

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: 410 Summer St., Personal Onsite Development
Special Exception and Site Plan Review

Date: August 12, 2014

I. PROPOSAL- The applicant, Personal Onsite Development (POD) is applying for a Special Exception and Site Plan Review for an Adult Day Center operation at 410 Summer Street, (PID# 269-001). Personal Onsite Development provides community and work support to adults with intellectual disabilities. POD has 20 employees and provides support to 40 individuals.

POD wishes to occupy a building at 410 Summer Street that was previously used as an office for a professional engineering company (Taylor Engineering). An Adult Day Center is a Special Exception in the Urban Residential (UR) zone and requires Planning Board review and approval. Special Exceptions also require a Site Plan review approval by the Planning Board as well. POD plans on operating the Adult Day Center will little changes to the exterior and can utilize the existing parking and access to Summer Street.

The existing office building has 2 stories with a total of 4,008 s.f. of floor area, which requires 13 parking spaces (1 space per 300 s.f. for office use). The site plan shows 15 total spaces provided with 2 handicapped spaces.

II. DEPARTMENT REVIEW-

- a. Police- None.
- b. Auburn Water and Sewer District- A letter from the AWSO (attached).
- c. Fire Department- The applicant has worked out a fire protection plan with the Auburn Fire Department.
- d. Engineering- No Comments.

- e. Planning and Development- The staff met with the applicant prior to the application submission and worked out potential concerns. The Applicant will need to get approval from the Code Enforcement/Building Inspector for accessibility.

III. PLANNING BOARD ACTION- The Planning Board will need to review the application and take action on a Special Exception and Site Plan Review.

SPECIAL EXCEPTION- A Special Exception is defined in the Zoning Ordinance (Page 14) as follows: “*Special exception means a use that would not be appropriate generally or without restriction throughout the district, but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, order, comfort, convenience, appearance, prosperity, or general welfare. Such a use may be permitted in such district as a special exception, if specific provision for such special exception is made in this zoning chapter and reasonable restrictions imposed by the planning board are complied with.*” For this development application, the application proposes an Adult Day Center in the Urban Residential zone which is a Special Exception.

The zoning ordinance describes the conditions needed for approval of a Special Exception in:

Sec. 60-1336. Conditions-

- (a) *As conditions prerequisite to the granting of any special exceptions, the board shall require evidence of the following:*
 - (1) *That the special exception sought fulfills the specific requirements, if any, set forth in the zoning ordinance relative to such exception.*
 - (2) *That the special exception sought will neither create nor aggravate a traffic hazard, a fire hazard or any other safety hazard.*
 - (3) *That the special exception sought will not block or hamper the master development plan pattern of highway circulation or of planned major public or semipublic land acquisition.*
 - (4) *That the exception sought will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of property adjoining and neighboring the property under application.*
 - (5) *That reasonable provisions have been made for adequate land space, lot width, lot area, stormwater management in accordance with section 60-1301(14), green space, driveway layout, road access, off-street parking, landscaping, building separation, sewage disposal, water supply, fire safety, and where applicable, a plan or contract for perpetual maintenance of all the common green space and clustered off-street parking areas to ensure all such areas will be maintained in a satisfactory manner.*
 - (6) *That the standards imposed are, in all cases, at least as stringent as those elsewhere imposed by the city building code and by the provisions of this chapter.*

(7) That essential city services which will be required for the project are presently available or can be made available without disrupting the city's master development plan.

NOTE: The applicant provided a narrative in the application explaining how the proposal meets the 7 criteria for a Special Exception approval.

SITE PLAN- A Site Plan is required as part of a Special Exception review. The applicant met the requirements of the Site Plan Law in their application. The Planning Board needs to make its decision based on the Site Plan Law, **Sec. 60-1277. Objective-** *“In considering a site plan, the planning board shall make findings that the development has made provisions for:”*

- (1) Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust and vibration; and preservation of light and air;*
- (2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;*
- (3) Adequacy of the methods of disposal for wastes; and*
- (4) Protection of environment features on the site and in adjacent areas.*

IV. STAFF RECOMMENDATION-

Special Exception- The Staff recommends the Planning Board **APPROVE** the Special Exception for Personal Onsite Development at 410 Summer Street as the application meets the requirements of **Special Exception Law, Section 60-1336** based on the findings that:

- The proposal fulfills the requirements of the Urban Residential zone.
- The proposed development will not create traffic, fire or other safety hazards.
- Granting the Special Exception will not be an impediment to the implementation of the 2010 Comprehensive Plan.
- The proposed development will not have a negative effect on the characteristics or values of the neighborhood or surrounding area.
- The proposed development provides adequate area, open and green space, storm water management, parking, landscaping, building separation, water supply and building separation and the provision of maintenance of all of the above.
- The standards imposed are at least as stringent as those elsewhere imposed by the city.
- Essential services are available.

