



Stoneybrook Consultants, Inc.

456 Buckfield Road
Turner, Maine 04282
(207) 514-7491 voice
(207) 514-7492 fax

Site Plan Review Application

prepared for
WolfPack Fitness

October 2015

Table of Contents

Section 1	Application/Agent Letter
Section 2	Project Maps
Section 3	Right, Title, Interest
Section 4	Site Photos
Section 5	WolfPack Pictures
Section 6	Parking Chart/Parking Pictures
Section 7	Letters of Support
Section 8	Plans

Section 1

Application/Agent Letter



Stoneybrook Consultants, Inc.

456 Buckfield Road
Turner, Maine 04282
(207) 514-7491 voice
(207) 514-7492 fax

October 8, 2015

Mr. Douglas Greene, City Planner
Planning and Permitting
City of Auburn
60 Court Street
Auburn, ME 04210

RE: WolfPack Fitness
432 East Waterman Road

Dear Mr. Greene:

On behalf of Luke Robinson of WolfPack Fitness, we are pleased to submit this letter and attached information to secure approvals to expand his business located at 432 East Waterman Road. Luke's business, which is built around fitness training and a healthy lifestyle, has seen unexpected and significant growth since he started in 2012 as a home occupation. Luke has been conducting his training programs outside, in his yard, in almost all weather conditions since he started his business. Occasionally, in the winter months, training sessions will occur on the ice in the Androscoggin River or, in the summer, on the sand beach areas along the river frontage.

Unlike a typical gym, Luke relies upon common tools, chains, old tires, logs, concrete blocks, buckets or timbers for his exercise equipment. Use of these natural items typically found around the home and the outdoor training at this beautiful location along the river are the main reason for the business growth. We are now seeking approvals to continue the group training programs that have become very popular. Those popular programs include Men's Lifting Night, Ladies Lifting Night and Primal Fitness events done with the entire family.

The property is located in the Agriculture and Resource Protection District where recreational use of land is allowed as a special exception use with Planning Board review. The property includes about 2 acres and has about 600' of frontage

on the Androscoggin River. The parcel does not have any road frontage, but has an easement across land located at 464 East Waterman Road for access. This property is also located in the Shoreland Overlay District and a small area along the river falls within the Floodplain Overlay District.

The property includes a single family home, a barn and several sheds. Until recently, the gravel driveway has been used for customer parking. We have provided pictures where Luke has been able to park 17 vehicles in the driveway. Recently, to support the business growth, Luke secured permission to use an existing field adjacent to the driveway from his neighbor for spillover parking. Luke has been able to park 16 vehicles in this field. Under this application, we have proposed to construct a gravel parking lot in the field. The plan for that parking area is provided in Section 6 of this application package. Pictures of the vehicle parking areas are also provided in Section 6. Permission to use the neighbors land for parking is included in Section 3.

To support this application, I have attached a USGS Location Map Graphic, a Tax Map Graphic, a Zoning Map Graphic, an Aerial Graphic and a Flood Map Graphic in Section 2 of this application package. We have also attached a copy of the current deeds and authorization to pursue approvals from Luke's dad who owns the property in Section 3. Pictures of the existing conditions on the property are included in Section 4. Pictures of customer workouts during the various work sessions and customer testimonials are included in Section 5. A Topographic Site Plan and Barn Floor Plans are provided in Section 8.

As noted, Luke's business started in 2012 as a home occupation. Exercise instructions were provided in one hour sessions to one or two customers. Those sessions were held in the barn or outside in the yard. Through word of mouth or social media, Luke's message of healthy lifestyle and outside exercise that could be accomplished in your yard at home, with the right training, helped to expand his business. Soon there was interest in group sessions which grew and became extremely popular. The most popular sessions now include women's lifting, men's lifting and primal fitness.

Men's Lifting Night has grown to include 10 to 15 men attending a one hour session on Monday evenings. Ladies Lifting Night, Luke's most successful sessions, has grown to include as many as 53 ladies attending a one hour session on Thursday

evenings. Primal Fitness sessions are held on Sunday morning and were started to provide time for the entire family to learn how to exercise together. These sessions have typically been attended by as many as 35 to 40 men, women and children for a one hour session. At a recent session in September, attendance included 60 customers.

