

City of Auburn, Maine

"Maine's City of Opportunity"

Office of Planning & Development

PLANNING BOARD STAFF REPORT

To: Auburn Planning Board

From: Douglas M. Greene; AICP, RLA
City Planner

Re: 34 Court Street (PID#241-028) Minor Subdivision Review for Residential
Redevelopment Project

Date: August 12, 2014

- I. PROPOSAL- J and T Holdings, Inc., the owner and applicant of 34 Court Street (PID# 241-028) is seeking approval of a Minor Subdivision Plan to add 10 market rate, residential units; pursuant to Chapter 60- Section 1359, Guidelines for Subdivision, of the City of Auburn Ordinances. The Goff Building, a historic 3 story building in the heart of downtown Auburn currently has a restaurant on the 1st floor, has had office use on the 2nd and 3rd floors for many years and more recently has been vacant.

The new owner of the building is proposing to convert the upper 2 floors to 10 market rate, residential units. This conversion is considered to be a minor subdivision. Additionally, new windows will be installed and the exterior brick work re-pointed.

II. DEPARTMENT REVIEW-

- a. Police- None
- b. Auburn Water and Sewer- The main concern from the Water and Sewer is determining the status of the existing roof drains and sewer hook-up and whether or not they are separated. The developer is meeting with AWSO on this issue and the staff will report to the Planning Board on this at the meeting.
- c. Fire Department- None
- d. Engineering- The Department of Engineering commented that the issues of access and use in area behind the Martin Properties building, 79 Main Street, should be formalized.
- e. Planning Staff- The staff has worked with the developer to provide adequate parking for the new apartments. Attached with the Staff Report is a long term parking agreement with the City of Auburn to use the City Parking Garage.

- III. PLANNING BOARD ACTION- The Planning Board needs to review this application using the Subdivision Guidelines as follows:

Sec. 60-1359. Guidelines (for Subdivision Review)

When reviewing any subdivision for approval, the planning board shall consider the following criteria, and before granting either approval or denial, shall determine that the proposed subdivision:

- (1) Will not result in undue water, air or noise pollution. In making this determination it shall at least consider:
 - a. The elevation of land above sea level and its relation to the floodplains, the nature of soils and sub-soils and their ability to adequately support waste disposal;
 - b. The slope of the land and its effect on effluents;
 - c. The availability of streams for disposal of effluents; and
 - d. The applicable state and local health and water resources regulations, including stormwater management requirements in accordance with section 60-1301(14);
- (2) Has sufficient water available for the reasonably foreseeable needs of the subdivision;
- (3) Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;
- (4) Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
- (5) Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;
- (6) Will provide for adequate sewage waste disposal;
- (7) Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized;
- (8) Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas;
- (9) Is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;
- (10) Is funded by a sub-divider has adequate financial and technical capacity to meet the standards of this section;
- (11) Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;
- (12) Has provisions for on-site landscaping that are adequate to screen neighboring properties from unsightly features of the development;

(13) Will not create a fire hazard and has provided adequate access to the site for emergency vehicles;

(14) Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;

(15) Does not have long-term cumulative effects of the proposed subdivision will that unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.

NOTE: The applicant provided a narrative in the application that addresses these criteria for approval.

IV. STAFF RECOMMENDATION- The Staff recommends **APPROVAL** with the finding that the application meets the subdivision criteria from Section 60-1359.



Douglas M. Greene, A.I.C.P., R.L.A.
City Planner

An Auburn Economic Development Memorandum

To: Justin Flannery, Owner of Goff Block, 34 Court St., Auburn, ME

From: Alan S. Manoian, Economic Development Specialist

Date: 7/30/2014

Re: Goff Block - Proposed Parking Garage Space Fee Structure

Following our July 11th meeting with the owners (Tom & Justin Flannery) of the Goff Block, located at 34 Court Street, and subsequent to our follow-up meeting with City Manager Deschene, we proposed the following proposed Downtown Auburn Municipal Parking Garage escalator-based fee structure for twenty (20) parking spaces for consideration;

Years 1 & 2: \$20/space

Years 3 & 4: \$25/space

Years 5 & 6: \$30/space

Years 7 & 8: \$35/space

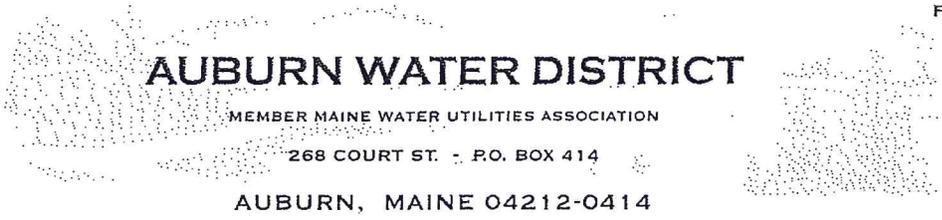
Years 9 & 10: \$40/space

At the conclusion of Year 10 and beginning with Year 11, the Goff Block ownership shall be provided a 5-Year Option to renew the reservation of twenty (20) parking spaces at the monthly rate of \$40/space in the Downtown Auburn Municipal Parking Garage.

At the conclusion of Year 15 and beginning with Year 16, the Goff Block ownership shall be provided a 5-Year Option to renew the reservation of twenty (20) parking spaces at a monthly rate of \$45/space in the Downtown Auburn Municipal Parking Garage.

At the conclusion of Year 20 and beginning with Year 21, the Goff Block ownership shall be provided a with four (4) 5-Year Options to renew the reservation of twenty (20) parking spaces at the (then) current standard monthly rate per parking space for the Downtown Auburn Municipal Parking Garage. These four (4) 5-Year Options for parking space reservation renewal total for an additional 20-years resulting in a total parking space reservation agreement of forty (40) years.

The standard annual market rate escalation per parking space is fixed to the annual CPI (Consumer Price Index).



AUBURN WATER DISTRICT

MEMBER MAINE WATER UTILITIES ASSOCIATION

268 COURT ST. - P.O. BOX 414

AUBURN, MAINE 04212-0414

August 4, 2014

Douglas M. Greene
 Auburn City Planner
 60 Court St.
 Auburn, ME 04210

RE: 34 Court Street – Apartment Development, 2nd & 3rd Floors

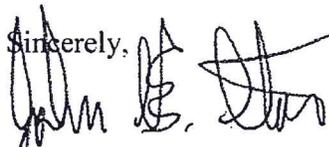
Dear Doug:

We reviewed the Development Review Application for the transition of the 2nd and 3rd floors of 34 Court Street into residential apartments. It appeared that all renovations would be internal to the building, thus not impacting the public water and sewer services that are feeding the existing building. We do not have any concerns with the project.

Our public water infrastructure serving this location should be sufficient to meet the expected capacity demands of the proposed redevelopment of the building. However, we offer the following points for the developer and City to consider as they redevelop the facility. The existing building is served by a 1-inch water meter and 6-inch fire sprinkler line. The developer should confirm that these will be adequate to serve the facility.

Historically there had been problems with stormwater overwhelming the sanitary sewer service that served 34 Court Street. It appeared stormwater drains on the building's flat roof were tied into the sewer service. During high intensity rainfall the stormwater would overflow the sanitary service. We believe this was addressed during the reconstruction of Main Street several years ago, but we would like to have confirmation that all stormwater contributions have been isolated from the sanitary sewer service. We can provide some assistance during building renovations by conducting dye-testing of the drain lines.

Thank you for the opportunity to provide comment. Please feel free to contact us if you have any questions or concerns.

Sincerely,


John B. Storer, P.E.
 Superintendent, Auburn Water & Sewerage Districts

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