



Stoneybrook Consultants, Inc.

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

June 9, 2016

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

RE: Storage Building
845 Washington Street

Dear Mr. Greene:

On behalf of Philip H. Morgan, I am pleased to submit this letter and attachments to secure your approvals for construction of a storage building to be located at 845 Washington Street. Based upon a recent survey completed by Kachnovich Land Surveying, Inc., the property contains 1.94 acres and has 200' of frontage on Washington Street. The lot is identified as 180-008 on the City GIS system. The property is located in the General Business District where the proposed use is a permitted use. Mr. Morgan purchased this property in September of 2013.

The property has access from Washington Street northbound lanes. City tax records suggest that there is an existing 7,080 square foot metal building on the property. The existing building was built in 1960 and, for many years, the site was occupied by Reynolds Tree Experts (Reynolds). The existing building has an overhead power service, public water service and a sewer service that is provided by a subsurface wastewater disposal system. According to City records, this system was replaced in 1997 with a capacity to serve 4 employees. In 2005, the Planning Board approved a Special Exception request by Cyr's Auto (Cyr's) to occupy the existing building and they have rented the property since those approvals. Cyr's business has significantly changed since the 2005 approvals. They

no longer sell cars and they currently only have 1 employee. Cyr's and Reynolds shared the use of the building until Mr. Morgan purchased the property.

Last Fall, Mr. Morgan hired a local contractor to remove piles of wood chips and other construction debris that covered the rear portion of this property. That debris had been left by Reynolds during their occupancy of this property. This cleanup work was much more difficult than expected. The working pad area at the rear of this property that is very visible in several aerial graphics (attached) had been covered with wood chip piles which, in some areas, were 4' to 5' high. Along the edge of the pad, some chips had been buried 3' to 4' deep. The contractor removed all of this material from the property, installed drainage pipes and stabilized the site.

Mr. Morgan's work effort last Fall was directed at cleaning the site and making the property more presentable. Only recently, while preparing this application, we noted that removal of these materials appeared to have been a condition of approval associated with the 2005 Planning Board approvals. Mr. Morgan had not previously been aware of this approval process. Mr. Cyr indicated that Reynolds did remove a lot of material at the time he occupied the building, but the materials that Mr. Morgan's contractor found at the rear of the property were left in place at that time. In any event, at this time, the site has been cleaned and the wood chip piles have been removed.

The current site conditions are shown on the Existing Condition Site Plan prepared by Summit Geoengineering Services, Inc. (Summit). Mr. Morgan now plans to add a second building to the site to be used for storage space for personal or family use. The building will include 9,600 square feet of storage space. It will be a metal building constructed with the Murox building system. The building will have a flat roof with a total height of 20'. There will be two man doors and two 14'x14' overhead doors at grade level to allow access for large item storage. The building will have heating and air conditioning for climate control to protect the items stored. There will also be a small bathroom, which will be connected to the existing disposal field. A preliminary plan for the building is attached.

The proposed site improvements are shown on the Topographic Site Plan (also prepared by Summit). Access to the new building will be extended from the existing paved parking area. Both buildings will share the existing driveway on Washington Street which is not proposed to be changed. The new driveway on the south side of the new building will be paved. The project will disturb about 39,000 square feet.

In 2006, Reynolds had a working pad area of about 60,000 square feet (see aerial graphics). This includes the existing paved areas and the building improvements. When this project has been completed, the total impervious area will be reduced to about 36,200 square feet. The total impervious coverage will be 43% and the building coverage will be 20%. The improvements as proposed should not require stormwater control or treatment as we have reduced the total impervious areas on this property and the total area disturbed is less than 1 acre.

Since the building is proposed to be used for personal use, we have not shown any new parking spaces at the storage building, as they will not be necessary for Mr. Morgan's use. Cyr's will continue to occupy the existing building but, with the changes to their business, there is no longer a need for the 41 parking spaces approved by the Planning Board in 2005. Under the City Ordinance, the warehouse use would require 8 spaces and the retail/business use in the existing building could require 24 spaces. With the existing five service bays in the building, we believe the 30 spaces Summit is now showing on the plan is more than necessary to meet parking demand for the current and proposed uses on this property.

