

# Fairview Barn LLC

138 Fairview Avenue • Auburn, Maine 04210

Katharine M Hall • Managing Partner  
Khall@wayfair.com  
207.756.4852

F Stephen Ward • Managing Partner  
fstephenward@gmail.com  
207.557.4591

## Members of the City of Auburn Planning Board –

Thank you very much for your consideration of our Change of Use Application for 138 Fairview Avenue in the City of Auburn. Fairview Barn LLC recently purchased this property to create a beautiful and welcoming space that captures the essence of warmth, inclusivity, and happiness. Our goal is to create a unique wedding venue with rustic charm that will provide the bridal party and wedding guests with a memorable wedding day showcasing genuine hospitality. At the same time, our venue is specifically designed for smaller scale events and we will limit the number of attendees to 75 or fewer. We believe this number is properly scaled to the setting and the neighborhood, and it is not meant for larger wedding parties

Fairview Barn is a father-daughter team – Katharine M Hall and F Stephen Ward – each having equal ownership. Katharine has lived almost her entire life in Maine and is currently a Senior Sales Leader at an e-commerce company. Prior to this, she spent 15 years in the hospitality industry and most recently has helped plan, cater, and manage over 100 events for catering companies at wedding venues throughout Maine. Creating a wedding barn venue has been her dream for many years. Her love for barn weddings comes from a desire for intimate and rustic settings that can be transformed to suit each unique occasion. Steve was born in Bangor, and like Katharine, has lived almost his entire life in Maine. He is a retired senior bank executive – well-versed in business operations and with a relentless customer focus in order to deliver an exceptional customer experience.

They share a rich history of hosting events independently and collaborating together. Katharine and Steve uncovered an extraordinary partnership when planning and catering a 160-person wedding on Peaks Island, Maine, where they discovered a shared passion to help to bring a happy couple's vision to life at their wedding.

The property, 138 Fairview Avenue, is Zoned T-4.2B - Traditional Neighborhood Development District. We are applying Planning Board Approval for a Special Exception as provided for in the Auburn Maine

## Code of Ordinances:

Sec. 60-471. - Use regulations.

(b) Special exception uses. The following uses are permitted as special exceptions after approval by the planning board in accordance with division 3 of article XVI of this chapter.

(5) Halls, private clubs and lodges.

It is our opinion that Fairview Barn falls under the "Halls" category. This was confirmed by Assistant City Planner John Blais.

Division 3 of article XVI, as noted above, specifies the following:

Sec. 60-1277. - Objective.

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;
2. Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;
3. Adequacy of the methods of disposal for wastes; and
4. Protection of environment features on the site and in adjacent areas.

Understanding that Fairview Barn is in the mixed-use Traditional Neighborhood Development District, Katharine and Steve have placed very high priority on minimizing the impact they might have on abutters and the overall neighborhood. It is our opinion that the Plan we are submitting has made provision for all of the items listed in Sec. 60-1277:

1. Our Site Plan shows protection for our abutters and includes
  1. Fence installation and planting.
  2. Addresses surface water drainage by keeping the increase in impervious areas to 3.2%.
  3. Use of DarkSky-approved lighting for new fixtures.
  4. Sound mitigation by contractually limiting operating hours to be neighbor-friendly.
2. We are working with Traffic Engineer William Bray, PE, to assure safe sight distance and adequate on-site circulation, including a parking attendant (please see his analysis which is included in our submittal).
3. Recycling and waste for each event will be handled via private haulers after every event, thus placing limited reliance on City resources.
4. Environmentally, we have used thoughtful, low-scale lighting, a parking layout designed to be in keeping with the historical character of the property, and seasonal operation plans to limit hours of use and noise generation.

Our plan meets all setback requirements for T-4.2B - Traditional Neighborhood Development District:

1. Front Setback of 5 feet
2. Side Setbacks of 5 feet
3. Rear Setback of 10 feet

All new structural work – the deck off the rear of the barn, the house-barn connector and barn interior renovations – will meet all of the above setback requirements. To ensure all of these also meet the commercial building code, we plan to engage structural engineer Albert Putnam of Brunswick.

Our model is seasonal – May to October – hosting only one event per weekend. Typically, we expect the wedding party will arrive on Friday with a rehearsal dinner that evening and a limited number of attendees. The wedding is expected to be on Saturday, and we will encourage an earlier start and earlier end that day, with a contractually firm end time of 10 pm. As noted above, sufficient parking will be available on-site.

Fairview Barn will have a positive economic impact for the City of Auburn and the Greater L/A Community in several other ways. Our weddings will bring overnight guests to local hotels and B&Bs that would not otherwise stay here. This will have a spillover effect on local restaurants and bars. We will also directly support local businesses providing a variety of goods and services, including:

- Hairdressers
- Flower Shops
- Caterers
- Linen Providers
- Lawn and Landscaping Services
- Snow Plowing

In addition to being an extremely attractive venue for weddings and similar events, we recognize that Fairview Barn may provide additional opportunities within the community. Both Katharine and Steve have a rich history of active community involvement.

Katharine served as past president of her Portland Sunrise Rotary Club where she gained additional experience in community organization and fundraising events. She has also partnered with Maine Needs, LearningWorks, and donated her time to volunteer efforts for Southern Maine Hospice and the American Red Cross.

Steve's volunteer work and public service showcases his commitment to community engagement. He is a former Board member of the Peaks Island Children's Workshop and was integrally involved with developing a strategic plan that enabled the organization to remain financially viable. He served on the Town of Edgecomb School Board for nine years and was Chair for seven years. He also served on the Board of Directors of Brunswick-based Coastal Ventures for seven years, including three as Chair. A division of Coastal Enterprises, Coastal Ventures is a venture capital fund which is focused on job creation and economic development in Maine and northern New England.

We are currently exploring The Third Space Incentive Program which is designed to incentivize the creation of privately owned locations which will foster a sense of belonging and connection among members of the local community. TSIP supports the development of unique spaces that go beyond work and home, providing open areas that promote community gathering and facilitate the formation of genuine relationships. These spaces, driven by various forms and business models, serve as inclusive hubs for hosting community-building activities and programs. Based on their combined experiences, Katharine and Steve bring forth not just a promise of a successful event space but a commitment to fostering connections, creating memories, and contributing to the flourishing Auburn community.

In conclusion, Fairview Barn aims to become a leading wedding venue in Central Maine, providing couples with a memorable and stress-free experience against the backdrop of our beautiful barn and rustic charm. We are committed to delivering exceptional service and creating cherished moments for our clients while being good neighbors and minimizing our impact on the local community.

Respectfully submitted,



Fairview Barn LLC  
December 8, 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: Fairview Barn LLC Changes

PROPOSED DEVELOPMENT ADDRESS: 138 Fairview Avenue Auburn ME 04210

PARCEL #: 219-084

Required Information		Check when Submitted		Applicable Ordinance
		Applicant	Staff	
<b>Site Plan</b>				
	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	N/A		
	Fire Department Review	?		
	Open Space/Lot Coverage	X		



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

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
	Vehicular Movements	X		
	Safety Concerns	XX		
	Pedestrian Circulation	N/A		
	Police Traffic	N/A		
	Engineering Traffic	N/A		
<b>Utility Plan</b>		<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		
<b>Natural Resources</b>		<i>Applicant</i>	<i>Staff</i>	
	Shoreland Zone	NO		
	Flood Plain	NO		
	Wetlands or Streams	NO		
	Urban Impaired Stream	NO		
	Phosphorus Check	N/A		
	Aquifer/Groundwater Protection	N/A		
	Applicable State Permits	N/A		
	Lake Auburn Watershed	N/A		
	Taylor Pond Watershed	N/A		
<b>Right, Title or Interest</b>		<i>Applicant</i>	<i>Staff</i>	
	Verify	N/A		
	Document Existing Easements, Covenants, etc.	N/A		

<b>Required Information</b>		<b>Check when Submitted</b>		<b>Applicable Ordinance</b>
<b>Technical &amp; Financial Capacity</b>		<b>Applicant</b>	<b>Staff</b>	
	Cost Est./Financial Capacity	X		
	Performance Guarantee	N/A		
<b>State Subdivision Law</b>		<b>Applicant</b>	<b>Staff</b>	
	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		
<b>Additional Subdivision Standards</b>		<b>Applicant</b>	<b>Staff</b>	
	Mobile Home Parks	N/A		
	PUD	N/A		
<b>A JPEG or PDF of the proposed site plan</b>		<b>Applicant</b>	<b>Staff</b>	
		X		
<b>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</b>				



DR 1414. 2023

## City of Auburn, Maine

## Planning &amp; Permitting

Eric Cousens, Director

60 Court Street | Auburn, Maine 04210

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## Development Review Application

PROJECT NAME: Fairview Barn LLC Changes

PROPOSED DEVELOPMENT 138 Fairview Ave, Auburn ME 04210

ADDRESS: PARCEL ID #: 219-084

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

**PROJECT DESCRIPTION:** Fairview Barn LLC recently purchased this property to create a beautiful and welcoming space that captures the essence of warmth, inclusivity, and happiness. Our goal is to create a unique wedding venue with rustic charm that will provide a memorable wedding day showcasing genuine hospitality. The property is Zoned T-4.2B Traditional Neighborhood Development District. We are applying for Planning Board Approval of a Special Exception as provided for in the Auburn Maine – Code of Ordinances: Sec. 60-471. - under (5). Halls, private clubs and lodges. Full plans, details and other required materials are included in this application package.

## CONTACT INFORMATION:

Applicant

Name: F Stephen Ward & Katharine M Hall  
Address: 138 Fairview Avenue  
City / State Auburn ME  
Zip Code 04210  
Work #: 207.557.4591  
Cell #: Same  
Fax #:  
Home #: Same  
Email: fstephenward@gmail.com  
khal@wayfair.com

Property Owner

Name: Fairview Barn LLC  
Address: Same  
City / State Same  
Zip Code Same  
Work #: Same  
Cell #: Same  
Fax #:  
Home #: Same  
Email: Same

Project Representative

Name: F Stephen Ward  
Address: Same as above for all  
City / State  
Zip Code  
Work #:  
Cell #:  
Fax #:  
Home #:  
Email:

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

Name: Bill Bray/Traffic Solutions  
Address: 235 Bancroft Street  
City / State Portland, ME  
Zip Code 04102  
Work #:  
Cell #: 207.400.6890  
Fax #:  
Home #:  
Email: wbray@bartonandloguidice.com



## PROJECT DATA

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

### IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area

See Attached for All

Proposed Total Paved Area

sq. ft.

Proposed Total Impervious Area

sq. ft.

Proposed Impervious Net Change

sq. ft.

Impervious surface ratio existing

% of lot area

Impervious surface ratio proposed

% of lot area

### BUILDING AREA/LOT

#### COVERAGE

Existing Building Footprint

See Attached for All

Proposed Building Footprint

sq. ft.

Proposed Building Footprint Net change

sq. ft.

Existing Total Building Floor Area

sq. ft.

Proposed Total Building Floor Area

sq. ft.

Proposed Building Floor Area Net Change

sq. ft.

New Building

(yes or no)

Building Area/Lot coverage existing

% of lot area

Building Area/Lot coverage proposed

% of lot area

### ZONING

Existing

T4.2B Traditional Neighborhood Development District

Proposed, if applicable

Same

### LAND USE

Existing

T4.2B Traditional Neighborhood Development District

Proposed

Same

### RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units

One

Proposed Number of Residential Units

One

Subdivision, Proposed Number of Lots

### PARKING SPACES

Existing Number of Parking Spaces

6

Proposed Number of Parking Spaces

24

Number of Handicapped Parking Spaces

3

Proposed Total Parking Spaces

27

### ESTIMATED COST OF PROJECT:

\$50,000

### DELEGATED REVIEW AUTHORITY CHECKLIST

#### SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area

10,549

sq. ft.

Proposed Disturbed Area

2,420

sq. ft.

Proposed Impervious Area

12,969

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)

See Bill Bray Report

passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) See Bill Bray Report 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 T4.2B Traditional Neighborhood Development District

2. Parcel Area: 1.72 acres / 74,923 square feet(sf).

#### **Regulations**

#### **Required/Allowed**

#### **Provided**

Min Lot Area	<u>None</u>	<u>/</u>
Street Frontage	<u>24 ft</u>	<u>/</u>
Min Front Yard	<u>5 ft</u>	<u>/</u>
Min Rear Yard	<u>10 ft</u>	<u>/</u>
Min Side Yard	<u>5 ft</u>	<u>/</u>
Max. Building Height	<u>34 ft</u>	<u>/</u>
Use Designation	<u>Mixed</u>	<u>/</u>
Parking Requirement	<u>1 space/ per None</u>	<u>square feet of floor area</u>
Total Parking:	<u>27 Spaces</u>	<u>/</u>
Overlay zoning districts (if any):	<u>None</u>	<u>/</u>
Urban impaired stream watershed?	<u>YES/NO</u>	<u>If yes, watershed name</u> <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](http://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: 	Managing Partner	Date: December 8, 2023
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## Calculations for Planning Board Application

<i>In Square Feet</i>	Structural	Paved	Other
<b><u>Current Impervious Area</u></b>			
House	1,675		
Barn	1,254		
Pool			1,920
Driveway		5,500	
Walks		200	
	2,929	5,700	1,920
<b><u>New Impervious Area</u></b>			
Parking Reclaim		2,420	
		2,420	
<b><u>New Non-Impervious Area</u></b>			
Barn Deck			720
House/Barn Connector			125
			845
Total Lot			74,923

### Application Calculations

#### **Impervious Surface Area / Ratio**

Existing Total Impervious Area	10,549 sq ft
Proposed Total Paved Area	8,120 sq ft
Proposed Total Impervious Area	12,969 sq ft
Proposed Impervious Net Change	2,420 sq ft
Impervious Surface Ratio Existing	14.08% % of lot area
Impervious Surface Ratio Proposed	17.31% % of lot area

#### **Building Area / Lot Coverage**

Existing Building Footprint	2,929 sq ft	House & Barn
Proposed Building Footprint	3,774 sq ft	New Deck & Connector
Proposed Building Footprint, Net Change	845 sq ft	
Existing Total Building Floor Area	4,267 sq ft	House & Barn
Proposed Total Building Floor Area	5,112 sq ft	Add Deck & Connector
Proposed Building Floor Area Net Change	845 sq ft	
New Building	845 sq ft	
Building Area/Lot Coverage Existing	5.70% % of lot area	
Building Area/Lot Coverage Proposed	6.82% % of lot area	

# L-012

This is a sample exterior light fixture

The L-012 is a solid brass steplight with a recessed housing.

**Construction** Cast brass faceplate. 1/8" [3mm] thick brass recessed housing.

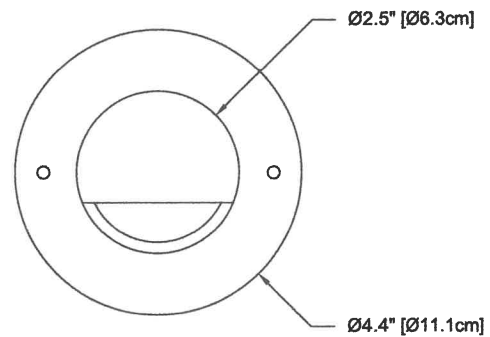
**Lens** Tempered soda lime glass  
 — **CL** Clear glass  
 — **FR** Frosted glass  
 — **RT** Rectilinear spread lens

**Voltage** 12 Volts AC. Remote transformer required.

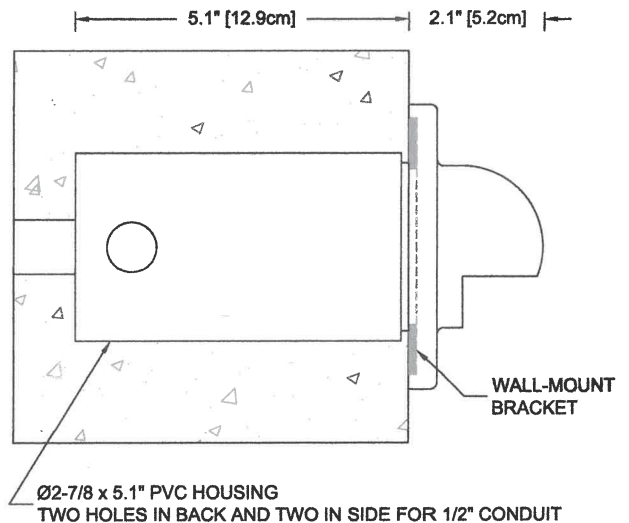
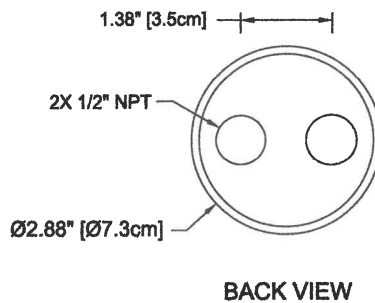
**Mounting** Recessed wall mounting only, in both combustible and non-combustible surfaces. A 3" diameter x 5.1" deep [7.6 x 13cm] hole is required.

**Lamps** Combustible surface installation limited to 10 Watts max  
 GU5.3 MR16 LED • Amber (1500K), Warm White (2700K/3000K)

5 Watt Cree chipset TURTLE FRIENDLY	— <b>5W-A-NFL</b>	<b>AMBER (1500K)</b>	25° narrow flood	20 lm
	— <b>5W-SP-27</b>	<b>2700K</b>	15° spot	
	— <b>5W-NFL-27</b>	<b>3000K</b>	25° narrow flood	
Cree chipset 5 Watts	— <b>5W-FL-27</b>	— <b>5W-NFL-30</b>	40° flood	52 lm
	— <b>5W-FL/60-27</b>	— <b>5W-FL-30</b>	60° flood	
	— <b>5W-WFL-27</b>	— <b>5W-WFL-30</b>	100° wide flood	
Lumiled chipset 7 Watts	— <b>7W-FL/60-27</b>	— <b>7W-FL/60-30</b>	60° flood	
Soraa chipset 8 Watts	— <b>8W-SP-27</b>	— <b>8W-SP-30</b>	10° spot	
	— <b>8W-NFL-27</b>	— <b>8W-NFL-30</b>	25° narrow flood	
	— <b>8W-FL-27</b>	— <b>8W-FL-30</b>	36° flood	



**Finish:** Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.



**Weight:** 3.7 lbs / 1.7 kg

IP66  
 CSA Listed, file # 190030  
 10 year fixture warranty  
 3 year warranty on MR16 LED lamps



SUITABLE FOR  
 INDOOR AND  
 OUTDOOR USE

Project	By	Date
For ordering purposes, please specify (example: L-012—FR—5W-A-NFL)		
<b>L-012</b>		
Fixture	Lens	Lamp



**MEMORANDUM**

**TO:** F. Stephen Ward/Katharine Hall

**FROM:** Bill Bray, P.E., Barton and Loguidice, LLC

**DATE:** December 8, 2023

**SUBJECT:** Auburn – 138 Fairview Avenue – Vehicle Access Assessment

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Barton and Loguidice (B&L) were retained to complete an evaluation of vehicle sight distance at the existing driveway entrance to your property located at 138 Fairview Avenue, Auburn, Maine. Final sight distance measurements are predicated based upon completion of the following two conditions imposed by the City:

- Removal of the existing site fence and the top two tiers of the existing concrete retaining blocks, and
- Complete pavement striping improvements on Fairview Avenue that establishes a 5-foot striped shoulder on the northerly side of Fairview Avenue.

The first item was completed on Tuesday, December 5, 2023 by St Laurant Construction. The second item which completes a restriping improvement on the north side of Fairview Avenue creating a five-foot paved shoulder and an 11-foot travel lane will be completed as directed by the City of Auburn by the Applicant during an acceptable time period in 2024.

The City of Auburn requires sight distance be reviewed in accordance with the Section 60-799 - *Safe Sight Distance* ordinance which requires the following sight distances:

**Auburn Sight Distance Standards**

Speed Limit	Sight Distance
<b>25 mph</b>	<b>250'</b>
30 mph	300'
35 mph	350'
40 mph	400'
45 mph	450'
50 mph	500'

The Auburn Standards require sight distance to be measured in accordance with the following procedures:

- (1) *The sight distance shall be based on the posted speed limit. For those developments requiring planning board review and/or the submission of a traffic impact study, the developer shall provide an analysis of the sight distance for both the posted speed limit and the 85th percentile speed, either one of which the board may require the plan to be designed to.*
- (2) *Measurements shall be from the driver's seat of a vehicle that is ten feet behind the curb (or edge of shoulder) line with the height of the eye 3½ feet above the pavement and the height of the object 4¼ feet.*

Three separate sight distance measurements were conducted, 1) left-turn exit movement from the existing driveway; 2) right-turn exit movement from the existing driveway; and, 3) vehicle waiting to turn left into the existing driveway from Fairview Avenue. A measurement of 250 feet was recorded for each of the three travel conditions. Fairview Avenue is presently posted at 25mph requiring an unobstructed sight distance measurement of 250-feet.

In summary, acceptable sight distance is provided at the existing 138 Fairview Avenue driveway meeting the City of Auburn sight distance standards.

The B&L representative also evaluated the width of the existing site driveway entrance onto Fairview Avenue as well as the paved portion of the driveway that leads to the proposed parking spaces next to the garage doors on the lower floor of the Barn. Given that almost all site traffic will be in one direction at a given time, either arriving or departing an event it is my professional opinion all safety concerns can be met by having parking attendants on-site directing and assisting motorists both entering and leaving the property. The property owners are in full agreement with this mitigation plan.



William. J. Bray, P.E.

December 8, 2023