

Via FedEx

December 27, 2023



Katherine Cook, Planning Coordinator  
City of Auburn, Maine  
60 Court Street  
Auburn, Maine 04210

Re: PAL Center Development Review  
Response to City Comments

Dear Ms. Cook:

On behalf of the City of Auburn, Woodard & Curran (W&C) is providing this supplemental information regarding the Development Review application for the PAL Center (the Project) in response to comments received from City staff, as provided to W&C by email on December 18, 2023. Each comment is presented in bold text, and the Applicants' response is provided in plain text.

- 1. Are the gravel parking spaces permanent? If yes, they will need to be paved or request a waiver from the planning board or pave the spaces instead of having gravel.**

The six gravel parking spaces proposed in the rear of the site are intended to be used as seasonal parking, consistent with existing conditions. The Applicant is requesting a waiver be provided by the Planning Board from the requirement for uses containing over five parking spaces to pave all parking areas (per Section 60-607 of the City of Auburn Zoning Ordinance), to allow for the seasonal gravel parking spaces. See attached Waiver Request Letter.

- 2. Is it possible to adjust the orientation of the dumpster pad to allow for easier access? This also may allow for another parking space.**

Based on coordination with the City, including with the Director of Facilities and Energy, W&C understands that the City's preference is to maintain the dumpster pad orientation as shown on the plans. The "No Parking" area in the rear of the site has been widened to increase the available paved area for vehicular turning movements.

We trust that the information enclosed is complete and to your satisfaction. We look forward to presenting the Project at the upcoming Planning Board meeting. If you have any questions regarding this revised submittal, please do not hesitate to contact me at (207) 558-3707 or via email at [cglass@woodardcurran.com](mailto:cglass@woodardcurran.com).



Sincerely,

Woodard & Curran, Inc.

A handwritten signature in blue ink, appearing to read 'Caitlin Glass'.

Caitlin Glass, PE  
Project Manager

Enclosure(s):

- Three (3) full size copies (24"x36") of the revised Site Plans, dated 12/27/2023
- Ten (10) reduced size copies (11"x17") of the revised Site Plans, dated 12/27/2023
- Waiver Request Letter, dated 12/27/2023

cc: Derek Boulanger, City of Auburn

PN: 0233981.14