It is important for Luke to be part of the community and to support community services. Nearly every month, a group session will be set aside as a fundraiser to support a local charity. All of the money raised from this class is donated to that charity. Also, once a year, Luke has held a Ladies health weekend where the women will be onsite from 6:00 PM to 10:00 PM on Friday evening to listen to speakers as they sit around the fire pit. Saturday will have them onsite between 8:00 AM and 7:00 PM and Sunday between 8:00 AM and 10:00 AM. The entire weekend event is dedicated to healthy lifestyle, exercise and training specific to women.

While the group sessions have been very popular, Luke still has smaller, private groups of 2 to 8 attending training sessions daily. These sessions are typically held in the morning or late afternoon and evenings by appointment only. Hours for these smaller group sessions typically occur weekdays between 6:00 AM to 10:00 AM and 3:00 PM to 9:00 PM. Saturday hours have typically been limited to 8:00 AM to 10:00 AM and Sunday is limited to one primal event held between 9:00 AM and 10:00 AM. Each session is scheduled for one hour and attendees may arrive 15 minutes early and leave about 15 minutes after each session.

Given the variety of programs and sessions and to allow some growth in Luke's business, I would place normal hours of business to be from 6:00 AM to 10:00 PM weekdays. The weekend schedule would be 8:00 AM to 7:00 PM on Saturdays and 8:00 AM to noon on Sundays. I would also note that Luke may hold up to four annual weekend events like the annual women's weekend event. Luke currently runs these events alone or with volunteer help from his mother or one of the more experienced guests. In the future, his business could include 3 or 4 employees to help as his business grows.

Luke has used the barn onsite for small exercise groups, storage of equipment and guest sign-in area. He would like to continue that use to the extent that building codes will allow. We are working with David O'Connell and Mark

Stambach to determine what improvements would be required and what the total occupancy of the barn could be under current building codes. While we don't have those answers with the filing of this application, we hope to be able to better define the use of this space before the meeting with the Planning Board in November. Several times a year, severe weather conditions can cause a cancellation of a work session. If portions of the existing barn can be available for use during these weather events, it will help Luke to keep that business opportunity which would otherwise be lost. There is no running water in the barn. Guests currently bring their own drinking water from home and a portable toilet(s) is provided for guest use. Luke plans to continue this practice with the proposed expansion.

When I first met Luke onsite, I told him that he should start monitoring the number of guests and number of vehicles he can park onsite and in the field area along his drive that he now has permission to use from a neighbor. I understood that parking along the East Waterman Road had previously created some issues. I also knew that the City Code would not have a specific parking requirement for this type of recreational use of the property. In Section 6, I have provided a chart showing the parking use on the property at the larger sessions since August 13th.

Luke has made good use of social media and it is important to see that his customers respond to his request to car pool and follow directions on where or where not to park. The numbers show a maximum of 25 cars on a Ladies Lifting Night where 53 ladies attended. As noted, Luke has been able to park up to 17 vehicles in his yard with the ability for each vehicle to come and go without moving a vehicle. The remaining 8 vehicles parked in the adjacent field on that evening. I have attached a sketch showing how the parking was accomplished. On another evening, with 48 ladies attending, he had only 12 cars, which shows a vehicle occupancy rate of 4 per car.

Since August 13th, there have been no vehicles parked on East Waterman Road. All vehicles have been parked in the driveway or in the field. The peak use has been 25 vehicles. With parking in the driveway and the field, Luke can accommodate 33 vehicles. Since everyone arrives and leaves after each event, and to reduce impervious area for this project, we have shown parking areas where cars will stack behind each other as is the current practice. We have proposed to improve the parking area in the field and believe that sufficient parking to support

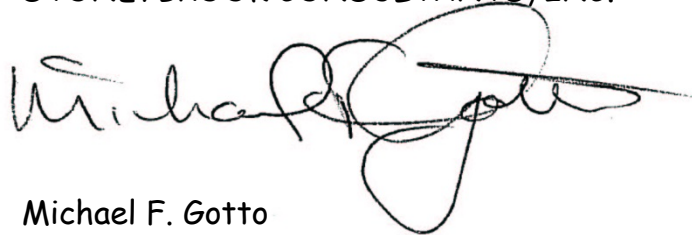
this expansion has been provided. More importantly, Luke and his clientele have demonstrated that they will car pool as necessary and will park as directed so that they can continue to have an opportunity to work out with Luke at this site along the Androscoggin River.

