



Stoneybrook Consultants, Inc.

P.O. Box 459
Turner, Maine 04282
(207) 224-0252 voice

November 1, 2018

Ms. Audrey Knight, AICP, City Planner
City of Auburn
60 Court Street
Auburn, ME 04210

RE: Becket Family of Services
Children's Residential Services - Maine
31 Holbrook Road

Dear Ms. Knight:

On behalf of Becket Family of Services (Becket) and their Children's Residential Service - Maine (CRS) program, I am pleased to submit this letter and attachments to support their request for Site Plan Review approvals to occupy the existing school building located at 31 Holbrook Road in Auburn for a children's residential treatment program. The intent is to renovate and occupy the existing school building. No additional site improvements are proposed on the property. It is also important to note that Becket's intentions are to transfer their existing CRS program located at 220 Turner Street in Auburn to the Holbrook site, which is a more suitable location for the care of children.

The parcel is identified as Parcel # 387-028 on the City GIS Mapping System. Tax records indicate that the parcel contains 2.28 acres, has about 600' of frontage on Holbrook Road and about 230' of frontage on North Auburn Road. The property is owned by Becket Academy Inc. Becket Academy Inc. and CRS are both programs supported by Becket.

The CRS program is proposed to have 8 staff members to serve 12 female clients. These children will live on-site. The goal is to provide mental health treatment that enables each child to return home or to alternative community living arrangements. Treatment is trauma informed and delivered by staff who

have been trained in applicable evidence-based approaches. Their model is holistic and seeks to promote the overall growth and development of each child.

The property is located in the Rural Residential (RR) and Agriculture and Resource Protection (AG) Districts. The property is also located in the Lake Auburn Watershed Overlay District. The school building proposed to be occupied by the proposed use is located entirely in the RR District. After discussions with Eric Cousens several months ago, we had agreed that the proposed use fits the "Child Care Home" definition in your zoning ordinance and as a "Care homes, lodginghouses and boardinghouses", it is an allowed use in the RR district.

The existing improvements include a parking lot, loop driveway, greenhouse and the school building. The building was constructed in 1920 and includes a footprint of 6,420 square feet. The parking is striped to support 25 parking spaces with 1 of those spaces identified as handicap accessible. There is an existing drilled well and septic system on-site. We have included a report from A.E. Hodson Consulting Engineers indicating that the existing septic system can support the proposed use.

Again, Becket plans to renovate the existing school building to support its CRS programs. They will create twelve bedrooms, a kitchen (existing), dining room, living room, activity room, offices (existing), and update the bathrooms to provide full bath facilities. No new utility services will be required and no improvements to the existing parking lot or driveways are proposed by this project.

The Holbrook Road facilities are currently used by Becket as a school to support a total of 50 students with a total of 30 employees including teachers, teacher aides and support staff. The school will soon move to new facilities currently under construction on Poland Road in Auburn. That project was approved by the Planning Board last December. The proposed use will be a less intense use of the property. Therefore, peak hour traffic will be significantly less than current site conditions. As a residential program, this facility will operate seven days per week, 24 hours per day.

Under your ordinance, parking requirements are not specifically listed for Child Care Home, but "hotel, motel, boarding and lodging and lodginghouses, tourist homes" require one space per guestroom plus one-half space per employee. Based upon the use proposed, I would calculate a requirement of 16 spaces for this use.

The site currently has 25 spaces, so the current parking exceeds the minimum requirements and provides room to support any future growth of the program(s) at this site.

This project will not disturb any ground areas, so stormwater improvements will not be required. The program will need approvals to operate from the Maine Department of Health Human Services, the Office of Maine State Fire Marshall, and the proposed renovations will be subject to the City building permit process. No other permits will be required for this project. The property is subject to the Lake Auburn Watershed Overlay District. No new site improvements are proposed with this project, so there will be no phosphorus impact in the watershed. The septic system on this property has existed for many years to support the school use of this property. It was reconstructed in 1975 after significant review and has been found to be at a size suitable for the proposed use.

Solid waste will be deposited into a 4 yard dumpster and collected weekly by Pine Tree Waste Disposal. The program encourages recycling to the greatest extent possible. Contracts with the current service providers will continue without any planned adjustments.

As described above, this project is not proposing any changes to the existing site improvements, but will make changes within the existing buildings. This application is being submitted to secure approvals for a change in use from the current school use to a child care home use. The use is allowed as a special exception in the RR District. Please consider the following responses to the conditions of Section 60-1336.

- (1) That the special exception sought fulfills the specific requirements, if any, set forth in the zoning ordinance relative to such exception.

There are no specific requirements in the ordinance specific to the child care home use.

- (2) That the special exception sought will neither create nor aggravate a traffic hazard, a fire hazard or any other safety hazard.

The proposed use will not create or aggravate existing traffic, fire or safety conditions at this property. This proposal will reduce traffic trips in and out of the site from historical uses. All new building improvements

will be subject to building code standards and inspections for fire and safe access to the buildings.

- (3) That the special exception sought will not block or hamper the master development plan pattern of highway circulation or of planned major public or semipublic land acquisition.

There are no known highway improvements or public land acquisitions proposed in this area.

- (4) That the exception sought will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of property adjoining and neighboring the property under application.