Again, with personal use of the storage building, this project will only generate three or four additional trips in any peak hour use over current traffic levels at this property. At this level of use, a traffic movement permit is not required for this project. The only trash dumpster on the property will be kept at the rear of the existing building in the lean-to addition.

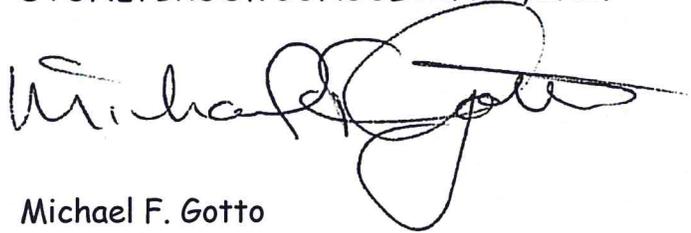
The project is expected to cost \$400,000. Construction will begin as soon as the project receives approvals and the building will be ready for occupancy by late Fall. Final loam and seeding may not be completed until Spring of 2017. I

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trust you will find this information suitable to process this application. If you have questions or need additional information, please do not hesitate to call. We look forward to your review and approval.

Respectfully yours,

STONEBROOK CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Michael F. Gotto". The signature is stylized with a large, looping flourish at the end.

Michael F. Gotto

cc: Philip H. Morgan



Development Review Application

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



PROJECT NAME: Storage Facility - 845 Washington Street

PROPOSED DEVELOPMENT ADDRESS: 845 Washington Street, Auburn

PARCEL ID#: 180-008

REVIEW TYPE: Site Plan/Special Exception Site Plan Amendment
 Subdivision Subdivision Amendment

PROJECT DESCRIPTION: See Cover Letter

CONTACT INFORMATION:

Applicant

Name: Philip H. Morgan
Address: 30 Barkley Avenue, Auburn, ME
Zip Code 04210
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
Email: _____
pmorgan051@gmail.com

Project Representative

Name: Mike Gotto - Stoneybrook Consultants
Address: 456 Buckfield Road, Turner, ME
Zip Code 04282
Work #: (207) 514-7491
Cell #: (207) 513-6123
Fax #: (207) 514-7492
Home #: _____
Email: mike@stoneybrookllc.com

Property Owner

Name: Philip H. Morgan
Address: 30 Barkley Avenue, Auburn, ME
Zip Code 04210
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
Email: _____
pmorgan051@gmail.com

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

Name: _____
Address: _____
Zip Code _____
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
Email: _____

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	<u>60,000</u> sq. ft.
Proposed Total Paved Area	<u>18,912</u> sq. ft.
Proposed Total Impervious Area	<u>36,200</u> sq. ft.
Proposed Impervious Net Change	<u>-23,800</u> sq. ft.
Impervious surface ratio existing	<u>71</u> % of lot area
Impervious surface ratio proposed	<u>43</u> % of lot area

BUILDING AREA/LOT

COVERAGE

Existing Building Footprint	<u>7,688</u> sq. ft.
Proposed Building Footprint	<u>17,288</u> sq. ft.
Proposed Building Footprint Net change	<u>9,600</u> sq. ft.
Existing Total Building Floor Area	<u>7,688</u> sq. ft.
Proposed Total Building Floor Area	<u>17,288</u> sq. ft.
Proposed Building Floor Area Net Change	<u>9,600</u> sq. ft.
New Building	<u>Yes</u> (yes or no)
Building Area/Lot coverage existing	<u>9</u> % of lot area
Building Area/Lot coverage proposed	<u>20</u> % of lot area

ZONING

Existing	<u>General Business</u>
Proposed, if applicable	<u>N/A</u>

LAND USE

Existing	<u>Commercial</u>
Proposed	<u>Commercial</u>

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	<u>N/A</u>
Proposed Number of Residential Units	<u>N/A</u>
Subdivision, Proposed Number of Lots	<u>N/A</u>

PARKING SPACES

Existing Number of Parking Spaces	<u>41</u>
Proposed Number of Parking Spaces	<u>30 + 5 bays</u>
Required Number of Parking Spaces	<u>32</u>
Number of Handicapped Parking Spaces	<u>1</u>

ESTIMATED COST OF PROJECT

\$400,000

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	<u>60,000</u> sq. ft.
Proposed Disturbed Area	<u>39,000</u> sq. ft.
Proposed Impervious Area	<u>36,200</u> sq. ft.

