



AUBURN PLANNING BOARD MEETING

August 11, 2015
Agenda

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

1. ROLL CALL:

2. MINUTES: Approval request of the June 9, 2015 meeting minutes.

3. NEW BUSINESS and PUBLIC HEARING:

- A. Dan Bilodeau, representing the Lake Auburn Community Center, is seeking an amended Site Plan and Special Exception approval for modifications of a recreational use of land intended or designed for public use and associated site improvements at 115 North Auburn Road (PID # 363-035), pursuant to Chapter 60, Section 60-172(b)(5) of the City of Auburn Ordinances.
- B. The 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.

4. OLD BUSINESS:

- A. Staff will continue its discussion with the Planning Board on an "Adaptive Re-use" Ordinance.

5. MISCELLANEOUS:

6. PUBLIC COMMENT:

7. AJOURNMENT:

Next scheduled meeting is on September 15, 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 the Lake Auburn
Community Center, 115 North Auburn Road (PID # 363-035)

Date: August 11, 2015

- I. PROPOSAL- Dan Bilodeau, representing the Lake Auburn Community Center, is seeking a Site Plan and Special Exception approval for modifications of a recreational use of land intended or designed for public use and associated site improvements at 115 North Auburn Road (PID # 363-035), pursuant to Chapter 60, Section 60-172(b)(5) of the City of Auburn Ordinances.

The Planning Board approved a Site Plan and Special Exception in November of 2013 for the Lake Auburn Community Center (LACC) allowing recreational uses. The LACC is proposing a number of modest changes to their plan, which is why this is coming back to the Planning Board as a Special Exception and Site Plan review. The changes to the LACC are:

- A small grassed tetherball court
- Two (2) 25' x 50' grassed areas for youth activities
- The addition of 2 graveled handicapped parking spaces and associated rain garden for parking and basketball court run-off treatment
- A half court basketball court
- A 40' x 40' horseshoe area
- An ADA compliant bathroom and associated sewer hook-up and easement to an off-site septic system.
- A new storage building utilizing the old ice house foundation. This are will be used in part for a trail groomer and partly for temporary storage of equipment for outdoor activities.

II. DEPARTMENT REVIEW-

- a. Police- Support the Community Center's plan and the idea of area trails being coordinated through the 911 emergency system.
- b. Auburn Water and Sewer District- The Auburn Water and Sewer District has expressed concern about the proposed sewerage hook-up to the property's off-site septic system, which was designed for a 4 bedroom house. The AWSD also wanted

60 Court Street • Suite 104 • Auburn, ME 04210
(207) 333-6600 Voice • (207) 333-6601 Automated • (207) 333-6625 Fax
www.auburnmaine.org

to ensure that the Phosphorus Control Plan was updated to account for the additional site additions.

- c. Fire Department- The Fire Department wanted to be sure that the proposed storage building would not be used as a place of assembly, which would require much more stringent fire protection. The area in the storage building for the trail groomer will need to have property fire rating protection.
- d. Engineering- Gary Johnson- “I do not have any comments directly regarding this phase of the project. I did have a concern regarding the naming of the trails in the area. The E911 GIS, which shows the location of different trails through out the state, has several of the trails in this area listed as snowmobile trails, with some names different from what Mr. Bilodeau has presented. I have suggested that the naming of these trails be coordinated and agreed to by him, the snowmobile club, and whoever else has an interest in them. The names should adhere to the E911 addressing recommendations that they do not duplicate or phonetically sound like other names within the community. The name Merrick’s Way Trail would be an acceptable name. Any changes to existing names as shown on the E911 GIS should be submitted for updating. Any publications, i.e., trail maps, website information, and signage on the trails should correspond to the names as submitted to E911 GIS. “
- e. Code Enforcement Office- Mark Stambach- In his review of the new restroom and septic system, Mark had the following comments. “I’ve looked through the Subsurface Wastewater Rules and find no definition of a ‘public restroom’. For this reason, I believe that this design flow could be used and still comply with the rules. The use of a water meter to monitor the flow through the restroom is a good idea, but for it to be of any value, it would need to be able to monitor and report gallons per day (24 hour periods) vs. checking it weekly or monthly. The reason is that if the restroom doesn’t get used during the week and then has 1000 gallons go through it on the weekend, it could overcharge the system but the weekly numbers would not show this. Also, the data would need to be required to be provided on a scheduled basis.

In addition to this, the Plumbing Code would require 1.6 gallon flush toilets and metered faucets (max flow of 1 liter).”

- f. Planning and Development- Worked to coordinate and resolve staff concerns mentioned above.

III. PLANNING BOARD ACTION- This amended plan for changes to the Lake Auburn Community Center will require a Special Exception and Site Plan Review by the Planning Board.

- 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.”

This application is expanding a recreational use of land in the Agricultural Zone for public use which is a special exception (Section 60-172 b.) The zoning ordinance describes the conditions needed for approval of a Special Exception as follows:

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.*
- (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.*
- (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.*
- (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.*

It is the Staff's opinion that the applicant meets the conditions of Section 60- 1336.

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;*
- (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.*

It is the Staff's opinion that the applicant meets the conditions of Section 60- 1277.

IV. STAFF RECOMMENDATION- The Staff recommends the following actions:

- A. The Staff recommends the Planning Board **APPROVE** the Special Exception for The Lake Auburn Community Center at 115 North Auburn Road as the application meets the requirements of **Special Exception Law, Section 60-1336** based on the findings that:
- The proposal fulfills the requirements of the Agricultural/Resource Protection zone for Special Exceptions.
 - The proposed development will not create a traffic, fire or other safety hazard.
 - The proposed development will not have a negative effect on the characteristics or values of the neighborhood or surrounding area.
 - The proposed development provides adequate area, open and green space, storm water management, parking, landscaping, building separation, water supply and building separation and the provision of maintenance of all of the above.
- B. The Staff recommends the Planning Board **APPROVE** the Site Plan Review for the proposed development of Lake Auburn Community Center at 115 North Auburn Road as the Site Plan meets the requirements of the Site Plan Law **Sec. 60-1277** based on the findings that:
- The development has made provisions to protect adjacent areas against detrimental or offensive uses and will provide adequate surface water drainage and buffers against unwanted light, sound, dust and vibration and the preservation of light and air.
 - The development has made provisions for safe vehicular and pedestrian movement within the site and adjacent areas.
 - The development has made provisions for adequate disposal of wastes and the protection of environmental features of the site and adjacent areas.
- C. Conditions of Approval- The approvals for this application are subject to the following conditions being completed prior to the Site Plan's certification.
1. Events shall be limited to 25 or fewer persons unless an acceptable parking management plan is provided by the applicant and approved by the Auburn Police Department and/or Planning and Permitting Department. As proposed in the application, the plan may allow up to 50 persons if a parking plan is approved.
 2. The Phosphorus Control Plan shall be updated to include all the amended items in the application.
 3. A note shall be added to the Site Plan stating, "LACC will install a water meter for the new restroom and monitor and document the water meter on a weekly basis and before and after scheduled events and submit to the Planning Office monthly reports for the first 12 months of operation. The Planning Office will also have the authority to inspect the meter and log at any time.



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



June 27, 2015

***City of Auburn Planning and Permitting Department
60 Court Street, Suite 104
Auburn, Maine 04210***

Attn: Doug Greene, Assistant City Planner

***Re: Lake Auburn Community Center (LACC)
115 North Auburn Road
Phase II Development Review Application***

Doug,

We are pleased to present this Site Plan Amendment for the growing Community Center. Since our last site plan approval we have seen multiple trail & forestry grants, completed demolition of dangerous structures, easements for trails and the two City's street tree nursey additions. Also, a full property tax exemption (abatement) from the City of Auburn recognizing the property as a public benefit to the community. In addition, thousands of volunteer hours are being dedicated to promote Recreation, Environment & Community.

What is planned in Phase II?

Phase II brings the reconstruction of the historic "Ice House" on existing foundations for the storage of trail grooming equipment as well as storage and facility for mountain bikes, snow shoes & Nordic ski-equipment to be used in conjunction with free, public trail use. Also a smaller half basketball court and back board, ADA compliant restroom to replace the porta-potty, expansion of parking adding two handicapped parking spaces & signage. Finally Phase II brings watershed rain garden prior to paving the 20X30 half basketball court.

Additional planning documents available.

Since our original site-plan was approved on December 10, 2013 the Community Center through various volunteer organizations and businesses has included for planning consideration: City of Auburn property tax abatement dated January 2, 2014; Phosphorus Study dated June 20, 2014 & Phosphorus Control Site-Plan dated July 1, 2014; "Ice House" Floor Plans & Elevations dated May 29, 2015 & Phase II Site-Plan dated July 6, 2015.

Fall construction planned.

This fall, through a State snowmobile equipment reimbursement grant (earmarked for building materials) & the generosity of the Goodwill Take 2 stick building program, the 26X48 Ice House is initially planned as a shell only building. This will enable the recently acquired (35K) PRST Ranger groomer and new trail drag to be kept indoors when not in use year round. It will also provide storage for their Skandic groomer and drags & trail signage currently stored in the garage located on the south side of the barn.

Spring & Summer 2016 plans.

During next years building season, with the good luck of additional grants and donated monies, a rain garden and paved half basketball court, four squares & hop scotch area with a back board will be installed. This will complement the existing volley ball, horse shoes, and disc golf & tetherball court. Also an ADA compliant restroom to replace the porta-potty that has been in use will be constructed in accordance with the existing HHE-200 SWDS application that is on file and approved by the Auburn Water District. Finally, inside the Ice House, nearest to the trail head kiosk, bike, ski & snow shoe racks will be built along with seating benches to accommodate public trail use preparations.

Please feel free to forward any questions & comments and we look forward to making a presentation during the August Planning Board public hearing.



Dan Bilodeau, President LAWNA & Trail representative on the LACC

Lake Auburn Watershed Neighborhood Association (LAWNA)
115 North Auburn Road

dan@auburnwatershed.org

207 650-2398

The Lake Auburn Watershed Neighborhood Association (LAWNA) is a 501(c)3 non-profit organization as determined by the Internal Revenue Service. Gifts are tax-deductible. No goods or services were provided in exchange for this contribution.



Development Review Application

City of Auburn Planning and Permitting Department
City of Lewiston Department of Planning and Code Enforcement



PROJECT NAME: Lake Auburn Community Center Phase II

PROPOSED DEVELOPMENT ADDRESS: 115 N. Auburn Road

PARCEL ID#: 363-035

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

PROJECT DESCRIPTION: Phase II : 48x26 "Ice House" storage structure on historic foundation; 20x30 basket ball court; ADA rest rooms; expanded parking to 15 & Rain garden.

CONTACT INFORMATION: (LAWNA)

Applicant Lake Auburn Watershed

Name: Neighborhood Association

Address: 115 N. Auburn Rd

Zip Code Auburn, ME 04210

Work #:

Cell #: 207 650-2398

Fax #: auburnwatershed.org

Home #: lakeauburn.org

Email: info@auburnwatershed.org

Property Owner

SAME

Name:

Address:

Zip Code

Work #:

Cell #:

Fax #:

Home #:

Email:

Project Representative President, LAWNA

Name: DAN Bilodeau

Address: 207 N. Auburn Rd

Zip Code 04210

Work #:

Cell #: 207 650-2398

Fax #:

Home #: 207 782-5962

Email: anotherdanybilodeau@gmail.com

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

Name: Volunteer Groups:

Address:

Zip Code

Work #:

Cell #:

Fax #:

Home #:

Email:

ELHS Representatives

Mottram Architecture

Summit Geoengineering Serv.

Goodwill Take 2

Perkins Ridge Snow Travelers

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area _____ sq. ft.
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

See Phosphorus 600
Study JUNE 2014

BUILDING AREA/LOT

COVERAGE

Existing Building Footprint _____ sq. ft.
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

"ICE HOUSE" 933
+ 65 998 ADA Bathroom
SAME
YES
1170
190
LDRR
Same

ZONING

Existing _____
Proposed, if applicable _____

LAND USE

Existing _____
Proposed _____

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units _____
Proposed Number of Residential Units _____
Subdivision, Proposed Number of Lots _____

PARKING SPACES

Existing Number of Parking Spaces _____
Proposed Number of Parking Spaces _____
Number of Handicapped Parking Spaces _____ (proposed)
Proposed Total Parking Spaces _____

13
15
2
15

ESTIMATED COST OF PROJECT

\$ 5000.00 + GRANTS

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area _____ sq. ft.
Proposed Disturbed Area _____ sq. ft.
Proposed Impervious Area _____ sq. ft.

< 1 AC.

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 _____ passenger car equivalents (PCE)
(Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) _____ 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 LDRR zoning district.
 2. Parcel Area: 6.1 acres / 180,864 square feet(sf).
Regulations Required/Allowed Provided

Min Lot Area	<u>43,560</u>	/	<u>180,864</u>	
Street Frontage	<u>-</u>	/	<u>275</u>	
Min Front Yard	<u>25</u>	/	<u>26</u>	
Min Rear Yard	<u>25</u>	/	<u>1180</u>	
Min Side Yard	<u>15</u>	/	<u>40</u>	
Max. Building Height	<u>35</u>	/	<u>30</u>	
Use Designation		/		
Parking Requirement	1 space/ per square feet of floor area			
Total Parking:	<u>A6/RP1</u>	/	<u>15</u>	
Overlay zoning districts(if any):	<u>↓</u>	/	<u>Lake Auburn</u>	
Urban impaired stream watershed?	YES/NO If yes, watershed name _____			

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. Full size plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed.
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.


L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

Auburn: www.auburnmaine.org under City Departments/ Planning and Permitting/Land Use Division/Zoning Ordinance

Lewiston: <http://www.ci.lewiston.me.us/clerk/ordinances.htm> Refer to Appendix A of the Code of Ordinances

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: 	Date: <u>June 27, 2015</u>
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Development Review Checklist

City of Auburn Planning and Permitting Department
City of Lewiston Department of Planning and Code Enforcement



**THE FOLLOWING INFORMATION IS REQUIRED WHERE APPLICABLE TO BE
SUBMITTED FOR AN APPLICATION TO BE COMPLETE**

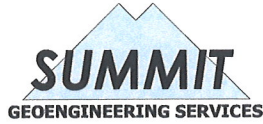
PROJECT NAME: Lake Auburn Community Center Phase II

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: 115 N. AUBURN Rd 363-035

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
	Owner's Names/Address	✓			
	Names of Development	✓			
	Professionally Prepared Plan	✓			
	Tax Map or Street/Parcel Number	✓			
	Zoning of Property	✓			
	Distance to Property Lines	✓			
	Boundaries of Abutting land	✓			
	Show Setbacks, Yards and Buffers	✓			
	Airport Area of Influence (Auburn only)	N/A			
	Parking Space Calcs				
	Drive Openings/Locations	✓			
	Subdivision Restrictions				
	Proposed Use	✓			
	PB/BOA/Other Restrictions	✓			
	Fire Department Review				
	Open Space/Lot Coverage	✓			
	Lot Layout (Lewiston only)	N/A			
	Existing Building (s)	↓			
	Existing Streets, etc.	↓			
	Existing Driveways, etc.	↓			
	Proposed Building(s)	↓			
	Proposed Driveways	↓			
Landscape Plan					
	Greenspace Requirements	✓			
	Setbacks to Parking	N/A			
	Buffer Requirements	✓			
	Street Tree Requirements	N/A			
	Screened Dumpsters	N/A			
	Additional Design Guidelines	✓			
	Planting Schedule	N/A			

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
Stormwater & Erosion Control Plan					
	Compliance w/ chapter 500	N/A			
	Show Existing Surface Drainage	✓			
	Direction of Flow	✓			
	Location of Catch Basins, etc.	N/A			
	Drainage Calculations	N/A			
	Erosion Control Measures	✓			
	Maine Construction General Permit	N/A			
	Bonding and Inspection Fees	N/A			
	Post-Construction Stormwater Plan	N/A			
	Inspection/monitoring requirements	N/A			
	Third Party Inspections (Lewiston only)	N/A			
Lighting Plan					
	Full cut-off fixtures	N/A			
	Meets Parking Lot Requirements	N/A			
Traffic Information					
	Access Management	N/A			
	Signage				
	PCE - Trips in Peak Hour	↓			
	Vehicular Movements	↓			
	Safety Concerns	↓			
	Pedestrian Circulation	↓			
	Police Traffic	↓			
	Engineering Traffic	↓			
Utility Plan					
	Water	N/A			
	Adequacy of Water Supply	↓			
	Water main extension agreement	↓			
	Sewer	↓			
	Available city capacity	↓			
	Electric	✓			
	Natural Gas	N/A			
	Cable/Phone	N/A			
Natural Resources					
	Shoreland Zone	N/A			
	Flood Plain	N/A			
	Wetlands or Streams	N/A			
	Urban Impaired Stream	N/A			
PLAN Attached	Phosphorus Check	✓			
	Aquifer/Groundwater Protection	N/A			
	Applicable State Permits	N/A			

Required Information		Check Submitted		Applicable Ordinance	
Site Plan		Applicant	Staff	Lewiston	Auburn
	No Name Pond Watershed (Lewiston only)	N/A			
AWD Letter	Lake Auburn Watershed (Auburn only)	✓			
	Taylor Pond Watershed (Auburn only)	N/A			
Right Title or Interest					
on File	Verify	✓			
No changes	Document Existing Easements, Covenants, etc.	✓			
Technical & Financial Capacity					
	Cost Est./Financial Capacity	✓			
	Performance Guarantee	N/A			
State Subdivision Law					
	Verify/Check	✓			
	Covenants/Deed Restrictions	✓			
	Offers of Conveyance to City	✓			
	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	✓			
Additional Subdivision Standards					
	Single-Family Cluster (Lewiston only)	N/A			
	Multi-Unit Residential Development (Lewiston only)	↓			
	Mobile Home Parks				
	Private Commercial or Industrial Subdivisions (Lewiston only)				
	PUD (Auburn only)	↓			
A JPEG or PDF of the proposed site plan		✓			
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					

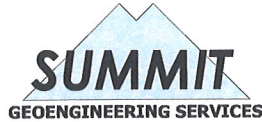


PHOSPHORUS STUDY

**Lake Auburn Community Center
115 North Auburn Road
Auburn, Maine**

Prepared for
Lake Auburn Watershed Neighborhood Association

Prepared by
Summit Geoengineering Services, Inc
June 2014



June 20, 2014
SGS 14104

Dan Bilodeau
Lake Auburn Watershed Neighborhood Association
PO Box 1493
Auburn, ME 04211-1493

Reference: Phosphorus Study
Lake Auburn Community Center

Dear Dan;

The attached documents include phosphorus calculations and a site plan to comply with the "Site Plan Review" requirements of the City of Auburn for your project.

