



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

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Date: December 4, 2023

To: Auburn Planning Board

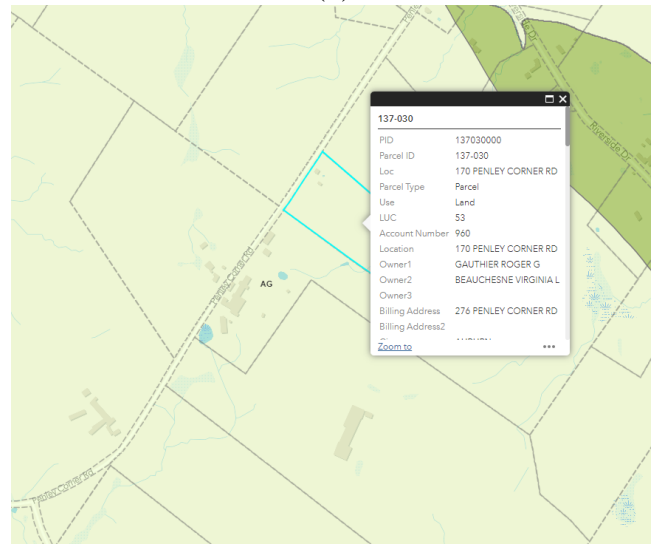
From: John Blais, Deputy Director of Planning and Permitting

Re: **Staff Report on 170 Penley Corner Road**

- I. **Public Hearing/Continuance.** Kevin Drisko and David Pascale are requesting the planning board to consider granting a variance to continue a former lawfully nonconforming home with a new apiary at 170 Penley Corner Road, City Assessor's Parcel I.D. 137-030. This proposal is pursuant to Chapter 60, Article IV, Division 2- Agriculture and Resource Protection District, Sec. 60-78 and 60-79 (5) and `60-1277.

A provision in the zoning ordinance (Sec. 60-78) does allow a property to request a variance from the Planning Board if the lot and structure was established prior to 1960. This lot has property tax cards going back to 1953. The applicant has submitted a site plan to address review concerns from staff and Planning Board consideration and to meet the requirements under Sec. 60-79 (5)

- II. **Background:** The existing home on site was removed/abandoned in 2007 showing past use as a residential lot. The current lot is 12.45 acres and the planned use of one single level residential home will not create/utilize more than 5, 457 SF of impervious area. The total cleared area for the home, driveway, apiary, septic system, well, and lawn area is just under one acre of land.



Site Plan Review *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; The proposed project, meet current zoning setbacks in the AG/RP zone and would be compatible with the existing neighborhood. The applicant chooses to utilize the past disturbed area of the home and the existing buffer will remain. There appears to be no additional impacts to wetlands, floodplain and or other environmental constraints that may affect the site or the abutters. The buffers have been identified on the site plan.*
- (2) *Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas; The proposed driveway meets the curb cut standards for the city under Sec. 60-800 with over 500 feet distance. The project meets all access management standards. The entrance road has been sited on the site plan.*

- (3) *Adequacy of the methods of disposal for wastes; A subsurface wastewater system design has been submitted with this application with location on the site plan provided to include required horizontal separation of the well.*
- (4) *Protection of environment features on the site and in adjacent areas. The applicants' site plan appears to have no negative impacts to the environmental features on the site or adjacent area. They are considering an apiary. Honeybees are a highly efficient pollinator that will travel over a 3-mile radius in search of blossoms. Gardens will show increased production and produce larger and more uniform fruits as a direct result of the honeybees' tireless work. They are responsible for pollinating 1/3 of the crops that we eat, including almonds, apples, strawberries, and so much more!*

III. Department Review:

- Police - No Comments
- Auburn Water and Sewer – No Comments
- Fire Department/Code Enforcement – No Comments
- Engineering – No Comments
- Public Services - No Comments
- Airport – No Comments
- 911 - No Comments

IV. **Planning Board Action:** Staff recommends that the Board review the proposal pursuant to Chapter 60, Article IV, Division 2- Agriculture and Resource Protection District, Sec. 60-78 and 60-79 (5) and `60-1277 and provide a decision to the applicant.

V. **Suggested Motion:** I make a motion to approve a residential home at 170 Penley Corner Road, City Assessor's Parcel I.D. 137-030. This proposal is pursuant to Chapter 60, Article IV, Division 2- Agriculture and Resource Protection District, Sec. 60-78 and 60-79 (5) and `60-1277.



Happy Holidays from John