<table>
<thead>
<tr>
<th>Fee Schedule</th>
<th>Amended</th>
<th>Governing Body</th>
<th>Uber</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Town is broken down into zones and subzones, starting with Zone 1 (Downtown) $4.00, Zone 2 (North, Central, and South) $5.00, Zone 3 (North, Central, South) $6.00, Zone 4 (North, Central, South) $7.00, Zone 5 (North, Central, South) $8.00, Zone 6 (North, Central, South) $9.00, Zone 7 (North, Central, South) $10.00. Unknown if mileage comes into play. They have an ordinance regulating safety but not mandating fare amounts.</td>
<td>City clerk or designee last updated in 2018.</td>
<td>City Council</td>
<td>Minimum Charge $6.30 plus an additional $0.15 per minute idling, and $1.06 per mile driven.</td>
</tr>
<tr>
<td>A minimum charge of $3.50 for one and $1 for each additional person 10 years of age and over, and $0.50 for each child under 10 years of age, from the same point of hire to the same destination. An additional $0.50 shall be added to all fares on Sundays, holidays, and between 12:00 midnight and 6:00 a.m. daily. $3.50 will be charged for the first mile or portion thereof, and an additional $1.00 for each additional 1/2 mile. Use of vehicle trunks/luggage areas may be charged for at the rate of $1.50. $15.00 will be charged per hour of waiting, minimum charge for errands is $2.00 over the cost of the fare, an additional fee of $1.00 shall be charged for aiding with groceries, parcels, etc.</td>
<td>City Council last amended 10-20-2008.</td>
<td>City Council</td>
<td>Minimum Charge $6.43 plus an additional $0.17 per minute idling, and $1.31 per mile driven.</td>
</tr>
</tbody>
</table>
For the first 1/6 mile or fraction thereof is $2.50, for each additional 1/6 mile or fraction thereof is $0.35. Maximum rate of $21 per hour of wait time. Additional passengers with the same destination will be an extra $0.25 per passenger. Hand luggage will be free of charge. Bangor City Council may authorize a surcharge when warranted by conditions outside the control of taxicab drivers.

Broken into 5 Zones, Zone 1 $4.00 for one passenger with additional $0.50 each additional passenger, Zone 2 $5.00 for one passenger with additional $0.50 each additional passenger, Zone 3 $6.00 for one passenger with additional $0.50 each additional passenger, Zone 4 $7.00 for one passenger with additional $0.50 each additional passenger, and Zone 5 $8.00 for one passenger with additional $0.50 each additional passenger. Crossing both Line A and B of the separation zone will be an additional $0.50. Between 9:00 p.m. and 5:00 a.m. a surcharge of $0.25 to the zone rates. Every 3 minutes of wait time is $1.00. Unknown if mileage effects cost.

City Council last amended 4-9-2019.

City Council and the Board of Appeals.

Minimum Charge of $5.80 plus an additional $0.16 per minute idling, and $1.26 per mile driven.

City Clerk shall issue order to the local cab companies setting the rate based on fuel price changes. If cab driver has a dispute they must present it to a council for a change. Last updated 02/21/2006.

City Clerk, Finance Director, and purchasing agent have the power to approve uniform schedules and zones.

Minimum Charge of $6.97 plus an additional $0.16 per minute idling and $1.11 per mile driven.
They have a city ordinance that has safety regulations, along with stating that the taxicabs rates must be displayed on the outside and inside of the vehicle however, it does not regulate what the rates are. It also states that there shall be no charge for the transportation of the carry-on bags or parcels of the passenger.

If a taxicab wishes to change its rates the City Clerk and the Police Chief must be notified.

City Clerk and Chief of Police must authorize all changes of rates.

Minimum Charge of $6.30 plus an additional $0.15 per minute idling and $1.06 per mile driven.

Saco

They have a city ordinance that has safety regulations, along with stating that the taxicabs rates must be displayed on the outside and inside of the vehicle however, it does not regulate what the rates are. It also states that there shall be no charge for the transportation of the carry-on bags or parcels of the passenger.

If a taxicab wishes to change its rates the City Clerk and the Police Chief must be notified. Last updated 2/5/2019.

City Clerk and Chief of Police must authorize all changes of rates.

Minimum Charge of $6.30 plus an additional $0.15 per minute idling and $1.06 per mile driven.

Sanford

The first 1/10 mile or part thereof is $1.90 plus an extra $0.30 for each additional 1/10 mile plus an additional $0.40 per minute for waiting. Hourly fares start at $10.00 for the first hour or part thereof with each additional 1/4 hour or part thereof being an additional $2.50.

City Council last updated 11/21/2006. Clerk

City Council and City Clerk

Minimum Charge of $6.30 plus an additional $0.15 per minute idling and $1.06 per mile driven.

South Portland
They have a city ordinance that does not set the fare prices, but sets safety and employer guidelines.

City clerk has the ability to revoke and deny licenses.

City Clerk will issue licenses to operate a taxicab within the city. Appears that taxis have the ability to choose their own fare prices, and change them as they see fit.

Minimum Charge $5.80 plus an additional $0.16 per minute idling, and $1.26 per mile driven.

Waterville

The maximum fare for taxicab service solely which begins or ends in the city and is within the metered zone shall be one dollar and ninety cents ($1.90) for the first one-tenth of a mile or a fraction thereof and thirty cents ($0.30) for each one-tenth of a mile or fraction thereof, thereafter. If there are more than one passenger with the same two endpoints then the fare will be split evenly, if different endpoints than separate fares will be charged. If a trip begins or ends outside of the city then the driver and passenger must agree upon the fare before the trip commences or the passenger shall be under no obligation to pay any fare.

Updated by City Council voted upon by the citizens of Westbrook. Last updated 08/12/19.

City Council and the Citizens of Westbrook.

Minimum Charge of $5.80 plus an additional $0.15 per minute idling, and $1.06 per mile driven.

Westbrook
Transportation Network Company
Uber falls under the term Transportation Network Company, which is "a corporation, partnership, sole proprietorship or other entity operating in the State that uses a digital network to connect transportation network company riders to transportation network company drivers who provide prearranged rides.

Municipal Action
In 2015 a law was passed that prevents municipalities from adopting an ordinance or regulation governing the operations of a transportation network company or driver.

1677. "Notwithstanding any other provision of law, a municipality or other political subdivision may not adopt an ordinance, regulation or procedure governing the operations of a transportation network company, driver or motor vehicle used by a transportation network company driver to provide a prearranged ride or impose a tax or fee on or require a license for a transportation network company, driver or motor vehicle used by a transportation network company driver to provide a prearranged ride."
MEMORANDUM:

TO: City Council

FROM: Matt Nazar, Director of Development Services and Betsy Poulin, Deputy City Planner

DATE: December 31, 2019

RE: Westside Professional District

The City Council has requested that the Planning Board hold a public hearing to discuss a zone change along Winthrop Street from State Street toward the west. This area, one block deep along Winthrop Street is currently zone Institutional / Business / Professional District (BP) and the majority of the area abuts the Medium Density Residential District (RB2).
The Planning Board held a workshop and a public hearing and determined a new zoning district would better meet the needs of existing business owners and residents and address concerns about future uses and/or development along this corridor. The proposed boundary would extend from the midblock line between Summer and Pleasant Street across Winthrop Street to the midblock line between Chapel Street and State Street. The boundary on the north and west would follow the existing Institution/Business Professional District (BP) line and on the south would eliminate split zoned lots, encompassing the entirety of each lot with frontage on Winthrop Street. The existing uses which are permitted or conditional use in the proposed district would match the existing uses in the area, eliminating all other uses previously permitted or listed as conditional use. The dimensional requirements proposed match or are similar to the existing BP or RB2 zoning districts.

Design standards are proposed within this district, the majority of which have been copied from the Kennebec Locks District (KL). The area is entirely within the Winthrop Street Historic Overlay District, therefore a higher level of review is placed on these properties for alterations to building and landscape aesthetics. Parking and traffic are primary concerns in this area. Use of on-street parking could eliminate the need to construct more on-site parking which can alter the aesthetics of the neighborhood. In regards to signage, no electronic message centers would be permitted.

Below is language recommended unanimously by the Planning Board to the City Council from a public hearing held on December 17, 2019 for the new Westside Professional District.

Underlined red text is proposed. Black text is not proposed to be ordinance language, only clarification about the proposed ordinance language.

§ 300-314.11 Westside Professional District (WP)

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 (matches BP and RB2)
      b. Accessory Structures: 5 feet (10 feet in BP, matches RB2)
   3. Lot Area Per Dwelling Unit: 2,500 square feet (matches BP and RB2)

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.

Westside Professional District - Permitted Uses:
- Single family dwellings (no change)
- Community living arrangements (no change)
- Business and professional offices and services (no change)
- Business/professional associations (no change)
- Solar energy system – building mounted (no change)

Westside Professional District - Conditional Uses:
- Multiple family dwellings (no change)
- Group homes (no change)
- Religious activities (no change)
- Historical societies (no change)
- Government services (change to only permit administration uses – add footnote on chart)
- Personal services (changed from a permitted use)
• Barber/beauty shops  (changed from a permitted use)
• Finance, insurance and real estate services  (changed from a permitted use) – (add footnote on chart to not permit banks and financial institutions)

Change the following uses to “Not-Permitted” from the existing BP District Zoning
• Civic, social and fraternal associations (Conditional Use)
• Funeral homes (Conditional Use)
• Museum (Conditional Use)
• Small distilleries, breweries and bakeries (Conditional Use)
• Temporary trailers (Conditional Use) – (portable classrooms/offices/medical diagnostics)
• Veterinary (Permitted)
• Cemeteries (Permitted)
• Conference/event centers (Conditional Use)
• Laundry services (Permitted)
• Self-service laundromats (Permitted)
• Shoe repair shops (Permitted)
• Social services (Conditional Use)
• Educational services (Permitted)
• Correctional institutions (Conditional Use)
• Courts (Conditional Use)
• Major municipal or public utilities and communication facilities (Conditional Use)
• Minor municipal or public utilities and communication facilities (Permitted)
• Wireless municipal or public utilities and communication facilities (Permitted)
• Public safety services (Conditional Use)
• Day-care centers (Conditional Use)
• Hospitals (Permitted)
• Meal center and food pantry (Conditional Use)
• Medical clinics (Conditional Use)
• Medical guesthouse (Permitted)
• Nursing homes (Permitted)
• Shelter (Conditional Use)
• Pharmacies, excluding convenience retail (Conditional Use)
• Retail, medical sales (Conditional Use)
• Manufactured housing, Type 1 (Permitted)
• Manufactured housing, Type 2 (permitted)
• Solar energy system – ground mounted (permitted)

Other ordinance considerations include signage. The following changes underlined in red are proposed:

§ 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 stale the real estate on which it is displayed, with the following size limitations.
KBD1, KBD2, BP, WP – 20 square feet

Any parcel reclassification shall meet the following criteria:

1. The rezoning shall be consistent with the 2007 Comprehensive Plan and any plans or policies subsequently adopted by the City;
   - The area is within the Westside Residential Future Land Use Area. Excerpts from this section of the plan note “…Winthrop Street has a number of offices on its lower section. These offices should not be allowed to convert to a more intense non-residential use, but may be converted to a residential use if desired. Each case will need careful consideration of specific surrounding conditions.”
   - Comprehensive Plan uses in this area include: Retail, Services, Restaurants, Offices, Government, Churches, Schools, Recreational, Playgrounds, Single Family, Duplex, Multifamily Housing
   - The rezoning will not be in conflict with the Comprehensive Plan.

2. The rezoning shall be consistent with established land use patterns;
   - The rezoning will match the existing land uses.

3. The rezoning will not create an isolated district unrelated to adjacent districts;
   - The new district will have uses similar to adjacent districts and not create an isolated district.

4. Adequate utilities, roads and services must exist or must be provided;
   - Adequate utilities, roads and services exist.

5. The rezoning is justified by a changed or changing condition(s).
   - The BP district on Winthrop Street has been in existence since 1985.
   - The range of uses permitted in the BP district do not align with the current property uses on Winthrop Street and the surrounding RB2.
   - Some of the wide range of uses permitted in the BP district are incompatible with current uses and would irreparably change the neighborhood’s historic nature by increasing traffic and decreasing viewscape aesthetics.
MEMORANDUM:

TO: City Council

FROM: Matt Nazar, Director of Development Services and Betsy Poulin, Deputy City Planner

DATE: December 31, 2019

RE: Contract Zone for the Former St. Mark’s Church Property

The former St. Mark’s Episcopal Church was purchased by Adam Turner in May 2018. A Tax Increment Financing proposal was approved by City Council to facilitate conversion of the property for commercial uses. Income produced would enable the owner to maintain and operate the historic building. The owner is looking to create a community space, something along the lines of a Climate Justice Center, where people gather to listen to live acoustic music, watch films, enjoy theater, listen to lectures, participate in weddings, funerals or conferences, with each event raising awareness and funds for groups that are combating climate change and habitat destruction. Being in the beautiful St. Marks Church building, small guided tours would also be provided to people who are interested in learning the history and architecture of the building.

The current zoning for the property is Medium Density Residential (RB2). Across Pleasant Street is the Institute/Business/Professional District (BP). A proposed contract zone would permit the landowner additional uses in order to support and maintain the historic building, which is within the Winthrop Street Historic Overlay District. The contract zone would only encompass the church building, not the three unit apartment building on the same lot. Below is language the Planning Board recommends to City Council, based on a public hearing held on December 10, 2019 (Vote: 7:1:0, Bob Corey against).

Assessor’s Map 34 a portion of 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 the four permitted uses 1. Conference / Event Center 2. Art Studios and Galleries 3. Museums and 4. Civic, Social and Fraternal Organizations to the existing uses allowed in the district. No on-site parking is required for uses within the former church building.

- Art Studios and Galleries. This use currently falls within “Service” which has a very broad definition, so the use “service” is not proposed, only the specific use art studios and galleries.
- Civic, Social and Fraternal Organizations: Establishments primarily engaged in promoting the civic and social interests of their members. (Conditional Use in BP District)
- Conference/Event Center: A facility used for conferences, seminars, and events with accommodations for food preparation and eating, entertainment, resource facilities, and meeting rooms that meets all city ordinances and city requirements. The total floor area of a conference/event center shall not exceed 20,000 square feet. (Conditional Use in BP District)
- Museum: A nonprofit, permanent institution in the service of society and its development, open to the public, which acquires, conserves, researches, communicates and exhibits the tangible and intangible heritage of humanity and its environment for the purposes of education, study and enjoyment. (Conditional Use in BP District)

For the contract/conditional rezoning, any parcel reclassification shall meet the following criteria, according to the Land Use Ordinance § 300-106.B(1)(f):

1. The rezoning shall be consistent with the 2007 Comprehensive Plan and any plans or policies subsequently adopted by the City;
   - The proposed contract zone property is located within the “Westside Residential” and adjacent to the “River/Downtown” future land use areas. The historic use of a church / institutional use is expected in both districts with both districts also emphasizing maintaining the aesthetic character of the area.

2. The rezoning shall be consistent with established land use patterns;
   - The uses proposed are similar to uses within the general vicinity, including properties such as the First Amendment Museum, Governor Hill Mansion, the Elim Church building, and the Lithgow Library. Each of these historic building have been adapted to new uses.
3. The rezoning will not create an isolated district unrelated to adjacent districts;
   - As the proposed uses are conditional uses in the BP district, which is across the street, the rezoning would not be creating an isolated district. In regards to eliminating the requirement for on-site parking, the BP district enables places of worship (the former use) to have no parking requirement, if permitted by the Planning Board. Conversations about the proposed Westside Professional District have included elimination of on-site parking requirements as on-street parking is available.

4. Adequate utilities, roads and services must exist or must be provided;
   - Adequate utilities, roads and services exist at the property. On-street parking is available in the vicinity, which was the parking used when the church was in service. The municipal parking garage is 800 feet from the property and there is the possibility of utilizing the Lithgow Library parking lot outside of operational hours.

5. The rezoning is justified by a changed or changing condition(s).
   - Churches across the City of Augusta are struggling financially to maintain and operate their large, historic buildings. The St. Mark’s Episcopal Church faced no choice but to sell the building, which was purchased by a private entity. In order for the building to be maintained and operated throughout the year, creative solutions are required. The elimination of parking requirements is a major hurdle for these buildings, as well as permitting uses which can maintain the historic character of the building, externally and internally, while permitting uses which are not incompatible with the neighborhood.
MEMORANDUM:

TO: Planning Board
FROM: Matt Nazar, Director of Development Services and Betsy Poulin, Deputy City Planner
DATE: December 31, 2019
RE: Small Distilleries, Breweries and Bakeries in Regional Business (CC) District

City Council discussed adding Small Distilleries, Breweries and Bakeries to the Regional Business (CC) District. Planning staff suggests the use be added as a permitted use because this zoning district allows relatively high intensity and similar uses. In the Regional Business (CC) District, some permitted uses include automobile business (includes sales), retail and specialty food markets, and some conditional uses include light manufacturing, warehousing and wholesaling. Currently Small Distilleries, Breweries and Bakeries are a permitted use in six districts (KBD1, KBD2, CB, IA, PD and KL) and a conditional use in three districts (BP, CD, PD2, RV).

The definition for Small Distilleries, Breweries and Bakeries is: Any distillery, brewery or bakery that occupies less than 5,000 square feet of floor space for manufacturing. Any associated restaurant and/or retail element must be primarily for the sale of the product being produced on site, and shall not be included as part of the square footage floor space calculations.

The Planning Board held a public hearing on December 10, 2019 and voted unanimously to recommend to City Council adding the use Small Distilleries, Breweries and Bakeries as a permitted use in the Regional Business (CC) District.