We appreciate the opportunity to assist you with this phase of your project. If there are any questions, please do not hesitate to call.

Sincerely,
Summit Geoengineering Services, Inc.

Kevin R Farrar, PLS

William M. Peterlein, P.E.
President & Principal Engineer



1.0 Introduction

This phosphorus study and accompanying plan was prepared to show that, with phosphorus treatment (buffers), the site and its improvements will not exceed the maximum allowable phosphorus export for sites located in the Lake Auburn watershed. The proposed improvements will consist of a parking area, trails, a new building and deck. In addition to the proposed improvements the phosphorus calculations take into account existing structures to remain and areas to maintained as mowed lawns.

2.0 Phosphorus Calculations

The permissible phosphorus export from any given site in the Lake Auburn watershed is 0.047 pounds per acre per year (p/a/y). The total area of the property is 6.1 acres. Applying a credit for developed areas (buildings/driveways) that existed prior to 1980 results in a "project area" of 5.88 acres. Based on this, the maximum permissible phosphorus export is 0.28 lb/yr. This information is shown on the attached "Worksheet 1, PPB calculations"

Based on the sketches and photos that you have provided and the Maine DEP phosphorus calculation formulas and standards we have calculated the post development phosphorus export to be 0.87 lbs/yr., more than the permissible phosphorus export of 0.28 lbs/yr. Therefore we have added three "phosphorus treatment buffers" to the site plan. These buffers are all down gradient of the improvements and meet the sizing criteria for "Volume III, Section 5 - Vegetated Buffers" of the Maine Stormwater Best Management Practices Manual". Given the credits for establishing buffers down gradient of improvements, the phosphorus export for the site is reduced to 0.25 lbs/yr, less than maximum permissible phosphorus export of 0.28 lb/ys. This information is shown on the attached "Worksheet 2, Pre-PPE and Post PPE Calculations".

3.0 Buffers

The site plan shows two "meadow" type buffers and one "forested" buffer. The meadow buffers are meant to have a dense cover of grasses or a combination of grasses and trees. These types of buffers cannot be mowed more than twice per calendar year. The forested buffer runs along the down gradient sides of the 6' wide grassed trail and Merrick's Way Trail. A forested buffer is shall have "a well distributed stand of trees with essentially a complete canopy cover". It must also have "an undisturbed layer of duff covering the mineral soil".

PHOSPHORUS COMPUTATIONS

Worksheet 1 PPB calculations

Project name: Lake Auburn Community Center

Lake name: Lake Auburn

Town name: Auburn

Standard Calculation

Watershed per acre phosphorus budget (Appendix C):	PAPB	<u>0.047</u>	lbs P/acre/year
Total acreage of development parcel:	TA	<u>6.1</u>	acres
NWI wetland acreage:	WA	<u>0</u>	acres
Steep slope acreage:	SA	<u>0</u>	acres
Existing developed area		<u>0.22</u>	acres
Project acreage: $A = TA - (WA + SA)$	A	<u>5.88</u>	acres

Project Phosphorus Budget: $PPB = P \times A$	PPB	<u>0.28</u>	lbs P/year
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Small Watershed Adjustment

If Project Acreage (A) is greater than the threshold acreage for the small watershed threshold (SWT, from pertinent lake and town info in the table in Appendix C), calculate an alternative PPB using the analysis below and use this value if it is less than the the Standard Calculation PPB.

Small Watershed Threshold (Appendix C):	SWT	<u>N/A</u>	acres
Project acreage:	A	<u>N/A</u>	acres
Allowable increase in town's share of annual phosphorus load to lake (Appendix C):	FC	<u>N/A</u>	lbs P/year
Area available for development (Appendix C):	AAD	<u>N/A</u>	acres
Ratio of A to AAD ($R = A/AAD$)	R	<u>N/A</u>	

If $R < 0.5$, Project Phosphorus Budget	PPB	<u>N/A</u>	lbs P/year
$PPB = [(FC \times R)/2] + [FC/4]$			

If $R > 0.5$, Project Phosphorus Budget	PPB		lbs P/year
$PPB = FC \times R$			

Worksheet 2

Pre-PPE and Post-PPE Calculations

Calculate phosphorus export from development for before and after treatment
 Use as many sheets as needed for each development type (commercial, roads, residential lots, etc.)

Project name: Lake Auburn Community Center Development type: _____ Sheet # _____

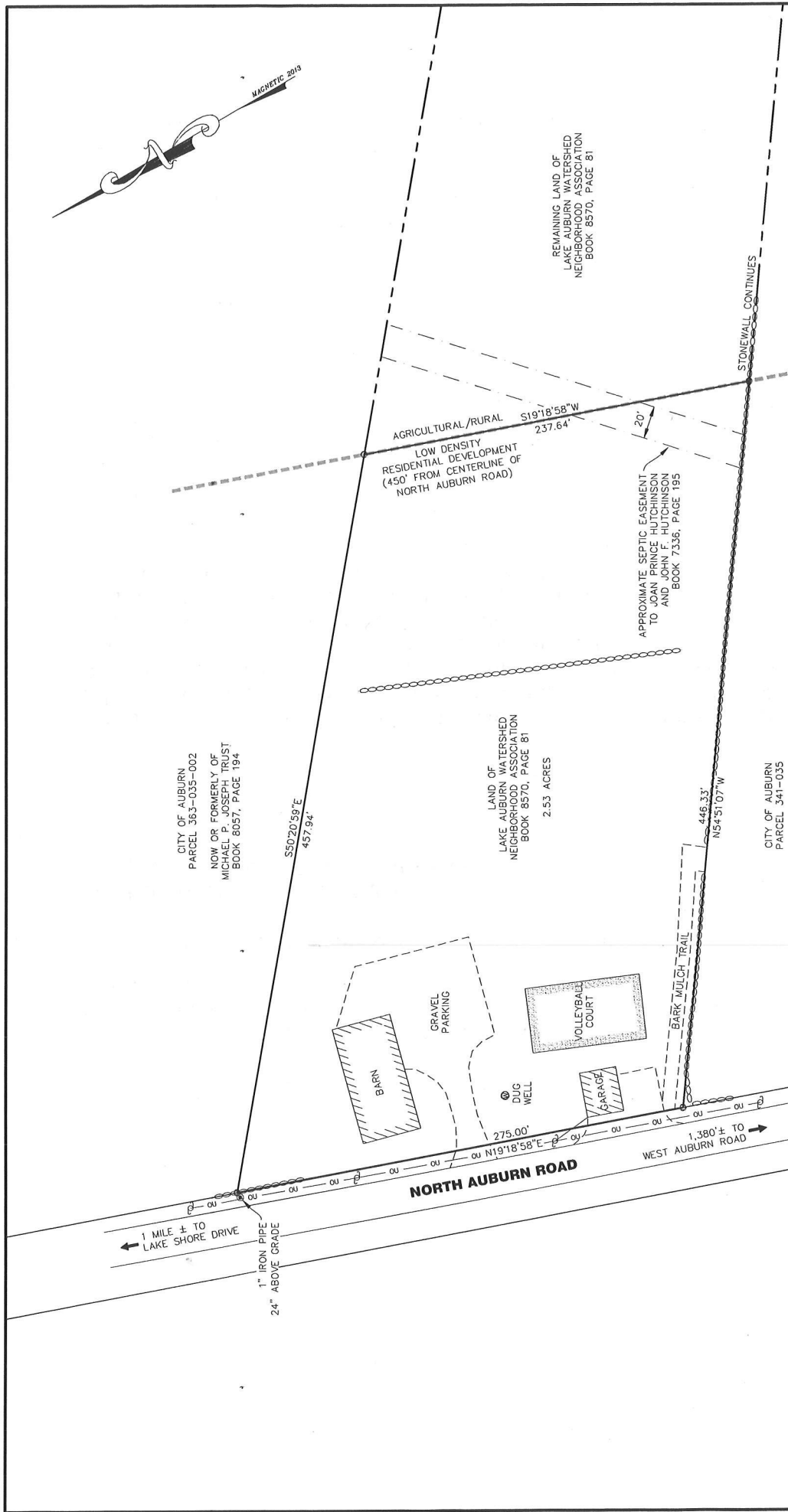
Land Surface Type or Lot #(s) with description	Acres or # of lots	Export Coefficient from Table 3.1 Table 3.2	Pre-treatment Algal Av. P Export (lbs P/year)	Treatment Factor for BMP(s) from Chapter 6	Post- treatment Algal Av. P Export (lbs P/year)	Description of BMPs
Parking (Impervious)	0.17	1.25	0.21	0.3	0.06	Meadow buffer
Driveway (Impervious)	0.1	1.75	0.18	0.3	0.05	
Building	0.08	0.5	0.04	0.3	0.01	
Lawn (Soil group B)	0.61	0.4	0.24	0.3	0.07	Forested buffer
Driveway (Impervious)	0.06	1.75	0.11	0.2	0.02	
Lawn (Soil group B-nontreated)	0.04	0.4	0.02	1	0.02	
Lawn (Soil group C)	0.11	0.6	0.07	0.2	0.02	Forested buffer
			0	1	0	
			0	1	0	
			0	1	0	
		Total Pre-PPE (lbs P/year)	0.87	Total PostPPE (lbs P/year)	0.25	



WATMAN SPRING RD

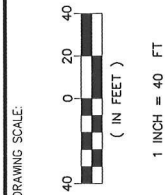
115 NORTH AUBURN RD
5.7 ACRES

115 NORTH AUBURN RD



MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.

42 CHURCH ST. LUDWIGSBURG FALLS, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM



REVISION NOTES:
N/A

SEAL:

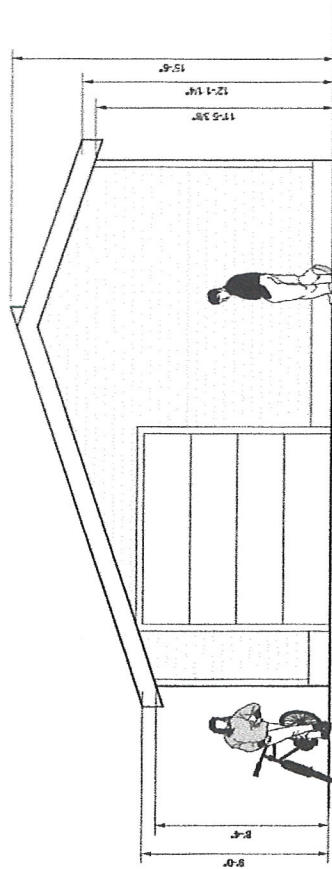
STATE OF MAINE
CHARLES L. BUKER
#2397
REGISTERED PROFESSIONAL SURVEYOR

MDC NO.	13-150
PROJ. MGR.	CLB
DRAWN BY:	TJB
CHECKED BY:	N/A
REVISION NO.	N/A
SURVEY DATE:	09-11-2013
ISSUE DATE:	09-12-2013
ISSUED FOR:	FINAL

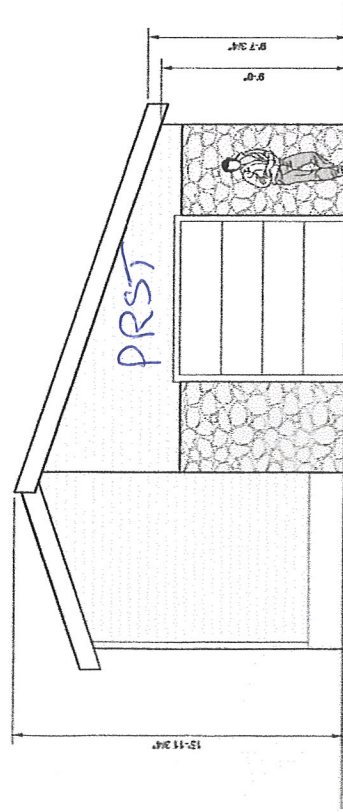
PARTIAL BOUNDARY SURVEY PLAN OF
LAND OF LAKE AUBURN WATERSHED
NEIGHBORHOOD ASSOCIATION
NORTH AUBURN ROAD, AUBURN, MAINE

OWNER OF RECORD
LAND OF LAKE AUBURN WATERSHED
NEIGHBORHOOD ASSOCIATION
115 NORTH AUBURN ROAD, AUBURN, MAINE 04210

2015-16 ICEHOUSE
LACE & PRST

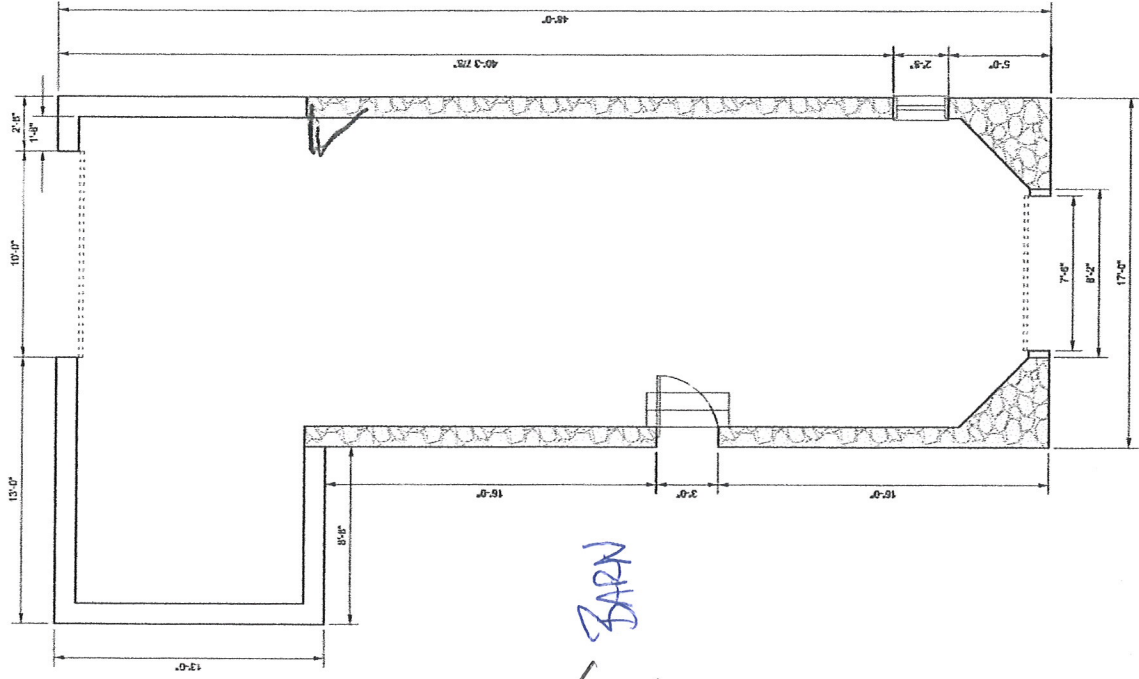


BACK



FRONT

BACK




BARN

FRONT

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 FAX (207) 287-4172

PROPERTY LOCATION	
City, Town, or Plantation	AUBURN
Street or Road	115 N. AUBURN RD
Subdivision, Lot #	DAN GIBBS PARCEL

AUBURN	PERMIT # 6895	APPLICANTS COPY
Date Permit Issued: 5/11/07	FEE	<input type="checkbox"/> If Double Fee Charged
 Local Plumbing Inspector Signature		L.P.I. # 0988

OWNER/APPLICANT INFORMATION	
Name (last, first, MI)	
BILODEAU, DANIEL	X Applicant
Mailing Address of	207 N. AUBURN RD
X Applicant	AUBURN, MAINE 04210
Daytime Tel. #	(603) 731-3982 OR (207) 782-5962

THE WORK SPECIFIED IN THIS APPLICATION IS HEREBY AUTHORIZED TO BE INSTALLED IN ACCORDANCE WITH THE RULES. THIS PERMIT EXPIRES AFTER TWO YEARS FROM DATE ISSUED UNLESS WORK HAS COMMENCED.

