


# City of Auburn, Maine

*"Maine's City of Opportunity"*

## Office of Planning and Development

To: Auburn Planning Board

From: Douglas M. Greene, AICP, RLA; City Planner 

Date: July 8, 2015

RE: July 14, 2015 Planning Board Meeting

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Greetings! Your packet of information for this month's meeting is not quite where I hoped it would be. You will find the following:

1. A revised application and site plan for the Self Storage project at 900 Center Street. I had hoped to prepare a revised staff report that would include a staff recommendation; however, the final resolution of neighboring concerns has not been reached at the time of preparing your packet. If any late information is presented to the staff, we will email it to you immediately. The staff will update the Planning Board at the meeting.
2. Unfortunately, we will have to have the public hearing on the draft Moderate Density Residence District at the August 11<sup>th</sup> meeting. The final changes to the draft made at last month's meeting were made and incorporated into the draft enclosed in your packet.
3. We will have a discussion on the draft Adaptive Re-use Ordinance text amendment. This second draft is a major revision and included the suggestions you made at the last meeting.

As always, please let the Planning Office know if you will not be able to make the meeting. I will not be available to take any messages until Tuesday afternoon so please call Rhonda Russell at (207) 333-6601 ext. 1158.



# AUBURN PLANNING BOARD MEETING

**July 14, 2015**  
**Agenda**

**6:00 P.M. - City Council Chambers (Auburn Hall)**

**1. ROLL CALL:**

**2. MINUTES:** Approval request of the May 12, 2015 meeting minutes.

**3. OLD BUSINESS:**

- A. The following item was postponed at the June 9, 2015 Planning Board meeting and a revised plan will be presented.

Jan Wiegman, Project Manager for Wright-Pierce Engineers, an agent for Lake Superior Corporation, is seeking approval for Special Exception and Site Plan Review for a Self Storage Facility, located at 900 Center Street (PID # 301-017-002) pursuant to Chapter 60, Section 499 (b. 17) General Business District (new buildings over 5,000 sf), Section 1335 Special Exception and Section 1276 Site Plan Review. The proposal includes 5 storage buildings totaling 27,450 sf. and associated improvements.

**4. OLD BUSINESS:**

- A. Staff will present a final draft Zoning Text Amendment to the City of Auburn's Zoning Ordinance to create a "Moderate Density Residence District" to facilitate the implementation of the 2010 Comprehensive Plan's recommendation for Moderate Density Residential Development in certain areas of Auburn.
- B. Staff will present a second draft "Adaptive Re-use" Ordinance for the Planning Board review and discussion.

**5. NEW BUSINESS:**

**6. MISCELLANEOUS:**

- A. Set a date for the next Planning Board workshop on Form Based Code. Suggest Tuesday, July 28, 2015 at 6 pm.

**7. PUBLIC COMMENT:**

**8. AJOURNMENT:**

Next scheduled meeting is on August 11, 2015 6 p.m. Council Chambers

# City of Auburn, Maine

*"Maine's City of Opportunity"*

## Office of Planning & Development

### **PLANNING BOARD STAFF REPORT**

To: Auburn Planning Board

From: Douglas M. Greene; AICP, RLA  
City Planner

Re: Special Exception and Site Plan Review for Self Storage Facility at 900 Center St.

Date: June 9, 2015

- I. PROPOSAL- Jan Wiegman, Engineering and Project Manager for Wright-Pierce Engineers, an agent for Lake Superior Corporation, is seeking approval for Special Exception and Site Plan Review for a Self Storage Facility, located at 900 Center Street (PID # 301-017-002) pursuant to Chapter 60, Section 499 (b. 17) General Business Zoning District (new buildings over 5,000 sf), Section 1335 Special Exception and Section 1276 Site Plan Review. The proposal includes 5 storage buildings totaling 27,450 sf. and associated improvements.

The proposal features a main entrance into the site from Center Street with a secondary access drive at Turner Street. The Turner Street access will be a graveled construction access that, when the project is completed, will become a gated driveway available for emergency purposes. A revised plan was submitted on May 26, 2015 (Attachment 1)

- II. DEPARTMENT REVIEW- The Plan Review Committee met on
- a. Police- The Police Department posed questions as to would there be security cameras on site and if so, where? The other comment asked if there would be any screening of the Self Storage Facility from Center Street.
  - b. Auburn Water and Sewer- In a letter dated, May 20, 2015, AWSD Superintendent John Storer had no concerns with the plan.
  - c. Fire Department- A memo from Chief Roma, dated June 4, 2015 requested 3 items be addressed in order to get a sign-off on the plan. (Attachment 2)
    - 1. A right hand turn radius from the main entry into the complex will be of a minimum radius so as to facilitate the free and clear movement of the E-One apparatus Shop Order (SO) # 137551 marked as Example 1. This example includes design drawings as well as SAE turning radius calculations for SO #137551. Free and clear movement is be understood as that which will allow for no back up maneuvers of the unit in Example # 1 (SO #137551) to enter the complex, and includes the overhang of the platform.



2. The all weather access road off of Turner Street shall be constructed to support the total loaded GVW of E-One SO 137551, and will be of such construction to facilitate winter plowing and maintenance to assure free and clear access. The loaded GVW will be provided by June 11, 2015.
  3. Should any other all weather access roads be incorporated into the project, they shall meet the same standards as those assigned to the all weather access road herein described in item # 2.
- d. Engineering- Gary Johnson, Assistant City Engineer, in a May 22 memo stated:
- The submitted Storm Water and Erosion Control Plan is adequate.
  - The Glenn Street Right-of Way needs to be formally vacated through a petition process with the City Council. (Attachment 3)
  - Prior to construction activity, the developer must establish any bonding or inspection fees with the City Engineer.
- e. Planning and Development made the following comments at the May 20 Plan Review Committee meeting.
- The Staff expressed concern on the project's impact on adjacent residential properties located on Turner Street, especially 1215 Turner Street. One corner of the residential structure is within 5 feet of the subject property. It is unclear why or how this non-conformity was allowing in the building permit process (1960) but the homeowners have apparently encroached and maintained a lawn area in what appears to be a typical backyard.
  - Glenn Street Closure. Unless the Glenn St. ROW is vacated, the proposed new lot for the existing auto sales facility will become a non-conforming lot.
  - Lot Shape- The proposed new lot for the Self-Storage Units does not meet the criteria for a conforming lot. (Lot measurements means the following measurements: (1) The depth of a lot shall be considered to be the uninterrupted distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear unless a lot meets the exception provided for by section 60-39)
  - Frontage Width at Center Street- The lotting for the proposed development on the initial site plan did not provide the required (100 feet) street frontage for the General Business Zone. *Note: This has been addressed on a revised plan.*
  - Waiver requests. The applicant is seeking a dimensional waiver of building separation of 30 feet down to 28 feet.
  - Lighting- The Staff wants to be sure lighting will not be nuisance to the abutting residential properties along Turner Street.

### III. PLANNING BOARD ACTION- Special Exception and Site Plan Review

The application is for new construction over 5,000 sf. which is a Special Exception in the General Business Zone.

**A. SPECIAL EXCEPTION-** A Special Exception is defined in the Zoning Ordinance (Page 14) as follows: "*Special exception means a use that would not be appropriate*



*generally or without restriction throughout the district, but which, **if controlled as to number, area, location or relation to the neighborhood**, would promote the public health, safety, welfare, order, comfort, convenience, appearance, prosperity, or general welfare. Such a use may be permitted in such district as a special exception, if specific provision for such special exception is made in this zoning chapter and **reasonable restrictions imposed by the planning board are complied with.**”*

The zoning ordinance describes the conditions needed for approval in:

**Sec. 60-1336. Conditions-**

(a) *As conditions prerequisite to the granting of any special exceptions, the board shall require evidence of the following:*

- (1) *That the special exception sought fulfills the specific requirements, if any, set forth in the zoning ordinance relative to such exception.*

**STAFF COMMENTS:** The proposed lot as shown on the submitted Site Plan does not meet the requirements of Auburn Zoning Ordinance, Chapter 60- 12 Definitions- Lot Measurement. This issue may require a waiver by the Planning Board.

- (2) *That the special exception sought will neither create nor aggravate a traffic hazard, a fire hazard or any other safety hazard.*
- (3) *That the special exception sought will not block or hamper the master development plan pattern of highway circulation or of planned major public or semipublic land acquisition.*
- (4) *That the exception sought will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of property adjoining and neighboring the property under application.*

**STAFF COMMENTS:** As mentioned in the Department Review, Staff is concerned with the development's impact on the adjacent residential properties on Turner Street, especially 1215 Turner Street. A meeting was held with the developer to discuss possible way to modify the plan by a land swap or other changes to the fencing and screening at 1215 Turner Street. (See Attachment 4) At the time of this Staff Report, the site plan has not been revised. The Staff met with the property owners at 1215 Turner Street who have submitted a letter to the Planning Board. (Attachment 5)

- (5) *That reasonable provisions have been made for adequate land space, lot width, lot area, stormwater management in accordance with section 60-1301(14), green space, **driveway layout**, road access, off-street parking, landscaping, building separation, sewage disposal, water supply, **fire safety**, and where applicable, a plan or contract for perpetual maintenance of all the common green space and clustered off-street parking areas to ensure all such areas will be maintained in a satisfactory manner.*

**STAFF COMMENTS:** The applicant needs to address the driveway layout to allow the City's large fire truck access further into the site.

- (6) *That the standards imposed are, in all cases, at least as stringent as those elsewhere imposed by the city building code and by the provisions of this chapter.*

- (7) *That essential city services which will be required for the project are presently available or can be made available without disrupting the city's master development plan.*

**OVERALL STAFF COMMENTS:** The Staff wishes to discuss Special Exception, items 1, 4 and 5 with the Planning Board at the meeting.

**B. SITE PLAN-** A Site Plan is required as part of a Special Exception review. The applicant met the requirements of the Site Plan Law in their application. The Planning Board needs to make its decision based on the Site Plan Law, **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;*  
**STAFF COMMENTS:** The Staff will report at the meeting on lighting and buffering.

