



Schooner Estates

Stetson Road Auburn , Maine

Amended Site Plan Application

Applicant :
Schooner Holdings , LLC
200 Stetson Road
Auburn, Maine

Landscape Architect / Surveyor / Site Engineer :
Sebago Technics, Inc.
75 John Roberts Road
South Portland, Maine

March 13 , 2018

SITE PLAN AMENDMENT APPLICATION
SCHOONER ESTATES

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March 13, 2018

14300

Zach Moser, City Planner
Members of the Planning Board
City of Auburn
60 Court Street
Auburn, Maine 04210

**Re: Amended Site Plan Application
Schooner Estates, Stetson Road**

Dear Zach and Members of the Board,

On behalf of Schooner Holdings, LLC, we are pleased to submit the enclosed materials for your review. The purpose of this amended site plan application relates to changes at Schooner Estates to allow the construction of a new assisted living facility on an adjacent parcel.

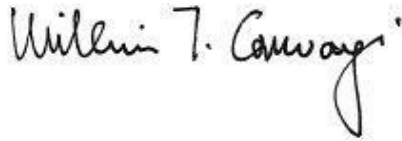
There are three elements to this amended plan:

- **CHANGE OF UNITS** – There are presently 153 units within the existing facility. While the number of units will not change, the nature of the units will change as follows –
 - 103 existing independent living units will increase to 113 units
 - 26 existing assisted living units will increase to 40 units
 - 24 existing residential care units will decrease to 0 unitsAs a result, the level of staffing will decrease, as will the need for staff parking.
- **REMOVAL OF PARKING** – 18 existing parking spaces will be removed along the primary access drive. This will facilitate proper access to the existing facility and the new facility on the adjacent parcel.
- **NEW PROPOSED EASEMENT** – As mentioned, access to the new assisted living is planned to share a portion of the Schooner Estates primary access driveway. In addition, signage for the new facility will be located on Schooner property. Finally, we propose a pedestrian walkway between the two projects, such that each project may use parking areas on either site during special events. As shown on the attached Easement Plan, Schooner Estates will grant an access, signage and parking easement to the new facility.

We look forward to discussing the amendment request at the April 10, 2018 Planning Board meeting. In the interim, please feel free to contact me with any questions you may have.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink that reads "William T. Conway". The signature is written in a cursive style with a large, looped 'C' at the end.

William T. Conway, RLA / LEED AP
Senior Vice President, Landscape Architecture

WTC/llg
Enc.

cc: John Orestis
Daniel Maguire

WARRANTY DEED

HASKELL DEVELOPMENT CORPORATION, INC., a Maine corporation of Auburn, County of Androscoggin, State of Maine, for consideration paid, grants to SCHOONER MEMORY CARE ACQUISITION, LLC, a Maine limited liability company of Portland, County of Cumberland, State of Maine, with warranty covenants the land, with any buildings thereon, situated in Auburn, County of Androscoggin, State of Maine, described as follows:

MAINE REAL ESTATE
TRANSFER TAX PAID

PARCEL ONE — Northerly side of Stetson Road: Beginning at an iron pin set in the ground along the northerly side of Stetson Road, said point being the most southerly corner of land conveyed by Susie and Albert James to Maurice Keene in 1957 and recorded in Book 762, Page 544, Androscoggin County Registry of Deeds, thence N 39° 30' E along a line of trees and land of Maurice Keene about two hundred thirty-five (235') feet to a 27-inch elm; thence N 36° 30' E along land of Maurice Keene and partly along a stone wall and a barbed wire fence nine hundred fifty (950') feet, more or less, to an iron pin set in the ground along a stone wall, the latter point being forty (40') feet southerly of the intersection of said stone wall and a barbed wire fence and also about fifty-four (54') feet southerly of another barbed wire fence marking other land of Maurice Keene; thence S 47° E one hundred (100') feet to an iron pin set in the ground at a point fifty (50') feet southerly of a barbed wire fence marking Maurice Keene's land; thence S 50° E two hundred (200') feet to an iron pin set in the ground at a point fifty (50') feet southerly of a barbed wire fence marking Maurice Keene's land; thence S 51° 45' E five hundred seventy-five (575') feet to an iron pin set in the ground at a point fifty (50') feet southerly of Maurice Keene's line; thence S 37° 45' W along land of Grantor [Edward J. Beauchamp and Gaetane Y. Beauchamp] eight hundred fifty-six (856') feet, more or less, to an iron pin set in the ground along the northerly line of Stetson Road; thence N 73° 50' W along Stetson Road one hundred forty-seven (147') feet to an iron pin set in the ground; thence N 72° 30' W along the northerly side of Stetson Road two hundred nine (209') feet to an iron pin set in the ground; thence N 71° 45' W along Stetson Road five hundred seventy (570') feet to the point of beginning. The area of the above-described lot is 20.3 acres.

