footprint to be expanded in an area out of public view.

[4] *Identity, Historical Character:* The building has been on the site since 1957.

[5] *Disposition and Orientation:* The building already exists. No change in regards to this review standard.

[6] *Visual Integrity:* The mass of the building will remain unchanged. The addition will be virtually undetectable as the same materials as the existing building will be used. The addition will bump the garage bays out nearly 9 feet.

b) *Privacy:* No change proposed.

c) *Safety and Health:* The proposal will maintain safe and healthful conditions in the neighborhood.

d) *Property Values:* The proposal will not have a detrimental effect on the value of adjacent properties.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Neighborhood Compatibility.

Plans and Policies (Section 300-603.E(2) of the LUO)

The proposal is in accordance with the adopted elements of the 1988 Growth Management Plan.

Staff recommends that the Board finds the proposal is in accordance with the 1988 Growth Management Plan.

Traffic Pattern, Flow and Volume (Section 300-603.E(3) of the LUO)

a) *Additional Traffic:* The amount of traffic on the site will remain unchanged.

b) *Safe Access:* No change.

c) *Emergency:* The proposal provides access for emergency services.

d) *Movement/Parking:* Ample room for parking and movement will remain on the site.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Public Facilities.



Aerial photo for property. Arrow notes location of proposed addition.

Public Facilities (Section 300-603.E(4) of the LUO

- a) *Water Supply:* The site has public water. No changes are proposed to water services.
- b) *Sanitary/Sewer/Subsurface Waste Disposal:* The site has public sewer.
- c) *Electricity/Telephone:* The site has electric power. Service will remain unchanged.
- d) *Storm Drainage:* Installation of internal floor drains will be connected to an oil and water separator. No change is proposed to site stormwater drainage.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Public Facilities.

Resource Protection and Environment (Section 300-603.E(5) of the LUO)

- a) *Sensitive Areas*: The addition is proposed on impervious surface. No sensitive areas will be impacted.
- b) *Air Quality*: The proposal complies with air quality standards.
- c) *Water Quality*: The proposal complies with water quality standards.
- d) *Sewage/Industrial Waste*: The site has public sewer. No industrial waste is proposed.
- e) *Shoreland/Wetland Districts*: A shoreland zone exists to the southwest of the building, on the opposite side of the building from the addition. Construction of the addition is outside the shoreland zone and will not impact the area.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Resource Protection and Environment.



View looking northwest through locked gates to garage addition area.

Performance Standards (Section 300-603.E(6) of the LUO)

- a) *Performance and Dimensional Standards*: The proposal complies with all performance and dimensional standards.
- b) *Noise*: Noise is not expected to be an issue.
- c) *Glare/Heat*: No excessive heat or glare is proposed.

- d) *Exterior Lighting*: The lighting on the proposed addition façade will be full-cutoff.
- e) *Screening*: No change proposed.
- f) *Signs*: No change proposed.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Performance Standards.

Financial and Technical Ability (Section 300-603.E(7) of the LUO)

The applicant has the financial and technical ability to meet the terms of the ordinance.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Financial and Technical Ability.

Pollution (Section 300-404.B(1) of the LUO)

- a) *Floodplain*: The project is not in the 100 year floodplain.
- b) *Ability of Soils to support waste disposal*: Not applicable.
- c) *Slopes effect on effluents*: The site is flat. No effect.
- d) *Streams for disposal of effluents*: No streams in the vicinity of the addition.
- e) *Applicable health and water resources rules*: The proposal complies with water quality standards.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding pollution.

Sufficient Water (Section 300-404.B(2) of the LUO)

The site is served by public water.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding sufficient water.

Municipal Water Supply (Section 300-404.B(3) of the LUO)

See above.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding municipal water supply.

Soil Erosion (Section 300-404.B(4) of the LUO)

See comments above about stormwater.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding soil erosion.

Highway or Public Road Congestion (Section 300-404.B(5) of the LUO)

No change in traffic volume is proposed.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding highway or public road congestion.

Sewage Waste and Municipal Solid Waste Disposal (Sections 300-404.B(6) and 300-404.B(7) of the LUO)

The site uses public sewer. No change in the amount of solid waste is expected.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding sewage waste and municipal solid waste disposal.

Aesthetic, Cultural, and Natural Values (Section 300-404.B(8) of the LUO)

No undue adverse effect on aesthetic, cultural or natural values is expected.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Aesthetic, Cultural and Natural Values.

Conformity with City Ordinances and Plans (Section 300-404.B(9) of the LUO)

The proposal conforms with city ordinances and plans, except as noted in other sections of this review.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding city ordinances and plans.

Financial and Technical Ability (Section 300-404.B(10) of the LUO)

See the Financial and Technical Ability section above.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding financial and technical ability.

Surface Waters; Outstanding River Segments (Section 300-404.B(11) of the LUO)

This proposal is not in proximity to any surface waters or outstanding river segments.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding surface waters; outstanding river segments.

Ground Water (Section 300-404.B(12) of the LUO)

The proposal is not expected to adversely affect ground water.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding ground water.

Flood Areas (Section 300-404.B(13) of the LUO)

The proposal is not in the 100 year floodplain.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding flood areas.

Freshwater Wetlands (Section 300-404.B(14) of the LUO)

See comments in the Public Facilities section above.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding freshwater wetlands.

River, Stream, or Brook (Section 300-404.B(15) of the LUO)

There is no river stream or brook on or immediately adjacent to the project site.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding rivers, streams, or brooks.

Stormwater (Section 300-404.B(16) of the LUO)

See the Public Facilities section.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding stormwater.

Access to Direct Sunlight (Section 300-404.B(17) of the LUO)

The proposal will not block access to direct sunlight to any structures utilizing solar energy.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding direct sunlight.

Title 38 M.R.S.A. Section 484, Chapters 371 and 373-377 (Section 300-404.B(18) of the LUO)

The project is not regulated by the Site Location of Development Act. Not applicable.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding Title 38 M.R.S.A/ Section 484, Chapters 371 and 373-377.

Spaghetti-Lots Prohibited (Section 300-404.B(19) of the LUO)

A subdivision is not proposed. Not applicable.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding spaghetti-lots.

Outdoor Lighting (Section 300-404.B(20) of the LUO)

See the Performance Standards section.

Staff recommends that the Board finds the proposed use is in compliance with the ordinance regarding outdoor lighting.