- (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*

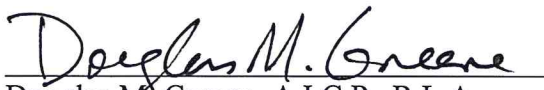
- (4) *Protection of environment features on the site and in adjacent areas.*

**C. WAIVER REQUEST-** The applicant has requested a waiver of the Section 60-500 (3) d, which requires a 30 foot separation between buildings. The applicant is proposing a 28 foot separation between buildings.

**STAFF COMMENTS:** The standard Staff uses for Waiver Requests is to look to the Site Plan Law and to consider if granting the waiver will still allow the 4 provisions of the Site Plan Law to be met. (See III. B of the Staff report)

**OVERALL STAFF COMMENTS:** The Staff wishes to discuss all the Staff Comments for the Special Exception and Site Plan with the Planning Board at the meeting.

**IV. STAFF RECOMMENDATION-** Due to the concerns raised in the Staff Report of certain provisions of the Special Exception and Site Plan Review, the Staff has **NO RECOMMENDATION** at this time.

  
Douglas M. Greene, A.I.C.P., R.L.A.  
City Planner



LAST SAVED BY: RYAN.BEISAW 5/8/2015 1:28 PM



DRAWING  C-3	LAKE SUPERIOR CORPORATION SITE PLAN REVIEW DRAWINGS FOR SELF STORAGE FACILITY AUBURN, MAINE	<b>WRIGHT-PIERCE</b>  Engineering a Better Environment  Offices Throughout New England 888.621.8156   www.wright-pierce.com		DESIGNED BY: <u>NEW</u>	NO	SUBMISSIONS/REVISIONS	APPROVED DATE
	PROPOSED SITE PLAN			CADD CHECKED BY: <u>RPB</u> CADD: <u>RPB</u> CHECKED BY: <u>JRM</u> DATE: <u>8-9-15</u> APPROVED BY: <u>JRM</u> DATE: <u>8-9-15</u> PROJECT NO: <u>130344A</u>	RELEASED FOR PERMITTING <u>JRM</u> <u>8-15</u>		



## Attachment 2

Conditions from Auburn Fire Department- June 4, 2015

1. A right hand turn radius from the main entry into the complex will be of a minimum radius so as to facilitate the free and clear movement of the E-One apparatus Shop Order (SO) # 137551 marked as Example 1. This example includes design drawings as well as SAE turning radius calculations for SO #137551. Free and clear movement is be understood as that which will allow for no back up maneuvers of the unit in Example # 1 (SO #137551) to enter the complex, and includes the overhang of the platform.
2. The all weather access road off of Turner Street shall be constructed to support the total loaded GVW of E-One SO 137551, and will be of such construction to facilitate winter plowing and maintenance to assure free and clear access. The loaded GVW will be provided by June 11, 2015.
3. Should any other all weather access roads be incorporated into the project, they shall meet the same standards as those assigned to the all weather access road herein described in item # 2.

# Attachment 3

## PETITION FOR DISCONTINUANCE

To the Municipal Officers of the City of Auburn:

The undersigned respectfully requests that a street, as established by the City Council, now known as Glenn Street, is no longer of public use and necessity and it is requested that the same be discontinued as provided in Title 23 M.R.S.A. Section 3026. As the abutting property owners we hereby waive any claim for damages resulting from the discontinuance of the street.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 1991

Witness:

Petitioner:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

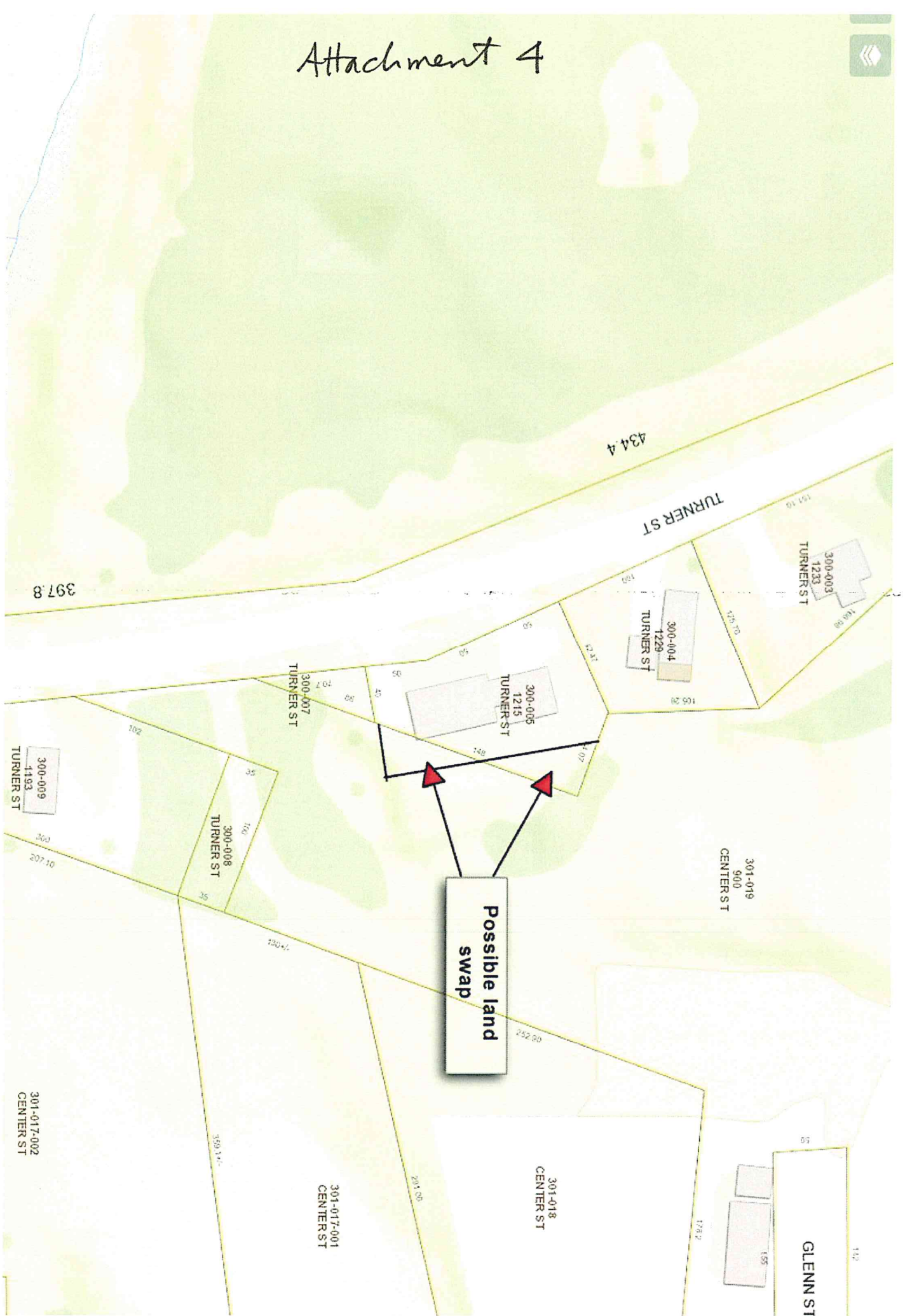
\_\_\_\_\_  
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Description of that section requested to be discontinued:

All of Glenn Street as was accepted by the Auburn City Council as Glendale Street on April 17, 1950, recorded in the Auburn Council Records, Volume 16, Page 186, Said street being fifty (50) feet in width and one hundred sixty three (163) feet in length and lies westerly of Center Street. The name of said street being changed to Glenn Street by order of the Auburn City Council on February 19, 1962, recorded Auburn Council Records, Volume 18, Page 262.

It is requested that the City of Auburn not retain a public easement over the herein described discontinued area, as provided in Title 23 M.R.S.A. Section 3026, but that the herein described discontinuance is subject to the rights of any public utility as set forth and provided by Title 35-A M.R.S.A. Section 2308.

# Attachment 4





# Attachment 5

Stanley Rose  
PO Box 98  
Pownal, ME 04069  
Cell: 207-233-3514

June 5, 2015

Auburn Planning Board  
60 Auburn Hall  
Auburn, ME 04210

The following information is provided on behalf of Norman and Mary Rose of 1215 Turner Street in Auburn, in response to proposed changes to property abutting their home to the immediate east owned by Richard Raubesen. This letter is authored by Norman and Mary Rose's son, Stanley Rose, at their request. Three attachments accompany this letter.

Mr. Raubesen has proposed the construction of 5 self-storage units to be built very close to the Rose's property. The proposed unit closest to the Rose's property is the building of the 5 that is approximately southwest of the others, and will be referred to herein as the SW building. It is 15' x 210' and its proposed position appears to come within approximately 40' of the southeast corner of the Rose's home, with a fence proposed that appears to be positioned within approximately 5' of that corner of their home. This is depicted on Attachment 1 to this letter.

While the Roses concede that Mr. Raubesen's proposed changes occur solely on his property (and that for many years they maintained a small portion of his property as "their" yard, by mowing it, planting flowers on it, and otherwise maintaining it), they are opposed to the proximity of the proposed fence and the proposed SW building to their home, and are hopeful an alternative plan for that building and the fence can be found that will represent a reasonable compromise for all involved.

Moving from general to specific, the Rose's opposition to the positioning of the fence and the SW building are as follows:

1. The division between the Suburban Residential zone and the General Business zone shares their property line. However, is it necessary to "pack" commercial buildings so closely to residential areas that they monopolize every inch of the boundary?
2. Very few reasonable people would welcome the addition of a fence just a few feet from the corner of their home, or a self-storage unit just a few feet behind it. It will forever change the view from their windows and reduce their enjoyment of their property.
3. Few people would argue that this change will not reduce the value of the Rose's property. As the Planning Board members are aware, Condition B.1.d of the Auburn Zoning Ordinances notes that "As conditions prerequisite to the granting of any Special Exceptions, the Board shall require evidence of the following: . . . (d) That the exception sought will not alter the essential characteristics of the neighborhood and **will not tend to depreciate the value of property adjoining and neighboring the property under application**" (emphasis added).

