



189 Main Street, Suite 200
Yarmouth, ME 04096

December 8, 2023 (revised)

City of Auburn
Ms. Katherine Cook
60 Court Street
Auburn, ME 04210

**Re: MBG Maine – Site Development
Preliminary Site Plan Application**

Dear Katherine:

On behalf of Trillium Engineering Group, I am pleased to submit the following Preliminary site plan application submission for a proposed new warehouse addition located at 353 Riverside Drive (Tax Map 202, Lot 5). The existing site consists of an existing warehouse and office building. The proposed project includes a 16,950 SF, single-story pre-engineered metal building attached to the existing warehouse. On site there will be associated off-street parking along with proposed stormwater management. Proposed utilities to be provided via connection through the existing building as required (water, electric, sewer, etc.). Site lighting will be building mounted lighting for the parking and loading areas. Truck and Fire truck access has been shown on our turning radius plans.

We are also requesting a waiver for the required streetside sidewalk. This sidewalk requirement is found in: Section 46-182 – Sidewalks and other walkways

We are requesting this waiver for an in-lieu fee due to the fact that this property does not abut another pedestrian sidewalk for approximately 1,100 linear feet to the north of the site. Based on the waiver criteria we are requesting the sidewalk waiver due to the following two criteria:

- a. *When the developer can demonstrate to the planning board's satisfaction that the nature of the development does not lend itself to pedestrian uses by the residents, employees or the public*

RESPONSE: The use of the existing and proposed building is a manufacturing facility where it does not serve the public and because of the location of the facility, employees need to drive to work.

- b. *When the developer can demonstrate that the cost of building the sidewalk makes the project financially impossible (i.e., the developer has sufficient financing for the project except for the cost directly attributable to the construction of the sidewalks)*

RESPONSE: This project has gone through several iterations due to the current cost of construction and cost overruns. The project has been forced to reduce scope because of these cost overruns. The sidewalk cost would also severely impact this project.

Thank you for taking the time to review this. Please find attached the proposed site plan. Should you have any further questions or require any additional information, please do not hesitate to ask.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Dube', with a stylized flourish at the end.

Eric Dube, PE
Principal
Trillium Engineering Group
189 Main Street Suite 200
Yarmouth, ME 04096
Mobile: 207.712.7022