- 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) see cover letter _____ 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 **General Business** zoning district.
2. Parcel Area: _____ acres / **84,377** square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	10,000	84,377
Street Frontage	100	200'
Min Front Yard		2' existing
Min Rear Yard		40'
Min Side Yard		15'
Max. Building Height	45	20'
Use Designation	Commercial	Commercial
Parking Requirement	1 space/ per _____ square feet of floor area	
Total Parking:	see cover letter	
Overlay zoning districts (if any):	_____ / _____ / _____	
Urban impaired stream watershed?	YES, <input checked="" type="radio"/> NO <input type="radio"/> If yes, watershed name _____	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submission shall include payment of fee and 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.

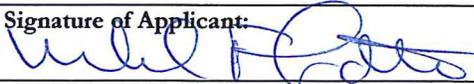
L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

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: 6/9/16
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AS ASOUT

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: New Facility - 845 Washington Street

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: 180-008

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)				
	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)				
	Existing Building (s)				
	Existing Streets, etc.				
	Existing Driveways, etc.				
	Proposed Building(s)				
	Proposed Driveways				
Landscape Plan					
	Greenspace Requirements				
	Setbacks to Parking				
	Buffer Requirements				
	Street Tree Requirements				
	Screened Dumpsters	✓			
	Additional Design Guidelines				

	Planting Schedule				
Stormwater & Erosion Control Plan					
	Compliance w/ chapter 500	✓			
	Show Existing Surface Drainage				
	Direction of Flow				
	Location of Catch Basins, etc.				
	Drainage Calculations				
	Erosion Control Measures				
	Maine Construction General Permit				
	Bonding and Inspection Fees				
	Post-Construction Stormwater Plan				
	Inspection/monitoring requirements				
	Third Party Inspections (Lewiston only)				
Lighting Plan					
	Full cut-off fixtures	✓			
	Meets Parking Lot Requirements	✓			
Traffic Information					
	Access Management				
	Signage				
	PCE - Trips in Peak Hour	✓			
	Vehicular Movements				
	Safety Concerns				
	Pedestrian Circulation				
	Police Traffic				
	Engineering Traffic				
Utility Plan					
	Water	✓			
	Adequacy of Water Supply				
	Water main extension agreement				
	Sewer	✓			
	Available city capacity	✓			
	Electric	✓			
	Natural Gas				
	Cable/Phone	✓			
Natural Resources					
	Shoreland Zone				
	Flood Plain				
	Wetlands or Streams				
	Urban Impaired Stream				
	Phosphorus Check				
	Aquifer/Groundwater Protection				
	Applicable State Permits				
	No Name Pond Watershed (Lewiston only)				

	Lake Auburn Watershed (Auburn only)				
	Taylor Pond Watershed (Auburn only)				
Right Title or Interest					
	Verify	✓			
	Document Existing Easements, Covenants, etc.				
Technical & Financial Capacity					
	Cost Est./Financial Capacity				
	Performance Guarantee				
State Subdivision Law					
	Verify/Check				
	Covenants/Deed Restrictions				
	Offers of Conveyance to City				
	Association Documents				
	Location of Proposed Streets & Sidewalks				
	Proposed Lot Lines, etc.				
	Data to Determine Lots, etc.				
	Subdivision Lots/Blocks				
	Specified Dedication of Land				
Additional Subdivision Standards					
	Single-Family Cluster (Lewiston only)				
	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					