The only improvement proposed under this application is the construction of the gravel parking area in the field. We have discussed this with the neighbor who has agreed with that improvement. Once we secure approvals, we will get a revised agreement with them to document this change in parking condition on their property. These improvements will meet all setback requirements and will only add about 6,600 square feet of impervious area to the neighbor's lot which includes about 12.6 acres. No stormwater improvements are required for this level of development. Erosion control during construction will be done in accordance with the specifications provided on the design plan.

If you have questions or need additional information, please do not hesitate to call. I look forward to your review and a meeting with the Planning Board in November to secure approvals for this project.

Respectfully yours,

STONEBROOK CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Michael F. Gotto", with a long horizontal stroke extending to the right.

Michael F. Gotto

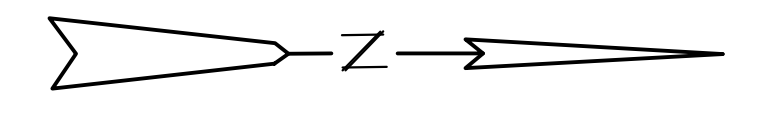
cc: Luke Robinson

Section 2

Project Maps

NOTES

- 1) THIS IS NOT A BOUNDARY OR EXISTING CONDITIONS SURVEY.
- 2) THIS PLAN IS BASED ON A PLAN ENTITLED "TOPOGRAPHICAL PLAN - LUKE ROBINSON, 432 EAST WATERMAN ROAD" DATED SEPTEMBER 8, 2015, PREPARED BY ROBERT W. GAGNON, JR. PLS 2111.
- 3) THE PROPERTY IS LOCATED IN THE AGRICULTURAL AND RESOURCE PROTECTION ZONING DISTRICT AND IS ALSO SUBJECT TO THE SHORELAND AND FLOODPLAIN OVERLAY DISTRICT REQUIREMENTS.



