



# Stoneybrook Consultants, Inc.

456 Buckfield Road  
Turner, Maine 04282  
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July 5, 2016

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

RE: Lost Valley Improvements  
200 Lost Valley Road

Dear Mr. Greene:

On behalf of Scott Shanaman, President of Lost Valley Management, LLC (Lost Valley), I am pleased to submit this letter and attachments to support their request for Site Plan Review approvals of various outdoor recreation improvements at Lost Valley. As you know, this application was tabled at the last Planning Board meeting pending submittal of additional plans showing pedestrian movements and safety relative to those movements.

Lost Valley has proposed a number of new activities to create a four season resort destination. Some of those activities will not require Planning Board approvals because they have been carried out on the property for many years. This letter is intended to address the following activities that I understand are currently being reviewed by the Planning Board.

1. Snow Tubing Park
2. "Magic Carpet" Lift
3. Volleyball Courts
4. Horseshoe Pits
5. Disc Golf

6. Zip Lines
7. Ropes Course
8. Climbing Wall

Lost Valley controls about 200 acres, most of which is located in the Agriculture and Resource Protection (AG) District. These improvements/activities are allowed in this district as recreational uses of land. The closest homes to the existing or proposed improvements, not owned by the applicant, are located about 700' away in the direction of Youngs Corner Road or about 800' away in the direction of Perkins Ridge Road. The area between these homes and the Lost Valley property is zoned AG, so there will be no new homes constructed closer to the proposed improvements. It is, therefore, clear that these proposed improvements will have no impact on neighbors. At the Public Hearing last month, the Planning Board received public comment from several neighbors supporting these proposed uses of this property.

Most of the new improvements listed above will not increase impervious areas on the existing property. Most of the new improvements will be installed within existing developed areas. Some tree removal will be necessary for some of the proposed improvements and Lost Valley is prepared to provide a Phosphorus Control Plan for that tree removal as specific designs for these improvements are completed. We hope the Planning Board will allow that submittal as a condition of approval of this application.

State requirements for many of these recreational/amusement elements will require specific designs to be certain that State or National safety codes and insurance standards are met. Lost Valley is trying to avoid these design costs until they are sure the proposed uses will be allowed on this property. I understand that the Planning Board has discussed support for these types of uses at this property and may be willing to support approvals of this project pending receipt of any permits or licenses required by the State Fire Marshall's Office or the issuance of a building permit by the City of Auburn for the specific designs of the recreational or amusement elements of this expansion plan. Again, we hope the Planning Board will complete their review of this application with consideration that these plans will be provided as a condition of approval.

With this understanding, we have created several graphics showing the general locations of these proposed improvements and will provide a narrative discussion of some of the details for these improvements below. These graphics have been prepared from existing information available from the City GIS system with updates based upon my onsite inspections and information provided by Lost Valley personnel. It is important to understand that Lost Valley has been in operation at this property for more than 50 years. Under prior ownership, some of the improvements have deteriorated and some of the parking areas have been overgrown with lack of use or proper maintenance. Lost Valley plans to use the existing parking areas and buildings and they have already started to perform the necessary maintenance to these improvements that have been neglected in the past.

The first graphic I have attached is a 2013 Aerial Graphic we prepared from aerial images available with the Maine Office of GIS and boundary information taken from the City of Auburn GIS system. This graphic gives a visual image of the cleared areas on the property, trail locations and existing site improvements on this site and in the surrounding areas. This graphic illustrates the very limited amount of existing development or homes adjacent to this property.

The attached Overall GIS Graphic was prepared to show the entire Lost Valley ownership with 10' contour information as taken from the City GIS system. In addition to adding the contour information, this plan was prepared to show a Development Envelope within which all of the proposed improvements outlined in this application will be located. By using a Development Envelope, Lost Valley will have the flexibility they will need in their specific design of the recreational or amusement elements to meet State permitting requirements for the actual field locations of these improvements. This graphic is intended to replace the previous plan submitted which provided detailed measurements that will likely need to change as Lost Valley works through the specific designs of the proposed improvements.

Lost Valley intends to create a Snow Tubing Park, Disc Golf Course, Zip Lines and Ropes Course within this Development Envelope. Their intent is to minimize tree removal by placing these improvements within existing cleared areas or along existing trails. Some of the activities do have additional safety standards or

insurance requirements that will control the locations of the physical improvements and the need to remove trees that may create safety hazards.

The attached Site Schematic was prepared to give additional site details along the access road, parking areas and lodge area. Lost Valley plans to locate the Magic Carpet Lift, Volleyball Courts, Horseshoe Pits and Climbing Wall within the Ski School Area or in front of the existing Lodge. Again, we have not shown specific areas for these activities as we are still developing plans for these improvements that will not interfere or create safety hazards with the winter ski activities. The plan is to create these activities as close to the Lodge as possible to support food and beverage sales as well as ticket sales that take place in the Lodge.

The volleyball courts are sized for beach volleyball tournaments with two courts covering a total area of about 60' by 80'. The court area will be beach sand, so new impervious area will not be developed. The Horseshoe Pits will also not create any new impervious area and are expected to be placed in an area of 30' by 60' suitable for three separate matches at the same time. The Magic Carpet Lift will be about 180' long and is planned to help beginning skiers get up the training slope area during ski class. The Climbing Wall will require a 12' by 12' concrete pad for support and will be 24' high. Information on the climbing wall that has already been purchased is attached. This wall is designed to be removed each winter and reinstalled on the concrete pad each summer.

The Site Schematic also shows a possible location for the Snow Tubing Park. Again, the Tubing Park has not yet been designed, but Lost Valley believes the location shown will meet State safety standards for this type of facility. It is expected that this area will include a new handle tow lift, ticket booth and portable toilet facilities, given the location selected for these improvements. The existing home in this area will remain in residential use and will not become a second lodge as previously suggested. Lost Valley will provide copies of the detailed plans for the Snow Tubing Park improvements as soon as those plans are approved by the State Fire Marshall's Office and they will secure any building permits from the City before construction begins.

On this Site Schematic, we have noted the names of the existing buildings, parking areas or other site features. We have also shown all of the lights along the access road or near these parking areas. I understand that the Planning Board was concerned about pedestrian movements between the existing parking areas and the proposed Snow Tubing Park. We met with you and staff from the Police and Engineering Departments to discuss these concerns and to develop a pedestrian movement plan for this area that was acceptable to these City Departments.

It is expected that customers for the Snow Tubing Park will park in the overflow parking areas identified on the Site Schematic. Those customers will be directed to a new crosswalk that will be installed in the location shown. Signs will be installed in the parking areas to direct the customers to that crosswalk. "Yield to Pedestrian" signs will be installed along Lost Valley Road to alert drivers of these pedestrian movements. Stop signs will also be installed at each drive exit. All of these improvements along with the general pedestrian flow directions are shown on the Site Schematic. Lost Valley is prepared to work with the City to install these improvements as directed or to cover the costs of any City installation of improvements shown within the street right of way.

On the Site Schematic, we have shown a general parking layout for the property. This parking concept is shown to help the Planning Board better understand the pedestrian movements that can be achieved onsite. Given the historical use of these parking areas and the gravel or grass surfaces, none of these spaces are marked on the property. Typically, a large portion of the parking area is empty and there is no need to be concerned about parking or pedestrian movements. During larger events and as Lost Valley grows their customer base, they plan to use parking attendants and will identify parking locations with the use of portable barricades, traffic cones and signage.

I understand that these plans are not engineered site plans typically submitted to the Planning Board. With the Planning Board concerns about pedestrian movements and safety of those movements, we believe these plans are suitable to discuss those concerns and to show the proposed improvements that we have agreed to make with City staff. Given the historical use of this property and the grandfathered rights to many uses of this property, we would respectfully request the Planning Board grant a waiver to the many plan standards that can be

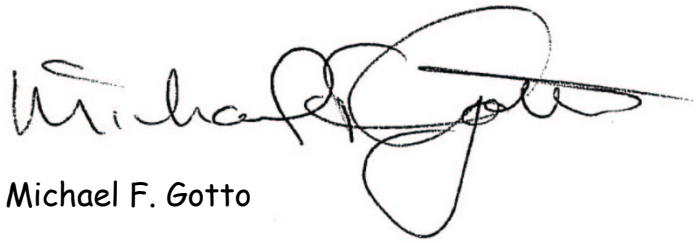
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considered not applicable to this application and rely upon these plans for their review and approval.

I hope you will find this information responsive to the concerns raised at the last Planning Board meeting. I will plan to attend the July meeting to address any questions you or the Planning Board may have. In the meantime, please do not hesitate to call if you need additional information. We look forward to your review and approval.

Respectfully yours,

STONEBROOK CONSULTANTS, INC.

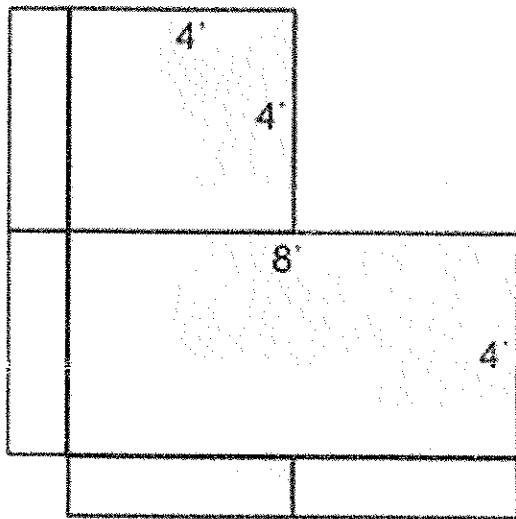
A handwritten signature in black ink, appearing to read "Michael F. Gotto". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Michael F. Gotto

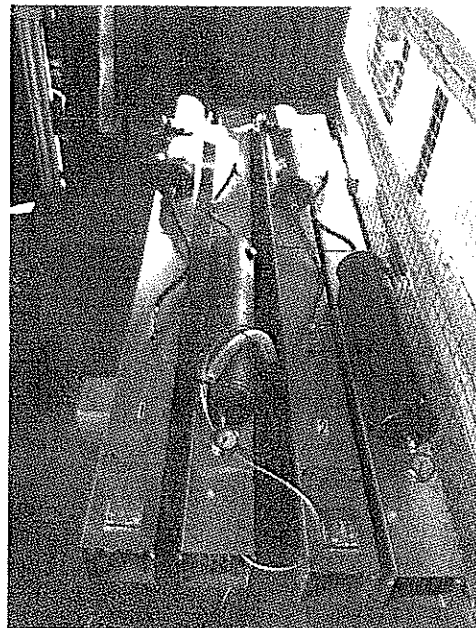
cc: Scott Shanaman

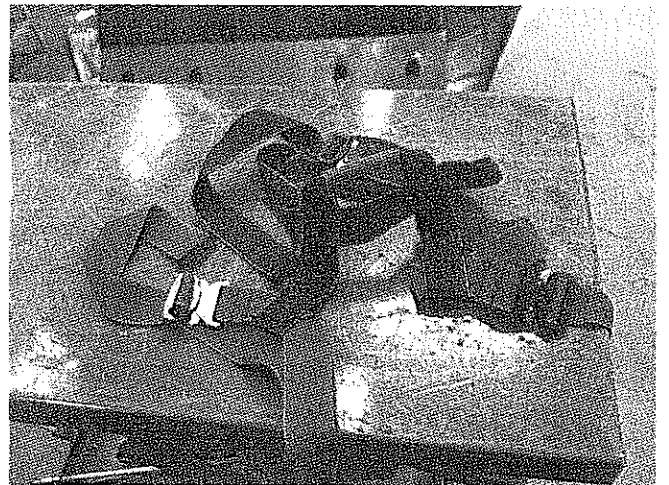
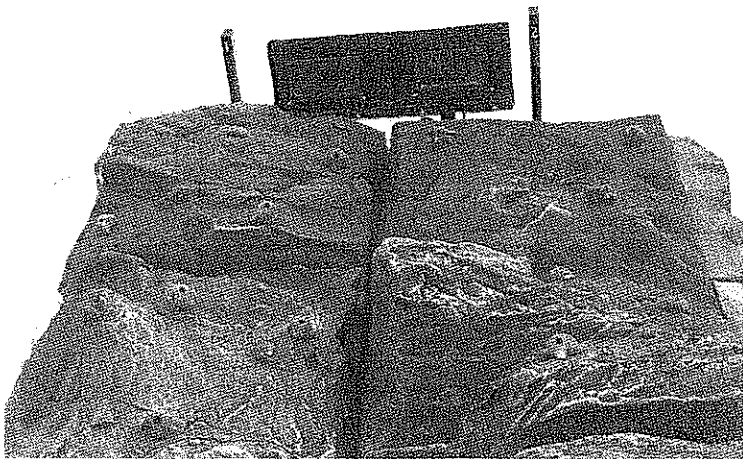
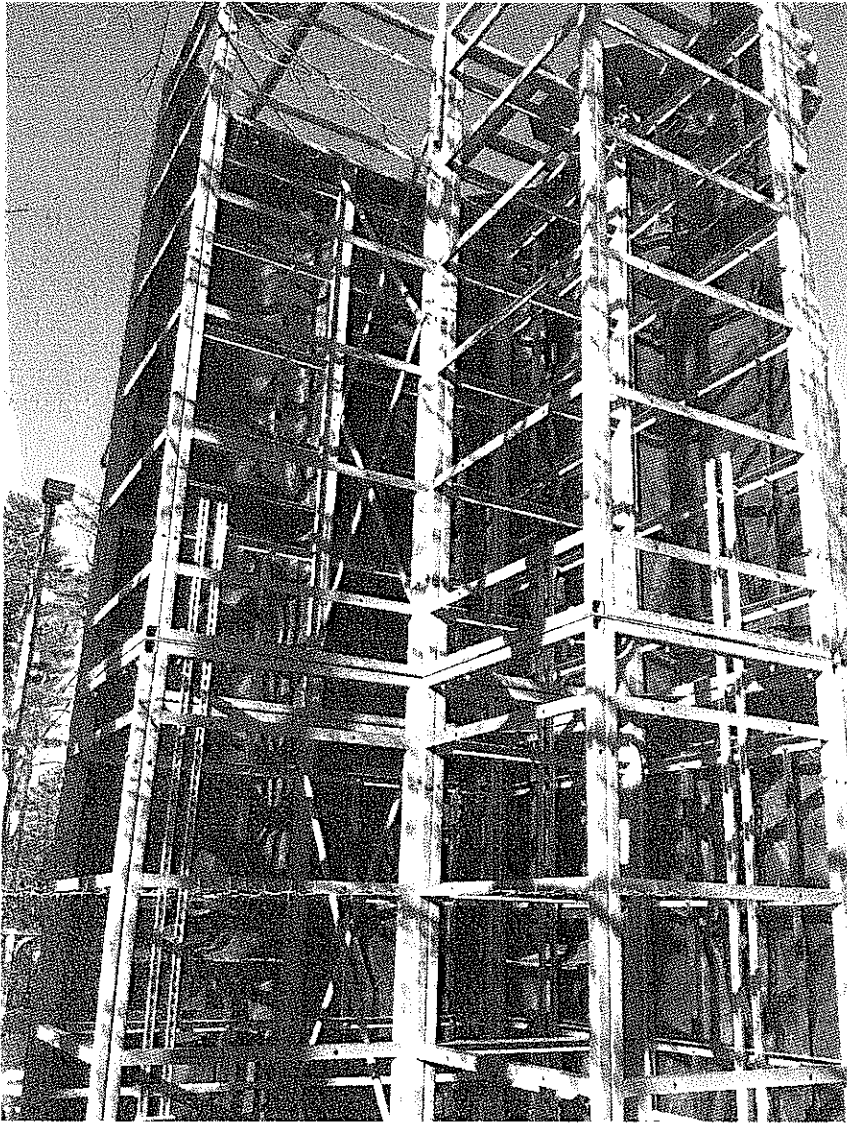
### Canobie Lake Park / Climbing Wall

Manufacturer: Sport Rock  
Mfg Date: Spring 1999  
Height: 24 feet  
Climbers: 1/wall, 4 total  
Autobelays: mfg by Extreme Engineering, installed spring 2010  
Autobelay cables will need replacement before use  
Climbing Harnesses: Dream Harness, mfg by Rebound Unlimited

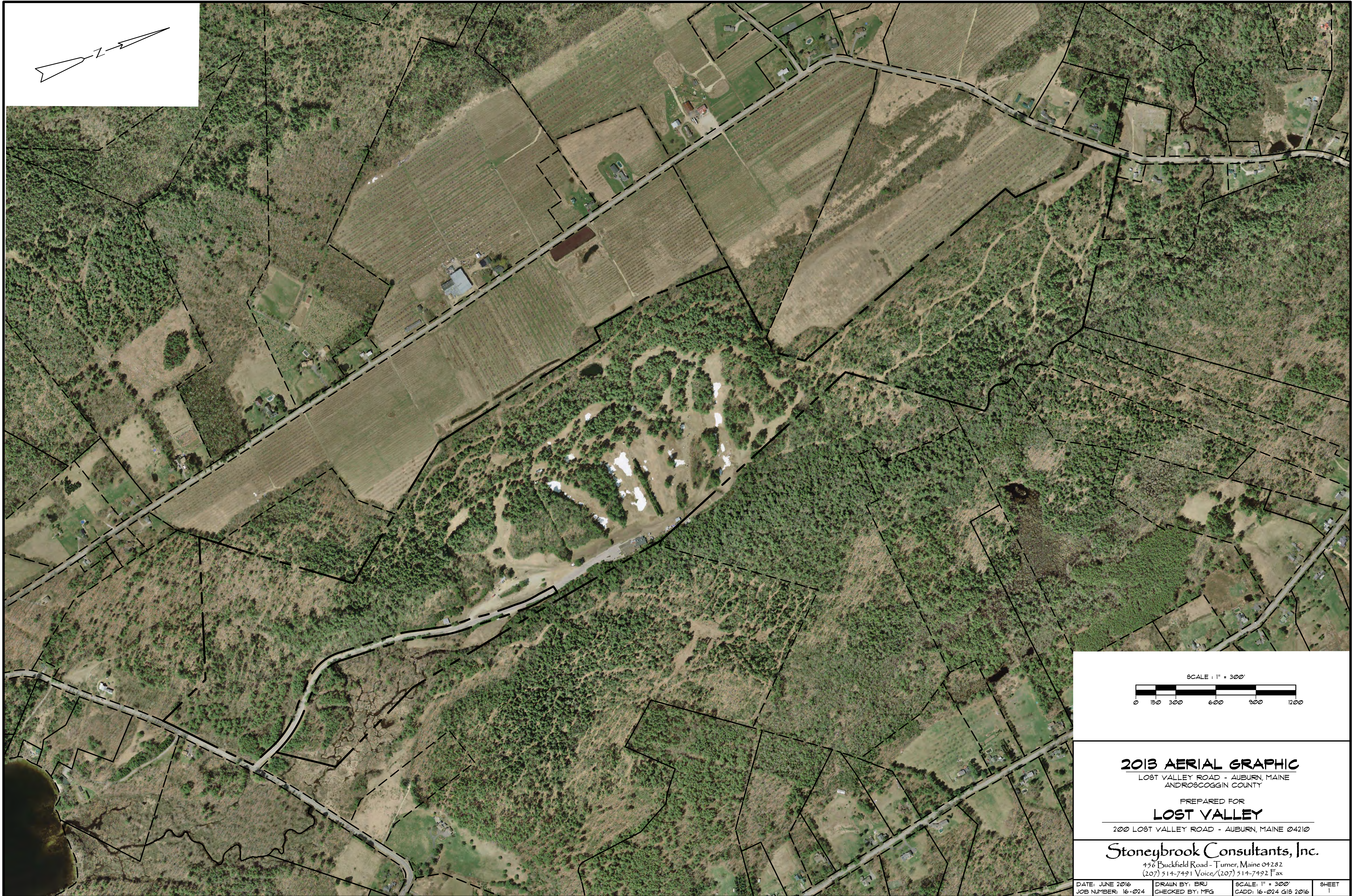
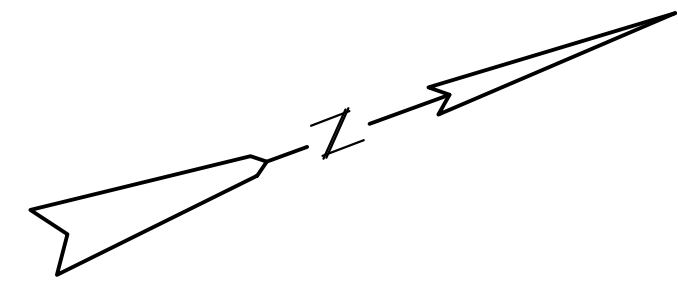


Climbing Surfaces Thickness Vanes: 16-20" max

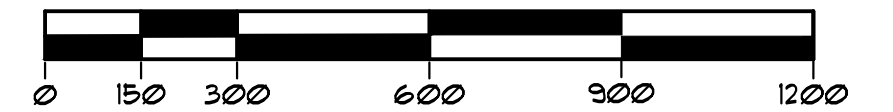








SCALE: 1" = 300'



**2013 AERIAL GRAPHIC**

LOST VALLEY ROAD - AUBURN, MAINE  
ANDROSCOGGIN COUNTY

PREPARED FOR

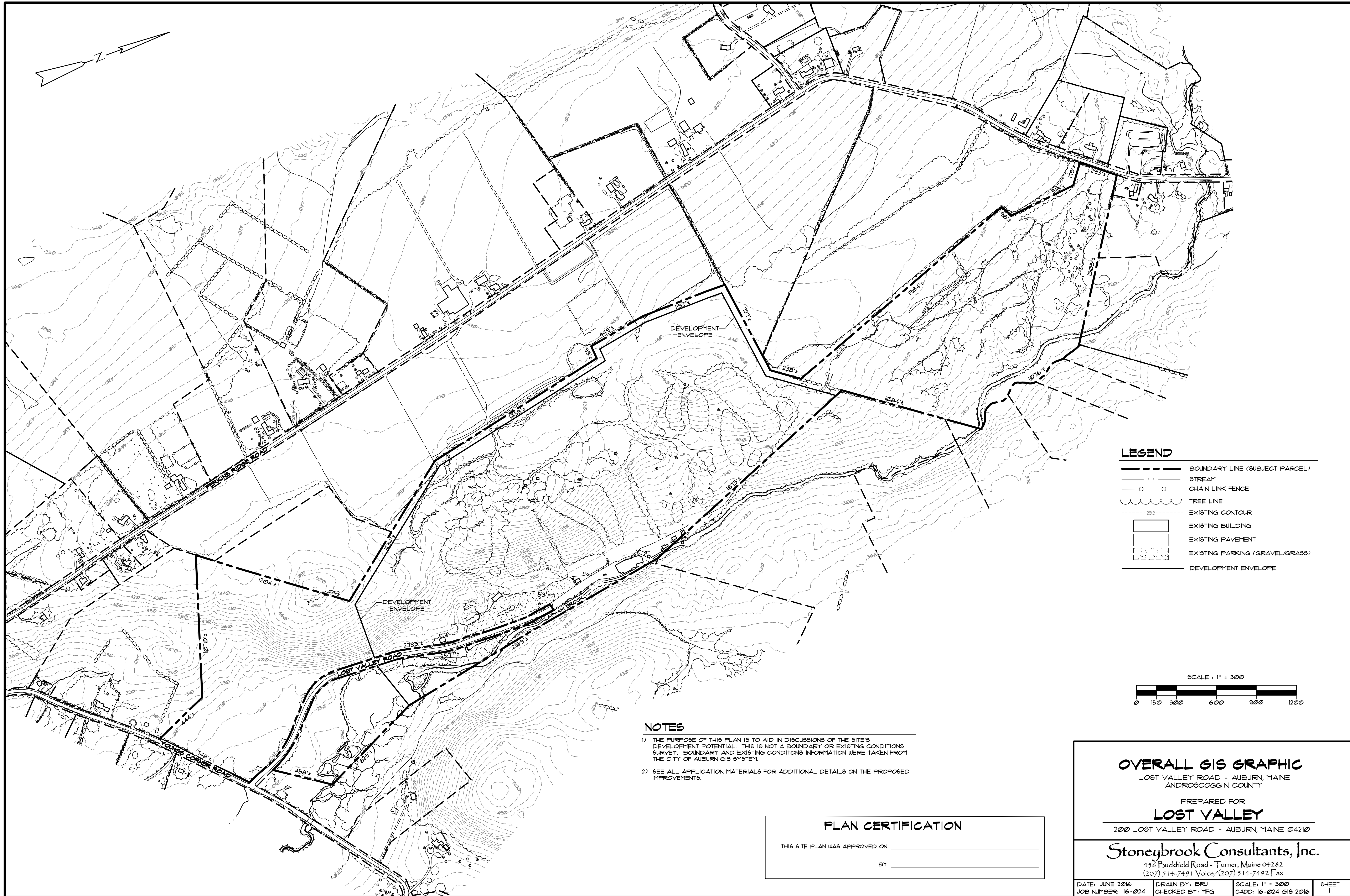
**LOST VALLEY**

200 LOST VALLEY ROAD - AUBURN, MAINE 04210

**Stoneybrook Consultants, Inc.**

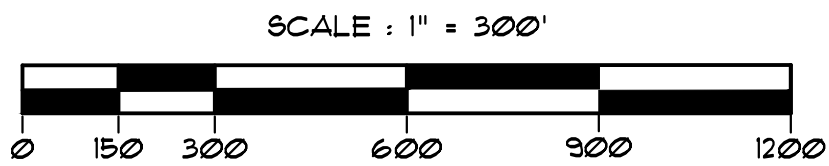
456 Buckfield Road - Turner, Maine 04282  
(207) 514-7491 Voice / (207) 514-7492 Fax

DATE: JUNE 2016	DRAWN BY: BRJ	SCALE: 1" = 300'	SHEET
JOB NUMBER: 16-024	CHECKED BY: MFG	CADD: 16-024 GIS 2016	1



**LEGEND**

	BOUNDARY LINE (SUBJECT PARCEL)
	STREAM
	CHAIN LINK FENCE
	TREE LINE
	EXISTING CONTOUR
	EXISTING BUILDING
	EXISTING PAVEMENT
	EXISTING PARKING (GRAVEL/GRASS)
	DEVELOPMENT ENVELOPE



**NOTES**

- 1) THE PURPOSE OF THIS PLAN IS TO AID IN DISCUSSIONS OF THE SITE'S DEVELOPMENT POTENTIAL. THIS IS NOT A BOUNDARY OR EXISTING CONDITIONS SURVEY. BOUNDARY AND EXISTING CONDITIONS INFORMATION WERE TAKEN FROM THE CITY OF AUBURN GIS SYSTEM.
- 2) SEE ALL APPLICATION MATERIALS FOR ADDITIONAL DETAILS ON THE PROPOSED IMPROVEMENTS.

**PLAN CERTIFICATION**

THIS SITE PLAN WAS APPROVED ON \_\_\_\_\_

BY \_\_\_\_\_

**OVERALL GIS GRAPHIC**  
 LOST VALLEY ROAD - AUBURN, MAINE  
 ANDROSCOGGIN COUNTY

PREPARED FOR  
**LOST VALLEY**  
 200 LOST VALLEY ROAD - AUBURN, MAINE 04210

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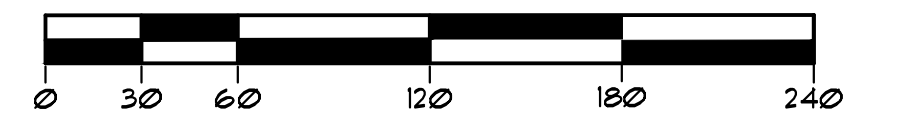
**SIGN LEGEND**

- ▲ "STOP" SIGN
- ▲ "YIELD TO PEDESTRIANS" SIGN
- ▲ "PEDESTRIANS USE CROSSWALK" WITH DIRECTIONAL ARROW SIGN
- ▲ "PEDESTRIANS USE THIS SIDE OF STREET ONLY" SIGN

**LEGEND**

- BOUNDARY LINE (SUBJECT PARCEL)
- STREAM
- UTILITY POLE
- ★ LIGHT POLE
- ▲ NEW SIGN
- CHAIN LINK FENCE
- TREE LINE
- - - - - EXISTING CONTOUR
- ▨ WETLAND AREA
- ▨ EXISTING BUILDING
- ▨ EXISTING PAVEMENT
- ▨ EXISTING PARKING (GRAVEL/GRASS)
- ← PEDESTRIAN MOVEMENT

SCALE: 1" = 60'



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- 2) SEE ALL APPLICATION MATERIALS FOR ADDITIONAL DETAILS ON THE PROPOSED IMPROVEMENTS.
- 3) CONCEPTUAL PARKING LAYOUT ASSUMES 9' X 18' SPACES WITH MINIMUM 24' AISLE WIDTH. A TOTAL OF 510 PARKING SPACES ARE SHOWN WITH THIS LAYOUT.

**PLAN CERTIFICATION**

THIS SITE PLAN WAS APPROVED ON \_\_\_\_\_  
BY \_\_\_\_\_

**SITE SCHEMATIC**

LOST VALLEY ROAD - AUBURN, MAINE  
ANDROSCOGGIN COUNTY

PREPARED FOR  
**LOST VALLEY**

200 LOST VALLEY ROAD - AUBURN, MAINE 04210

**Stoneybrook Consultants, Inc.**

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