

PARKING LOT REVIEW

Background –

I am reviewing the landscaping in reference to the submitted plans as there is no evidence that the applicant will submit a reconfiguration of the lot to comply with the requirement that parking cannot be in a front yard

Relevant Regulation:

5.5 Off-Street Parking Standards –

4.3.4 Site Plan Review Standards:

- (1) Safety of vehicular and pedestrian circulation on site and on the adjacent street network;
- (2) Adequacy of circulation, parking and loading facilities with particular attention to safety. and emergency access shall also be addressed where applicable.

4.3.8 Landscaping Plan & Standards large expanses of parking have to include landscaped islands to establish a safe, convenient, and attractive parking area.

Issues -

- Bike Racks – the applicant is willing to supply them per the regulations
- Islands – While the applicant maintains that there is no specific standard for these islands, the landscaping requirement that the parking lots be shaded means that more islands are required for the shade trees.
- The parking isles and spaces are larger than required and this should be discussed. Our regulations only require 24’ travel aisles (per section 5.5.1,
- Overall Quantity of Parking – Pursuant to 5.5.4 (Zoning), determining the right number of parking spaces is based on, “the specific use, predicted parking needs, public and shared parking availability, and other factors...” With that said, the Hannaford proposal for 144 parking spaces is so much more than our general parking guidelines indicate (approx. 90 spaces). Given the unique nature of this use, parking in excess of our guidelines probably makes sense, but the DRB should have some data from Hannaford to justify this. Data should be provided from other comparable Hannaford stores including information on store size, # of parking spaces, and actual usage (e.g., % of time at capacity). While the applicant relies on the Institute of Transportation Engineers (ITE) Parking Generation Manual this is a generalization average from the whole country.
- Camper parking in the parking lot overnight
- There Should be a bus stop and provisions for its travel in the parking area
- There should be internal and perimeter sidewalks for safe pedestrian travel. Below is an Aerial View of Proposed Site Improvements, Location: Augusta, Maine



Peter Erb, Zoning Administrator.