The Roses are not trying to argue that the entirety of the project will diminish their enjoyment and property value, although this likely will be the case. They instead are most concerned with how close the SW building and the fence come to their home, and will offer resistance only to that relatively small portion of the overall 5-building plan. They propose the following alternative compromises:

#### Compromise A

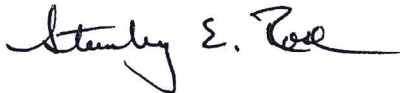
Pivot the southern ends of the SW building and the one parallel to it away from their home, aligning both buildings to be more parallel to Route 4. This would limit the encroachment.

#### Compromise B

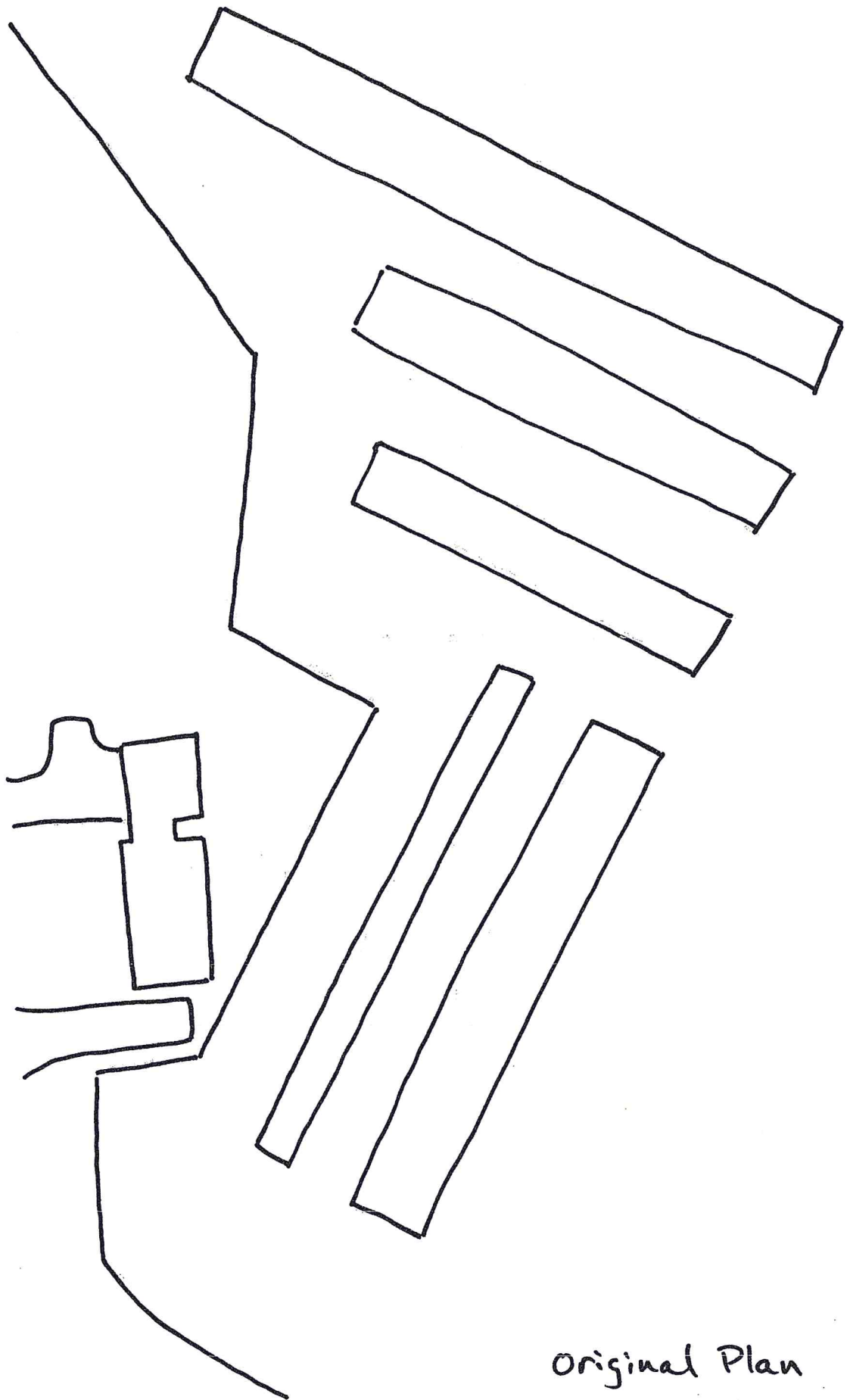
1. The swap of lands or swap of easements or similar agreement that would straighten the property boundary (or usage of it) to the East of the Rose's home. This is depicted on Attachment 3 to this letter.
2. A revised footprint for the SW building that would involve removal of the southern half of the building, and placement of a nearly similarly-sized addition at a 90 degree angle on the north half of that building, extending to the west. This would result in an "L" shaped building that should preserve all or most of Mr. Raubesen's total building footprint and revenue potential from the storage buildings. This is depicted on Attachment 2 to this letter.
3. The complete removal of fencing west of the SW building's footprint. That fencing, as proposed by Mr. Raubesen, follows the property line and therefore would encroach unnecessarily toward the Rose's home. The building itself could serve as a proper barrier (for the length of the building itself - and assuming that access to the building is gained only from the north or east), and it could be supplemented by fencing that attaches to the SW building. Fencing behind the building seems redundant and its removal should result in cost savings for Mr. Raubesen. These changes are shown on Attachment 2 to this letter.

The Roses believe that their opposition to this project would be shared by most residents in their position, and that their proposed solutions would alleviate the most significant concerns and represent a reasonable compromise that is consistent with the Planning Board's goals and the city's Zoning Ordinances. They ask that the Planning Board consider their request, and welcome the opportunity to discuss further. Thank you for your time.

Regards,

A handwritten signature in black ink, appearing to read "Stanley E. Rose". The signature is fluid and cursive, with a long horizontal stroke at the end.