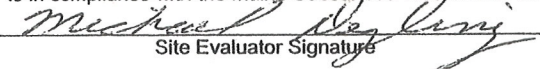
Owner or Applicant Statement	
I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.	
Signature of Owner or Applicant	Date 10/23/06

Municipal Tax Map # 363	Lot # 35
Caution: Inspection Required	
I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Local Plumbing Inspector Signature	(1st) Date Approved
	(2nd) Date Approved

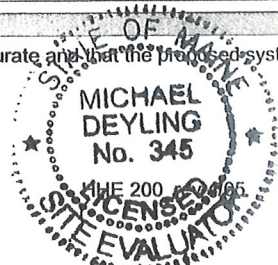
PERMIT INFORMATION		
TYPE OF APPLICATION 1. <input checked="" type="checkbox"/> First Time System 2. <input type="checkbox"/> Replacement System Type Replaced: Year Installed: 3. <input type="checkbox"/> Expanded System a. <input type="checkbox"/> Minor Expansion b. <input type="checkbox"/> Major Expansion 4. <input type="checkbox"/> Experimental System 5. <input type="checkbox"/> Seasonal Conversion	THIS APPLICATION REQUIRES 1. <input checked="" type="checkbox"/> No Rule Variance 2. <input type="checkbox"/> First Time System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 3. <input type="checkbox"/> Replacement System Variance a. <input type="checkbox"/> Local Plumbing Inspector Approval b. <input type="checkbox"/> State & Local Plumbing Inspector Approval 4. <input type="checkbox"/> Minimum Lot Size Variance 5. <input type="checkbox"/> Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENT(S) 1. <input checked="" type="checkbox"/> Complete Non-engineered System 2. <input type="checkbox"/> Primitive System (graywater & alternative toilet) 3. <input type="checkbox"/> Alternative Toilet, specify: 4. <input type="checkbox"/> Non-engineered Treatment Tank (only) 5. <input type="checkbox"/> Holding Tank, capacity: _____ gallons 6. <input type="checkbox"/> Non-engineered Disposal Field (only) 7. <input type="checkbox"/> Separated Laundry System 8. <input type="checkbox"/> Complete Engineered System (2000 gpd or more) 9. <input type="checkbox"/> Engineered Treatment Tank (only) 10. <input type="checkbox"/> Engineered Disposal Field (only) 11. <input type="checkbox"/> Pre-treatment, specify: _____ 12. <input type="checkbox"/> Miscellaneous components
SIZE OF PROPERTY _____ sq. ft. 6 +/- X acres	DISPOSAL SYSTEM TO SERVE 1. <input checked="" type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: 4 2. <input type="checkbox"/> Multiple Family Dwelling, No. of Units: 3. <input type="checkbox"/> Other: current use: _____ seasonal _____ year Round X undeveloped	TYPE OF WATER SUPPLY 1. <input checked="" type="checkbox"/> Drilled Well (proposed) 2. <input type="checkbox"/> Dug Well 3. <input type="checkbox"/> Private 4. <input type="checkbox"/> Public 5. <input type="checkbox"/> Other:
SHORELAND ZONING <input type="checkbox"/> Yes X No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK 1. <input checked="" type="checkbox"/> Concrete a. <input checked="" type="checkbox"/> Regular b. <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> Plastic 3. <input type="checkbox"/> Other: _____ CAPACITY: 1000 gallons	DISPOSAL FIELD TYPE & SIZE 1. <input type="checkbox"/> Stone Bed 2. <input type="checkbox"/> Stone Trench 3. <input checked="" type="checkbox"/> Proprietary Device a. <input type="checkbox"/> Cluster array c. <input checked="" type="checkbox"/> Linear b. <input type="checkbox"/> Regular load d. <input type="checkbox"/> H-20 Load 4. <input type="checkbox"/> Other: _____ SIZE: 200 _____ sq. ft. X lin. ft.	GARBAGE DISPOSAL UNIT 1. <input type="checkbox"/> No 2. <input checked="" type="checkbox"/> Yes 3. <input type="checkbox"/> Maybe >> If yes/maybe, specify one below: a. <input type="checkbox"/> Multi-Compartment Tank b. <input type="checkbox"/> 2 Tanks in Series c. <input type="checkbox"/> Increase in Tank Capacity d. <input checked="" type="checkbox"/> Filter on Tank Outlet	DESIGN FLOW _____ gallons-per-day (gpd) BASED ON: 1. <input checked="" type="checkbox"/> Table 501.1 (dwelling unit(s)) 2. <input type="checkbox"/> Table 501.2 (other facilities) SHOW CALCULATIONS -- for other facilities -- 3. <input type="checkbox"/> Section 503.0 (meter readings) ATTACH WATER-METER DATA
SOIL DATA & DESIGN CLASS PROFILE CONDITION DESIGN 5 • C • 2 at Observation Hole # TP-10 Depth 37" OF MOST LIMITING SOIL FACTOR	DISPOSAL FIELD SIZING 1. <input type="checkbox"/> Small -- 2.0 sq. ft./gpd 2. <input checked="" type="checkbox"/> Medium -- 2.6 sq. ft./gpd 3. <input type="checkbox"/> Medium-Large -- 3.3 sq. ft./gpd 4. <input type="checkbox"/> Large -- 4.1 sq. ft./gpd 5. <input type="checkbox"/> Extra Large -- 5.0 sq. ft./gpd	EFFLUENT/EJECTOR PUMP 1. <input type="checkbox"/> Not Required 2. <input checked="" type="checkbox"/> May Be Required 3. <input type="checkbox"/> Required >> Specify dose for engineered & experimental systems DOSE: _____ gallons	Latitude and longitude Lat d m s Lon d m s

SITE EVALUATOR STATEMENT
 I certify that on 7/26/06 I completed a site evaluation on this property and state that the data reported herein are accurate and that the proposed system is in compliance with the Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

 Site Evaluator Signature	345 SE #	8/23/06 rev 10/23/06 Date
Michael Deyling Site Evaluator Name Printed	(207) 795-6009 Telephone #	mdeyling@summitenv.com E-Mail Address

Note: Changes or deviations from the design should be confirmed with the Site Evaluator.

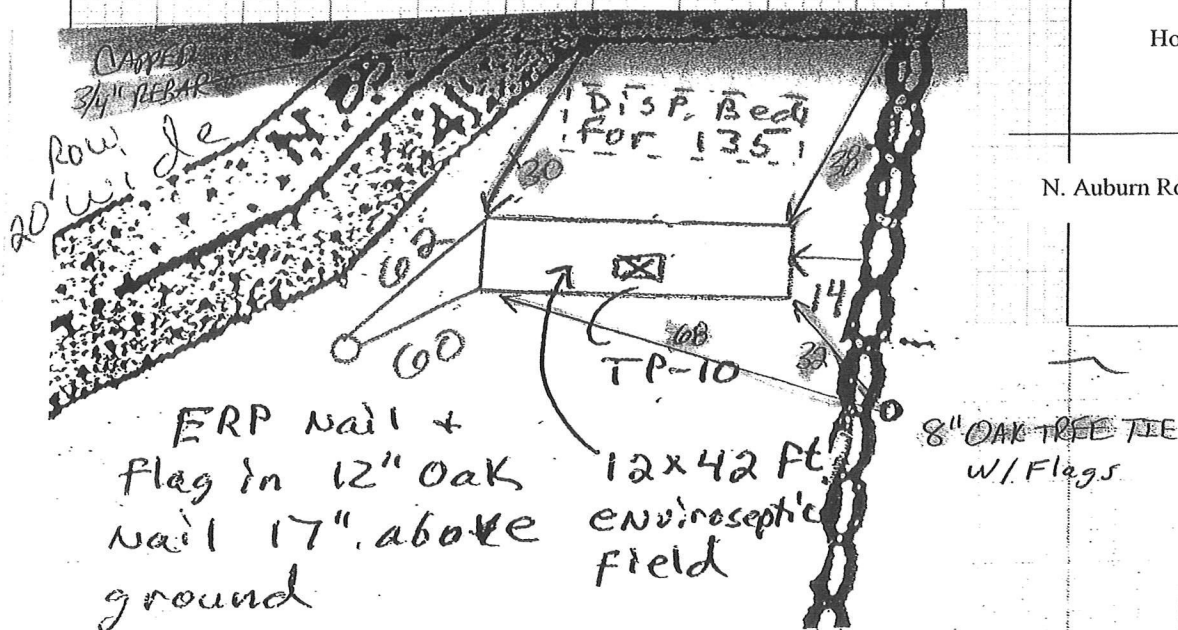


Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 FAX (207) 287-4172

Owner or Applicant Name
BILODEAU

Scale: 1" = _____ ft.

SITE LOCATION MAP
(Attach map from Maine Atlas
for First Time System Variance)



(holes Shown Above)

Observation Hole # ☐ Test Pit ☐ Boring

_____ " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				NONE
6	LOAM	FRIABLE	BROWN	EVIDENT
12	FINE SAND	GRANULAR	BROWN	
18	FINE SAND	GRANULAR LOOSE	TAN	
24	TO			
30	SILTY SAND	SOMEWHAT FIRM		
36	30-40	AT 37 POSSIBLY RESTRICT		
42				
48	COARSE SAND	GRANULAR	TAN	
Soil <u>5</u> Classificati <u>C</u> Slope <u>2-7</u> Limiting Factor <u>37"</u> Profile Condition Percent Depth				<input type="checkbox"/> Groundwater <input type="checkbox"/> Bedrock

[illegible]

Michael Deyling
Site Evaluator Signature

SE # 345.

8/23/06rev10/23/06 Page 2 of 3
Date HHE-200 Rev. 10/02

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation
AUBURN

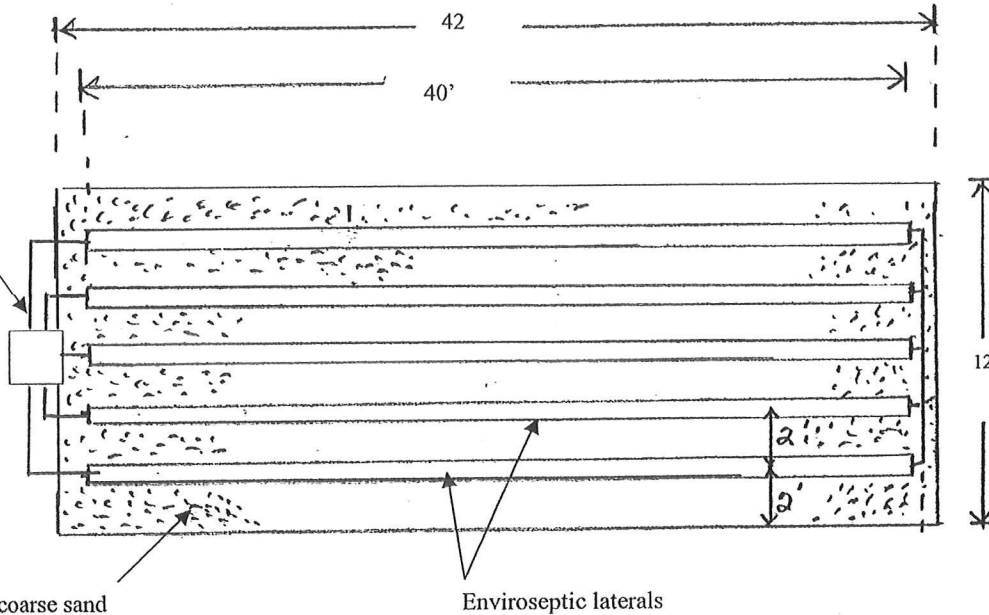
Street, Road, Subdivision
115 N. AUBURN RD

Owner or Applicant Name
BILODEAU

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1" = _____ ft.

Distribution
box can be
relocated for
better pipe access



Scale: as shown

Disposal field utilizes five rows of enviroseptic piping 40 feet in length. Rows are spaced at 2.0 feet center to center and 1 foot to endwall. Connect rows with 4" diamet PVC solid pipe. See cross section and construction note for dimensions and specifications.

BACKFILL REQUIREMENTS

Depth of Backfill (upslope) 6 +/-"
Depth of Backfill (downslope) 12 +/-"
Depths at cross section (shown below)

CONSTRUCTION ELEVATIONS

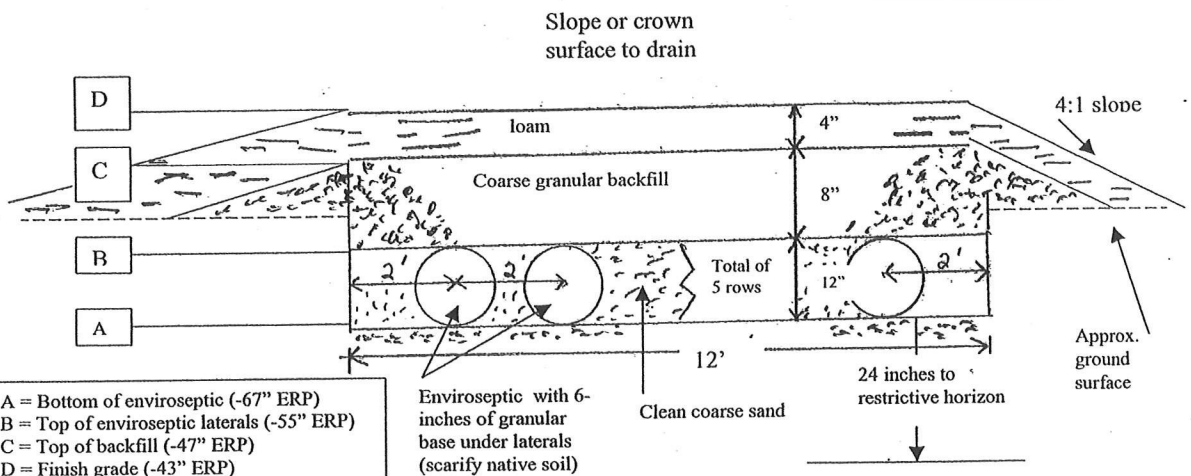
Finished Grade Elevation -43" ERP
Top of Proprietary device -55" ERP
Bottom of Disposal -67" ERP

ELEVATION REFERENCE POINT

Location & Description nail and pink flagging on 12" Oak tree. Nail is 17" above gr.
Reference Elevation is: 0.0"

DISPOSAL FIELD CROSS-SECTION

Scales:



Scale: as shown

A = Bottom of enviroseptic (-67" ERP)
B = Top of enviroseptic laterals (-55" ERP)
C = Top of backfill (-47" ERP)
D = Finish grade (-43" ERP)

Enviroseptic with 6-inches of granular base under laterals (scarify native soil)

Clean coarse sand

24 inches to restrictive horizon

Approx. ground surface

Site Evaluator Signature

Michael Dwyer

SE #

345

Date

8/23/06rev10/23/06

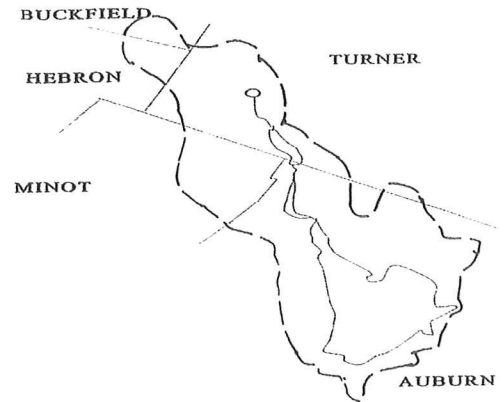
HHE-200 Rev.10/02

CONSTRUCTION NOTES

- 1) The disposal field is 12' X 42' in size and utilizes Enviro-Septic Piping in five rows of 40'. The field corners are staked at the Site. A 1,000 gallon concrete or plastic septic tank is to be installed a minimum of 8 feet from the proposed future home foundation. Location to be at the discretion of the homeowner and/or contractor.
- 2) The elevation reference point (ERP) is a nail and orange flag on a 12" Oak tree adjacent to the field. The nail is approximately 17 inches above ground surface at base of tree. The ERP is set at 0". Disposal field elevations are shown on the cross sections. Enviro-Septic laterals shall be maintained level and backfill thickness shall be maintained as shown on the drawings. The contractor shall verify all elevation measurements prior to and during construction.
- 3) The disposal bed shall consist of 12" diameter Enviro-Septic laterals in five rows of 40 feet. Laterals will be connected to the distribution box with solid 4-inch PVC pipe. A 2.0-foot spacing (center to center) shall be maintained between rows and disposal field side-walls and a 1.0 foot end to end-wall spacing. The Enviro-Septic laterals shall be bedded in **clean coarse sand** (less than 5% silt or clay size particles). The sand shall be placed between laterals and between laterals and the sidewall. Sand shall extend 6-inches around the circumference of the enviroseptic laterals.
- 4) Backfill used over the Enviro-Septic laterals, to achieve grade or for use in fill extension areas shall be a coarse granular backfill with no more than 5% silt and clay sized particles. No stones larger than 3" in diameter shall be present in the backfill. See drawings for backfill areas.
- 5) Vegetation and loam shall be removed from the disposal field and fill extension footprint prior to constructing the field. A 4-inch thick transition zone shall be established at the base of the disposal bed. Compaction of the disposal field area shall be avoided. If compaction occurs due to equipment moving across the field, the bottom of the disposal bed shall be scarified to provide a non-compacted transition zone between the disposal bed base and underlying material.
- 6) A 4-inch layer of loam shall be placed over the backfill.
- 7) Final grades shall be such that surface water (precipitation) will drain away from the disposal area. Upon completion, the area shall be seeded and mulched.