Site Plan Review- The Staff recommends the Planning Board **APPROVE** the Site Plan Review for the proposed development of Personal Onsite Development at 410 Summer Street as the Site Plan meets the requirements of the Site Plan Law **Sec. 60-1277** based on the findings that:

- The development has made provisions to protect adjacent areas against detrimental or offensive uses and will provide adequate surface water drainage

and buffers against unwanted light, sound, dust and vibration and the preservation of light and air.

- The development has made provisions for safe vehicular and pedestrian movement within the site and adjacent areas.
- The development has made provisions for adequate disposal of wastes and the protection of environmental features of the site and adjacent areas.

The APPROVAL is subject to the following conditions:

1. Indicate location of Signage on Site Plan, if planned.
2. Approval by Planning and Development of building accessibility.
3. Prior to the commencement of site work, the developer must contact the Engineering Department regarding the requirement to provide bonding and pay inspection fees to cover those site improvements which have public impacts.



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

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: 410 Summer Street – Adult Day Service Facility

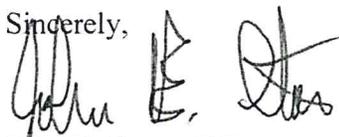
Dear Doug:

We reviewed the Development Review Application for the redevelopment of 410 Summer Street to an Adult Residential Day Service Facility. This location was formerly the Taylor Engineering building. Our public water infrastructure serving this location should be sufficient to meet the expected capacity demands of the proposed redevelopment of the building. Public sewer does not serve this area. A sewer extension for this facility is probably not economically feasible. We looked at an extension in 2009 and the cost was well in excess of \$100,000.

Our records indicate that the existing building is served by a ¾-inch water service. The water meter size is 5/8-inch, which is typical for a residential home or small retail space. We have no record that the site is served with a fire sprinkler line. If one is required, a new large diameter sprinkler line will have to be installed. The existing water service would likely remain for domestic use. We assume this may already be under consideration as we had an inquiry to provide a price estimate for a new sprinkler connection. A copy of that estimate is attached as an FYI.

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

Auburn Water & Sewerage Districts

P.O. Box 414
 Auburn, ME 04212-0414
 Phone (207) 784-6469 Fax (207) 784-6460



PROJECT: 410 Summer Street
 old Taylor Engineering building

DATE: July 14, 2014

PREPARED FOR:

Andy Morin, Morin Excavating
 cell: 576-4714

Quotation #:

Prepared by: John B. Storer

DESCRIPTION:

New 6-inch sprinkler line from Summer Street

NOTE:

Material prices subject to change

Updated 2014 Material Prices

Est. Qty.	ID Number	Description	Unit Cost	AMOUNT
60 LF	20260 TPO	6" TPO DUCT CL 52	\$ 20.61	\$ 1,236.84
1 ea	40002-06 RM	12x6 SS TAPPING SLEEVE	\$ 787.02	\$ 787.02
1 ea	39317-1	6" MJ DI RS TAP VALVE OR	\$ 1,091.18	\$ 1,091.18
1 ea	44164-1	6" DI GRIP RING ACCESSORY PACK	\$ 63.93	\$ 63.93
1 ea	45005	GATE BOX COVER	\$ 24.64	\$ 24.64
1 ea	45070	GATE BOX TOP	\$ 92.65	\$ 92.65
1 ea	45125	GATE BOX BOTTOM	\$ 86.41	\$ 86.41
PROJECTED Materials Cost:				\$ 3,382.67
16		AWD Labor	\$ 33.00	\$ 528.00
1		AWD Labor OT	\$ 35.00	\$ 35.00
1		6" Wet Tap	\$ 500.00	\$ 525.00
8		Utility Truck	\$ 9.25	\$ 66.00
PROJECTED Labor & Equipment Cost:				\$ 1,154.00
TOTAL DEPOSIT:				\$ 4,536.67

NOTES:

The estimate does not include any excavation or restoration work.

Estimate is for AWSD personnel to conduct a 6-inch "wet tap" in excavation provided by customer.

Contractor is responsible for installing and laying all water main

Estimate includes sufficient material to run water main up to edge of building, contractor responsible for bends & fittings as necessary

Above is estimate only, actual charge will be based on actual time and materials utilized.

John B. Storer
 7/14/14