Philip H. Morgan
30 Barkley Avenue
Auburn, ME 04210

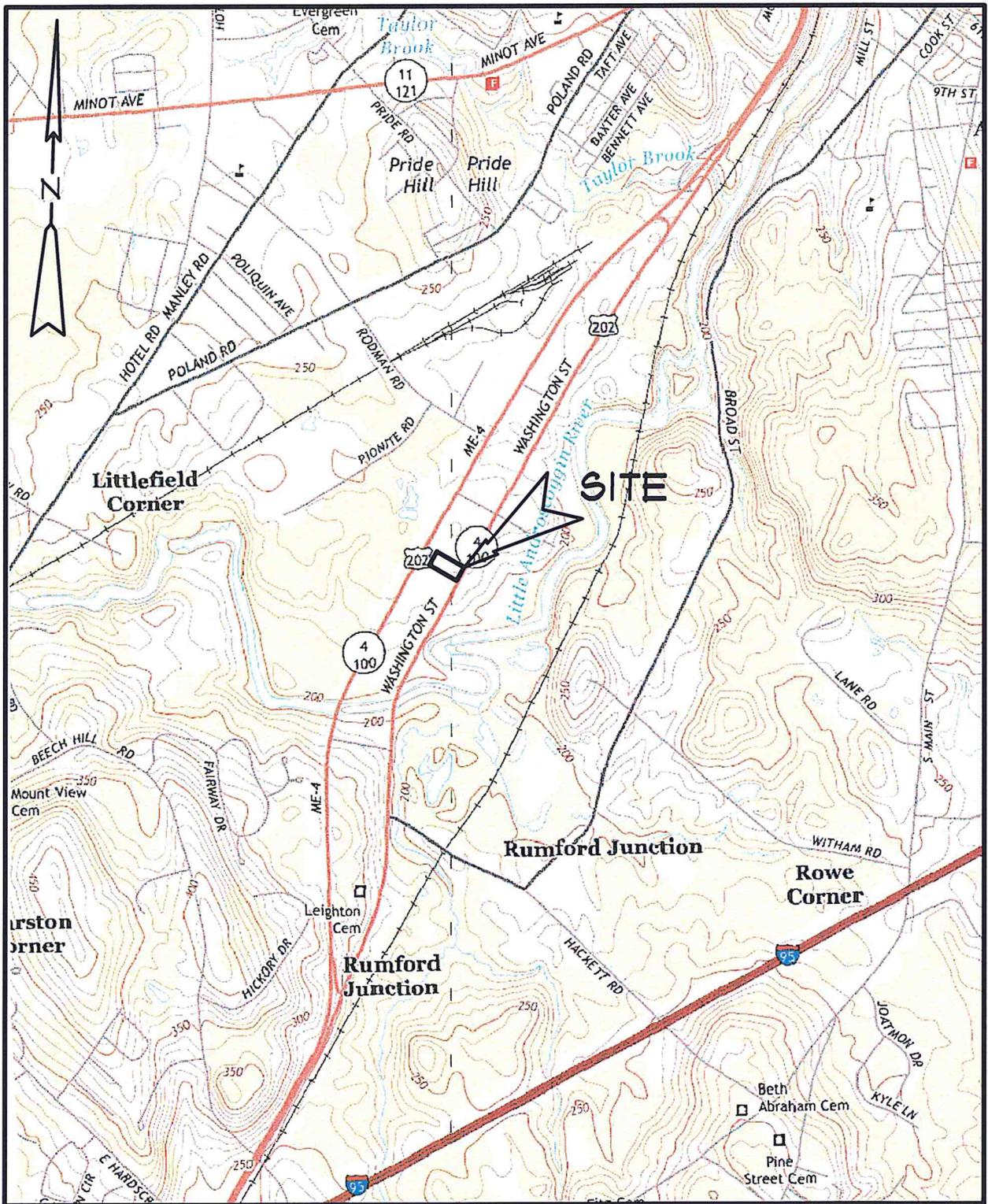
June 7, 2016

To Whom It May Concern:

The signature below authorizes Stoneybrook Consultants, Inc. to act as the applicant's agent in the processing of the enclosed application.

