



May 15, 2023
220503-01

Mr. Eric Cousens, Director of Planning & Permitting
City of Auburn
60 Court Street
Auburn, Maine 04210

RE: Proposed New Mixed-Use Building
Auburn Development Review Application
186 Main Street
Tax Map/Lot: 231/020
Applicant: JCS 18, LLC

Dear Eric:

On behalf of our client JCS 18, LLC, Sebago Technics, Inc is pleased to submit the enclosed materials for Development Review approval in accordance with the Auburn Zoning Ordinance Sec. 60, Div. 14 – Form Based Code 60-550. The applicant proposes to develop a city-owned parcel located at 186 Main Street in the City of Auburn. The proposed development is comprised of a new five (5) story mixed-use building that will be made up of four (4) floors with 18 units of multi-family apartment housing and 1,118 square feet of retail/commercial space and one (1) floors with a 118 seat restaurant/ brewery space. The parcel totals roughly 0.16 acres and is identified on the City of Auburn Tax Map 231 Lot 020. The applicant has extensive experience permitting and building similar facilities throughout New England.

Existing Conditions: The site is currently vacant and undeveloped. The parcel is currently zoned as commercial and is included in the Downtown Traditional Center designated growth area in the City of Auburn Comprehensive Plan. The development area falls entirely within the General Development Shoreland Zone and partially in FEMA Flood Zone AE per the City of Auburn GIS mapping available to the public. The development parcel is bordered by Main Street to the west, residential space to the north and south, and Miller Street and the Auburn Riverwalk to the east.

Access: Access to the site is proposed via the front entrance to the building on Main Street and a rear entrance along Miller Street. Parking requirements for the proposed development as stated in applicable City of Auburn Ordinance sections require 24 designated parking spaces to serve the proposed residential units including 1 handicap accessible space. It is our understanding that the proposed parking to be redeveloped on the backside of the site is currently leased and unavailable for this development. As such, vehicular access for the site is anticipated through Main Street on-street parking and available parking in the Mechanics Row Parking Garage. The accessible parking requirement will be met through the designation of 1 on-street space in front of the proposed site on Main Street. Delivery truck access to the site is

proposed via Miller Alley with exiting movements through Miller Street. Additionally, the Auburn Riverwalk provides a pedestrian pathway at the rear of the building.

Delegated review: The City of Auburn has delegated review authority from the Maine Department of Environmental Protection for Site Law that includes stormwater management review. The proposed project does not require delegated review of stormwater under the applicable statutes, rules, and ordinances, but a stormwater management plan has been developed for the project to aid in the City's Development Review. A full stormwater management plan is included in Section 12 of the City Development Review Application.

Additional Permits: Two additional permits are required for this project. The following will be reviewed by the City of Auburn concurrently with the City Development Review Application.


- Flood Hazard Development Permit Application
- Traffic Movement Permit

City Standards

Comprehensive Plan Consideration: Per the *Future Land Use Plan*, in the 2021 Comprehensive Plan update, the parcel in the Form-Based Code Development District (FBCD) should be established to reflect the existing pattern of development in these neighborhoods. Per City Zoning, the facility is appropriately sited, and the use is allowed.

We are hopeful that the enclosed information adequately addresses the required project review information. Upon reviewing the enclosed information and plans, however, please contact me with any questions or if you require additional information. I appreciate your consideration.

Sincerely,
SEBAGO TECHNICS, INC.



Kylie S. Mason, RLA, LEED-AP
Chief Operations Officer
Maine Licensed Landscape Architect

enc.

Division 14-Form Based Code
Sec. 60-550

Sec. 60-550.1 Building placement and configuration T-5.1

(1) Principal Building Placement

- | | |
|--|---|
| a. <i>Front Setback, Principal:</i> | <i>0 ft. Min., 10 ft. Max, met</i> |
| b. <i>(Corner Lot) Front Setback, Secondary:</i> | <i>0 ft. Min., 10ft. Max, met</i> |
| c. <i>Side Setback:</i> | <i>0 ft. – 5 ft. Min., met</i> |
| d. <i>Rear Setback:</i> | <i>10 ft. Min., met.</i> |
| e. <i>Building Lot Coverage:</i> | <i>75% Max, met.</i> |
| f. <i>Useable Open Space: 5% Min.</i> | |
| g. <i>Frontage Build-Out:</i> | <i>75% Min. along Front Setback, Primary, met</i> |
| h. <i>Lot Width:</i> | <i>24 ft. Min, 160 ft. Max, met</i> |

(2) Principal Building Configuration

- | | |
|------------------------------------|---|
| a. <i>Building Width:</i> | <i>14 ft. Min., 150 ft. Max, met</i> |
| b. <i>Building Height Minimum:</i> | <i>2 Story Min., met</i> |
| c. <i>Building Height Maximum:</i> | <i>4 Story Max (excluding attic story), met</i> |

Sec. 60-550.2 Building frontages T-5.1

(1) Building Frontage Types:

Stoop, Storefront, and Gallery

Building frontage will be Storefront.

(2) Building Entries:

Primary entry door is encouraged along ground story façade facing a primary street.

Primary entry door for the development will be on the ground story of Main Street with a secondary rear entry fronting Miller Street.