LAKE AUBURN

WATERSHED PROTECTION COMMISSION
Auburn, ME 04212-0414 or Lewiston, ME 04243-7250



November 7, 2006

Dan Bilodeau
207 North Auburn Road
Auburn, ME 04210

Re: Private Sewerage Disposal System, 115 North Auburn Road, Property ID # 363035000

Dear Mr. Bilodeau,

The Auburn Water District has reviewed the revised subsurface wastewater disposal system application for the property located at 115 North Auburn Road, Property ID # 363035000. A review of the revised lot plan dated October 23, 2006 prepared by Michael Deyling, found the system to be a satisfactory design for a septic disposal system within the Lake Auburn Watershed.

This letter is to confirm that the proposed plan meets the requirements of the Lake Auburn Watershed Commission and the Auburn Water District. If you have any questions, please feel free to me at 784-6469.

For the Commission,

A handwritten signature in cursive script, reading "Mary Jane Dillingham".

Mary Jane Dillingham
Water Quality Manager

Cc. Roger Bouvier, Chair LAWPC
Normand R. Lamie, Auburn Water District
David Galbraith, City of Auburn, Planning Dept.

City of Auburn, Maine

"Maine's City of Opportunity"

Karen Scammon, CMA
Assessor

Office of the Assessor

Katelyn Doustou
Assessing Assistant

Joseph St. Peter
Appraiser

January 2, 2014

LAWNA
PO Box 1493
Auburn, ME 04211

2014 NOTICE OF ACTION ON REAL ESTATE ABATEMENT

Location: 115 North Auburn Rd Map 363 Lot 35

Dear Mr. Bilodeau,

The Assessor, Karen Scammon, has granted a full abatement of taxes on the above-described property on January 2, 2014.

REASON: Tax Exempt

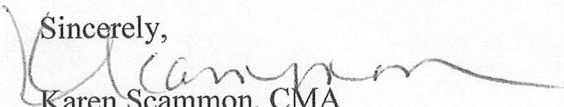
Where an abatement has been granted, the change in value is shown below:

Original Valuation:	Total	\$14,700
Taxable Value:	Total	\$0

The abatement has resulted in a total reduction of \$14,700 assessed value. The Tax Collector has been notified. Please contact the Tax Collector with any questions you may have at 333-6601 ext 1178.

A REVISED TAX BILL WILL NOT BE ISSUED

Sincerely,


Karen Scammon, CMA

New Septic
Easement

Bk 9114 Pg1 #5333
04-08-2015 @ 03:22p

**RELEASE DEED
(Easement)**

Stacey L. Bilodeau, an individual of 207 North Auburn Road in Auburn, County of Androscoggin, State of Maine, for consideration paid, releases to, **Lake Auburn Watershed Neighborhood Association (LAWNA)**, a Maine nonprofit corporation with a mailing address of 115 North Auburn Road in Auburn, County of Androscoggin, State of Maine, a portion of two certain easement deeds and any interest in and to a certain parcel of land situated in **Auburn**, County of **Androscoggin**, State of **Maine** bounded and described as follows:

Easement One:

Beginning at a point in the southwesterly line of land conveyed to Stacey L. Bilodeau by Thomas B. Gould by deed dated November 30, 2005, and recorded in the Androscoggin County Registry of Deeds in Book 6595, Page 139, which southwesterly line was created by conveyance of a portion of said land by Stacey L. Bilodeau to Sunset Sticks & Stones, Inc. by deed dated January 16, 2008, and recorded in the Androscoggin County Registry of Deeds in Book 7350, Page 74, and another conveyance of a portion of said land by Stacey L. Bilodeau to Peter Drews and Hjordys Fedorowisz by deed dated August 2, 2011, and recorded in the Androscoggin County Registry of Deeds in Book 8212, Page 192; thence

1. North 49°37'03" East approximately 20 feet to a point in the southwesterly line of land conveyed to Stacey L. Bilodeau by C. Timothy Schoppe by deed dated August 6, 2004, and recorded in the Androscoggin County Registry of Deeds in Book 6024, Page 24; thence
2. North 49°37'03" East a distance of 738.61 feet to a point; thence
3. South 71°30'00" East a distance of 7.64 feet to an existing capped ¾ inch rebar, numbered 492; thence
4. North 87°49'24" East a distance of 73.05 feet to an existing capped ¾ inch rebar, numbered 402; thence
5. South 41°16'29" East a distance of 57.91 feet to a point in the southeasterly line of land conveyed to Stacey L. Bilodeau by C. Timothy Schoppe by deed dated August 6, 2004, and recorded in the Androscoggin County Registry of Deeds in Book 6024, Page 24, and in the northeasterly line of an old county road known as the Middle Road; thence
6. South 49°37'03" West along the southeasterly line of said land of Stacey L. Bilodeau and along the northwesterly line of said Middle Road a distance of 20.00 feet to a point; thence
7. North 41°16'29" West a distance of 48.08 feet to an existing ¾ inch rebar, numbered 492; thence
8. South 87°49'24" West a distance of 27.89 feet to a point; thence

9. South 31°25'18" East a distance of 66.14 feet to a point in the southeasterly line of said land of Stacey L. Bilodeau and in the northwesterly line of said Middle Road; thence

10. South 49°37'03" West along the southeasterly line of said land of Stacey L. Bilodeau and along the northwesterly line of said Middle Road a distance of 22.97 feet to a point; thence

11. North 31°25'18" West a distance of 82.41 feet to a point; thence

12. South 87°49'24" West a distance of 13.29 feet to an existing ¾ inch rebar, numbered 492; thence

13. South 49°37'03" West parallel to and 20 feet southeasterly from the above first mentioned line a distance of 728.07 feet to a point in the southwesterly line of land conveyed to Stacey L. Bilodeau by C. Timothy Schoppe by deed dated August 6, 2004, and recorded in the Androscoggin County Registry of Deeds in Book 6024, Page 24; thence

14. South 49°37'03" West approximately 20 feet to a point in the southwesterly line of land conveyed to Stacey L. Bilodeau by Thomas B. Gould by deed dated November 30, 2005, and recorded in the Androscoggin County Registry of Deeds in Book 6595, Page 139, which southwesterly line was created by conveyance of a portion of said land by Stacey L. Bilodeau to Sunset Sticks & Stones, Inc. by deed dated January 16, 2008, and recorded in the Androscoggin County Registry of Deeds in Book 7350, Page 74, and another conveyance of a portion of said land by Stacey L. Bilodeau to Peter Drews and Hjordys Fedorowisz by deed dated August 2, 2011, and recorded in the Androscoggin County Registry of Deeds in Book 8212, Page 192; thence

15. Northwesterly along the southwesterly line of said land of Stacey L. Bilodeau approximately 20 feet to the point of beginning.

Being a portion of that easement conveyed to Daniel E. Gibbs by easement deed from Stacey L. Bilodeau dated March 19, 2010, and recorded in the Androscoggin County Registry of Deeds, in Book 7904, Page 254. For Grantor's source of title, reference should be made to a certain deed from Daniel E. Gibbs to Daniel L. Bilodeau and George N. Bussiere dated May 28, 2011, and recorded in the Androscoggin County Registry of Deeds in Book 8168, Page 244 (and a corrective deed dated December 14, 2012, and recorded in the Androscoggin County Registry of Deeds in Book 8566, Page 265), and a deed from George N. Bussiere to Daniel L. Bilodeau dated December 5, 2012, and recorded in the Androscoggin County Registry of Deeds in Book 8566, Page 267, and a deed from Daniel L. Bilodeau to Lake Auburn Watershed Neighborhood Association (LAWNA) dated December 25, 2012, and recorded in the Androscoggin County Registry of Deeds in Book 8570, Page 81.

Easement Two:

Beginning at a point in the southwesterly line of land conveyed to Stacey L. Bilodeau by Thomas B. Gould by deed dated November 30, 2005, and recorded in the Androscoggin County

Registry of Deeds in Book 6595, Page 139, which southwesterly line was created by conveyance of a portion of said land by Stacey L. Bilodeau to Sunset Sticks & Stones, Inc. by deed dated January 16, 2008, and recorded in the Androscoggin County Registry of Deeds in Book 7350, Page 74, and another conveyance of a portion of said land by Stacey L. Bilodeau to Peter Drews and Hjordys Fedorowisz by deed dated August 2, 2011, and recorded in the Androscoggin County Registry of Deeds in Book 8212, Page 192; thence

1. North 49°37'03" East approximately 20 feet to a point in the southwesterly line of land conveyed to Stacey L. Bilodeau by C. Timothy Schoppe by deed dated August 6, 2004, and recorded in the Androscoggin County Registry of Deeds in Book 6024, Page 24; thence
2. North 49°37'03" East a distance of 738.61 feet to a point; thence
3. South 71°30'00" East a distance of 7.64 feet to an existing capped ¾ inch rebar, numbered 492; thence
4. North 87°49'24" East a distance of 73.05 feet to an existing capped ¾ inch rebar, numbered 402; thence
5. South 41°16'29" East a distance of 57.91 feet to a point in the southeasterly line of land conveyed to Stacey L. Bilodeau by C. Timothy Schoppe by deed dated August 6, 2004, and recorded in the Androscoggin County Registry of Deeds in Book 6024, Page 24, and in the northeasterly line of an old county road known as the Middle Road; thence
6. South 49°37'03" West along the southeasterly line of said land of Stacey L. Bilodeau and along the northwesterly line of said Middle Road a distance of 20.00 feet to a point; thence
7. North 41°16'29" West a distance of 48.08 feet to an existing ¾ inch rebar, numbered 492; thence
8. South 87°49'24" West a distance of 67.18 feet to an existing ¾ inch rebar, numbered 492; thence
9. South 49°37'03" West parallel to and 20 feet southeasterly from the above first mentioned line a distance of 728.07 feet to a point in the southwesterly line of land conveyed to Stacey L. Bilodeau by C. Timothy Schoppe by deed dated August 6, 2004, and recorded in the Androscoggin County Registry of Deeds in Book 6024, Page 24; thence
10. South 49°37'03" West approximately 20 feet to a point in the southwesterly line of land conveyed to Stacey L. Bilodeau by Thomas B. Gould by deed dated November 30, 2005, and recorded in the Androscoggin County Registry of Deeds in Book 6595, Page 139, which southwesterly line was created by conveyance of a portion of said land by Stacey L. Bilodeau to Sunset Sticks & Stones, Inc. by deed dated January 16, 2008, and recorded in the Androscoggin County Registry of Deeds in Book 7350, Page 74, and another conveyance of a portion of said land by Stacey L. Bilodeau to Peter Drews and Hjordys Fedorowisz by deed dated August 2,

2011, and recorded in the Androscoggin County Registry of Deeds in Book 8212, Page 192; thence

11. Northwesternly along the southwesterly line of said land of Stacey L. Bilodeau approximately 20 feet to the point of beginning.

Being a portion of that easement conveyed to Daniel E. Gibbs by easement deed from Stacey L. Bilodeau dated March 19, 2010, and recorded in the Androscoggin County Registry of Deeds, in Book 7904, Page 254. For Grantor's source of title, reference should be made to a certain deed from Daniel E. Gibbs to Daniel L. Bilodeau and George N. Bussiere dated May 28, 2011, and recorded in the Androscoggin County Registry of Deeds in Book 8168, Page 244 (and a corrective deed dated December 14, 2012, and recorded in the Androscoggin County Registry of Deeds in Book 8566, Page 265), and a deed from George N. Bussiere to Daniel L. Bilodeau dated December 5, 2012, and recorded in the Androscoggin County Registry of Deeds in Book 8566, Page 267, and a deed from Daniel L. Bilodeau to Lake Auburn Watershed Neighborhood Association (LAWNA) dated December 25, 2012, and recorded in the Androscoggin County Registry of Deeds in Book 8570, Page 81.

All bearings are magnetic September 2005.

Both Easement One and Easement Two were previously released by Grantee to Grantor by easement deed dated March 28, 2014 and recorded on March 31, 2014 in Book 8886, Page 18 of the Androscoggin Registry of Deeds. The purpose of this deed is to re-convey the easements to Grantee.

6th IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this day of April, 2015.

Cynthia LeBlanc
Witness

Stacey L. Bilodeau
Stacey L. Bilodeau

STATE OF MAINE
ANDROSCOGGIN, SS.

April 6, 2015

Then personally appeared the above-named Stacey L. Bilodeau and acknowledged the foregoing instrument to be her free act and deed. Before me,

Deborah A. LaPerle
Notary Public/Attorney at Law

Print Name: Deborah A. LaPerle
My Commission Expires: MAY 3, 2021

DEBORAH A. LaPERLE

Notary Public, State of Maine
My Commission Expires May 3, 2021

drc F:\STW\Clients\Lawna-corporate 38036\Release of septic easement 3-20-13.doc

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

Trail Easement to
Andro County inhabitants

Bk 8886 Pg18 #4308
03-31-2014 @ 08:10a

EASEMENT DEED

The Lake Auburn Watershed Neighborhood Association (LAWNA), a Maine nonprofit corporation with an address in Auburn, Androscoggin County, State of Maine, for consideration paid, grants to the Inhabitants of the County of Androscoggin, Maine, in gross, a public easement burdening certain land in Auburn, Androscoggin County, and State of Maine, which land is described in a deed from Daniel L. Bilodeau dated December 25, 2012 and recorded in the Androscoggin County Registry of Deeds in Book 8570, Page 81. Said easement shall be described as follows:

Beginning at a 5/8 inch rebar, capped "Buker 2397" to be set on the easterly right-of-way line of North Auburn Road, at the northwesterly corner of land now or formerly of Joan Prince Hutchinson and John F. Hutchinson described in a deed recorded in the Androscoggin County Registry of Deeds in Book 2702, Page 70, said rebar being approximately one thousand three hundred eighty feet (1380' ±) northerly along said North Auburn Road from its intersection with West Auburn Road;

Thence, South 54°51'07" East one thousand two hundred six feet (1206.33'), more or less, along a stonewall to a point on the westerly line of land now or formerly of the Lake Auburn Watershed Protection Commission as described in a deed recorded in the Androscoggin County Registry of Deeds in Book 3078, Page 252;

Thence, northerly along said line of the Lake Auburn Watershed Protection Commission fifteen feet (15') to a point;

Thence, North 54°51'07" West to a point on the easterly right-of-way line of North Auburn Road;

Thence, southerly along the easterly line of said North Auburn Road fifteen feet (15'), more or less, to the point of beginning.