Philip H. Morgan
Philip H. Morgan, applicant

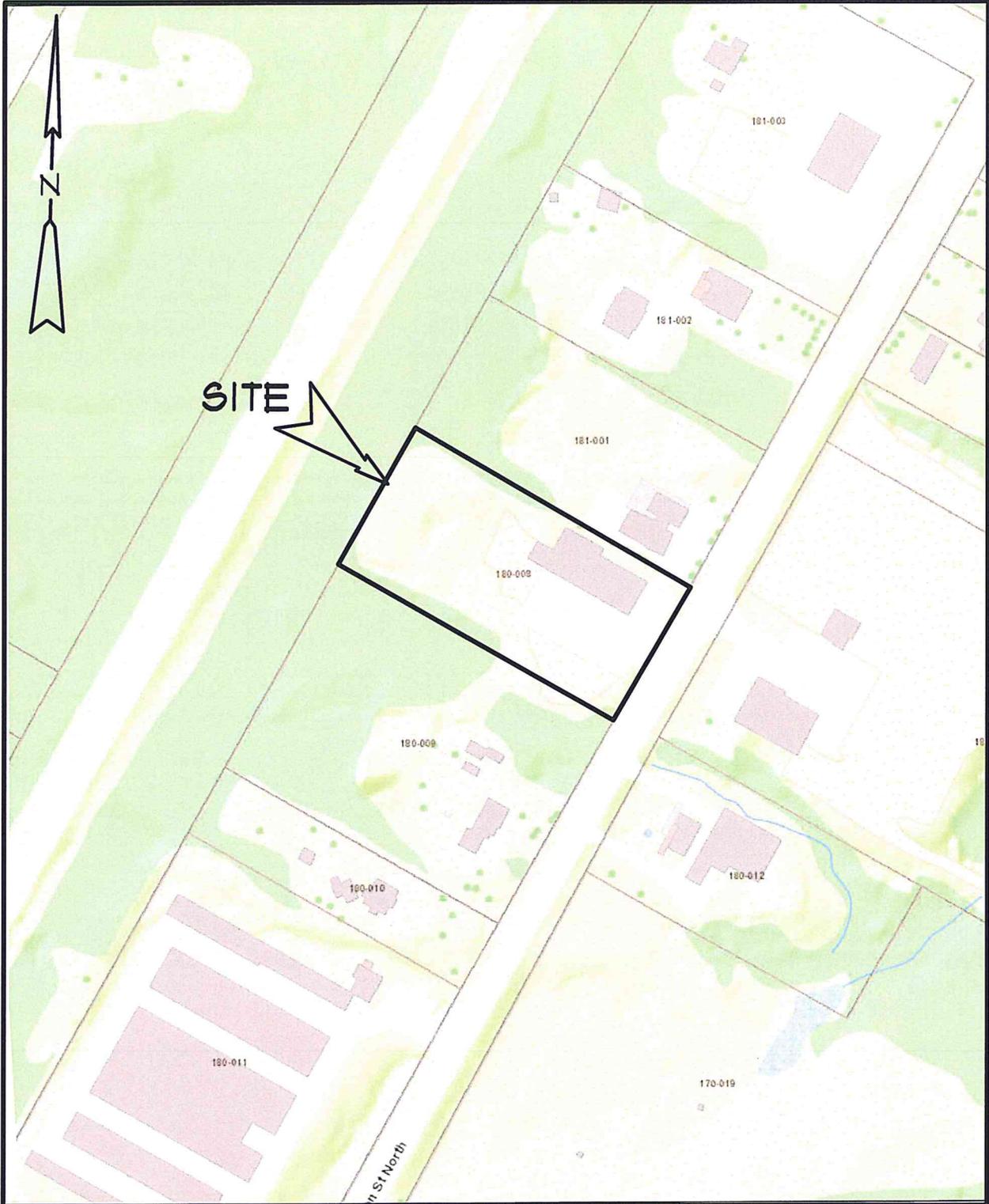
Philip H. MORGAN
(print name, title)



USGS LOCATION MAP

845 WASHINGTON STREET, AUBURN
 OWNER: PHILIP H. MORGAN
 SCALE: 1" = 2,000'
 DATE OF GRAPHIC: JUNE 7, 2016
 SOURCE: MAINE OFFICE OF GIS
 ORIGINAL PUBLICATION DATE: 1967

