CITY OF AUGUSTA  
MINUTES FOR THE CITY COUNCIL BUSINESS MEETING  
COUNCIL CHAMBERS CITY HALL  
THURSDAY, JANUARY 16, 2020  
7:00 P.M.

There will be a pre-meeting of the City Council in Conference Room A at 6:30 p.m. No Council actions are taken at pre-meetings. Pre-meetings are open to the public.

PRESENT: Mayor Rollins, Councilors Conti, Judkins, Michaud, Lind, Alexander, Grant, LaRochelle, Pouliot

PRESENTATION: Mayor’s Recognition of Excellence Award to Kennebec Savings Bank

PRESENTATION: Karina Escajeda, Fulbright Fellowship Program

PUBLIC COMMENTS ON ITEMS LISTED ON THE AGENDA:

CONSENT AGENDA:

20-003 City Manager (Bureau of City Clerk)  
BE IT ORDERED, that the minutes of the City Council Regular Business Meeting held January 2, 2020 submitted by the City Clerk’s office be hereby approved.

Note: Councilor Lind noticed there needs to be a change in the minutes to reflect that Councilor O’Brien could not have voted on order 20-001.

20-004 City Manager (Bureau of Audit)  
BE IT ORDERED, that the Roll of Accounts for the month of December 2019 in the amount of $5,488,534.53 is hereby approved.

20-005 City Manager  
BE IT ORDERED, that the City Manager is hereby authorized to accept further grant funding from the Bureau of Highway Safety’s 2020 Click It or Ticket Grant that transpires from October 1, 2019 to September 15, 2020, for an additional $601 from the original not to exceed amount of $24,999 (as approved by previous Council Order 19-163). This grant requires a 20% in-kind match which will be met with administrative work and summons issued.

20-006 City Manager  
BE IT ORDERED, that the City Manager is hereby authorized to enter into an agreement between the City of Augusta and the Teamsters Local Union 340, for the General Government Employees for a three year term beginning July 1, 2019 and ending June 30, 2022.

20-007 City Manager  
BE IT ORDERED, that Patrick Paradis is hereby reappointed to the Greater Augusta Utility District Board of Trustees, said term to expire January 5, 2023.

20-008 City Manager  
BE IT ORDERED, that Cecil Munson is hereby reappointed to the Greater Augusta Utility District Board of Trustees, said term to expire January 5, 2023.

Motion for passage of the Consent Agenda orders 20-003 to 20-008.

January 16, 2020
NEW BUSINESS | PART 1- ORDERS AND RESOLVES

20-013 | Mayor and Council
WHEREAS, William Harris was a WWII veteran, a member of the “Greatest Generation” who contributed so much to our communities and our nation; and,

WHEREAS, William Harris went on to contribute to the State of Maine through his exemplary work as a Maine Department of Transportation Engineer for over 40 years during which time he lead the project to design and create Interstate 95, the main artery of our great state; and,

WHEREAS, William Harris lived and worked in the City of Augusta for most of his life.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Council of Augusta do hereby unanimously support the renaming of the Sibley Pond Bridge in Canaan, William Harris’s birthplace, to the William Harris Memorial Bridge.

Motion for passage of order 20-013
By: Lind  Second by: Judkins
Yeas: 7
Nays: 0
Abstain: 1 – Councilor Grant

NEW BUSINESS | PART 2-ORDINANCES - FIRST READING NO VOTE REQUIRED

20-009 | Mayor & City Council
WHEREAS, a new zoning district for Winthrop Street was reviewed and recommended by the Planning Board; and

WHEREAS, the Winthrop Street corridor is unique, having formerly been residential uses that have converted to non-residential uses;

WHEREAS, the character of this area is important to maintain within the nationally and locally designated historic districts;

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Augusta, Maine, that the following amendments be made to the Code of Ordinances, Land Use Ordinance:

Motion to Suspend Further Reading of 20-009.
By: Lind  Second by: Grant
Yeas: 8
Nays: 0

§ 300-314.11 Westside Professional District (WP)

January 16, 2020
A. **Purpose.** The Westside Professional District is located within the Winthrop Street Historic Overlay District and is designed to protect the mix of low impact businesses and residential uses along Winthrop Street. The intent of the district is to maintain the character of the historic buildings and landscapes while discouraging building and site alterations which would adversely impact the aesthetics of the area.

B. **Dimensional Requirements.**
1. **Front Setback:** No principal structure may extend closer to Winthrop Street than the principal structures on adjacent lots. Setbacks from other street frontages shall be 10 feet.
2. **Side and Rear Setback:**
   a. Principal Structure: 10 feet
   b. Accessory Structures: 5 feet
3. **Lot Area Per Dwelling Unit:** 2,500 square feet

C. **Design Criteria.** The following minimum design criteria shall be met:
1. **Outdoor lighting standards.** The purpose of this subsection is to provide outdoor lighting standards to help ensure compatibility with neighboring uses, preserve our dark skies, and provide a more pleasant and comfortable nighttime environment while preserving the ability to install effective security lighting.
   a. Lighting fixtures shall be a full cutoff design that is shielded, hooded and oriented towards the ground so that direct rays of lighting source(s) are not visible past the property boundaries and do not shine into the night sky; and
   b. Use of motion-sensing devices is encouraged; and
   c. Lighting shall not blink, flash or be of unusually high intensity or brightness; and
   d. All lighting fixtures shall be appropriate in scale, intensity and height to the use they are serving; and
   e. **Exemptions:**
      i. Seasonal decorative lighting fixtures;
      ii. Lighting fixtures used temporarily for emergency purposes;
      iii. Approved temporary special events lighting;
      iv. Lighting fixtures of equivalent to 60 watts or less of incandescent bulbs.
2. **Parking.**
   a. New parking spaces shall not be constructed between Winthrop Street and building façade facing Winthrop Street.
   b. Landscape buffer yard standards for Urban, Industrial, and Planned Development Districts identified in § 300-502 of this chapter are applicable to all parking lots with six or more spaces.
   c. A waiver for on-site parking may be granted by the Planning Board, through the conditional use process. On-street parking may be utilized within the district to meet parking requirements.
3. **Screening of machinery, equipment, storage areas, and other appurtenances.** Open storage areas; exposed machinery, electrical/electronic equipment, heating and/or air-conditioning equipment, fuel tanks, etc. (whether located above the ground on structures or on the ground); areas used for storage and collection of rubbish; and areas determined to be similar to those listed must be visually screened from roads and surrounding land uses. Suitable types of screening include landscaping (e.g., shrubs, plants, trees, fencing) and/or architectural elements (e.g., false walls, false roofing, masonry, blocks, etc.). Where evergreen hedges are proposed, a temporary fence shall be built to provide screening until the evergreens are of sufficient height to hide the unit(s) being screened.

Add a new column to 300 Attachment 4, Table of Land Uses in the Base Zoning District labelled WP, for Westside Professional.

**Westside Professional District - Permitted Uses, indicated by amending 300 Attachment 4 to add an “X” in the new WP column:**
- Single family dwellings

January 16, 2020
Westside Professional District - Conditional Uses, indicated by amending 300 Attachment 4 to add an “CU” in the new WP column:

- Multiple family dwellings
- Group homes
- Religious activities
- Historical societies
- Government services - (only permit administration uses – add footnote on chart)
- Personal services
- Barber/beauty shops
- Finance, insurance and real estate services – (add footnote on chart to not permit banks and financial institutions)

Further amend the Land Use Ordinance as follows:

§ 300-516. Street Graphics; signs.

D. Ground graphics.

(1) **(b)** Only one ground graphic in the BP, RBV, RC, RD, **WP**, and RV on one street or highway on which the premises has frontage.

(2) Size, setback, and height regulations.

BP, RA, RB1, RB2, RC, PRDS, RR, RR2, RRES, **WP** – Size 15 square feet; side and rear setback 10 feet; height 15 feet

I. Illumination and Movement.

(2) Illumination permitted. RA, RB1, RB2, **WP**, All Shoreland Zones (except GD) – External illumination only.

L. Street graphic exempt.

(6) A single street graphic offering for sale the real estate on which it is displayed, with the following size limitations.

**KBD1**, **KBD2**, BP, **WP** – 20 square feet

The boundary of the district shall be as shown on the attached map entitled “Proposed Westside Professional District”, dated 9/20/2019, and shall repeal any previously existing contract zones for the affected parcels. All existing overlay zones shall continue to be in effect.

**20-010 Mayor & City Council**

WHEREAS, a contract zone for a portion of Assessor’s Map 34, Lot 176A was reviewed and recommended by the Planning Board; and

WHEREAS, the re-use and preservation of the historic St. Mark’s Church is important to the historic fabric of the West Side Neighborhood and that National Historic District;

January 16, 2020
NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Augusta, Maine, that the following amendments be made to the Code of Ordinances, Land Use Ordinance:

A portion of Assessor’s Map 34, Lot 176A, on which the former St. Mark’s Episcopal Church is situated, zoned Medium Density Residential (RB2) District shall be Contract Zoned in accordance with Section 300-106 of the Augusta Land Use Ordinance to add four permitted uses

1. Conference / Event Center; and
2. Art Studios and Galleries; and
3. Museums; and

All uses of the RB2 zoning district, as allowed in that district, shall also be allowed in the contract zoned area. No on-site parking is required for uses within the former church building.

The contract zoned area shall be the footprint of the former St. Mark’s Church building and shall not include other portions of the lot, and shall also not include the former parish hall that has been converted to residential apartments.

20-011 Mayor & City Council
WHEREAS, Small Distilleries, Breweries and Bakeries have been reviewed as a new use in the Regional Business (CC) zoning district; and

WHEREAS, the use was found to be compatible with other uses in this district;

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Augusta, Maine, that the following amendments be made to the Code of Ordinances, Land Use Ordinance:

Add an X in the CC zoning district column of Table 300 Attachment 4, Table of Land Uses in the Base Zoning Districts, for the use “Small Distilleries, breweries, and bakeries”, indicating that the use is a permitted use in this district.

COMMUNICATIONS
Committee Reports
City Manager’s Report

20-012 City Manager
Executive Sessions: Real Estate Matter; 1 M.R.S.A. §405(6)(C)

Motion for passage of order 20-012 By: Conti Second by: Pouliot

Yeas: 8
Nays: 0

Meeting Adjourned at 8:05
Executive Session Ended at 8:25

Respectfully submitted,

Loretta Lathe, Executive Assistant
01/16/2020
January 16, 2020