(3) Building Envelope Articulation:

- | | |
|--|--|
| a. <i>Ground Story Building Frontage Façade:</i> | Windows and doors shall comprise a minimum of 25% and maximum 60% coverage of the total ground story façade frontage.
<i>Met</i> |
| b. <i>Upper Story Building Frontage Façade:</i> | Windows and doors shall comprise a minimum of 20 % and maximum 40 % coverage of the total upper story façade frontage.
<i>Met</i> |
| c. <i>Ground Story Finished Floor Elevation:</i> | The ground story must be a minimum of 2 feet minimum and 6 feet maximum above the front yard elevation (average grade).
<i>Met</i> |

d. Front Façade Wall:

Blank lengths of wall exceeding 10 linear feet are prohibited.

Met

Sec. 60-550.3 External elements T-5.1

- (1) Front Yard Fence: Residential - A front yard fence a minimum of 2 feet and a maximum of 4 feet in height is encouraged to maintain spatial edge of street. No chain link, vinyl, split rail, or barbed wire is allowed.
N/A
- (2) Street Wall/Wall Opening: A vehicle entry way, as part of a street wall, shall be a maximum width of 20 feet (residential) and 24 feet (commercial); a pedestrian entry way shall be a maximum width of 6 feet.
N/A
- (3) Building Projections: No part of any building, except overhanging eaves, awnings, balconies, bay windows, and other architectural features shall encroach beyond the minimum front setback line.
Met
- (4) Encroachments: Stoops may encroach upon the front setback line by the following distances but not encroach in the street right-of-way.
Met
- (5) Garages: Detached garages shall be located a minimum of 20 feet from any street right-of-way.
Met
- (6) Driveways: Driveways are encouraged to be on the secondary street frontage. Driveways shall be paved and a minimum of 8 feet wide and a maximum of 20 feet wide.
Met
- (7) Parking: Residential - Vehicle parking areas shall be located only on driveways or designated parking areas and shall not extend into the street right-of-way or sidewalk.
Met
Commercial - Parking shall be located to rear of the property to the greatest extent possible. Parking on a side yard is limited to no more than 60 feet wide or 40% of the lot width. Screening and/or street wall is required for parking areas along a street.
Met
- (8) Accessory Structures: Accessory structures shall be located a minimum of 20 feet from any street right-of-way and 5 feet from either side or rear property line.
N/A

City of Auburn, ME
Chapter 60 Zoning - Standards – **Responses**

- (9) Landscaping: Landscaping is encouraged but shall not extend into any street sidewalk or travel way. Street trees are encouraged.
Met
- (10) Foundation Planting: Foundation plantings are encouraged but should be pruned and maintained with enough clearance from the building facade to encourage air circulation.
Met

Sec. 60-608. Parking Requirements

In accordance with Sec. 60-554 note 2, parking requirements for the development will be provided by municipality and private parking resources within 1,000 feet of the principal building through Main Street on-street parking and available parking in the Mechanics Row Parking Garage.

Floodplain Overlay District

In accordance with Chapter 60, Division 2 for a Floodplain Overlay District, a Flood Hazard Development Permit Application is being filed concurrently with this application.

Shoreland Zoning

Sec. 60-992. Principal and accessory structures

- (a) All new principal and accessory structures shall be set back at least 100 feet, horizontal distance, from the normal high-water line of great ponds classified GPA and rivers that flow to great ponds classified GPA, and 75 feet, horizontal distance, from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland, except that in general development areas the setback from the normal high-water line shall be at least 25 feet, horizontal distance. Lots less than 150 feet deep measured at right angles to the shoreline which were in existence on or before December 17, 1973, shall have a shoreline setback requirement of 50 percent of the lot depth. In the resource protection district the setback requirement shall be 250 feet, horizontal distance, except for structures, roads, parking spaces or other regulated objects specifically allowed in that district in which case the setback requirements specified above shall apply.

The proposed development will meet all setback requirements for Shoreland Zoning.

For the purpose of this section the term "general development areas" includes all areas where the underlying zoning is identified as General Business, General Business II, Form Based Code districts or Industrial districts, except where these districts fall within the Taylor Pond or Lake Auburn Watersheds or on the east shore of Bobbin Mill Brook.

In addition:

- (1) The water body, tributary stream, or wetland setback provision shall neither apply to structures which require direct access to the water body or wetland as an operational necessity, such as piers, docks and retaining walls, nor to other functionally water-dependent uses.

Not Applicable as no such structures are proposed.