Androscoggin River

REVISED: NOVEMBER 3, 2015 - REVISED PARKING LAYOUT

PRESENTATION GRAPHIC
432 EAST WATERMAN ROAD

AUBURN, MAINE
 ANDROSCOGGIN COUNTY

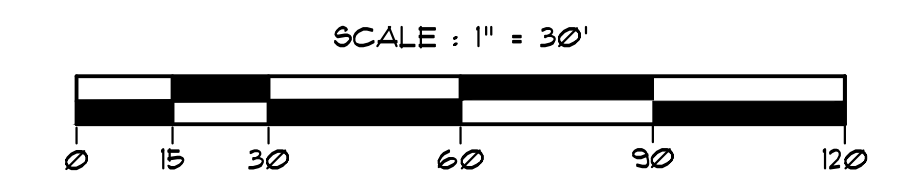
PREPARED FOR

WOLFPACK FITNESS

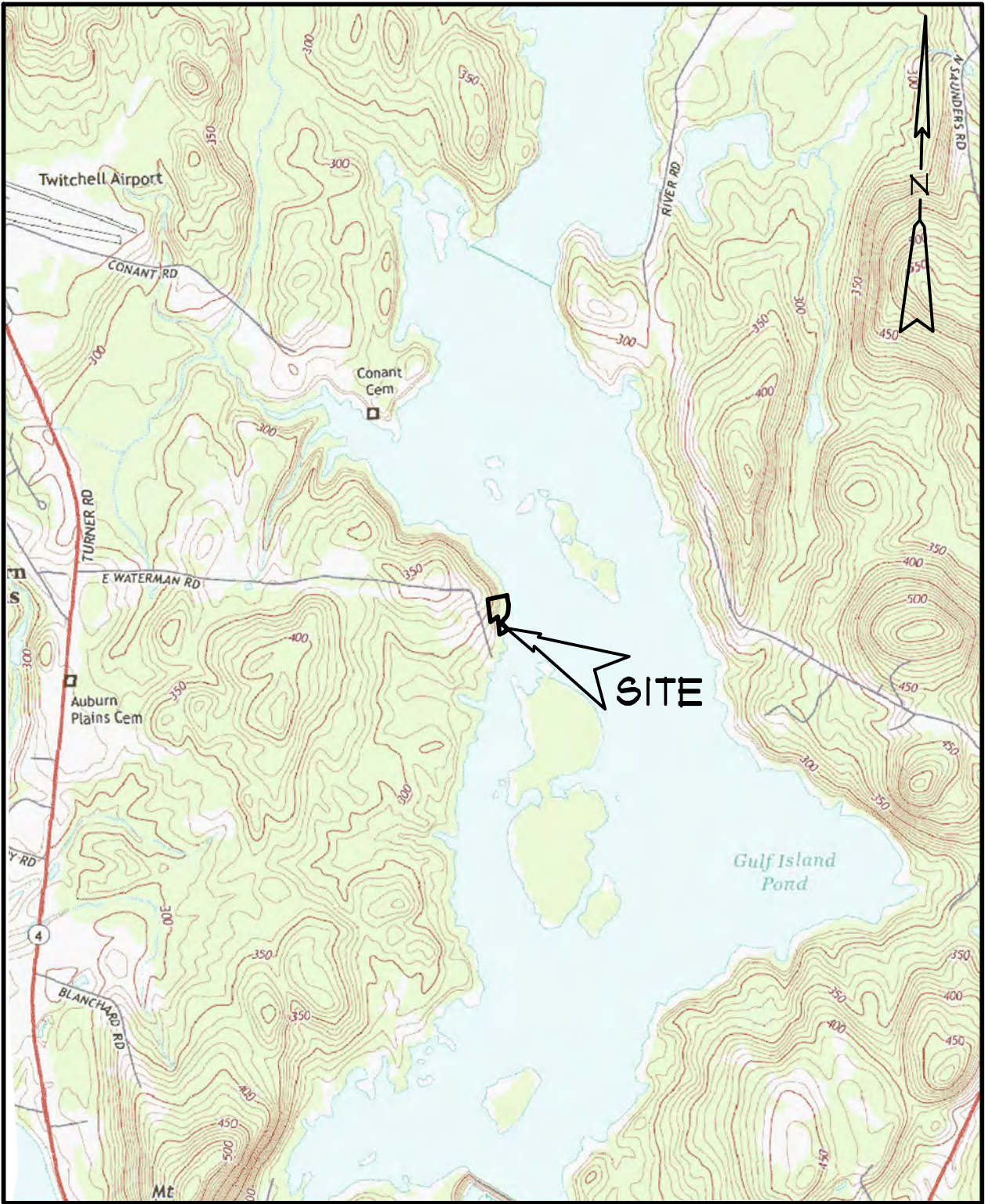
432 EAST WATERMAN ROAD - AUBURN, MAINE 04210

Stoneybrook Consultants, Inc.