In addition to the above-described easement, persons utilizing the easement may walk northerly, from the most easterly corner of the above-described easement, and along the westerly line of the Lake Auburn Watershed Protection Commission, and within fifteen feet (15') westerly of the existing stone wall along said westerly line of said land of the Lake Auburn Watershed Protection Commission, as needed, to access a natural opening within said stone wall.

Use

This public easement for use by the inhabitants of Androscoggin County, Maine, shall be utilized only between the hours of 8:00 AM and 8:00 PM, and shall be utilized for recreational purposes only, including walking, jogging, biking, horseback riding, cross country skiing, and walking pets on leash. Any pets must be on leash at all times, and any waste must be removed from the property and disposed of properly. Any minor child utilizing the easement shall be

accompanied and supervised by an adult or adults at all times, which adult(s) (hereinafter sometimes the "Responsible Party") shall ensure said minor child complies with the terms of use and other terms and conditions set forth herein. Except for snowmobiles, no motorized vehicles shall be permitted without the express written consent of Grantor or its successors or assigns.

Smoking, consumption of alcohol, consumption or utilization of drugs, fires, loitering, and leaving any waste or litter are expressly prohibited on or within the easement area. Grantee shall not, and shall have no right to, leave or construct any structure or personal property on or upon the land subject to this easement. All persons shall exercise reasonable care in utilization of the easement and shall comply with any and all applicable laws, ordinances, and regulations of any governmental authority, as well as any rules adopted by Grantor, which rules shall be recorded in the Androscoggin Registry of Deeds, and which recording shall constitute complete and sufficient public notice thereof. All persons utilizing the easement shall, furthermore, do so in a manner that does not unreasonably disturb plant or wildlife habitat, or the quiet enjoyment of abutting property or the owner's thereof.

Groups larger than twenty-five (25) persons must obtain prior written consent from Grantor or the current owner of the real property burdened by the easement.

Maintenance/Damage

All persons utilizing the easement shall promptly repair, at his, her, or their sole cost and expense, any damage to the easement or the land underlying or adjacent to said easement caused by said person(s). Grantor has and retains no obligation to maintain, or contribute to the cost of maintaining, the easement or repairing damage thereon.

Immunity and Indemnity

Grantor and holder claim all of the rights and immunities against liability for injury to the fullest extent of the law, including, but not limited to, that pursuant to 14 M.R.S. § 159-A, as currently in force and as the same may be amended from time to time, including any successor provisions thereof.

Furthermore, all persons utilizing the easement shall indemnify and hold harmless Grantor, its successors and assigns, from and against any and all loss, damage, claims, actions, and liabilities arising from or relating to the use thereof and any rights set forth hereunder, including, but not limited to, personal injury, property damage, and damage arising from or relating to the discharge of any hazardous, toxic, or dangerous substances or wastes (hereinafter sometimes the "Liabilities"). In addition to his or her own Liabilities, any Responsible Party shall indemnify and hold harmless Grantor, its successors and assigns, from any and all Liabilities of or arising from a minor child supervised by or accompanying said Responsible Party.

Rules & Regulations

Grantor reserves the right, at any time and from time to time, to adopt, alter, amend, or rescind rules and regulations governing use of the easement. Any said rules and regulations shall be recorded in the Androscoggin County Registry of Deeds, which recording shall constitute complete and sufficient public notice thereof.

Grantor's Reserved Rights

Grantor reserves the right to use the easement in any manner that does not unreasonably interfere with the exercise of the rights granted hereunder. The easement granted by this instrument is not exclusive, and Grantor reserves the right to grant similar easements over the real property described herein to other persons or parties in common with the rights granted hereunder, and Grantees shall exercise their rights in common with, and without interference to, other authorized parties.

Although not obligated to undertake any maintenance of the easement or the land underlying the easement, Grantor reserves the right to maintain and upgrade said land, specifically including, but not limited to, the right to minimize and prevent erosion and other deterioration of the soil and land, including, but not necessarily limited to deterioration relating to, or arising from, precipitation, water runoff, and use of the easement.

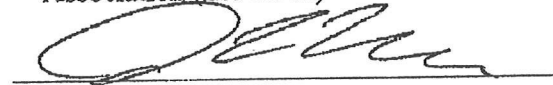
Enforcement

Grantor, its successors and assigns, has the right to enforce the conditions, restrictions, and terms of use and set forth herein, either directly or by reference, and may utilize any and all remedies available at law or in equity, including, without limitation, injunctive relief, the recovery of damages, together with attorneys' fees, and shall be entitled to terminate the rights of any specific individual to utilize the easement for failure to abide by said terms or conditions of use, and shall have the right to require restoration of the land subject to this easement relating to or arising from the violation or attempted violation of any of the term or condition of this easement or any rule or regulation adopted by Grantor in accordance herewith.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 28th day of March, 2014.


Witness

Lake Auburn Watershed Neighborhood
Association (LAWNA)


By: Daniel L. Bilodeau
Its: President

STATE OF MAINE
ANDROSCOGGIN, SS.

March 28, 2014

Then personally appeared the above-named Daniel L. Bilodeau in said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Lake Auburn Watershed Neighborhood Association (LAWNA).

Before me,



Notary Public/Attorney at Law

Print Name: Shene T. Wright

My Commission Expires:

F:\STW\Clients\Lawna-corporate 38036\Recreational Easement\Easement Deed.doc

City of Auburn & City of Lewiston Tree Nursery Easement & Licensing Agreement

LEASE

This lease ("Lease") made this 7th day of May, 2015, by and between the Lake Auburn Watershed Neighborhood Association ("LAWNA"), a Maine nonprofit, public benefit corporation with a principal place of business in Auburn, County of Androscoggin, State of Maine, ("LAWNA") and the City of Lewiston and the City of Auburn (collectively, the "Cities"), municipalities organized under Maine law, which by mutual agreement maintain the Lewiston Auburn Community Forest Board, a conservation board, ("LACFB"). Whereas both LAWNA and the Cities, by and through the LACFB, seek to encourage conservation in and around the Lake Auburn Watershed, the parties agree as follows:

1. **Premises:** LAWNA leases to the Cities a certain right-of-way and property located near Lake Auburn, in Auburn, Maine as described in **Exhibit A** (the "Premises").
2. **Term:** This Lease shall be for a term of 20 years, beginning as of April __, 2015.
3. **Use of Premises:** The Cities shall use the Premises for the purposes of planting, maintaining, and removing live trees to be used along rights of way in Auburn and Lewiston ("Use").
4. **Well Access:** As described in **Exhibit A**, the Cities shall also have the right to access and draw water from a well on the property of LAWNA adjacent to the Premises (such well depicted on the diagram in **Exhibit B**) provided that the Cities shall draw water from the well solely for the Use described in Section 3 of this Lease.
5. **Equal Use:**
 - a. The Cities shall Use the Premises equally. The Cities shall equally share the costs associated with planting and maintaining live trees from the Premises, and each City shall have the right to remove an equal number of live trees from the Premises.
 - b. If either City breaches Section 5(a) of this Lease, the Lease shall not terminate. The Cities shall resolve any dispute regarding Section 5(a) amongst themselves through binding arbitration pursuant to Section 14.
6. **Maintenance and Repair:** The Cities shall keep the Premises clean and clear of all litter, repair any damage caused by them to the Premises, and, at the termination of this Lease, shall return the Premises to the condition it was in at the beginning of the Term, unless the Premises cannot be returned to the condition it was in at the beginning of the Term for reasons beyond the control of the Cities.
7. **Hours of Operation:** The Cities shall not access the Premises outside the hours of 8:00 a.m. to 8:00 p.m., seven days per week, absent the express written consent of LAWNA.

8. **Assignment:** The Cities may not assign this Lease, nor sublet any part of the Premises without the prior written consent of LAWNA, which consent may be withheld for any reason at the sole discretion of LAWNA.
9. **Insurance:** The Cities shall, upon request of LAWNA, provide proof of worker's compensation insurance coverage in amounts and forms consistent with Maine state law, covering their employees during the term of this Agreement.
10. **Termination:**
- a. Except as provided in Section 5, LAWNA or the Cities may terminate this lease for cause upon written notice of the breach to the other party, and the breaching party shall have 30 days after receipt of the notice (the "Notice Period") to cure the violation.
 - b. If the breaching party does not cure the violation during the Notice Period, the Lease shall terminate at the end of the Notice Period.
 - c. For a period of two years following the termination of this Lease, the Cities shall have a continuing right to maintain and remove trees from the Premises.
11. **Limits of this Lease:** This Lease is meant only to permit the Cities to Use the Premises. The Cities at all times are entities separate and distinct from LAWNA and are solely responsible for the provision of any services as described within this Lease. Nothing in this Lease shall be deemed to create any partnership, joint venture, or other business relationship between LAWNA and the Cities, except as specifically described in this Lease.
12. **Fire and Casualty:** If all or substantially all of the Premises is destroyed or seriously damaged by fire or other casualty, or is taken by eminent domain, then either party may terminate their future obligations under this Lease upon notice to the other party.
13. **Compliance:** Both parties shall comply with all applicable laws and regulations.
14. **Governing Law and Dispute Resolution:** This Lease shall be governed by Maine law. The invalidity of any of the provisions of this Lease shall not affect any of the remaining provisions of this Lease. Any dispute arising out of this Lease shall be resolved by binding arbitration before a single arbitrator, at the office of Brann & Isaacson, 184 Main Street, Lewiston, Maine, under the JAMS Streamlined Arbitration Rules. Upon a demand for arbitration, the parties shall select an arbitrator. If the parties have not selected an arbitrator within 30 days, either party may ask that the Androscoggin County Superior Court appoint the arbitrator. The prevailing party shall be entitled to recover reasonable attorney fees and costs. This Section shall survive the expiration or termination of this Lease.

15. **Notices:** Notices under this Lease shall be effective upon receipt or refusal when delivered in writing to a party in person, by certified mail, return receipt requested, or overnight delivery service with proof of delivery.
16. **Modifications:** This Lease may not be modified or waived except in writing. Any waiver by either party in regards to the terms of this Agreement shall constitute a waiver only of that specific occurrence, and shall not be deemed a waiver of any other covenants, promises, or agreements contained herein.
17. **Successors or Assigns:** All covenants, promises, and agreements contained in this Lease shall be binding upon and shall inure to the benefit of the respective successors or assigns of the parties of this Lease.
18. **Entire Agreement:** This Lease is the complete and entire agreement between the parties.

IN WITNESS WHEREOF, the undersigned, representing that they are duly authorized to act, have caused this instrument to be duly executed this 7th day of May 2015.

LAKE AUBURN WATERSHED
NEIGHBORHOOD ASSOCIATION (LAWNA)

By: [Signature]
Its PRESIDENT, DAN BILLODEAU

STATE OF MAINE
Andro Scipio ss

Now appeared before me the above named Dan Billodeau of Maine, and acknowledged the foregoing to be his free act and deed in said capacity and the free act and deed of the Lake Auburn Watershed Neighborhood Association.

[Signature]

Notary Public/Attorney at Law

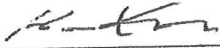
Print Name: LAUREN F. SHAW

Notary Public, Maine
My Commission Expires December 19, 2018

CITY OF LEWISTON

[Signature]
By: Edward A. Barrett
Its: City Administrator

CITY OF AUBURN


By: Howard Kroli
Its: Acting City Manager

City of Auburn and City of Lewiston-Tree Nursery Easement

A certain right-of-way and tree nursery easement, situated on the easterly side of North Auburn Road, so-called, in the City of Auburn, County of Androscoggin, and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a 5/8 inch rebar, capped "Buker 2397" on the easterly right-of-way line of North Auburn Road, at the northwesterly corner of land now or formerly of Joan Prince and John F. Hutchinson (Book 2702, Page 70), said rebar being one thousand three hundred eighty (1,380) feet, more or less, from the intersection of said North Auburn Road and West Auburn Road;

Thence, from the Point of Beginning, North 19 degrees-18 minutes -58 seconds East, along said easterly right-of-way line of North Auburn Road, a distance of sixteen (16) feet, more or less, to a point;

Thence, South 54 degrees-51 minutes -07 seconds East, through said land of the Grantor herein, a distance of two hundred eighty-five (285) feet, more or less, to a point at the intersection of the last described line and the projection of an interior stonewall, said line being fifteen (15) feet and parallel at all points, from the southerly boundary line of the Grantor herein;

Thence, North 22 degrees-51 minutes -46 seconds East, through said land of the Grantor herein and partially along said interior stonewall, a distance of two hundred thirty-one (231) feet, more or less, to a point on the northerly line of the Grantor herein and the southerly boundary line of land now or formerly of Michael P. Joseph Trust (Book 8057, Page 194);

Thence, South 50 degrees-19 minutes -55 seconds East, along said land now or formerly of Michael P. Joseph Trust, a distance of three hundred thirty (330) feet, more or less, to a point on a stonewall;

Thence, South 47 degrees-27 minutes -10 seconds West, along said stonewall, a distance of two hundred nineteen (219) feet, more or less, to a point on a stonewall on the northerly boundary line of said land now or formerly of Joan Prince and John F. Hutchinson;

Thence, North 54 degrees-51 minutes -07 seconds West, along said land now or formerly of Joan Prince and John F. Hutchinson, a distance of five hundred fifteen (515) feet, more or less, to a 5/8 inch rebar, capped "Buker 2397" and the Point of Beginning.

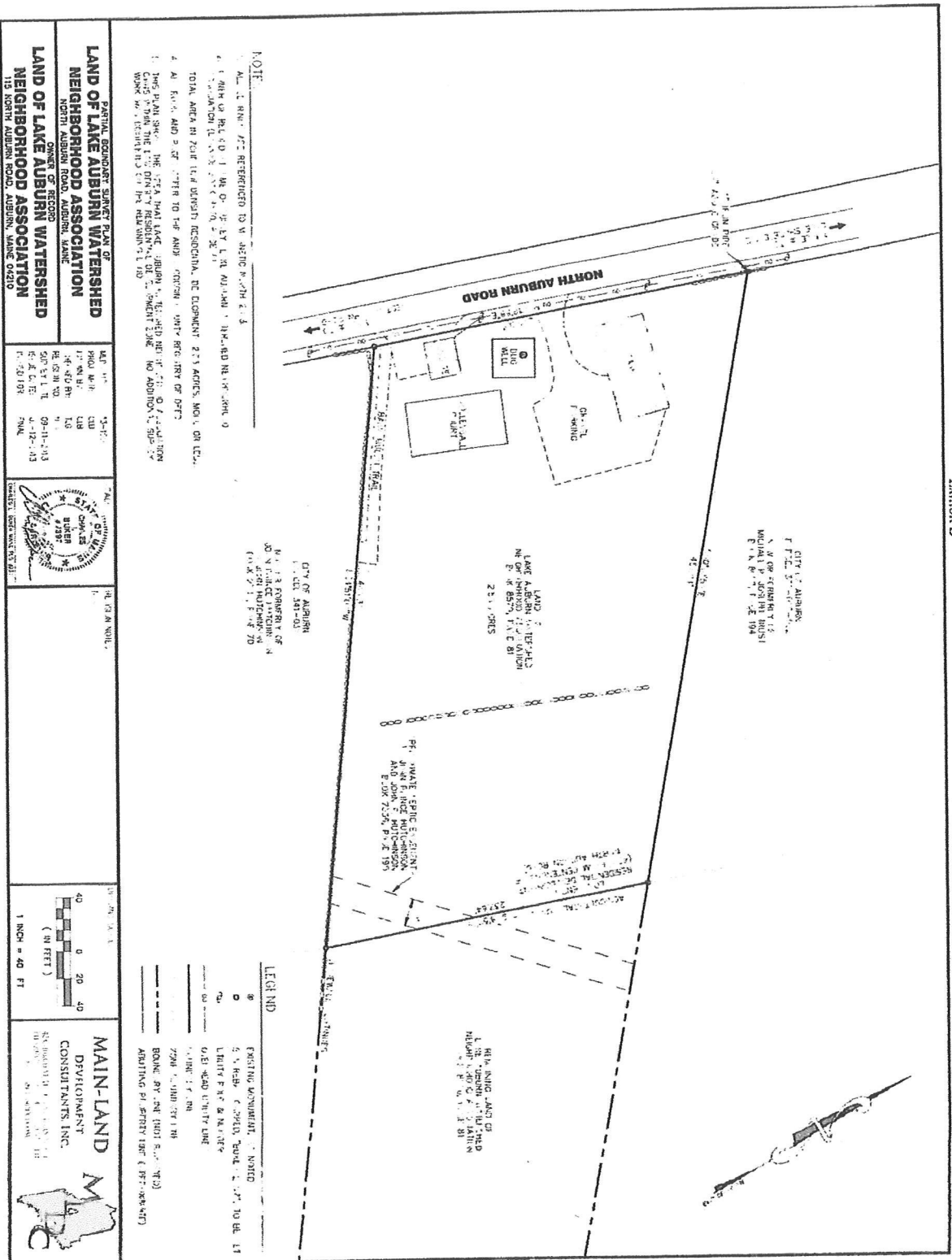
The above-described easement contains 1.6 acres, more or less.