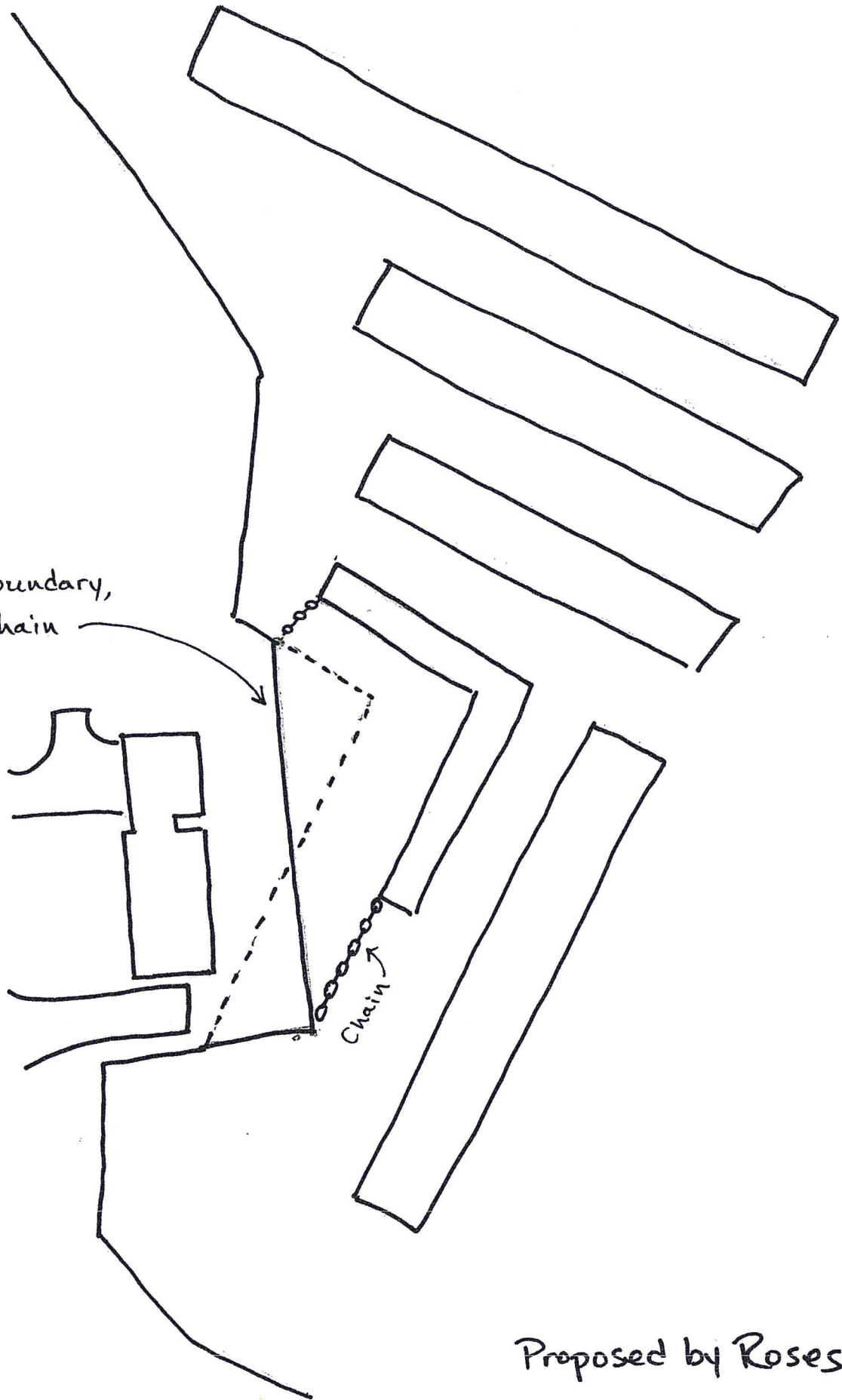
Stanley Rose



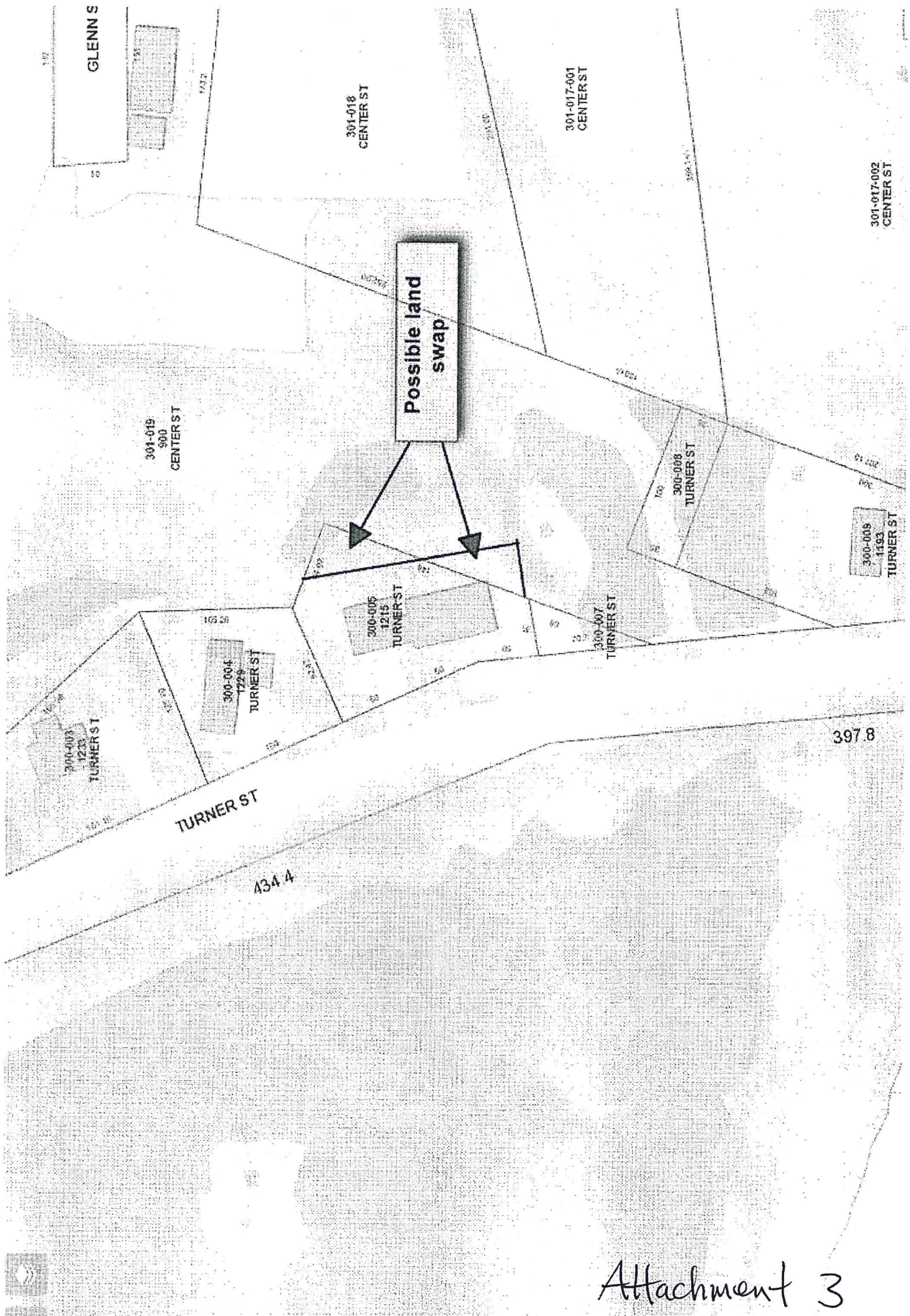
Original Plan  
Attachment 1



Revised boundary,  
with no chain



Proposed by Roses  
Attachment 2



Attachment 3

July 2, 2015  
W-P Project No. 13034B

Mr. Douglas Greene  
City Planner  
60 Court Street, Suite 104  
Auburn, ME 04210

Subject: Revised Site Plan Review Submission  
Self-Storage Facility  
Center Street, Auburn, Maine

Dear Mr. Greene:

Since the Planning Board meeting on June 9<sup>th</sup>, the developer has met with the abutter at 1215 Turner Street and has active ongoing dialogue with the family to reach a mutually agreeable buffer solution. We are very close to confirming the final solution based on the attached site plan and will forward any changes to the buffer area once the buffer is confirmed. We have initiated a sewer easement agreement with the abutter and have prepared the Street Discontinuance petition. We will be filing the petition prior to the planning board meeting when Mr Raubeson is back in town.

The revised site plan shows the building along the rear property line increased in depth from 15' to 20' and with a narrow 15 foot wide access aisle along the rear of the building. The building will be 35 feet from the rear property line and there will be a 20 foot wide landscaped buffer between the access aisle and the property line. In order to accommodate this revised plan, the distance between two of the buildings will be reduced from the 28 feet originally shown to 25 feet and a waiver from the 30 foot standard in Section 60-500 (3) d. is requested. The 30 foot distance cannot be achieved in this case because of the CMP pole line easement that crosses the parcel and does not allow for the building program to move closer to Center Street than is currently shown. The total building area proposed for the site is now 28,500, s.f. and the total paved area is 1.45 ac.

The revised plans also show the sewer extension to serve the property at 1215 Turner Street. Attached is an email from Sid Hazelton at the Auburn Sewerage District indicating that they will allow the second private line on the service connection. As mentioned above we are actively pursuing an easement with the owners of 1215 Turner Street for the sewer service and expect to have it in place prior to the planning board meeting on July 14<sup>th</sup>.

The revised site plan increases impervious area of the proposed project over the original site plan. To address this change we have revised the stormwater management plan to demonstrate that the proposed stormwater treatment measures will be adequate to serve the revised plan. We have attached the revised stormwater management plan.

As mentioned above, we have reached a verbal agreement on a solution for the buffer area between the site and the rear of the property at 1215 Turner Street and will be providing a plan of the agreed upon buffer and fence arrangement once the parties confirm the details of the buffer.

We have also included with this submission a copy of the fire truck turning movement simulation that is based on the E-One fire apparatus that is based in the Center Street Fire Station and is the likely first vehicle to respond to the site. The simulation demonstrates that the truck can circulate around the site without backing up. Once the



Mr. Douglas Greene  
July 2, 2015  
Page 2 of 2



site is built we would encourage that the fire department confirm the maneuvering through the site with an actual test run.

If you have any questions, please let me know.

Very truly yours,

WRIGHT-PIERCE



Jan B. Wiegman, P.E.  
Project Manager

JBW/  
Enclosure

cc: Richard Raubeson  
Richard Trafton

Jan Wiegman

---

From: Sid Hazelton <shazelton@awsd.org>  
Sent: Tuesday, June 16, 2015 8:00 AM  
To: Jan Wiegman  
Cc: Mike Broadbent; dgreene@auburnmaine.gov  
Subject: RE: Self Storage Facility  
Attachments: SKMBT\_C284e15061607310.pdf; SKMBT\_C284e15061607311.pdf

Hi Jan,

I have reviewed the plan you sent me. Although it is far from ideal, I understand your client has little option other than to share a common sewer service with the homeowner. In order to connect to our sewer main as new customers, a sewer assessment fee, capacity fee, and inspection fee will need to be paid by the homeowners, as well as your client.

As you know, sewer services are private property. I would strongly suggest that you develop and execute easement language that addresses future maintenance responsibilities for both parties.

I have attached our fee schedule, and a sewer rate schedule.

In a nutshell, the fees for each of you to connect are:

\$750 assessment fee  
\$750 capacity fee  
\$50 inspection fee  
\$1,550.00 total (each)

These fees must be paid in full before connection.

I assume you will contact the homeowners to facilitate the process? If you have any question, please contact me.  
Thanks, Sid

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From: Jan Wiegman [<mailto:jan.wiegman@wright-pierce.com>]  
Sent: Monday, June 15, 2015 5:27 PM  
To: Sid Hazelton  
Subject: Self Storage Facility

Sid,

Thank you for looking at this situation with the sewer service alternative for the residential property at 1215 Turner Street. I have attached an overall site plan and then excerpts from the grading and the utility plans showing where approximately the sewer extension would be to serve the residence. The septic tank is located at the rear of the building and the leach field is located largely on our side of the line. We would extend the line and install an additional MH so that the line could bend to pick up the sewer where it leaves the house currently.

Any thoughts on how best to correct this situation would be appreciated.

Thanks,  
Jan

---

**Jan Wiegman, PE | Project Manager**

99 Main Street | Topsham, ME 04086

**Office** 207.725.8721 | **Direct** 207.319.1520 | **Cell** 207.576.0282





PETITION FOR STREET DISCONTINUANCE

To the Municipal Officers of the City of Auburn:

The undersigned respectfully request that a street, as established by the Auburn City Council, now known as Glenn Street, is no longer of public use and necessity and it is requested that the same be discontinued as provided in 23 M.R.S.A. § 3026 and that the City of Auburn not retain a public easement over the herein described discontinued area. As the abutting property owner(s) I/we hereby waive any claim for damages resulting from the discontinuance of the street.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2015

Witness:

