



Cumberland Hall
41 Campus Drive, Suite 301
New Gloucester, ME 04260

December 30, 2022

Project # 22-194

Eric Cousens
Director of Planning
60 Court St.
Auburn, ME 04210

**SUBJECT: Proposed Minor Subdivision of McManus Parcel
Tax Map 250 Lot 28**

Mr. Cousens:

Please accept the following application and plan for Minor Subdivision review by the Planning Board and Staff. The applicants, James J. & Suzanne V. McManus, are the owners of the property. The McManus' wish to divide their parcel to create three residential building lots.

The parcel is currently zoned T-4.2B Traditional Downtown Neighborhood District and is located on the southeasterly side of Oakland Street, near Highland Avenue. The parcel is primarily woods, consisting of mature oaks, maples and birch, with a pine and fur understory. It has a fair slope towards the road.

All lots will be serviced by public utilities existing within the abutting public way.

Since no additional permitting is required and because the applicant is not proposing any improvements to the subdivision at this time the costs of this subdivision are minor and we believe that the McManus' have the financial capacity to complete the creation of these lots.

Terradyn Consultants, LLC has been retained by the McManus' to act as their agent and to provide all necessary information and documentation required for review and approval of this application by the Board. We look forward to the opportunity to present this application and supporting material to you at the next scheduled meeting.

Sincerely,

Jimmy C. Courbron, PLS
Director of Survey Operations

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City of Auburn, Maine

Planning & Permitting

Eric Cousens, Director

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

Development Review Application

PROJECT NAME: Subdivision Plan

PROPOSED DEVELOPMENT ADDRESS: Oakland Street

PARCEL ID #: 250-028

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

PROJECT DESCRIPTION: Creation of a three lot subdivision

CONTACT INFORMATION:

Applicant

Name: Jim McManus

Address: 37 Hillcrest Street

City / State Auburn, ME

Zip Code 04210

Work #: 207-415-2347

Cell #:

Fax #:

Home #:

Email: jimmcmamus55@gmail.com

Property Owner

Name: Same as Applicant

Address:

City / State

Zip Code

Work #:

Cell #:

Fax #:

Home #:

Email:

Project Representative

Name: Jimmy Courbron - Terradyn Consultants, LLC

Address: 95 Main Street Suite 202

City / State Auburn, Me

Zip Code 04210

Work #:

Cell #: 207-212-4478

Fax #:

Home #:

Email: jim@terradynconsultants.com

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

Name:

Address:

City / State

Zip Code

Work #:

Cell #:

Fax #:

Home #:

Email:

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	0	sq. ft.
Proposed Total Paved Area	N/A	sq. ft.
Proposed Total Impervious Area	N/A	sq. ft.
Proposed Impervious Net Change	N/A	sq. ft.
Impervious surface ratio existing	0	% of lot area
Impervious surface ratio proposed	N/A	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	0	sq. ft.
Proposed Building Footprint	N/A	sq. ft.
Proposed Building Footprint Net change	N/A	sq. ft.
Existing Total Building Floor Area	0	sq. ft.
Proposed Total Building Floor Area	N/A	sq. ft.
Proposed Building Floor Area Net Change	N/A	sq. ft.
New Building	No	(yes or no)
Building Area/Lot coverage existing	N/A	% of lot area
Building Area/Lot coverage proposed	N/A	% of lot area

ZONING

Existing	Traditional Neighborhood Development
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Proposed, if applicable

LAND USE

Existing	Residential
Proposed	Residential

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	N/A
Proposed Number of Residential Units	N/A
Subdivision, Proposed Number of Lots	

PARKING SPACES

Existing Number of Parking Spaces	N/A
Proposed Number of Parking Spaces	N/A
Number of Handicapped Parking Spaces	N/A
Proposed Total Parking Spaces	N/A

ESTIMATED COST OF PROJECT: N/A

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	0	sq. ft.
Proposed Disturbed Area	N/A	sq. ft.
Proposed Impervious Area	N/A	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 N/A passenger car equivalents (PCE)
(Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) N/A 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 Traditional Neighborhood Development zoning district.
2. Parcel Area: .45 acres / 19,677 square feet(sf).

