



Stoneybrook Consultants, Inc.

P.O. Box 459
456 Buckfield Road
Turner, Maine 04282
(207)224-0252

September 7, 2018

Mr. Eric Cousens, Deputy Director
Economic & Community Development
City of Auburn
60 Court Street
Auburn, ME 04210

RE: Gracelawn Park Apartments
Subdivision Application

Dear Mr. Cousens:

On behalf of Millbran, LLC (Millbran), I am pleased to submit the attached information to support subdivision and site plan approvals for this project. Millbran purchased 2.92 acres at the intersection of Turner Street and Gracelawn Road in 2016. The property is located at 1048 Turner Street and is shown on Map 290, as Lot 11 on the City GIS mapping. The property is located in the General Business (GB) zoning district and is currently a vacant undeveloped site. We have attached a plan entitled "Plan of Land of MillBran, LLC" prepared by Jones Associates, Inc. (Jones) showing the boundaries and existing site conditions.

Millbran is proposing to construct a multi-family housing project to be known as Gracelawn Park Apartments. These will be market rate apartments and is a permitted use in the GB district. The allowed density in the district is 17 units per acre or 49 units for this 2.92 acre parcel. Millbran is proposing 48 units located within four buildings with each building having 12 residential units. Each building will be three stories high and there will be 2 one-bedroom units and 2 two-bedroom units on each floor. In addition to a kitchen, bedroom and living space, each unit will have their own washer/dryer and private deck. Each building will have a mechanical room on the side of the building at ground level. Also, each building has

September 7, 2018
Eric Cousens
RE: Gracelawn Park Apartments
Page 2

two entrances which lead to a stairwell serving the apartment units on that half of the building. See the attached floor plan graphics.

The proposed improvements are shown on the attached full plan set prepared by SJR Engineering, Inc. (SJR). As you can see from these plans, the buildings are set back a minimum of 31' from the adjacent streets and 28' from the abutting property line. Walkways are provided along the parking lots and lead to the common building access doors. A single access drive from Gracelawn Road is proposed. The parking area can support 89 parking spaces and provides access to the enclosed dumpster area. Parking requirements under your code are 1.5 spaces per unit, so 48 units would require 72 parking spaces.

Total impervious area on that lot is proposed at about 58,624 square feet or 46% of the total parcel area. Construction will disturb the entire 2.92 acre parcel to level the building sites and create drainage improvements. The existing stormwater flow running towards the parcel will be redirected around the proposed improvements in diversions ditches. Stormwater flow from all new developed areas will be directed to a proposed filter bed located in the existing low area along Turner Street. This project will require a Stormwater Permit and has been designed to meet all local and the Maine Department of Environmental Protection (MDEP) stormwater standards.

All utility services are available along the existing streets. Power and communications lines are proposed to be extended overhead from Gracelawn Road to a service pole at the corner of the property. From the service pole, these services will be located underground to each building. The proposed water, sewer and gas services are also shown on the plan set as well as landscape areas, lighting and signage.

At the proposed level of development, this project will not require a Traffic Movement Permit from the Maine Department of Transportation. The PM peak hour trip generation is expected to be about 30 trips. There are no wetland areas on the project parcel and the proposed number of residential units/size of the project parcel will not require review from MDEP under the Site Location of Development Act.

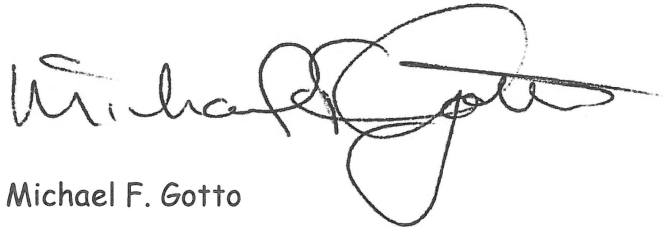
September 7, 2018
Eric Cousens
RE: Gracelawn Park Apartments
Page 3

We have attached the application form and several graphics to help in your review of this request. The applicant plans to start construction as soon as the project is approved and full occupancy of all of the units is expected in by the end of 2019. The project is expected to cost \$4.5 million and will be financed by The First National Bank in Damariscotta.

Please let me know if you have any questions or need additional information in order to process this application. 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 long horizontal flourish extending to the right.

Michael F. Gotto

cc: Gerry Millett
Bob Brann



Development Review Application

City of Auburn Planning and Permitting Department

PROJECT NAME: Gracelawn Park Apartments

PROPOSED DEVELOPMENT ADDRESS: 1048 Turner Street

PARCEL ID#: 290-011

REVIEW TYPE: Site Plan Site Plan Amendment Special Exception
 Subdivision Subdivision Amendment Form Based Code Plan
 Planned Unit Development

PROJECT DESCRIPTION: See Cover Letter

CONTACT INFORMATION:

<u>Applicant</u>	
Name:	Millbran, LLC
Address:	155 Center Street, Bldg. G, Box 6
Zip Code	Auburn, ME 04210
Work #:	(207) 783-6339
Cell #:	
Fax #:	
Home #:	
Email:	bob@rdbconstruct.com
<u>Project Representative</u>	
Name:	Mike Gotto - Stoneybrook
Address:	P.O. Box 459
Zip Code	Turner, ME 04282
Work #:	(207) 224-0252
Cell #:	(207) 513-6123
Fax #:	
Home #:	
Email:	mike@stoneybrookllc.com

<u>Property Owner</u>	
Name:	Same
Address:	
Zip Code	
Work #:	
Cell #:	
Fax #:	
Home #:	
Email:	
<u>Other professional representatives for the project (surveyors, engineers, etc.),</u>	
Name:	Jones Associates, Inc.
Address:	280 Poland Spring Road
Zip Code	Auburn, ME 04210
Work #:	(207) 241-0235
Cell #:	
Fax #:	
Home #:	
Email:	r.jones@jonesai.com

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.....	_____ 40,736 sq. ft.
Proposed Total Impervious Area Proposed	_____ 58,624 sq. ft.
Impervious Net Change	_____ 58,624 sq. ft.
Impervious surface ratio existing.....	_____ 0 % of lot area
Impervious surface ratio proposed.....	_____ 46 % of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint.....	_____ 0 sq. ft.
Proposed Building Footprint.....	_____ 17,888 sq. ft.
Proposed Building Footprint Net change.....	_____ 17,888 sq. ft.
Existing Total Building Floor Area	_____ 0 sq. ft.
Proposed Total Building Floor Area	_____ 53,664 sq. ft.
Proposed Building Floor Area Net Change	_____ 53,664 sq. ft.
New Building ?.....	Yes _____ (yes or no)
Building Area/Lot coverage existing	_____ 0 % of lot area
Building Area/Lot coverage proposed.....	_____ 14 % of lot area

ZONING or FORM BASED CODE DISTRICT

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

LAND USE

Existing	_____ Vacant
Proposed.....	_____ Multi-family

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	_____ 0
Proposed Number of Residential Units	_____ 48
Subdivision Proposed Number of Lots	_____

PARKING SPACES

Existing Number of Parking Spaces.....	_____ 0
Proposed Number of Parking Spaces	_____ 81
Number of Handicapped Parking Spaces	_____ 8
Proposed Total Parking Spaces.....	_____ 89

ESTIMATED COST OF PROJECT.....

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	_____ 0 sq. ft.
Proposed Disturbed Area	_____ 127,492 sq. ft.
Proposed Impervious Area	_____ 58,624 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 _____ 0 _____ passenger car equivalents (PCE)
(Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) _____ 30 _____ 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/form based code district.
2. Parcel Area: 2.92 acres / _____ square feet(sf).

<u>Regulations</u>	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	10,000 s.f.	2.92 acres
Street Frontage	100'	714'
Min Front Yard	25'	31'
Min Rear Yard	35'	47'
Min Side Yard	25'	28'
Max. Building Height	45	40'
Use Designation	Multi-family	Multi-family
Parking Requirement	1 space/ per _____ square feet of floor area or dwelling unit	
Total Parking:	/ 89	
Overlay zoning districts (if any):	/ /	
Urban impaired stream watershed?	YES/NO If yes, watershed name _____	

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 not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. Narrative which explains how the project meets the intent, objectives or conditions of the required Zoning sections, such as Special Exception, Site Plan Law, Subdivision Law or the Form Based Code Ordinance.
5. All written submittals including evidence of right, title and interest.
6. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
7. Any additional materials as required by the Form Based Code (Chapter 60-546) if applicable.
8. PDF files for all plans and application materials.

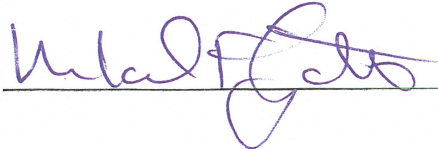
Refer to the application checklist for a detailed list of submittal requirements.

Additional information regarding zoning and form based code can be found on-line at: <http://www.auburnmaine.gov/Pages/Government/Planning-Permitting-and-Code> or, Contact the City Planner at: 207-333-6601 ext. 1156 or dgreene@auburnmaine.gov

Application Certification:

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: 9/7/18



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: Gracelawn Park Apartments

PROPOSED DEVELOPMENT ADDRESS- 1048 Turner Street

PARCEL #- 290-011

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

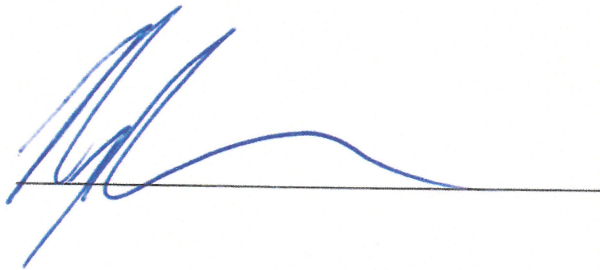
	Planting Schedule				
Stormwater & Erosion Control Plan					
	Compliance w/ chapter 500	✓			
	Show Existing Surface Drainage	✓			
	Direction of Flow	✓			
	Location of Catch Basins, etc.	✓			
	Drainage Calculations	✓			
	Erosion Control Measures	✓			
	Maine Construction General Permit	✓			
	Bonding and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

	Lake Auburn Watershed (Auburn only)				
	Taylor Pond Watershed (Auburn only)				
Right Title or Interest					
	Verify	✓			
	Document Existing Easements, Covenants, etc.	N/A			
Technical & Financial Capacity					
	Cost Est./Financial Capacity	✓			
	Performance Guarantee				
State Subdivision Law					
	Verify/Check				
	Covenants/Deed Restrictions	N/A			
	Offers of Conveyance to City	N/A			
	Association Documents	N/A			
	Location of Proposed Streets & Sidewalks	N/A			
	Proposed Lot Lines, etc.	✓			
	Data to Determine Lots, etc.	✓			
	Subdivision Lots/Blocks	N/A			
	Specified Dedication of Land	N/A			
Additional Subdivision Standards					
	Single-Family Cluster (Lewiston only)				
	Multi-Unit Residential Development (Lewiston only)				
	Mobile Home Parks				
	Private Commercial or Industrial Subdivisions (Lewiston only)				
	PUD (Auburn only)				
A jpeg or pdf of the proposed site plan					
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving					

Millbran, LLC
155 Center Street, Bldg. G
Auburn, ME 04210

To Whom It May Concern:

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



(signature)

Robert D. Brann

(print name)

QUITCLAIM DEED WITH COVENANT

BRIGGS CORNER PLAZA, INC., a Maine corporation with a place of business in Auburn, Androscoggin County, Maine, hereby grants to **MILLBRAN LLC**, a Maine limited liability company with a mailing address of 155 Center Street, Building G, Box 5, Auburn, Maine, **WITH QUITCLAIM COVENANT**, a certain lot or parcel of land situated in Auburn, Androscoggin County, Maine, on the westerly side of the old road leading from the court house to East Auburn (now known as upper Turner Street) more particularly described as follows:

A certain lot or parcel of land with the buildings thereon situated in Auburn, Androscoggin County, Maine, on the westerly side of the old road leading from the court house to East Auburn (once known as Upper Turner Street and now known as Turner Street), more particularly described as follows:

BEGINNING at the intersection of the northwesterly line of the old road leading from the court house to East Auburn (once known as Upper Turner Street and now known as Turner Street) and the southwesterly line of the Wilson Road (now known as Gracelawn Road);

Thence South 30° West three hundred forty-one (341) feet;

Thence North 56° West four hundred twenty-four (424) feet;

Thence North 35° East two hundred seventy-seven (277) feet;

Thence South 65° East four hundred twelve (412) feet, to the **POINT OF BEGINNING**.

EXCEPTING the following parcel conveyed by Briggs Corner Plaza, Inc. to the City of Auburn by deed dated April 2, 2010, and recorded in the Androscoggin County Registry of Deeds in Book 8135, Page 147:

Beginning at the intersection of the westerly line of Turner Street with the southerly line of Gracelawn Road; thence North 78° 16' 37" West, along the southerly line of Gracelawn Road, two hundred thirty and fourteen hundredths (230.14) feet; thence South 75° 00' 49" East, one hundred eighty-two and sixty-seven hundredths (182.67) feet; thence southeasterly and southerly by a fifty (50) foot radius non-tangent curve to the right, said curve having a long chord bearing South 40° 27' 31" East, and fifty-four and forty-nine hundredths (54.49) feet in length, an arc length of fifty-seven and sixty-four hundredths (57.64) feet, to the westerly line of Turner Street; thence North 17° 53' 16" East, along the

MAINE REAL ESTATE
TRANSFER TAX PAID

westerly line of Turner Street, forty-four and seven hundredths (44.07) feet, to the point of beginning.

Bearings refer to grid north as depicted on a plan entitled "Existing Conditions Boundary Survey, Medical Office Building," dated December 13, 2007, and prepared for Sisters of Charity Health System, Inc. by Sebago Technics.

Said excepted parcel of land contains one thousand nine hundred twenty (1,920) square feet.

The premises are conveyed subject to the easement from Briggs Corner Plaza, Inc. to Central Maine Power Company and Northern New England Telephone Operations LLC dated March 29, 2010, and recorded in the Androscoggin County Registry of Deeds in Book 7924, Page 1.

For the source of title see the deed of Lawrence A. Sullivan and Charlotte Sullivan to Briggs Corner Plaza, Inc. dated May 26, 1999, and recorded at the Androscoggin County Registry of Deeds in Book 4240, Page 35.

IN WITNESS WHEREOF, Briggs Corner Plaza, Inc. has caused this instrument to be signed and sealed this 7th day of July, 2016.

BRIGGS CORNER PLAZA, INC.

[Signature]
Witness

By: [Signature]
Richard J. Potvin III, President

[Signature]
Witness

By: [Signature]
Patricia Dupont, Vice President

STATE OF MAINE
ANDROSCOGGIN, ss.

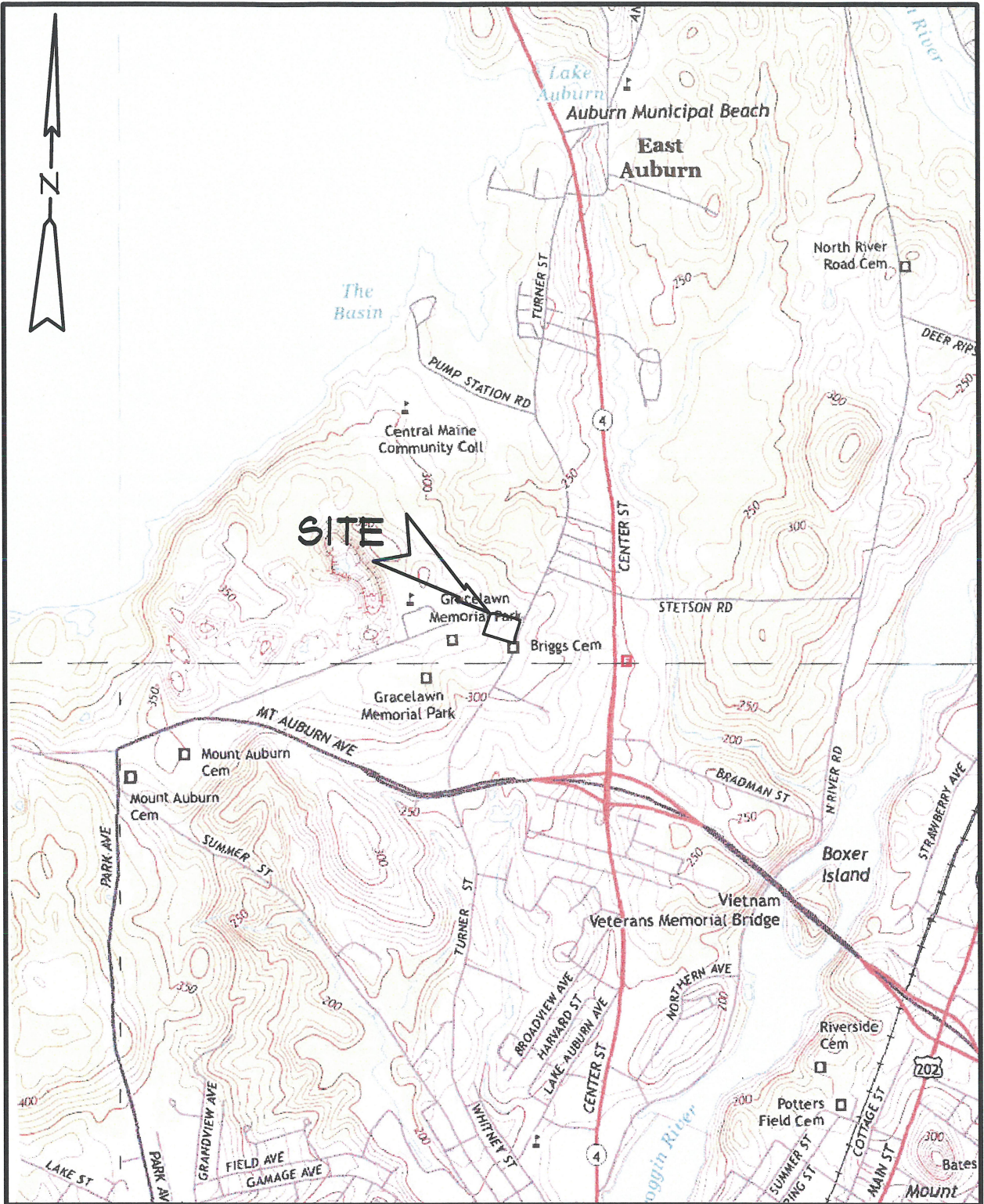
July 7, 2016

Then personally appeared the above-named Richard J. Potvin III, President, and Patricia Dupont, Vice President, of Briggs Corner Plaza, Inc. and acknowledged the foregoing instrument to be their free act and deed in their said capacities and the free act and deed of Briggs Corner Plaza, Inc.

Before me,

[Signature]
Notary Public/Maine Attorney at Law

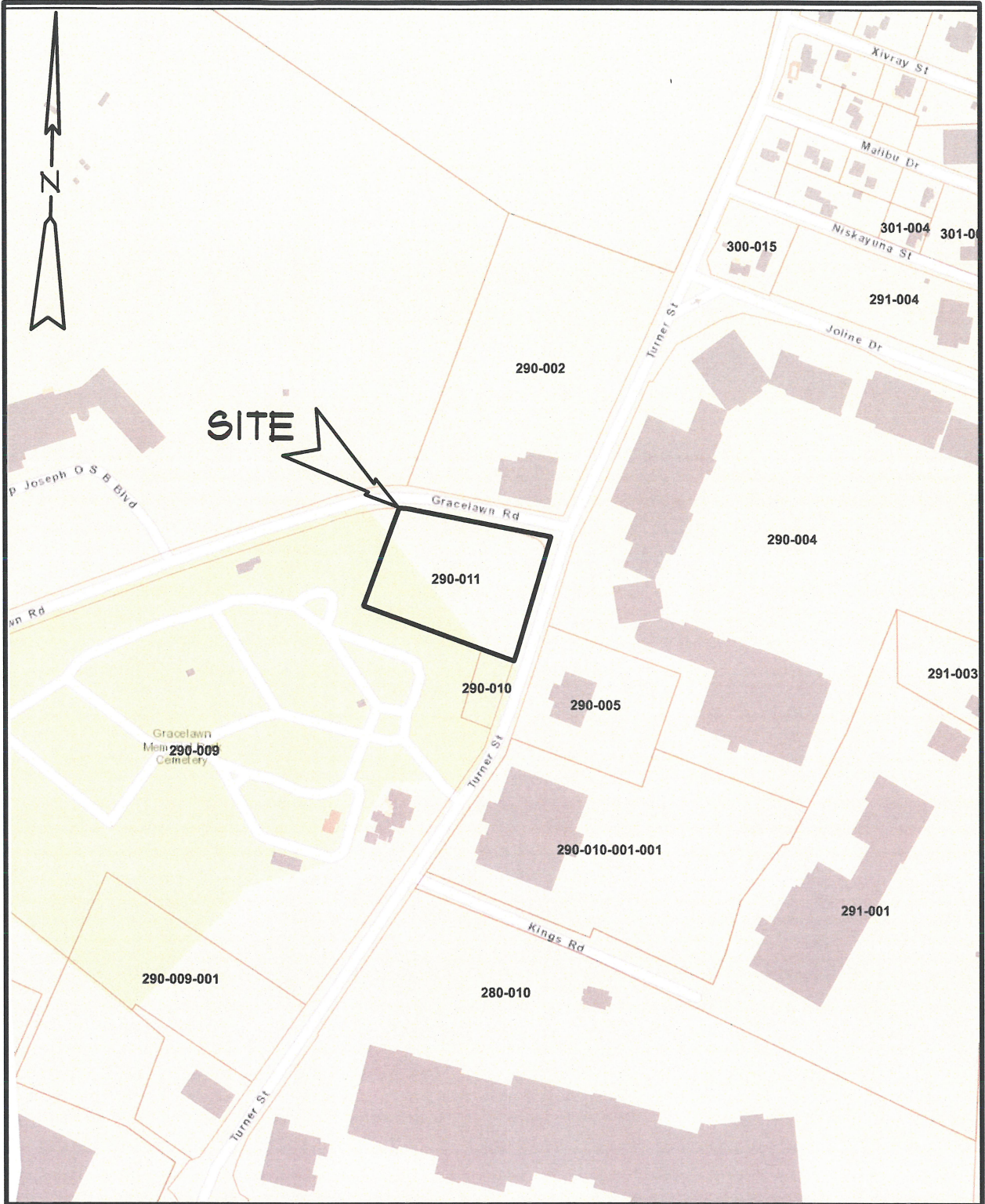
Type/print name: Ronald L. Bissonnette
My commission expires: N/A



USGS LOCATION MAP

GRACELAWN PARK APARTMENTS - TURNER STREET
 OWNER: MILLBRAN, LLC
 SCALE: 1" = 2,000'
 DATE OF GRAPHIC: AUGUST 31, 2018
 SOURCE: MAINE OFFICE OF GIS
 ORIGINAL PUBLICATION DATE: 1967

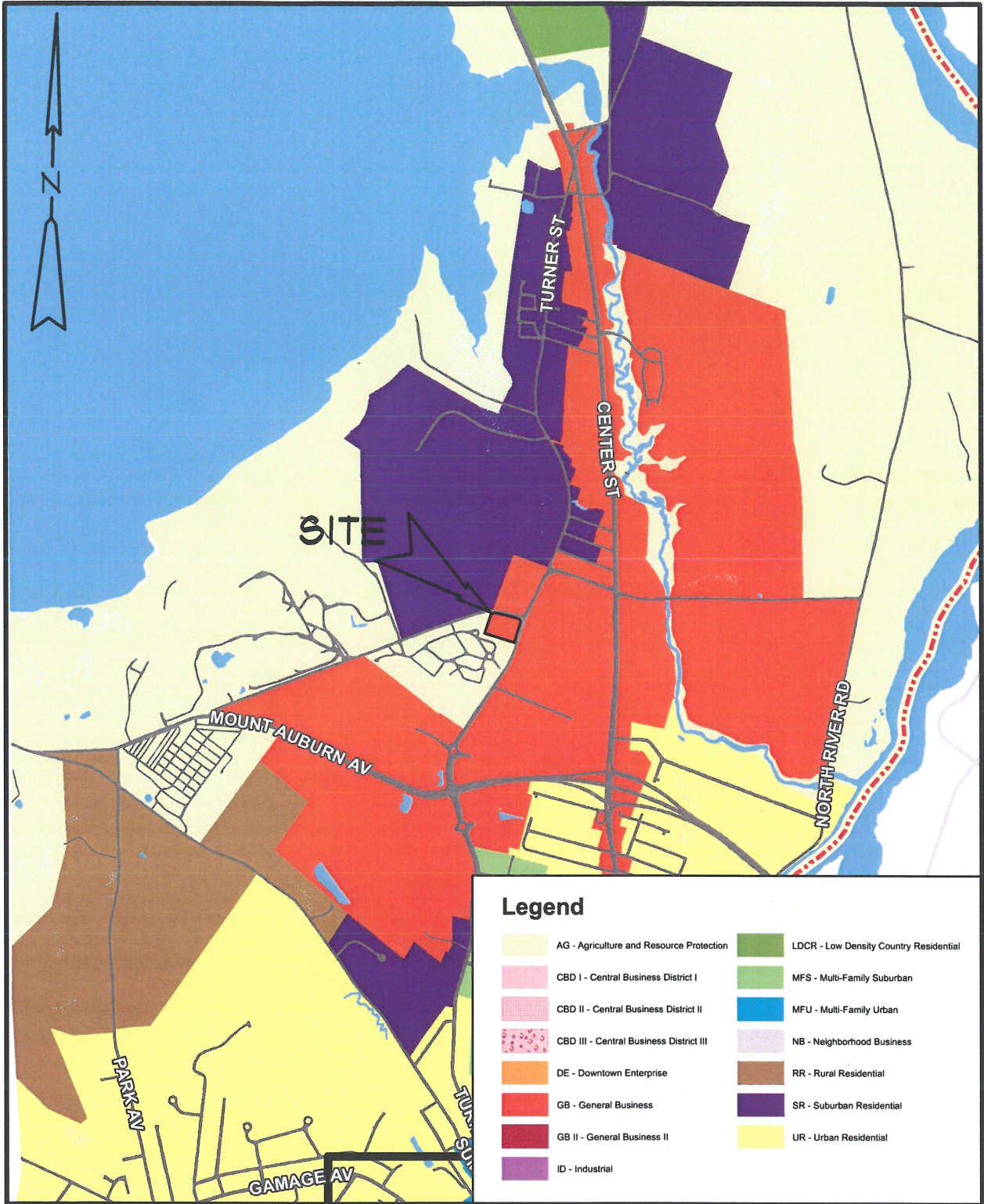
Stoneybrook
 Consultants, Inc.



TAX MAP

GRACELAWN PARK APARTMENTS - TURNER STREET
 OWNER: MILLBRAN, LLC
 SCALE: 1" = 400'±
 DATE OF GRAPHIC: AUGUST 31, 2018
 SOURCE: CITY OF AUBURN GIS
 PUBLICATION DATE: 2018

Stoneybrook
 Consultants, Inc.



ZONING MAP

GRACELAWN PARK APARTMENTS - TURNER STREET
 OWNER: MILLBRAN, LLC
 SCALE: 1" = 2,000'
 DATE OF GRAPHIC: AUGUST 31, 2018
 SOURCE: CITY OF AUBURN ZONING MAP
 PUBLICATION DATE: 2016

Stoneybrook
 Consultants, Inc.