All bearings are referenced to Magnetic North 2013.

All Book and Pages refer to the Androscoggin County Registry of Deeds.

Meaning and intending to convey a right-of-way and tree nursery easement over a portion, and only a portion, granted to Lake Auburn Watershed Neighborhood Association, by a release deed from Daniel L. Bilodeau, dated December 25, 2012, and recorded in Book 8570 Page 81 on December 26, 2012.

Exhibit B



History & Present status of property for grant purposes.

The Lake Auburn Watershed Neighborhood Association (LAWNA), established as a 501c3 in 2007, is a public benefit corporation organizing private and public lands on or near the shores of Lake Auburn, as well as its watershed area. LAWNA promotes the protection of the environmental and natural resources while supporting responsible recreation, development and community service. On December 25, 2012, a 6 acre field and wooded parcel was donated to the LAWNA to be used as a Gateway for an additional 400 acres of abutting property on all four sides of the parcel which is heavily laden with multi-use, year round recreational trails. A 25 person volunteer-work committee, representing a multitude of recreational interests was formed to manage the property and the Community has embraced the very new and young Lake Auburn Community Center (LACC).

Since the LACC inception, our outreach and return from the Community has been incredible! We have partnered with the Perkins Ridge Sno-Travelers (PRST), Procter & Gamble (P&G), Edward Little High School (ELHS), and the Androscoggin Valley Education Coalition (AVEC), as well as dozens of local corporate sponsors and of course the general public. Through these partnerships; we have initiated an education & outreach program for the surrounding area which is located in the critical Lake Auburn watershed. Facets including the natural and man-made deterioration of the property, what steps can be taken to minimize future impacts and how we can enhance the Gateway for the Community with environmentally responsible, science based development.

Another exciting partnership that was formed early on is with the Lewiston-Auburn Community Forestry Board (LACFB); a tree nursery easement area was drafted and surveyed last September and student volunteers from the AVEC program came and planted approximately two dozen trees. In just three weeks, another large tree planting will be taking place with over 200 additional trees through the *second* Project Canopy Grant for the property, this time from the City of Lewiston. As arborists and volunteers care and nurture the tree seedlings, designated as LACFB street tree inventory, we will be strengthening our partnership with the cities as this is a joint board with members appointed by both Mayors! The nursery end result will be \$45,000 worth of street trees for our urban community which has lacked funding for buying new trees for many years.

The Community Center is requesting funding to develop our historic "Ice House" into a groomer storage facility, shelter and common project meeting area. We have partnered with PRST this summer, which will be providing building materials for roof, walls, and garage doors (storage shell) and are pleased to release that on-going discussion with Goodwill Take 2 for the provision of qualified building labor to build a safe, dry & useful area for housing the brand new 2015 PRST Ranger Groomer & trail drag.

What we are hoping for is funding to develop the ice house even further to include a finished concrete floor, insulation, interior walls & windows, heat, and an ADA compliant restroom plumbed to a new subsurface wastewater disposal (SWDS) system and recently upgraded well. With careful planning that started years ago, the LACC already holds a detailed City & Water District approved site-plan & SWDS application including the needed recorded easements. Minor modifications to this site plan and the formality of a building, electrical and plumbing permit would wrap up the remaining administration details.

The development of this historical "Ice House" would not only benefit the PRST for storage of their grooming equipment, it would benefit the Community as a whole! Currently, we are open to the public from 8 am to 830 pm daily; providing miles of multi-use trails, nature

observation, volleyball, tetherball, picnicking, horseshoes, cross-country skiing, snowmobiling and ice skating, disc golf and more. This great recreational facility which draws on neighbors, community members and folks from all over! The benefit of the converted Ice House would serve a multitude of purposes; it would provide a winter shelter area for our frequent snow-show & skier traffic, which are forced to prepare in the elements. Another benefit is a shade/wind shelter area for outdoor gathering when it very hot and/or sunny or when there is a sudden storm and subsequent downpour. There have been meetings held in the past at our facility but because of the unpredictability of the weather, it proves to be unreliable for younger or older visitors. This would change the Community Center which limits the opportunities that are so bountiful.

Notes for sustainability:

1. PERPETUAL deeded trail access granted to the residents of Androscoggin County and recorded in the County building in Auburn.
2. No debt, No mortgage.
3. FULL property tax exemption by the City of Auburn.
4. Monthly utility expenses averaging \$90 and with a new bathroom facility proposed expenses will be reduced to only an electric bill of \$25/month.
5. Acceptance and cooperation of the Lake Auburn Watershed Protection Commission (LAWPC), and the Gould, Hutchinson, & Joseph estate(s) as the immediate abutters & neighbors.





CONTROL LEVELS



LEGEND

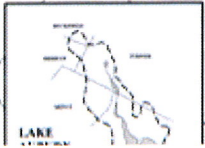
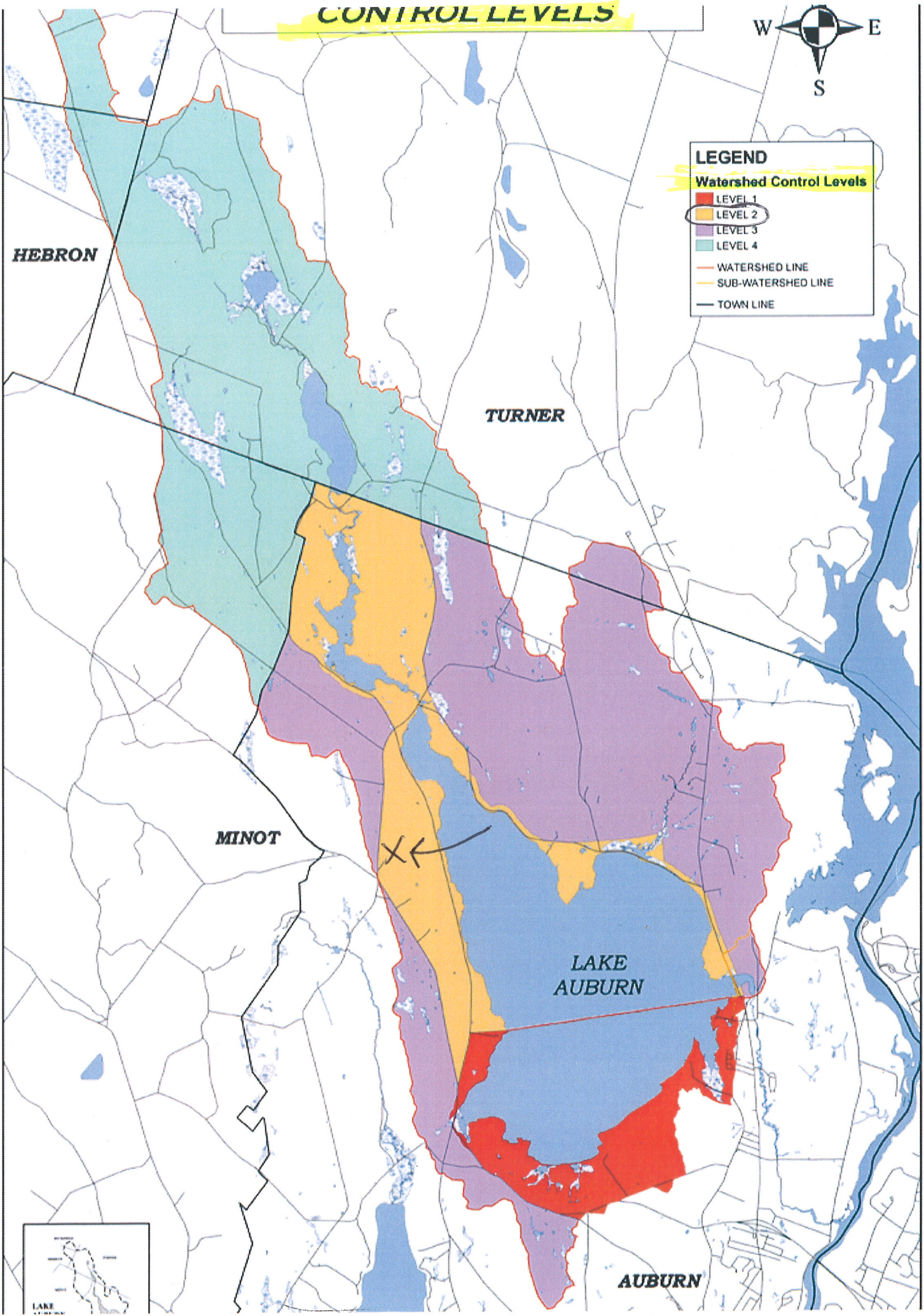
Watershed Control Levels

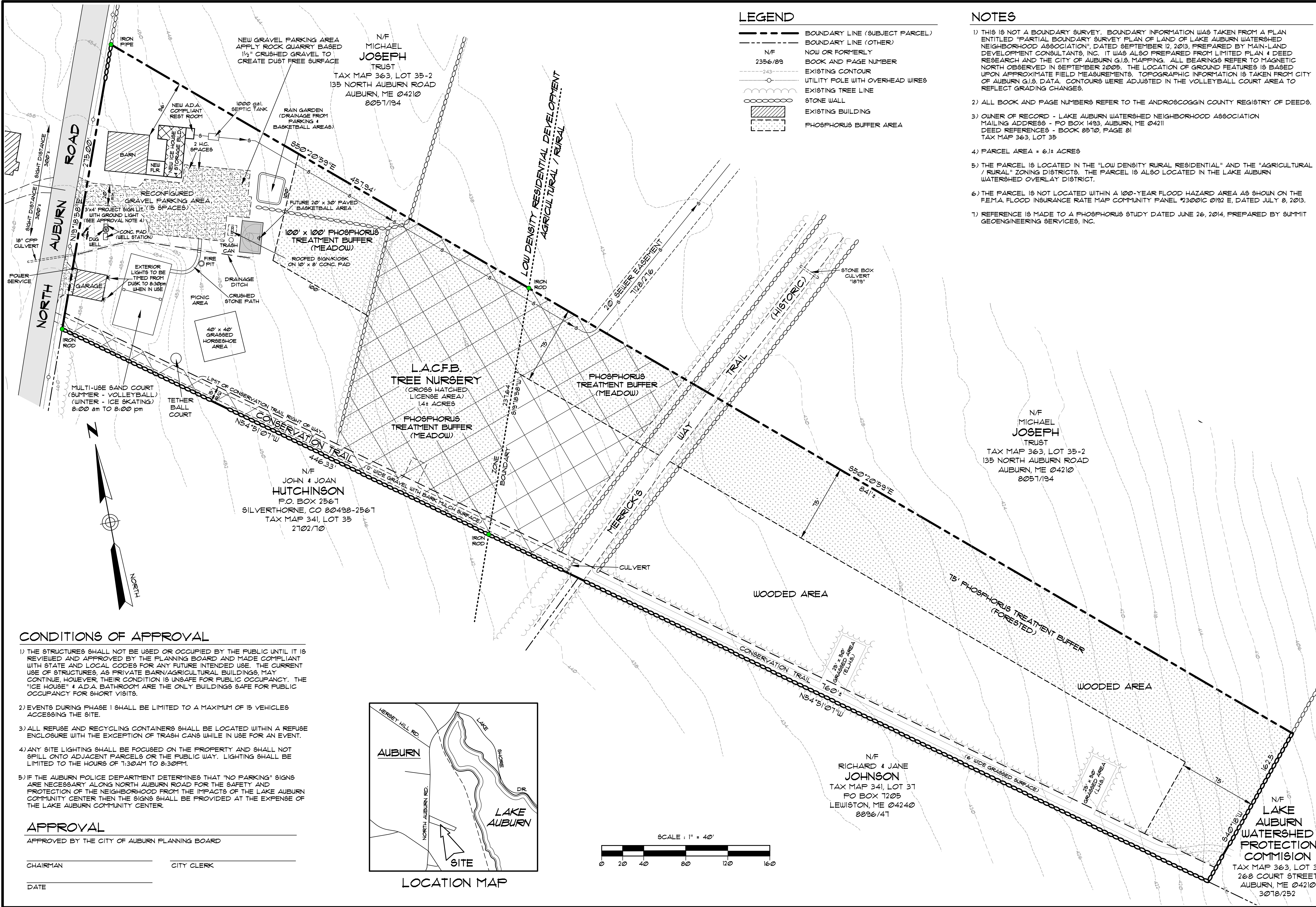
- LEVEL 1 (Red)
- LEVEL 2 (Orange)
- LEVEL 3 (Purple)
- LEVEL 4 (Teal)

— WATERSHED LINE (Red line)

— SUB-WATERSHED LINE (Orange line)

— TOWN LINE (Black line)





LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- N/F
- 2356/89
- NOW OR FORMERLY
- BOOK AND PAGE NUMBER
- EXISTING CONTOUR
- UTILITY POLE WITH OVERHEAD WIRES
- EXISTING TREE LINE
- STONE WALL
- EXISTING BUILDING
- PHOSPHORUS BUFFER AREA

NOTES

- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION WAS TAKEN FROM A PLAN ENTITLED "PARTIAL BOUNDARY SURVEY PLAN OF LAND OF LAKE AUBURN WATERSHED NEIGHBORHOOD ASSOCIATION", DATED SEPTEMBER 12, 2013, PREPARED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC. IT WAS ALSO PREPARED FROM LIMITED PLAN & DEED RESEARCH AND THE CITY OF AUBURN G.I.S. MAPPING. ALL BEARINGS REFER TO MAGNETIC NORTH OBSERVED IN SEPTEMBER 2005. THE LOCATION OF GROUND FEATURES IS BASED UPON APPROXIMATE FIELD MEASUREMENTS. TOPOGRAPHIC INFORMATION IS TAKEN FROM CITY OF AUBURN G.I.S. DATA. CONTOURS WERE ADJUSTED IN THE VOLLEYBALL COURT AREA TO REFLECT GRADING CHANGES.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
- OWNER OF RECORD - LAKE AUBURN WATERSHED NEIGHBORHOOD ASSOCIATION
MAILING ADDRESS - PO BOX 1493, AUBURN, ME 04211
DEED REFERENCES - BOOK 8510, PAGE 81
TAX MAP 363, LOT 35
- PARCEL AREA = 6.1± ACRES
- THE PARCEL IS LOCATED IN THE "LOW DENSITY RURAL RESIDENTIAL" AND THE "AGRICULTURAL / RURAL" ZONING DISTRICTS. THE PARCEL IS ALSO LOCATED IN THE LAKE AUBURN WATERSHED OVERLAY DISTRICT.
- THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL #23001C 0192 E, DATED JULY 8, 2013.
- REFERENCE IS MADE TO A PHOSPHORUS STUDY DATED JUNE 26, 2014, PREPARED BY SUMMIT GEOENGINEERING SERVICES, INC.