Regulations

Required/Allowed

Provided

Min Lot Area	N/A	/	N/A
Street Frontage	N/A	/	N/A
Min Front Yard	5 ft min - 25 ft max	/	N/A
Min Rear Yard	10 ft	/	N/A
Min Side Yard	10 ft	/	N/A
Max. Building Height	3 Story	/	N/A
Use Designation		/	
Parking Requirement	1 space/ per DU		square feet of floor area
Total Parking:	N/A	/	
Overlay zoning districts (if any):	N/A	/	
Urban impaired stream watershed?	YES/NO	If yes, watershed name	No

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 Government, select Departments of the City, then Planning, Permitting & Code. On the left menu, choose Subdivisions, Land Use, Zoning Ordinance. Or click [HERE](#).

For additional information on Site Plan Review, please click [HERE](#) or scan code:



For additional information on Special Exceptions, please click [HERE](#) or scan code:



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:

1/3/2023



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 Checklist

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

PROJECT NAME: Subdivision of Plan of McManus Parcel

PROPOSED DEVELOPMENT ADDRESS: Oakland Street

PARCEL #: 250-028

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

<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	✓		
	Buffer Requirements	N/A		
	Street Tree Requirements			
	Screened Dumpsters	N/A		
	Additional Design Guidelines			
	Planting Schedule	N/A		
Stormwater & Erosion Control Plan		<i>Applicant</i>	<i>Staff</i>	
	Compliance w/ chapter 500	✓		
	Show Existing Surface Drainage	✓		
	Direction of Flow	✓		
	Location of Catch Basins, etc.	✓		
	Drainage Calculations	N/A		
	Erosion Control Measures	N/A		
	Maine Construction General Permit	N/A		
	Bonding and Inspection Fees	N/A		
	Post-Construction Stormwater Plan	N/A		
	Inspection/monitoring requirements	N/A		
Lighting Plan		<i>Applicant</i>	<i>Staff</i>	
	Full cut-off fixtures	N/A		
	Meets Parking Lot Requirements	N/A		
Traffic Information		<i>Applicant</i>	<i>Staff</i>	
	Access Management	N/A		
	Signage	None		
	PCE - Trips in Peak Hour	<60		

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
	Vehicular Movements	✓		
	Safety Concerns	✓		
	Pedestrian Circulation	✓		
	Police Traffic	✓		
	Engineering Traffic			
Utility Plan		<i>Applicant</i>	<i>Staff</i>	
	Water	Public		
	Adequacy of Water Supply	Assumed		
	Water main extension agreement	N/A		
	Sewer	Public		
	Available city capacity	Assumed		
	Electric	Available		
	Natural Gas	Available		
	Cable/Phone	Available		
Natural Resources		<i>Applicant</i>	<i>Staff</i>	
	Shoreland Zone	Out		
	Flood Plain	Out		
	Wetlands or Streams	None		
	Urban Impaired Stream	N/A		
	Phosphorus Check	N/A		
	Aquifer/Groundwater Protection	Not in		
	Applicable State Permits	None		
	Lake Auburn Watershed	Not in		
	Taylor Pond Watershed	Not in		
Right, Title or Interest		<i>Applicant</i>	<i>Staff</i>	
	Verify	✓		
	Document Existing Easements, Covenants, etc.	None		

<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	✓		
	Performance Guarantee	N/A		
State Subdivision Law		<i>Applicant</i>	<i>Staff</i>	
	Verify/Check	✓		
	Covenants/Deed Restrictions	None		
	Offers of Conveyance to City	None		
	Association Documents	None		
	Location of Proposed Streets & Sidewalks	None		
	Proposed Lot Lines, etc.	✓		
	Data to Determine Lots, etc.	✓		
	Subdivision Lots/Blocks	✓		
	Specified Dedication of Land	None		
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	To be submitted upon request, after approval			

1002040113172

WARRANTY DEED

Kathryn G. Low of Auburn, Androscoggin County, Maine, for consideration paid, grant(s) to James J. McManus and Suzanne V. McManus of Auburn, Androscoggin County, Maine (whose mailing address is 37 Hillcrest Street, Auburn, ME 04210) with Warranty Covenants, as joint tenants, the following described real estate:

See "Exhibit A" Attached

For grantors' source of title, reference may be had to a deed from Thomas A. Poulin and Susan A. Poulin to the grantor(s) herein, dated June 13, 2005, recorded in Androscoggin Registry of Deeds, Volume Book 6367, Page 141.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my/our hand(s) and seal(s) this 24 day of September, 2020.