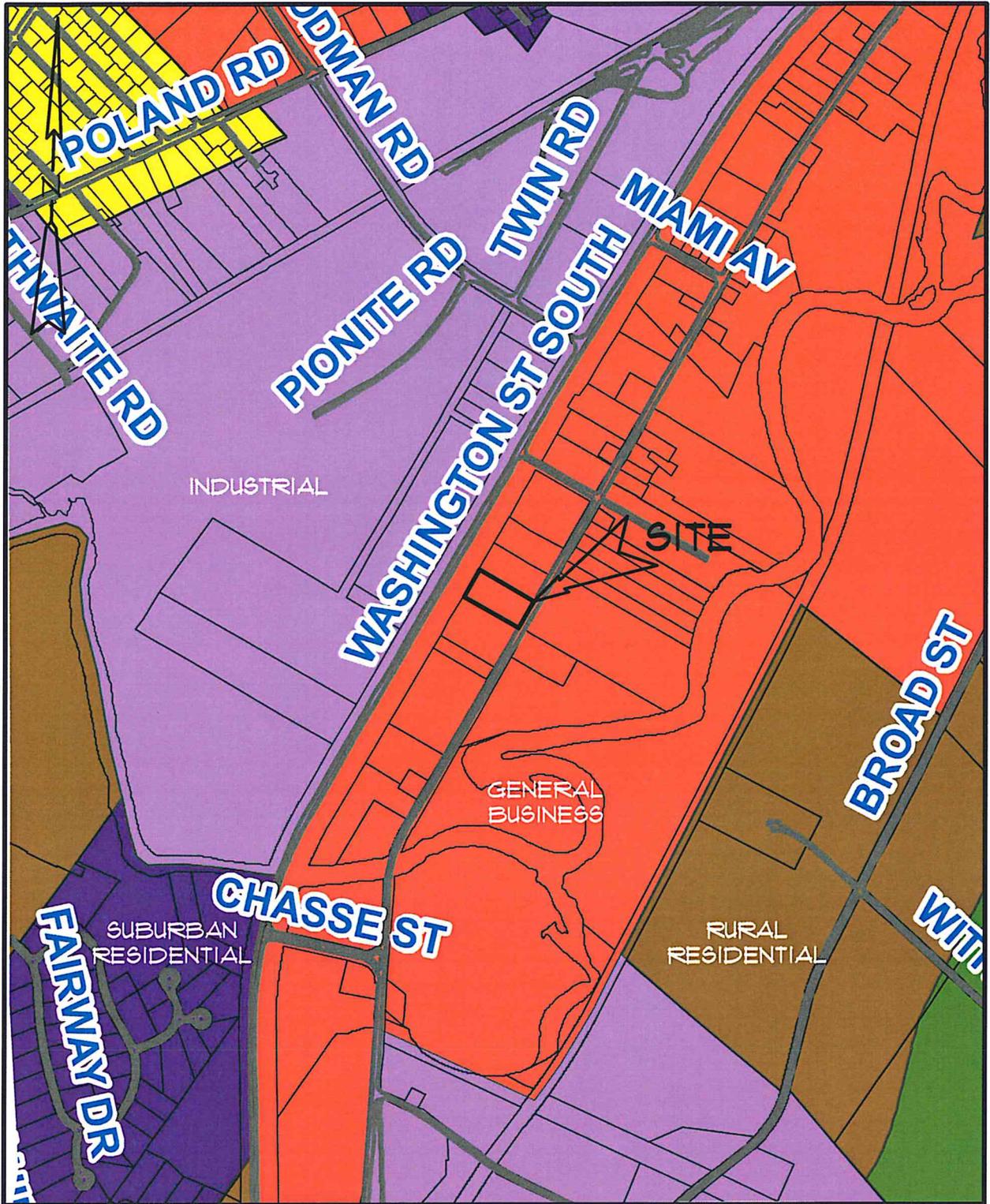
Stoneybrook
 Consultants, Inc.