- (2) On a nonconforming lot of record on which only a residential structure exists, and it is not possible to place an accessory structure meeting the required water body, tributary stream or wetland setbacks, the code enforcement officer may issue a permit to place a single accessory structure, with no utilities, for the storage of yard tools and similar equipment. Such accessory structure shall not exceed 80 square feet in area nor eight feet in height, and shall be located as far from the shoreline or tributary stream as practical and shall meet all other applicable standards, including lot coverage and vegetation clearing limitations. In no case shall the structure be located closer to the shoreline or tributary stream than the principal structure.
Not Applicable as no such structures are proposed.
- (b) Principal or accessory structures and expansions of existing structures which are permitted in the underlying zoning district, shall not exceed 35 feet in height. Exception: where identified as special local condition overlay to the shoreland zone the height of all principal or accessory structures shall be limited to 50 feet in height. This provision shall not apply to structures such as transmission towers, windmills, antennas, and similar structures having no floor area.
The proposed development is in the Downtown Traditional Center overlay, and the proposed 5 story building is in compliance with Section 60-550.1 and is 49 feet 7 inches in height at the building's frontage with Main Street. Please see Architecture Drawings.
- (c) The lowest floor elevation or openings of all buildings and structures, including basements, shall be elevated and constructed in accordance with provisions of this chapter, art. XII, div. 2, Floodplain Overlay District. Accessory structures may be placed in accordance with the standards of that division and need not meet the elevation requirements.
The lowest floor elevations of the building are in accordance with applicable ordinances for the Floodplain Overlay District.
- (d) The total footprint area of all structures, parking lots and other non-vegetated surfaces, within the SLO district shall not exceed 20 percent of the lot or a portion thereof, located within the SLO district, including land area previously developed, except in the general development areas adjacent to rivers that do not flow to great ponds classified GPA, where lot coverage shall not exceed 70 percent.
Met.
- (e) Retaining walls that are not necessary for erosion control shall meet the structure setback requirement [...].
Not Applicable – there are no retaining walls proposed as part of this project.
- (f) Notwithstanding the requirements stated above, stairways or similar structures may be

allowed with a permit from the code enforcement officer, to provide shoreline access in areas of steep slopes or unstable soils provided: that the structure is limited to a maximum of four feet in width; that the structure does not extend below or over the normal high-water line of a water body or upland edge of a wetland, (unless permitted by the Department of Environmental Protection pursuant to the Natural Resources Protection Act, 38 M.R.S.A. § 480-C); and that the applicant demonstrates that no reasonable access alternative exists on the property.

Not Applicable – there are no retaining walls proposed as part of this project.

A. Site Plan Review, Section 60-12777: 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;

It is not anticipated that the proposed development will result in any detrimental effect including offensive uses on the site. The design provides for adequate surface water drainage, natural existing vegetative buffering from light, sightlines, sound, dust and vibration with preservation of light and air. Please see Section 11 Landscaping.

2. Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;

The site design and access points provide for safe vehicular movement and pedestrian movement within the site and in relation to adjacent areas. The layout is similar to other facilities in the Zoning area where the proposed flow pattern is known to accommodate requirements. Please see the plan set.

3. Adequacy of the methods of disposal for wastes; and

For wastewater, the proposed development will connect to the Auburn Water District sewer line for which the District has identified available capacity. For solid waste, dumpsters will be located in an enclosed area in the northeast corner of the project area.

4. Protection of environment features on the site and in adjacent areas

Downstream waters are protected by the extensive stormwater management features at the easterly limits of the site.

Sec. 60-999. Stormwater runoff.

- (a) All new construction and development shall be designed to minimize stormwater runoff from the site in excess of the natural predevelopment conditions. Where possible, existing natural runoff control features, such as berms, swales, terraces and wooded

areas, shall be retained in order to reduce runoff and encourage infiltration of stormwaters.

The project follows standards for Erosion and Sediment Control as outlined in Sec. 46-209.a.1 – Erosion and sediment control and stormwater management plans. Please see Section 13 Stormwater.

- (b) Stormwater runoff control systems shall be maintained as necessary to ensure proper functioning.

Acknowledged.

Sec. 60-1001. Essential services.

- (a) Where feasible, the installation of essential services shall be limited to existing public ways and existing service corridors.

Proposed installation of essential services will use existing corridors and public ways.

- (b) The installation of essential services, other than road-side distribution lines, is not allowed in a resource protection district, except to provide services to a permitted use within said district, or except where the applicant demonstrates that no reasonable alternative exists. Where allowed, such structures and facilities shall be located so as to minimize any adverse impacts on surrounding uses and resources, including visual impacts.

Not applicable as no development is proposed within a resource development district.

- (c) Damaged or destroyed public utility transmission and distribution lines, towers and related equipment may be replaced or reconstructed without a permit.

Acknowledged.

Sec. 60-1005. Erosion and sedimentation control.

- (a) All activities which involve filling, grading, excavation or other similar activities which result in unstabilized soil conditions and which require a permit shall also require a written soil erosion and sedimentation control plan. The plan shall be submitted to the permitting authority for approval and shall include, where applicable, provisions for:

- (1) Mulching and revegetation of disturbed soil.
- (2) Temporary runoff control features such as hay bales, silt fencing or diversion...
- (3) Permanent stabilization structures such as retaining walls or rip-rap.

Acknowledged.

- (b) In order to create the least potential for erosion, development shall be designed to fit

with the topography and soils of the site. Areas of steep slopes where high cuts and fills may be required shall be avoided wherever possible, and natural contours shall be followed as closely as possible.

The project follows standards for Erosion and Sediment Control as outlined in Sec. 46-209.a.1 – Erosion and sediment control and stormwater management plans. Please see Section 13 Stormwater.

- (c) Erosion and sedimentation control measures shall apply to all aspects of the proposed project involving land disturbance, and shall be in operation during all stages of the activity. The amount of exposed soil at every phase of construction shall be minimized to reduce the potential for erosion.

Acknowledged.

- (d) Any exposed ground area shall be temporarily or permanently stabilized within one week from the time it was last actively worked, by use of riprap, sod, seed, and mulch, or other effective measures. In all cases permanent stabilization shall occur within nine months of the initial date of exposure.

Acknowledged.

