

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, Deputy Director of Development Services
and Betsy Poulin, Assistant Planner

DATE: March 2, 2016

RE: Clod Busters Garden Center
3100 North Belfast Avenue

SUMMARY OF REQUEST

Request: The request is for a Conditional Use Review as per Section 6.3. The applicant proposes to operate Clod Busters Garden Center at 3100 North Belfast Avenue. The proposed use is garden center, which is a conditional use.

Owner: White and Bradstreet Inc. - Lessee: Steven Plourde

Applicant: Donald McPherson and Ronald McPherson

Location: 3100 North Belfast Avenue

Zoning: Rural Village (RV) District
Limited Commercial (LC) Shoreland Overlay Zone

Tax Map Number: Map 75, Lot 3A

Existing Land Use: (most recent) Specialty Retail - Tackle Shop

Proposed Land Use: Garden Center

Acreage: 1.9 acres

SUMMARY OF SUBMITTAL PACKAGE

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

1. Completed Conditional Use Application form
2. General Project Information narrative
3. Site Plan Review Criteria for Conditional Uses narrative
4. Tax Map and Aerial Photo
5. Deed
6. Sub-lease agreement

Areas of Concern

There are no areas of concern.

Staff Review

The Bureau of Engineering does not have any additional comments.

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

The Bureau of Planning does not have any additional comments.

Lot Characteristics

No changes are proposed to the site layout.



Looking East through parking area toward intersection of North Belfast Avenue and Weeks Mills Road.

Neighborhood Compatibility (Section 6.3.4(1) of the LUO)

- a) *Land Use/ Visual Integrity:*
- a. *Land Uses:* There are several businesses in the immediate area. They include North Country Harley Davidson, Ganneston Construction, Lajoie Brothers, and White and Bradstreet (truck parts).
 - b. *Architectural Design:* There is an existing building on the site. No changes are proposed to its architectural design.
 - c. *Scale, Bulk, Building Height:* No changes are proposed.
 - d. *Identity, Historical Character:* Several businesses are located at the North Belfast Avenue/Weeks Mills Road intersection. The proposal would occupy a building that is currently vacant.
 - e. *Disposition and Orientation:* No changes are proposed.
 - f. *Visual Integrity:* No changes are proposed.
- b) *Privacy:* There is a residence on the opposite side of North Belfast Avenue from the site. There is a trailer park on the opposite side of North Belfast Avenue and to the east. No changes are proposed to the layout of the site.
- 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 find that the proposed use is in compliance with the ordinance regarding Neighborhood Compatibility.



Front façade of proposed Clod Busters Garden Center

Plans and Policies (Section 6.3.4(2) of the LUO)

The proposal is located in the Rural East District which is described in the 2007 Comprehensive Plan. In this district, there are small pockets of businesses along Route 3. The intent of this district is to maintain large open areas for wildlife, agriculture, silviculture, and water quality/quantity management. The proposal reuses an existing building and parking lot. The proposal is compatible with the district.

Staff recommends that the Board find that the proposal is in accordance with the 2007 Comprehensive Plan.



Weeks Mills Road/North Belfast Avenue Intersection. Looking West.

Traffic Pattern, Flow and Volume (Section 6.3.4(3) of the LUO)

- a) *Additional Traffic:* The traffic associated with Clod Busters Garden Center is expected to be similar to the most recent use as a Tackle Shop. Effectively, there is not expected to be additional traffic.
- b) *Safe Access:* On December 11, 2012, a condition of approval was placed on the Conditional Use for Steven Plourde on the same property. The conditions states that prior to opening for business: ***The entrance/exit to Route 3 that is located the farthest to the west shall be turned into a one-way entrance. The entrance/exit to Route 3 that is located the farthest to the east shall be turned into a one-way exit. Signs for the one-way entrance and the one-way exit shall be installed.*** The entrance and exit signs have since been knocked down and should be reinstalled.
- c) *Emergency:* No concerns for emergency access.
- d) *Movement/Parking:* There is sufficient parking and room for traffic circulation on the site.

Staff recommends that the Board find that the proposed use is in compliance with the ordinance regarding Traffic Pattern, Flow and Volume with the installation of entrance/exit signage.

Public Facilities (Section 6.3.4(4) of the LUO)

- a) *Water Supply:* There is a private well on the site.
- b) *Sanitary/Sewer/Subsurface Waste Disposal:* There is a septic system on the site.
- c) *Electricity/Telephone:* There is existing electrical service on the site.
- d) *Storm Drainage:* No changes are proposed to storm drainage.

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

Resource Protection and Environment (Section 6.3.4(5) of the LUO)

- a) *Sensitive Areas:* No sensitive areas will be affected by the reuse of the site.
- b) *Air Quality:* The proposal conforms to air quality standards.
- c) *Water Quality:* The proposal conforms to water quality standards.
- d) *Sewage/Industrial Waste:* The sewage will be treated in the septic system. No industrial waste is proposed.
- e) *Shoreland/Wetland Districts:* The western corner of the site is in the Limited Commercial District. No site layout changes are proposed.

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

Performance Standards (Section 6.3.4(6) of the LUO)

- a) *Performance and Dimensional Standards:* The proposal complies with all performance and dimensional standards.
- b) *Noise:* Noise is not a concern.
- c) *Glare/Heat:* Not applicable.
- d) *Exterior Lighting:* No changes are proposed to the existing exterior lighting.
- e) *Screening:* No site layout changes are proposed. No screening is proposed.
- f) *Signs:* The proposed sign will require a Sign Permit and review and approval by the Code Enforcement Officer.

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

Financial and Technical Ability (Section 6.3.4(7) of the LUO)

The applicant proposes to occupy an existing building. The applicant has sufficient financial and technical ability to complete the project.

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