This project will use the existing building for residential/educational use, which is very similar to the previous school use. The proposed use will serve only 12 students compared to the school with 50 students served currently. There will be only 8 employees versus the 30 employees that currently work onsite with the current school. The proposed use will have significantly less impact on the neighborhood. This change in use will not change the characteristics of the neighborhood or impact property values.

- (5) That reasonable provisions have been made for adequate land space, lot width, lot area, stormwater management in accordance with section 60-1301 (14), green space, driveway layout, road access, off-street parking, landscaping, building separation, sewage disposal, water supply, fire safety, and where applicable, a plan or contract for perpetual maintenance of all the common green space and clustered off-street parking areas to ensure all such areas will be maintained in a satisfactory manner.

This project is not proposing any changes to the lot or any of these site features. All site features will be maintained by the applicant.

- (6) That the standards imposed are, in all cases, at least as stringent as those elsewhere imposed by the city building code and by the provisions of this chapter.

This project meets all of the standards in the zoning ordinance.

- (7) That 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.

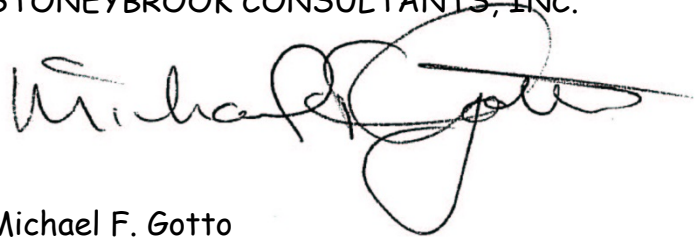
The essential city services necessary for this use will be substantially less than the current school use of this property.

It should be understood that, while Becket is a non-profit organization and is not required to pay property taxes, this change of use will not reverse Becket's long held commitment to pay their property taxes as a contributing member of the business community. Becket hopes to complete the approval process in December. Once approved, they plan to begin construction in January. They hope to occupy the new space in August of 2019.

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

Respectfully yours,

STONEBROOK CONSULTANTS, INC.

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

Michael F. Gotto

cc: Justin Gifford
Jay Wolter



Development Review Application

City of Auburn Planning and Permitting Department

PROJECT NAME: Children's Residential Services - Maine

PROPOSED DEVELOPMENT ADDRESS: 31 Holbrook Road

PARCEL ID#: 387-028

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: | Becket Family of Services |
| Address: | 633 NH Route 10 |
| Zip Code | Orford, NH 03777 |
| Work #: | (603) 353-9102 x1117 |
| Cell #: | |
| Fax #: | |
| Home #: | |
| Email: | |
| | |
| <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: | Becket Academy, Inc. |
| Address: | 633 NH Route 10 |
| Zip Code | Orford, NH 03777 |
| Work #: | (603) 353-9102 x1117 |
| Cell #: | |
| Fax #: | |
| Home #: | |
| Email: | |
| | |
| <u>Other professional representatives for the project (surveyors, engineers, etc.),</u> | |
| Name: | A.E. Hodson Consulting Engineers |
| Address: | 10 Common Street |
| Zip Code | Waterville, ME 04901 |
| Work #: | (207) 873-5164 |
| Cell #: | |
| Fax #: | |
| Home #: | |
| Email: | |
| | |

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

| | |
|---|------------------------|
| Existing Total Impervious Area | _____ 26.395 sq. ft. |
| Proposed Total Paved Area..... | _____ 18.908 sq. ft. |
| Proposed Total Impervious Area Proposed | _____ 26.395 sq. ft. |
| Impervious Net Change | _____ 0 sq. ft. |
| Impervious surface ratio existing..... | _____ 22 % of lot area |
| Impervious surface ratio proposed..... | _____ 22 % of lot area |

BUILDING AREA/LOT COVERAGE

| | |
|---|-----------------------|
| Existing Building Footprint..... | _____ 7.487 sq. ft. |
| Proposed Building Footprint..... | _____ 7.487 sq. ft. |
| Proposed Building Footprint Net change..... | _____ 0 sq. ft. |
| Existing Total Building Floor Area | _____ 7.487 sq. ft. |
| Proposed Total Building Floor Area | _____ 7.487 sq. ft. |
| Proposed Building Floor Area Net Change | _____ 0 sq. ft. |
| New Building ?..... | No (yes or no) |
| Building Area/Lot coverage existing | _____ 6 % of lot area |
| Building Area/Lot coverage proposed..... | _____ 6 % of lot area |

ZONING or FORM BASED CODE DISTRICT

| | |
|------------------------------|-------------------------|
| Existing | _____ Rural Residential |
| Proposed, if applicable..... | _____ Rural Residential |

LAND USE

| | |
|----------------|-----------------------|
| Existing | _____ School |
| Proposed..... | _____ Child Care Home |

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 | _____ 26.395 sq. ft. |
| Proposed Disturbed Area | _____ 0 sq. ft. |
| Proposed Impervious Area | _____ 26.395 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 _____ N/A _____ passenger car equivalents (PCE)
(Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) _____ 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 Rural Residential zoning/form based code district.
2. Parcel Area: 2.7 acres / _____ square feet(sf).

| Regulations | <u>Required/Allowed</u> | <u>Provided</u> |
|------------------------------------|---|---|
| Min Lot Area | <u>1 acre</u> | <u>2.7 acres</u> |
| Street Frontage | <u>250'</u> | <u>830'</u> |
| Min Front Yard | <u>25'</u> | <u>93'</u> |
| Min Rear Yard | <u>25'</u> | <u>38'</u> |
| Min Side Yard | <u>15'</u> | <u>180'</u> |
| Max. Building Height | <u>35'</u> | <u> </u> |
| Use Designation | <u>Child Care Home</u> | <u>Child Care Home</u> |
| Parking Requirement | 1 space/ per _____ square feet of floor area or dwelling unit | |
| Total Parking: | <u>25</u> | <u> </u> |
| Overlay zoning districts (if any): | <u>Lake Auburn</u> | <u> </u> / <u> </u> / <u> </u> |
| Urban impaired stream watershed? | YES/NO If yes, watershed name <u> </u> <u>No</u> | |

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.

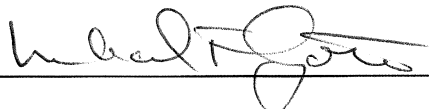
Refer to the application checklist for a detailed list of submittal requirements.

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: 4/1/18



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: Children's Residential Services - Maine

PROPOSED DEVELOPMENT ADDRESS- 31 Holbrook Road

PARCEL #- 387-028

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

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

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

CITY OF AUBURN
Form Based Code Compliance Checklist

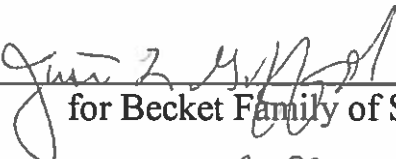
| | |
|--------------------------|---|
| Property Location: _____ | PID #: _____ |
| Transect District: _____ | (List) |
| Owner: _____ | Contact Info: _____ |
| Plan Type: (Circle) | Site Plan Review, Special Exception, Subdivision, Staff Review |
| Reviewed By: _____ | Staff, Plan Review Group, Planning Board |

| Complies With: | Required | Complies | Not Comply | N/A |
|---|----------|----------|------------|-----|
| Intent and Purpose | X | | | |
| Plan Requirements: | | | | |
| Surrounding Info (Photos, Mapping, Sketches) | X | | | |
| Topographic Info (FP, Steep Slopes) | X | | | |
| Elevations | X | | | |
| Materials | | | | |
| Fencing | | | | |
| Signage | | | | |
| Building Placement: | | | | |
| Front Set-Back (Principal Street) | X | | | |
| Front Set-Back (Secondary Street) | X | | | |
| Side Yard Set-Back | X | | | |
| Rear Yard Set-Back | X | | | |
| Building Coverage | X | | | |
| Useable Open Space | X | | | |
| Frontage Build-Out | X | | | |
| Lot Width (Min./Max) | X | | | |
| Building Width | X | | | |
| Building Height | X | | | |
| Frontage Type | X | | | |
| Primary Entrance on Front | X | | | |
| Ground Story Windows and Doors Coverage | X | | | |
| Upper Story Windows Coverage | X | | | |
| Ground Floor Elevation (Residential/Commercial) | X | | | |
| Front Facade Wall | X | | | |
| External Elements: | | | | |
| Front Yard Fence | Optional | | | |
| Projections | Optional | | | |
| Driveway Location | X | | | |
| Parking Location | X | | | |
| Accessory Building(s) | Optional | | | |
| Landscaping | Optional | | | |
| Sidewalk | X | | | |
| Proposed Use: | | | | |
| Residential, Commercial ,Mixed-Use | X | | | |
| Parking Requirement- | X | | | |


**Becket Family of Services
633 NH Route 10
Orford, NH 03777**

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.



for Becket Family of Services, applicant



(print name, title)

WARRANTY DEED

VIRTUAL COMMERCE, INC., a New Hampshire Corporation, with a principal office address of 70 Wylie Court, North Conway, NH, 03860, for consideration paid, grants to **BECKET ACADEMY, INC.**, a Maine corporation, with an address of 229 NH Route 10, P.O. Box 325, Orford, NH, 03777, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in **AUBURN**, County of **ANDROSCOGGIN**, and State of **MAINE**, bounded and described as follows:

A certain lot or parcel of land, with any buildings thereon, located at the intersection of the North Auburn Road and Holbrook Road situated in Auburn, Androscoggin County, State of Maine, bounded and described as follows, to wit:

Beginning on the northwesterly line of the North Auburn Road at a point located one hundred ninety-eight and one-half (198.5) feet southwesterly of a concrete bound marking the first angle in said North Auburn Road northeasterly of the Holbrook Road, formerly known as the East Hebron Road; thence at a right angle with the northwesterly line of the North Auburn Road, North 11° 39' West five hundred seventy-four (574+/-) feet, more or less, to a stone wall and land of the Lake Auburn Watershed Protection Commission, formerly land of Jesse Abbott; thence South 82° 15' West along the land of the Lake Auburn Watershed Protection Commission, one hundred seventy-nine (179+/-) feet, more or less, to the northeasterly line of the Holbrook Road; thence southeasterly along the northeasterly line of the Holbrook Road six hundred (600+/-) feet, more or less, to the intersection with the northwesterly line of the North Auburn Road; thence northeasterly along the northeasterly line of the North Auburn Road two hundred thirty (230+/-) feet, more or less to the point of beginning, containing 2.6 acres, more or less.

MAINE REAL ESTATE
TRANSFER TAX PAID

The premises are conveyed with all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.


Being the same premises described in the deed from The Inhabitants of the City of Auburn to Virtual Commerce, Inc. dated April 13, 2010 and recorded in the Androscoggin County Registry of Deeds in Book 7915, Page 134.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 16th day of January, 2014.



Witness

VIRTUAL COMMERCE, INC.

By: 

George Wu, President

STATE OF MAINE
ANDROSCOGGIN, SS.

January 16, 2014

Then personally appeared the above-named George Wu and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Virtual Commerce, Inc.

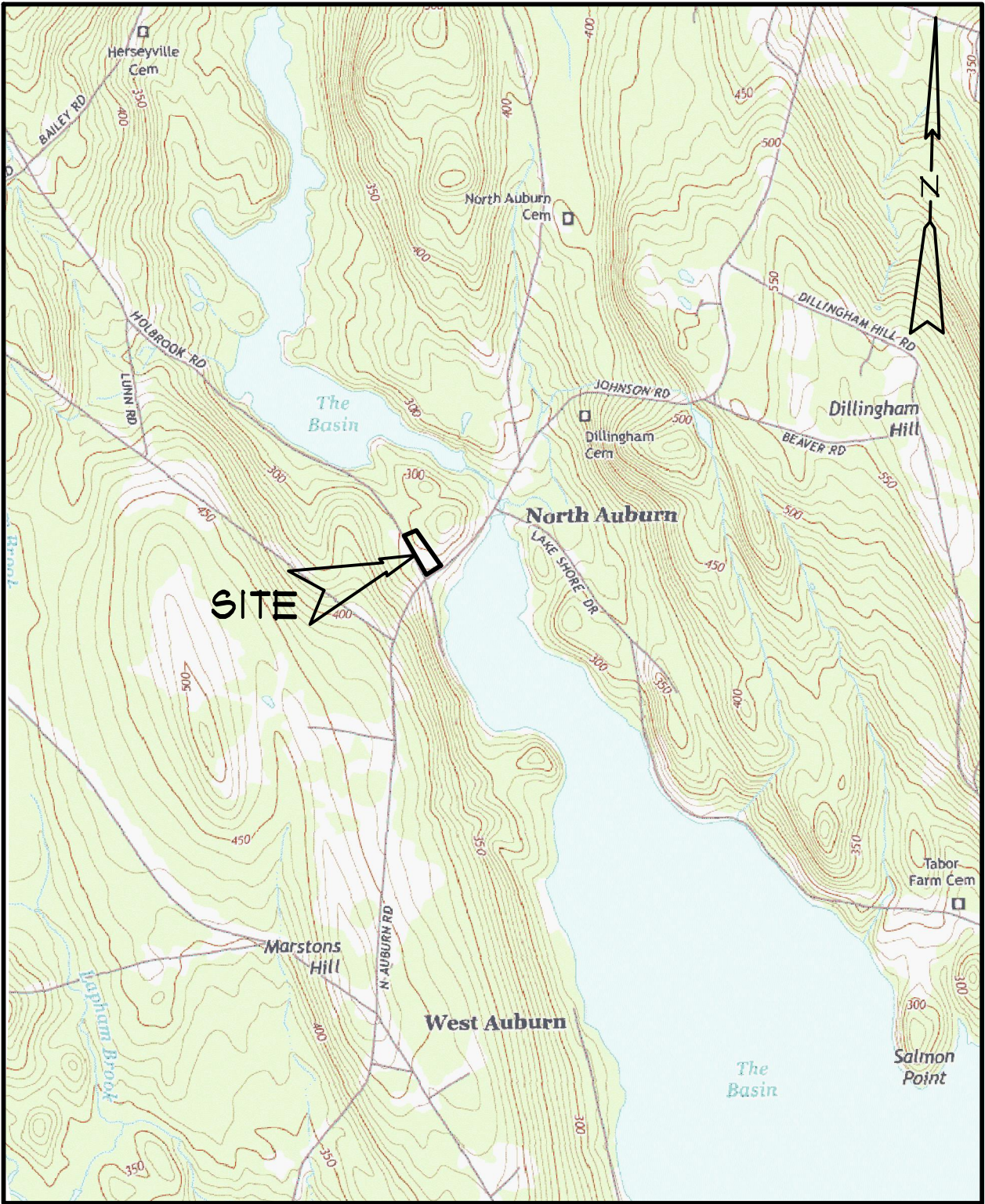
Before me,



Ronald L. Bissonnette, Attorney at Law

d:\F:\Darlene\CLIENTS\Becket Academy, The\31 Holbrook Road, Auburn\Warranty Deed.docx

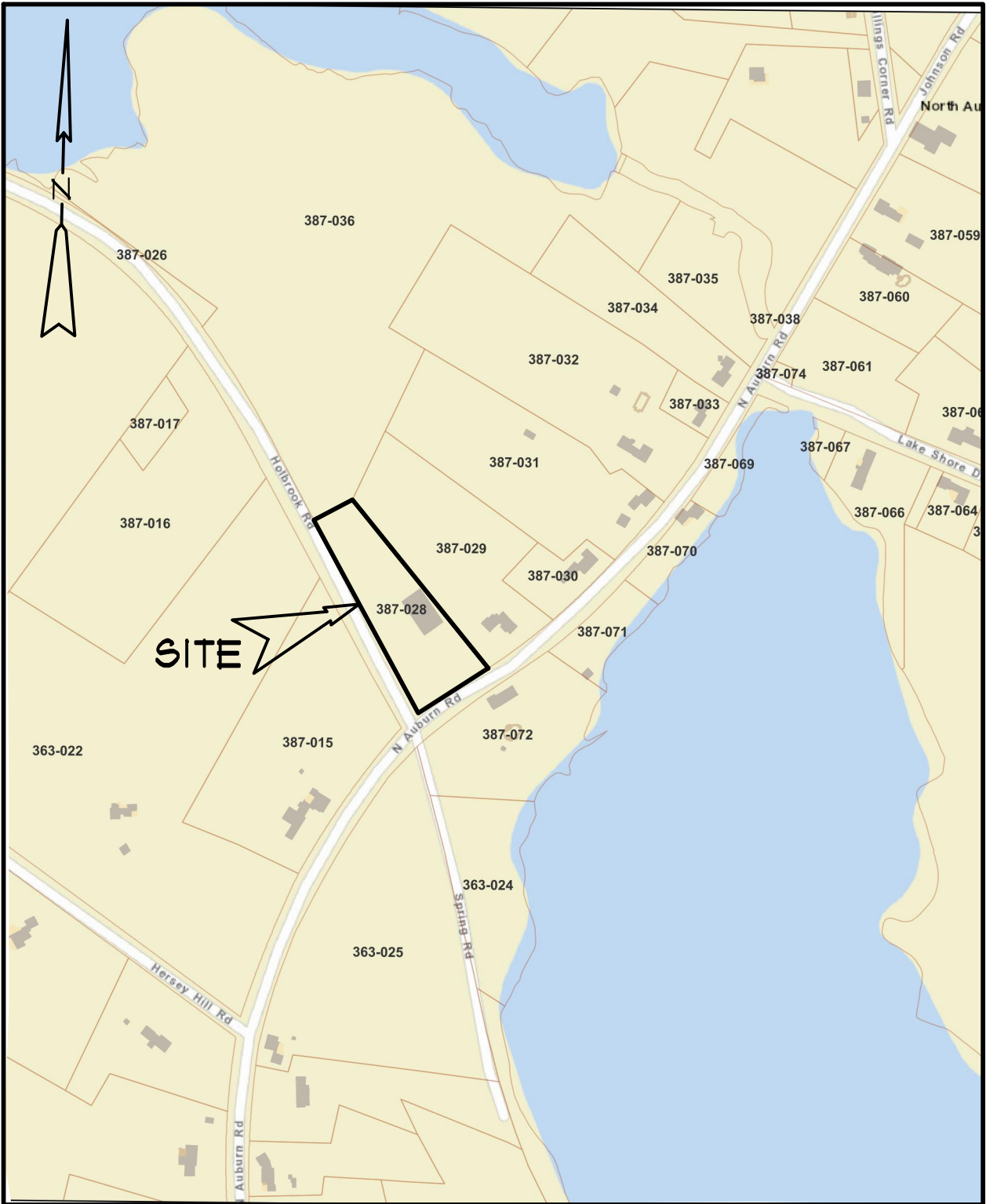
ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS



USGS LOCATION MAP

31 HOLBROOK ROAD, AUBURN
 APPLICANT: BECKET FAMILY OF SERVICES
 SCALE: 1" = 2,000'
 DATE OF GRAPHIC: OCTOBER 29, 2018
 SOURCE: MAINE OFFICE OF GIS
 ORIGINAL PUBLICATION DATE: 1967

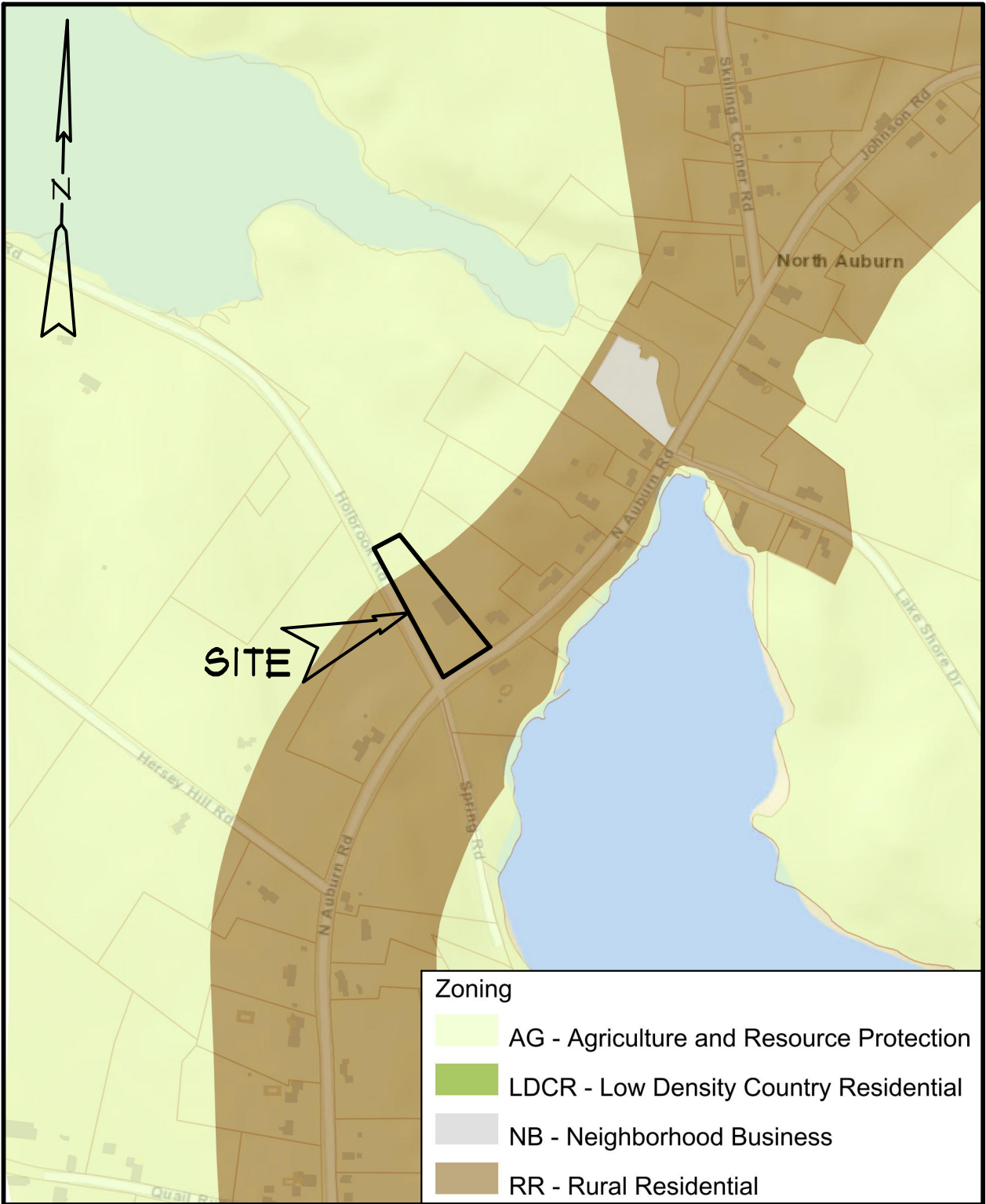
Stoneybrook
 Consultants, Inc.



TAX MAP

31 HOLBROOK ROAD, AUBURN
 APPLICANT: BECKET FAMILY OF SERVICES
 SCALE: 1" = 400'±
 DATE OF GRAPHIC: OCTOBER 29, 2018
 SOURCE: CITY OF AUBURN GIS
 PUBLICATION DATE: 2018

*Stoneybrook
 Consultants, Inc.*



ZONING MAP

31 HOLBROOK ROAD, AUBURN
 APPLICANT: BECKET FAMILY OF SERVICES
 SCALE: 1" = 600'±
 DATE OF GRAPHIC: OCTOBER 29, 2018
 SOURCE: CITY OF AUBURN GIS
 PUBLICATION DATE: 2018

Stoneybrook
 Consultants, Inc.



AERIAL PHOTO

31 HOLBROOK ROAD, AUBURN
APPLICANT: BECKET FAMILY OF SERVICES
SCALE: 1" = 200'±
DATE OF GRAPHIC: OCTOBER 29, 2018
SOURCE: GOOGLE EARTH
PUBLICATION DATE: JUNE 21, 2018

Stoneybrook
Consultants, Inc.



A. E. Hodsdon
CONSULTING ENGINEERS
10 COMMON ST., WATERVILLE, ME
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October 16, 2018
67-12

Mr. Justin Gifford
Becket Family Services
31 Holbrook Road
Auburn, ME 04210-8705

RE: *Revised Septic System Evaluation at C.P. Wight School in North Auburn*

Dear Mr. Gifford:

We have inspected the septic system at the old C.P. Wight School in Auburn, Maine. The system consists of the following components:


1. 6,000 gallon septic tank – adequate, need to check the baffles.
2. Pump station (poured in place) – check access hatch extension and controls for new pumps.
3. Distribution box – The third stone bed has been discontinued.
4. Two 20' x 85' stone beds – the two farthest away from the building are in use. Their combined capacity is 1,030 gpd.

The attached comparison shows that the expected flow from the new use as a dormitory will be only 996 gpd. The system as it is with the two stone beds will be adequate for the flow generated by a 12 student facility with eight support staff (see attached calculation sheet).

We recommend installing a water meter if one is not there, and that readings be taken every week. This will confirm the exact water usage for the facility. The information will be very useful when considering future renovations.

We are available if you have any questions.

Sincerely,


Albert E. Hodsdon III
Engineer

Enclosure

cc:Mike Gotto

Becket Academy - Auburn Site

A. Existing Septic System Capacity

Soils - 2A & 2C med. large - 3.3 SF/gpd

System Components

Tank Capacity - 6000 (OK)

2 Stone Beds (20'x85') 1030 gpd

1 Dist. Box

1 Pump Sta.

1 1000 gal. Grease Trap.

B. Proposed use as Dormitory with food service

12 students @ 75 gpd

900 gpd

8 staff @ 12 gpd

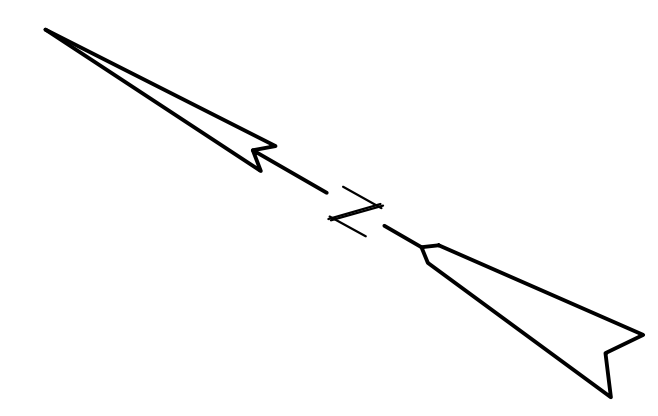
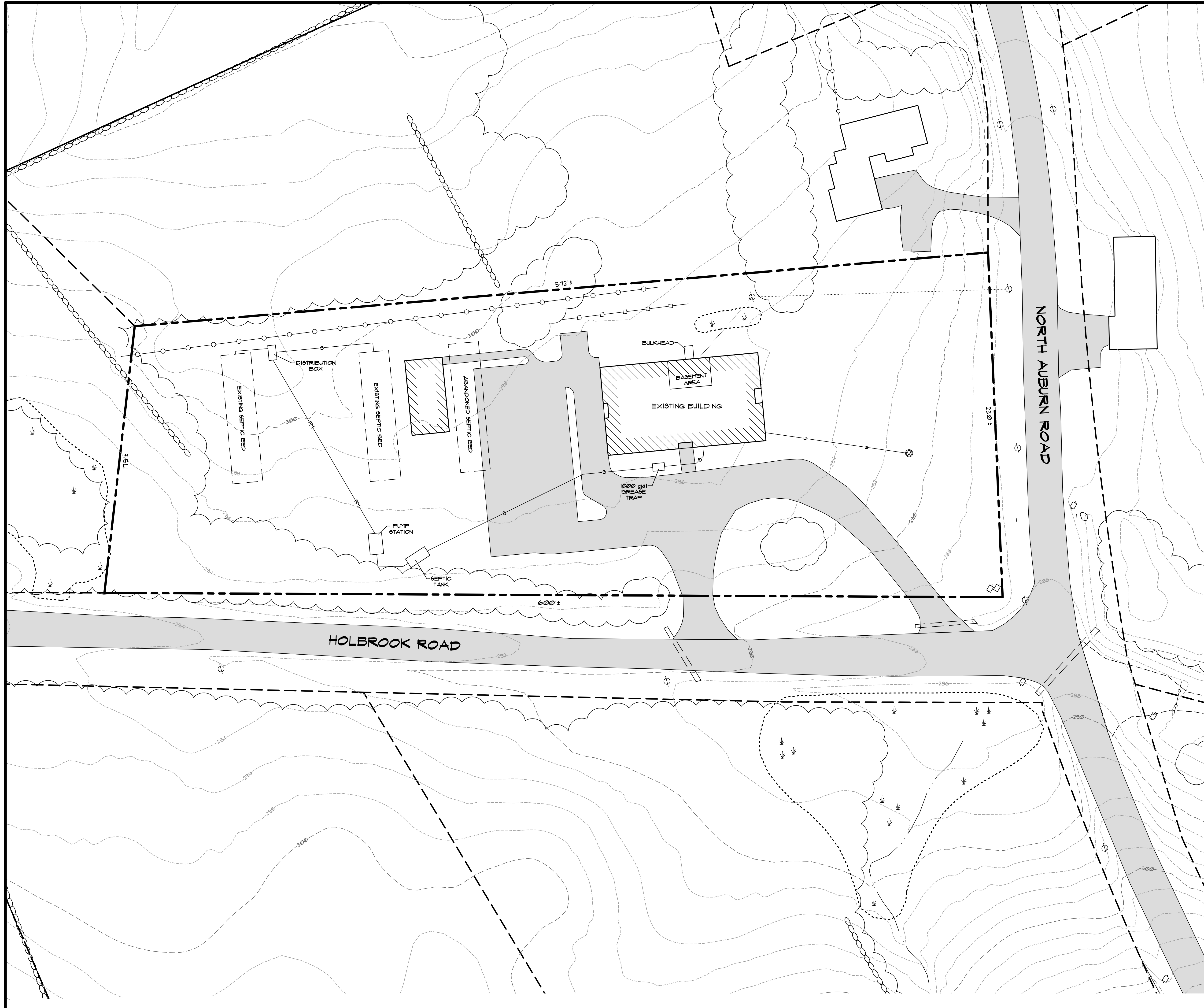
96 gpd

Total Daily Usage 996 gpd

C. Recommendations - System is adequately sized.

Should pump tank every 3 yrs max.

| Type of Facility | Design Flow per User or Unit |
|---|---|
| Health care facility : | add 12 gpd per employee to each |
| Adult daycare (no overnight, 4 to 8 Hrs. per day) | 25 gpd per client |
| Hospitals, medical | 165 gpd per bed (includes laundry) |
| Hospitals, psychiatric | 100 gpd per bed |
| Nursing/Convalescent home | w/ laundry 125 gpd per bed |
| Nursing/Convalescent home | w/o laundry 75 gpd per bed |
| Medical office/Dental office | 80 gpd per medical staff, plus 5 gpd per patient |
| Residential care/ Retirement home | 60 gpd per resident |
| Health clubs | 10 gpd per participant plus 3 gpd per spectator plus 4-12 gpd per employee [1] |
| Hotels and motels with shared baths | 80 gpd per bedroom plus 12 gpd per employee [1] |
| Hotels and motels with private baths | 100 gpd per bedroom plus 12 gpd per employee [1] |
| Hotels/Motel with kitchen | 60 gpd per bed (2 person) |
| Hotels/Motel without kitchen | 50 gpd per bed (2 person) |
| Laundry, self-service | 300 gpd per machine plus 12 gpd per employee [1] |
| Limited operation hunting camp | 45 gpd per owner/occupant plus 12 gpd per hunter/guest |
| Marina | 100 gpd plus 10 gpd per slip or mooring (clothes washers are not included; design flow for clothes washers must be calculated separately); w/bathrooms add 30 gpd per slip; w/o bathrooms add 100 gpd per slip. |
| Medical offices, clinics, and dental offices | 80 gpd per medical staff plus 5 gpd per patient plus 15 gpd/office employee [1] |
| Nursing Homes | 150 gpd per bed plus 12 gpd per employee [1] |
| Parks and picnic areas, public rest rooms and no showers | 3 gpd per attendee or 40 gpd per parking place, whichever is greater, plus 12 gpd per employee [1] |
| Parks and picnic areas, public rest rooms and showers | 8 gpd per attendee or 40 gpd per parking place, whichever is greater, plus 12 gpd per employee [1] |
| Prison/jail | 120 gpd per inmate, plus 12 gpd per employee |
| Public restrooms | 325 gpd toilet, 162 gpd per urinal, or 3 gpd per user |
| Rooming houses, no meals | 180 gpd per house plus 30 gpd per roomer |
| Recreation/sporting camps | 45 gpd per owner/occupant plus 25 gpd per bed/sportsperson |
| Rental cabins and cottages | 50 gpd per bed plus 12 gpd per employee [1] |
| Rental cabins, housekeeping | 50 gpd per cabin, plus 50 gpd per bed |
| Rental cabins, with no plumbing fixtures | 20 gpd per bed |
| School, Grades Kindergarten to 12 | 10 gpd per student plus 12 gpd per teacher and other employees; w/cafeteria add 3 gpd per student; w/cafeteria, gym & showers add 8 gpd per student. [1] |
| School, boarding | 75 gpd per student plus 12 gpd per teacher and other employees [1] |
| Dormitory/Boarding hall (no eating facilities) | 40 gpd per student, plus 12 gpd per employee |
| Service stations | 100 gpd per fuel pump cabinet or 250 gpd per toilet plus 12 gpd per employee [1] |
| Shopping centers or stores, public rest rooms and showers [3] | 325 gpd per toilet plus 20 gpd per shower plus 4-12 gpd per employee [1] Design flows for any eating places or butcher shops must be determined and added to total design flow. |
| Sports Bars | 20 gpd per seat plus 12 gpd per employee [1, 2] |
| Sports centers | add 12 gpd per employee |
| Bowling center w/ snack bar | 75 gal per lane |
| Country clubs | 60 gal per member or patron |
| Fitness, exercise, karate or dance center | 50 gal per 100 sq. ft. |
| Tennis or racquetball | 300 gpd per court |
| Gyms/Health clubs (not associated with schools) | 10 gpd per member, plus 3 gpd per spectator |
| Golf course/Driving ranges, only snack food, no showers | 250 gpd per toilet |
| Go-kart/Motocross/Batting cages/Mini-golf | 250 gpd per toilet |
| Pool halls/Arcades | 250 gpd per toilet |
| Swimming pools, Bathhouses & Spas | 10 gpd per person or 250 gpd per toilet |



- NOTES**
- 1) THE PURPOSE OF THIS PLAN IS TO AID IN DISCUSSIONS OF THE SITE'S DEVELOPMENT POTENTIAL. THIS IS NOT A BOUNDARY SURVEY.
 - 2) BOUNDARY AND EXISTING CONDITIONS WERE TAKEN FROM THE CITY OF AUBURN GIS SYSTEM AND A PLAN ENTITLED "SITE PLAN - BECKET SCHOOL" DATED NOVEMBER 26, 2013, PREPARED BY A.E. HODSDON CONSULTING ENGINEERS.

LEGEND

| | |
|--|--------------------------------|
| | BOUNDARY LINE (SUBJECT PARCEL) |
| | BOUNDARY LINE (OTHER) |
| | STREAM |
| | UTILITY POLE |
| | FENCE |
| | TREE LINE |
| | EXISTING CONTOUR |
| | STONE WALL |
| | WETLAND AREA |
| | EXISTING BUILDING |
| | EXISTING PAVEMENT |



GIS GRAPHIC
CHILDREN'S RESIDENTIAL SERVICES-MAINE
 31 HOLBROOK ROAD - AUBURN, MAINE
 ANDROSCOGGIN COUNTY

PREPARED FOR
BECKET FAMILY OF SERVICES
 P.O. BOX 325 - ORFORD, NH 03111

Stoneybrook Consultants, Inc.
 P.O. Box 459 - Turner, Maine 04282 - (207) 224-0252

| | | | |
|--------------------|-----------------|------------------|-------|
| DATE: JULY 2018 | DRAWN BY: BRJ | SCALE: 1" = 30' | SHEET |
| JOB NUMBER: 18-011 | CHECKED BY: MFG | CADD: 18-011 GIS | 1 |