



## City of Auburn, Maine

Office of Planning & Development  
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### PLANNING BOARD STAFF REPORT

To: Auburn Planning Board

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

Re: 845 Washington Street, Special Exception and Site Plan Review for a 9,600 sf.  
building in the General Business Zone

Date: July 12, 2016

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- I. PROPOSAL- Mike Gotto, of Stoneybrook Consultants, Inc., an agent for Phillip H. Morgan, is seeking approval for a Special Exception and Site Plan Review for a 9,600 sf storage building located at 845 Washington Street (PID # 180-008) pursuant to Section 60-499 General Business, (b.) Special Exception, (17) New buildings over 5,000 sf, Section 60-1336 Special Exception, Conditions for approval, and Section 60-1277 Site Plan Review Objectives of the Auburn Code of Ordinance.

THE SITE- The property at 845 Washington Street is a 1.94 acre site and is zoned General Business. The existing building dates back to 1960 and previously was used for a tree service business. The existing building has public water and is served by a subsurface waste water system. In 2005, the Planning Board approved an auto service facility.

THE PROJECT- The owner of the property now wants to construct a new 9,600 sf. storage building. The building will be climate controlled and have a small bathroom that will be connected to the existing septic field. The proposed use of the storage building is for personal use and there is 30 parking spaces available for either building and their uses.

- II. DEPARTMENT REVIEW-
- a. Police- No comment.
  - b. Auburn Water and Sewer-Will want to check septic capacity for new bathroom.
  - c. Fire Department- No comments.
  - d. Engineering- No comments.

- e. Public Services-No comments.
- f. Planning and Development- No comments.

III. PLANNING BOARD ACTION- New construction over 5,000 sf. in the General Business Zone is a Special Exception and Site Plan Review, which requires Planning Board approval.

**Part 1- SPECIAL EXCEPTION Section 60-1336**

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.”*** For this development application, the proposed new building is over 5,000 square feet in size and therefore is a Special Exception in the General Business (GB) zone.

The following conditions need to be met for approval by the Planning Board:

**Sec. 60-1336- Special Exception- Conditions-**

- (1) That the special exception sought fulfills the specific requirements, if any, set forth in the zoning ordinance relative to such exception. **(STAFF- OK)**
- (2) That the special exception sought will neither create nor aggravate a traffic hazard, a fire hazard or any other safety hazard. **(STAFF- OK)**
- (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. **(STAFF- OK)**
- (4) That the exception sought will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of property adjoining and neighboring the property under application. **(STAFF- OK)**
- (5) That reasonable provisions have been made for adequate land space, lot width, lot area, stormwater management in accordance with section 60-1301 (14), green space, driveway layout, road access, off-street parking, landscaping, building separation, sewage disposal, water supply, fire safety, and where applicable, a plan or contract for perpetual maintenance of all the common green space and clustered off-street parking areas to ensure all such areas will be maintained in a satisfactory manner. **(STAFF- OK)**
- (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. **(STAFF- OK)**



(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. **(STAFF- OK)**

**Part 2- 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 application meeting Site Plan Law, **Sec. 60-1277.**

**Objective-**

- (1) Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust and vibration; and preservation of light and air; **(STAFF- OK)**
- (2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas; **(STAFF- OK)**
- (3) Adequacy of the methods of disposal for wastes; **(STAFF- OK)**
- (4) Protection of environment features on the site and in adjacent areas. **(STAFF- OK)**

IV. **STAFF RECOMMENDATION-** The Staff recommends **APPROVAL** of the Special Exception and Site Plan review for a 9,600 sf. building located at 845 Washington Street with the following findings:

- 1. The application meets the 7 conditions of Sec. 60-1336- Special Exception- Conditions.
- 2. The application meets the 4 objectives of Section 60-1277, Site Plan Law.

Conditions: Should the Planning Board approve the special exception and site plan review, it shall be subject to the following conditions:

- 1. No development activity until a bonding and inspection fee is determined by the Department of Engineering.

A handwritten signature in brown ink that reads "Douglas M. Greene".

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