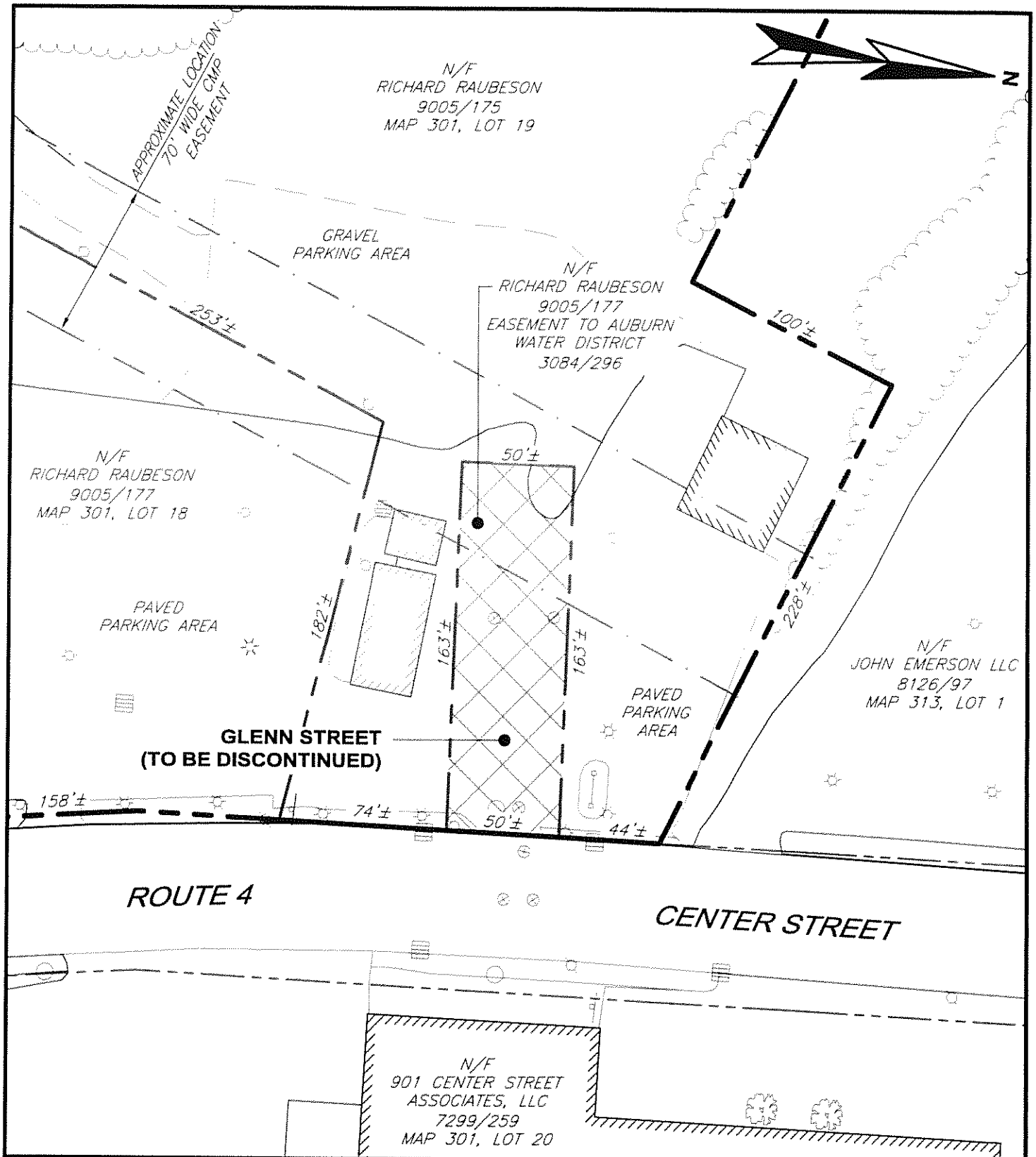
Petitioner:


\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Description of street requested to be discontinued:

All of Glenn Street as was accepted by the Auburn City Council as Glendale Street on April 17, 1950, recorded in the Auburn City Council Records, Volume 16, Page 186; said street being fifty (50) feet in width and one hundred sixty three (163) feet in length and lies westerly of Center Street; the name of said street being changed to Glenn Street by order of the Auburn City Council on February 19, 1962. Recorded in Auburn City Council Records, Volume 18, Page 262.



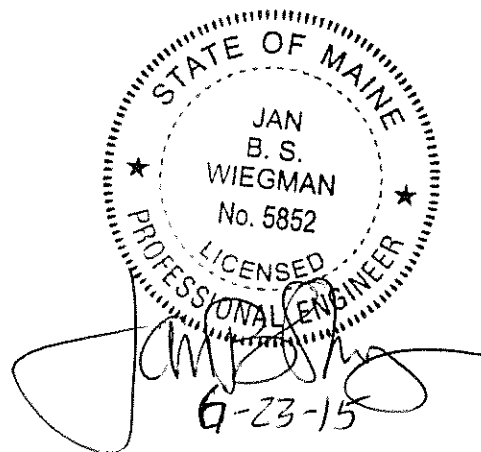
LAKE SUPERIOR CORPORATION SELF STORAGE FACILITY AUBURN, MAINE		NO.	REVISIONS	APP'D
PROJ NO: 13034A      DATE: JUNE 29, 2015		1		
		2		
		3		
WRIGHT-PIERCE  Engineering a Better Environment				FIGURE: 1
GLENN STREET DISCONTINUANCE EXHIBIT				

**LAKE SUPERIOR CORPORATION  
STORMWATER MANAGEMENT PLAN**

**FOR**

**SELF-STORAGE FACILITY  
CENTER STREET, AUBURN, ME**

**June 23, 2015**



**Prepared By:**

**Wright-Pierce  
99 Main Street  
Topsham, Maine 04086**

**Phone: 207-725-8721**

**Fax: 207-729-8414**



**STORMWATER MANAGEMENT PLAN**  
**LAKE SUPERIOR CORPORATION**  
**SELF-STORAGE FACILITY**  
**CENTER STREET, AUBURN, MAINE**

(Revised 06-23-2015)

**INTRODUCTION**

Lake Superior Corporation is proposing to construct a self-storage facility on a parcel of land situated between Center Street and Turner Street. The 5.36 acre site is currently undeveloped and the proposed project will disturb 4.8 acres.

**EXISTING CONDITIONS**

Currently, the majority of the undeveloped site is a grassed area with woods covering the remainder of the site. The site generally slopes from higher areas in the western portion of the site to lower areas in the eastern portions of the site. Stormwater flows from west to east across the site and eventually flows into a storm drainage system in Center Street. Some of the site's runoff is collected in a wetland located on the southern portion of the site that drains into a unnamed stream that crosses Center Street and is tributary to Bobbin Mill Brook. Bobbin Mill Brook is a tributary of the Androscoggin River.

Soils mapping and characteristics were obtained from the Medium Intensity Soil Survey for Androscoggin County. As indicted on the attached soils map the primary hydrological soils group covering the site is Group C with some areas covered by Group B and Group D.

**PROPOSED CONDITIONS**

The proposed self-storage facility will consist of five storage buildings, paved access drives and various site improvements including the creation of stormwater management infrastructure. The proposed development will disturb 4.8 acres of developed land, which includes 2.14 acres of impervious area. The majority of the surface runoff from the development will directed to a wet

pond located on the southerly portion of the site where the collected runoff will be treated and conveyed to the wetland on the southerly portion of the site. Runoff from the access drive will flow into underdrained soil filter located on the easterly portion of the site where the collected runoff will be treated and conveyed to the existing storm drainage system in Center Street.

## **REGULATORY REQUIREMENTS**

The City of Auburn Site Plan Review Ordinance, Section 14 requires that the stormwater runoff from the site shall be managed in accordance with Maine Department of Environmental Protection's (MDEP) regulations outlined in Chapter 500 and 502. The proposed development will disturb more than one acre of land and will create more than one acre of pavement, and as a result the development must comply with MDEP's Basic and General Standards. These standards provide specific design criteria for water quality treatment.

## **WATER QUALITY TREATMENT**

As previously mentioned, the majority of stormwater runoff from the development will be collected in a wet pond situated on the southerly portion of the site. Runoff from the access drive will be collected in the underdrained soil filters located on the easterly portion of the site.

The wet pond was designed in accordance to the MDEP's BMP Technical Design Manual. The design criteria for the wet pond requires that permanent pool volume must capture 1.5" of rainfall from the subcatchments impervious area and 0.6" of rainfall from the vegetated area of the watershed, and the channel protection volume must treat 1.0" of rainfall from the subcatchments impervious area and 0.4" of rainfall from the vegetated area of the watershed.

Similarly each underdrained soil filter basins was designed in accordance with MDEP's BMP technical Design Manual which states that the volume within the basin must capture and treat 1.0" of rainfall from the subcatchments impervious area and 0.4" of rainfall from the vegetated area of the watershed. Additionally, each basin is designed to store the treatment volume at a depth of 1.0 feet or less and water above that depth will be drained directly to the outlet control structures, through an existing ditch and into the storm drain system in Center Street.

The following tables outline the contributing areas draining into each treatment system and a comparison of the required treatment volumes versus the treatment volumes provided in the wet pond and the underdrained soil filters:

#### CONTRIBUTING AREAS

<b>Treatment System</b>	<b>Contributing Areas (SF)</b>	
	<i>Developed Area</i>	<i>Impervious Area</i>
Wet Pond	52,348	85,186
USF1	7,182	3,330
USF2	6,508	3,330

#### WET POND TREATMENT VOLUMES

<b>Treatment System</b>	<b>Permanent Pool Volume Required (CF)</b>	<b>Permanent Pool Volume Provided (CF)</b>	<b>Channel Protection Volume Required (CF)</b>	<b>Channel Protection Volume Provided (CF)</b>
Wet Pond	13,266	28,157	8,844	20,882

#### UNDERDRAINED SOIL FILTER TREATMENT VOLUMES

<b>Treatment System</b>	<b>Treatment Volumes (CF)</b>	
	<i>Required</i>	<i>Provided</i>
USF1	517	600
USF2	494	600

The treatment systems on the site will capture the runoff from 91,846 square feet of impervious area. Only 1,560 square feet of impervious area will not be captured, making for the percentage of impervious area treated at 98%. The general standards require that 95% of the new impervious surface be treated; this site will meet that standard.



The total developed area is 78,787 square feet and the treatment systems will capture and treat 66,038 square feet of this area making for a treatment percentage of 84 %. The general standards require that 80% of the developed area be treated, this site meets the standard.