CONDITIONS OF APPROVAL

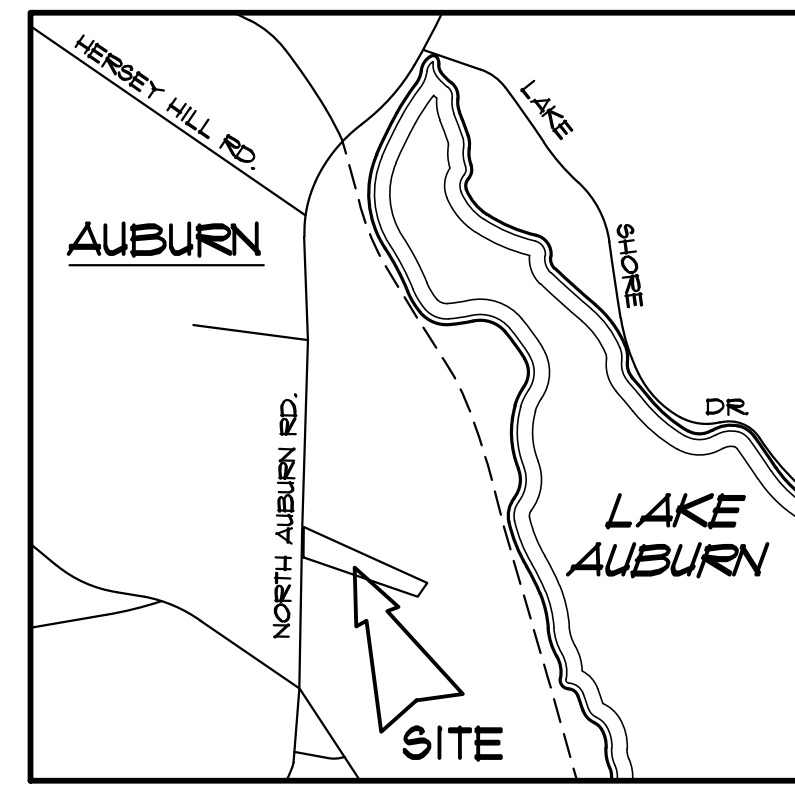
- THE STRUCTURES SHALL NOT BE USED OR OCCUPIED BY THE PUBLIC UNTIL IT IS REVIEWED AND APPROVED BY THE PLANNING BOARD AND MADE COMPLIANT WITH STATE AND LOCAL CODES FOR ANY FUTURE INTENDED USE. THE CURRENT USE OF STRUCTURES, AS PRIVATE BARN/AGRICULTURAL BUILDINGS, MAY CONTINUE, HOWEVER, THEIR CONDITION IS UNSAFE FOR PUBLIC OCCUPANCY. THE "ICE HOUSE" & A.D.A. BATHROOM ARE THE ONLY BUILDINGS SAFE FOR PUBLIC OCCUPANCY FOR SHORT VISITS.
- EVENTS DURING PHASE I SHALL BE LIMITED TO A MAXIMUM OF 15 VEHICLES ACCESSING THE SITE.
- ALL REFUSE AND RECYCLING CONTAINERS SHALL BE LOCATED WITHIN A REFUSE ENCLOSURE WITH THE EXCEPTION OF TRASH CANS WHILE IN USE FOR AN EVENT.
- ANY SITE LIGHTING SHALL BE FOCUSED ON THE PROPERTY AND SHALL NOT SPILL ONTO ADJACENT PARCELS OR THE PUBLIC WAY. LIGHTING SHALL BE LIMITED TO THE HOURS OF 7:30AM TO 8:30PM.
- IF THE AUBURN POLICE DEPARTMENT DETERMINES THAT "NO PARKING" SIGNS ARE NECESSARY ALONG NORTH AUBURN ROAD FOR THE SAFETY AND PROTECTION OF THE NEIGHBORHOOD FROM THE IMPACTS OF THE LAKE AUBURN COMMUNITY CENTER THEN THE SIGNS SHALL BE PROVIDED AT THE EXPENSE OF THE LAKE AUBURN COMMUNITY CENTER.

APPROVAL

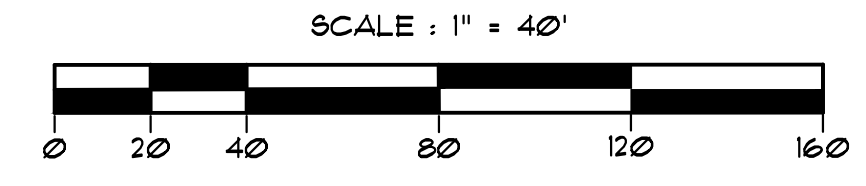
APPROVED BY THE CITY OF AUBURN PLANNING BOARD

CHAIRMAN _____ CITY CLERK _____

DATE _____



LOCATION MAP



SHEET TITLE: L.A.C.C. PHASE II PHOSPHORUS CONTROL SITE PLAN		PROJECT: LAKE AUBURN COMMUNITY CENTER		CLIENT: LAKE AUBURN WATERSHED NEIGHBORHOOD ASSOCIATION		SUMMIT GEOENGINEERING SERVICES	
DRAWN BY: KRF		SCALE: 1" = 40'		DATE: JULY 1, 2015		JOB NO. - 13149	
CHECKED BY: WMP						SHEET 1	
NO.		REVISION		DATE			

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: Proposed Moderate Density Residential Zone District Text Amendment

Date: August 11, 2015

I. PROPOSAL- the Planning Staff was approached last year by land owners interested in developing a low density (8 units/ac.) multi-family development in an area currently zoned Urban Residential (UR). The Urban Residential zoning district allows, single family, duplex and attached townhomes housing styles but not multi-family (3 or more dwelling units per structure) development. The Staff presented basic information to the Planning Board at their November 14, 2014 meeting and asked the Planning Board to initiate a zoning ordinance text amendment that would allow multi-family dwellings in a moderate density setting.

The Staff reviewed the current Zoning Ordinance for how it regulates densities in areas that allow multi-family structures. The existing zones that allow multi-family development are Multi-Family Suburban (MFS) and Multi-Family Urban (MRU) Districts. The MFS District allows 17 dwelling units per acre (for multi-family) and the MFU allows 26 dwelling units per acre (for multi-family) (Attachment 3). These densities are much higher than the interested land owner wanted to develop. The Staff concluded that the current Zoning Ordinance does not have a zone that would allow multi-family development with a lower density than MFS (17 du/ac) or MFU (26 du/ac).

The 2010 Comprehensive Plan contains a Future Land Use Map (Attachment 1) and land use category, "Moderate Density Residential Development" and (Attachment 2), which recommends a residential land use category in 4 areas that would also allow multi-family development at a density of 6-8 dwelling units per acre. (Attachment 4) The Planning Board agreed to initiate the zoning text amendment and that staff proceeded to produce a draft.

Through the course of 4 Planning Board reviews and subsequent revisions, the staff has arrived at a final draft of a "Moderate Density Residential District" to be considered now at a public hearing and as a recommendation on to the City Council for their consideration. The Planning Board wanted to be sure the following issues were addressed:

1. Ensuring that any new multi-family dwellings would not diminish surrounding property values, be compatible to adjacent properties, and have adequate set-backs and buffering from adjacent properties.
2. Any multi-family proposal would be a special exception and site plan review that included notice to abutters and involve a thorough review by the Planning Board.
3. Any multi-family project would require at least 3 acres of land.
4. Any multi-family project would have to be located along a collector or arterial road.
5. Any multi-family project would be required to have access to public water and sanitary sewer service.

Further research by the Staff showed that restricting moderate density multi-family development by lot size (3 acre minimum) would limit the number of possible areas this type of development. (Attachment 5)

II. DEPARTMENT REVIEW-

- a. Police- None
- b. Auburn Water and Sewer- None
- c. Fire Department- None
- d. Engineering- None

III. PLANNING BOARD ACTION- The Planning Board is being asked to review the draft zoning ordinance text amendment and forward its recommendation to the City Council for a final decision.

IV. STAFF RECOMMENDATION- The Staff recommends the Planning Board forward a recommendation of **APPROVAL** to the City Council with the following findings:

1. The Moderate Density Residential District text amendment is in compliance with the 2010 Comprehensive Plan's recommendation of a Moderate Density Residential District Future Land Use Category.
2. The Moderate Density Residential District text amendment provides adequate buffering, lot size requirement and density limits to protect surrounding areas from adverse impacts.
3. The Moderate Density Residential District will allow for a greater variety of choices to the housing market.
4. The Moderate Density Residential District will give approval authority to the City Planning Board through the Special Exception and Site Plan Review process.


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

DIVISION 8-A. – 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 4 to 6 dwelling units per acre for single family dwellings and a maximum of 8 dwelling units per acre for multi-family dwellings, and with a requirement of 15 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. 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, exterior treatment 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.

- c. 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	8 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 all yard setback requirements.

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

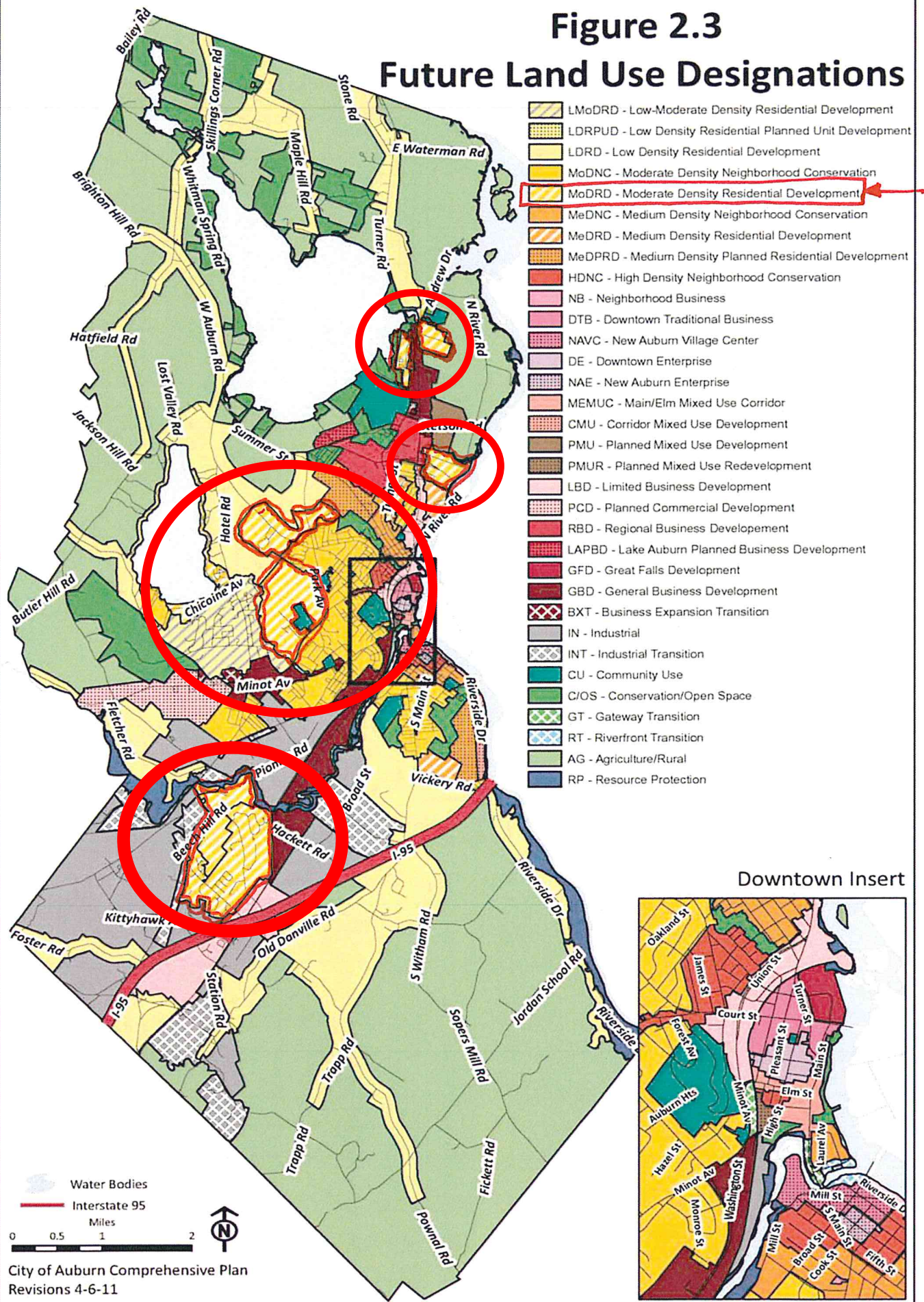
- a. Multifamily buildings shall have a maximum height of 4 stories or 45 feet from grade.

- 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) *Usable Open Space-* Not less than 15 percent of the property shall be devoted to useable open or green space. Usable open or green space shall be accessible 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 pedestrian walkways or trails or open areas for play.

DRAFT

Figure 2.3

Future Land Use Designations



subdivisions along existing roads should not be allowed. New development should be designed to minimize the number of vehicular access points to existing collector or other through roads. This designation is considered to be provisional for areas that are currently zoned Agriculture/Resource Protection – in this situation the current Ag/RP zoning or its equivalent should remain in place until a planned development proposal is under active consideration by the property owner.

Allowed Uses – The following general types of uses should be allowed as part of a planned development in the Medium Density Planned Residential Development District:

- detached single family and two-family homes
- attached town-house style homes
- multifamily housing
- elderly housing
- assisted living and retirement housing
- home occupations
- community services and government uses
- recreational facilities and open space

In addition, small-scale office and service uses (< 5,000 square feet) should be permitted as part of a planned development as long as the scale and intensity of the uses are compatible with the residential nature of the development and they are integrated into the overall development.

Agriculture including animal husbandry should be allowed as an interim use in these areas,

Development Standards – Multifamily housing and townhouse style development should be allowed at a density of up to 10-12 units per acre, while single and two-family housing should be allowed at a density of up to 6-8 units per acre. The development standards should require that the development be designed to reflect the opportunities and constraints of the parcel and the adjacent area. Therefore, the standards should allow flexibility in how the units/lots are laid out, as long as the design is consistent with the site's characteristics. Planned developments should be required to set aside 15-25% of the gross area as open space or conservation land. New development should be designed to minimize the number of vehicular access points to existing collector or other through roads.

Moderate Density Residential Development District (MoDRD)

Objective – Allow for the development of a limited range of residential and community uses at a density of up to 6-8 units per acre in areas that are served or can be served by public sewerage and public water (see Figure 2.3). New development should be designed to minimize the number of vehicular access points to existing collector or other through roads.

Allowed Uses – The following general types of uses should be allowed within the Moderate Density Residential Development District:

- detached single family and two-family homes
- attached town-house style homes
- multifamily housing
- home occupations
- community services and government uses
- agriculture

Development Standards – Multifamily housing and townhouse style development should be allowed at a density of up to 6-8 units per acre while single and two-family housing should be allowed at a density of up to 4-6 units per acre. The development standards should allow for more dense development and smaller lots for projects that do not use existing collector or through roads for access to individual units/lots. The lot size for detached single family homes that are not part of a development should be as small as 7,500 – 10,000 square feet. Lot frontage requirements on existing collector and other through roads should be around 100 feet but should be reduced for lots that are accessed from existing local streets or streets within a development. In general, the minimum front setback should be 20-25 feet. Side and rear setbacks should be established that relate to the size and width of the lot.

Low-Moderate Density Residential Development District (LMoDRD)

Objective – Allow for the development of residential and community uses at a density of up to 2-3 units per acre in areas that are typically not served by public sewerage (see Figure 2.3). New development should be designed to minimize the number of vehicular access points to existing collector or other through roads.

Allowed Uses – The following general types of uses should be allowed within the Low-Moderate Density Residential Development District:

- detached single family and two-family homes
- attached town-house style homes
- home occupations
- community services and government uses
- agriculture

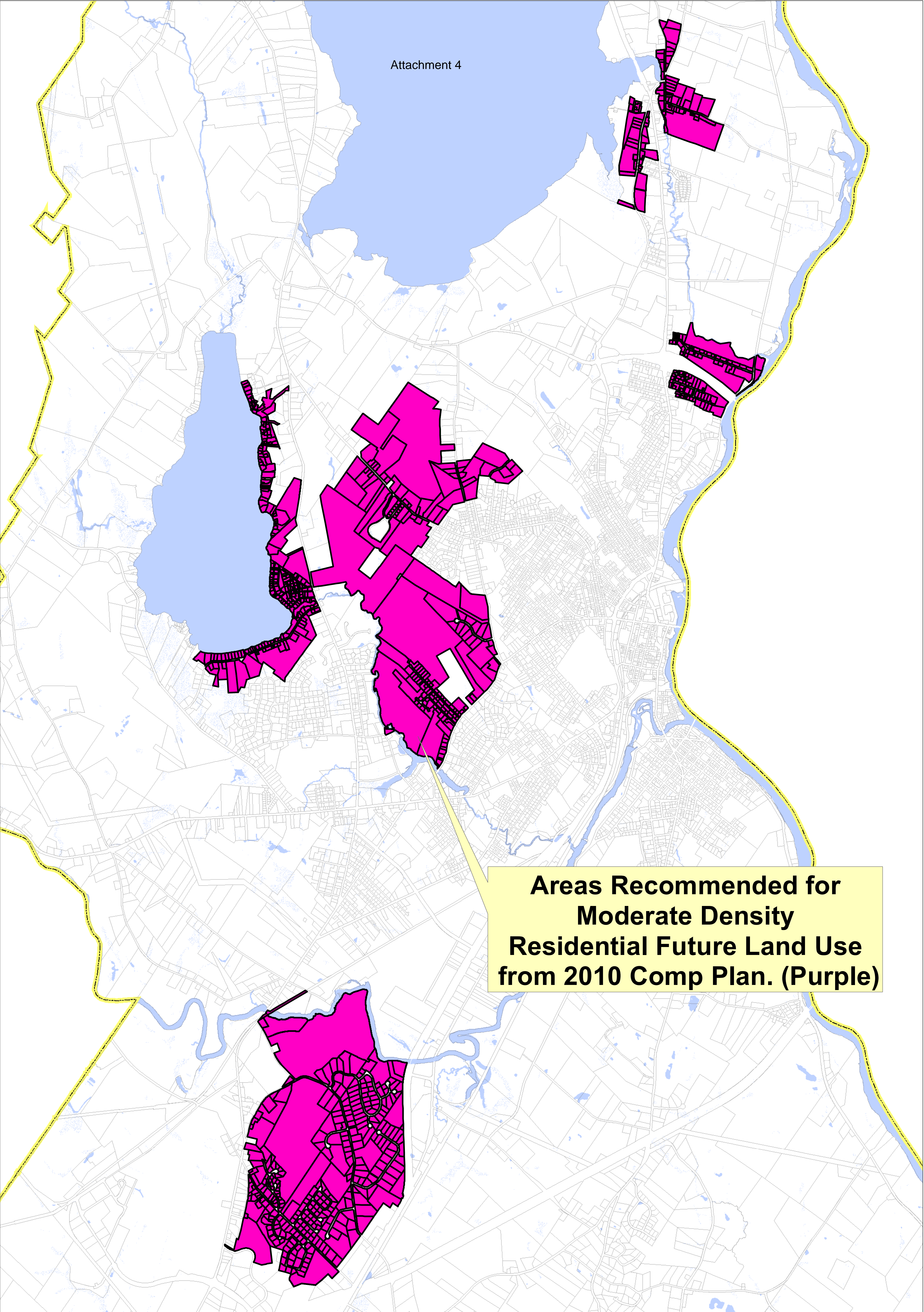
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Summary Table of District Requirements