WITNESS:

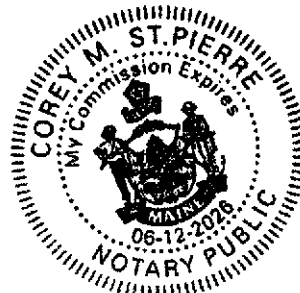
Kathryn G. Low
Kathryn G. Low

STATE OF MAINE
Androscoggin, ss

September 24, 2020

Then personally appeared the above named Kathryn G. Low and acknowledged the foregoing instrument to be his/her free act and deed.

Before me,



File No.: 2020-7391

Corey St. Pierre
Notary Public/Justice of the Peace
Commission Expiration:

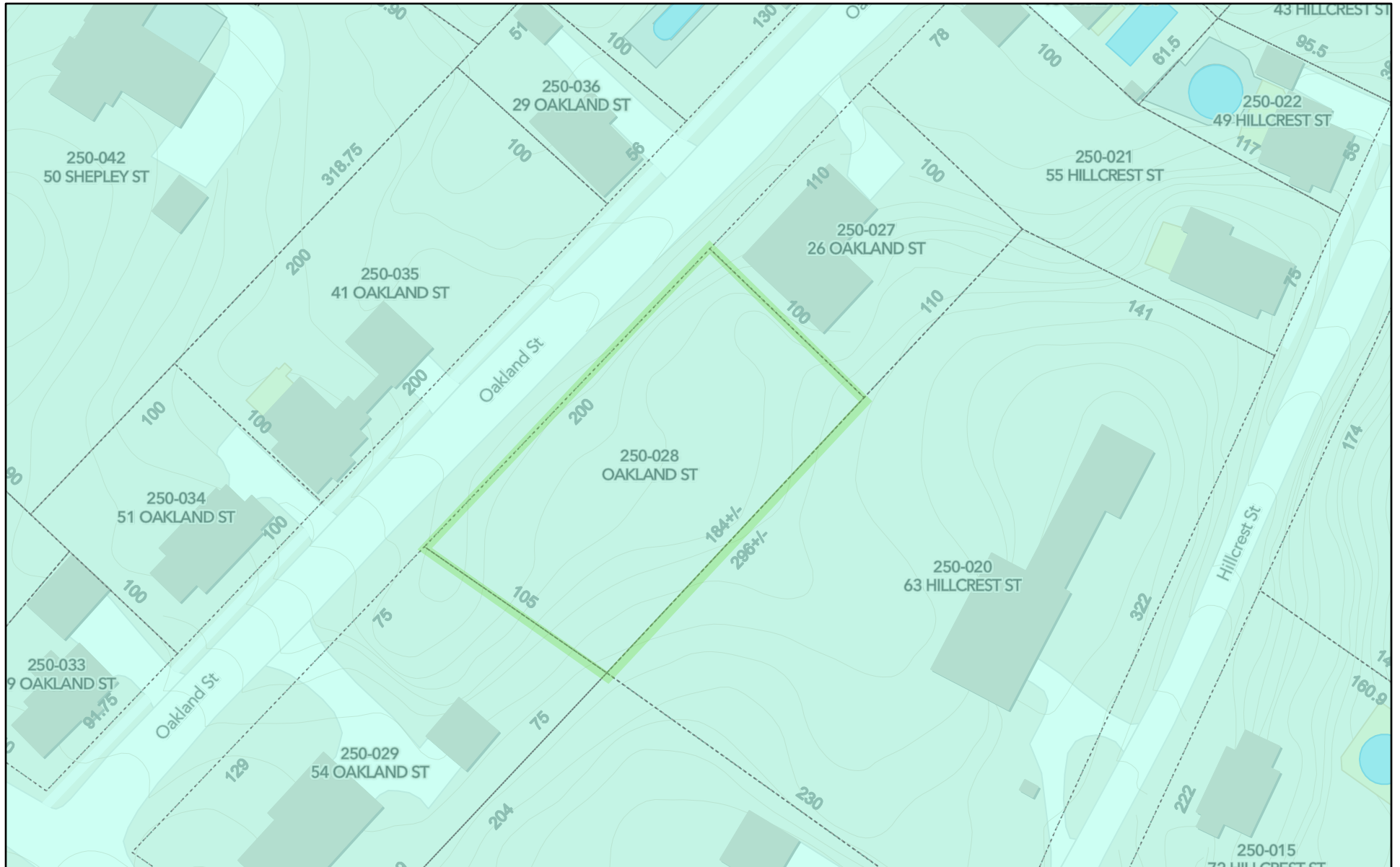
File No: 2020-7391

“Exhibit A”