TAX MAP

845 WASHINGTON STREET, AUBURN
OWNER: PHILIP H. MORGAN
SCALE: 1" = 200'
DATE OF GRAPHIC: JUNE 7, 2016
SOURCE: CITY OF AUBURN GIS
PUBLICATION DATE: 2016

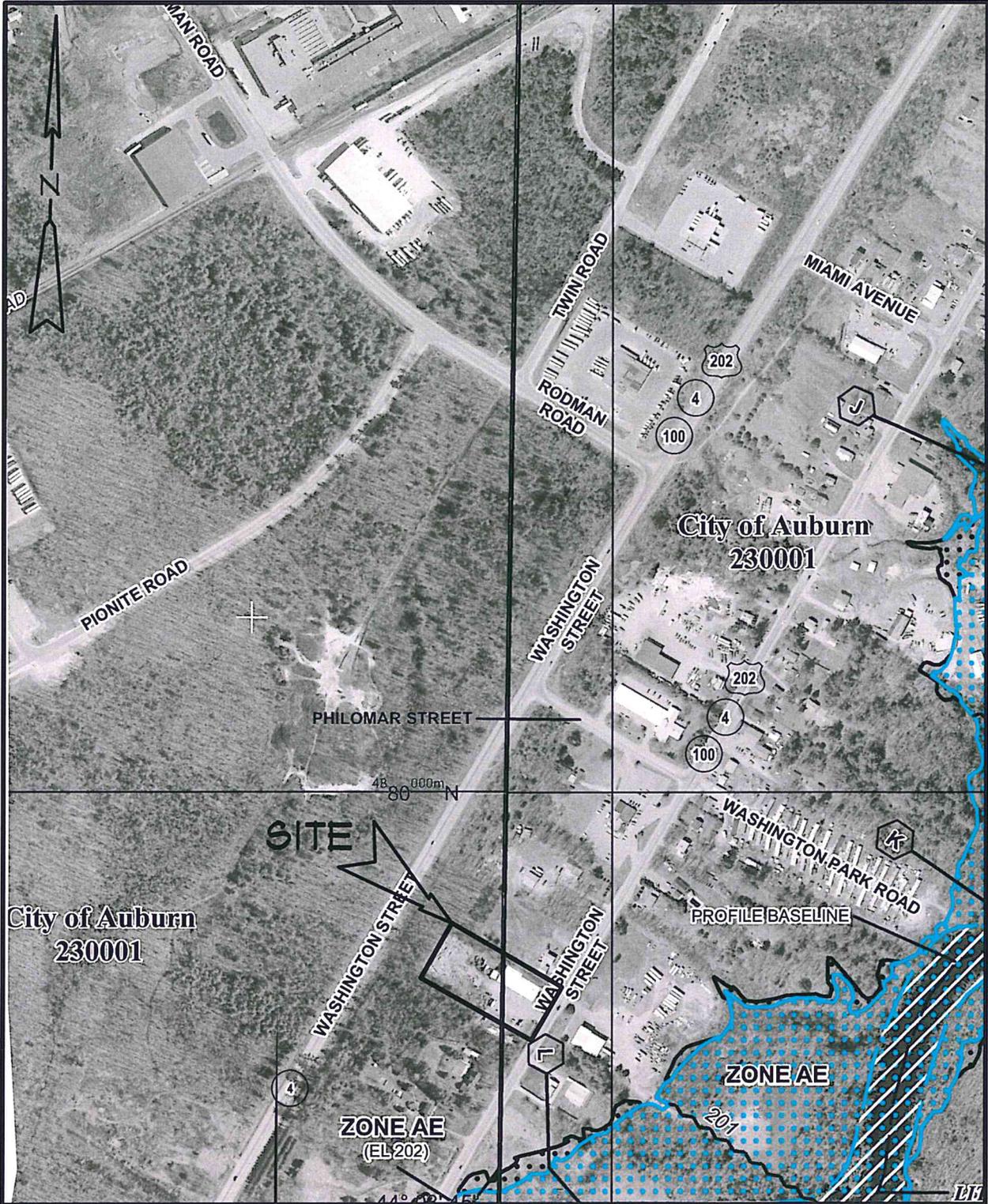
Stoneybrook
Consultants, Inc.



ZONING MAP

845 WASHINGTON STREET, AUBURN
 OWNER: PHILIP H. MORGAN
 SCALE: 1" = 1,000'
 DATE OF GRAPHIC: JUNE 7, 2016
 SOURCE: CITY OF AUBURN ZONING MAP
 PUBLICATION DATE: APRIL 2009

Stoneybrook
 Consultants, Inc.



