



City of Auburn, Maine

Office Economic and Community Development

www.auburnmaine.gov | 60 Court Street

Auburn, Maine 04210

207.333.6601

PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2nd Floor

Tuesday, January 10, 2017 - 6:00PM

1. ROLL CALL:

2. MINUTES: Approval request for the minutes from the December 13, 2016 meeting.

3. NEW BUSINESS:

A. Woodbury Heights Subdivision- Phase 2 Amended- Add 1 new lot

4. OLD BUSINESS:

A. Staff will present an alternative strategy to the Adaptive Re-use of Structures of Community Significance text amendment.

5. MISCELLANEOUS:

A. Discuss Planning Board members terms

6. PUBLIC COMMENT:

7. AJOURNMENT:

Next Planning Board Meeting is on February 14, 2017

Auburn Planning Board Meeting Minutes December 13, 2016

ROLL CALL:

Regular Members present:, Robert Bowyer, Ken Bellefleur Presiding, Samuel Scogin, Dan Philbrick, and Evan Cyr.

Regular Members absent: Mia Poliquin Pross and Marc Tardif

Associate Members present: Elaine Wickman and Nathan Hamlyn

Associate Members absent: None

Also present representing City staff: Douglas Greene, City Planner

Chairperson Bellefleur called the meeting to order and stated Nathan Hamlyn and Elaine Wickman would be acting as Full members for this meeting.

MINUTES:

October 18, 2016 Meeting Minutes Approval Request

A motion was made by Dan Philbrick and seconded by Elaine Wickman to approve the October 18, 2016 meeting minutes as presented. After a vote of 6-0-1, the motion carried. Evan Cyr abstained as he was not present at that meeting.

PUBLIC HEARINGS & NEW BUSINESS:

None

OLD BUSINESS:

Discuss an alternative strategy to the Adaptive Re-use of Structures of Community Significance text amendment. (Discuss a possible zone change in New Auburn).

Douglas presented slides via PowerPoint and explained the proposal. Each of the Board members gave their opinion about the proposal to initiate a zone change and Douglas answered their questions. After a lengthy discussion, Douglas concluded that Board members preferred to go with a Special Exemption text amendment instead of a zone change for the area in New Auburn and said staff would craft 2 options for the City Attorney to review and bring back the results to the board.

(01:11:50 on DVD)

Councilor Walker stated the most important items for the St. Louis building is having multiple uses and learning what the maximum number of people is allowed in the building. He said the owners of the building are experiencing a lot of frustration because of the high taxes they are being made to pay and dealing with all the City's rules and regulations. He hopes the City and

the Planning Board can come up with a solution. Douglas stated staff will do all they can to make progress possible for next month's meeting.

(01:23:35 on DVD)

MISCELLANEOUS:

Ag Zone Update

Douglas updated the Board members on the Ag Zone study. He spoke about a public meeting that was held by the city on November 14th giving farmers and other Ag Zone property owners the opportunity to express their opinions. He said staff is compiling the information received from the meeting and from approximately 50 returned surveys. He stated the plan is to have another meeting sometime in January and would keep the Board members informed.

Doug spoke about the status of the New Auburn Village Center plans and potential funding opportunities for the Greenway – Phase II.

Doug informed the Board members that he had accepted a new position with the City as the Urban Development Specialist and Grant Administrator. He said they are in the process of interviewing potential candidates for the City Planner position but that he would still be playing an active role in the projects that he is currently involved in.

Evan Cyr asked if the Planning Board is required to amend the Zoning Ordinance since voters recently approved the legalization of the recreational use of marijuana. Doug replied that staff is getting similar questions every day in the office. He said once the recount is completed, State laws and rules will be created along with local regulations so we will be following very closely and will keep the Board informed with updates.

ADJOURNMENT

A motion was made by Evan Cyr and seconded by Samuel Scogin to adjourn. After a vote of 7-0-0, the motion carried.



PLANNING BOARD STAFF REPORT

To: Auburn Planning Board

From: Douglas M. Greene; AICP, RLA
Urban Development Coordinator

Re: Woodbury Heights Subdivision- Phase 2 Amended- Minor Subdivision

Date: January 10, 2017

I. PROPOSAL-

George Bouchles, Surveyor and agent for Mr. Reggie Bouffard and Ms. Kelsey Bouffard, is seeking approval for a minor subdivision amendment of the Woodbury Heights Subdivision, Phase 2 to create a new lot 11 and revise the boundaries of lots 9 and 10 for property located on Woodbury Road, pursuant to Chapter 60, Division 4 Subdivision; Sections 1359 and 1360, of the Auburn Code of Ordinances.

The Woodbury Heights Subdivision Phase 2 went before the Planning Board back on September 15, 2015 for 5 new lots (lots 6-10), which were proposed along Woodbury Road. Since the time that Phase 2 was considered and approved by the Planning Board, a small narrow tract of land along the Woodbury Road right-of-way, south of lot 10 was acquired by the applicant, and as a result a new lot 11 was made possible with minor adjustments to the boundaries of lots 9 and 10.

II. DEPARTMENT REVIEW-

This application was reviewed by the Plan Review Committee at their December 21, 2016 meeting.

- a. Police- No comments.
- b. Auburn Water and Sewer District- Had no concerns.
- c. Fire Department- David O'Connell, Fire Safety Inspector, had the following comment.
 - Expressed concern about the seasonal conditions of Woodbury Road affected the access for Fire equipment.
- d. Engineering/Public Services- Kris Bennett, Project Engineer- Has received a call from residents in the area expressing concern about the poor state of Woodbury Road and wanted to know when the road would be improved by

the city. At the previous Woodbury Heights Phase 2 application, Engineering had requested the following note be placed on the plan.

- **“Each of the proposed Phase 2 lots will require drive opening permits and fill permits prior to development activity. Where driveway culverts are needed the developer will need to provide sufficient grading and stabilization of the roadside ditch.”**

- e. Public Services- Scott Holland, Deputy Director- Concurred with Kris Bennett’s comments.
- f. Lewiston Auburn Airport- During the previous Woodbury Heights Phase 2 application review, Rick Lanman, LA Airport Manager is requesting a condition and note be added to the subdivision plan that state: **“Lots 9, 10 and 11 of Phase 2 are located within an Area of Approach for Aircraft to the Lewiston Auburn Airport”.**
- g. Planning and Development- The Economic and Community Development Department has the following comments:
 - Concurs with the Engineering Department’s request for a note requiring driveway and fill permits prior to development activity.
 - Will require the similar note that was on Woodbury Heights, Phase 2 regarding the “remaining interior lot” that will not have the required lot frontage of 250 feet for the Rural Residential zone is all the proposed lots are sold. **“Before the last lot of either lots 9, 10 or 11 is sold, the developer shall construct the Cul-de-Sac on Danville Corners Road to public street standards.”**

III. PLANNING BOARD ACTION- the Planning Board is being asked to review this **Amended Minor Subdivision Plan** application using Chapter 60- Sections 1359, and 1360, Division 4 Subdivision, of the Auburn Code of Ordinances.

A. Sec. 60-1359. – **(Subdivision) Guidelines.**

When reviewing any subdivision for approval, the planning board shall consider the following criteria, and before granting either approval or denial, shall determine that the proposed subdivision:

- (1) Will not result in undue water, air or noise pollution. In making this determination it shall at least consider:
 - a. The elevation of land above sea level and its relation to the floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal;
 - b. The slope of the land and its effect on effluents;
 - c. The availability of streams for disposal of effluents; and

- d. The applicable state and local health and water resources regulations, including stormwater management requirements in accordance with section 60-1301(14);
- (2) Has sufficient water available for the reasonably foreseeable needs of the subdivision;
- (3) Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;
- (4) Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
- (5) Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;
- (6) Will provide for adequate sewage waste disposal;
- (7) Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized;
- (8) Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas;
- (9) Is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;
- (10) Is funded by a subdivider has adequate financial and technical capacity to meet the standards of this section;
- (11) Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;
- (12) Has provisions for on-site landscaping that are adequate to screen neighboring properties from unsightly features of the development;
- (13) Will not create a fire hazard and has provided adequate access to the site for emergency vehicles;
- (14) Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;
- (15) Does not have long-term cumulative effects of the proposed subdivision will that unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.

The Staff's finds that the Application submitted for Woodbury Heights, Minor Amended Subdivision meets the criteria as set forth in Section 60-1359.

B. Sec. 60-1360.—Procedure- For Minor Subdivision

- (a) Generally. The planning board may require where it deems it necessary for the protection of public health, safety and welfare, that a minor subdivision comply with all or any of the requirements specified for major subdivision.
- (b) Procedure.

- (1) The subdivider shall submit an application for approval of a minor subdivision plan at least 30 days prior to a scheduled meeting of the planning board.
- (2) The applicant shall secure approval from the tax assessor for a lot numbering sequence to ensure compatibility with the existing tax system. The numbering system will not be construed to indicate anything more than identification of parcels for taxation purposes.
- (3) All applications for plan approval for minor subdivision shall be accompanied by a fee in the amount per lot provided in the city fee schedule, payable by check to the city.
- (4) The subdivider or his duly authorized representative shall attend the meeting of the planning board to discuss the plan.
- (5) Upon receiving an application, the municipal reviewing authority shall notify by mail all abutting property owners of the proposed subdivision, specifying the location of the proposed subdivision and a general description of the project. After the municipal reviewing authority has determined that a complete application has been filed, it shall notify the applicant and begin its full evaluation of the proposed subdivision.
- (6) The planning board shall, within 30 days of receiving the complete application, hold a public hearing on such plan. Notification shall comply with division 3 of article XVII of this chapter.
- (7) Upon receipt of a complete application, the planning board shall take final action within 30 days or within such other time limits which may be mutually agreed to by the developer. Such final action shall consist of approval, approval with conditions or disapproval of the final plan. The planning board shall specify its reasons for any such conditions or approval by its approved minutes. The planning board shall convey in writing to the developer their final action.

The Staff's finds that the Application submitted for Woodbury Heights, Minor Amended Subdivision Final Plan meets the criteria set forth in Section 60-1360.

IV. STAFF RECOMMENDATION-

The Staff recommends **APPROVAL** of the Amended Minor Subdivision for Woodbury Heights, Lots 9,10, and 11 with the finding that it meets the requirements of Chapter 60, Sections 1359 and 1360 of the Auburn Zoning Ordinance.

This recommendation of **APPROVAL** is subject to the following conditions being completed prior to the recording of the Amended Subdivision Plan:

1. The applicant shall secure approval from the tax assessor for a lot numbering sequence to ensure compatibility with the existing tax system. The numbering system will not be construed to indicate anything more than identification of parcels for taxation purposes.
2. A note shall be added to the plan stating, **"Lots 9, 10 and 11 of Woodbury Heights Phase 2 are located within an Area of Approach for Aircraft to the Lewiston Auburn Airport."**
3. A note shall be added to the plan stating, **"Each of the proposed Phase 2 lots on Woodbury Road will require drive opening permits and fill permits prior to development activity. Where driveway culverts are needed the developer will need to provide sufficient grading and stabilization of the roadside ditch."**



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4. A note shall be added to the plan stating, **“Before the last lot of either lots 9, 10 or 11 is sold, the developer shall construct the Cul-de-Sac on Danville Corners Road to public street standards” as depicted in the Woodbury Heights Phase 1 Subdivision.**



Douglas M. Greene, A.I.C.P., R.L.A.
Urban Development Coordinator



CADmaster

CAD Drafting, Land Surveying and Septic Design

191 Madison Street - Auburn, ME 04210
office - 207-689-3232 cell-207-240-5567
e-mail - gsb@cadmasterr.com

December 9, 2016

Auburn Planning Board
City of Auburn
60 Court Street
Auburn, Maine 04210

RE: "Woodbury Heights - Phase 2 - Amendment" - 3 Lot Residential Subdivision
Woodbury Road Auburn, Maine
Amended Subdivision Application

Dear Planning Board Members:

On behalf of Mr. Reggie Bouffard & Ms. Kelsey Bouffard, please find attached an application for an Amended Subdivision Application and supportive documentation for review and approvals of a three (3) lot residential subdivision to be located on the Woodbury Road in the City of Auburn.

Briefly, Mr. Bouffard & Ms. Bouffard propose to subdivide a 8.52 acre parcel of land they jointly own located on the Woodbury Road (municipal tax map no. 110, lot no. 9), into three (3) residential house lots. The proposed development parcels will be divided into three (3) lots ranging in size from 2.16 acres to 3.39. The proposed subdivision will not require the construction of any new roads and all the lots will be serviced by on-site drilled wells and subsurface waste water disposal system.

I trust the following information will be sufficient for review and approval of the enclosed Subdivision Application.

I look forward to meeting with the Board at its next regularly scheduled meeting to discuss the enclosed application.

Respectfully submitted,
CADmaster Drafting, Land
Surveying and Septic Design

A handwritten signature in black ink, appearing to read "George Bouchles". The signature is fluid and cursive, with the first name "George" and last name "Bouchles" clearly distinguishable.

George Bouchles, PLS 2295, LSE 338



Development Review Application

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



PROJECT NAME: Woodbury Heights - Phase 2 - Amendment

PROPOSED DEVELOPMENT ADDRESS: 113 Woodbury Road

PARCEL ID#: Map 110, Lot 009

REVIEW TYPE: Site Plan ☐ Site Plan Amendment ☐
 Subdivision ☐ Subdivision Amendment ☐

PROJECT DESCRIPTION: RegKel, LLC. is proposing to create a 3 Lot Residential Subdivision to be located on the Woodbury Road. Each lot will be serviced by on-site individual Subsurface Waste Water Disposal System and Drilled Wells. No extension of Municipal Services (i.e., road construction, water or septic sewer mains, etc.) are proposed at this time.

CONTACT INFORMATION:

Applicant: RegKel, LLC

Name: Reggie Bouffard, Kelsey Bouffard

Address: 195 Center Street - Auburn, ME

Zip Code: 04210

Work #: 783-6224

Cell #: 576-0669 (Reggie)

Fax #: 783-4994

Home #: n/a

Email: bmhouse@aol.com

Property Owner: RegKel, LLC

Name: Reggie Bouffard & Kelsey Bouffard

Address: 195 Center Street - Auburn, ME

Zip Code: 04210

Work #: 783-6224

Cell #: 576-1565 (Kelsey)

Fax #: 783-4994

Home #: n/a

Email: kbouffard@aol.com

Project Representative

Name: George Bouchles, PLS 2295

Address: 191 Madison Street - Auburn, ME

Zip Code: 04210

Work #: 786-3232

Cell #: 240-5567

Fax #: 786-3232

Home #: n/a

Email: gsb@cadmasterr.com

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

Name: Vaughn Smith, C.S.S. # 290

Address: 1006 Hallowell Rd. - West Gardiner

Zip Code: 04345

Work #: 724-5635

Cell #: 441-3887

Fax #: n/a

Home #: n/a

Email: s

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	0	sq. ft.
Proposed Total Paved Area	0	sq. ft.
Proposed Total Impervious Area	0	sq. ft.
Proposed Impervious Net Change	0	sq. ft.
Impervious surface ratio existing	0	% of lot area
Impervious surface ratio proposed	0	% of lot area

BUILDING AREA/LOT

COVERAGE

Existing Building Footprint	N/A	sq. ft.
Proposed Building Footprint	N/A	sq. ft.
Proposed Building Footprint Net change	N/A	sq. ft.
Existing Total Building Floor Area	N/A	sq. ft.
Proposed Total Building Floor Area	N/A	sq. ft.
Proposed Building Floor Area Net Change	N/A	sq. ft.
New Building	N/A	(yes or no)
Building Area/Lot coverage existing	N/A	% of lot area
Building Area/Lot coverage proposed	N/A	% of lot area

ZONING

Existing

Proposed, if applicable

LAND USE

Existing

Proposed

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units

Proposed Number of Residential Units

Subdivision, Proposed Number of Lots

PARKING SPACES

Existing Number of Parking Spaces

Proposed Number of Parking Spaces

Number of Handicapped Parking Spaces

Proposed Total Parking Spaces

ESTIMATED COST OF PROJECT

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area 0 sq. ft.

Proposed Disturbed Area 0 sq. ft.

Proposed Impervious Area 0 sq. ft.

1. If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.
2. If the proposed impervious area is greater than one acre including any impervious area created since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.
3. If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.
4. If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing (Since July 1, 1997) 0 passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 9_____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 Low Density Rural Residence District zoning district.

2. Parcel Area: 8.52 acres / _____ square feet(sf).

Regulations

Required/Allowed

Provided

Min Lot Area	43,560 sq. ft.	/
Street Frontage	250 ft.	/
Min Front Yard	25 ft.	/
Min Rear Yard	25 ft.	/
Min Side Yard	15 ft.	/
Max. Building Height	35 ft.	/
Use Designation	Residential	/
Parking Requirement	1 space/ per	N/A <u>square feet of floor area</u>
Total Parking:	N/A	/
Overlay zoning districts (if any):	N/A	/
Urban impaired stream watershed?	YES/NO If yes, watershed name	N/A

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative.
(NOTE: All applications will be reviewed by staff and any incomplete application will be not be accepted until all deficiencies are corrected.
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:

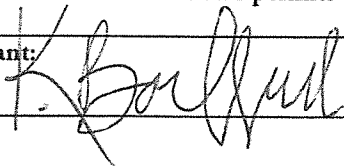
Auburn: www.auburnmaine.org under City Departments/ Planning and Permitting/Land Use Division/Zoning Ordinance

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:

12/9/16



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: WOODBURY HEIGHTS - Phase 2 - Amendment

PROPOSED DEVELOPMENT ADDRESS- WOODBURY ROAD

PARCEL #- MAP 110, LOT 9

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
	Owner's Names/Address	X			
	Names of Development	X			
	Professionally Prepared Plan	X			
	Tax Map or Street/Parcel Number	X			
	Zoning of Property	X			
	Distance to Property Lines	X			
	Boundaries of Abutting land	X			
	Show Setbacks, Yards and Buffers	X			
	Airport Area of Influence (Auburn only)	-			
	Parking Space Calcs	-			
	Drive Openings/Locations	-			
	Subdivision Restrictions	-			
	Proposed Use	-			
	PB/BOA/Other Restrictions	-			
	Fire Department Review	-			
	Open Space/Lot Coverage	-			
	Lot Layout (Lewiston only)	-			
	Existing Building (s)	-			
	Existing Streets, etc.	-			
	Existing Driveways, etc.	-			
	Proposed Building(s)	-			
	Proposed Driveways	-			
Landscape Plan					
	Greenspace Requirements	-			
	Setbacks to Parking	-			
	Buffer Requirements	-			
	Street Tree Requirements	-			
	Screened Dumpsters	-			
	Additional Design Guidelines	-			

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

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



CADmaster

CAD Drafting, Land Surveying and Septic Design

191 Madison Street - Auburn, ME 04210

office - 207-689-3232 cell - 207-240-5567

e-mail - gsb@cadmasterr.com

December 9, 2016

Ms. Kelsey Bouffard
Mr. Reggie Bouffard
c/o RegKel, LLC
195 Center Street
Auburn, Maine 04210

RE: Preliminary Soils Investigation Report
"Woodbury Heights - Phase 2 - Amendment"
(3 Lot Residential Subdivision)
Woodbury Road - Auburn, Maine

Dear Ms. Bouffard & Mr. Bouffard:

At your request, preliminary Site/Soils Investigations were performed on three (3) lots of a proposed three (3) lot subdivision amendment you propose to create from a 8.52 acre parcel of land you own on the Woodbury Road in the City of Auburn, Maine. The portion of the property you propose to subdivide is shown on a plan entitled "Subdivison Plan - Woodbury Heights - Phase 2 - Amendment" prepared by George S. Bouchles, PLS 2295 and depicts three (3) proposed residential house lots ranging in area from 2.16 acres to 3.39 acres.

The purpose of the preliminary investigation was to determine suitability for on-site Subsurface Waste Water Disposal Systems to accommodate a four (4) bedroom single family dwelling on each of the lots in accordance with the current *Maine Subsurface Waste Water Disposal Rules* (SWWDR), dated January 1, 1998, and as amended.

Date of Investigation: April 2, 2015 and December 1, 2016

Method of Investigation: Dutch Auger test pits

Method of Ground Control: Test pits were located in relationship to boundary information observed in the field and boundary information as shown on the above referenced plan as well as existing survey control stations in relationship to proposed lot lines also shown on the above referenced plan.

Findings: The site is, for the most part, partially tree covered with a mix of hardwood and softwood remaining after recent logging operations. The terrain is generally sloping down from the Woodbury Road.

Test pit results for the proposed three (3) lots tested indicate the underlying Parent Material to be of a "Basal Glacial Till" type material, and designated as 3C & 3D, soils as defined in the current SWWDR referred to above.

Soil textures for these test pits consisted of approximately 1 to 2 inches of humus containing decaying leaves, twigs and sticks at the surface. The next 4 to 6 inches consisted of a brown to light brown fine sandy loam textured soils with roots present and angular rocks were observed. The next 10 to 20 inches consisted of a light yellowish brown fine sandy loam textured soils with roots present and angular rock fragments observed. The remainder of the profile consisted of a light yellowish brown to light olive gray fine sandy loam textured soil with no roots visible, angular rock fragments were still present with the soil textures being firm and difficult to excavate.

Pit depths were limited to 12 inches below the observed seasonal high water table or to refusal.

Recommendations: It is my recommendation that, based upon results of the test pits evaluated and site conditions observed, there is suitable soils and sufficient area for the five (5) new single-family dwelling sites proposed.

Test Pit Summary

Test Pit no.	Preliminary Soil	Mottling	Restrictive Layer	Bedrock/ Refusal	System Type	Size Recomm.
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8	3 C	-16"	-18"	none	Enviro-Septic 10x50
9	3 C	-15"	-17"	none	Enviro-Septic 10x50
10	3 D	-14"	-14"	none	Enviro-Septic 10x50

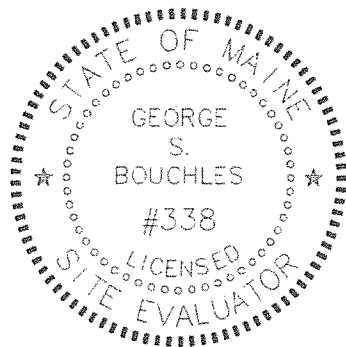
The site and soils information contained within this report is preliminary and intended for the purpose of review and planning purposes only. Prior to the issuance of any municipal permits, a full site and soils evaluation of each lot will be required, and a complete design of the proposed subsurface waste water disposal system and location must be delineated on the State supplied HHE-200 soils design forms.

I trust the enclosed information will satisfy your immediate needs. Should you have any questions, feel free to give me a call.

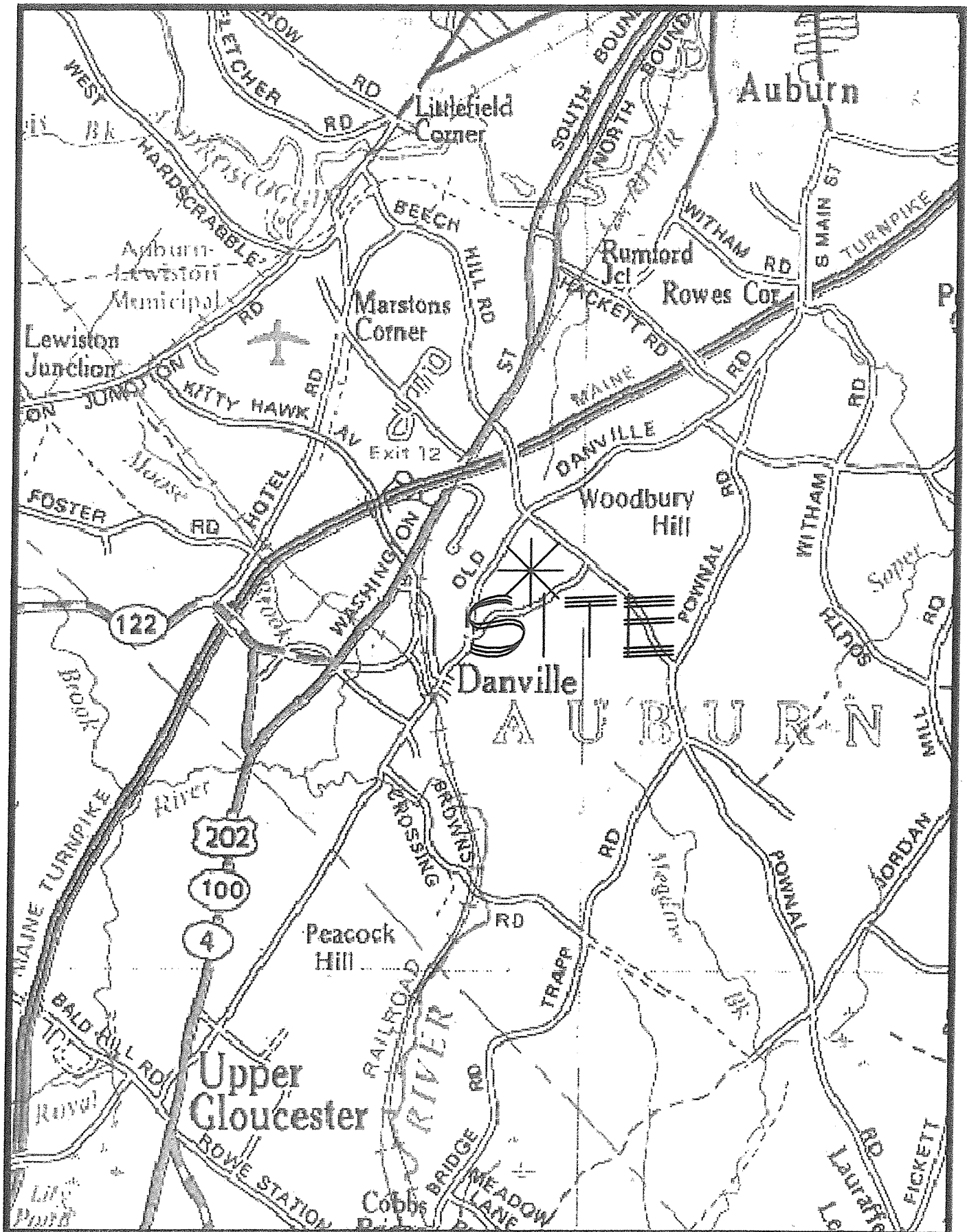
Respectfully yours,
CADmaster Drafting & Septic Design



George S. Bouchles, LSE 338



LOCATION MAP

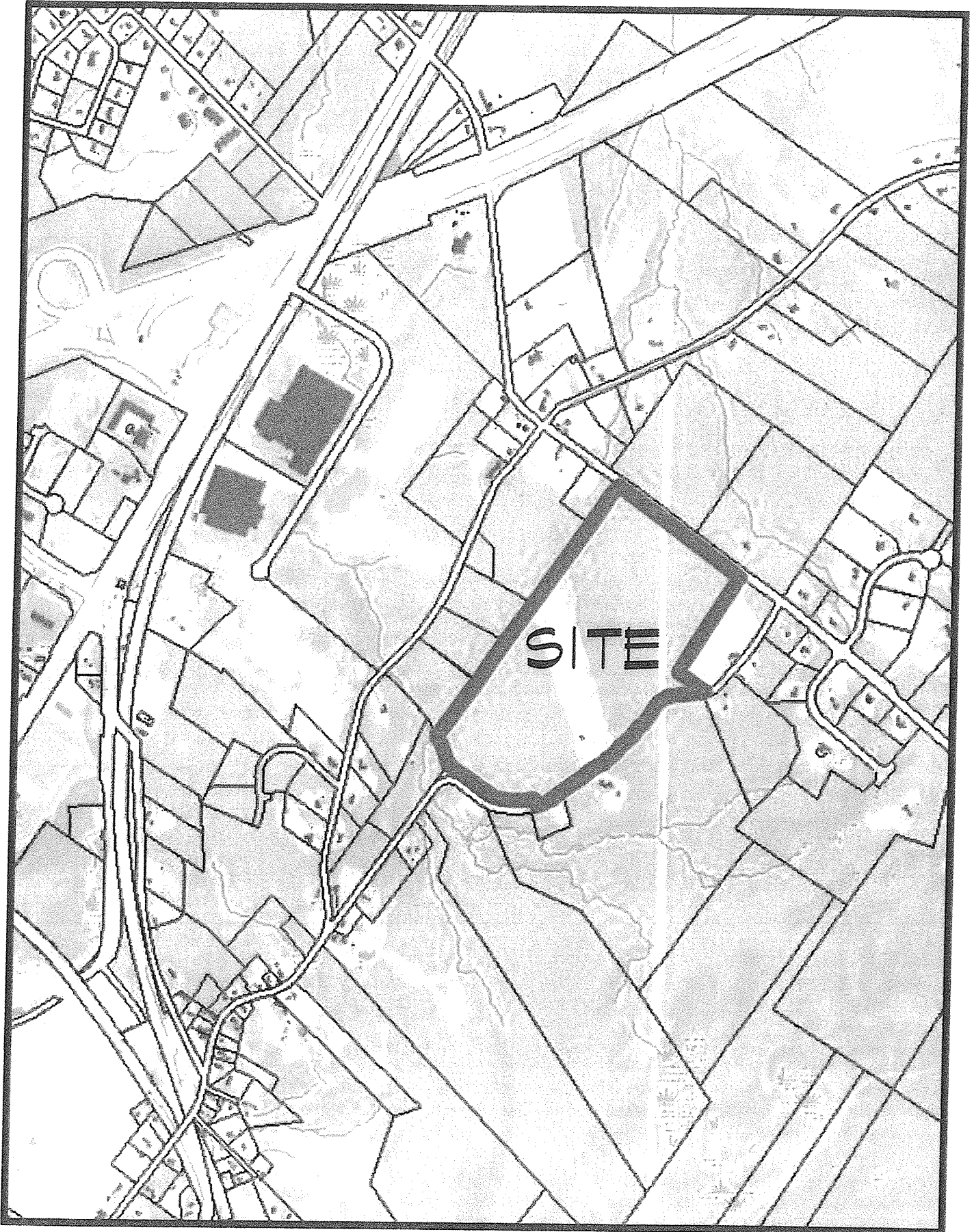


SOURCE : DELORME "MAINE ATLAS & GAZETTEER"
(NOT TO SCALE)



prepared by
CADmaster Drafting
& Septic Design

TAX MAP



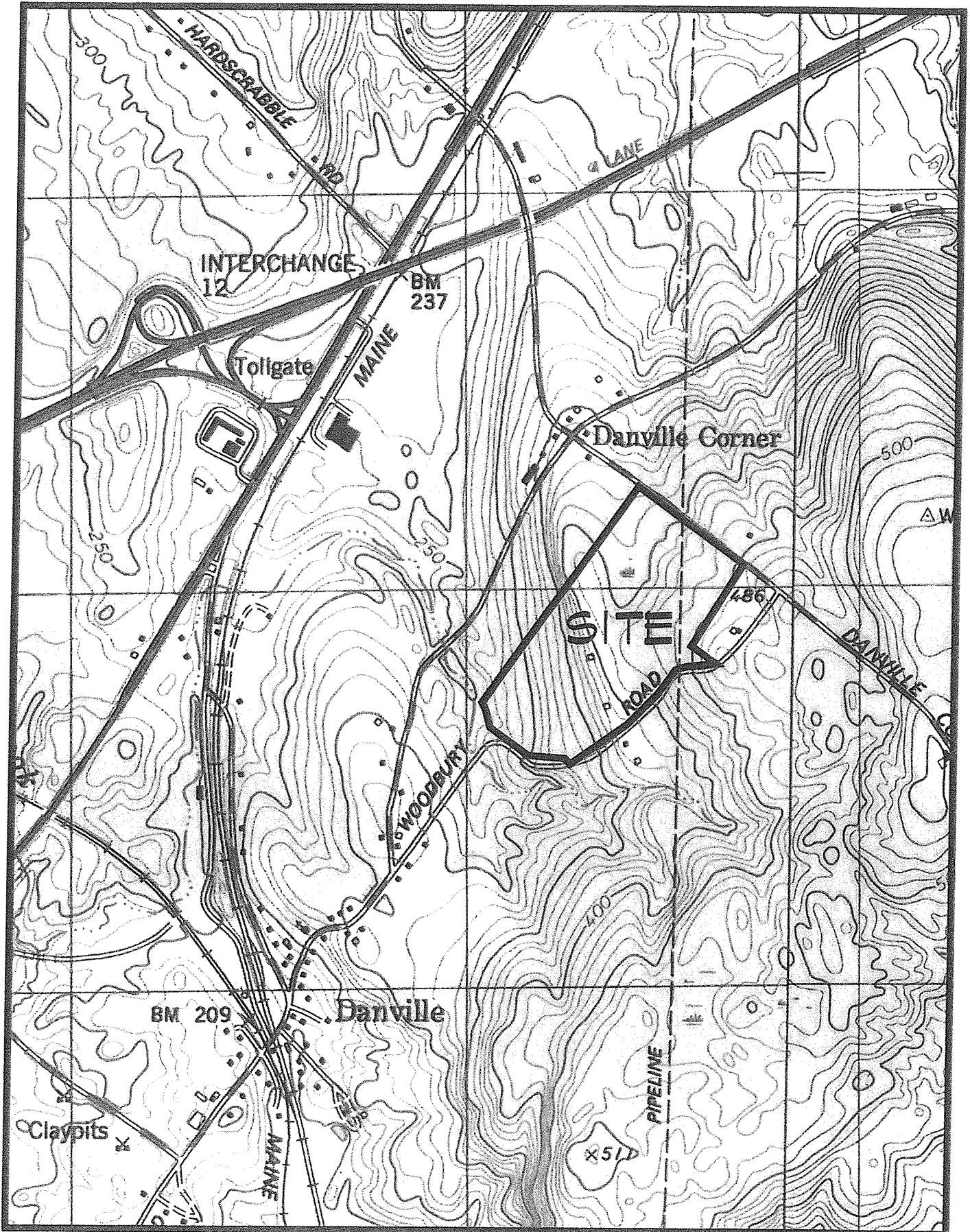
SCALE : NOT TO SCALE

SOURCE : CITY OF AUBURN TAX MAP NO. 110



prepared by
CADmaster Drafting
& Septic Design

U.S.G.S. CONTOUR MAP



NOT TO SCALE
SOURCE : AUBURN
(7.5 MINUTE QUADRANGLES)

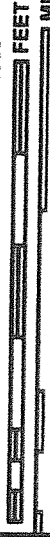


prepared by
CADmaster Drafting
& Septic Design



MAP SCALE 1" = 500'

250 0 500 1000



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0317E

FIRM

FLOOD INSURANCE RATE MAP
ANDROSCOGGIN
COUNTY, MAINE
(ALL JURISDICTIONS)

PANEL 317 OF 470
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY NUMBER 230001
AUBURN, CITY OF
PANEL SUFFIX 0317 E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
23001C0317E
EFFECTIVE DATE
JULY 8, 2013

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT Ch-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov





MAP SCALE 1" = 1000'

1000 FEET

2000 METERS

0

500

NFIP

PANEL 0320E

FIRM

FLOOD INSURANCE RATE MAP
ANDROSCOGGIN
COUNTY, MAINE
(ALL JURISDICTIONS)

PANEL 320 OF 470
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY
AUBURN, CITY OF

NUMBER
230001

PANEL SUFFIX
0320 E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
23001C0320E
EFFECTIVE DATE
JULY 8, 2013

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT Ch-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

JOINS PANEL 0338

WOODBURY ROAD

City of Auburn
230001

OLD DANVILLE ROAD

SPENCER DRIVE

BLACKCAT ROAD
STATION ROAD

WASHINGTON STREET

Moose Brook Tributary 3
ZONE A

PF0081

PF0080

BRITTANY LANE

GRANGE STREET

DUNLAP STREET

GOULDING LANE

MOOSE BROOK ROAD

PF0719

GRAIN MILL ROAD

RAILROAD

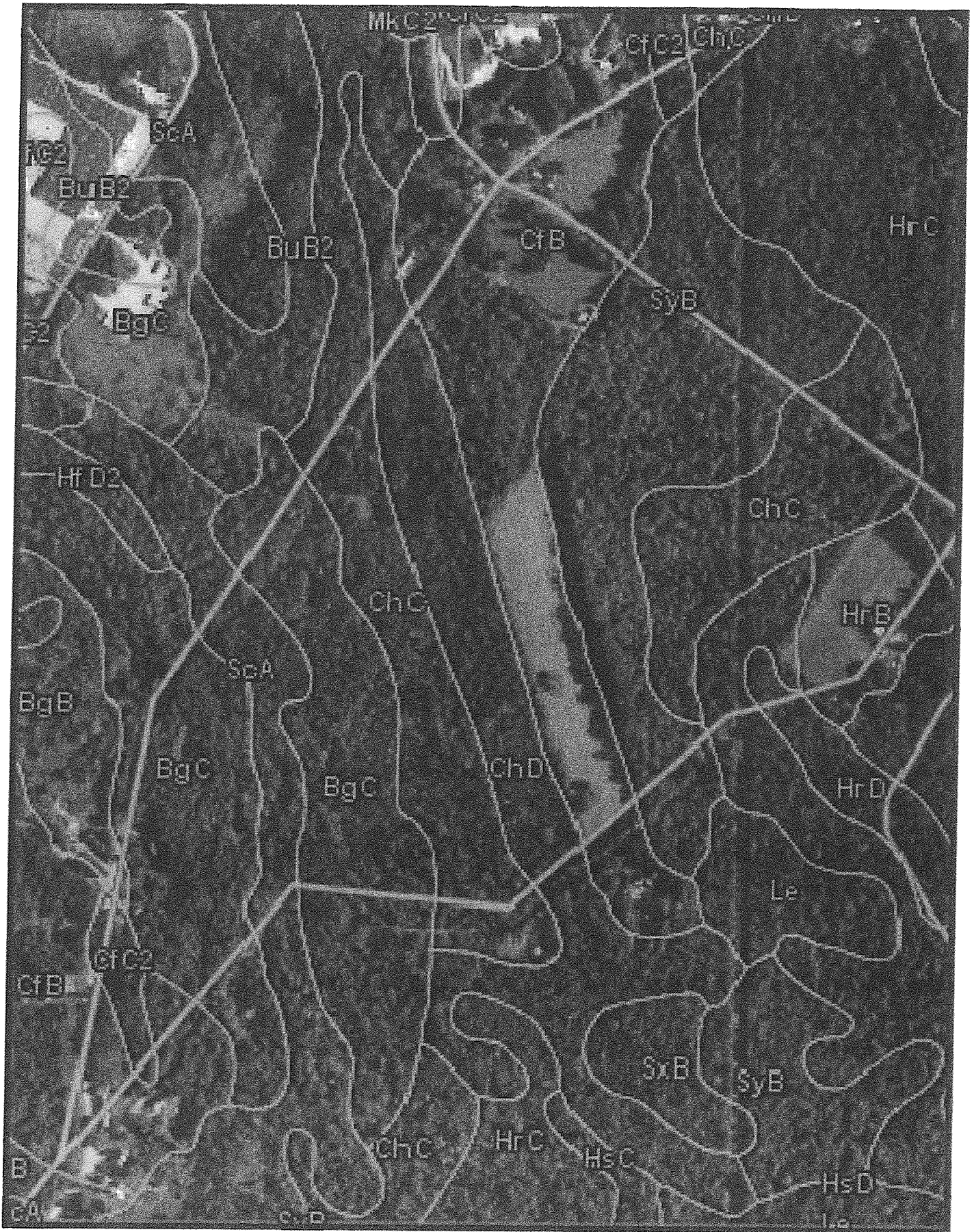
MORIN BRICK ROAD

BROWNS CROSSING ROAD

Tributary A to
Royal River

PF0078

SOILS MAP



SCALE : N.T.S.

SOURCE : WEB SOILS SURVEY
ANDROSCOGGIN COUNTY



prepared by
CADmaster Drafting
& Septic Design

Area of Interest (AOI) | Soil Map | Soil Data Explorer | Download Soils Data | Shopping Cart (Free)

View Soil Information By Use: All Uses

Printable Version | Add to Shopping Cart

Intro to Soils | Suitabilities and Limitations for Use | Printable Version Options | Soil Properties and Qualities | Ecological Site Assessment | Reports

Report Options

Search

Soil Reports

Open All | Close All

AOI Inventory

Component Description (Nontechnical)

Component Legend

View Description | View Soil Report

Options

Include Minor Soils ☒

View Description | View Soil Report

Descripción de la Unidad de Mapa

Descripción de la Unidad de Mapa (Breve, Generada)

Map Unit Description

Map Unit Description (Brief)

Map Unit Description (Brief, Generated)

Selected Soil Interpretation Description and Criteria Summary

Selected Soil Interpretations

Survey Area Data Summary

Survey Area Map Unit Symbols and Names

Building Site Development

Construction Materials

Disaster Recovery Planning

Land Classifications

Land Management

Recreational Development

Sanitary Facilities

Soil Chemical Properties

Soil Erosion

Soil Physical Properties

Soil Qualities and Features

Vegetative Productivity

Waste Management

Water Features

Water Management

Soil Map

Title Component Legend; Androscoggin and Sagadahoc Counties, Maine

Subtitle (optional)

Sc. 21 Area of Interest Name: (none defined)

Custom Subtitle:

WOODBURY HEIGHTS

Cancel | View

Identify

Layer	Attribute Name	Attribute Value
Location	Latitude, Longitude	44.03011°, -70.26053°
Area of Interest (AOI)	Area (acres)	427.7
Soil Map Unit Polygons	Map Unit Name	Belgrade very fine sandy loam, 8 to 15 percent slopes
	Map Unit Symbol	BgC
	Map Unit Key	284818
	Soil Survey Area Symbol	ME606
	National Map Unit Symbol	9kcp
Aerial Photography	Date(s) Photographed	Jun 20, 2010—Aug 29, 2010

Report — Component Legend

Androscoggin and Sagadahoc Counties, Maine

Map unit symbol and name	Map unit acres	Pct. of map unit	Component name	Component kind	Pct. slope		
					Low	RV	High
BgB—Belgrade very fine sandy loam, 2 to 8 percent slopes	9,084						
		85	Belgrade	Series	2.0	5.0	8.0
BgC—Belgrade very fine sandy loam, 8 to 15 percent slopes	2,816						
		85	Belgrade	Series	8.0	12.0	15.0
BuB2—Buxton silt loam, 0 to 8 percent slopes, eroded	20,042						
		86	Buxton	Series	3.0	6.0	8.0
BuC2—Buxton silt loam, 8 to 15 percent slopes, eroded	10,334						
		85	Buxton	Series	8.0	12.0	15.0

CfB—Charlton fine sandy loam, 0 to 8 percent slopes	5,457	89 Charlton	Series	3.0	6.0	8.0
CfC2—Charlton fine sandy loam, 8 to 15 percent slopes, eroded	4,772	85 Charlton	Series	8.0	12.0	15.0
ChC—Charlton very stony fine sandy loam, 8 to 15 percent slopes	35,167	86 Charlton	Series	8.0	12.0	15.0
ChD—Charlton very stony fine sandy loam, 15 to 25 percent slopes	8,031	85 Charlton	Series	15.0	20.0	25.0
HfC2—Hartland very fine sandy loam, 8 to 15 percent slopes, eroded	6,767	85 Hartland	Series	8.0	12.0	15.0
HfD2—Hartland very fine sandy loam, 15 to 25 percent slopes, eroded	2,371	85 Hartland	Series	15.0	20.0	25.0
HrB—Hollis fine sandy loam, 0 to 8 percent slopes	9,660	85 Hollis	Series	0.0	4.0	8.0
HrC—Hollis fine sandy loam, 8 to 15 percent slopes	38,819	83 Hollis	Series	8.0	12.0	15.0
HrD—Hollis fine sandy loam, 15 to 45 percent slopes	6,967	85 Hollis	Series	15.0	30.0	45.0
HsB—Hollis very rocky fine sandy loam, 0 to 8 percent slopes	4,783	85 Hollis	Series	0.0	4.0	8.0
HsC—Hollis very rocky fine sandy loam, 8 to 15 percent slopes	35,936	85 Hollis	Series	8.0	12.0	15.0
HsD—Hollis very rocky fine sandy loam, 15 to 45 percent slopes	11,029	85 Hollis	Series	15.0	30.0	45.0
Le—Leicester very stony fine sandy loam	12,008	85 Leicester	Series	0.0	1.0	2.0
Lk—Charles silt loam, 0 to 2 percent slopes, occasionally flooded	5,729	85 Charles	Series	0.0	1.0	2.0
Md—Made land, loamy materials	1,348	91 Made land	Miscellaneous area	0.0	18.0	35.0
MkC2—Merrimac fine sandy loam, 8 to 15 percent slopes, eroded	1,263	85 Merrimac	Series	8.0	12.0	15.0
NgB—Ninigret fine sandy loam, 0 to 8 percent slopes	15,653	85 Ninigret	Series	0.0	4.0	8.0
ScA—Scantic silt loam, 0 to 3 percent slopes	26,473	85 Scantic	Series	0.0	2.0	3.0
SxB—Sutton loam, 0 to 8 percent slopes	7,362	85 Sutton	Series	0.0	4.0	8.0
SyB—Sutton very stony	26,343					

loam, 0 to 8 percent slopes

85 Sutton

Series

0.0 4.0 8.0

SyC—Sutton very stony
loam, 8 to 15 percent
slopes

4,026

85 Sutton

Series

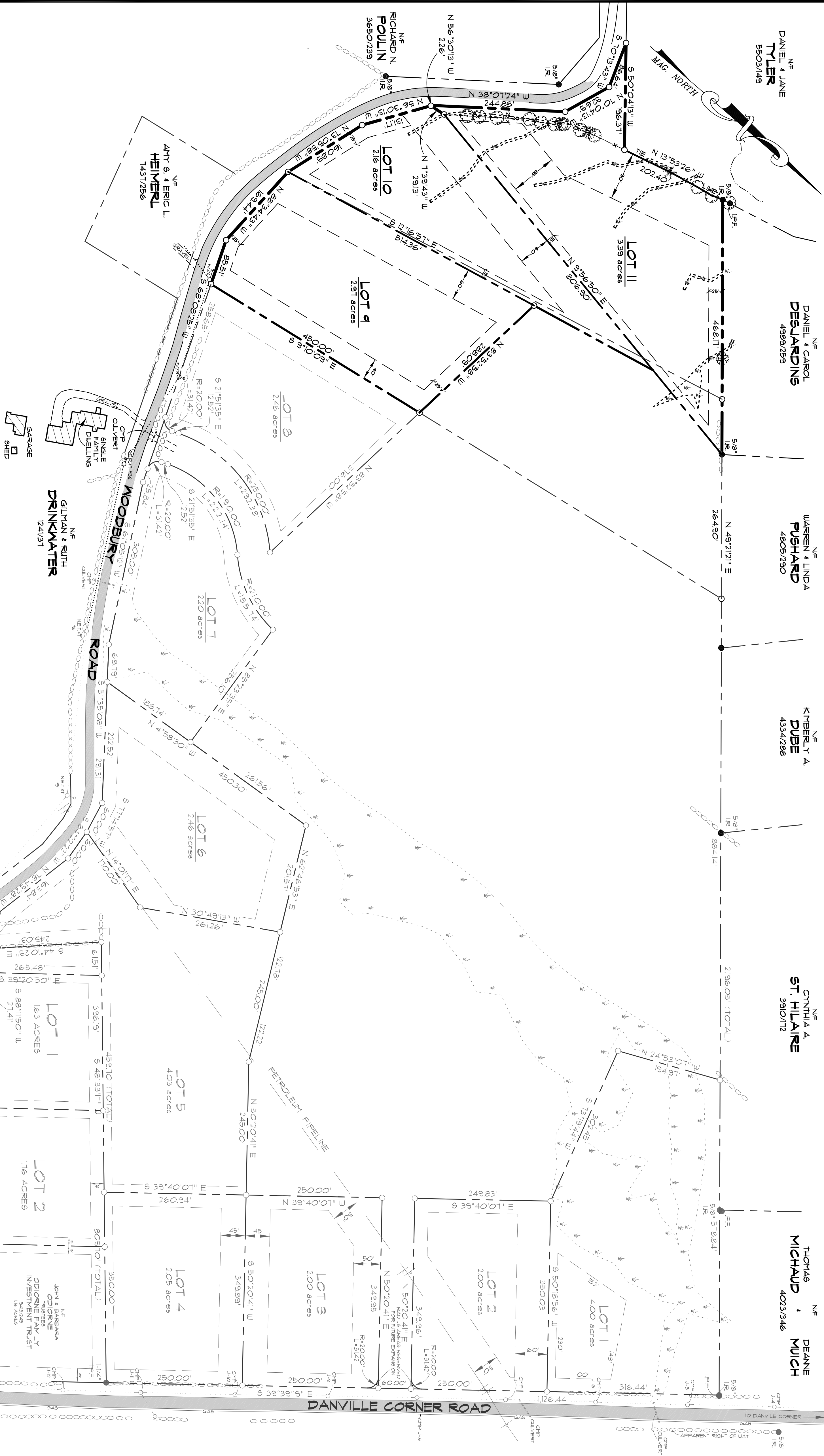
8.0 12.0 15.0

Description — Component Legend

Component Legend

This report presents general information about the map units and map unit components in the selected area. It shows map unit symbols and names and the components in each map unit. It also shows the percent of the components in the map units, the kind of component, and the slope range of each component.

[FOIA](#) | [Accessibility Statement](#) | [Privacy Policy](#) | [Non-Discrimination Statement](#) | [Information Quality](#) | [USA.gov](#) | [White House](#)



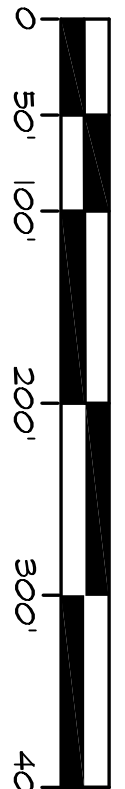
NOTES

- 1) ALL BEARINGS REFER TO MAGNETIC NORTH AS OBSERVED FEBRUARY 3, 1999 AND AS SHOWN ON AND ORIENTED TO A PLAN AS REFERRED TO IN NOTE 4 BELOW.
- 2) ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
- 3) TOTAL AREA OF PARCEL = 5139 ACRES. (LOT 9 THIRD II = .852 ACRES).
- 4) REFERENCE IS MADE TO THE FOLLOWING PLANS:
A) SUBDIVISION BOUNDARY FOR "WOODBURY SUBDIVISION" DATED AUGUST 10, 1999 BY CALLEBERG, LAND SURVEYING, AND RECORDED AT SAID REGISTRY IN PLAN BOOK 40, PAGE 193.
B) "WOODBURY HEIGHTS" DATED FEBRUARY 10, 2005 BY CADYASTER LAND SURVEYING, AND RECORDED AT SAID REGISTRY IN PLAN BOOK 50, PAGE 193.
C) "WOODBURY HEIGHTS PHASE 2" DATED JUNE 16, 2005 BY CADYASTER LAND SURVEYING AND RECORDED AT SAID REGISTRY IN PLAN FILE BOOK 51, PAGE 46.
D) "HOGAN VIEW ESTATES" DATED JULY 19, 2006 BY CADYASTER LAND SURVEYING AND RECORDED AT SAID REGISTRY IN PLAN FILE BOOK 51, PAGE 133.
- 5) FOR INFORMATION REGARDING THE WOODBURY ROAD REFERENCE IS MADE TO THE CITY OF AUBURN'S CONTROL RECORDS VOLUME 19, PAGE 146, LOCATED AT 100 SOUTH MAIN STREET, AUBURN, MAINE 04210. ADDITIONAL RESEARCH AT THE ABOVE REFERENCED REGISTRY, THE CITY OF AUBURN AND THE COUNTY COMMISSIONERS OFFICE INDICATED THE EXISTENCE OF THIS ROAD TO AT LEAST 1924. NO FORMAL DEFINITION FOR ITS LOCATION AND WIDTH WAS FOUND IN THE CITY OF AUBURN'S CONTROL RECORDS. THIS ROAD WAS ESTABLISHED AS A THREE (3) ROAD WIDE ROAD (44.5') UTILIZING EXISTING MOUNTAINATION FUND (IE STONEWALL, IRON PIPES OR ROOPS, ETC.) AND THE CENTERLINE OF THE EXISTING ROAD AS BEST AS PRACTICABLE.
- 6) THE PREMISES IS SHOWN ON THE CITY OF AUBURN'S MUNICIPAL TAX MAP NO. 100, LOT 9 AND IS CURRENTLY LOCATED WITHIN THE "LOW DENSITY RURAL RESIDENCE DISTRICT". DIMENSIONAL REQUIREMENTS FOR THIS ZONE ARE AS FOLLOWS:
A) MINIMUM LOT SIZE - 46,560 SQ. FT. (1 ACRE)
B) MINIMUM FRONT YARD SETBACK - 25'
C) MINIMUM SIDE YARD SETBACK - 25'
D) MINIMUM REAR YARD SETBACK - 25'
E) MINIMUM FRONT AND REAR YARD SETBACK - 25'
F) MAXIMUM HEIGHTS - 35'
- 7) SOURCE DEED AND CURRENT OWNER, Regkel, LLC. REFERENCE IS MADE TO A DEED FROM B.M. DEVELOPERS, INC. TO Regkel, LLC (TO BE RECORDED).
- 8) THE PREMISES IS SUBJECT TO A PETROLEUM PIPELINE EASEMENT COVERED BY A BUREAU OF FIRE LINE EASEMENT DATED JULY 19, 2001 AND RECORDED AT SAID REGISTRY IN BOOK 8234, PAGE 51. THE LOCATION OF THE PIPELINE AS SHOWN ON THIS PLAN, IS APPROXIMATE BASED ON SIGNAGE LOCATED ALONG ITS LENGTH AS IT PASSES THROUGH THIS PARCEL.
- 9) WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY YALGAN SMITH ASSOCIATES, AND LOCATED WITH A TRIMBLE HAND HELD GPS (8/15 METER) UNIT, AND ORIENTATED TO EXISTING PROPERTY INFORMATION AS SHOWN AND IS SUBJECT TO ERRORS TYPICALLY FOUND WITH THIS TYPE OF SURVEY LOCATION UNIT.
- 10) THIS PLAN WAS PREPARED UNDER THE DIRECT SUPERVISION OF GEORGE S BOUCHER, P.L.S. 2795.

LEGEND:

- IRON PIPE OR ROD FOUND
- IRON ROD WITH SURVEYORS ID CAP SET
- STONE WALL
- UTILITY POLE WITH OVERHEAD UTILITY LINE
- APPROXIMATE UNDERGROUND GAS LINE
- N/F
- NOU OR FORESTLY
- BOOK AND PAGE NUMBER
- 628/24
- PROPERTY LINE
- BUILDING ENVELOPE AND SETBACK LINES
- SIGN (PIPELINE)
- APPROXIMATE TREE LINE
- HARDWOOD TREE WITH BARBED WIRE
- SOFTWOOD TREE WITH BARBED WIRE
- APPROXIMATE WETLAND BOUNDARY
- GRAVEL ROAD
- PAVED ROAD
- STORM WATER BUFFER
- TEMPORARY STORM WATER BUFFER AREA
- APPROXIMATE TEST PIT AND NUMBER

SCALE : 1" = 100'



SUBDIVISION PLAN

WOODBURY HEIGHTS - PHASE 2 AMENDMENT

WOODBURY ROAD AUBURN MAINE

ANDROSCOGGIN COUNTY

OWNERS OF RECORD AND PREPARED FOR

Regkel, LLC

195 CENTER STREET

AUBURN MAINE 04210

prepared by

CADmaster Drafting,
Land Surveying & Septic Designs

191 Madison St., Auburn ME 04210
tel./fax = 689.3333 cell=40.5457

PLAN DATE: DECEMBER 9, 2016

JOB NUMBER: 14-060

SCALE: 1" = 100'

CADD: 14-060PHASE 2 LOT 9 AND 10

6 SHEET

2 OF 2

RECORDING DATA

ANDROSCOGGIN COUNTY REGISTRY OF DEEDS

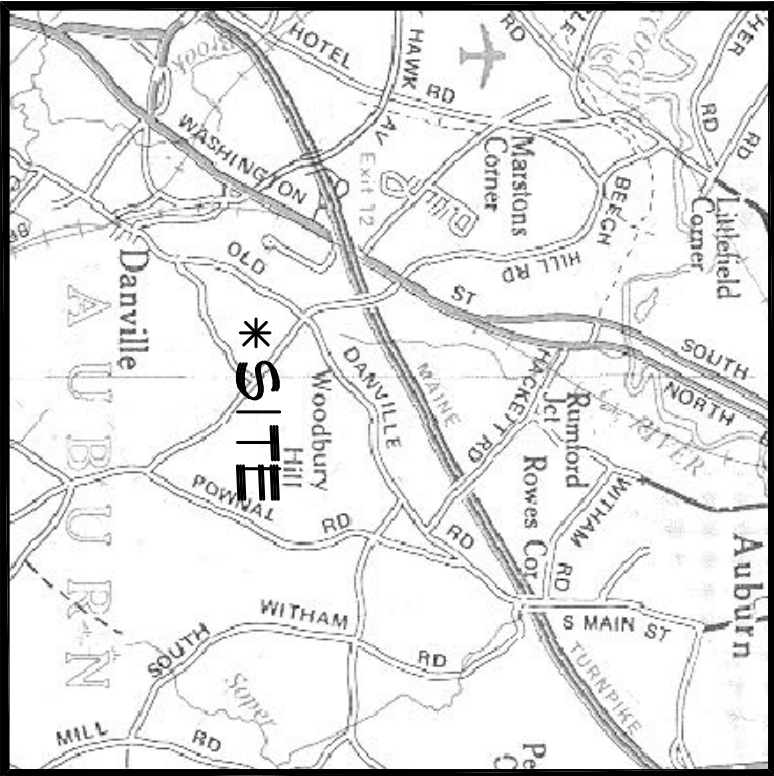
RECEIVED _____ AT _____ h. _____ m. _____ y.
RECORDED IN PLAN BOOK _____ PAGE _____

ATTEST _____ REGISTRAR

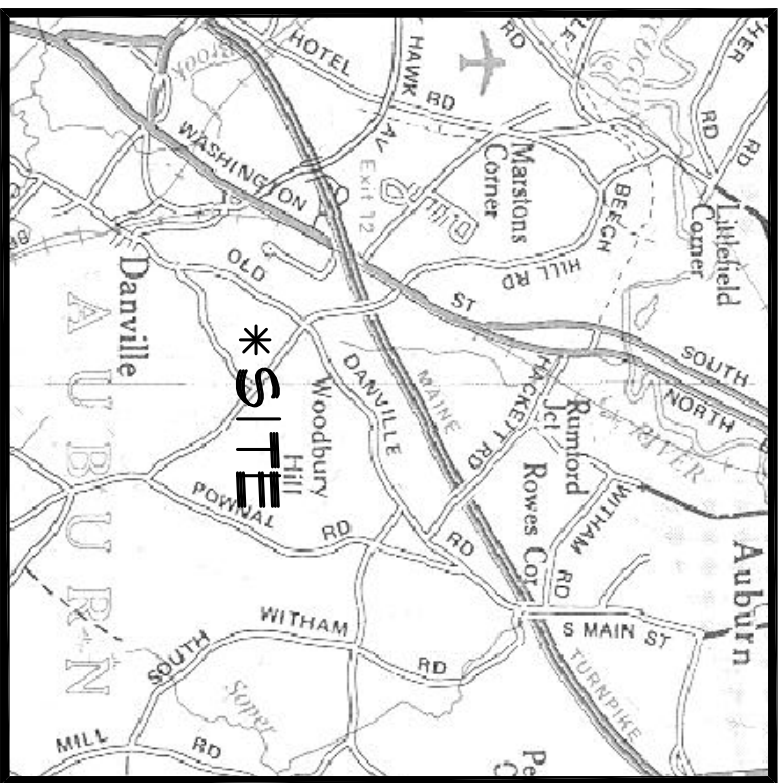
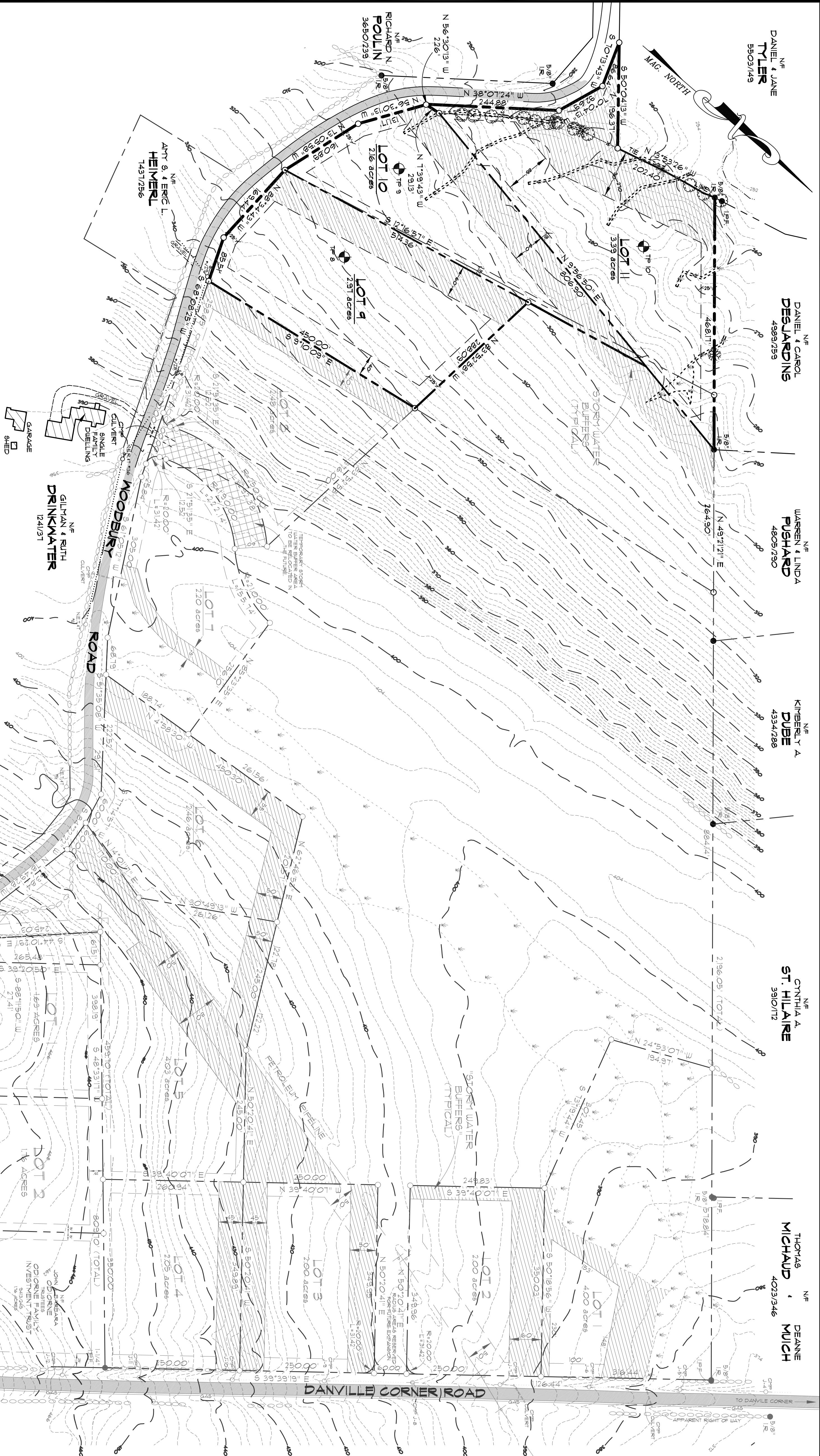
APPROVAL:

BY THE CITY OF AUBURN PLANNING BOARD

CHAIRMAN: _____ DATE: _____



LOCATION MAP
(NOT TO SCALE)



STORMWATER BUFFER AREA RESTRICTIONS:

- THE STORM WATER BUFFER AREAS MUST REMAIN UNDEVELOPED IN PERPETUITY. TO MAINTAIN THE ABILITY OF THE RESTRICTED BUFFER AREA TO FILTER AND ABOORP STORMWATER AND TO MAINTAIN COMPLIANCE WITH THE STORMWATER MANAGEMENT LAW, THE USE OF THE RESTRICTED BUFFER AREA IS HEREBY LIMITED AS FOLLOWS:
- VEHICLE BOARDS OR PARTS, RUBBER DECKS, JACK LAMPS, POOL LAMPS OR OTHER FLAMMABLE MATERIALS MAY BE PLACED STORED OR DUMPED ON THE RESTRICTED BUFFER AREA, NOR MAY THE TOPOGRAPHY OF THE AREA BE ALTERED OR MANIPULATED IN ANY WAY.
 - NO CONSTRUCTION OR INSTALLATION OF ANY TYPE OF ORGANIC DUFF LAYER OR MINERAL SOIL MAY BE DISTURBED EXCEPT THAT ONE UNIDING PATH, THAT IS NO WIDER THAN SIX FEET AND THAT DOES NOT PROVIDE A DOWNHILL CHANNEL FOR RUNOFF, IS ALLOWED THROUGH THE AREA.
 - NO BUILDING OR OTHER TEMPORARY OR PERMANENT STRUCTURE MAY BE CONSTRUCTED PLACED OR PERMITTED TO REMAIN ON THE RESTRICTED BUFFER AREA, EXCEPT FOR A SIGN UTILITY POLE OR FENCE.
 - NO TRUCKS, CARS, DIRT BIKES, ATVs, BILLOWERS, BACKHOES OR OTHER MOTORIZED VEHICLES OR MECHANICAL EQUIPMENT MAY BE PERMITTED ON THE RESTRICTED BUFFER AREA.
 - ANY LEVEL OR SLOPES DIRECTING FLOW TO THE RESTRICTED BUFFER AREA MUST BE REGULARLY INSPECTED AND ADEQUATELY MAINTAINED TO PRESERVE THE FUNCTION OF THE LEVEL SPREADER.

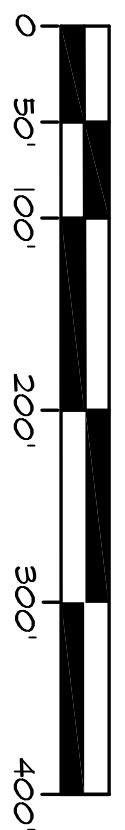
NOTES

- 1) ALL BEARINGS REFER TO MAGNETIC NORTH AS OBSERVED FEBRUARY 3, 1999 AND AS SHOWN ON AND ORIENTED TO A PLAN AS REFERRED TO IN NOTE 4 BELOW.
- 2) ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
- 3) TOTAL AREA OF PARCEL = 57139 ACRES. (LOTS 9 THRU 11 = 852 ACRES).
- 4) REFERENCE IS MADE TO THE FOLLOWING PLANS:
A) ANDROSCOGGIN COUNTY RECORDS VOLUME 19, PAGE 146 (CALLED "PLAN 1" BY CALLER) AND VOLUME 19, PAGE 147 (CALLED "PLAN 2" BY CALLER) DATED FEBRUARY 10, 2005 BY CADASTER LAND SURVEYING AND RECORDED AT SAID REGISTRY IN PLAN BOOK 50, PAGE 83.
B) "WOODBURY HEIGHTS - PHASE 2" DATED JUNE 16, 2005 BY CADASTER LAND SURVEYING AND RECORDED AT SAID REGISTRY IN PLAN BOOK 50, PAGE 83.
C) "WOODBURY HEIGHTS PHASE 2" DATED JUNE 16, 2005 BY CADASTER LAND SURVEYING AND RECORDED AT SAID REGISTRY IN PLAN FILE BOOK 51, PAGE 46.
D) "ANDROSCOGGIN COUNTY RECORDS VOLUME 19, PAGE 146 (CALLED "PLAN 1" BY CALLER) AND VOLUME 19, PAGE 147 (CALLED "PLAN 2" BY CALLER) DATED FEBRUARY 10, 2005 BY CADASTER LAND SURVEYING AND RECORDED AT SAID REGISTRY IN PLAN FILE BOOK 51, PAGE 133.
- 5) FOR INFORMATION REGARDING THE WOODBURY ROAD REFERENCE IS MADE TO THE PLAN OF ALBANY'S CONTROL RECORDS VOLUME 19, PAGE 146 (CALLED "PLAN 1" BY CALLER) AND VOLUME 19, PAGE 147 (CALLED "PLAN 2" BY CALLER) DATED FEBRUARY 10, 2005 BY CADASTER LAND SURVEYING AND RECORDED AT SAID REGISTRY IN PLAN BOOK 50, PAGE 83. THE CITY OF ALBANY AND THE COUNTY OF ANDROSCOGGIN OFFICE INDICATED THE EXISTENCE OF THIS ROAD TO AT LEAST 1924. NO FORMAL DEFINITION FOR THE LOCATION AND WIDTH WAS PROVIDED FOR THE ROAD. THE ROAD IS SHOWN ON THE PLAN AS A THREE (3) ROAD WIDE ROAD (435) UTILIZING EXISTING MOUNTAINATION ROAD (IE STONEWALL, IRON PIPES OR ROPS, ETC.) AND THE CENTERLINE OF THE EXISTING ROAD AS BEST AS PRACTICABLE.
- 6) THE PREMISES IS SHOWN ON THE CITY OF ALBANY'S MUNICIPAL TAX MAP NO. 10, LOT 9 AND IS CURRENT LOCATED WITHIN THE "LOW DENSITY RURAL RESIDENCE DISTRICT". DIMENSIONAL REQUIREMENTS FOR THIS ZONE ARE AS FOLLOWS:
A) MINIMUM LOT SIZE - 46560 SQ. FT. (1 ACRE)
B) MINIMUM FRONT AND REAR YARD SETBACK - 25'
C) MINIMUM SIDE YARD SETBACK - 15'
D) MAXIMUM HEIGHT - 35'
- 7) SOURCE DEED AND CURRENT OWNER, Regkel, LLC. REFERENCE IS MADE TO A DEED FROM B.M. DEVELOPERS, INC. TO Regkel, LLC (TO BE RECORDED).
- 8) THE PREMISES IS SUBJECT TO A PETROLEUM PIPELINE EASEMENT COVERING 30 LINEAL FEET OF THE PROPERTY. THE EASEMENT IS DATED JULY 19, 2001 AND RECORDED AT SAID REGISTRY IN BOOK 8234, PAGE 51. THE LOCATION OF THE PIPELINE AS SHOWN ON THIS PLAN, IS APPROXIMATE BASED ON SIGNAGE LOCATED ALONG IT'S LENGTH AS IT PASSES THROUGH THIS PARCEL.
- 9) WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY YAGAN SMITH ASSOCIATES, AND LOCATED WITH A TRIMBLE HAND HELD GPS (815 METER) UNIT AND ORIENTATED TO EXISTING PROPERTY INFORMATION AS SHOWN AND IS SUBJECT TO ERRORS TYPICALLY FOUND WITH THIS TYPE OF SURVEY LOCATION UNIT.
- 10) THIS PLAN WAS PREPARED UNDER THE DIRECT SUPERVISION OF GEORGE S BOUTCHER, P.L.S. 2795.

LEGEND:

- IRON PIPE OR ROD FOUND
- IRON ROD WITH SURVEYORS ID CAP SET
- STONE WALL
- UTILITY POLE WITH OVERHEAD UTILITY LINE
- APPROXIMATE UNDERGROUND GAS LINE
- NF
- N/O OR FORMERLY
- BOOK AND PAGE NUMBER
- 628/24
- PROPERTY LINE
- BUILDING ENVELOPE AND SETBACK LINES
- SIGN (PIPELINE)
- APPROXIMATE TREE LINE
- HARDWOOD TREE WITH BARBED WIRE
- SOFTWOOD TREE WITH BARBED WIRE
- APPROXIMATE WETLAND BOUNDARY
- GRAVEL ROAD
- PAVED ROAD
- STORM WATER BUFFER
- TEMPORARY STORM WATER BUFFER AREA
- APPROXIMATE TEST PIT AND NUMBER

SCALE : 1" = 100'



SUBDIVISION & TOPOGRAPHIC SITE PLAN WOODBURY HEIGHTS - PHASE 2 AMENDMENT

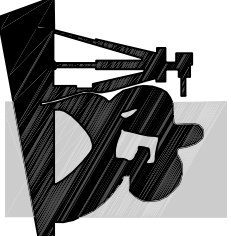
WOODBURY ROAD AUBURN, MAINE

ANDROSCOGGIN COUNTY

OWNERS OF RECORD AND PREPARED FOR

Regkel, LLC

195 CENTER STREET AUBURN, MAINE 04210



CADmaster Drafting,
Land Surveying & Septic Designs
191 Madison St., Auburn, ME 04210
tel./fax = 689.3333 cell=40.5457

PLAN DATE: DECEMBER 9, 2016

JOB NUMBER: 14-060

SCALE: 1" = 100'

CADD: 14-060/PHASE 2 LOT 9 AND 10

6 SHEET

2 OF 2



City of Auburn, Maine

Office of Economic and Community Development
60 Court Street, Auburn, Maine 04210
www.auburnmaine.gov 207.333.6601

To: Auburn Planning Board

From: Douglas M. Greene, Urban Development Coordinator

Date: January 10, 2016

RE: Revised Text Amendment for the Adaptive Re-use of Structures of Community Significance

Based on the Planning Board's discussion at their December 13, 2016 meeting regarding Adaptive Re-use, the Staff is submitting this revised text amendment.

In some areas of Auburn, special buildings that have served important roles in the community for many years are in danger of being demolished due to its previous use becoming obsolete. The preservation of these building can have multiple positive benefits:

- Environmental- Preservation is a sustainable action, one that conserves energy. Demolition and new construction requires large amounts of energy but also destroys the past energy investment in the building.
- Cultural- By preserving historic or iconic structures, we are able to share and reuse the very spaces and environments in which the generations before us lived. Preservation is the visual and tangible conservation of our cultural identity.
- Economic- Preserving older buildings can be a foundation of economic development programs. Special buildings of community significance can help create vibrant, cultural downtowns and neighborhoods that draw tourism, art, festivals, and other activities which in turn draw investment, revenue, and economic growth.

There are buildings in Auburn that are deserving of preservation but are prevented from being reused due to the zoning district regulations they are located in. The Saint Louis Church is one example. After serving as the Catholic Church in New Auburn for close to 100 years, the Diocese closed the church due to low attendance and was sold to a local group looking to find other productive uses for it. However, it's location in a Multi-Family Residential zone, is preventing the owners from establishing new uses such as office, entertainment, performing arts or other potential income generating activities.

This text amendment proposes to add *Adaptive Reuse of Structure of Community Significance* as a special exception in the Low Density Rural Residential zone and subsequently into other zones, and would allow the Planning Board to decide, with discretion, on allowing uses not normally permitted in a zoning district as long as the new uses meet the criteria for approval of a Special Exception.

The proposed text amendment will accomplish this by:

1. Adding definitions for *Structures of Community Significance* and *Adaptive Re-use*
2. Add the *Adaptive Re-use of Structures of Community Significance, including associated uses*, as a Special Exception, as defined in the Zoning Ordinance (60-2, Definitions), in the Low Density Rural Residential Zone.
- 3.

New Definitions to Section 60-2

Structure of Community Significance- A structure that by virtue of its historic, social, cultural or economic contribution to the community is deserving of special consideration for preservation and uses that will assure its long term sustainability. The Auburn Planning Board shall determine a structure's community significance based on documented evidence of its historic, social, cultural or economic contribution to the community.

Adaptive Re-use- The redevelopment of a building or structure for a purpose other than for which it was built or designed for.

DIVISION 4. - LOW DENSITY RURAL RESIDENCE DISTRICT

Sec. 60-228. - Purpose.

This district is intended to provide for low density rural residential areas while protecting adjacent agriculture and resource protection districts, allowing a degree of residential development compatible with maintenance of environmental quality and preservation of the open character of the area.

(Ord. of 9-21-2009, § 3.41A)

Sec. 60-229. - Use regulations.

(a) Permitted uses. The following uses are permitted:

- (1) All uses permitted in the Agriculture and Resource Protection District pursuant to (section 60-172(A)).
- (2) One-family detached dwellings.
- (3) Two-family dwellings.
- (4) Attached single-family dwellings, provided that they are approved by the planning board as part of a planned residential unit development and subdivision, under the provisions of division 10 of article IV and division 4 of article XVII of this chapter.
- (5) Mobile home parks, subject to the requirements and conditions of section 60-669, mobile home park standards.
- (6) Licensed veterinarians provided that the lot is of at least three acres.
- (7) Wayside stands.
- (8) Accessory uses, buildings or structures.
- (9) Lawn maintenance services.
- (10) Municipal uses and buildings.

- (b) Special exception uses. The following uses are permitted by special exception after approval by the planning board in accordance with the provisions of division 3 of article XVI of this chapter:
- (1) Radio, radar, television and radio-telephone transmitting or broadcasting towers, but not studios or offices for such transmitting or broadcasting, provided that:
 - a. Every such tower shall be installed in a location and manner that ensures its safe operation and the safety of the surrounding residents, buildings occupants, land uses and properties.
 - b. In no case shall such tower be located less than 1½ times its height from the nearest property line.
 - (2) Care homes, lodging houses and boardinghouses.
 - (3) Recreational uses of land intended or designed for public use, subject to the following conditions:
 - a. No such recreational use shall be expanded or extended so as to occupy additional land area greater than 20 percent of the original area or one acre, whichever is less; or by the construction of a structure or an addition to an existing structure by more than 900 square feet of additional floor space unless the owner or occupant first obtains approval of the planning board.
 - b. Any proposed new or expanded recreational use shall be completed on or before the estimated completion date except that the planning board may grant reasonable extension of time where good cause for the failure to complete is shown.
 - (4) Child day care centers, provided that:
 - a. They are located on arterial and collector streets as defined in the Auburn Tomorrow Comprehensive Plan.
 - b. They shall not be located closer than 1,000 feet from other established day care centers.
 - c. These standards shall not apply to section 60-52.
 - (5) Cemeteries, provided that:
 - a. At least 20 acres in area.
 - b. Not located in any environmental overlay district or over any known aquifer.
 - (6) Community-based residential facilities, provided that:
 - a. The minimum distance between any two such facilities shall be 1,500 feet.
 - b. Any such facility shall house no more than eight persons.
 - (7) Licensed kennels provided that there shall be available land area of at least three acres.
 - (8) Training schools.
 - (9) Handling, storage and sale of agricultural services, equipment, and supplies accessory to the farming use.
 - (10) Adult day centers.
 - (11) Landscape services.
 - (12) Wholesale nurseries, subject to the following conditions:
 - a. At least one-half of the area of the lot (up to a maximum of three acres) is in active nursery production in a husband type manner.
 - b. The plants and trees propagated, grown and nurtured in the nursery are used as the primary products by the owner/operator of the landscape service.
 - (13) Schools.

(14) Churches or temples.

(15) Libraries.

(16) Museums.

(17) Adaptive Re-use of a Structure of Community Significance- Subject to approval by the Planning Board, a Special Exception application for Adaptive Re-use may include the following uses:

a) Bed and breakfast homes with four or fewer rooms for rent.

b) Restaurants, diners or cafes with up to 50 seats, but not to include drive-in facilities. An additional 25 outdoor seats may also be permitted subject to all municipal health and safety codes.

c) Artist studios, up to two such studios per building.

d) Art galleries.

e) Performing arts centers owned and operated by a public agency.

f) Elderly day care centers.

g) Child day care centers.

h) Medical and dental clinics.

i) Office space, up to 5,000 square feet.

j) Municipal uses and government buildings.