



189 Main Street, Suite 200
Yarmouth, ME 04096

November 13, 2023

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.

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



City of Auburn, Maine

Office of Planning & Permitting

Eric J. Cousens, Director

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

Development Review Application

PROJECT NAME: MBG Maine, Expansion and Renovation

PROPOSED DEVELOPMENT ADDRESS: 353 Riverside Drive, Auburn, Maine

PARCEL ID #: 202-005

REVIEW TYPE: Site Plan ☒ Site Plan Amendment ☐
 Subdivision ☐ Subdivision Amendment ☐

PROJECT DESCRIPTION: Proposed 17,000 +/- building expansion. improve site circulation and add additional parking spaces

CONTACT INFORMATION:

Applicant

Name: Joe Tardif, Manganaro Northeast, LLC

Address: 52 Cummings Park Drive

City / State Woburn, MA

Zip Code 01801

Work #: 781.917.880

Cell #: 781.670.6435

Fax #:

Home #:

Email: jtardif@manganaro.com

Property Owner

Name: Joe Tardif, Manganaro Northeast, LLC

Address: 52 Cummings Park Drive

City / State Woburn, MA

Zip Code 01801

Work #: 781.917.880

Cell #: 781.670.6435

Fax #:

Home #:

Email: jtardif@manganaro.com

Project Representative

Name: Eric Dube, Trillium Engineering Group

Address: 189 Main Street

City / State Yarmouth, ME

Zip Code 04096

Work #: 207.307.0872

Cell #: 207.712.7022

Fax #:

Home #:

Email: ericd@trilliumeg.com

Other professional representatives for the project (surveyors, engineers, etc.),

Name: CWS Architects

Address: 64 U.S. Route 1

City / State Scarborough, ME

Zip Code 04074

Work #: 207.303.3081

Cell #: 207.807.4440

Fax #:

Home #:

Email: glabrecque@cwsarch.com

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	68,600	sq. ft.
Proposed Total Paved Area	34,250	sq. ft.
Proposed Total Impervious Area	76,000	sq. ft.
Proposed Impervious Net Change	+7,400	sq. ft.
Impervious surface ratio existing	70.3%	% of lot area
Impervious surface ratio proposed	77.9%	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	24,900	sq. ft.
Proposed Building Footprint	41,850	sq. ft.
Proposed Building Footprint Net change	+16,950	sq. ft.
Existing Total Building Floor Area	24,900	sq. ft.
Proposed Total Building Floor Area	41,850	sq. ft.
Proposed Building Floor Area Net Change	+16,950	sq. ft.
New Building	Yes (expansion)	(yes or no)
Building Area/Lot coverage existing	25.5%	% of lot area
Building Area/Lot coverage proposed	42.9%	% of lot area

ZONING

Existing	Industrial
Proposed, if applicable	No change

LAND USE

Existing	Light Industrial
Proposed	No change

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	n/a
Proposed Number of Residential Units	n/a
Subdivision, Proposed Number of Lots	n/a

PARKING SPACES

Existing Number of Parking Spaces	15
Proposed Number of Parking Spaces	18
Number of Handicapped Parking Spaces	2
Proposed Total Parking Spaces	20

ESTIMATED COST OF PROJECT:	\$5,500,000
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DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	68,600	sq. ft.
Proposed Disturbed Area	36,145	sq. ft.
Proposed Impervious Area	76,000	sq. ft.

1. If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.
2. If the proposed impervious area is greater than one acre including any impervious area created since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.
3. If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.
4. If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing (Since July 1, 1997)	No Change	passenger car equivalents (PCE)
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Total traffic estimated in the peak hour-proposed (Since July 1, 1997) _____ passenger car equivalents (PCE)
If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the Industrial zoning district.
2. Parcel Area: 2.24 acres / 97,574 square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	/	
Street Frontage	<u>150'</u>	<u>496' +/-</u>
Min Front Yard	<u>35'</u>	<u>45'</u>
Min Rear Yard	<u>40'</u>	<u>54'</u>
Min Side Yard	<u>35'</u>	<u>35'</u>
Max. Building Height	<u>75'</u>	<u>< 75'</u>
Use Designation	<u>Light Industrial</u>	<u>Light Industrial</u>
Parking Requirement	1 space/ per <u>N/A</u>	<u>square feet of floor area</u>
Total Parking:	<u>N/A</u>	<u>20</u>
Overlay zoning districts (if any):	<u>N/A</u>	/
Urban impaired stream watershed?	YES/NO If yes, watershed name <u>No</u>	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative.
(NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

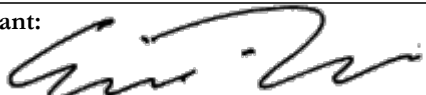
Refer to the application checklist for a detailed list of submittal requirements.