#### **WET POND SPILLWAY PERFORMANCE**

Chapter 4 of MDEP's BMP Technical Manual requires that a spillway be designed to independently convey the runoff from at least the 25 year, 24 hour storm while maintaining at least 1 foot of freeboard between the peak water surface elevation and the tip of the embankment crest. Additionally the spillway must safely convey the 100 year storm without overtopping the embankment. The following table documents the wet pond's spillway performance:

#### **WET POND SPILLWAY PERFORMANCE**

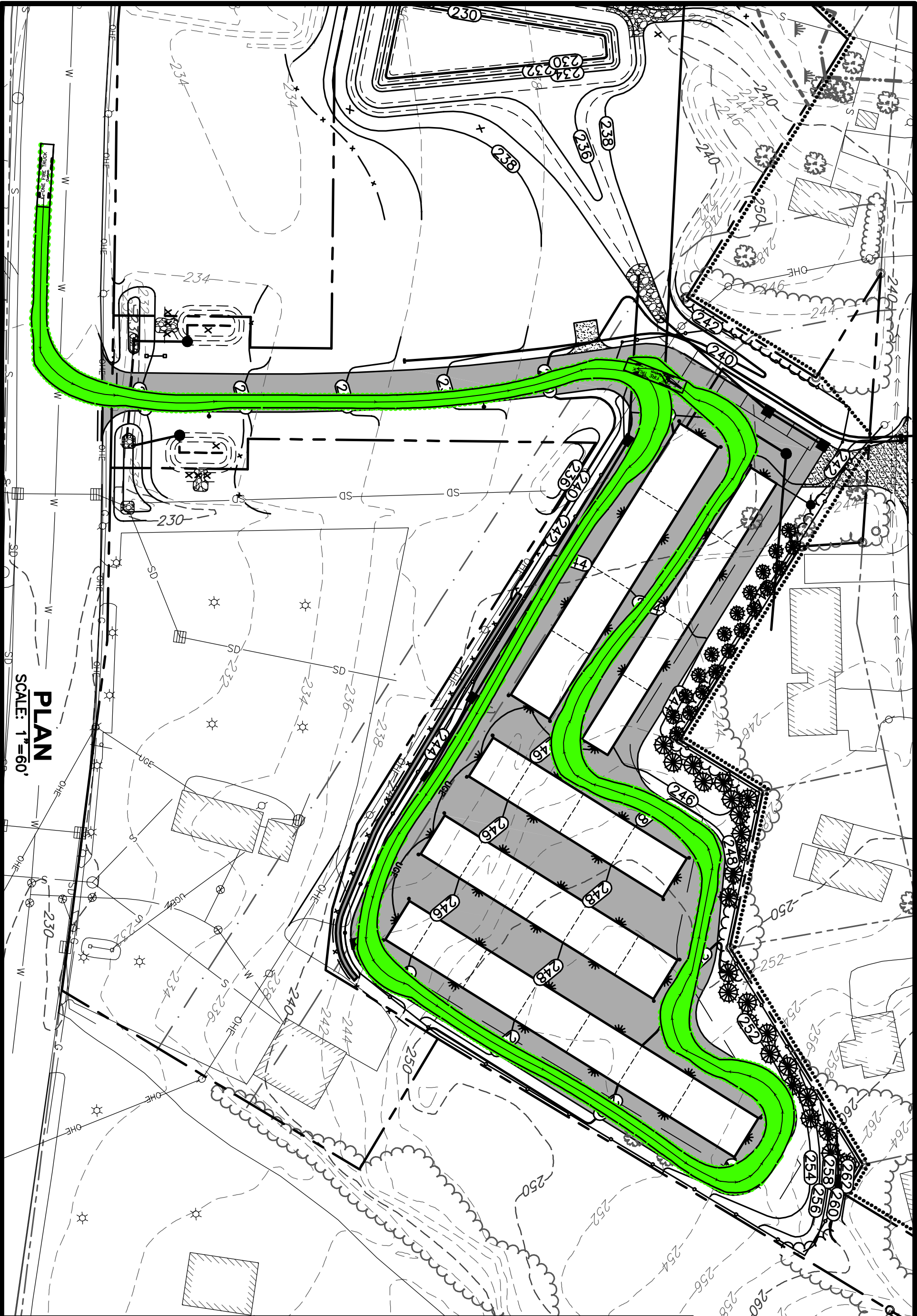
<i>Storm Event</i>	<i>Water Surface Elevation</i>	<i>Crest Elevation</i>	<i>Freeboard (FT)</i>
10yr	236.1	238.5	2.4
25yr	236.3	238.5	2.2
100yr	236.6	238.5	1.9

#### **CONCLUSION**


By incorporating various treatment methods and measures runoff from the proposed development will receive treatment that meets the Basic and General Standards.

<b>Stormwater Treatment Area Summary</b> Lake Superior Corporation Self-Storage Facility Center Street, Auburn, Maine		
	<i>SF</i>	<i>AC</i>
Disturbed Area (Total)	209,249	4.80
Wet Pond		
Impervious	85,186	1.96
Developed	52,348	1.20
Sub-Total	137,534	3.16
Underdrained Soil Filter 1		
Pavement	3,330	0.08
Developed	7,182	0.16
Sub-Total	10,512	0.24
Underdrained Soil Filter 2		
Pavement	3,330	0.08
Developed	6,508	0.15
Sub-Total	9,838	0.23
Untreated Pavement	1,560	0.04
Disturbed Area (restored)	37,056	0.85

<b>Stormwater Treatment Summary</b> Lake Superior Corporation Self-Storage Facility Center Street, Auburn, Maine			
	<i>SF</i>	<i>AC</i>	<i>%</i>
Total Impervious Area	93,406	2.14	98.33
Total Impervious Area Treated	91,846	2.11	
Total Impervious Area Untreated	1,560	0.04	
Total Developed Area	78,787	1.81	83.82
Total Developed Area Treated	66,038	1.52	
Total Developed Area Untreated	12,749	0.29	

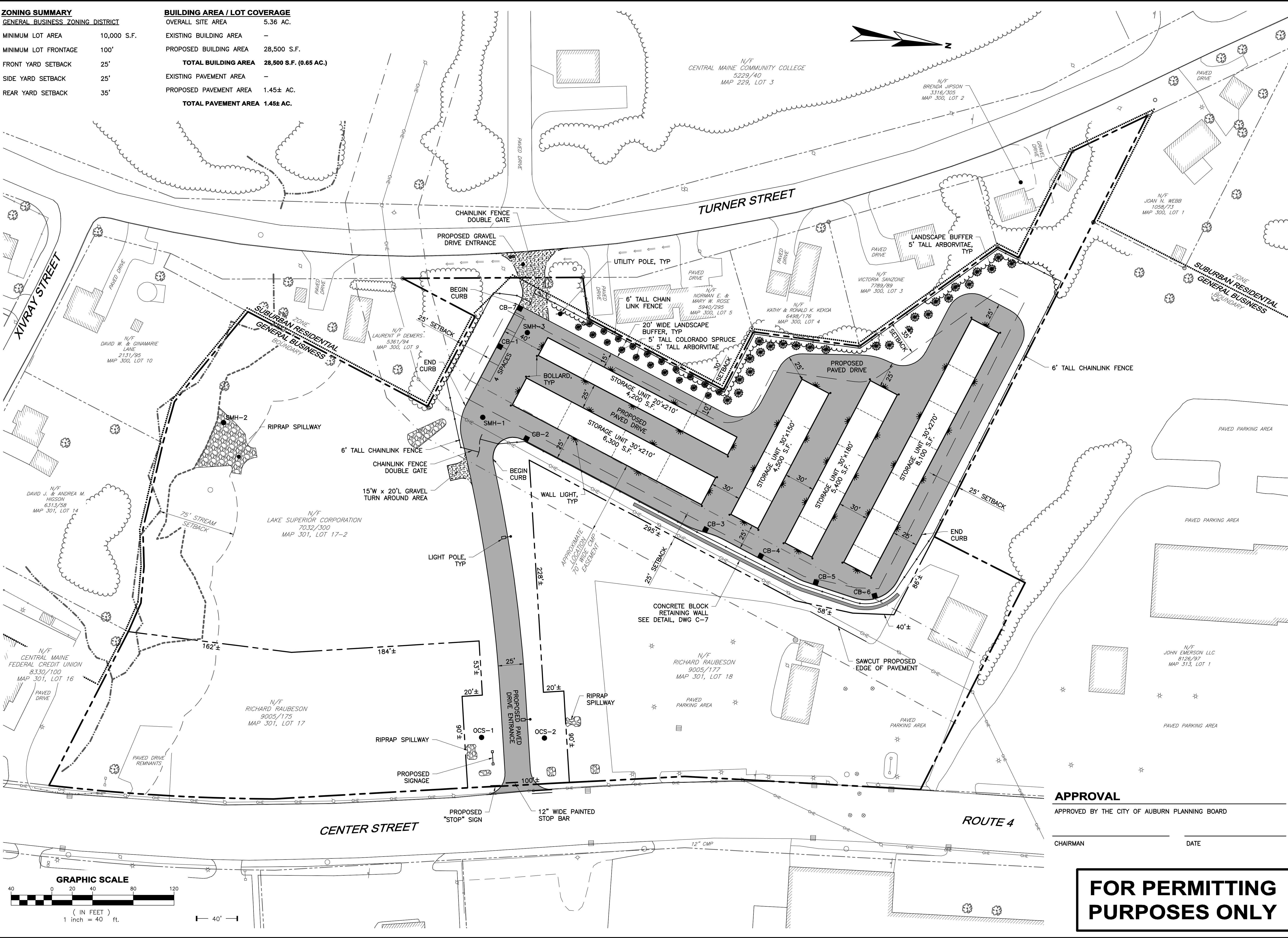


**PLAN**  
SCALE: 1"=60'

LAKE SUPERIOR CORPORATION SITE PLAN REVIEW DRAWINGS FOR SELF STORAGE FACILITY AUBURN, ME		NO.	REVISIONS	APP'D
PROJ NO: 13034A		1		
DATE: JUNE 2015		2		
WRIGHT-PIERCE 		3		
Engineering a Better Environment		EMERGENCY VEHICLE ACCESS		FIGURE: 1







