



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

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July 5, 2022

Applicant/ Agent:

607 Lewiston Junction Road (c/o)Shawn Frank

75 John Roberts Road, Suite 4A

South Portland, ME 04106

Re: Auburn Recycling Facility

Dear Mr. Frank,

I am pleased to inform you that on June 28, 2022 the City of Auburn Planning Board approved development of Auburn Recycling Facility. The approval is for a 7+/- acre development, Auburn Recycling Facility: 607 Lewiston Junction Rd, LLC, shown as Parcel I.D. 142-004 on Auburn's Tax Map within a cleared 8.6 acre area at the easterly portion of the lot. The Board found that Auburn Recycling Facility has met all applicable municipal requirements. The project complies as a Special Exception with Chapter 60 Division 15 Industrial District., Chapter 14 Article III Article Graveyards and Junkyards and Article XVI Division 2 Site Plan Review/ Special Exception.

Specifically, the Planning Board determined that:

1. Waste facilities fall under DEP's Bureau of Remediation and Waste Management (section 1310N, 1319-R or 1319-X).
2. The proposed Recycling Facility is a use allowed in the Industrial (ID) zone as a Special Exception.
3. The project meets all dimensional and setback requirements of the ID zone apart from the higher distance between the distance of the plant enclosure from the other buildings. The applicant has requested a variance to address this.
4. The applicant has requested a variance from the landscaping requirements listed in Ch. 60, Div. 15; Ch. 14 Art. III and Ch. 60 Art. XVI Div. 2. though proposes extra plantings to provide additional screening at part of the site abutting the street.
5. The project is not expected to be in the site line of any residential property.
6. The project is not expected to surpass DEP and City noise regulations
7. All auto and junk will be stored at or above the required setback from areas of significance listed in sec. 14-74 (a) (4).
8. Staff has found that the proposed auto drainage and junk and auto storage areas to be at appropriate setbacks (Ch. 14 Article, III). The Applicant has also proposed Best Management Practices to protect resources from all volatile liquids.
9. The project can be constructed without detriment to City funds or resources.

The Planning Board and has granted a waiver for landscaping requirements on the sides and rear of the site as they found that these areas are currently occupied with mature vegetation (Sec. 60-579 (3)(g)(5)). Planning Board also waived the principal building setbacks (Sec. 60-579 (3) (d)) the plant enclosure will be located 170 +/- feet from the office and garage buildings.

607 Lewiston Junction Rd, LLC project is being reviewed by DEP's Bureau of Remediation and Waste Management (BRWM) for a solid waste license (S-22570-WK-A-N) which is expected to be issued July-August 2022.

This project's approval is contingent upon the following conditions:

1. The project must receive an NRPA and ACOE tier-1 wetland permit prior to construction.
2. Must receive a General Permit/ Industrial stormwater discharge permit under the DEP's Department of Remediation and Waste Management and comply with the solid waste program to include stormwater, site law, and solid waste.
3. Increased stormwater discharges to wetlands should be sheet flow through level spreaders.
4. The discharge of runoff to wetland due to a two-year storm may not increase the mean storage depth within a wetland by more than two inches above predevelopment levels for more than 24 hours from the end of the storm event unless otherwise approved. The submitted HydroCAD model identifies an increased risk in peak elevation of greater than two inches for wetlands one and two, and a significant increase in the storage volume utilized. The applicant should address how this standard is being met. – *This condition was named by Planning Board, however we note that this was addressed.*
5. No development activity until any bonding or inspection fees as determined by the Auburn Engineering Department.
6. That the shredder run from 7:00 a.m. to 7:00 p.m. with a maximum of 70 dBA pursuant of Article XIII Sec. 60-1037.
7. Planning Board has waived the building separation standards and the landscaping standards on the sides and the back.
8. Must receive approval of solid waste license from Maine DEP.



Katherine Cook, Planning Coordinator

C: File