A certain lot or parcel of land, together with any buildings or improvements thereon, situated on the southeasterly side of Oakland Street, in the City of Auburn, County of Androscoggin, and State of Maine, bounded and described as follows:

Commencing at a point in the southeasterly line of Oakland Street, two hundred five and twenty-one hundredths (205.21) feet southwesterly from the westerly corner of a lot of land now or formerly of Harold Tibbetts; thence in a northeasterly direction, by the said southeasterly line of Oakland Street, two hundred five and twenty-one hundredths (205.21) feet to land of the said Tibbetts; thence in a southeasterly direction by land of said Tibbetts, one hundred (100) feet to other land now or formerly of Theodore Paul; thence in a southwesterly direction, by a line parallel to Oakland Street and by land of Theodore Paul one hundred ninety (190) feet, more or less, to land now of formerly of Sam Bennett; thence in a northwesterly direction, by said land of Bennett, one hundred (100) feet, more or less, to the point of beginning.

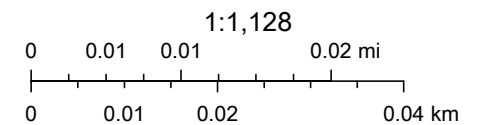
ArcGIS Web Map



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Current Parcels _ Public Auburn Zoning

T-4.2B

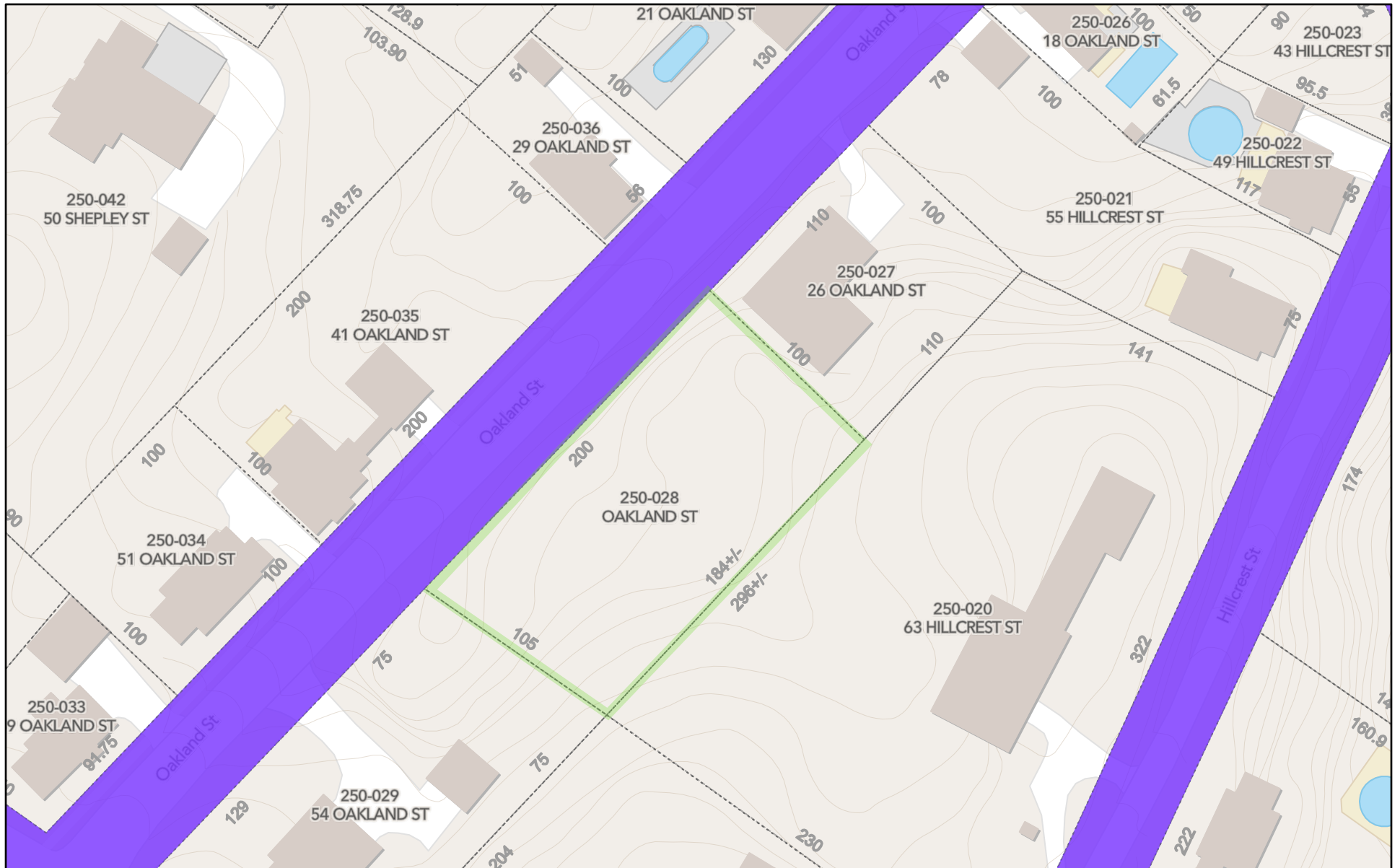


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Web AppBuilder for ArcGIS

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ArcGIS Web Map

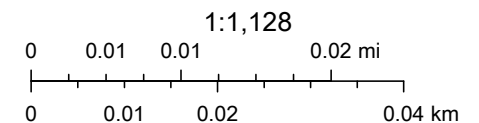


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 Current Parcels _ Public

 Water service - VERIFY WITH AWSD

 Sewer service - VERIFY WITH AWSD



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1. The purpose of this plan is to depict a proposed subdivision development of the subject parcel.
2. All Book and Page numbers refer to the Androscoggin County Registry of Deeds, unless otherwise noted.
3. The record owner of the subject parcel is James J. & Suzanne V. McManus by a deed dated September 24, 2020 and recorded in Book 10550, Page 522.
4. The subject parcel is shown on the City of Auburn Tax Map 250 as Lot 28 and is located in the Traditional Neighborhood Development District.
5. Space and bulk standards for the T-4.2B District are as follows:

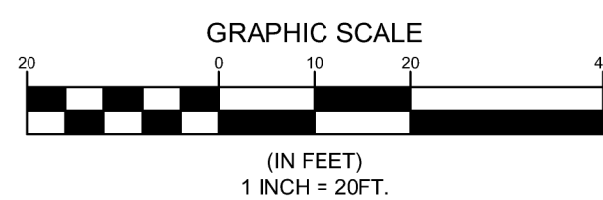
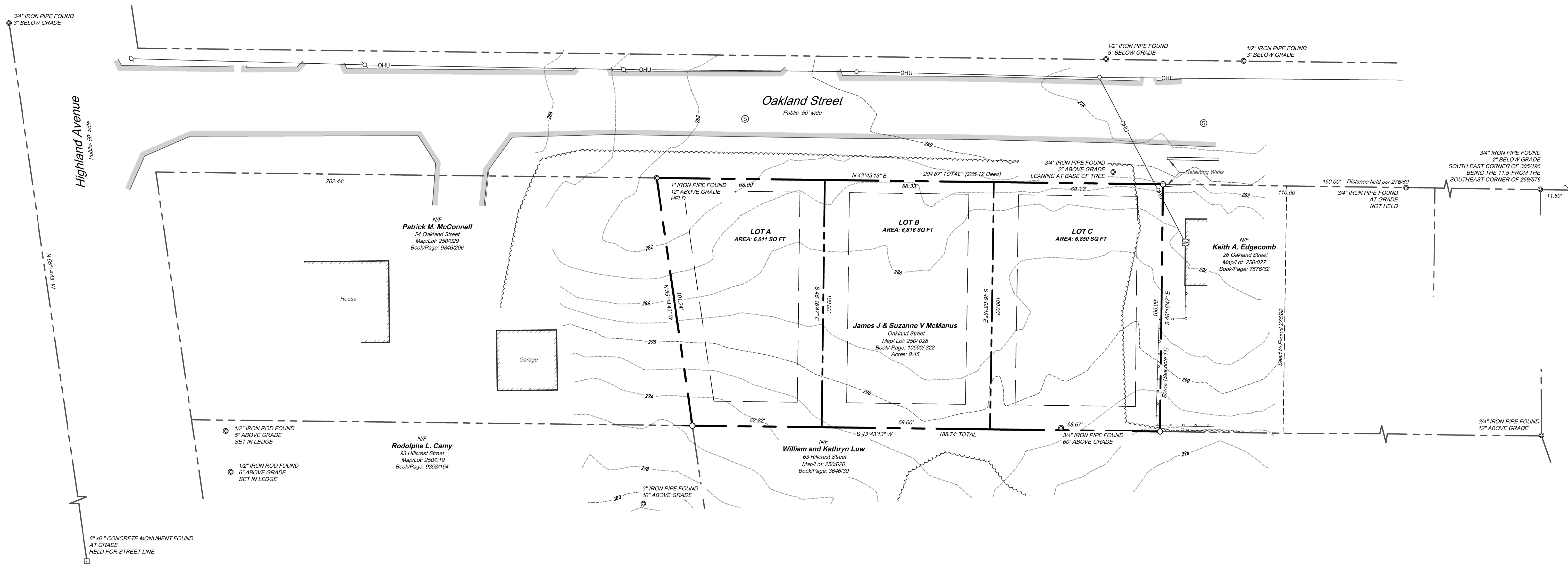
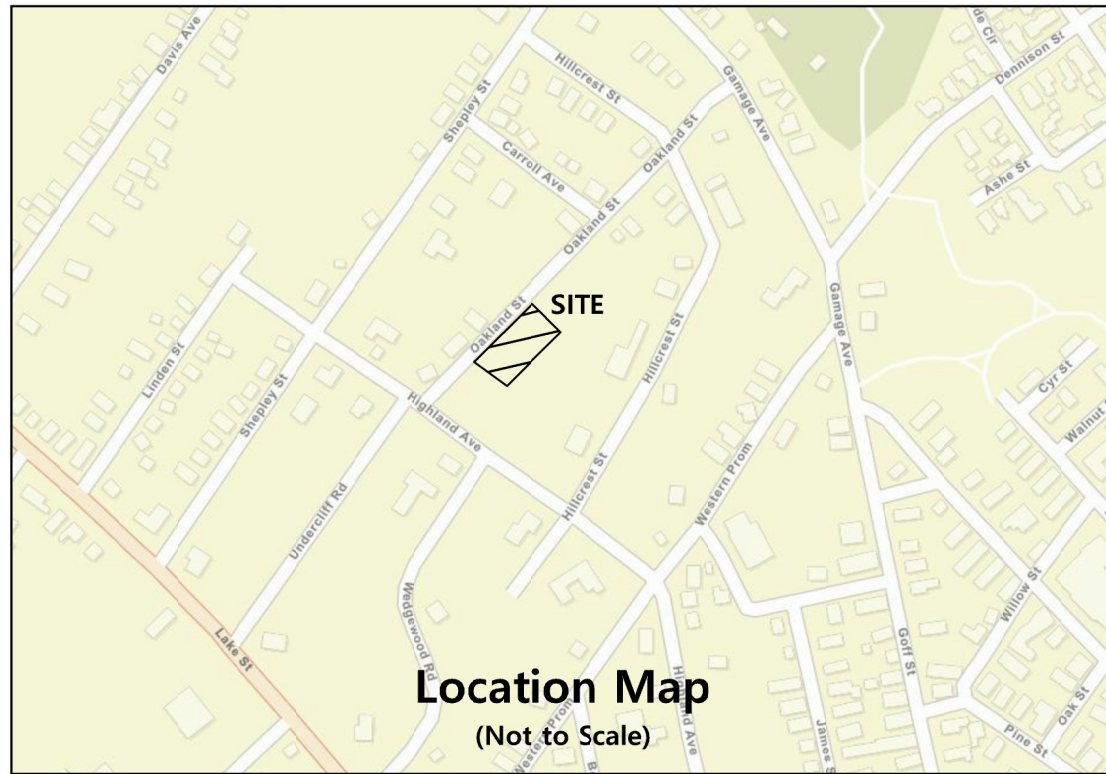
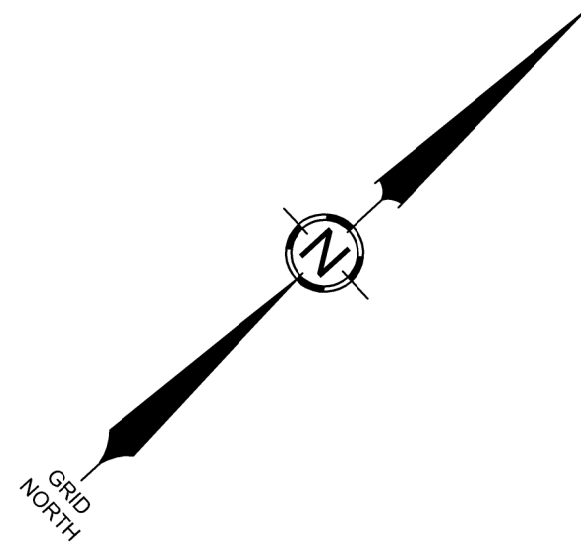
Front Setback (Principal):	5 - 25 ft
Front Setback (Secondary)	5 - 15 ft
Min. Side Setback:	5 ft
Min. Rear Setback:	10 ft
Building Lot Coverage:	70% Max
Usable Open Space:	10% Min
Frontage Build-out:	60% Min
Lot Width:	24 - 120 ft
Building Height:	3 story
6. Total area of the subject parcel is 19,677 square feet (0.45 Acres).
7. Boundary information shown herein is based on an on-the-ground survey performed by SurveyWorks Inc in November 2020.