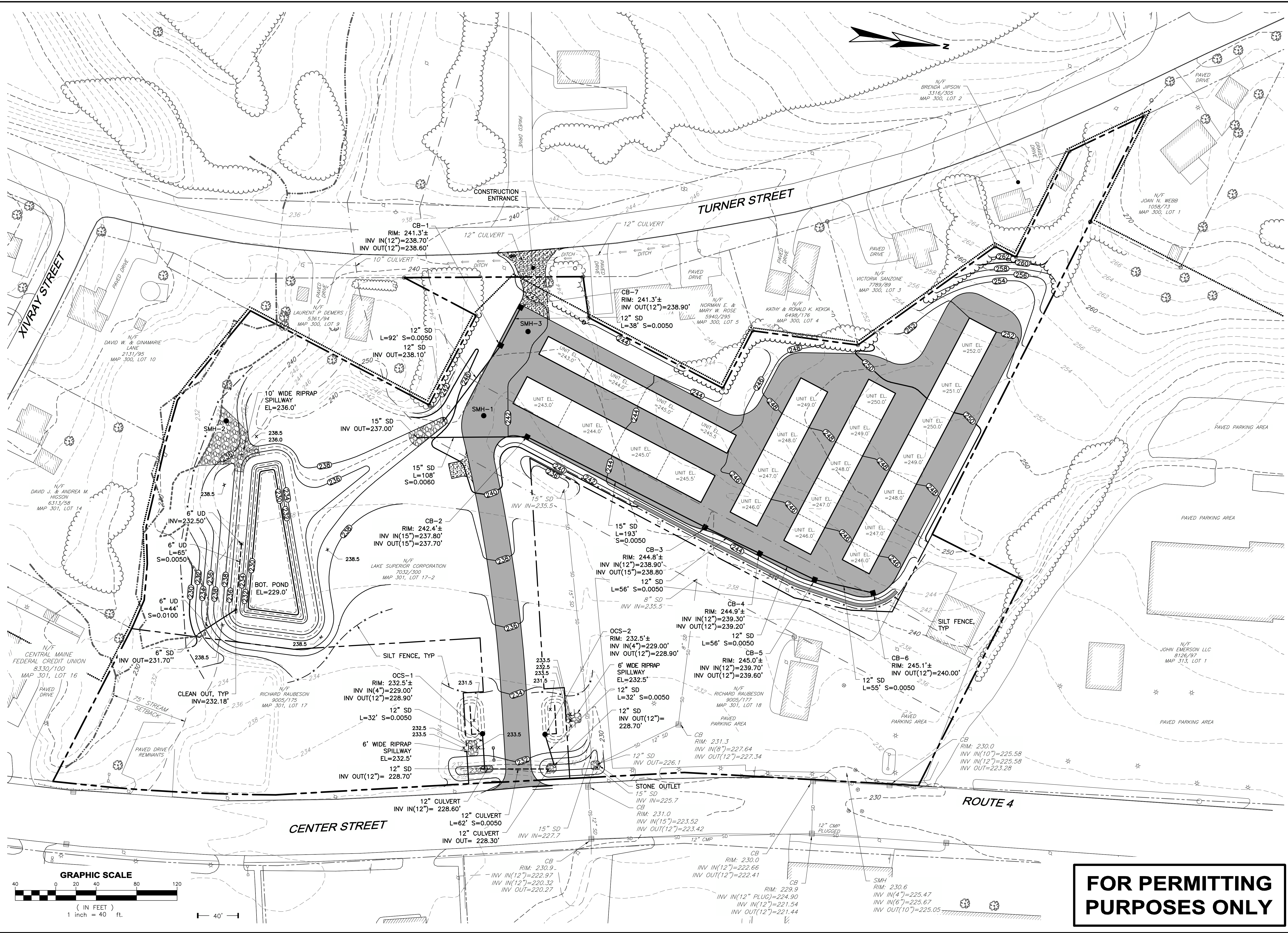
SUBMISSIONS/REVISIONS		DATE
FOR PLANNING BOARD APPROVAL	APP'D	6-15
REVISD PER PLANNING BOARD COMMENTS	JBW	6-15
DESIGNED BY	MDM	
CAD COORD.	RPB	
CHECKED BY	RPB	
DATE	6-30-15	
APPROVED BY	JBW	
DATE	6-30-15	
PROJECT NO.	13034A	



STATE OF MAINE	DESIGNED BY	MDM
JAN WIEGMAN	CAD COORD.	RPB
WIEGMAN NO. 5852	CHECKED BY	RPB
PROJECT NO. 13034A	DATE	6-30-15
	APPROVED BY	JBW
	DATE	6-30-15

LAKE SUPERIOR CORPORATION	PROPOSED SITE PLAN
SITE PLAN REVIEW DRAWINGS FOR	
SELF STORAGE FACILITY	
AUBURN, MAINE	
DRAWING	
C-3	

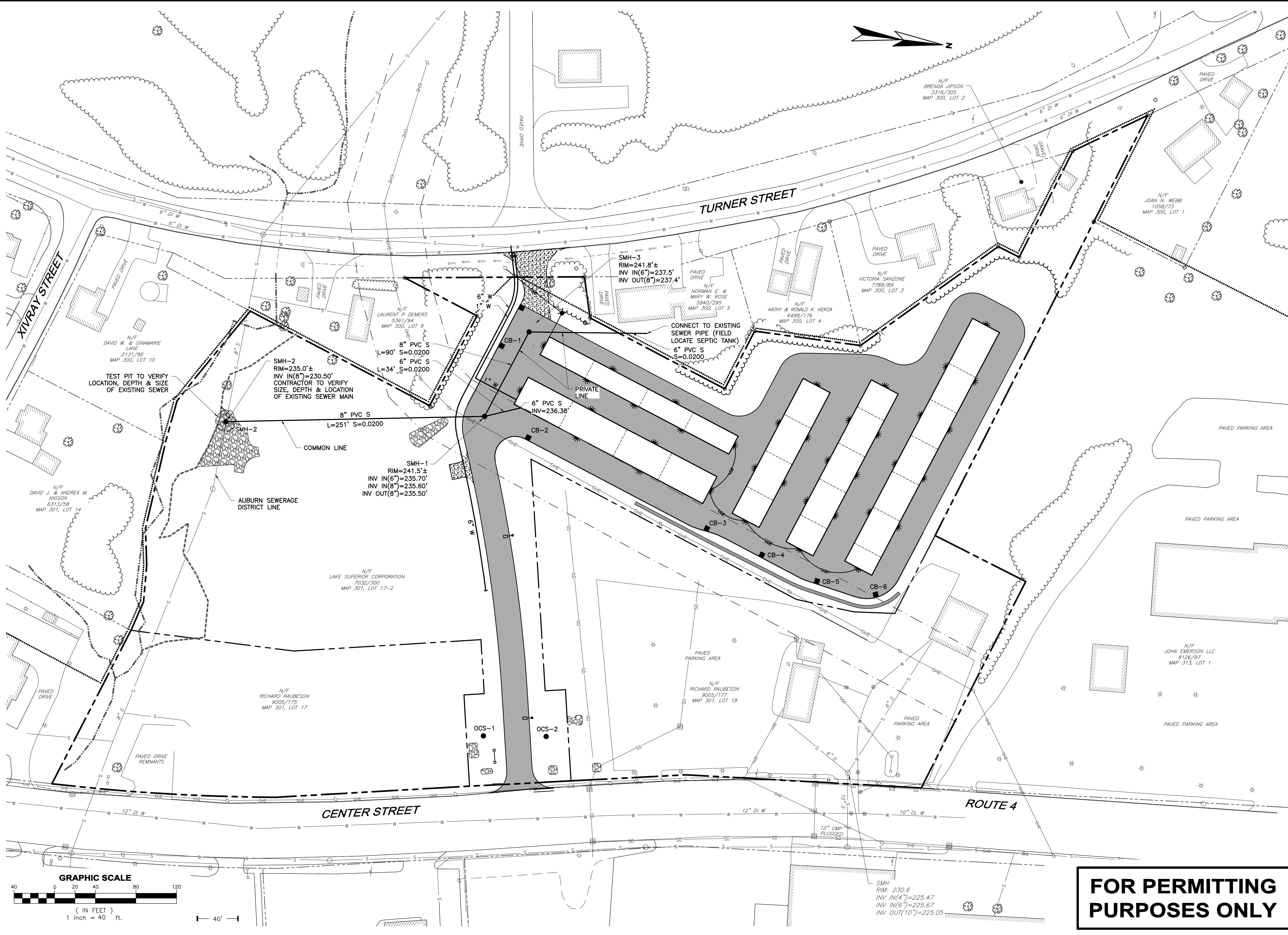
**WRIGHT-PIERCE**  
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888.621.8156





DRAWING C-4	LAKE SUPERIOR CORPORATION SITE PLAN REVIEW DRAWINGS FOR SELF STORAGE FACILITY AUBURN, MAINE	 <b>WRIGHT-PIERCE</b> Engineering a Better Environment Offices Throughout New England 888.621.8156   <a href="http://www.wright-pierce.com">www.wright-pierce.com</a>		DESIGNED BY: MDM	NO.	REVISIONS/REVISIONS	DATE	
	CAD: RPB				FOR PLANNING BOARD APPROVAL	JWB	6-15	
	PROPOSED GRADING, DRAINAGE & EROSION CONTROL PLAN			CHECKED BY: JWB DATE: 6-30-15	△	REVISED PER PLANNING BOARD COMMENTS	JWB	6-15
				APPROVED BY: JWB DATE: 6-30-15	△			
				PROJECT NO: 13034A	△			





**FOR PERMITTING  
PURPOSES ONLY**

LAKE SUPERIOR CORPORATION SITE PLAN REVIEW DRAWINGS FOR SELF STORAGE FACILITY AUBURN, MAINE		DRAWING C-5	
<b>WRIGHT-PIERCE</b> Engineering a Better Environment Offices Throughout New England   <a href="http://www.wright-pierce.com">www.wright-pierce.com</a> 888.621.8156			
PROPOSED UTILITY PLAN		DESIGNED BY: JWB C&P CORP.: RPB CHECKED BY: JWB DATE: 6-30-15 APPROVED BY: JWB DATE: 6-30-15 PROJECT NO.: 13034A	
SUBMISSIONS/REVISIONS		FOR PLANNING BOARD APPROVAL REVISOR: JWB DATE: 6-15 REVISION: 1	
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DIVISION 7-B. – MODERATE DENSITY RESIDENTIAL DEVELOPMENT DISTRICT

## Sec. 60-285. - Purpose.

This district is intended to allow moderate density residential development as recommended in the adopted 2010 Comprehensive Plan. This district provides for and encourages a wide variety of residential types and a mixture of rental and home ownership. This zone has a maximum density of 8 dwelling units per acre, and requires 25 percent usable open space. It is intended that this district will provide the maximum possible freedom in the design of structures and their grouping and will encourage flexible and imaginative layouts and designs.