456 Buckfield Road - Turner, Maine 04282
 (207) 514-7491 Voice / (207) 514-7492 Fax



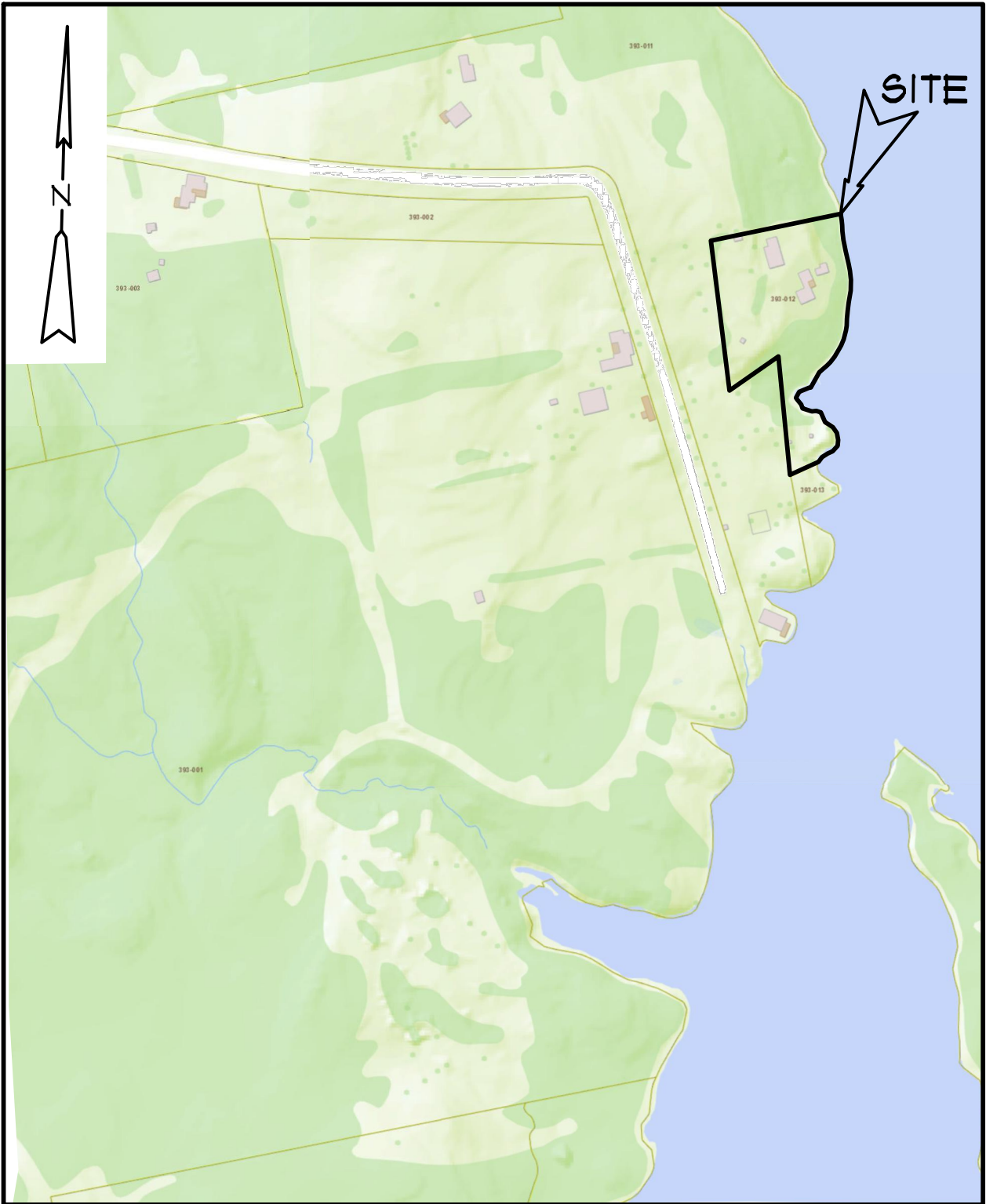
DATE: OCTOBER 2015	DRAWN BY: BRJ	SCALE: 1" = 30'	SHEET
JOB NUMBER: 15-023	CHECKED BY: MFG	CADD: 15-023 PRESENT	1



USGS LOCATION MAP

432 EAST WATERMAN ROAD - AUBURN
APPLICANT: WOLFPACK FITNESS
SCALE: 1" = 2,000'
DATE OF GRAPHIC: OCTOBER 1, 2015
SOURCE: MAINE OFFICE OF GIS
ORIGINAL PUBLICATION DATE: 1967