8. Plan orientation is Grid North. Maine State Plane Coordinate System, West Zone 1802-NAD83s. Contours shown hereon are based solely upon Lidar Remote Sensing, collected in 2020 by the State Maine and the USGS, and are classified "LAX" point cloud. Ground classifications interpolated at a 10 foot grid, shown at 2 foot contours.
9. The subject parcel is located within Zone X, areas of Minimal Flood Hazard, as delineated on the Flood Insurance Rate Map for the City of Auburn, Androscoggin County, Community-Panel Number 23001C032DE, having an Effective Date of July 1, 2013
10. The depth, size, location, existence or nonexistence of underground utilities and/or structures were not investigated as part of this survey. Utilities depicted hereon may not necessarily represent all existing utilities. Owners, contractors, and/or other interested parties are advised to contact Dig Safe and field verify existing utilities prior to digging or breaking ground.
11. Reference is made to a licensing agreement between Thomas A. & Susan A. Poulin and Kathryn G Low dated June 13, 2005 regarding a portion of the force depicted hereon. This document is unrecorded and on file in the York County Clerk's Office. The enforceability of this agreement to the subject parcel is unknown and shown hereon as investigated by an attorney.

1. The developer or any owner of a lot within this subdivision shall obtain all applicable State and Local permits prior to the issuance of a building permit.

1. The developer or any owner of a lot within this subdivision shall obtain all applicable State and Local permits prior to the issuance of a building permit.

Existing	
	Property Line/R.O.W.
	Abutter Line/R.O.W.
	Proposed Property Line
	Building Setback Line
	Monument (as noted)
	Iron Pipe/Rod (as noted)
	Building
	Edge of Pavement
	Curb Line
	Chain Link Fence
	Overhead Utilities
	Sewer Manhole
	Electric Meter
	Utility Pole
	Rebar- To Be Set
	Major Contour
	Minor Contour



This survey was performed under my direct supervision and to the best of my knowledge and belief, it was done in accordance with Chapter 90, Part (Professional Standards of Practice) and Part 2 (Technical Standards of Practice) of the Maine Board of Licensure for Professional Land Surveyors.

Jimmy C. Courbron, PLS Date

DATE:	DATE:
PLS:	PLS:

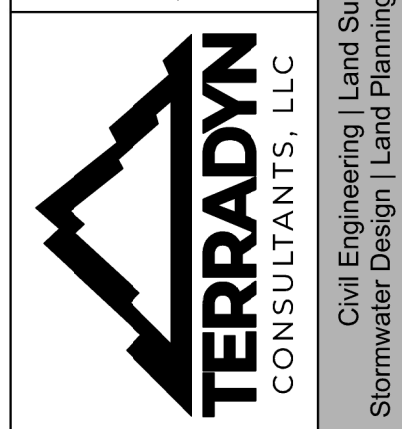
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ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PHONE:
(207) 926-5111

WEB SITE:
www.terradyconconsultants.com

urveying | Geomatics
Environmental Permitting



ET SUBDIVISION
ME

PROJECT: OAKLAND STREET SUBDIVISION PLAN
OAKLAND STREET AUBURN, ME

DATE:	12/29/2022
SCALE:	1"= 20'
JOB NO:	22-194
SHEET:	1 OF 1

Sheet Size: 24" X 34"

C:\Q1\Terracon Consultants\Project Folders - Documents\2022 Jobs\22-194 [20-4063] McManus Oakland Street Auburn\CAD\Survey\22-194 SUB PROPOSAL.dwg