## Sec. 60-286. - Use regulations.

(a) *Permitted uses.* The following uses are permitted:

- (1) One-family detached dwellings.
- (2) Two-family dwellings.
- (3) Attached single-family dwellings (Townhouses), provided that they are approved by the planning board as part of a planned residential unit development and subdivision, under the provisions of division 10 of article IV and division 4 of article XVI of this chapter.
- (4) Farming of field crops, row crops, orchards or truck gardens.
- (5) Shelter for abused persons.
- (6) Accessory uses, buildings or structures.
- (7) Municipal uses and buildings.

(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:

- (1) All uses are permitted by special exception in the Urban Residence (UR) District (division 7 of article IV of this chapter).
- (2) Professional offices.
  - a. Shall be in buildings which are listed on the state resource list and/or federal historic register.
  - b. All renovations to the building either internally and externally or both to accommodate the office use shall be accomplished in conformance with accepted historic preservation and rehabilitation guidelines.
  - c. A single sign to identify the building and its uses, conforming to the requirements contained in article VI of this chapter. Signs shall not be lighted.

(3) Multi-Family Dwellings.

- a. Special Buffering Conditions- Landscaping or fencing buffers may be added as conditions by the Planning Board for proposed Multi-Family Dwellings.
- b. Special Yard Requirements- There shall be a minimum 50 foot set-back around the entire property for proposed Multi-Family Dwelling projects.
- c. Compatibility- The Proposed Multi-Family Dwelling(s) shall be compatible with the adjacent and surrounding area. Compatibility shall mean the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass and bulk of structures. Other characteristics include pedestrian or vehicular traffic, circulation, access and parking impacts. Other important characteristics that affect compatibility are



landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as" rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing development.

d. Lot Size- Lots for proposed Multi-Family Dwellings shall contain a minimum of 3 acres.

e. Street Location- Proposed Multi-Family Dwelling shall be located on an Arterial or Collector Road.

Sec. 60-287. - Dimensional regulations.

All structures in this district, except as noted, shall be subject to the following dimensional regulations.

(1) *Minimum lot area, width and depth.* For each building erected, there shall be provided lot areas as follows:

- a. Building housing one family: 10,000 square feet minimum lot area, not less than 100 feet width, and 100 feet in depth.
- b. Buildings housing two families: 12,000 square feet minimum lot area, not less than 100 feet width, and 100 feet in depth.
- c. Multifamily buildings: 3 acre minimum lot area for the first multi-family dwelling unit and 5,000 square feet minimum lot area for each additional dwelling unit. No lot shall be less than 200 feet width and 200 feet in depth. More than one principal building per lot is allowed.

(2) *Density.* The following maximum densities per acre shall apply, according to housing type:

One-family	4 units per acre
Two-family	6 units per acre
Multifamily	<u>8</u> units per acre

(3) Yard requirements.

- a. *Rear.* There shall be behind every building a rear yard having a minimum depth of 25 feet or 25 percent of the average depth of lot, whichever is less.
- b. *Side.* There shall be a minimum distance of five feet between any building and the side property line plus the side yard setback shall be increased one foot for every five feet or part thereof increase in street frontage over 50 feet to a maximum of 15 feet for side yard setback.
- c. *Front.* There shall be in front of every building a front yard having a minimum depth of 25 feet or 25 percent of the average depth of the lot whichever is less.
- d. *Principal buildings.* More than one principal building may be erected on a lot, provided that the building meets s all yard setback requirements. ~~and are separated by a distance equivalent to the height of the higher building or 30 feet, whichever is greater.~~

(4) *Height.* The height of all structures shall be limited to 2½ stories or 35 feet, except as follows:

- a. Multifamily buildings shall have a maximum height of 4 stories or 45 feet from grade.
  - b. A church or temple or windmill may have a maximum height of 65 feet from grade, provided that the front yard, rear yard and each of the side yards shall be increased by one foot for each foot in height in excess of 35 feet.
- (5) *Off-street parking.* Off-street parking spaces shall be provided in accordance with the requirements for specific uses as set forth in articles V through XI of this chapter.
- (6) Open Space- Not less than 25 percent of the net acreage shall be devoted to useable open or green space. Usable open or green space shall be accessible ~~to~~ for the use and enjoyment of residents, shall not be steep sloped (over 10% slope), shall not include wetlands, or required buffer areas, may include ~~paved or not~~ pedestrian walkways or trails or open areas for play. Net acreage shall include all land contained within the project except dedicated streets or street rights-of-way shown on the city's adopted master development plan or proposed to be so included within a reasonable period of time.

## ARTICLE XIV. - HISTORIC AND ARCHAEOLOGICAL RESOURCES

### DIVISION 1. - GENERAL

#### Sec. 60-1094. - Purpose.

The provisions set forth in this article are intended to protect the public health and safety, promote the general welfare of the community and conserve the environment by assuring that all projects requiring planning board review are designed and developed in a manner which ensures that adequate provisions are made for protection of historic and archaeological resources; minimizing the adverse impacts on adjacent properties; and fitting the project harmoniously into the fabric of the community and promoting economic viability of important historic properties.

(Ord. of 9-21-2009, § 5.8A)

#### Sec. 60-1095. - 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- Planning and Development Office.

(Ord. of 9-21-2009, § 5.8B)

#### Sec. 60-1096. - Standards of approval.

The plan for the development will reflect the natural capabilities of the site to support development. Building lots and support facilities will be clustered in those portions of the site that have the most suitable conditions for development. The development shall include appropriate measures for protecting these resources including, but not limited to, modification of the proposed design of the site, time of construction, and limiting the extent of excavation.

~~4.~~ (Ord. of 9-21-2009, § 5.81C)

### DIVISION 2 - ADAPTIVE RE-USE OF STRUCTURES OF COMMUNITY SIGNIFICANCE

#### Sec. 60-1100. —. Purpose-

The purpose of this Section is to encourage the preservation and re-use of certain structures, that by their past use and importance to the community, are worthy of special considerations and flexibility in order to preserve them and make them economically viable for preservation. In addition, the adaptive re-use must not be a detriment to the surrounding properties and neighborhood.

Section 60-1101- Definitions-

Adaptive Re-use- the process of reusing an old site or building for a purpose other than which it was built or designed for.

Adaptive Re-use Historic Structure- Any building constructed before January 1, 1955.

Structures of Community Significance - A building that by virtue of its use in the community has created a value deserving of preservation and continued use.

Section 60-1102- Criteria and Eligibility for Adaptive Re-use Consideration.

A. Criteria - A potential applicant for Adaptive Re-Use must first meet the following criteria and have a mandatory preliminary staff meeting prior to submitting an application to the Planning Board for their consideration. The applicant shall prepare an Adaptive Re-Use Compliance Statement that addresses the following:

1. Age- Eligible structures must have been constructed before January 1, 1955.
2. Community Significance- The applicant must be able to document and describe how existing structure and site has made a significant social, economic, and cultural contribution to the neighborhood, city, and/or the region.
3. The Structure has been vacant or underutilized for at least 2 years.
4. Economic hardship- The applicant shall provide documentation that the preservation of the structure is not economically viable under the current uses and conditions.

B. Mandatory Preliminary Staff Meeting- The applicant shall schedule a preliminary meeting with the Planning Staff to review the project's eligibility, draft application and other site and surrounding issues. The Staff will respond to the applicant in writing within 5 working days of the meeting on its determination that the project can proceed or not.

C. Presentation to the Plan Review Committee- The Staff or applicant may request that the application be presented to the Plan Review Committee at their regular monthly meeting for a more comprehensive review.

D. Eligible Application- A site or structure that meets 3 of the 4 criteria is eligible to proceed with and application procedure process.



Section 60-1103- Application Procedure-

A. Application Requirements- The applicant shall also provide the following:

1. A complete application that meets the requirements of a Special Exception (Sec. 60-1276-1313) and Site Plan Review (Sec. 60-1335-37).
2. Additional Project Narrative Information
  - a. A description of the surrounding neighborhood including, historical, societal, physical, environmental and economic conditions.
  - b. Existing site/structural conditions including: any past, existing or potential environmental issues, parking, open space and historic information.
  - c. Proposed Uses and associated activities including a description of hours of operation, signage and number of employees.
  - d. Financial Statement that provides evidence that the proposed use is both feasible and marketable along with documentation of the expected costs and financing is available to complete the project.
  - e. Parking Plan- that includes existing or relocated on-site parking, any proposed off-site parking such as leased, shared or municipal parking within 500 feet of the project.
  - f. A Mitigation Plan that addresses any negative impacts, if any, to the surrounding area.
  - g. Treatment of Building Exterior- Photos of the existing structures and elevation drawings that show any proposed changes. Also to be included are any plans for any building additions, demolition or alterations.

B. Planning Board Action-

1. The Planning Board shall review applications for Adaptive Re-use following all the provisions of Special Exceptions (Sec. 60-1276-1313) and Site Plan Review (Sec. 60-1335-37).
2. The Planning Board shall hold a Public Hearing for all Adaptive Re-Use Applications.

C. Special Considerations

1. New Construction- Any new construction on the property or additions to the structure must be approved by the Planning Board and shall not exceed 10% of the existing structure. Any request to exceed 10% shall not be approved without a waiver by the Planning Board.
2. Parking- The existing number of parking spaces must remain on site but may be relocated on site. Additional parking may be approved that is

generated from leased or shared parking with a minimum 5 year option or contract, or be available at municipally owned parking within 1,000 feet.

3. The Planning Board may reduce or waive yard and setback requirements.

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