- (e) Natural and manmade drainageways and drainage outlets shall be protected from erosion from water flowing through them. Drainageways shall be designed and constructed in order to carry water from a 25-year storm or greater, and shall be stabilized with vegetation or lined with riprap.

The project follows standards for Erosion and Sediment Control as outlined in Sec. 46-209.a.1 – Erosion and sediment control and stormwater management plans. Please see Section 13 Stormwater.

Sec. 60-1006. Soils.

All land uses shall be located on soils in or upon which the proposed uses or structures can be established or maintained without causing adverse environmental impacts, including severe erosion, mass soil movement, improper drainage, and water pollution, whether during or after construction. Proposed uses requiring subsurface waste disposal, and commercial or industrial development and other similar intensive land uses, shall require a soils report based on an on-site investigation and be prepared by state-certified professionals. Certified persons may include Maine Certified Soil Scientists, Maine Registered Professional Engineers, Maine State Certified Geologists and other persons who have training and experience in the recognition and evaluation of soil properties. The report shall be based upon the analysis of the characteristics of the soil and surrounding land and water areas, maximum ground water elevation, presence of ledge, drainage conditions, and other pertinent data which the evaluator deems appropriate. The

soils report shall include recommendations for a proposed use to counteract soil limitations where they exist.

A soils report for the development site has been generated through the United States Department of Agriculture Natural Resources Conservation Service. Soil on the development site is identified as Made land, loamy materials, which will adequately support development without adverse environmental impacts. Please see Section 13 Natural Resources.

Sec. 60-1007. Water quality.

No activity shall deposit on or into the ground or discharge to the waters of the state any pollutant that, by itself or in combination with other activities or substances, will impair designated uses or the water classification of the water body, tributary stream or wetland.

No discharge of pollutants is anticipated from the proposed development.

Sec. 60-1095. Historic and Archaeological submission requirements

The location of historic and/or archaeological resources, must be indicated on the plans if the area is located within identified historic or archaeological areas shown on the Maine Historic Preservation Commission Maps in the Community Development Office.

The development site abuts a location identified as a place of historical significance by the Maine Historic Preservation Commission, the “Roak Block” identified as Tax Map/Lot 241/024, and is within close proximity to the Auburn Commercial Historic District that is identified as a district of historical significance by the Maine Historic Preservation Commission.



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: 186 Main Street Development

PROPOSED DEVELOPMENT ADDRESS: 186 Main Street, Auburn, ME

PARCEL ID #: 231-020

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

PROJECT DESCRIPTION: The applicant proposes to develop a city-owned parcel located at 186 Main Street in the City of Auburn. The development is proposed with a new five (5) story mixed-use building that will be made up of four (4) floors with eighteen units of multi-family apartment housing and one (1) floor with 118 seats of restaurant/ brewery space.

CONTACT INFORMATION:

Applicant

Name: JCS 18, LLC

Address: 20 Mechanic Street

City / State Gorham, Maine

Zip Code 04038

Work #:

Cell #:

Fax #:

Home #:

Email:

Property Owner

Name: City of Auburn

Address: 60 Court Street

City / State Auburn, ME

Zip Code 04210

Work #: (207) 333-6601

Cell #:

Fax #:

Home #:

Email:

Project Representative

Name: Kylie Mason, RLA, LEED-AP

Address: 75 John Roberts Road, Ste. 4A

City / State South Portland, Maine

Zip Code 04106

Work #: (207) 200-2100

Cell #: N/A

Fax #: (207) 856-2206

Home #:

Email:

tgoodine@sebagotechnics.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	80	sq. ft.
Proposed Total Paved Area	75	sq. ft.
Proposed Total Impervious Area	75	sq. ft.
Proposed Impervious Net Change	-6%	sq. ft.
Impervious surface ratio existing	1.2%	% of lot area
Impervious surface ratio proposed	1.2%	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	0	sq. ft.
Proposed Building Footprint	6800	sq. ft.
Proposed Building Footprint Net change	6800	sq. ft.
Existing Total Building Floor Area	0	sq. ft.
Proposed Total Building Floor Area	28,875	sq. ft.
Proposed Building Floor Area Net Change	28,875	sq. ft.
New Building	YES	(yes or no)
Building Area/Lot coverage existing	0%	% of lot area
Building Area/Lot coverage proposed	90%	% of lot area

ZONING

Existing	T-5.1
Proposed, if applicable	N/A

LAND USE

Existing	Undeveloped
Proposed	Mixed-Use

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	0
Proposed Number of Residential Units	18
Subdivision, Proposed Number of Lots	N/A

PARKING SPACES

Existing Number of Parking Spaces	0
Proposed Number of Parking Spaces	23
Number of Handicapped Parking Spaces	1
Proposed Total Parking Spaces	24

ESTIMATED COST OF PROJECT: \$ 4,900,000

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	_____sq. ft.
Proposed Disturbed Area	_____sq. ft.
Proposed Impervious Area	_____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)	0 passenger car equivalents (PCE)
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Total traffic estimated in the peak hour-proposed (Since July 1, 1997)	114 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 Downtown Traditional Center zoning district.
2. Parcel Area: 0.16 acres / 7,096 square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	N/A	/
Street Frontage	75 % min.	/ 90 %
Min Front Yard	0 ft.	/ 0 ft.
Min Rear Yard	10 ft.	/ 0 ft.
Min Side Yard	0 ft.	/ 0 ft.
Max. Building Height	4 story (excluding attic)	/ 4 story+ basement
Use Designation		/
Parking Requirement	1 space/ per	square feet of floor area
Total Parking:	18 spaces	/ 0 spaces on site
Overlay zoning districts (if any):	FPO	/ SLO /
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 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:

Kyrie S. Nasim

Date:

05/15/2023



AUBURN SITE PLAN REVIEW - SUPPLEMENTAL INFORMATION - A

Date: May 18, 2023
220503-01

Project: 186 Main Street, Auburn, Maine

To: John Blais, Deputy Planning Director
City of Auburn Planning, Permitting, & Codes
jblais@auburnmaine.gov

From: Tanner F. Goodine, EI, Project Engineer
Sebago Technics, Inc.
tgoodine@sebagotechnics.com

Comments Received from City Staff Review: 2023-05-12

The comments are identified in *italics* and responses appear in **Bold** text.

COMMENTS:

Comments were taken from a Teams Meeting for the proposed 186 Main Street Development. The meeting included members of the City of Auburn Planning Department ("Planning Staff" or "City of Auburn"), the Client, Great Falls Construction or JCS 18, LLC, and Sebago Technics, Inc. The following items were brought up by the Planning Staff as needed for additional information or to be rectified for the Planning Board Submission. The comments were based on the Application Documents submitted on May 05, 2023.

- 1. The City requests that the proposed sewer easement be extended to the edge of the proposed rights-of-use agreement.*

The proposed sewer easement has been updated to extend to the proposed Miller Street Right of Way to allow access to the proposed rights-of-use easement. The proposed deck easement has been included in the proposed rights-of-use easement, removing the deck easement. Please see Attachment 1, updated Easement Plan exhibit, most recently revised on May 18, 2023.

- 2. The City of Auburn requests verification that the space between the proposed building and the northern abutter (184-176 Main Street) will allow acceptable egress space as well as provide access for potential rescue. The City requests that David O'Connell confirm that the proposed space will allow this access.*

Please see Attachment 2 for David O'Connell's response.

3. *The City of Auburn requested additional narrative and information on the ADA parking space & access.*

The provided ADA parking space is located along the eastern sidewalk of Main Street, approximately 110 feet south of the proposed building. Please see Sheet 5 of the Application Plan Set for the proposed ADA space location. The provided ADA-accessible entrance will be the southern entrance of the proposed building along Main Street. The sidewalk would be accessed from the space by the existing detectable warning plate for the crosswalk from Main Street to Vine Street.

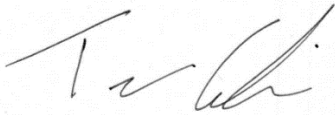
4. *The City of Auburn requested additional narrative and information on the deck support system and how this is concerning the existing 24" sewer pipe directly east of the deck.*

Additional information has been provided to outline the design of the deck support system concerning the existing 24" sewer pipe. Please see Attachments 3,4, & 5 for additional information on the design of the deck support system.

We look forward to your review of the project. Should there be any questions or comments regarding the above responses, please do not hesitate to contact us.

Sincerely,

SEBAGO TECHNICS, INC.



Tanner F. Goodine, EI
Civil Engineer

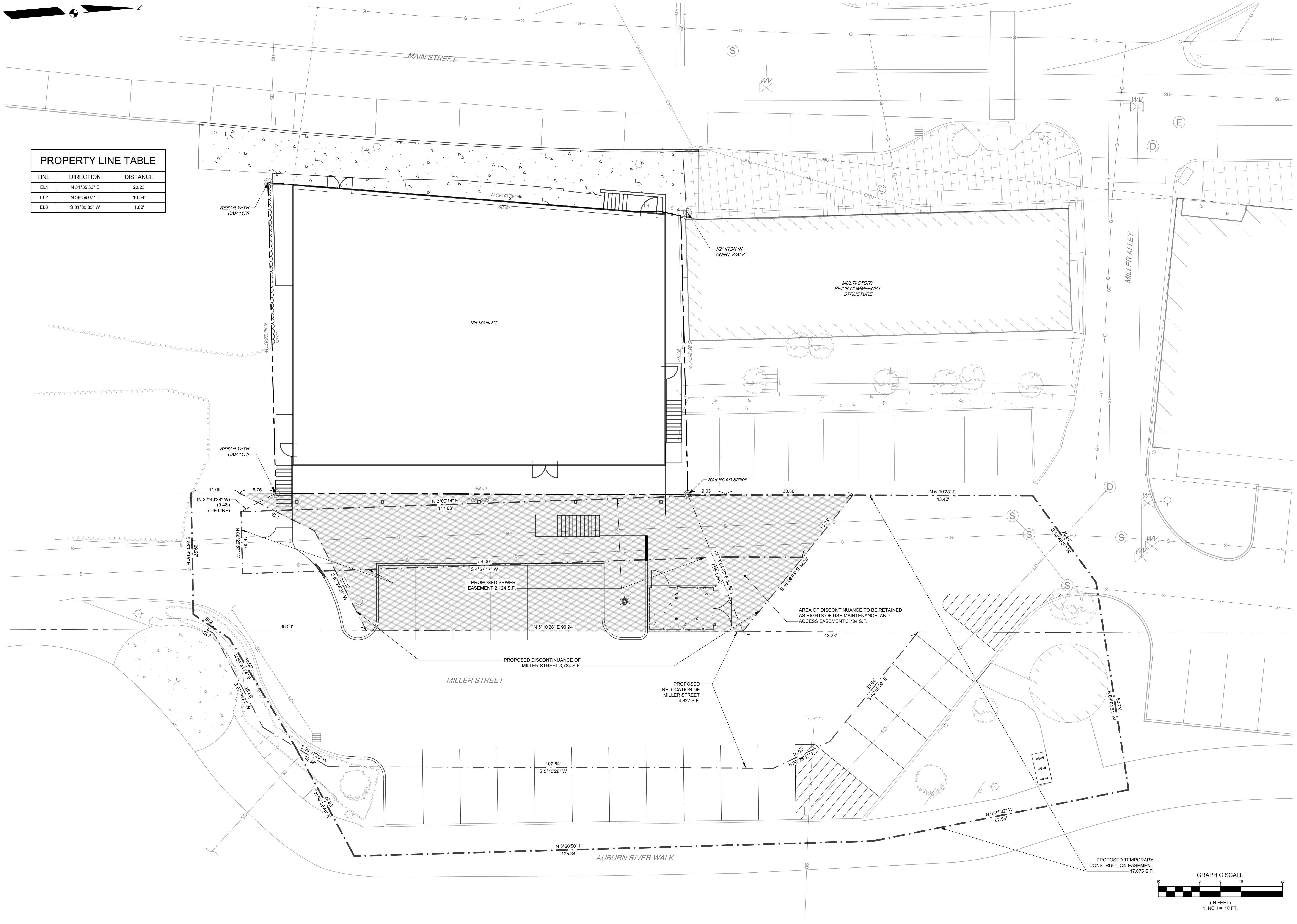


Kylie S. Mason, RLA, LEED AP, COO
Chief Operations Officer

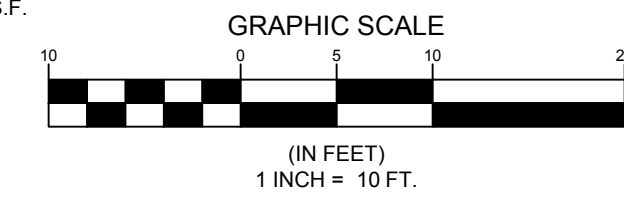
Attachments:

1. Easement Plan, Revision D, Dated 2023-05-18
2. Email Correspondence from David O'Connell, Fire Prevention Officer, Auburn Fire Department.
3. Letter from CWS Architecture titled: 186 Main Street – Rear Deck Column Bearing and Sewer Pipe Proximity.
4. Sketch from CWS Architecture, ASK-1: Sewer Pipe and Rear Deck Bearing Section Sketch.
5. Site Plan, Revision D, dated 2023-05-18

F:\Projects\220503\220503.DWG Design\220503 EASEMENT PLAN.dwg - 5/18/2023 1:01 PM - TANNER F. GOODINE



PROPERTY LINE TABLE		
LINE	DIRECTION	DISTANCE
EL1	N 31°35'33\"E	20.23'
EL2	N 38°59'07\"E	10.54'
EL3	S 31°35'33\"W	1.82'



220503 EASEMENT PLAN.dwg, TAB 6 EASEMENT PLAN

EASEMENT PLAN
OF:
186 MAIN STREET
186 MAIN STREET
AUBURN, MAINE 04210
FOR:
JCS 18, LLC
20 MECHANIC STREET
GORHAM, MAINE 04038

DESIGNED	TFG
DRAWN	ABB
CHECKED	PDO
DATE	05/05/2023
SCALE	1" = 10'
PROJECT	220503-01

SHEET 3 OF 10

SEBAGO
TECHNICS
75 John Roberts Rd.
South Portland, ME 04106
Tel. 207-200-2100
WWW.SEBAGOTECHNICS.COM

D	PDO	05/18/2023	REVISED & RESUBMITTED PER CITY OF AUBURN COMMENTS
C	PDO	05/05/2023	ISSUED TO CITY OF AUBURN FOR SITE PLAN SUBMISSION
B	ACH	01/27/2023	REVISED PER CLIENT AND CITY OF AUBURN COMMENTS
A	ACH	01/06/2023	ISSUED FOR TRAFFIC MOVEMENT PERMIT
REV	BY	DATE	STATUS
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.			

PAUL D. OSTROWSKI PE 11175

STATE OF MAINE
PAUL D. OSTROWSKI
PE 11175
PROFESSIONAL ENGINEER
05/18/2023

Date May 18, 2023

Tanner F. Goodine, El
Civil Engineer
Sebago Technics
75 John Roberts Road, Suite 4A
South Portland, Maine 04106

Re: 186 Main Street – Rear Deck Column Bearing and Sewer Pipe Proximity

Dear Tanner,

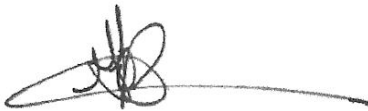
The following information is intended to describe the best practice methods being utilized at and around the existing sewer pipe running along the rear of the building. The rear deck projects from the face of the main buildings foundation system extending 3'-0" past Column line 4.3 in a cantilevered condition. Based upon the survey work completed, this will provide a little more than 5'-0" between the centerline of the column line 4.3 and the center line of the understood pipe location. The pipe is 24" in size, therefore providing 4'-0" clear from face to pipe to center line of column. The column is expected to set upon a 24" square footing. A smaller concrete pier will be placed atop the footer to extend upwards to 6" above the grade line for the wood posts to set upon. This cantilevered condition was intentionally put in place to eliminate any weight distribution being placed upon the pipe itself which is the primary intent.

The stair assembly at the edge of the deck is also a wood framed structure setting upon a floating slab. It is intended to be free standing and bolt fasted to the face of the deck allowing disassembly and removal if ever needed at a later point in time. This also was intentional. The slab will distribute the small load of the stair over a grater area and the overall removability will aid in accessing the pipe in the future should excavation needs arise.

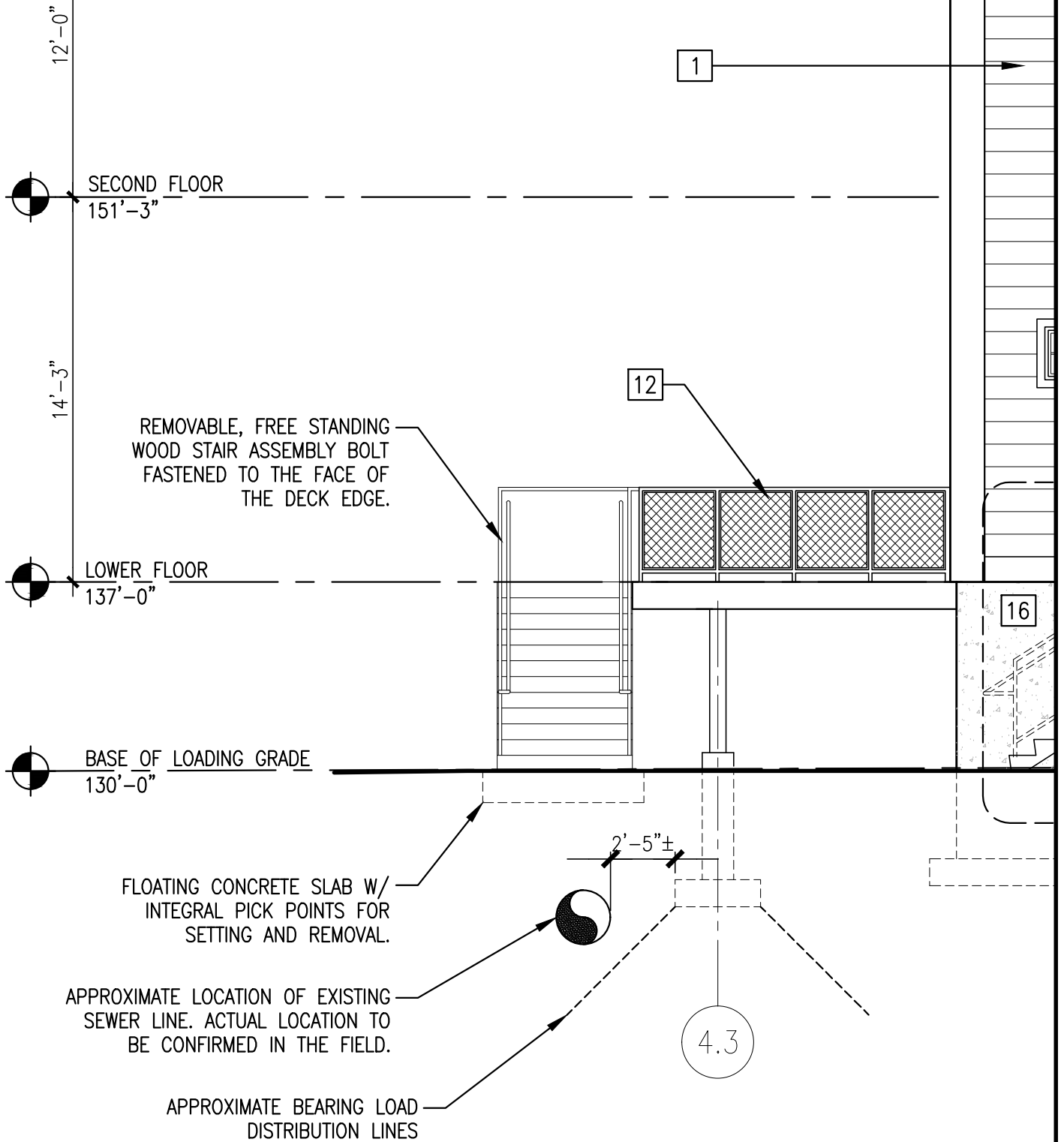
The current design is based upon the best information we have at this point in time. As construction starts and the earthwork initiates, it will be the intent to uncover the pipe and establish its exact location. This will allow us to adjust the deck size or the location of 4.3 line as needed to assure that the deck loads are not transferred to the pipe.

I hope this helps to clarify the design intent. Let me know if there are any further questions.

Sincerely yours,



Guy Labrecque, Jr
Vice President
CWS Architecture + Interior Design



CWS ARCHITECTURE +
INTERIOR DESIGN

PLANNING + DESIGN
CONSTRUCTION SERVICES

264 US Route One Box 6, Suite 100-2A
Scarborough ME 04074
OFFICE: 207 774 4441 CWSARCH.COM

PROJECT TITLE
186 MAIN STREET BUILDING

186 MAIN STREET
AUBURN, MAINE

DRAWING TITLE
**SEWER PIPE AND REAR DECK
BEARING SECTION SKETCH**

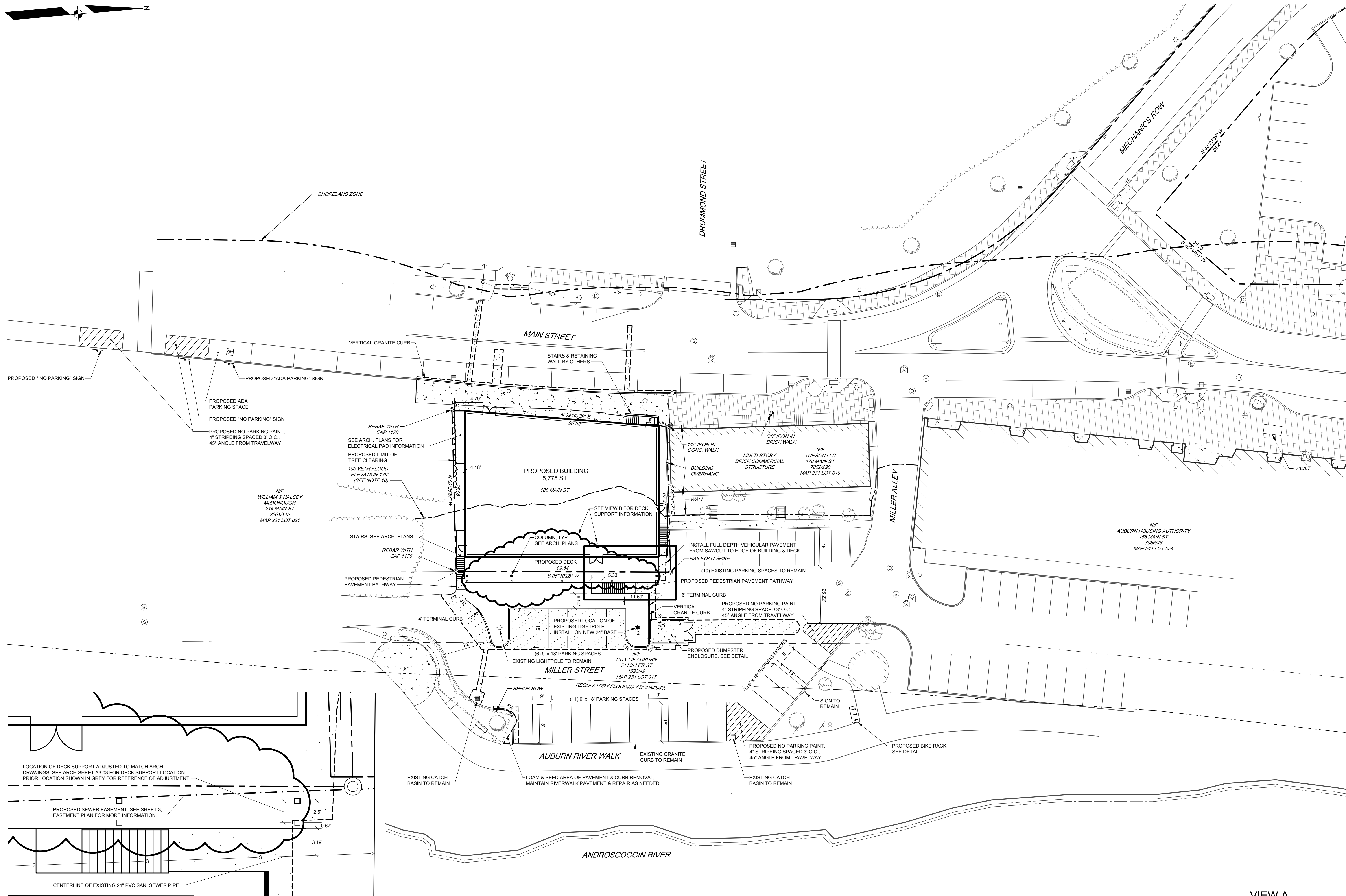
PROJ. No.: 20018

DRAWING

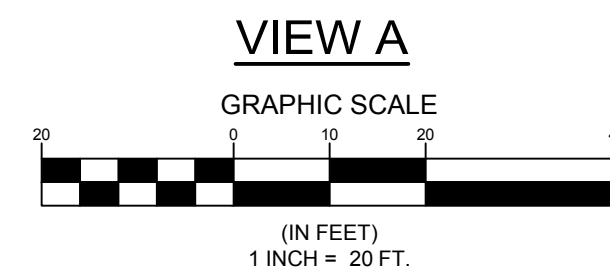
ASK-1

SCALE: $\frac{3}{16}" = 1'-0"$

DATE: 05-18-23



GRAPHIC SCALE



DESIGNED	TFG
DRAWN	ABB
CHECKED	PDO
DATE	05/05/2023
SCALE	AS SHOWN
PROJECT	220503-01

220503 S.dwg, TAB:5 SITE PLAN

FOR:
JCS 18, LLC
20 MECHANIC STREET
GORHAM MAINE 04038

75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

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NOT FOR
CONSTRUCTION