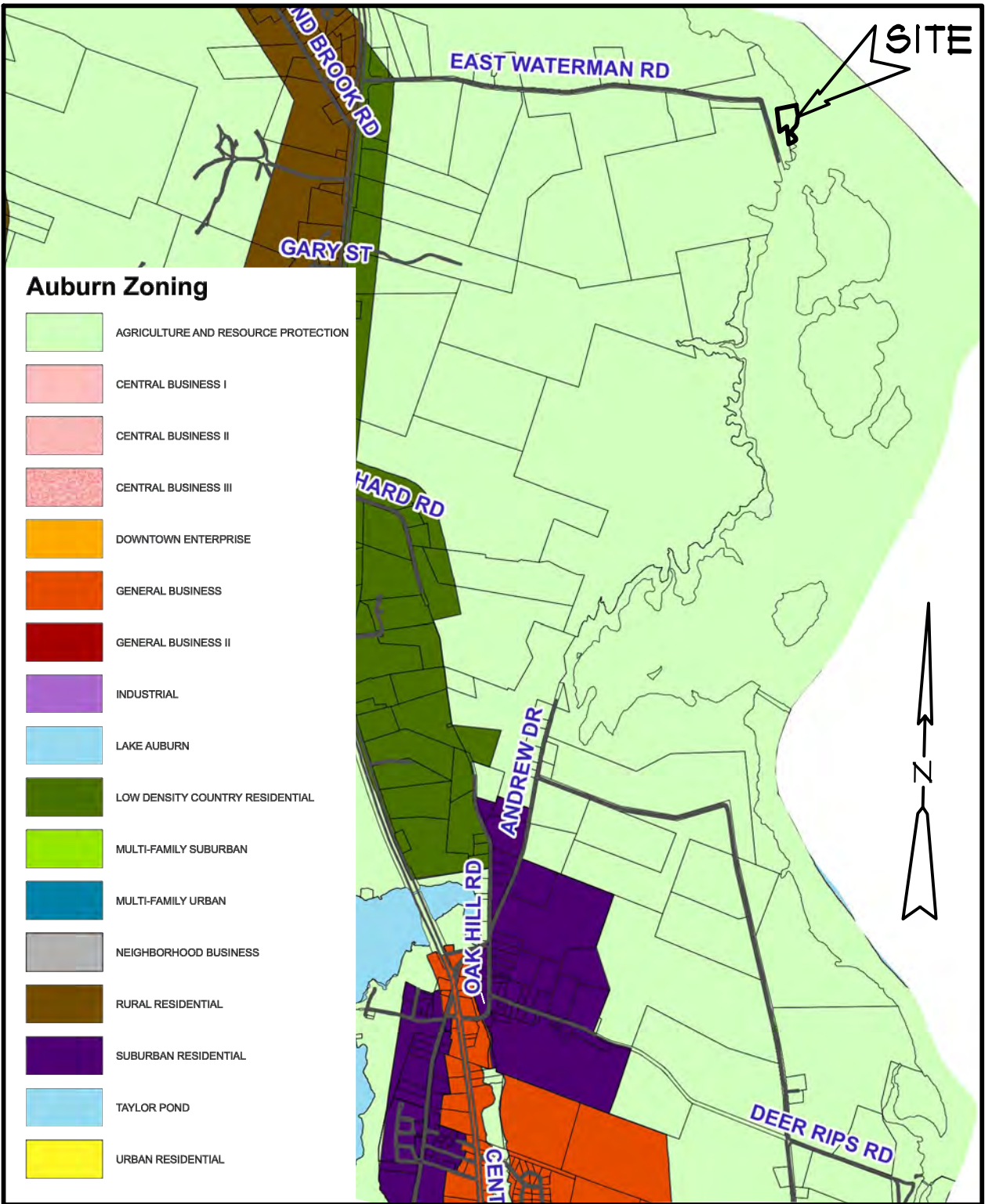
Stoneybrook
Consultants, Inc.



TAX MAP

432 EAST WATERMAN ROAD - AUBURN
APPLICANT: WOLFPACK FITNESS
SCALE: 1" = 300'
DATE OF GRAPHIC: OCTOBER 1, 2015
SOURCE: CITY OF AUBURN GIS
PUBLICATION DATE: 2015

*Stoneybrook
Consultants, Inc.*



ZONING MAP

432 EAST WATERMAN ROAD - AUBURN
 APPLICANT: WOLFPACK FITNESS
 SCALE: 1" = 2,000'
 DATE OF GRAPHIC: OCTOBER 1, 2015
 SOURCE: CITY OF AUBURN ZONING MAP
 PUBLICATION DATE: APRIL 2009