FLOOD MAP

845 WASHINGTON STREET, AUBURN
 OWNER: PHILIP H. MORGAN
 SCALE: 1" = 500'
 DATE OF GRAPHIC: JUNE 7, 2016
 SOURCE: FEMA FIRM
 PUBLICATION DATE: JULY 8, 2013

**Stoneybrook
 Consultants, Inc.**

WARRANTY DEED

Reynolds Tree Expert Company, Inc. now known as Reynolds Leasing Co., Inc., a Maine corporation with a place of business in Auburn, County of Androscoggin and State of Maine, for consideration paid, grants to Philip H. Morgan of Auburn, County of Androscoggin and State of Maine, with Warranty Covenants, the land with any buildings thereon situated in the City of Auburn, County of Androscoggin and State of Maine, bounded and described as follows:

BEGINNING on the northwesterly side of Washington Street at the southeasterly side line of lot numbered nineteen (19) as laid out on plan of Oakes property recorded in Androscoggin County Registry of Deeds in Book 1 of Plans, Volume 2, Page 10, said lot numbered nineteen (19) being now or formerly the property of one LaBrie; thence northwesterly by the southwesterly side of said Labrie property ten hundred ninety (1,090) feet; thence southwesterly two hundred (200) feet to the land now or formerly of Elton G. Reynolds; thence southeasterly by the land now or formerly of Labrie parallel with the first described line and maintaining a distance of two hundred (200) feet therefrom ten hundred ninety (1,090) feet to the northwesterly side line of Washington Street; thence northeasterly by said northwesterly side line of Washington Street to the point of beginning; being lots numbered twenty-one (21) and twenty-two (22) as shown on said plan.

THE FOREGOING property is subject to the restriction that no building shall be built on the property other than a dwelling house which shall not be less than twenty feet by twenty feet in size, accompanied by a garage and such other buildings in the rear thereof as may be convenient for the use of the premises, none of which shall be objectionable in character. The premises shall not be used for a public garage, automobile sales or for a so-called automobile graveyard, and no building shall be nearer than twenty-five feet from the street.

BEING the same premises conveyed to Elton G. Reynolds and Marjorie A. Reynolds, as joint tenants, by Deed from Joseph J. Morin dated August 28, 1956, recorded in the Androscoggin County Registry of Deeds in Book 742, Page 378. Reference is also made to the Deed from Elton G. Reynolds to Marjorie A. Reynolds dated September 4, 1964, recorded in the Androscoggin County Registry of Deeds in Book 923, Page 368.

EXCEPTED however, from the above premises is that property conveyed to Stanley G. Snow from Elton G. Reynolds and Marjorie A. Reynolds dated March 30, 1962, recorded in the Androscoggin County Registry of Deeds in Book 867, Page 379. ALSO EXCEPTED is any interest taken in the Notice of Layout and Taking by the State Highway Commission by instrument dated February 19, 1958, recorded in the Androscoggin County Registry of Deeds in Book 775, Page 284.

MAINE REAL ESTATE
TRANSFER TAX PAID

In Witness Whereof, Reynolds Leasing Co., Inc. has caused this instrument to be signed and sealed in its corporate name by Bruce Reynolds, its President, thereunto duly authorized this 18th day of September 2013.

Witness:

Reynolds Leasing Co., Inc.

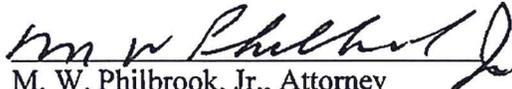


By: 
Bruce Reynolds, its President

STATE OF MAINE
Androscoggin, ss.

September 18, 2013

Then personally appeared the above named Bruce Reynolds, President of Reynolds Leasing Co., Inc., as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Reynolds Leasing Co., Inc.

Before me, 
M. W. Philbrook, Jr., Attorney

Crockett, Philbrook & Crouch, P.A., 178 Court Street, Auburn, ME

Redoc-Morgan-845-WD

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS