



Stoneybrook Consultants, Inc.

P.O. Box 459
Turner, Maine 04282
(207) 514-7491 voice
(207) 514-7492 fax

November 16, 2017

Mr. Zach Mosher, City Planner
Planning, Permitting and Code Division
City of Auburn
60 Court Street
Auburn, ME 04210

RE: Turner Street Plaza

Dear Mr. Mosher:

On behalf of Schilling Drive, LLC, I am pleased to submit this letter with attachments to support their request for subdivision approvals to split Lot 3 shown on the approved plans for Turner Street Plaza. We hope this information will clarify our request for zero building setbacks along both sides of the new division line. This subdivision was originally approved by the City in March of 1991 and has been revised several times. Turner Street Plaza now contains a total of 6 lots - all developed for commercial activities. All lots are subject to recorded Easements with Covenants and Restrictions (ECR) agreements.

This proposal to split Lot 3 is similar to the previously approved split of Lot 2. That split was approved in 2005 and placed a boundary line through the Wal-Mart building originally constructed on that lot. The Wal-Mart building has since been removed and a new multi-tenant building was constructed in its location. That building has a common wall with zero setbacks dividing tenant occupancy. A reduced copy of that approved plan and a GIS graphic is attached.

I have also attached a Conceptual Schematic Plan showing how buildings could be constructed on Lot 3B. As we noted in our submittal materials, the division line between Lots 3A & 3B runs along the existing structure occupied by Hobby Lobby. We understand that the Hobby Lobby building was constructed to allow a building to be constructed along this building wall with a zero setback. While there are no specific

development plans at this time, I have shown a 14,800 square foot building attached to the Hobby Lobby building. This building could have multiple small tenants with some units facing Mt. Auburn Avenue and others facing Turner Street.

We have also shown the current allowed building envelope in the parking area per the existing ECR agreements along the Mt Auburn Avenue frontage. While I have shown two possible units in the middle of this envelope, a building can be placed at any location within the allowed building envelope area. Therefore, we would like to have the ability to construct or have a building on either lot anywhere along the new common boundary line between Lots 3A and 3B.

As you requested, I submitted a completed application form earlier this week. I also would ask that you consider our responses below to the objectives outlined in Section 60-1277 of your ordinance.

- (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;

The site was approved in 1991. Most of the buildings have already been constructed and no changes are proposed at this time. We are proposing a lot split to accommodate a flexibility of ownership. We are seeking a reduction in setbacks along the new common boundary which allow us to construct the project as it was originally approved.

- (2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;

The proposed lot split will not impact the convenience or safety of vehicle and pedestrian movements on the site or adjacent areas. The zero setback request will allow the project to be built out as originally approved while providing opportunity for different ownership and investment in the community.

- (3) Adequacy of the methods of disposal for wastes; and

The proposed lot split will not change the methods of waste disposal which have already been approved for this project.

November 16, 2017
Zach Mosher
RE: Turner Street Plaza
Page 3

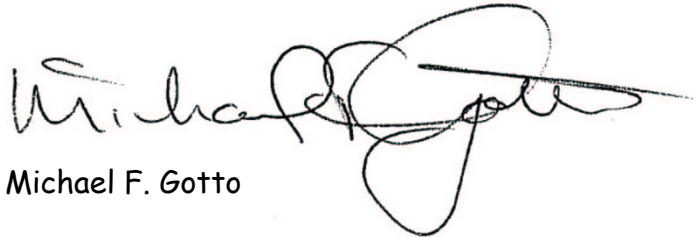
(4) Protection of environment features on the site and in adjacent areas

The proposed lot split will not impact any environmental features on site or in the adjacent areas.

I trust you will find this information helpful as you prepare for the upcoming Planning Board meeting. We look forward to that review and approval of this request. Please let me know if you have any questions.

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: Tom Auger
Nancy Hunt



Stoneybrook Consultants, Inc.

P.O. Box 459
Turner, Maine 04282
(207) 514-7491 voice
(207) 514-7492 fax

November 7, 2017

Mr. Zach Mosher, City Planner
Planning, Permitting and Code Division
City of Auburn
60 Court Street
Auburn, ME 04210

RE: Turner Street Plaza

Dear Mr. Mosher:

On behalf of Schilling Drive, LLC, I am pleased to submit this letter and attachments to secure Subdivision approvals to split Lot 3 shown on the approved plans for Turner Street Plaza. This subdivision was originally approved by the City in March of 1991 and has been revised several times. See the reduced copy of the original recorded plan attached. The parcel contained 7.86 acres at that time. The parcel is located in the General Business District (GB) and is shown on the City GIS system as Map 280, Lot 006. Existing improvements include a 55,000 square foot retail building occupied by Hobby Lobby and related parking spaces.

The plan is to subdivide the parcel into two separate lots numbered 3A & 3B. These new lots are shown on the attached plan entitled "Division Plan Lot 3 - Turner Street Plaza" prepared by Jones Associates, Inc. Lot 3A will contain the Hobby Lobby building and 166 parking spaces that are currently striped. This new parcel will have about 143' of lot frontage on Mt. Auburn Ave and will contain 3.91 acres. The proposed lot line will create a zero setback along the existing Hobby Lobby building which will allow future building construction on Lot 3B to connect to the structure occupied by Hobby Lobby. Lot 3B will contain 3.90 acres and will have about 301' of frontage on Mt. Auburn Avenue. Currently, there are no building improvements on this parcel, but the parcel will include the remaining parking spaces. Most of those spaces are not currently striped. The total lot area is now 7.81 acres, given changes in the adjacent street right of way limits and different surveys that have been completed.

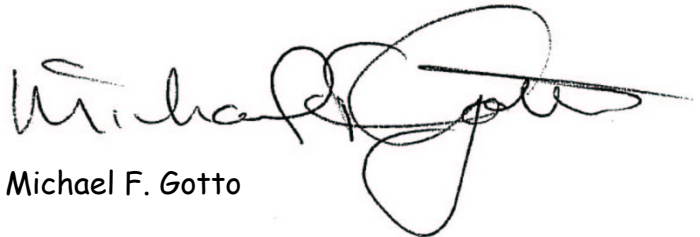
November 7, 2017
Zach Mosher
RE: Turner Street Plaza
Page 2

Lots 3A and 3B will be conveyed with common maintenance responsibilities for the shared parking facilities along with common access rights to those spaces. These lots will also share the rights of access, restrictions and maintenance responsibilities outlined in the recorded ECR agreements for all lots in the Turner Street Plaza subdivision. An amendment to these ECR documents is currently being drafted to outline all of these rights.

No additional development is proposed at this time. The hope is to secure approvals for this lot split so that Lot 3A can be sold. I trust you will find this information acceptable and we can be scheduled for the next Planning Board meeting for review and approval. Please let me know if you have any questions.

Respectfully yours,

STONEBROOK CONSULTANTS, INC.

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

Michael F. Gotto

cc: Tom Auger
Nancy Hunt

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

	Lot 3A	Lot 3B
Existing Total Impervious Area	148,892 sq. ft.	108,634 s.f.
Proposed Total Paved Area	93,820 sq. ft.	108,634 s.f.
Proposed Total Impervious Area	148,892 sq. ft.	108,634 s.f.
Proposed Impervious Net Change	0 sq. ft.	0 s.f.
Impervious surface ratio existing	87 % of lot area	64%
Impervious surface ratio proposed	87 % of lot area	64%

BUILDING AREA/LOT

COVERAGE

Existing Building Footprint	55,072 sq. ft.	0 s.f.
Proposed Building Footprint	55,072 sq. ft.	0 s.f.
Proposed Building Footprint Net change	0 sq. ft.	0 s.f.
Existing Total Building Floor Area	55,072 sq. ft.	0 s.f.
Proposed Total Building Floor Area	55,072 sq. ft.	0 s.f.
Proposed Building Floor Area Net Change	0 sq. ft.	0 s.f.
New Building	No (yes or no)	No
Building Area/Lot coverage existing	32 % of lot area	0%
Building Area/Lot coverage proposed	32 % of lot area	0%

ZONING

Existing	General Business N/A	General Business N/A
Proposed, if applicable	N/A	N/A

LAND USE

Existing	Retail	Retail
Proposed	Retail	Retail

RESIDENTIAL, IF APPLICABLE

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

PARKING SPACES

Existing Number of Parking Spaces	166	246
Proposed Number of Parking Spaces	166	246
Required Number of Parking Spaces	220	0
Number of Handicapped Parking Spaces	4	0

ESTIMATED COST OF PROJECT

	\$0	\$0
--	-----	-----

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	148,892 sq. ft.	108,634 s.f.
Proposed Disturbed Area	0 sq. ft.	0 s.f.
Proposed Impervious Area	148,892 sq. ft.	108,634 s.f.

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 (Since July 1, 1997) N/A passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) N/A 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: 3.9 acres / _____ square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>	
		Lot 3A	Lot 3B
Min Lot Area	<u>10,000 s.f.</u>	<u>3.9 acres</u>	3.9 acres
Street Frontage	<u>100'</u>	<u>143.39'</u>	300.75'
Min Front Yard	<u>25'</u>	<u>400'</u>	N/A
Min Rear Yard	<u>35'</u>	<u>69'</u>	N/A
Min Side Yard	<u>25'</u>	<u>0'</u>	N/A
Max. Building Height	<u>45'</u>	<u>35'</u>	N/A
Use Designation	<u>Retail</u>	<u>Retail</u>	Retail
Parking Requirement	1 space/ per _____ square feet of floor area		
Total Parking:	<u>220</u>	<u>412</u>	
Overlay zoning districts (if any):	<u>N/A</u>	<u>/</u>	<u>/</u>
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.

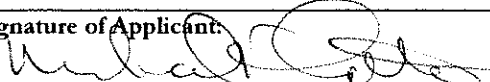
L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

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: <u>4/14/17</u>
--	----------------------

As Agent

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: Turner Street Plaza

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: 65 Mount Auburn Avenue 280-006

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	N/A			
	Proposed Use	✓			
	PB/BOA/Other Restrictions	N/A			
	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	N/A			
	Street Tree Requirements	N/A			
	Screened Dumpsters				
	Additional Design Guidelines				

	Planting Schedule				
Stormwater & Erosion Control Plan		N/A			
	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		N/A			
	Full cut-off fixtures				
	Meets Parking Lot Requirements				
Traffic Information		N/A			
	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	N/A			
	Flood Plain	N/A			
	Wetlands or Streams	N/A			
	Urban Impaired Stream	N/A			
	Phosphorus Check	N/A			
	Aquifer/Groundwater Protection	N/A			
	Applicable State Permits	N/A			
	No Name Pond Watershed (Lewiston only)				

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

QUITCLAIM DEED WITH COVENANT

Affordable Mid Coast Housing, LLC, a Maine Limited Liability Company with a mailing address at P.O. Box 9340, Auburn, Maine 04210, grants to **Schilling Drive LLC**, a Maine Limited Liability Company with a mailing address at 319 Ridge Road, Wales, Maine 04280, with **Quitclaim Covenant**, a certain lot or parcel of land, together with any buildings situated thereon, located in **Auburn**, County of **Androscoggin**, and State of **Maine**, as more fully described in Exhibit "A" attached hereto and made a part hereof.

In Witness Whereof, the undersigned has hereunto set its hand effective this 23rd day of August, 2016.

Witness:

Affordable Mid Coast Housing, LLC



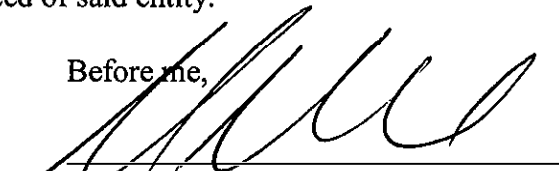
By: 
George P. Schott, Its Member

STATE OF MAINE
CUMBERLAND, SS.

August 23, 2016

Then personally appeared the above-named **George P. Schott**, in his capacity as Member of **Affordable Mid Coast Housing, LLC**, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said entity.

Before me,



Notary Public/Attorney-At-Law
Print Name: Shawn K. Bell
My Commission Expires: N/A.

MAINE REAL ESTATE
TRANSFER TAX PAID

EXHIBIT A**65 Mount Auburn Avenue, Auburn, Maine**

A certain lot or parcel of land, together with any buildings or improvements thereon, situated at or near Mount Auburn Avenue, in the City of Auburn, County of Androscoggin and State of Maine, and being more particularly bounded and described in that certain deed from Aaron Corporation to Cottle's Shop 'N Save, Inc. dated July 7, 1992 and recorded in the Androscoggin County Registry of Deeds (the "Registry") at Book 2880, Page 186 as follows:

Beginning at an iron pin set (5/8" rebar) on the northeasterly sideline of Mount Auburn Avenue, said pin being fifty (50) feet right of station 13+90.67 as shown on a State of Maine Department of Transportation Right of Way Map, DOT File No. 1-174. Thence northwesterly along the northeasterly sideline of Mount Auburn Avenue on a curve to the right having a radius of five hundred twenty-two and 96/100 (522.96) feet an arc distance one hundred twenty-two and 32/100 (122.32) feet to a point. Thence N 45°-05'-02" W along the northeasterly sideline of Mount Auburn Avenue a distance of three hundred twenty-one and 79/100 (321.79) feet to an iron pin set (5/8" rebar). Thence N 44°-54'-58" E a distance of seven hundred thirty-three and 79/100 (733.79) feet to an iron pin set (5/8" rebar). Thence S 45°-05'-02" E a distance of three hundred twenty-one and 74/100 (321.74) feet to an iron pin set (5/8" rebar). Thence S 35°-20'-41" E a distance of one hundred sixty-three and 61/100 (163.61) feet to an iron pin set (5/8" rebar). Thence S 44°-54'-57" W a distance of four hundred seventy-four and 66/100 (474.66) feet to an iron pin set (5/8" rebar). Thence N 45°-04'-59" W a distance of forty and 00/100 (40.00) feet to an iron pin set (5/8" rebar). Thence S 44°-54'-58" W a distance of two hundred seventeen and 21/100 (217.21) feet to the point of beginning.

Meaning and intending to describe and convey and hereby conveying the premises shown as "Lot 3" on a plan entitled "Turner Street Plaza, Amended Subdivision, Turner Street & Mount Auburn Ave., Auburn, Maine made for Platz Associates," dated March 6, 1992, recorded in the Androscoggin County Registry of Deeds in Plan Book 36, Page 174.

The above premises are conveyed together with a perpetual nonexclusive right-of-way and easement, appurtenant to said Lot 3, for the benefit of Grantee, its agents, customers, invitees, licensees, tenants, employees, successors and assigns, over, through and around Lot 5 as shown on the above-referenced plan, for roadways, walkways, ingress and egress in the locations shown on Exhibit A to that certain First Amendment to Easements with Covenants and Restrictions Affecting Land ("ECR") dated July 7, 1992 by and among Aaron Corporation, Cottle's Shop 'N Save, Inc. and Wal-Mart Stores, Inc., recorded in the Androscoggin County Registry of Deeds at Book 2880, Page 190, as amended.

The premises are also conveyed together with the perpetual right and easement, appurtenant to said Lot 3, to install, maintain; repair, and replace sewer, drainage and other utility pipes, lines, conduits, equipment and services over, under and across Lots 4 and 5 as shown on the above-referenced plan, in such location or locations as Grantee, its successors and assigns, shall designate from time to time, but not in any "Building Areas" as defined in the above-referenced ECR, as amended.

Subject to the non-exclusive right, appurtenant to said Lot 4, for the benefit of the owner, occupants, licensees, employees, and invitees of Lot 4 as shown on the above-referenced plan, to park motor vehicles on the portion of the premises designated for that purpose as shown on Exhibit A to the above-referenced First Amendment to ECR, subject to the provisions of said First Amendment to ECR.

This lot is part of a Maine Department of Environmental Protection and City of Auburn approved subdivision and is subject to all terms and conditions of the Department permit and City approval. D.E.P. Permit #L-17518-23-A-N.

EXCEPTING THEREFROM, those certain premises conveyed to the City of Auburn by deed of Hannaford Bros. Co. dated March 13, 2007 and recorded in the Registry at Book 7158, Page 48, which excepted premises are more particularly bounded and described therein as follows:

Beginning on the northeasterly side of Mount Auburn Avenue at an iron pipe at the southwesterly corner of land now or formerly of Mt. Auburn Realty, Inc. at a point 50' northeasterly of Station 13+89.86;

thence northwesterly along said street 123', more or less, to an existing concrete monument;

thence continuing northwesterly along said street 321', more or less, to land now or formerly of SMD Mt. Auburn, LLC at a point 50', more or less, northeasterly of Station 18+45.70;

thence northeasterly along said SMD Mt. Auburn, LLC 5', more or less, to a point;

thence S 65° 59' 11" E through land of Hannaford Bros. Co. 321', more or less, to a concrete monument to be set at a point 55.00' northeasterly of Station 15+24.68;

thence southeasterly along a curve with a radius of 517.96' 123', more or less, to land of said Mt. Auburn Realty, Inc.;

thence southwesterly along said dividing line to the point of beginning.

Containing 2220 square feet.

Being the same premises conveyed by Quitclaim Deed with Covenant from Hannaford Bros., Co. to Affordable Mid Coast Housing, LLC dated January 10, 2013, recorded in the Androscoggin County Registry of Deeds at Book 8584, Page 343.

The above-referenced premises is being conveyed subject to and together with the following:

1. Terms and conditions of Maine Department of Environmental Protections Site Location of Development Findings of Fact and Order in matter of Aaron Corp/Platz Associates, Auburn, Maine Shopping Center, #L-17518-23-A-N dated September 26, 1991 and recorded in the Androscoggin County Registry of Deeds at Book 2741, Page 321 (as re-recorded at Book 2827, Page 40); Modification dated January 23, 1992 and recorded at Book 2796, Page 132 (as re-recorded at Book 2827, Page 51); Condition Compliance dated February 25, 1992 and recorded at Book 2811, Page 284 (as re-recorded at Book 2827, Page 53); Modification dated April 3, 1992 and recorded at Book 2826, Page 234 (as re-recorded at Book 2827, Page 54); Condition Compliance dated April 27, 1992 and recorded at Book 2841, Page 45; and Transfer dated March 25, 1993 and recorded at Book 3010, Page 70.
2. Rights, easements, covenants, restrictions and agreements set forth in instrument entitled "Easements with Covenants and Restrictions Affecting Land (ECR)" by and between Wal-Mart Stores, Inc. and Aaron Corporation dated April 7, 1992 and recorded in the said Registry at Book

- 2827, Page 57; as amended by First Amendment dated July 7, 1992 and recorded at Book 2880, Page 190, Second Amendment dated September 29, 1998 and recorded at Book 4106, Page 240, and Third Amendment dated June 23, 2000 and recorded at Book 4461, Page 251
3. Rights of others to use the easements appurtenant to the Property and the terms and conditions relative to the use thereof.
 4. Such State of Facts, notes and conditions as set forth on a survey entitled "Turner Street Plaza – Amended Subdivision", Turner Street and Mount Auburn Avenue, Auburn, Maine; made for Platz Associates, dated March 6, 1992, prepared by Cullenberg Land Surveying and recorded in the said Registry at Plan Book 36, Page 174.
 5. Rights, easements, covenants, restrictions, reservations and agreements contained in a deed from Aaron Corporation to Cottle's Shop 'N Save, Inc. dated July 7, 1992 and recorded in the said Registry at Book 2880, Page 186.
 6. Rights and easements granted in Easement Deed from Cottle's Shop 'N Save, Inc. to Central Maine Power Company and New England Telephone and Telegraph Company dated August 5, 1992 and recorded in the said Registry at Book 2913, Page 102.
 7. Rights and easements contained in deed from Hannaford Bros. Co. to the City of Auburn dated March 13, 2007 and recorded in the said Registry at Book 7158, Page 48.
 8. Rights and easements contained in deed from Hannaford Bros. Co. to the City of Auburn dated April 9, 2007 and recorded in the said Registry at Book 7158, Page 50.
 9. Notice of Layout and Taking by the State of Maine, Department of Transportation, dated August 22, 1978 and recorded in the said Registry at Book 1362, Page 307.
 10. Rights and easements contained in Notice of Layout and Taking by State of Maine Department of Transportation dated August 22, 1978 and recorded in the said Registry of Deeds at Book 1362, Page 317.
 11. Notice of Layout and Taking by the State of Maine, Department of Transportation, dated August 27, 1985 and recorded in the said Registry at Book 1850, Page 129.
 12. Certificate of City Clerk of the City of Auburn, Maine pursuant to 23 MRSA 3024, regarding Condemnation Order, Notice of Layout and Widening and Return of City Council, dated March 27, 2007 and recorded in the said Registry at Book 7095, Page 291.
 13. Consent and Agreement between Hannaford Bros. Co., SDM Mr. Auburn LLC and SDM Mt. Auburn OP LLC, dated May 15, 2006 and recorded in the Registry at Book 6800, Page 259 regarding the construction of buildings and improvements on Lot 2 as shown on plan entitled "Subdivision Plan on Mount Auburn Avenue, Auburn, Maine made for Gorrill-Palmer Consulting Engineers, Inc." dated July 10, 2006 and recorded in the said Registry at Plan Book 44, Page 144.

14. Utility Easement from Affordable Mid Coast Housing, LLC to Central Maine Power Company and Northern New England Telephone Operations, LLC dated May 20, 2014 and recorded at Book 8933, Page 167.
15. Such state of facts, notes and conditions as set forth on an unrecorded survey plan entitled "Lot 3 - Turner Street Plaza" dated March 24, 2014 and revised April 8, 2014, prepared for Affordable Mid Coast Housing LLC by Jones Associates Inc., which include the following: a) shared driveways, drains, sewer, water and gas lines; b) telephone, communication and electric lines; and c) drives and parking lots.
16. Such State of Facts, including notes as set forth on an unrecorded Mortgage Loan Inspection Plan prepared by Jones Associates Inc. dated December 8, 2014.
17. Restrictive covenants contained in a deed from Hannaford Bros. Co. to Affordable Mid Coast Housing, LLC dated January 10, 2013 and recorded at Book 8584, Page 343
18. Terms and Conditions of the Rights and Easements contained in a deed from Hannaford Bros. Co. to Affordable Mid Coast Housing, LLC dated January 10, 2013 and recorded at Book 8584, Page 343.

The above-described premises is further conveyed subject to the following Restrictive Covenants (the "Restrictive Covenants"):

By acceptance of this deed, Grantee, its successors and assigns (and anyone claiming under them), covenants and agrees that, for a period of time equal to the earlier of forty (40) years after January 10, 2013, or for so long as Hannaford Bros. Co. or its affiliates operate a supermarket or grocery store in Auburn, Maine, no portion of the Property herein conveyed shall be used or occupied or permitted to be used or occupied, directly or indirectly, for the operation of a supermarket, warehouse supermarket, supermarket "supercenter", wholesale supermarket club, food store or grocery store.

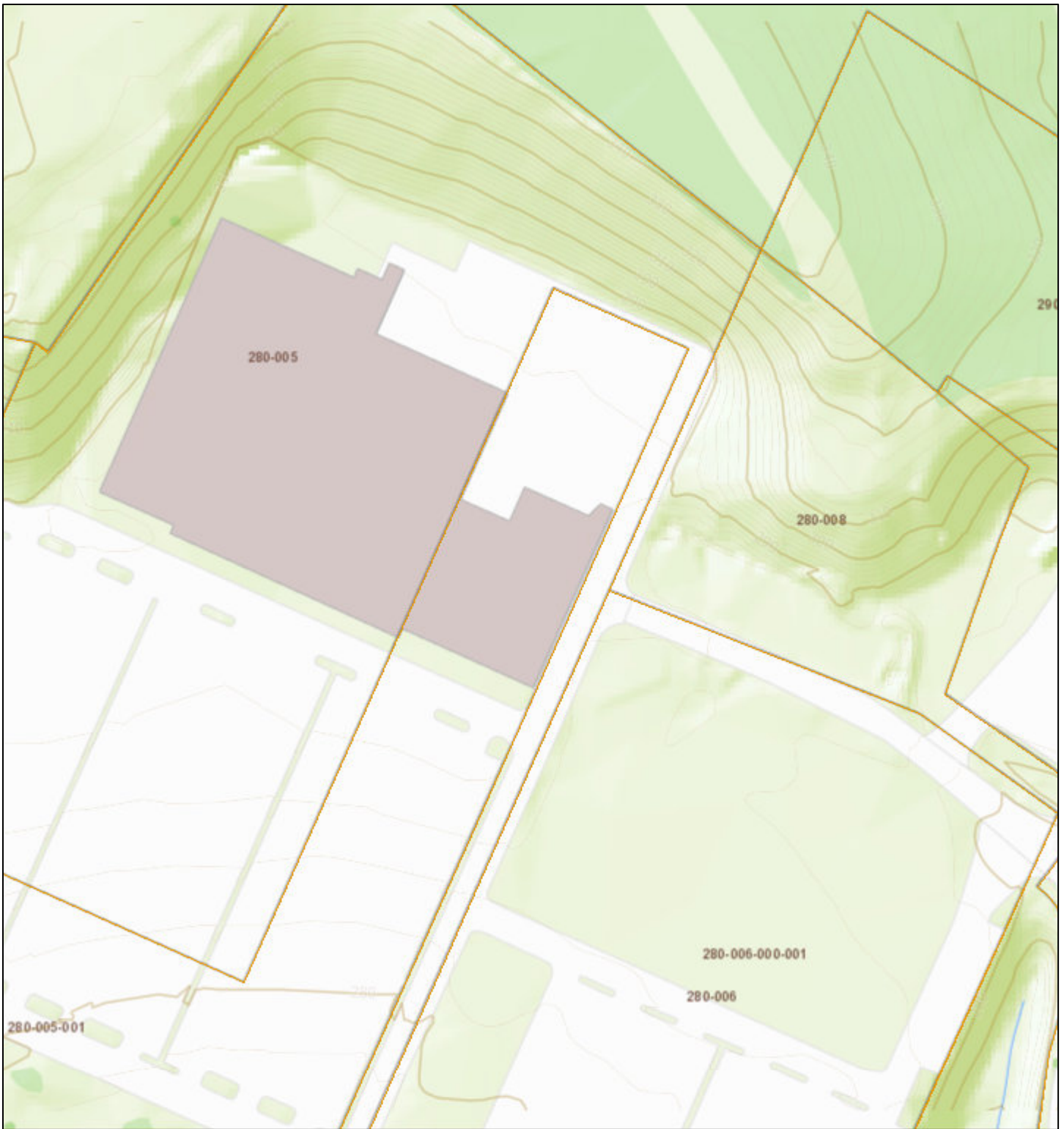
Notwithstanding the foregoing provisions to the contrary, a so-called "dollar store" or store primarily engaged in the sale of merchandise that is promoted for sale and priced at one dollar or fixed price points, including, by way of example and without limitation, those operated as *Family Dollar*, *Dollar General*, and *Dollar Tree*, may be operated at the Property; provided, however, that such store shall only be permitted to sell groceries, fresh produce, dairy and frozen foods so long as the sales area where such groceries and foods are displayed does not exceed (i) ten percent (10%) of the gross sales area for such store if the store contains a total gross floor area of 20,000 square feet or more, or (ii) fifteen percent (15%) of the gross sales area for such store if the store contains a total gross floor area of less than 20,000 square feet.

The foregoing restrictive covenants shall run with the land and be binding upon the Grantee, its successors, assigns, transferees, tenants and licensees, and shall be enforceable at law and in equity by Hannaford Bros. Co., its successors and assigns. Grantee acknowledges that in the event of a violation of the foregoing restrictive covenants, Hannaford Bros. Co.'s remedies at law would be inadequate, and agrees that if the violation is not ended within thirty (30) days after notice to Grantee, Hannaford Bros. Co. shall be entitled, at its option, to seek full and adequate relief by injunction, damages or otherwise. Failure of Hannaford Bros. Co. to complain of any violation, no matter how long the same may continue,

shall not be deemed to be a waiver by Hannaford Bros. Co. of its rights hereunder. Grantee acknowledges that the foregoing restrictive covenants are being hereby created and imposed upon the Property for valuable consideration. If for any reason a court of competent jurisdiction holds that the foregoing restrictive covenant is not enforceable due to the duration or scope of the restrictions, then Grantee agrees that the duration or scope shall automatically be reduced to such shorter duration or such narrower scope as is enforceable under applicable law.

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

Auburn Parcel Map



November 16, 2017

1:2,257

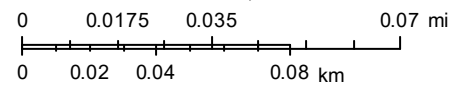
Contours

Building and Pavement overlay - zoom to make visible

RGB

RGB

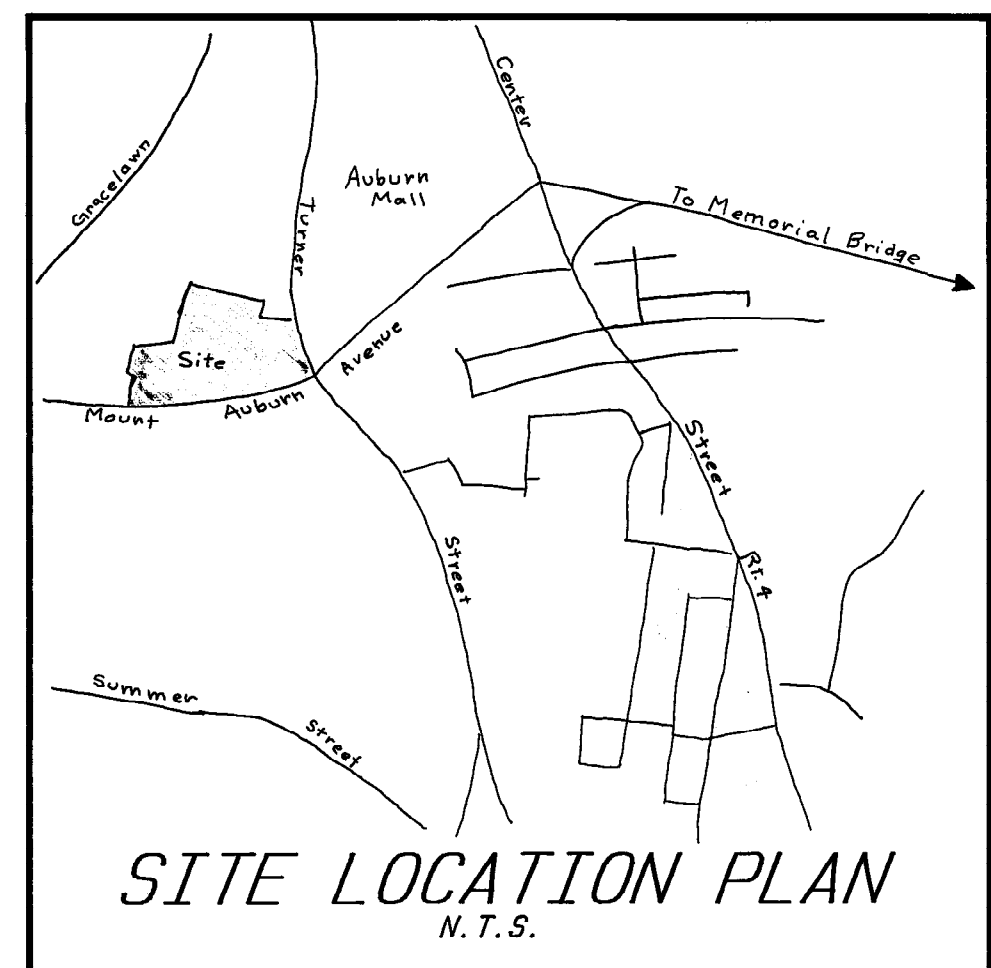
	Red: Band_1		Red: Band_1
	Green: Band_2		Green: Band_2
	Blue: Band_3		Blue: Band_3



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

10-8-91 @ 1:45 P.M. B. 36. P. 131

APPROVED BY THE CITY OF AUBURN, MAINE
PLANNING BOARD dated 2/12/91
[Signature] City Manager



N/F THE CITY OF AUBURN
128/327

N/F GRACELAWN MEMORIAL PARK
492/493

N/F RUTH M. MEHUREN
938/234

NOTES

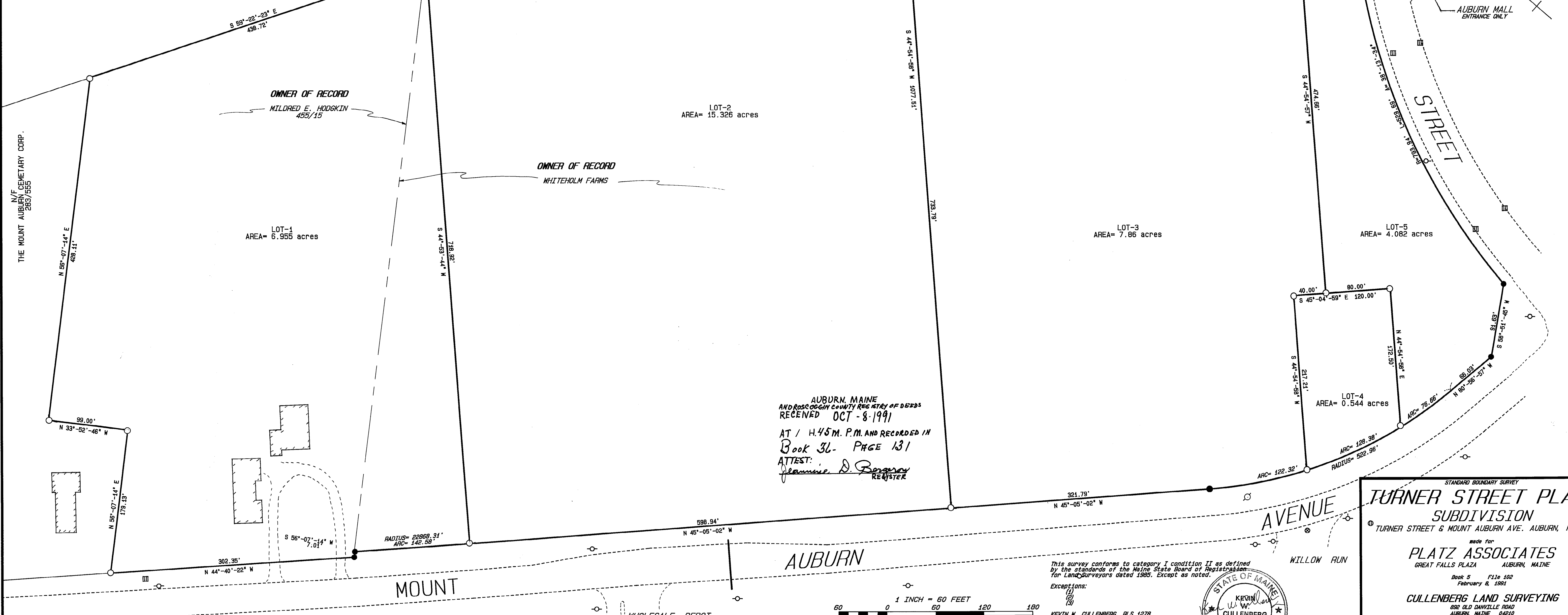
1) BEARINGS ARE REFERENCED TO MAGNETIC NORTH 1988
(SEE REFERENCE 1.)

REFERENCE

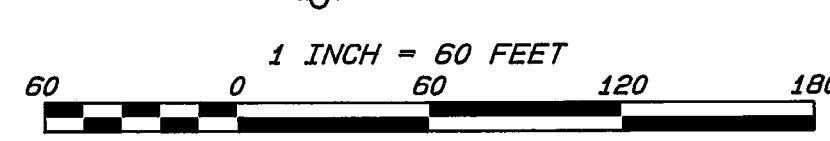
1) PLAN OF WHITEHOLM MALL BY ALIBERTI, LaROCHELLE & HOUSON DATED JUNE 15, 1988.

- LEGEND**
- IRON PIN FOUND (3/4" rebar unless noted)
 - IRON PIN SET (5/8" rebar)
 - N/A NON-OR FORMERLY OF
 - UTILITY POLE
 - ⊗ WATER VALVE
 - ⊞ CATCH BASIN
 - ⊙ SEWER MANHOLE
 - ⊕ HYDRANT
 - FENCE LINE
 - - - EDGE OF PAVEMENT
 - - - EXISTING BUILDING

ZONING
GENERAL BUSINESS DISTRICT
FLOOD PLAN
100 YEAR FLOOD PLAN NOT WITHIN 200 FEET OF PERIMETER OF PROPERTY

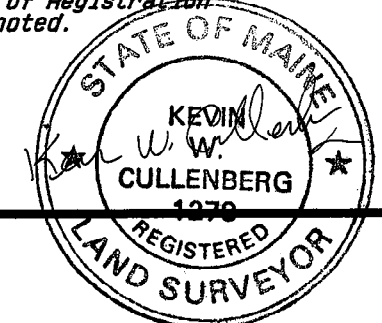


AUBURN, MAINE
AND ROSCOE COUNTY REGISTRY OF DEEDS
RECEIVED OCT - 8 - 1991
AT 1:45 P.M. AND RECORDED IN
Book 36- PAGE 131
ATTEST:
[Signature]
REGISTER



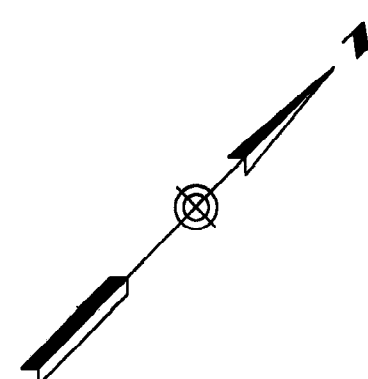
This survey conforms to category I condition II as defined by the standards of the Maine State Board of Registration for Land Surveyors dated 1985. Except as noted.

Exceptions:
(1)
(2)
(3)
KEVIN M. CULLENBERG RLS 1278



STANDARD BOUNDARY SURVEY
TURNER STREET PLAZA SUBDIVISION
TURNER STREET & MOUNT AUBURN AVE. AUBURN, MAINE
made for
PLATZ ASSOCIATES
GREAT FALLS PLAZA AUBURN, MAINE
Book 5 File 102
February 8, 1991
CULLENBERG LAND SURVEYING
692 OLD DANVILLE ROAD
AUBURN, MAINE 04210

given to City 2-14-91



PROPERTY DESCRIPTIONS:

LOT A
A CERTAIN PARCEL OF LAND SITUATED ON THE SOUTHEASTERLY SIDE OF MOUNT AUBURN AVENUE IN THE CITY OF AUBURN, COUNTY OF ANDROSCOGGIN, AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON SAID SOUTHEASTERLY SIDELINE OF MOUNT AUBURN AVENUE AT THE MOST SOUTHERLY CORNER OF LOT 2 (SUBJECT PROPERTY) AS SHOWN ON A PLAN TITLED: "STANDARD BOUNDARY SURVEY, TURNER STREET PLAZA, AMENDED SUBDIVISION, TURNER STREET & MOUNT AUBURN AVE., AUBURN, MAINE" DATED MARCH 6, 1992 MADE FOR PLATZ ASSOCIATES BY CULLENBERG LAND SURVEYING AND RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 36 PAGE 174, AND FROM WHENCE THE NORTHWESTERLY SIDELINE OF TURNER STREET BEARS S 45° 05' 02" E A DISTANCE OF 715 FEET, MORE OR LESS;
THENCE, FROM SAID POINT OF BEGINNING, N 45° 05' 02" W ALONG SAID SOUTHEASTERLY SIDELINE OF MOUNT AUBURN AVENUE 100.00 FEET;
THENCE, LEAVING SAID SOUTHEASTERLY SIDELINE N 44° 54' 58" E A DISTANCE OF 25.00 FEET;
THENCE, S 45° 05' 02" E A DISTANCE OF 75.00 FEET TO A POINT 25.00 FEET FROM THE BOUNDARY LINE SHARED WITH LAND NOW OR FORMERLY OF THE AARON CORPORATION AND COTTLE'S SHOP & SAVE, INC., C/O HANNAFORD BROS., INC.;
THENCE, N 44° 54' 58" E PARALLEL TO AND MAINTAINING A DISTANCE OF 25.00 FEET FROM SAID BOUNDARY LINE A DISTANCE OF 941.37 FEET;
THENCE, N 45° 05' 02" W A DISTANCE OF 142.15 FEET;
THENCE, S 44° 54' 58" W A DISTANCE OF 728.16 FEET;
THENCE, N 45° 05' 02" W A DISTANCE OF 431.87 TO LAND NOW OR FORMERLY OF HOME DEPOT, USA, INC.;
THENCE, N 44° 53' 44" E ALONG SAID LAND OF HOME DEPOT USA, INC. 480.71 FEET TO LAND NOW OR FORMERLY OF THE CITY OF AUBURN;
THENCE, ALONG SAID CITY OF AUBURN LAND THE FOLLOWING COURSES AND DISTANCES:
S33° 52' 46" E A DISTANCE OF 15.00 FEET;
N 56° 07' 14" E A DISTANCE OF 498.95 FEET TO LAND NOW OR FORMERLY OF PET CEMETERY CO., INC.;
THENCE, S 30° 22' 49" E ALONG SAID PET CEMETERY LAND AND LAND NOW OR FORMERLY OF GRACELAWN MEMORIAL PARK 504.03 FEET;
THENCE, LEAVING SAID LAND OF GRACELAWN MEMORIAL PARK S 44° 54' 58" W ALONG SAID LAND NOW OR FORMERLY OF AARON CORPORATION AND COTTLE'S SHOP & SAVE, INC., C/O HANNAFORD BROS., INC. 1077.51 FEET TO THE SOUTHEASTERLY SIDELINE OF THE AFOREMENTIONED MOUNT AUBURN AVENUE AND THE POINT OF BEGINNING AND CONTAINING 9.682 ACRES, MORE OR LESS.

LOT B
A CERTAIN PARCEL OF LAND SITUATED ON THE SOUTHEASTERLY SIDE OF MOUNT AUBURN AVENUE IN THE CITY OF AUBURN, COUNTY OF ANDROSCOGGIN, AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON SAID SOUTHEASTERLY SIDELINE OF MOUNT AUBURN AVENUE 100 FEET NORTHWEST OF THE MOST SOUTHERLY CORNER OF LOT 2 (SUBJECT PROPERTY) AS SHOWN ON A PLAN TITLED: "STANDARD BOUNDARY SURVEY, TURNER STREET PLAZA, AMENDED SUBDIVISION, TURNER STREET & MOUNT AUBURN AVE., AUBURN, MAINE" DATED MARCH 6, 1992 MADE FOR PLATZ ASSOCIATES BY CULLENBERG LAND SURVEYING AND RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 36 PAGE 174, AND FROM WHENCE THE NORTHWESTERLY SIDELINE OF TURNER STREET BEARS S 45° 05' 02" E A DISTANCE OF 815 FEET, MORE OR LESS;
THENCE, FROM SAID POINT OF BEGINNING, N 45° 05' 02" W ALONG SAID SOUTHEASTERLY SIDELINE OF MOUNT AUBURN AVENUE 498.94 FEET TO LAND NOW OR FORMERLY OF HOME DEPOT USA, INC.;
THENCE, LEAVING SAID SOUTHEASTERLY SIDELINE N 44° 53' 44" E ALONG SAID HOME DEPOT USA, INC. LAND 238.21 FEET;
THENCE, S 45° 05' 02" E LEAVING SAID HOME DEPOT USA, INC. LAND, 431.87 FEET;
THENCE, N 44° 54' 58" E A DISTANCE OF 728.16 FEET;
THENCE, S 45° 05' 02" E A DISTANCE OF 142.15 FEET TO A POINT 25.00 FEET FROM THE BOUNDARY LINE SHARED WITH THE AARON CORPORATION AND LAND NOW OR FORMERLY OF COTTLE'S SHOP & SAVE, INC., C/O HANNAFORD BROS., INC.;
THENCE, S 44° 54' 58" W PARALLEL TO AND MAINTAINING A DISTANCE OF 25 FEET FROM SAID BOUNDARY LINE 941.37 FEET;
THENCE, N 45° 05' 02" W A DISTANCE OF 75.00 FEET;
THENCE, S 44° 54' 58" W A DISTANCE OF 25.00 FEET TO THE SOUTHEASTERLY SIDELINE OF THE AFOREMENTIONED MOUNT AUBURN AVENUE AND THE POINT OF BEGINNING AND CONTAINING 5.472 ACRES, MORE OR LESS.

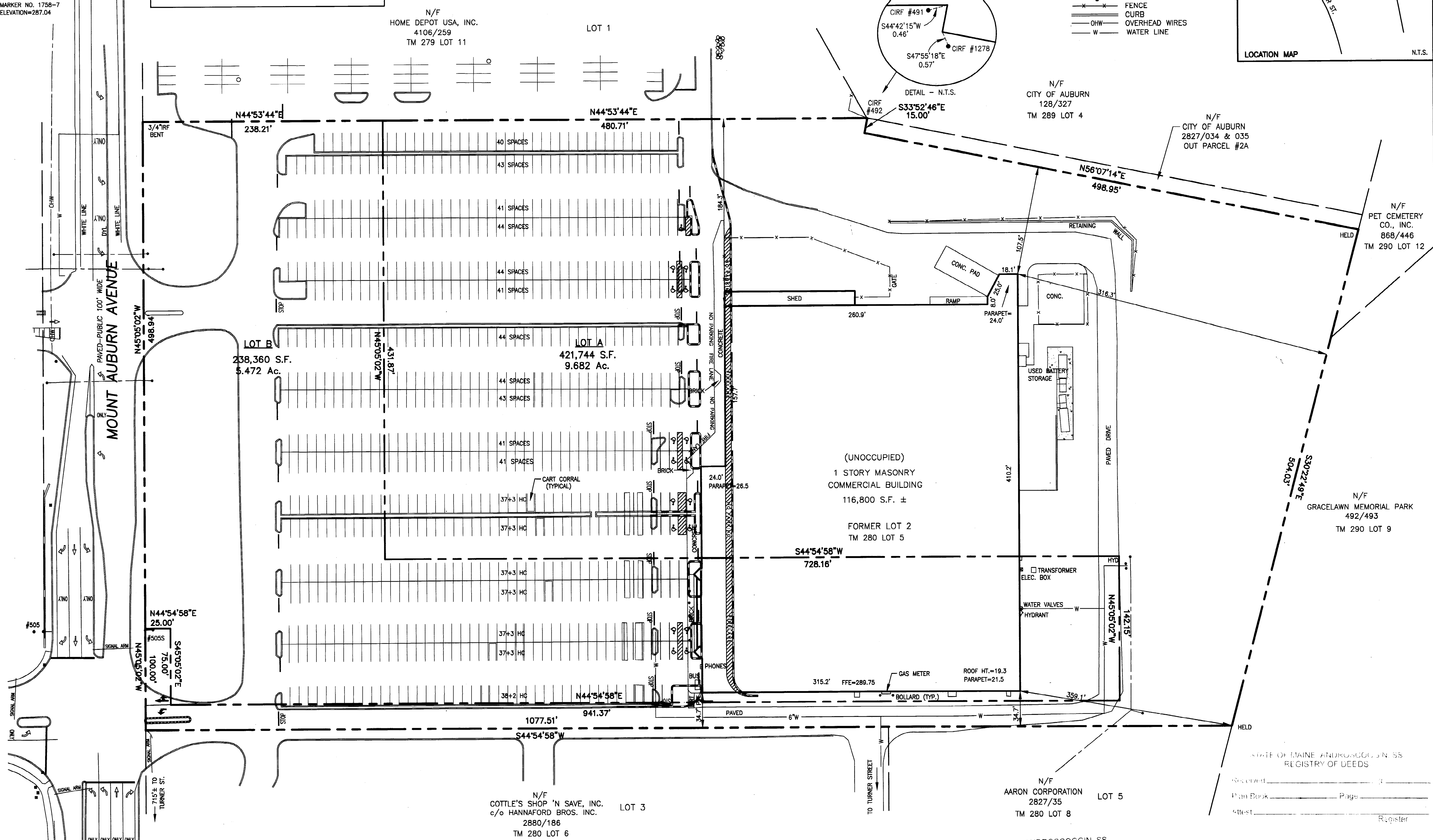
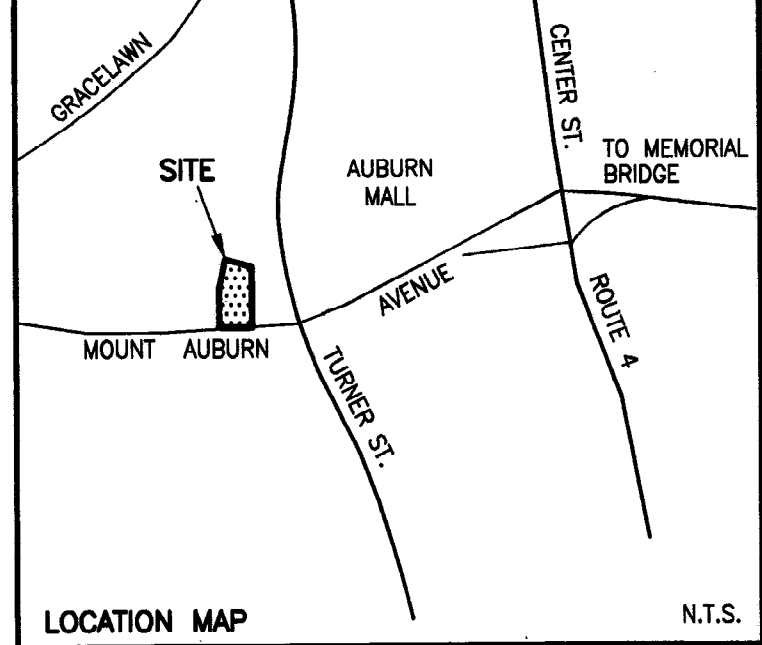
PLAN REFERENCES:
1. A STANDARD BOUNDARY SURVEY TITLED "TURNER STREET PLAZA AMENDED SUBDIVISION" MADE FOR PLATZ ASSOCIATES, DATED MARCH 6, 1992 BY CULLENBERG LAND SURVEYING AND RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 36, PAGE 174 ON MARCH 19, 1992.
2. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DOT FILE 1-174 SHEET 1 OF 3 AND 2 OF 3 AS RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 32, PAGE 184 AND BOOK 32 PAGE 185.
3. ALTA/ACSM LAND TITLE SURVEY AT LOT 2, TURNER STREET PLAZA #105 MOUNT AUBURN AVENUE, AUBURN, MAINE MADE FOR EDWARDS AND KELCEY ENGINEERS, INC. DATED MAY 11, 2005 BY OWEN HASKELL, INC.

SUBDIVISION PLAN APPROVED BY THE CITY OF AUBURN PLANNING BOARD
[Signature]
DATE **8-9-05**

FLOOD CERTIFICATE:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL 6 OF 16, COMMUNITY PANEL NUMBER 230001 0006 B FOR THE CITY OF AUBURN, MAINE IN ANDROSCOGGIN COUNTY HAVING AN EFFECTIVE DATE OF FEBRUARY 4, 1981, THIS PROPERTY LIES WITHIN ZONE C WHICH IS DEFINED AS AN AREA OF MINIMAL FLOODING.

ZONING: GENERAL BUSINESS (GB)
MINIMUM LOT WIDTH & DEPTH: 10,000 S.F. / 100 FT. IN WIDTH
DENSITY: 30 PERCENT
MAXIMUM HEIGHT: 4 STORIES OR 45 FT.
YARD REQUIREMENTS: FRONT: 25 FT. SIDE: 25 FT. REAR: 35 FT.

- LEGEND:**
- CAPPED IRON ROD FOUND #1278 UNLESS NOTED
 - WATER VALVE
 - HYDRANT
 - UTILITY POLE
 - LIGHT POLE
 - MANHOLE
 - CATCH BASIN
 - UTILITY BOX
 - SIGN
 - FENCE
 - CURB
 - OHW
 - WATER LINE



- NOTES:**
- OWNER OF RECORD IS WAL-MART REALTY COMPANY BY VIRTUE OF THE WARRANTY DEED FROM WAL-MART REAL ESTATE BUSINESS TRUST DATED MARCH 21, 2002 AND RECORDED APRIL 9, 2002 IN BOOK 4962 PAGE 104, A.C.R.D.
 - BEARINGS ARE BASED ON PLAN REFERENCE 1.
 - LOCATION OF UNDERGROUND UTILITIES TAKEN FROM A UTILITY PLAN BY PLATZ ASSOCIATES SUBMITTED TO THE CITY OF AUBURN AS AN "AS-BUILT".
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 - THE STREET LINE AS SHOWN IS BASED ON PLAN REFERENCE 1 AND THE DEED REFERRED TO IN NOTE 1. BASED ON THE LOCATION OF CENTERLINE P.K. NAILS FOUND IN MOUNT AUBURN AVENUE, THE NORTHWEST CORNER FALLS ON THE STREET LINE AND THE SOUTHWEST CORNER FALLS ±0.30 FEET INTO THE RIGHT-OF-WAY.
 - THE PROPERTY IS SUBJECT TO AND BENEFITTED BY THE CONDITIONS SET FORTH IN THE "EASEMENTS, COVENANTS AND RESTRICTIONS AFFECTING LAND" ("EOR") AS RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS AS FOLLOWS:
ECR 2827/057
ECR FIRST AMENDMENT 2880/190
ECR SECOND AMENDMENT 4106/240
ECR THIRD AMENDMENT 4461/251

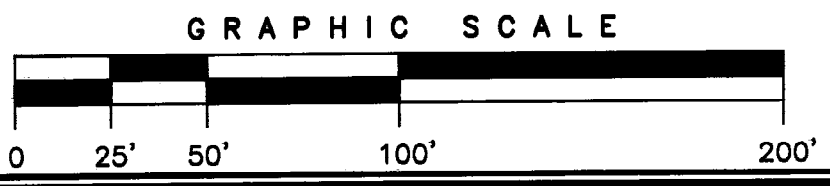
STATE OF MAINE, ANDROSCOGGIN, SS
REGISTRY OF DEEDS
Received **August 10, 2005 @ 2:37 pm**
Plan Book **441** Page **144**
Attest *[Signature]* Register

CERTIFICATION:
OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, PLAN REFERENCE 3 AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.
DATE **8/8/05**
[Signature]
JOE M. WALKER, REGISTERED PROFESSIONAL LAND SURVEYOR

SUBDIVISION PLAN
ON
MOUNT AUBURN AVENUE, AUBURN, MAINE
MADE FOR
GORRILL-PALMER
CONSULTING ENGINEERS, INC.
15 SHAKER ROAD, GRAY, MAINE 04039

OWEN HASKELL, INC.
18 CASCO ST., PORTLAND, ME 04101 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	OHI/GP	Date	Job No.
Trace By	JLW	JULY 10, 2005	2003-070A-A
Check By	JMW	Scale	Drwg. No.
Book No.	FILE	1" = 50'	1B



280-005-001
LOT B OF PLAN REF. C

N/F
SDM MT AUBURN OP LLC
Bk 6535, Pg 253, 280-005
LOT A OF PLAN REF. C

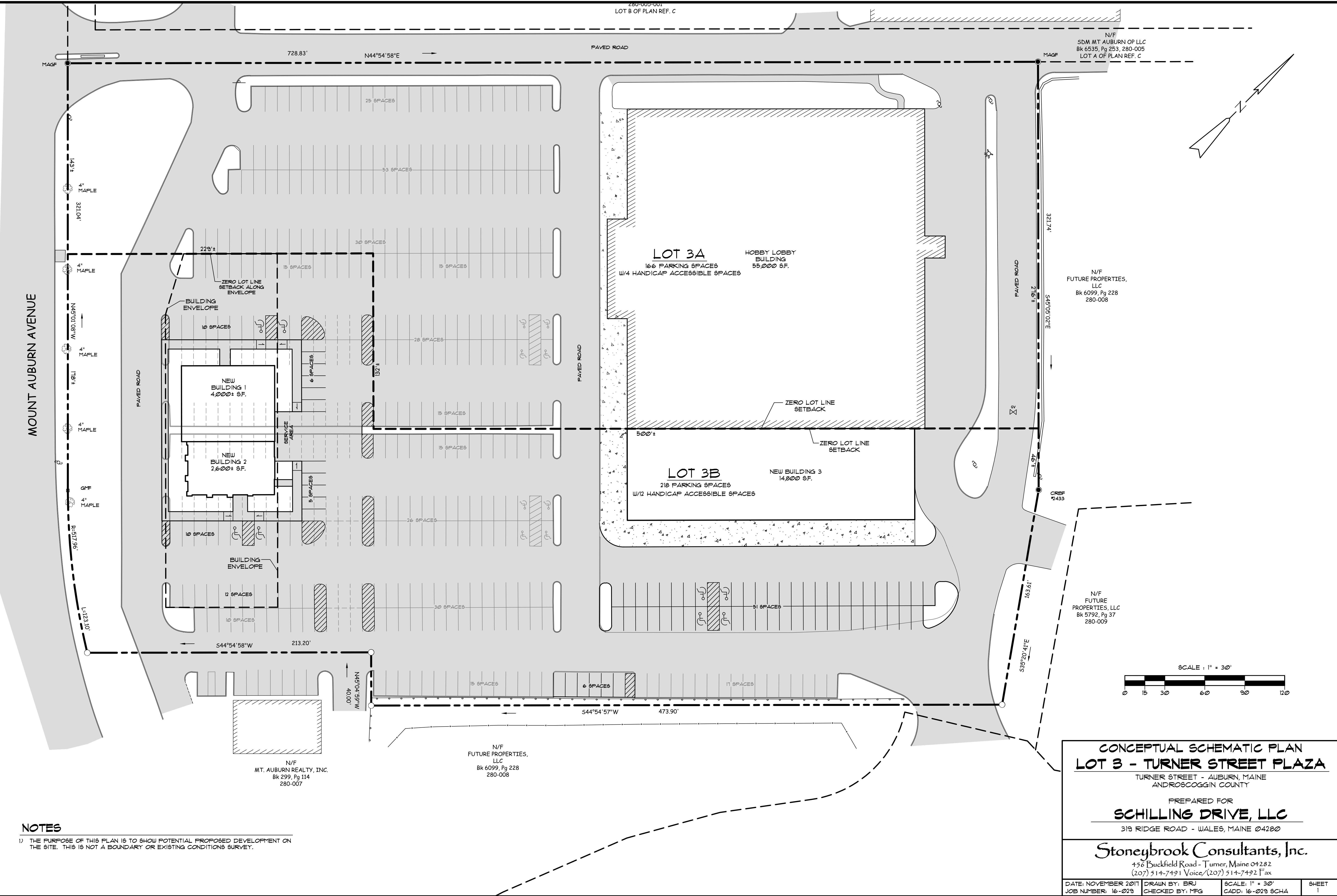
N/F
FUTURE PROPERTIES,
LLC
Bk 6099, Pg 228
280-008

N/F
FUTURE PROPERTIES, LLC
Bk 5792, Pg 37
280-009

N/F
MT. AUBURN REALTY, INC.
Bk 299, Pg 114
280-007

N/F
FUTURE PROPERTIES,
LLC
Bk 6099, Pg 228
280-008

MOUNT AUBURN AVENUE



SCALE: 1" = 30'



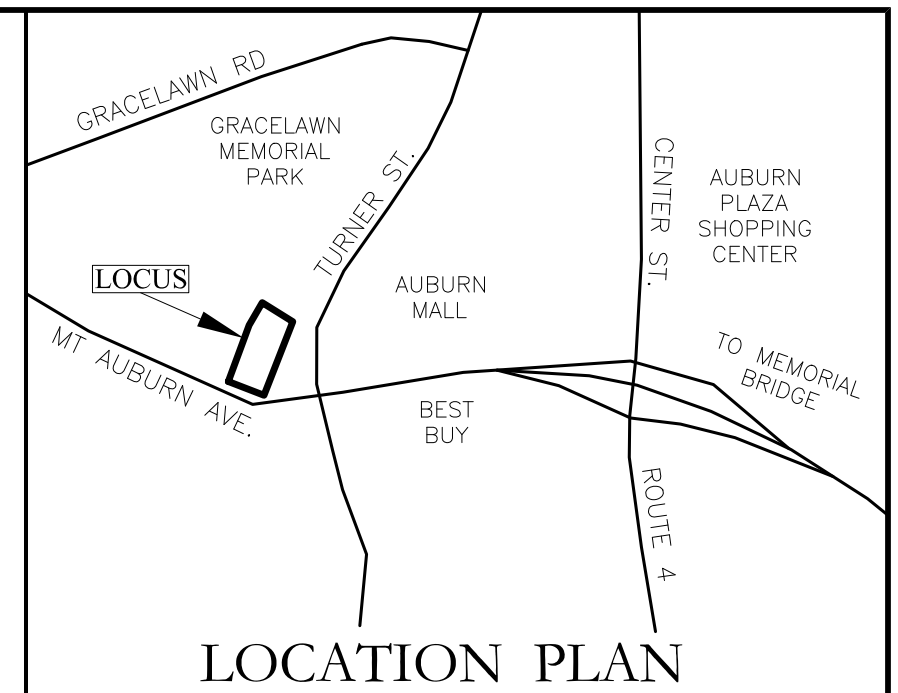
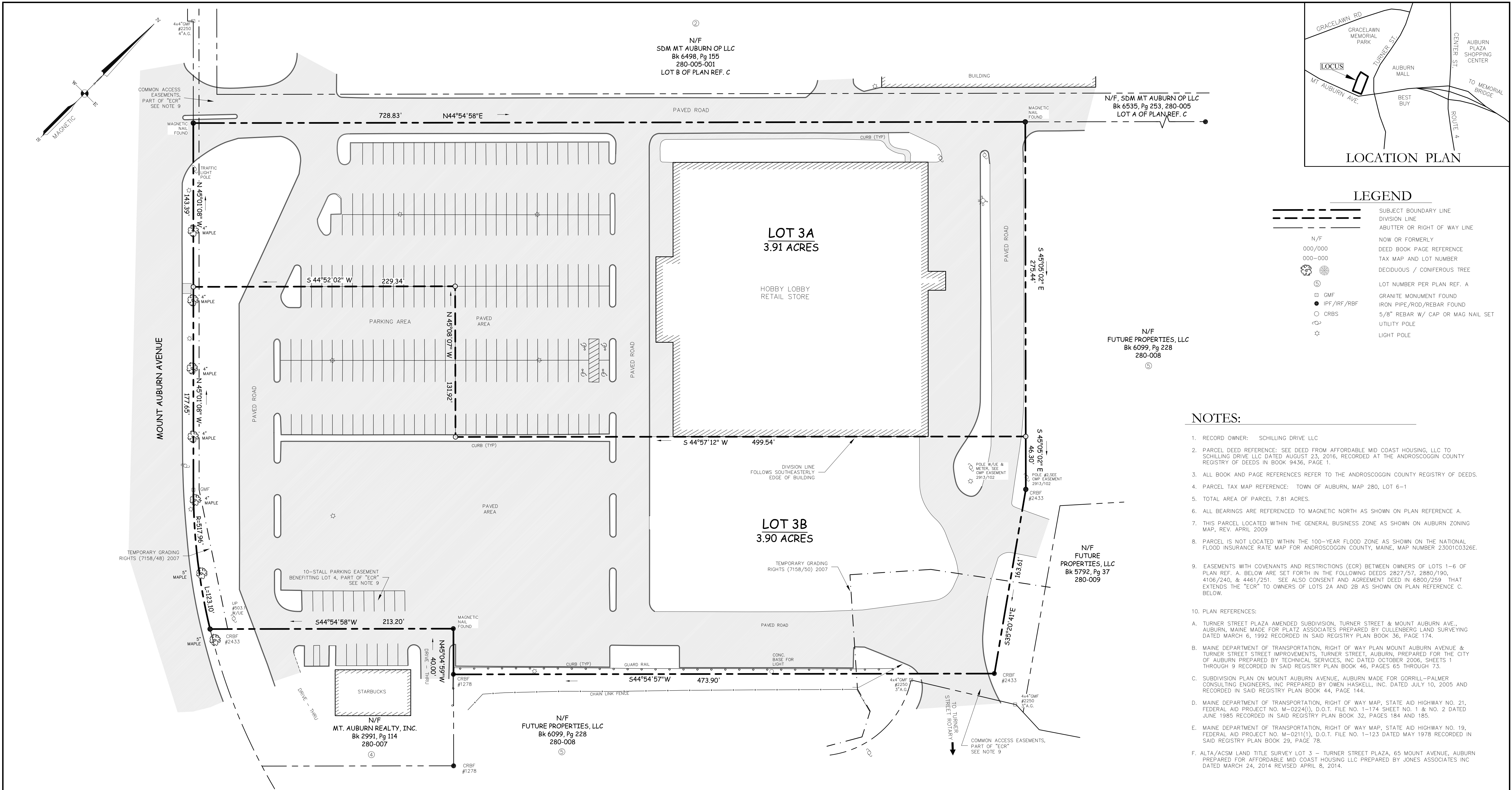
CONCEPTUAL SCHEMATIC PLAN
LOT 3 - TURNER STREET PLAZA
 TURNER STREET - AUBURN, MAINE
 ANDROSCOGGIN COUNTY

PREPARED FOR
SCHILLING DRIVE, LLC
 319 RIDGE ROAD - WALES, MAINE 04280

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

NOTES
 1) THE PURPOSE OF THIS PLAN IS TO SHOW POTENTIAL PROPOSED DEVELOPMENT ON THE SITE. THIS IS NOT A BOUNDARY OR EXISTING CONDITIONS SURVEY.

DATE: NOVEMBER 2011 DRAWN BY: BRJ SCALE: 1" = 30' SHEET
 JOB NUMBER: 16-029 CHECKED BY: MFG CADD: 16-029 SCHA 1



LEGEND

---	SUBJECT BOUNDARY LINE
---	DIVISION LINE
---	ABUTTER OR RIGHT OF WAY LINE
N/F	NOW OR FORMERLY
000/000	DEED BOOK PAGE REFERENCE
000-000	TAX MAP AND LOT NUMBER
⊗	DECIDUOUS / CONIFEROUS TREE
⊙	LOT NUMBER PER PLAN REF. A
⊠	GRANITE MONUMENT FOUND
⊙	IRON PIPE/ROD/REBAR FOUND
⊙	5/8" REBAR W/ CAP OR MAG NAIL SET
⊙	UTILITY POLE
☆	LIGHT POLE

- NOTES:**
- RECORD OWNER: SCHILLING DRIVE LLC
 - PARCEL DEED REFERENCE: SEE DEED FROM AFFORDABLE MID COAST HOUSING, LLC TO SCHILLING DRIVE LLC DATED AUGUST 23, 2016, RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 9436, PAGE 1.
 - ALL BOOK AND PAGE REFERENCES REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
 - PARCEL TAX MAP REFERENCE: TOWN OF AUBURN, MAP 280, LOT 6-1
 - TOTAL AREA OF PARCEL 7.81 ACRES.
 - ALL BEARINGS ARE REFERENCED TO MAGNETIC NORTH AS SHOWN ON PLAN REFERENCE A.
 - THIS PARCEL LOCATED WITHIN THE GENERAL BUSINESS ZONE AS SHOWN ON AUBURN ZONING MAP, REV. APRIL 2009
 - PARCEL IS NOT LOCATED WITHIN THE 100-YEAR FLOOD ZONE AS SHOWN ON THE NATIONAL FLOOD INSURANCE RATE MAP FOR ANDROSCOGGIN COUNTY, MAINE, MAP NUMBER 23001C0326E.
 - EASEMENTS WITH COVENANTS AND RESTRICTIONS (ECR) BETWEEN OWNERS OF LOTS 1-6 OF PLAN REF. A, BELOW ARE SET FORTH IN THE FOLLOWING DEEDS: 2827/57, 2880/190, 4106/240, & 4461/251. SEE ALSO CONSENT AND AGREEMENT DEED IN 6800/259 THAT EXTENDS THE "ECR" TO OWNERS OF LOTS 2A AND 2B AS SHOWN ON PLAN REFERENCE C. BELOW.
 - PLAN REFERENCES:
 - TURNER STREET PLAZA AMENDED SUBDIVISION, TURNER STREET & MOUNT AUBURN AVE., AUBURN, MAINE MADE FOR PLATZ ASSOCIATES PREPARED BY CULLENBERG LAND SURVEYING DATED MARCH 6, 1992 RECORDED IN SAID REGISTRY PLAN BOOK 36, PAGE 174.
 - MAINE DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY PLAN MOUNT AUBURN AVENUE & TURNER STREET STREET IMPROVEMENTS, TURNER STREET, AUBURN, PREPARED FOR THE CITY OF AUBURN PREPARED BY TECHNICAL SERVICES, INC. DATED OCTOBER 2006, SHEETS 1 THROUGH 9 RECORDED IN SAID REGISTRY PLAN BOOK 46, PAGES 65 THROUGH 73.
 - SUBDIVISION PLAN ON MOUNT AUBURN AVENUE, AUBURN MADE FOR GORRILL-PALMER CONSULTING ENGINEERS, INC. PREPARED BY OWEN HASKELL, INC. DATED JULY 10, 2005 AND RECORDED IN SAID REGISTRY PLAN BOOK 44, PAGE 144.
 - MAINE DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 21, FEDERAL AID PROJECT NO. M-0224(1), D.O.T. FILE NO. 1-174 SHEET NO. 1 & NO. 2 DATED JUNE 1985 RECORDED IN SAID REGISTRY PLAN BOOK 32, PAGES 184 AND 185.
 - MAINE DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 19, FEDERAL AID PROJECT NO. M-0211(1), D.O.T. FILE NO. 1-123 DATED MAY 1978 RECORDED IN SAID REGISTRY PLAN BOOK 29, PAGE 78.
 - ALTA/ACSM LAND TITLE SURVEY LOT 3 - TURNER STREET PLAZA, 65 MOUNT AVENUE, AUBURN PREPARED FOR AFFORDABLE MID COAST HOUSING LLC PREPARED BY JONES ASSOCIATES INC DATED MARCH 24, 2014 REVISED APRIL 8, 2014.

APPROVAL

APPROVED BY THE CITY OF AUBURN PLANNING BOARD

CHAIRMAN _____ DATE _____

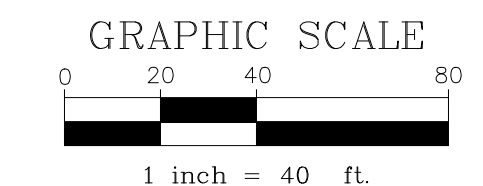
CITY CLERK _____ DATE _____

Androscoggin, ss. Registry of Deeds

Received _____ at _____ h. ____ m. ____

Recorded in Plan Book _____ Page _____

Attest _____ Registrar



NO.	DATE	DESCRIPTION	BY

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS TO THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, STANDARDS OF PRACTICE (CHAPTER 90, SECTIONS 1 & 2).

Michael A. Hartman

MICHAEL A. HARTMAN, P.L.S. #2433
FOR JONES ASSOCIATES INC.



DIVISION PLAN

LOT 3 - TURNER STREET PLAZA

65 MOUNT AUBURN AVENUE
AUBURN, MAINE

PREPARED FOR:

SCHILLING DRIVE LLC

319 RIDGE ROAD
WALES, MAINE

PREPARED BY:

JONES ASSOCIATES INC.
Foresters, Surveyors And
Environmental Consultants

280 POLAND SPRING ROAD, AUBURN, MAINE 04210
(207) 241-0235

PLAN DATE:
NOVEMBER 6, 2017

OWNER:
SCHILLING DRIVE LLC
319 RIDGE ROAD
WALES, MAINE 04280

SCALE: 1" = 40'

PROJ. #: 17-093AU

City of Auburn, Maine

"Maine's City of Opportunity"

Office of Planning & Permitting

April 18, 2014

Michael Gotto
Stoneybrook Consultants Inc.
456 Buckfield Road
Turner, ME 04282

Re: 65 Mount Auburn Ave – Hobby Lobby – Site Plan, Special Exception and Site Location of Development Plan Amendment Approval Letter

Dear Mr. Gotto,

This letter is to notify you that your application for a Site Plan, Special Exception and Delegated Site Location of Development Plan Amendment (MDEP # L-17518-23-A-N) at 65 Mount Auburn Avenue to adjust the building size from 53,000 square feet to 55,000 square feet has been approved with the following findings and conditions:

Findings:

1. 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.
2. The development has made provisions for safe vehicular and pedestrian movement within the site and adjacent areas.
3. The development has made provisions for adequate disposal of wastes and the protection of environmental features of the site and adjacent areas.
4. The proposal fulfills the requirements of the General Business zone.
5. The proposed development will not create a traffic, fire or other safety hazard.
6. Granting the Special Exception will not be an impediment to the implementation of the 2010 Comprehensive Plan.
7. The proposed development will not have a negative effect on the characteristics or values of the neighborhood.
8. 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.
9. The standards imposed are at least as stringent as those elsewhere imposed by the city.

10. Essential services are available.

Conditions:

1. Bonding and inspection fees must be approved and a notice to proceed obtained from the City Engineer.
2. Construction shall be in compliance with the April 1, 2014 application and site plan dated 3-18-2014 from Donald S. Becker, PE.

A handwritten signature in black ink, appearing to read "Eric Cousens", with a long horizontal flourish extending to the right.

Eric Cousens, Director of Planning and Permitting



Stoneybrook Consultants, Inc.

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

April 1, 2014

Mr. Eric Cousens, Director
Planning and Permitting
City of Auburn
60 Court Street
Auburn, ME 04210

RE: Turner Street Plaza
MDEP #L-17518-23-A-N

Dear Mr. Cousens:

On behalf of Affordable Mid Coast Housing (AMCH), please accept this letter and attachments as our request for approvals to construct a 55,000 square foot retail building on Lot 3 in the Turner Street Plaza subdivision. AMCH purchased Lot 3 of the Turner Street Plaza development in January of 2013. They have been working with Hobby Lobby to locate a building on the approved pad site for this parcel. As you know, this development was originally approved by the City and the Maine Department of Environmental Protection (MDEP) in 1991. At that time, the building approved on this lot was proposed to be a 51,534 square foot grocery store. The project was modified in 1992 (MDEP #L 17518-23-C-M) and the building size on Lot 3 was adjusted to be 53,000 square feet. The project was begun shortly after approvals with the construction of a detention pond, all paved parking and utility services as well as several buildings. All utilities were stubbed to a gravel pad site on Lot 3 for the proposed building, but the building was never constructed on this particular lot.

While the building pad site on Lot 3 has remained unused since constructed, the parking lot, site lighting, access drives and stormwater system on this lot have all been maintained and used as allowed and required under the reciprocal easements and covenants approved with this project. There was an original traffic

study with this lot and you will recall that, when we did the Auburn Mall Area Master Plan for traffic improvements, we included trips for this site as a previously approved, but not yet built site.

While approvals have limited the building to 53,000 square feet in size, the Site Plan showed Future Building Expansion areas with room for an additional 19,000 square feet of building area. At this time, AMCH has a signed lease for a proposed building size of 55,000 square feet to be placed within the approved pad site. The original building was proposed to be sited on the southeast side of the approved building area near Turner Street. The proposed building will be placed on the northwest side of the approved building area adjacent to the new Kohl's shopping center constructed on Lot 2 of this development.

We have attached an ALTA/ACSM Land Title Survey of the property that was recently prepared by Jones Associates, Inc. (Jones) showing existing conditions. We have also attached site engineering plans prepared by CES, Inc. (CES) showing the proposed Hobby Lobby building, utility services, site grading, sidewalks and truck services area. All of these improvements fall within the building pad site constructed in 1992.

When approved, this lot was said to contain 7.86 acres. After several highway takings by the State and City, the property now contains 7.81 acres, based upon the Jones survey. Site tabs on the approved project plans indicated that Lot 3 was approved with a total of 7.23 acres of impervious area. This total was noted as including "areas designated as green space but counted as impervious surface for drainage evaluation purposes". This project will increase the total impervious area for all improvements on this site to 5.91 acres or 1.32 acres less than approved.

When the construction is completed, there will be 426 parking spaces available on this property. Shopping centers under your zoning code require 4 parking spaces per 1,000 square feet. This building will require 220 spaces.

The 1991 T.Y. Lin traffic report found in your project files indicated that the PM Peak Hour would find 446 trips entering the subdivision and 502 trips exiting, for a total of 948 trips. This lot with a building of 51,534 square feet

represented 23% of the total project square footage built. Therefore, this site would have projected 218 peak hour trips. Using 218 peak hour trips with a ratio per square foot for this building size, increasing the building to 55,000 square feet would have only added about 15 trips to that study. Again, trips for this site were included in the 2006 Auburn Mall Area Master Plan traffic study. The Master Plan traffic improvements were made to support these trips.

It is expected that this project will proceed on a very fast construction schedule. Site construction will begin as soon as we secure approvals and plans are to have the building site ready for building construction by the middle of May. Final paving and landscaping will be done by September and the building is expected to be occupied by October of this year. This project is expected to cost \$2 million. We have attached a letter from Bar Harbor Bank & Trust indicating that George Schott has funds available for this project.

As noted above, this project was originally approved by MDEP. We understand that you have secured permission from MDEP to process this application modification under your delegated authority. We trust that you will be able to complete your review in a timely manner which will help AMCH to meet the tenant's occupancy schedule for this project. We have attached our responses to the MDEP exhibits to assist in that portion of your review.

I trust you will find everything you need, attached to this letter, to process this request for minor modifications to the previous approvals for this site. Please let me know if you have any questions.

Respectfully yours,

STONEBROOK CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Michael F. Gotto", written in a cursive style.

Michael F. Gotto

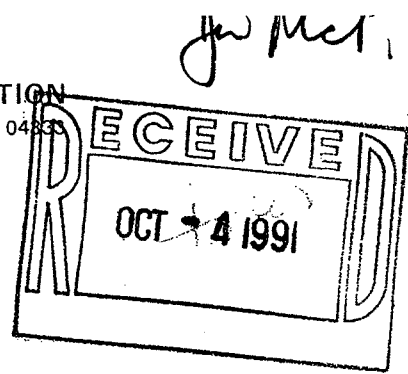
cc: George Schott



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE HOUSE STATION 17 AUGUSTA, MAINE 04833

DEPARTMENT ORDER

IN THE MATTER OF



AARON CORP. / PLATZ ASSOCIATES)	SITE LOCATION OF DEVELOPMENT
Auburn, Maine)	
SHOPPING CENTER)	
#L-17518-23-A-N (APPROVAL))	FINDINGS OF FACT AND ORDER

Pursuant to the provisions of Title 38 M.R.S.A. Section 481 et seq., the Department of Environmental Protection has considered the application of AARON CORP./PLATZ ASSOCIATES with its supportive data, staff summary, agency review comments, comments from the public and other related materials on file and finds the following facts:

1. PROJECT DESCRIPTION:

A..Summary: The applicants propose to create a retail shopping plaza on 34.73 acres, located at the intersection of Turner Street and Mount Auburn Avenue in the City of Auburn. The project will consist of four free-standing buildings, with the necessary parking and infrastructure, on five lots. The applicant will carry out sitework to include grading, sanitary sewer, water supply, storm sewer system, detention pond, paving, entrances, parking areas, access drives, electrical utilities, and erosion control. The individual lot owners will construct their own buildings.

The total project area to be developed is 34.73 acres. Lot 1 is 6.95 acres in size, and will have a maximum building size of 50,777 square feet. Lot 2 is 15.32 acres in size and will have a maximum building size of 114,513 square feet. Lot 3 is 7.78 acres in size and will have a maximum building size of 51,534 square feet. Lot 4 is 0.54 acres in size and will be limited to 3,000 square feet for a branch bank building; and lot 5 consisting of 4.14 acres will have no buildings, but will be reserved for a stormwater detention structure. The total impervious surface will be 24.4 acres. Construction of each building will be accomplished by individual tenants.

Details of this project are shown on site plans prepared by Platz Associates Inc. and identified as plans C-1 through C-9. These plans were last dated March 11, 1991.

B. Current use: The site is currently licensed as a gravel pit under Board Order #04/14-3521-01050, and is being operated by the land owner John White.

10/11/91
 See ROLAND
 RE: 400,000 YDS EXCAVATED DISPOSAL
 NOT INCLUDED IN ORDER
 10/16/91
 ROLAND TO CONTACT PLATZ
 DEP OMITTED THE 5X. PROBABLY INADVERTANTLY

OCT 11 1991

AARON CORP. / PLATZ ASSOCIATES	2	SITE LOCATION OF DEVELOPMENT
Auburn, Maine)	
SHOPPING CENTER)	
#L-17518-23-A-N	APPROVAL) FINDINGS OF FACT AND ORDER

2. TITLE RIGHT OR INTEREST:

The applicant has submitted copies of deeds dated September 4, 1990 evidencing their title to the project site.

3 FINANCIAL CAPACITY:

The estimated cost of the project is \$3,394,000. The applicants have provided a letter from Merrill Lynch of Boston confirming that a Cash Management Account at Merrill Lynch has assets in excess of the estimated cost which are available for this project.

4. TECHNICAL ABILITY:

Platz Associates Inc have been involved in other large developments located in the immediate area. They include Theater Realty's Depot Properties project #L-15432-26-A-N. and Center Street Associates shopping center #L-16394-23-A-N.

5. SOLID WASTE:

When completed the proposed project will generate approximately 4,000 cubic yards of operational waste per year. This waste will be disposed of at Mid Maine Waste Action Corp. in Auburn which is currently in substantial compliance with the Solid Waste Management Regulations. Approximately 35 cubic yards of stumps and grubbings will be disposed of on site. This project will generate approximately 960 cubic yards of construction debris and approximately 60 cubic yards of demolition debris which will be disposed of at Gracelawn landfill operated by the City of Auburn. The Bureau of Hazardous Waste and Solid Waste Control has reviewed this proposal and indicates the provisions for solid waste disposal are adequate provided Gracelawn land fill is not used after December 31, 1991 when the current license expires. The applicant has made arrangements to haul construction/demolition debris to Turnkey disposal facility in Rochester, New Hampshire after December 31, 1991 if the City of Auburn does not renew its permit.

This project is located adjacent to an old municipal landfill which was closed by the city a number of years ago. Investigation of this project site raised questions about the generation of methane gas from the abandoned landfill. The applicant submitted the result of the study done by ABB Environmental Services, Inc. The conclusions of the February 15, 1991 report indicate that methane gas was not detected in explosive or hazardous amounts, however low levels of volatile organic compounds were found in the groundwater. To overcome these concerns the applicant proposes to use a 3 mil cross laminated high density polyethylene barrier beneath all foundations. The study and report was reviewed by the Bureau of Land Quality Control's Technical Services Unit. They recommended that if any below grade structures are planned that a gas barrier plus a positive pressure ventilation system should be used, otherwise only a gas barrier as proposed by the applicant would be needed beneath the cement slab. They also recommend that prior to construction of the buildings the applicant should provide a Quality Assurance/Quality Control (QA/QC)

plan. The plan should include specifications for installation and method of seam testing of the polyethylene barrier, and provisions for a qualified person to inspect the construction during the placement of the barrier to assure proper installation.

6. WATER SUPPLY:

When completed the proposed project is anticipated to use 12,000 gallons per day of water. Water will be supplied by the Auburn Water District. The applicants have submitted a letter from the district dated November 28, 1990 indicating that they will be capable of servicing this project.

7. TRAFFIC MOVEMENT/ROADWAYS:

The proposed project is accessed by Mount Auburn Avenue which is a paved, 2 lane road with a 24 foot travel surface and 5 foot shoulders; and by Turner Street which is a paved, 2 lane road with a 30 foot travel surface and 6 foot shoulders. Site Plan C-1 shows one entrance on Turner Street and 2 entrances on Mount Auburn Avenue.

The applicant has secured the services of T. Y. Lin International, traffic engineers, to evaluate the road system and traffic conditions in the project area. The following traffic improvements are proposed by the applicant:

Off-Site Improvements:

- a. Center Street/Memorial Bridge On-Ramp/Mount Auburn Ave:
17,000
Reconstruct the Mount Auburn Avenue Eastbound approach to provide a shared left/thru lane, and exclusive right-turn lane.
- b. Main Street/Russell Street/Memorial Bridge Off-Ramp:
24,760
Reconstruct the Memorial Bridge Off-Ramp approach to provide two exclusive left-turn lanes, one exclusive thru lane and one shared thru/right lane.
- c. Main Street/Russell Street/ Memorial Bridge On-Ramp:
24,760
Reconstruct northbound Main Street to provide two exclusive left-turn lanes, and two exclusive thru lanes from Memorial Bridge Off-Ramp to Memorial Bridge On-Ramp.
- d. Main Street/Strawberry Avenue:
24,760
Install overhead lane assignment signs on Main Street to instruct motorists of the intended use for the exclusive left turn lane and the exclusive thru lane in the northbound direction. Restripe and realign lane usage for both northbound and southbound Main Street traffic. The length of left-turn storage needed is 225 feet (excluding appropriate taper to transition from one to two lanes and then back to one lane) for vehicles waiting on Main Street to turn left onto Strawberry Avenue.
- e. Mount Auburn Avenue:
Reconstruct Mount Auburn Avenue to provide a center two-way left-turn lane from Turner Street to 125 feet to the west of the west-most Driveway of the Turner Street Plaza.

3210 f. Center Street traffic signal timing and phasing:
Install a traffic light at the intersection of Center Street and Stetson Road and modify the signal timing and phasing at all affected interconnected intersections on Center Street to accomplish the proposed signal progression as analyzed and reported in the Consultant's Transyt-7f computer analysis worksheets.

g. Main Street Traffic signal timing and phasing:
Modify the signal timing and phasing at both affected interconnected intersections on Main Street to accomplish the proposed signal progression as analyzed and reported in the Consultant's Transyt-7f computer analysis worksheets.

13,440 h. Turner Street/Turner Street Plaza Entrance/Auburn Mall:
Install an actuated traffic signal at this intersection and have it operate in coordination with the traffic signal located at the Turner Street/Mount Auburn Avenue intersection. Construct an exclusive right-turn lane on the Turner Street northbound approach and match it with a shared left/thru lane. Modify the signal timing and phasing at both affected interconnected intersections on Turner Street to accomplish the proposed signal progression as analyzed and reported in the Consultant's Transyt-7f computer analysis worksheets.

The Maine Department of Transportation (M.D.O.T.) has reviewed the project and concurs with the traffic engineers report that the proposed road improvements will maintain a level of service of "D" or better. In addition M.D.O.T. recommends the following specific improvements.

Entrance/Turner Street:

The entrance design to Turner Street Plaza should be modified to conform to M.D.O.T. Standard Shopping Center Entrance Design which separates traffic entering in one or two lanes from traffic exiting in a minimum of two lanes by using a raised medium.

On-Site Traffic impacts:

Conflicting turning movements at the two intersections of the entrance drive with the ring road could cause these intersections to have safety and congestion problems. M.D.O.T. recommends the on-site traffic pattern be redesigned to allow for safer traffic flows in the area of the two entrances on Mount Auburn Ave.

Other similar projects in the vicinity, Theater Realty Inc. (#L-15432-26-C-A), Willow Run (#L-16723-39-A-N), Center Street Associates (#L-16394-23-E-M) and Auburn Mall Expansion (#L-17412-23-A-N) also require related traffic improvements. The five applicants involved are participating in a non-municipal funding mechanism as described in the Department's Traffic Regulations, Chapter 374, Sec 8B, to fund all the traffic improvements required for all five projects. This mechanism is described in a document submitted as part of the application identified as "Department of Environmental Protection Site Location Review: Mandated Public Road Improvements Auburn/Lewiston". The funding mechanism is being administered by the City of Auburn.

8. AIR QUALITY:

See Finding 5 for a discussion of methane and other gas emissions from the adjacent dump. No other significant sources of air emissions have been identified.

9. STORMWATER RUNOFF:

The stormwater management plan calls for the construction of a detention basin as shown on the plan which will control the peak flow rates to at or below pre-development levels before it leaves the site. The final plan has been reviewed by the Androscoggin Valley Soil and Water Conservation District which has commented that, based on the information presented, the plan meets the standards set forth by the Department.

10. EROSION CONTROL:

The applicant has submitted an Erosion and Sedimentation Control Plan as exhibit 20 of the application. This plan and plan sheets containing erosion control details have been reviewed by, and revised in response to the comments of the Androscoggin Valley Soil and Water Conservation District which has found the revised plans to be in accordance with Department standards for erosion and sediment control.

11. NATURAL DRAINAGE WAYS:

There are no streams on or abutting the project site. There are no drainage ways on the site.

12. SURFACE WATER QUALITY:

The proposed project is not within the watershed of a lake or great pond. No discharge to surface waters is proposed.

13. GROUNDWATER QUALITY:

The project site is located over a sand and gravel aquifer, but not on a fractured bedrock aquifer. The project does not propose any withdrawal from, or discharge to, any groundwater.

13. BUFFER STRIPS:

The buffer strip between the project site and Mount Auburn Avenue will vary in width between 52 feet and 67 feet and will be landscaped with grass and shrubs. The detention pond will serve as a buffer along Turner Street. This buffer varies in width from 90 feet to 250 feet and will be landscaped with grass and shrubs. Details are shown on the landscape plan, C-7, last revised March 11, 1991.

14. HISTORIC SITES AND UNUSUAL NATURAL AREAS:

The project site has been reviewed by the Maine Historic Preservation Commission which has found that the proposed project will have no effect upon any structure or site of historic, architectural, or archaeological significance as defined by the National Historic Preservation Act of 1966.

15. SCENIC CHARACTER:

The proposed project is located in a commercial district of the city, and is surrounded by similar commercial developments.

16. WILDLIFE AND FISHERIES:

The proposed project has been reviewed by the Maine Department of Inland Fisheries and Wildlife (IF&W). In its comments IF&W stated that they found no records of any known deer wintering areas, mapped wetlands, or other special wildlife habitats associated with this site. No fisheries concerns were identified.

17. SOILS:

The applicant has submitted a high intensity soil survey of the project site and a summary of soils limitations prepared by a certified soil scientist. This summary indicates that the soils on the site present no limitations to the proposed project which cannot be overcome through standard engineering practices.

18. WASTEWATER DISPOSAL:

When completed the proposed project is anticipated to generate 12,000 gallons per day to the Lewiston-Auburn Water Pollution Control Authority's wastewater treatment facility in Lewiston. The applicant has submitted a letter from the Auburn Sewerage District indicating it will accept these flows. This project has been reviewed by the Bureau of Water Quality Control which has indicated that the Lewiston-Auburn Water Pollution Control Authority's treatment facility has the capacity to treat these flows and is operating in substantial compliance with the water quality laws of the State of Maine. The Water Bureau also indicates the Sewerage District is subject to a 5/1 infiltration/inflow (I&I) requirement. In a letter from the Auburn Sewerage District dated November 28, 1990, the District has agreed they will accept the estimated amount of sewage, but has not determined the final fee based on the 5/1 I & I removal ratio required by the Bureau of Water Quality Control. The applicant proposes to pay the fee and fulfill this requirement as each structure is occupied.

19. OPEN SPACE:

The City of Auburn has confirmed in a letter dated November 21, 1990, that the project meets the open space requirements of the Comprehensive Plan of the City of Auburn.

20. FLOODING:

The proposed project is not located within the 100 year floodway of any river or stream and is not anticipated to cause or increase flooding or cause an unreasonable flood hazard to any structure.

AARON CORP. / PLATZ ASSOCIATES	7	SITE LOCATION OF DEVELOPMENT
Auburn, Maine)	
SHOPPING CENTER)	
#L-17518-23-A-N	APPROVAL) FINDINGS OF FACT AND ORDER

21. MAINTENANCE OF COMMON AREAS:

The applicant will maintain lot 5 containing the stormwater detention facility. All other areas will be maintained by either the applicant or by the new lot owners after conveyance.

22. NOISE:

No significant sources of noise have been identified.

23. ALTERATION OF CLIMATE/WATER VAPOR:

The proposed project does not involve any significant sources of water vapor emissions.

24. ACCESS TO SUNLIGHT:

The proposed project will not cast shadows on any adjacent properties.

25. SAND DUNES:

The project site is not located on or near any sand dune.

BASED on the above findings of fact, the Department makes the following conclusions pursuant TO 38 M.R.S.A. Section 481 et seq.:

- A. The applicant has provided adequate evidence of financial capacity and technical ability to develop the project in a manner consistent with state environmental standards provided the applicant makes a pro-rata contribution to the funding mechanism as described in finding 7 above.
- B. The applicant has made adequate provision for traffic movement of all types into, out of or within the development area and the traffic increase attributable to the proposed development will not result in unreasonable congestion or unsafe conditions on a road in the vicinity of the proposed development provided all required traffic improvements to the local roadway are completed.
- C. The applicant has made adequate provision for fitting the development harmoniously into the existing natural environment and the development will not adversely affect existing uses, scenic character, air quality, water quality or other or natural resources in the municipality or in neighboring municipalities provided that measures are incorporated into the building design of each structure to control any presence of methane gas and provided each lot is conveyed with covenants referencing this Site Location Order.
- D. The proposed development will be built on soil types which are suitable to the nature of the undertaking and will not cause unreasonable erosion of soil or sediment nor inhibit the natural transfer of soil.
- E. The proposed development will not pose an unreasonable risk that a discharge to a significant ground water aquifer will occur.

AARON CORP. / PLATZ ASSOCIATES
Auburn, Maine
SHOPPING CENTER
#L-17518-23-A-N

APPROVAL

8 SITE LOCATION OF DEVELOPMENT
)
)
) FINDINGS OF FACT AND ORDER

- F. The applicant has made adequate provision of utilities, including water supplies, sewerage facilities and solid waste disposal, roadways and open space required for the development and the development will not have an unreasonable adverse effect on the existing or proposed utilities, roadways and open space in the municipality or area served by those services or open space provided the applicants comply with the inflow-infiltration requirements associated with the Auburn Sewerage District.
- G. The activity will not unreasonably cause or increase the flooding of the alteration area or adjacent properties nor create an unreasonable flood hazard to any structure.
- H. The proposed development is not located on or adjacent to a sand dune.

THEREFORE, the Department APPROVES the application of AARON CORP./PLATZ ASSOCIATES to develop a shopping complex in the City of Auburn, Maine IN ACCORDANCE WITH THE FOLLOWING CONDITIONS:

1. The Standard Conditions of Approval, a copy attached.
2. In addition to any specific erosion control measures described in Finding 10 of this order, the applicants shall take all necessary actions to ensure that their activities or those of their agents do not result in noticeable erosion of soils on the site during the construction and operation of the project covered by this approval.
3. Prior to occupancy of this project the applicant shall make a pro-rata contribution to the funding mechanism as described in Finding of Fact 7 above.
4. The following road improvements shall be accomplished via the established non-municipal funding program as described in Finding 7 above within three years, of the occupancy of this project:

Escrow
\$47,000

a. Center Street/Memorial Bridge On-Ramp/Mount Auburn Ave:
Reconstruct the Mount Auburn Avenue Eastbound approach to provide a shared left/thru lane, and exclusive right-turn lane.

3 } Escrow

b. Main Street/Russell Street/Memorial Bridge Off-Ramp:
Reconstruct the Memorial Bridge Off-Ramp approach to provide two exclusive left-turn lanes, one exclusive thru lane and one shared thru/right lane.

c. Main Street/Russell Street/ Memorial Bridge On-Ramp:
Reconstruct northbound Main Street to provide two exclusive left-turn lanes, and two exclusive thru lanes from Memorial Bridge Off-Ramp to Memorial Bridge On-Ramp.

Escrow d. Main Street/Strawberry Avenue:

Install overhead lane assignment signs on Main Street to instruct motorists of the intended use for the exclusive left turn lane and the exclusive thru lane in the northbound direction. Restripe and realign lane usage for both northbound and southbound Main Street traffic. The length of left-turn storage needed is 225 feet (excluding appropriate taper to transition from one to two lanes and then back to one lane) for vehicles waiting on Main Street to turn left onto Strawberry Avenue.

Done e. Mount Auburn Avenue:

Reconstruct Mount Auburn Avenue to provide a center two-way left-turn lane from Turner Street to 125 feet to the west of the west-most Driveway of the Turner Street Plaza.

Escrow f. Center Street traffic signal timing and phasing:

(4) Install a traffic light at the intersection of Center Street and Stetson Road and modify the signal timing and phasing at all affected interconnected intersections on Center Street to accomplish the proposed signal progression as analyzed and reported in the Consultant's Transyt-7f computer analysis worksheets.

Escrow g. Main Street Traffic signal timing and phasing.

Modify the signal timing and phasing at both affected interconnected intersections on Main Street to accomplish the proposed signal progression as analyzed and reported in the Consultant's Transyt-7f computer analysis worksheets.

Escrow h. Turner Street/Turner Street Plaza Entrance/Auburn Mall:

(5) Install an actuated traffic signal at this intersection and have it operate in coordination with the traffic signal located at the Turner Street/Mount Auburn Avenue intersection. Construct an exclusive right-turn lane on the Turner Street northbound approach and match it with a shared left/thru lane. Modify the signal timing and phasing at both affected interconnected intersections on Turner Street to accomplish the proposed signal progression as analyzed and reported in the Consultant's Transyt-7f computer analysis worksheets.

5. Prior to construction of the parking lots the applicant shall submit to the Bureau of Land Quality Control for review and approval of the Commissioner a revised plan showing the following:

a. The plan shall provide for uninterrupted entering traffic for the two entrances on Mount Auburn Avenue so that traffic movements are not impeded by vehicles blocking the intersection with the Ring Road and the Entrance Drive.

b. The two entrances designed for Turner Street shall be modified to conform to M.D.O.T. Standard Shopping Center Entrance Design which separates traffic entering in one or two lanes from traffic exiting in a minimum of two lanes by using a raised medium.

Auburn, Maine)

SHOPPING CENTER)

#L-17518-23-A-N

(APPROVAL)

)

FINDINGS OF FACT AND ORDER

- 6. Prior to construction of any building or no later than November 1, 1991, the applicant shall submit to the Bureau of Land Quality Control for review and approval of the Commissioner a Quality Assurance/Quality Control (QA/QC) plan. The plan shall include the method of installation and method of seam testing to assure proper placement of the 3 mil. vapor/gas barrier. The installation shall be inspected by an engineer that has experience in membrane installation and that engineer shall certify to the Department that the membrane has been properly installed.
- 7. The applicants shall give a copy of this permit, including the standard conditions, and make available for inspection at its offices, a copy of the approved subdivision plan to each lot buyer or lessee at least 14 days prior to the date of closing on the sale or lease of the lot.
- 8. The applicant shall include in all conveyances of subdivision lots language indicating that the lot is part of a Department of Environmental Protection and Town approved subdivision and subject to all terms and conditions of the Department Permit and the Town approval.
- 9. Prior to occupancy of any structure the applicants shall provide a signed agreement between the applicants and the Auburn Sewerage District providing for the removal of inflow and infiltration (I & I) at a rate of 5 gallon of I & I to 1 gallon of sewage, equaling 60,000 gallons per day.

DONE AND DATED AT AUGUSTA, MAINE, THIS 20 DAY OF September, 1991.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

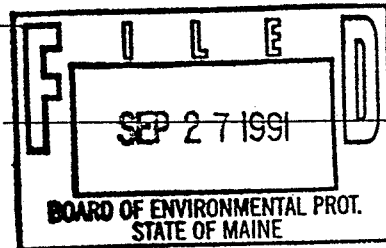
BY: Dean C. Marriott
Dean C. Marriott, Commissioner

PLEASE NOTE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES

Date of initial receipt of application 1/28/91

Date of application acceptance 3/5/91

Date filed with Board of Environmental Protection
CK/aaron





Stoneybrook Consultants, Inc.

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

January 15, 2014

Mr. Eric Cousens, Director
Planning and Permitting
City of Auburn
60 Court Street
Auburn, ME 04210

RE: Turner Street Plaza
MDEP #L-17518-23-A-N

Dear Mr. Cousens:

You may be aware that Mid Coast Affordable Housing (MCAH) purchased Lot 3 in the Turner Street Plaza development in January of 2013. They have been working with a large retail tenant to locate a building on the approved pad site for this parcel for several months. As you know, this development was originally approved by the City and the Maine Department of Environmental Protection (MDEP) in 1991. The project was modified in 1992 (MDEP #L 17518-23-C-M) and the building size on Lot 3 was adjusted to be 53,000 square feet. The project was constructed shortly after approvals with the construction of a detention pond, all paved parking and utility services as well as several buildings. All utilities were stubbed to a gravel pad site on Lot 3 for the proposed building, but the building was never constructed on this particular lot.

While the building pad site on Lot 3 has remained unused since constructed, the parking lot, site lighting, access drives and stormwater system on this lot have all been maintained and used as allowed and required under the reciprocal easements and covenants approved with this project. There was an original traffic study with this lot and you will recall that, when we did the Mall Area Master Plan for traffic improvements, we included trips for this site as a previously approved, but not built site.

While approvals have limited the building to 53,000 square feet in size, the Site Plan showed Future Building Expansion areas and Future Parking Areas with room for an additional 19,000 square feet of building area. At this time, my client has an approved lease for a retail tenant with a proposed building size of 55,000 square feet. The existing gravel pad can accommodate this building with loading and truck maneuvering areas. The existing 326 parking spaces will also accommodate the tenant requirements for parking.

Site tabs on the project plans indicated that Lot 3 was approved with a total of 7.23 acres of impervious area. This total was noted as including "areas designated as green space but counted as impervious surface for drainage evaluation purposes". To accommodate this project, we expect the total impervious area for this site will be less than 6 acres.

There were five commercial lots shown on the approved plans. Four of those lots were shown with detailed development plans for various sized buildings and parking areas. Lot 3 was purchased from the developer in 1992 and most of the improvements were constructed about that same time. I have attached, for your information, a copy of the Subdivision Plan and Site Plan I got from your files.

We understand that this project was originally reviewed and approved by MDEP. I am aware of several projects in the Auburn Mall area where MDEP has allowed the City to review modifications for projects they had approved, under your delegated review authority from MDEP. Since this is a single lot shown on plans previously reviewed and approved by both MDEP and the City, and since most of the improvements had previously been constructed in accordance with those plans, and since the total impervious area of the proposed improvements are expected to be 6 acres, which is less than the 7.23 acres approved and less than the 7 acre delegated authority review level for MDEP projects, we hope that you will be able to request and secure delegated review authority from MDEP for this project.

We have completed some initial studies, in case this lease agreement was accepted. We have survey crews scheduled for the end of this week and site design for a building on the pad site can be submitted within three weeks. With

January 15, 2014
Eric Cousens
RE: Turner Street Plaza
Page 3

your delegated authority from MDEP and your in house review, we believe we can meet the tenant's occupancy date. If we are required to proceed with a project modification at MDEP, their required review time frames would delay the schedule to a point that we could not meet the occupancy date. This means that the project will, at best, be delayed a year or, at worst, lost because they may choose to expand in other out of state markets. Please let me know if you have any questions or need additional information from me in order to make your request to MDEP. Thank you for all your help in this regard.

Respectfully yours,

STONEBROOK CONSULTANTS, INC.

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

Michael F. Gotto

cc: George Schott



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



PAUL R. LEPAGE
GOVERNOR

PATRICIA W. AHO
COMMISSIONER

April 22, 2014

City of Auburn
c/o Eric Cousens, City Planner/Director of Planning & Permitting
60 court Street, Suite 104
Auburn, ME 04210

RE: DEP #L-17518-23-S-D, PROPOSED HOBBY LOBBY

Dear Mr. Cousens:

This letter is to inform you that the Department of Environmental Protection has received the Notification of Application Acceptance concerning the application of Affordable Mid Coast Housing to construct a 55,000-square foot retail store on Lot 3 of the existing Turner Street Plaza development. The Department is satisfied that the notice provisions of 38 M.R.S.A. § 489-A (8) for Municipal Review of Development have been satisfied by the City of Auburn and the applicant. Based upon its review of the notice and application, the Department will not be exercising jurisdiction over this application pursuant to 38 M.R.S.A. § 489-A (9). However, this determination of non-jurisdiction does not apply to any Natural Resources Protection Act issues that may relate to the proposed project.

If the application is amended prior to the municipality taking final action, another Notification of Application Acceptance may be required. The municipality is also required to submit one copy of the record of review and basis of decision within 40 working days of the final action by the reviewing authority.

If you have any questions, please feel free to contact me at (207) 446-1586 or by email at Beth.Callahan@maine.gov.

Sincerely,

Beth Callahan, Project Manager
Division of Land Resource Regulation
Bureau of Land & Water Quality

cc: Michael F. Gotto, Stoneybrook Consultants, Inc.
File



LEB - Please
File RGM

DEPARTMENT ORDER

JAN 29 1992

IN THE MATTER OF

AARON CORP./PLATZ ASSOCIATES)	SITE LOCATION OF DEVELOPMENT
Auburn, Maine)	
TURNER STREET PLAZA)	MODIFICATION
#L-17518-23-C-M (Approval))	FINDINGS OF FACT AND ORDER

Pursuant to the provisions of Title 38 M.R.S.A. Section 481 et seq., the Department of Environmental Protection has considered the application of AARON CORP./PLATZ ASSOCIATES with its supportive data, staff summary, agency review comments, and other related materials on file and finds the following facts:

1. In Department Order #L-17518-23-A-N, dated September 20, 1991, the Department approved the development of a 219,824 square foot shopping center. The development is located on Turner Street in the City of Auburn, Maine.
2. The applicant proposes to change the size of the buildings on lots 1, 2, 3, and 4 as follows.

Lot 1 from 50,777 to 47,200 square feet.
 Lot 2 from 114,513 to 116,100 square feet.
 Lot 3 from 51,5534 to 53,000 square feet.
 Lot 4 from 3,000 to 3,500 square feet.

The total building area will be reduced by 24 square feet. The changes in building size are shown on Revised Site Plan C1 entitled "Turner Street Plaza" last dated November 11, 1991.

3. All other findings of fact, conclusions and conditions relevant to the financial capacity, traffic movement, adverse environmental effects, soils, and roads remain unchanged, and in effect, as approved under Department Order #L-17518-23-A-N.

BASED on the above findings of fact, the Department makes the following conclusions in relation to the proposed modification pursuant to 38 M.R.S.A. Section 481 et seq.:

- A. The applicant has provided adequate evidence of financial capacity and technical ability to develop the project in a manner consistent with state environmental standards.
- B. The applicant has made adequate provision for traffic movement of all types into, out of or within the development area and any traffic increase attributable to the proposed development will not result in unreasonable congestion or unsafe conditions on a road in the vicinity of the proposed development.

Auburn, Maine
TURNER STREET PLAZA
#L-17518- -C-M (Approval)

)
) MODIFICATION
) FINDINGS OF FACT AND ORDER

C. The applicant has made adequate provision for fitting the development harmoniously into the existing natural environment and the development will not adversely affect existing uses, scenic character, air quality, water quality or other natural resources in the municipality or in neighboring municipalities.

D. The proposed development will be built on soil types which are suitable to the nature of the undertaking and will not cause unreasonable erosion of soil or sediment nor inhibit the natural transfer of soil.

E. The proposed development will not pose an unreasonable risk that a discharge to a significant groundwater aquifer will occur.

F. The applicant has made adequate provision of utilities, including water supplies, sewerage facilities and solid waste disposal, roadways and open space required for the development and the development will not have an unreasonable adverse effect on the existing or proposed utilities, roadways and open space in the municipality or area served by those services or open space.

G. The activity will not unreasonably cause or increase the flooding of the alteration area or adjacent properties nor create an unreasonable flood hazard to any structure.

THEREFORE, the Department APPROVES the application of AARON CORP/PLATZ ASSOCIATES to change the building sizes as outlined above in Auburn, Maine, IN ACCORDANCE WITH THE FOLLOWING CONDITIONS:

1. The Standard Conditions of Approval, a copy attached.

DONE AND DATED AT AUGUSTA, MAINE, THIS 23rd DAY OF January, 1992.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY: Dean C. Marriott
DEAN C. MARRIOTT, COMMISSIONER

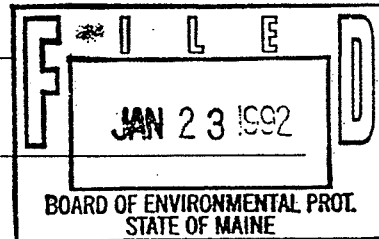
PLEASE NOTE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES

Date of initial receipt of application 11/5/91

Date of application acceptance 11/15/91

Date filed with Board of Environmental Protection _____

CK/AARON1



TRAFTON & MATZEN

ATTORNEYS AT LAW

TEN MINOT AVENUE

(AT COURT STREET)

POST OFFICE BOX 470

AUBURN, MAINE 04212-0470

(207) 784-4531 Telephone

(207) 784-8738 Facsimile

rtrafton@traftonandmatzen.com

www.TraftonandMatzen.com

M. Kelly Matzen
Richard L. Trafton
Barbara L. Raimondi

Verne E. Paradie, Jr.

Pasquale F. Maiorino
Of Counsel

W.A. Trafton, Jr.
(1918 - 1994)

July 14, 2005

David Galbraith, Director
Department of Planning & Permitting
City of Auburn
60 Court Street
Auburn, ME 04210

RE: W/S Development – Turner Street Plaza

Dear David:

As we have discussed I represent W/S Development regarding the development of Lot # 2 of the Turner Street Plaza subdivision and site plan which was approved by the Planning Board in the early 1990's. My client proposes to develop Lot 2 as was originally approved for retail use with the same square footage as the former Wal-Mart building; however, it proposes to divide that lot into two (2) lots of approximately equal area, one for Kohl's and the other for a yet unspecified retailer. Under Section 3.1 (M) of the Zoning Ordinance, minor changes to a project that was approved under Site Plan Review do not require Planning Board approval. My client's proposal fits the requirements of that section with the same retail use and building area and location of the approved site plan. **My client requests approval of this proposed lot division which is an amendment to the approved subdivision plan as well as the site plan.**

The division of Lot # 2 does create an issue regarding two (2) side yard setbacks: 1) between the buildings located on Lot A (Kohl's) and Lot B, and 2) on the easterly side of the building on Lot B which abuts the access to the rear of Lot A. In fact, the physical layout of the two (2) connected buildings is virtually identical to the former Wal-Mart. The only significant difference is separate ownership of the two (2) lots.

Pursuant to Section 7.1 (12) my client requests the Planning Board to waive the twenty-five foot (25') setback in the two (2) mentioned locations: between the buildings on Lots A and B, and the easterly side of the building on Lot B.

TRAFTON & MATZEN
ATTORNEYS AT LAW

Letter to David Galbraith, Director
RE: W/S Development/ Turner Street Plaza
July 14, 2005
Page 2

Approval of these two (2) requests are necessary to expedite the Kohl's development and financing. I appreciate your placing this matter on the Planning Board's August 9, 2005 meeting agenda. Al Palmer of Gorrill-Palmer Consulting Engineers will be delivering fifteen (15) copies of the amended subdivision and site plan as requested. I have requested Rhoda Russell of your office to calculate the number of abutters in order that I may send you a check for an application fee. If you require any further information or filings for this matter, please let me know. Thanks.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Richard L. Trafton', written over a horizontal line.

Richard L. Trafton

cc: Mark Hebert, Project Manager
Alton C. Palmer
Roland Miller

City of Auburn, Maine
"Maine's City of Opportunity"
Office of Planning & Permitting

Planning Board Report

To: Auburn Planning Board

From: David C.M. Galbraith, Director of Planning & Permitting Services

Re: Minor Amendment request to a Commercial Subdivision for the creation of an additional lot and a minor amendment to an existing Special Exception and a setback waiver for Kohl's retail store located at 105 Mount Auburn Avenue (former Wal**Mart* retail store), pursuant to Section 7.3 and Section 3.62.C.3.b. of Chapter 29.

Date: August 9, 2005

I. PROPOSAL

The applicant, Richard Trafton, attorney and agent for W/S Development (d.b.a. Kohl's Retail Store) POL/ROD, LLC. is seeking approval of a Minor Amendment request to a Commercial Subdivision for the creation of an additional lot and a minor amendment to an existing Special Exception and a setback waiver for Kohl's retail store located at 105 Mount Auburn Avenue (Former Wal**Mart* retail store), Pursuant to Section 7.3 and Section 3.62.C.3.b. of Chapter 29.

As you may be aware, Kohl's Retail is planning to demolish the old Wal-Mart building and construction of a new building to be used for retail trade, of the same size or slightly smaller, on the site. The proposal includes a Kohl's store and a future retail tenant. The original Wal-Mart project was approved as a commercial subdivision. Under Article 3, Section 3.1 M. 2, the proposed redevelopment "...shall not be required to be reviewed and approved by the Planning Board in accordance with Article 7, Section 7.2 unless in the determination of the municipal officer charged with enforcement, the project contains elements that deserve a full review by the Planning Board." During the original Wal-Mart development of this property the City reviewed and approved the traffic, drainage, infrastructure improvements, availability of water and sewer, fire protection and the impact on the environment. Therefore, all review of the proposed reuse of the site undergoing administrative review by City Staff in accordance with Article 7, Section 7.2.

As outlined above, the old Wal-Mart store will be demolished and replaced with a new building (the same size or smaller) and will be occupied by a Kohl's retail store and a retail tenant to be named at a later date. The developers are requesting that the Planning Board approve a Minor Amendment request to a Commercial Subdivision for the creation of an additional lot and a minor amendment to an existing Special Exception for a setback waiver. Basically, the site will function exactly as in the past as buildings and parking lot are configured almost exactly the same as the approved Site Plan for the old Wal**Mart* store. However, both of the proposed users desire to have their own "lots" for financing purposes and are requesting that the lot be

split to accomplish their needs. Staff is supportive of the proposed amendment to the original subdivision plan. If the proposed subdivision is approved the site will function as it always has and Staff does not anticipate that it will create any issues. However, as the proposed subdivision line runs between the buildings the applicants are requesting approval of a side yard setback waiver between the proposed property line. As the site will function as it always has, and will be similar to many other shopping centers and condo developments Staff is supportive of this proposed setback waiver.

II. DEPARTMENT REVIEW

Police Department:

A. No comments.

Water and Sewer District:

A. No comments.

Engineering Department:

A. No comments.

Fire Department:

A. No comments.

Public Works / Traffic:

A. No comments.

Planning Department:

A. No comments.

III. FINDINGS FOR SPECIAL EXCEPTION REVIEW:

- A. The Zoning Ordinance contains no specific requirements for a retail use similar to that being proposed.
- B. The Special Exception sought will not create or aggravate a traffic hazard, a fire hazard or any other safety hazard.
- C. The proposed Special Exception sought will not block or hamper the Master Development Plan pattern of highway circulation or of planned major public or semi-public land acquisition.

- D. The subject property is situated in an General Business (GB) and the proposed use is consistent with this zoning classification. The exception sought will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of the property adjoining and neighboring the property under application.
- E. The proposed use / building is on a lot which has an existing building, parking and vehicle maneuvering areas.
- F. The standards imposed are, in all cases, at least as stringent as those elsewhere imposed by the Auburn Building Code and by the provisions of Chapter 29.
- G. All 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.
- H. It has been determined that the proposed project satisfies the objectives of Special Exception review and will constitute a suitable development and will not result in a detriment to the neighborhood or the environment. This determination is based upon the above noted findings.

IV. RECOMMENDATION:

Based upon the findings noted above, Staff recommends that the Planning Board approve the proposed Minor Amendment request to a Commercial Subdivision for the creation of an additional lot and a minor amendment to an existing Special Exception and a setback waiver for Kohl's retail store located at 105 Mount Auburn Avenue (Former Wal*Mart retail store), Pursuant to Section 7.3 and Section 3.62.C.3.b. of Chapter 29.



David C.M. Galbraith
Director of Planning & Permitting Services