District	Minimum Lot			Minimum Lines			Max Lot Coverage %	Max Height Principal Bldg	Max Height Accessory Bldg	Min Distance Between Main Bldgs	Density Dwelling Units / Acre	Open Space / Coverage
	Area sf (ac.)	Width	Depth	Rear	Side	Front						
AG	435,600 (10)	250	200	25	15	(a) 25	None	35	(e) 65	None	1 (Per 10 Acres)	N/A
LDCR	130,680 (3)	325	200	50	25	(b) 50	None	35	(e) 65	None	1 (Per 3 Acres)	N/A
RR	43,560 (1)	250	150	(c) 25	(d) 15	(a) 25	None	35	(e) 65	None	1	N/A
SR	21,780 (0.5)	150	125	(c) 25	(d) 15	(a) 25	None	35	(e) 65	None	2 (Per Acre)	N/A
UR	10,000 (1-F) 12,000 (2-F)	100	100	(c) 25	(d) 15	(a) 25	None	35	(e) 65	None	4 (1 Fam) 6 (2 Fam)	N/A
MFS	10,000 (1-F)	100	100	(c) 25	(d) 15	(a) 25	None	35	(e) 65	(n) 30	4 (1 Fam)	Open Space 50%
	12,000 (2-F)	100	100								6 (2 Fam)	
	14,000 (3-F)	100	100								9 (3 Fam)	
	16,000 (4-F)	100	100								10 (4 Fam)	
	(f) Multi	100	200					45	(e) 65		17 (Multi)	
MFU	5000 (1-F)	50	100	(c) 25	(d) 15	(a) 25	None	45	(r) 65	(n) 30	8 (1 Fam)	Open Space 50%
	6,500 (2-F)	50	100								13 (2 Fam)	
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NB	None	None	None	(c) 35	(h) 25	(c) 25	40	35	(e) 65	None	None	Building Cov. 40%
GB GBII	10,000	100	100	(i) 35	(i) 25	(c) 25	30	(k) 45	None	(n) 30	Same as for MFS District	Building Cov. 30%
CB	None	None	None	(m) 35	5	None	80	75	None	(n) 30	(p) More Than One	Building Cov. 80%
ID	None	150	250	(m) 50	(o) 35	(g) 35	40	(k) 75	None	(n) 30	Same as for CB District	Building Cov. 40%
DEZ	5000 (1-F)	50	100	(c) 25	5	10	75	(w) 45 Max Height For Steeples & Towers 90 Feet		None		COVERAGE (Bld & Pk) For Commercial: 75% For Residential: 65%
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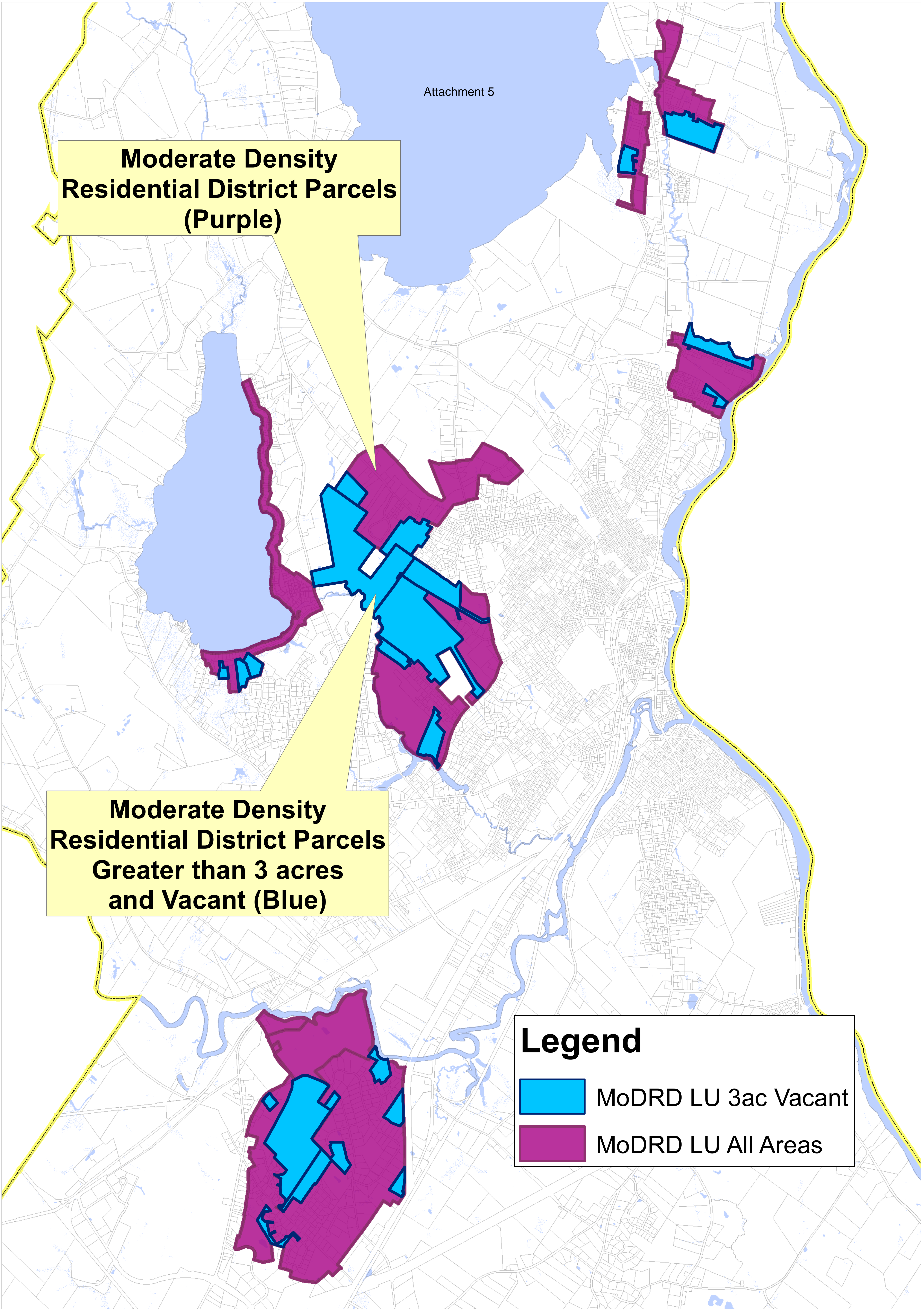
Moderate Density Residential Zone Study

2010 Comp Plan MoDRD Future Land Use



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2010 Comp Plan MoDRD w 3 acre Vacant Parcels



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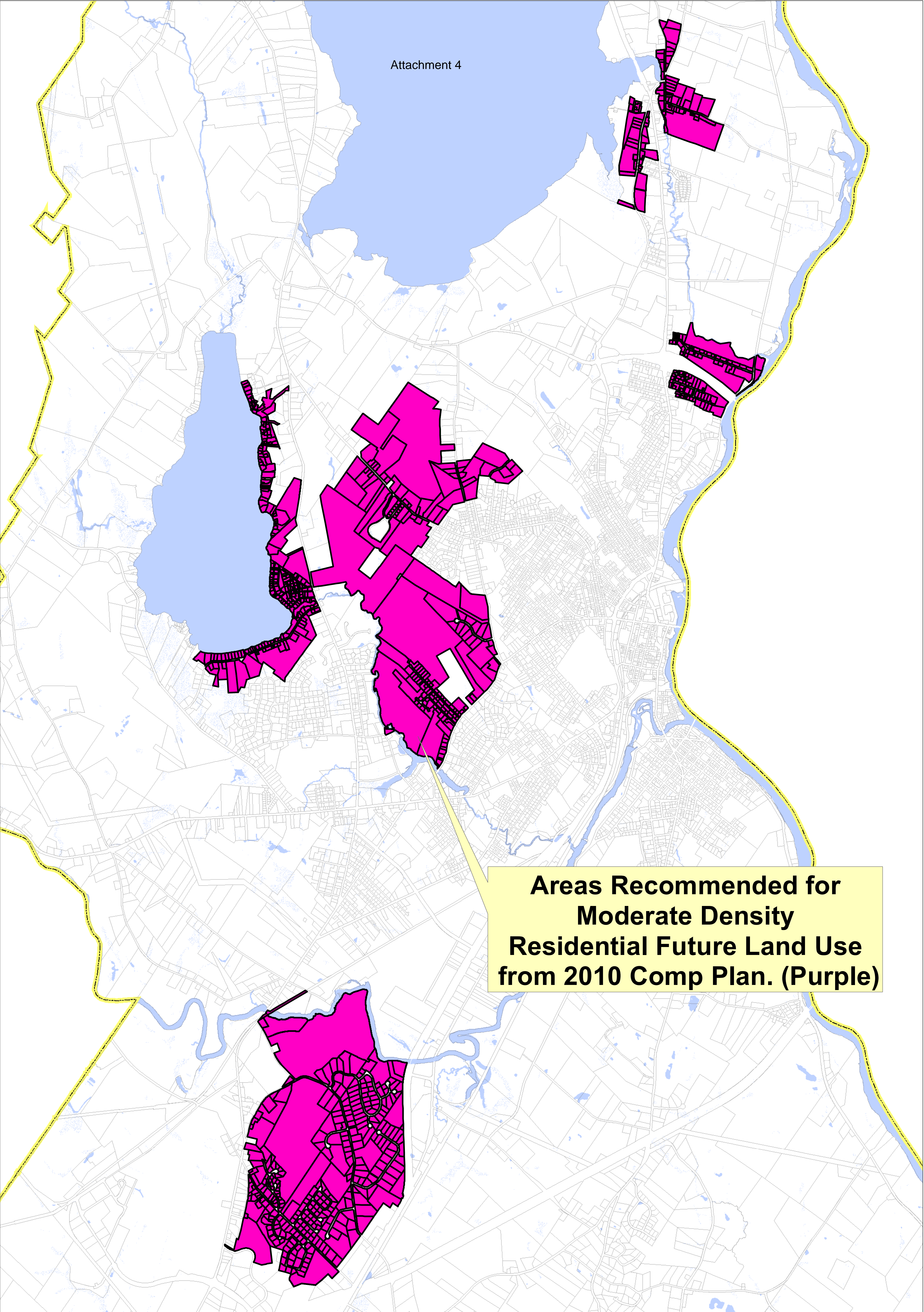
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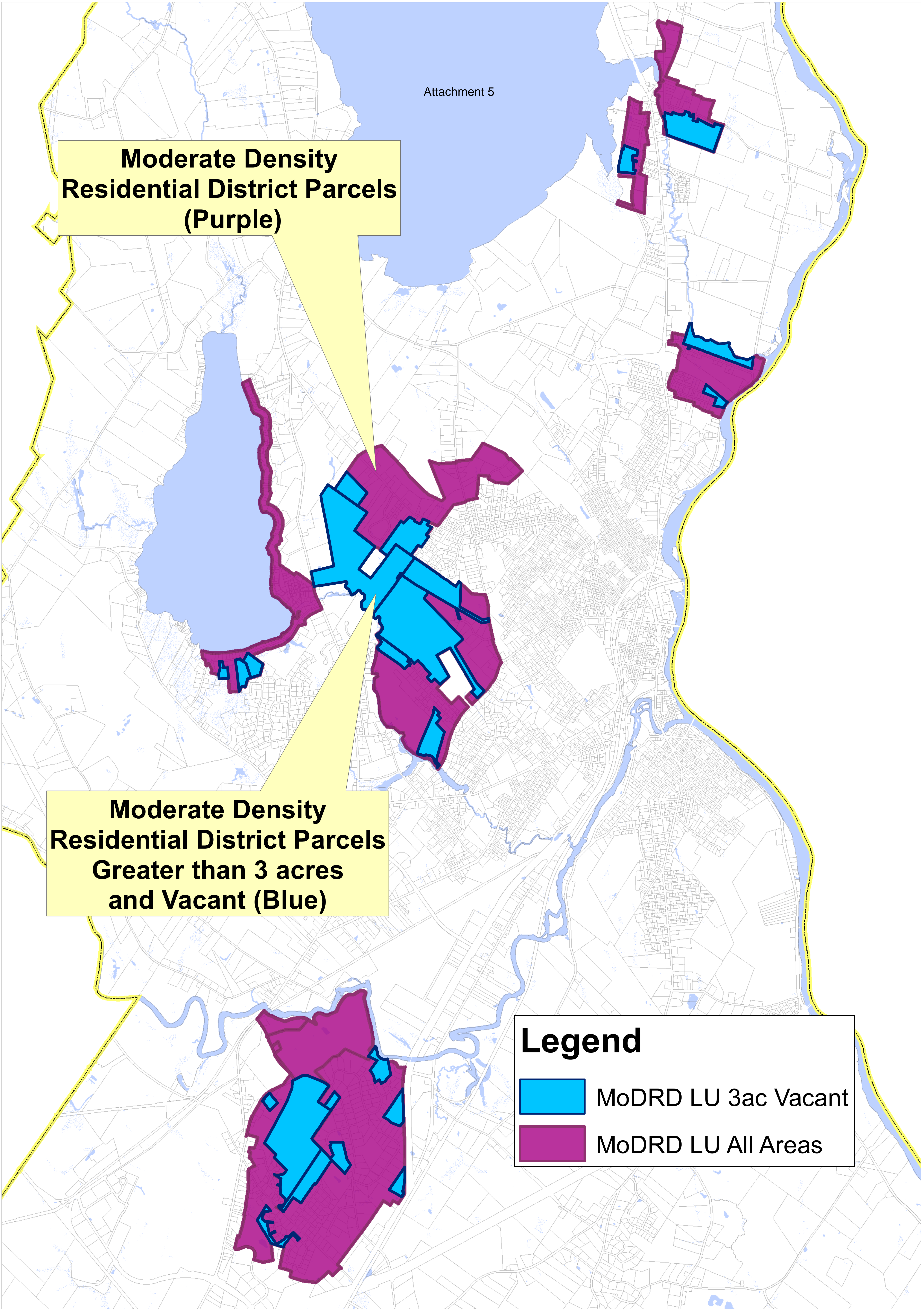
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ARTICLE XIV. - HISTORIC AND ARCHAEOLOGICAL RESOURCES

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 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.

(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 for, designed for, or for a use not allowed as a permitted use or a special exception in the zoning district the property is situated in-.

~~*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~~ Applicability for Adaptive Re-use Consideration.

- A. Eligible 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.~~

1. Community Significance- The applicant must be able to document and describe the significance or importance of :

a. The existing structure and facade

b. The site

c. The social contribution

d. The economic contribution,

e. and cultural contribution to the neighborhood, city, and/or the region.

~~2. The Structure has been vacant or underutilized for at least 2 years.~~

~~3. 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 applicable 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.C.~~ Eligible Application- A site or structure that meets 3 of the 4 5 criteria is eligible to proceed with an 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. Description of the surrounding neighborhood including ~~h~~ 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 ~~U~~ses 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.d.~~ 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.e.~~ A Mitigation Plan that addresses any negative impacts, if any, to the surrounding area.
 - ~~g.f.~~ Treatment of Building Exterior Facade- 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.
- ~~2.3.~~ The Planning Board may modify dimensional requirements as per Site Plan Law 60-1312.

~~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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