

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: May 3, 2016

RE: J.S. McCarthy Printers, 15 Darin Drive

SUMMARY OF REQUEST

Request: The request is for a Minor Development review as per section 300-405 and 300-603.E. The applicant proposes to construct a 14,400 SF addition with a 770 SF compactor shed to the existing JS McCarthy building. The addition redevelopment on the site includes modifications to stormwater systems and reconfiguration of on-site parking and vehicular circulation.

Owner: REWITS LLC, Rick Tardiff

Applicant: J.S. McCarthy Co., Inc., Rick Tardiff

Location: 15 Darin Drive

Zoning: Industrial District (IA)
Stream Protection 50 Shoreland Overlay Zone (SP50)

Tax Map Number: Map 5A, Lot 53 and a portion of Lot 32

Existing Land Use: Specialty Print Shop

Proposed Land Use: Specialty Print Shop

Acreage: 10.56 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. Narrative
3. Deed
4. Site Plans
5. Trip Generation Analysis Memo
6. Water Quality Analysis

Areas of Concern

1. None.

Waivers

1. None.

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

Lot Characteristics

Minimum Lot Size – 60,000 SF with public water and sewer. The existing lot meets this standard.

Minimum Road Frontage - 150 Feet. The existing lot meets this standard.

Minimum Lot Depth – 200 Feet. The existing lot meets this standard.

Minimum Side Yard Setback – 25 Feet and 75 Feet from a residential district boundary or residential property boundary. The existing lot meets this standard.

Minimum Rear Yard Setback – 25 Feet.

**CRITERIA FOR REVIEW OF A MINOR DEVELOPMENT
(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:* J.S. McCarthy Printers is located in the Augusta Business Park with a variety of other industrial and commercial businesses including Harvey Building Products and TimeWarner Cable. Residential properties exist along Leighton Road, to the north and west of the site.

[2] *Architectural Design:* The existing building has metal siding and a flat roof. The proposed addition will be constructed to match the existing building.

[3] *Scale, Bulk, Building Height:* The building height be one foot higher than existing. The size will increase from 110,756 SF to 125,926 SF.

[4] *Identity, Historical Character:* The business park has existed since the late 1970's. JS McCarthy has owned the property since 1986.

[5] *Disposition and Orientation:* The building already exists. No change proposed.

[6] *Visual Integrity:* The design materials of the building will remain unchanged.

b) *Privacy:* Bufferyard D is proposed along the northwestern side of the development. Bufferyard A is proposed along the northern property boundary, behind the addition.

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, some of which are also owned by REWITS LLC.

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



View looking northeast down entrance drive. Addition location straight ahead.

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

The proposal is in accordance with the 2007 Comprehensive Plan and adopted elements of the 1988 Growth Management Plan.

Staff recommends that the Board finds the proposal is in accordance with the 2007 Comprehensive Plan and 1988 Growth Management Plan.

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

- a) *Additional Traffic:* The increase in traffic anticipated by the applicant is not anticipated to cause concerns. See the Trip Generation Analysis Memo.
- b) *Safe Access:* No change.
- c) *Emergency:* The proposal provides access for emergency services.
- d) *Movement/Parking:* Vehicle circulation, parking and loading areas are designed for safe and efficient movement.

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



View looking east from Darin Drive at the entrance to the facility.

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

- a) *Water Supply:* The site has public water. The Greater Augusta Utility District does not have any concerns.
- b) *Sanitary/Sewer/Subsurface Waste Disposal:* The site has public sewer. The Greater Augusta Utility District does not have any concerns.
- c) *Electricity/Telephone:* The site has electric power.

- d) *Storm Drainage*: Modifications are proposed for the stormwater management systems on the site to address increased stormwater runoff.

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*: A small amount, 600 SF, of forested wetlands are impacted as part of redevelopment. No permit is required for this amount of disturbance.
- b) *Air Quality*: The proposal complies with air quality standards.
- c) *Water Quality*: The proposal complies with water quality standards.
- d) *Sewage/Industrial Waste*: Sewage will be disposed of in the public sewer system. No industrial waste is proposed.
- e) *Shoreland/Wetland Districts*: The Stream Protection 50 (SP50) Shoreland Overlay Zone is to the northwest of the site improvements. No impacts are proposed in this area.

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



Rear of 607 Leighton Road. Bufferyard D to be planted adjacent to stream along project development 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*: Four additional pole mounted lights are proposed in the parking lot and two building mounted lights above the loading docks on the building. Fixtures are full-cutoff. The proposal complies with standards.
- e) *Screening*: See above, Neighborhood Compatibility, Privacy.
- f) *Signs*: No change to existing signage is 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*: Not applicable.
- d) *Streams for disposal of effluents*: Not applicable.
- e) *Applicable health and water resources rules*: Not applicable.

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)

See Public Facilities section.

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 Public Facilities section.

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 Public Facilities section.

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)

See Traffic Pattern, Flow and Volume section.

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



Existing parking facility to be removed and replaced with new layout.

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

Sewage will be disposed of in the public sewer system. 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 Resource Protection and Environment section.

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)

The adjacent unnamed stream is protected from pollution from stormwater infiltration with on site management techniques.

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 has applied for a Minor Amendment to their Site Location of Development Permit.

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.