To view the City of Auburn Zoning Ordinance, go to:

www.auburnmaine.gov under City Departments / Planning, Permitting & Code / Subdivisions / Land Use / [Zoning Ordinance](#)

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant: 	Date: <u>11/13/2023</u>
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Eric J. Cousens, Director

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Development Review Checklist

The following information is required where applicable to be submitted for an application to be complete

PROJECT NAME: 353 Riverside Drive, Expansion and Renovation

PROPOSED DEVELOPMENT ADDRESS: 353 Riverside Drive, Auburn, Maine

PARCEL #: 202-005

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
		<i>Applicant</i>	<i>Staff</i>	
Site Plan				
	Owner's Names/Address	X		
	Names of Development	X		
	Professionally Prepared Plan	X		
	Tax Map or Street/Parcel Number	X		
	Zoning of Property	X		
	Distance to Property Lines	X		
	Boundaries of Abutting land	X		
	Show Setbacks, Yards and Buffers	X		
	Airport Area of Influence	N/A		
	Parking Space Calcs	X		
	Drive Openings/Locations	X		
	Subdivision Restrictions	N/A		
	Proposed Use	X		
	PB/BOA/Other Restrictions			
	Fire Department Review			
	Open Space/Lot Coverage	X		

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
Landscape Plan		<i>Applicant</i>	<i>Staff</i>	
	Greenspace Requirements			
	Setbacks to Parking	X		
	Buffer Requirements			
	Street Tree Requirements			
	Screened Dumpsters	X		
	Additional Design Guidelines			
	Planting Schedule			
Stormwater & Erosion Control Plan		<i>Applicant</i>	<i>Staff</i>	
	Compliance w/ chapter 500			
	Show Existing Surface Drainage	X		
	Direction of Flow	X		
	Location of Catch Basins, etc.	X		
	Drainage Calculations			
	Erosion Control Measures	X		
	Maine Construction General Permit			
	Bonding and Inspection Fees			
	Post-Construction Stormwater Plan			
	Inspection/monitoring requirements			
Lighting Plan		<i>Applicant</i>	<i>Staff</i>	
	Full cut-off fixtures	X		
	Meets Parking Lot Requirements	X		
Traffic Information		<i>Applicant</i>	<i>Staff</i>	
	Access Management	X		
	Signage			
	PCE - Trips in Peak Hour			

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
	Vehicular Movements	X		
	Safety Concerns	X		
	Pedestrian Circulation	X		
	Police Traffic			
	Engineering Traffic			
Utility Plan		<i>Applicant</i>	<i>Staff</i>	
	Water	X		
	Adequacy of Water Supply	X		
	Water main extension agreement	N/A		
	Sewer	X		
	Available city capacity			
	Electric	X		
	Natural Gas	X		
	Cable/Phone	X		
Natural Resources		<i>Applicant</i>	<i>Staff</i>	
	Shoreland Zone	N/A		
	Flood Plain			
	Wetlands or Streams	N/A		
	Urban Impaired Stream	N/A		
	Phosphorus Check	N/A		
	Aquifer/Groundwater Protection	N/A		
	Applicable State Permits			
	Lake Auburn Watershed	N/A		
	Taylor Pond Watershed	N/A		
Right, Title or Interest		<i>Applicant</i>	<i>Staff</i>	
	Verify			
	Document Existing Easements, Covenants, etc.	N/A		

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
Technical & Financial Capacity		<i>Applicant</i>	<i>Staff</i>	
	Cost Est./Financial Capacity	X		
	Performance Guarantee			
State Subdivision Law		<i>Applicant</i>	<i>Staff</i>	
	Verify/Check	N/A		
	Covenants/Deed Restrictions	N/A		
	Offers of Conveyance to City	N/A		
	Association Documents	N/A		
	Location of Proposed Streets & Sidewalks	N/A		
	Proposed Lot Lines, etc.	N/A		
	Data to Determine Lots, etc.	N/A		
	Subdivision Lots/Blocks	N/A		
	Specified Dedication of Land	N/A		
Additional Subdivision Standards		<i>Applicant</i>	<i>Staff</i>	
	Mobile Home Parks	N/A		
	PUD	N/A		
A JPEG or PDF of the proposed site plan		<i>Applicant</i>	<i>Staff</i>	
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving				