

Fairview Barn LLC

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Members of the City of Auburn Planning Board –

This follow up letter is written in response to comments received from John Blais, Deputy Director of Planning, Permitting & Code, regarding our original special exception application.

One major factor in meeting our commitment to minimizing impact on our neighbors and the neighborhood is our plan to have one of us onsite for events whenever possible (or an authorized representative), especially when attendance will be 25 or more persons. The other factor will be the terms that included in our rental contract that will specifically address allowable hours, noise limits in decibels, as well as the number of parking spaces available onsite. Any violation of these will result in the renting party losing their significant security deposit.

The following comments are meant to address the specific feedback items we received from Mr Blais:

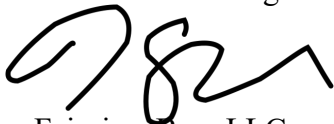
1. Included as Exhibit 1.1 and Exhibit 1.1 are drawings that show the bike lane proposed in the Report by Traffic Engineer William Bray. This bike line will be painted on both sides of Fairview Avenue with bike logo stenciling every 1/4 mile from Minot Avenue to Court Street. Once approved, all physical work will be paid for by Fairview Barn LLC.
2. We agree to a condition of approval that a parking lot attendant will be onsite for larger events, as recommended by the traffic engineer.
3. We will contractually limit onsite parking to no more than 23 regular parking spots and two handicap parking spots at the venue. Parking on Fairview Avenue will not be allowed. If an event will require more than this number of spaces, the renting party will need to arrange carpooling from nearby public places, such as the Fairview Elementary School, Auburn Middle School, or next to Auburn City Hall. Keep in mind that events requiring additional parking will almost always be on a Saturday afternoon or evening when these public spaces would not be in use. Maps with driving directions will be provided and the number of vehicles will be monitored by the onsite owner/manager and/or the above-noted parking attendant.
4. As requested, Parking Lot construction detail is attached (see Exhibit 4.1).
5. For exterior lighting, we have engaged Electrical Systems of Maine, located on Minot Avenue. Due to the holiday, they have used our already submitted Site Plan to indicate the location of exterior fixtures. They are recommending BLED 10Y fixtures by RAB lighting or similar (see Exhibit 5.1) which are 42 inches in height and will meet the 1.5 footcandle requirement. These fixtures provide downlight only, and when combined with the existing and proposed privacy fences and new plantings, as shown on the Site Plan, any impact of exterior lighting on our abutters (specifically the three neighbors on Marshall Avenue) should be fully mitigated.
6. We agree that we will obtain approval from the City Building Inspector and State Fire Marshall for all renovations.
7. We fully understand the concerns of our neighbors about sound and we have several mitigation strategies in place. According to the Hearing Health Foundation, two hours is the longest amount of time before hearing damage will occur at a sound level of 91 db. Using that as a standard, we played rock music inside the barn at an average level of 90-95 db and took sound measurements

along the property line of our Marshall Avenue neighbors. The impact at this distance was minimal, averaging under 50 db, just slightly above the ambient noise level that day which had an estimated 5 mph light breeze with rustling leaves. The sound level outside of the barn with rock music playing is far less than that produced by the many motorcycles which pass the property on Fairview Avenue each day. To monitor noise levels, we will install a noise monitoring system, such as one by Minut (see Exhibit 8.1 attached). In addition, maximum noise levels will be specified in the rental contract, and any violation will result in the renting party losing their security deposit.

8. We agree to a condition of approval that no fireworks will be allowed.

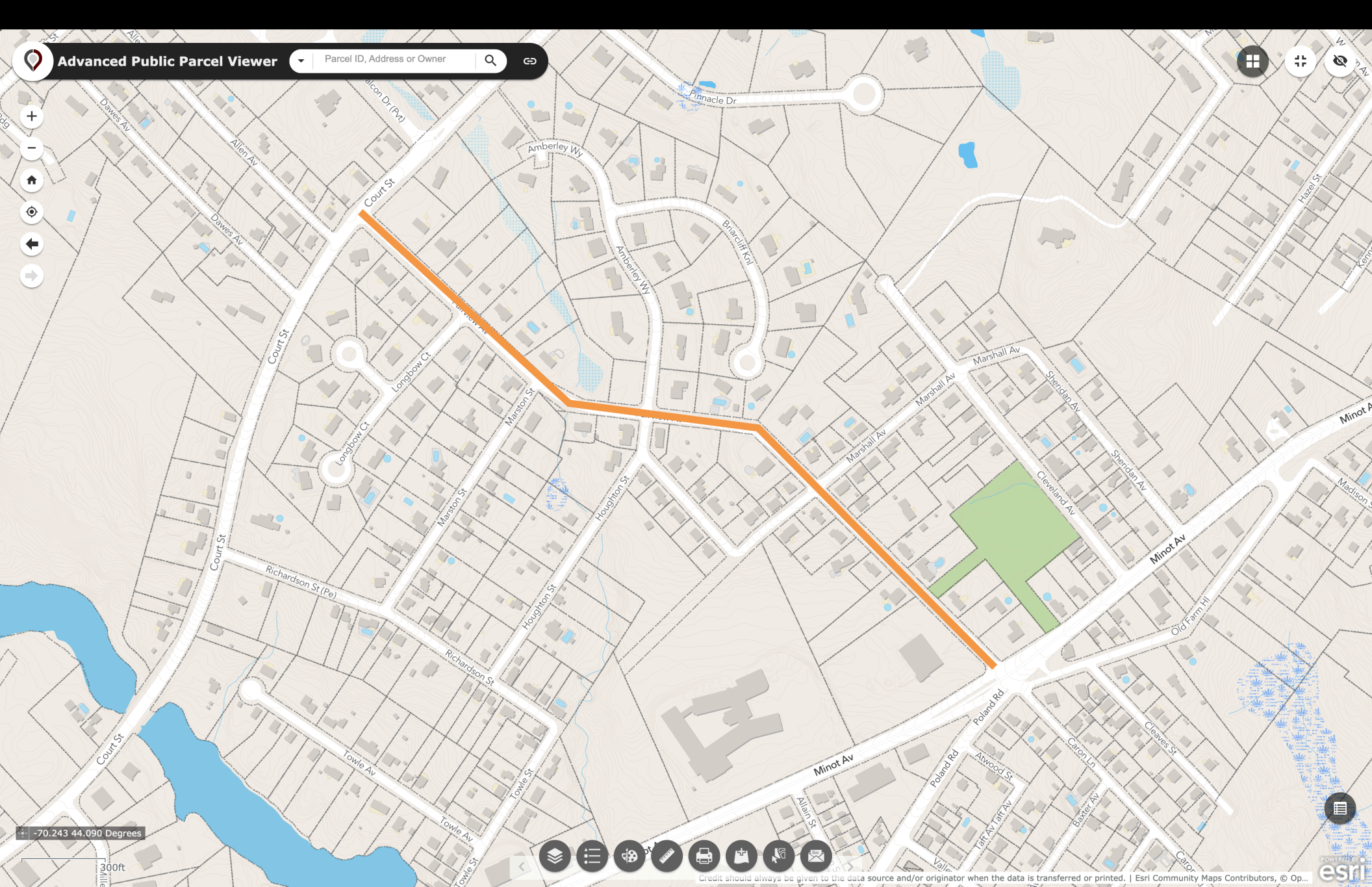
Katharine and I feel very strongly that we can and will operate our business in such a way that will be neighbor-friendly and that the above measures will mitigate the impact on Fairview Avenue and the surrounding neighborhood. As noted before, we are fully committed to being good neighbors.

Thank you once again for the opportunity to present our proposal for Fairview Barn LLC. We look forward to meeting with you on January 9, 2024.

A handwritten signature in black ink, appearing to be 'JG' or similar, written over the company name.

Fairview Barn LLC
January 2, 2024

Exhibit 1.1 Bike Lane Striping Overview



Credit should always be given to the data source and/or originator when the data is transferred or printed. | Esri Community Maps Contributors, © Op...

Exhibit 1.2 Bike Lane Striping Detail

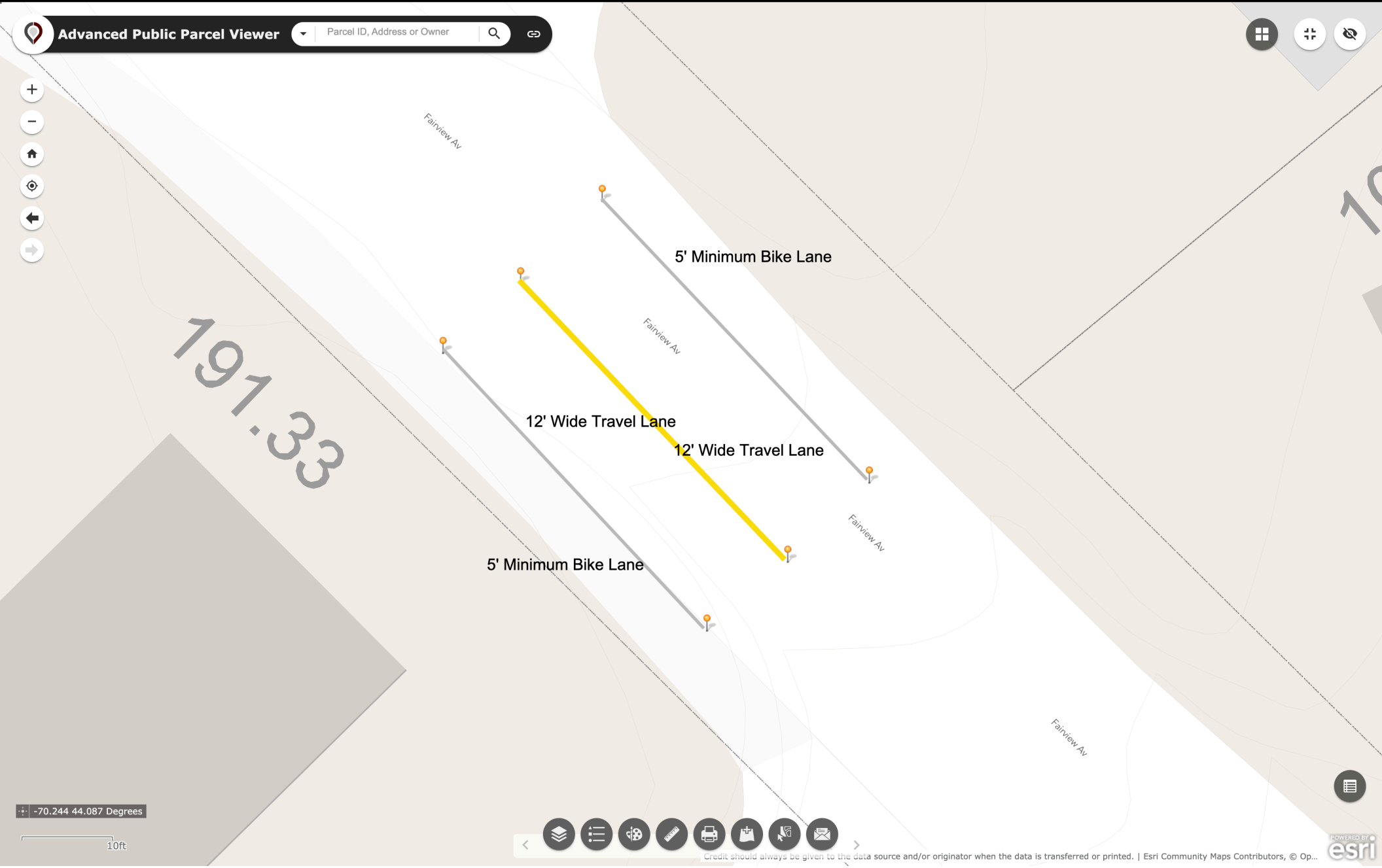
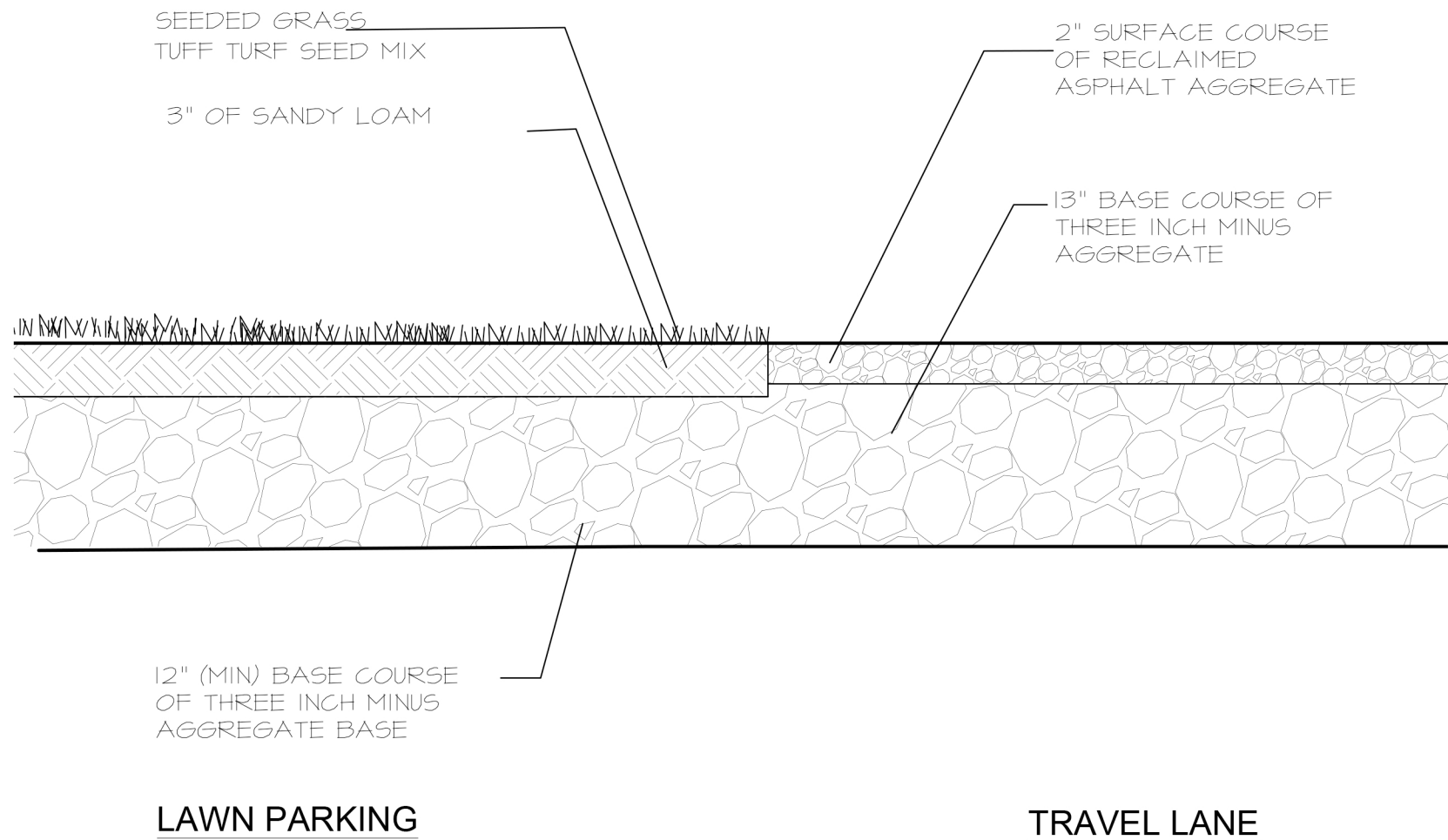


Exhibit 4.1 Parking Area Detail



SECTION: GRASS AND AGGREGATE PARKING
NOT TO SCALE

Fairview Avenue
Auburn, Maine
28 December, 2023



42" high rectangular Bollard with (1) 10 Watt (equivalent to a 70 Watt HPS) LED fixture for low level lighting applications. Great for pathway lighting! IESNA Full Cutoff, Fully Shielded optics. 5-year, no-compromise warranty.

Color: Bronze

Weight: 15.1 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.09A
208V	0.05A
240V	0.05A
277V	0.04A
Input Watts	12.1W

LED Info

Watts	10W
Color Temp	3000K (Warm)
Color Accuracy	71 CRI
L70 Lifespan	100,000 Hours
Lumens	1,297 lm
Efficacy	107.2 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & lm-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA lm-79 and lm-80

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:

Equivalent to 32W CFL

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.09A, 208V: 0.05A, 240V: 0.05A, 277V 0.04A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

6.51% at 120V, 13.57% at 277V

Power Factor:

99% at 120V, 90.6% at 277V

Construction

Junction Box:

Junction Box Not Included

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum housing, lens frame

Mounting:

42" Bollard

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Anchor Bolt:

- The anchor bolts for the BLED's have the following dimensions 1/2" - 13 x 12 1/4" long with 2 3/4" hook. Available online in pdf file.

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

Patents:

The design of the BLED is protected by patents in Canada Pat. 135,163, U.S. Pat. D599,050 and patents pending in China and Taiwan.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Technical Specifications (continued)

LED Characteristics

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

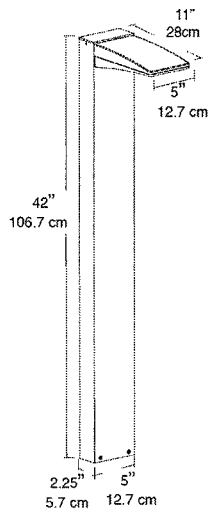
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Optical

BUG Rating:

B0 U0 G0

Dimensions



Features

- High output LED
- 100,000-hour life
- Superior heat sinking with die cast aluminum housing
- Meets ADA requirements
- Cutting-edge, heat-dissipating design
- 5-Year, No-Compromise Warranty

Exhibit 8.1 Minut Sound Monitoring

Deliver to F
Peaks Island 04108

Tools & Home Improvement Enter



Electronics > Security & Surveillance > Home Security Systems



Roll over image to zoom in



6 VIDEOS

Minut - Noise, Occupancy, Motion, Temperature Monitoring for Home Rentals (Airbnb, VRBO & Shared Apartments)

Minut Store 178 ratings | 52 answered questions

\$230.00
FREE Returns

Small Business Savings - pay ~~\$230.00~~ \$30.00 for this order. Get a \$200 Amazon Gift Card upon approval for the Amazon Business Prime Card. Terms apply. [Learn more](#)

Available at a lower price from other sellers, potentially excluding Prime shipping.

- Brand: MINUT
- Color: White
- Power Source: Battery Powered
- Item Dimensions LxWxH: 1.81 x 3.35 x 3.35 inches
- Connectivity Technology: Wireless

About this item

- Monitors noise, occupancy, temperature, motion, humidity and mold risk
 - Detects tamper attempts and recognizes other alarms (such as smoke or CO) going off; equipped with a security alarm and siren
 - Receive instant notifications, and get insight into real-time and historical data
 - 100% privacy-safe: camera-free, no recordings
 - Self-install in minutes: download the Minut App, charge and connect to Wifi, attach to the ceiling or wall
- [See more product details](#)

[Report an issue with this product or seller](#)

Consider a similar item

Amazon's Choice



Ring Alarm Panic Button (2nd gen) (292)
\$29.39
Climate Pledge Friendly

\$230.00

FREE Returns

FREE delivery Thursday, January 11 for Prime members

Deliver to Compass - Peaks Island 04108

Only 3 left in stock - order soon.

Qty: 1

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Sold by Reliable Deals 24/7 and Fulfilled by Amazon.

Return policy: Eligible for Return, Refund or Replacement within 30 days of receipt

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- ☐ 2 Year General Merchandise Protection Plan for \$37.99
- ☐ 3 Year General Merchandise Protection Plan for \$50.99
- ☐ Add a gift receipt for easy returns

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\$230.00

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Add to Cart