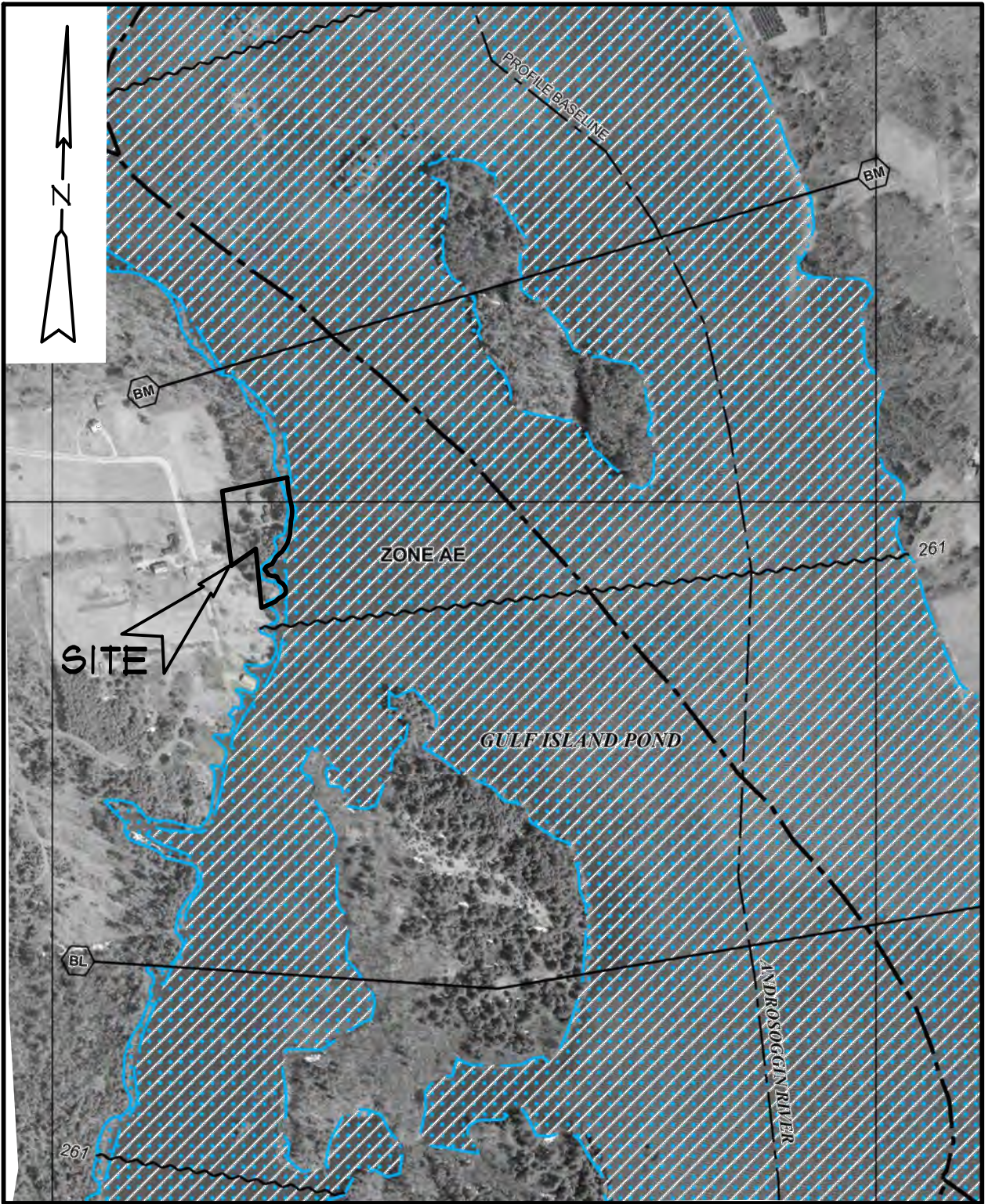
*Stoneybrook
 Consultants, Inc.*



2013 AERIAL PHOTO

432 EAST WATERMAN ROAD - AUBURN
APPLICANT: WOLFPACK FITNESS
SCALE: 1" = 100'
DATE OF GRAPHIC: OCTOBER 1, 2015
SOURCE: MAINE OFFICE OF GIS
PUBLICATION DATE: 2013

Stoneybrook
Consultants, Inc.



FLOOD MAP

432 EAST WATERMAN ROAD - AUBURN
APPLICANT: WOLFPACK FITNESS
SCALE: 1" = 600'
DATE OF GRAPHIC: OCTOBER 1, 2015
SOURCE: FEMA FIRM
PUBLICATION DATE: JULY 8, 2013

Stoneybrook
Consultants, Inc.

WILLIAM C. CARSON

464 E. Waterman Rd
Auburn, Maine 04210


October 30, 2015

To Whom It May Concern,

We, Patricia L. Carson and William C. Carson, do hereby grant permission to WolfPack Fitness LLC and it's owner Luke Robinson to construct a graveled area on our property east of E. Waterman Rd, south of right of way from E. Waterman Rd. to property at 432 E. Waterman Rd, as needed to park cars for use by customers of Wolf Pact Fitness.

The Carsons will NOT be responsible for any damage to vehicles or individuals using this agreed upon property. This permission is valid for a period of 5 years. This permission may be renewed upon agreement by all parties concerned. In the event the Carson's should sell their property or transfer to a different owner, this permission must be renegotiated between WolfPack Fitness LLC and the new owners.

Sincerely



William C. Carson

Date 10/30/15



Patricia L. Carson

Date 10/30/15