Parcel One being the same premises described in a warranty deed from Edward J. Beauchamp and Gaetane Y. Beauchamp to Haskell Development Corporation, Inc., dated October 1, 1986, recorded in the Androscoggin County Registry of Deeds at Book 1994, Page 313. For further reference see also Parcels One and Two in a release deed from Elwell Corporation to Haskell Development Corporation, Inc., dated October 23, 1999, recorded at Book 4342, Page 281.

PARCEL TWO — Northerly of and abutting Parcel One above: A strip of land 50 feet in width and 875 feet in length bounded southerly by a parcel of land previously conveyed by Edward J. Beauchamp and Gaetane Y. Beauchamp to Haskell Development Corporation, Inc. [Book 1994, Page 313]; westerly by land of Maurice Keene and entrance of a right-of-way; northerly by other land of Maurice and Shirley Keene and easterly by land retained by Edward J. Beauchamp and Gaetane Beauchamp out of Lot 52.

Parcel Two being a portion of the same premises described in a warranty deed from Edward J. Beauchamp and Gaetane Y. Beauchamp to Haskell Development Corporation, Inc., dated December 31,

Warranty Deed from Haskell Development Corporation, Inc. to Schooner Memory Care Acquisition, LLC

1986, recorded in said Registry of Deeds at Book 2038, Page 281. For further reference see also a release deed from Elwell Corporation to Haskell Development Corporation, Inc., dated October 23, 1999, recorded at Book 4342, Page 281.

EXCLUDING from Parcels One and Two above those premises described in the following deeds:

- a. Warranty deed from Haskell Development Corporation, Inc. to Gail L. Sasseville, Trustee of Seville Horizons Enterprises, dated February 6, 1987, recorded at Book 2053, Page 261;
- b. Warranty deed from Haskell Development Corporation, Inc. to Gail L. Sasseville, Trustee of Seville Horizons Enterprises, dated May 8, 1987, recorded at Book 2088, Page 105;
- c. Warranty deed from Haskell Development Corp. to Sarto A. Sasseville, dated December 31, 1992, recorded at Book 2981, Page 91; and
- d. Warranty deed from Haskell Development Corporation, Inc. to Central Maine Healthcare Corporation, dated October 10, 2002, recorded at Book 5144, Page 199.

IN WITNESS WHEREOF, Haskell Development Corporation, Inc. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Franklin H. Goss, its President, thereunto duly authorized, as of this 27th day of June, 2012.

HASKELL DEVELOPMENT CORPORATION, INC.



Witness

By 

Franklin H. Goss, its President

STATE OF MAINE
ANDROSCOGGIN, SS.

June 27, 2012

Then personally appeared before me the above-named Franklin H. Goss and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.



M. Kelly Matzen, Attorney-at-Law

66-26-12

Warranty Deed from Haskell Development Corporation, Inc. to Schooner Memory Care Acquisition, LLC

2 of 2

ANDROSCOGGIN COUNTY
TINA M CHELIMARD
REGISTER OF DEEDS

WARRANTY DEED

CENTRAL MAINE MEDICAL CENTER, a Maine non-corporation with a place of business in Lewiston, Androscoggin County, State of Maine, for consideration paid, grants to SCHOONER MEMORY CARE ACQUISITION, LLC, a Maine limited liability company of Portland, Cumberland County, State of Maine, with warranty covenants, the land, with any improvements thereon, situated in Auburn, County of Androscoggin, State of Maine, bounded and described in Exhibit A attached hereto.

IN WITNESS WHEREOF, Central Maine Medical Center has caused this instrument to be sealed with its corporate seal and signed in its corporate name by David Thompson, its CFO and Treasurer, thereunto duly authorized, effective as of this 26th day of July, 2017.

MAINE REAL ESTATE
TRANSFER TAX PAID

Central Maine Medical Center

Jan Pouch
Witness

By David Thompson
David Thompson
Is: CFO and Treasurer

STATE OF MAINE
ANDROSCOGGIN, SS.

July 26, 2017

Then personally appeared before me the above-name David Thompson in his aforesaid capacity as CFO and Treasurer of Central Maine Medical Center and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Central Maine Medical Center.

Before me,

SEAL

Lisa Asselin
Notary Public: Lisa Asselin
My Commission Expires: 11/15/19

[Type text]

LISA M. ASSELIN
NOTARY PUBLIC
State of Maine
My Commission Expires
November 15, 2019

EXHIBIT A

A certain lot or parcel of land, with any improvements located thereon, situated on the northerly side of but not adjacent to Stetson Road in the City of Auburn, Androscoggin County, Maine as shown on an Existing Conditions Plan of the Proposed Land Acquisition for Schooner Holdings, LLC by Sebago Technics, Inc. (Project number 14300-01) last dated January 26, 2017 and being more particularly bounded and described as follows:

To reach the point of beginning for the parcel herein described, commence at a 5/8" iron rebar with aluminum cap stamped RLS# 378 on the northerly sideline of the Stetson Road and at the southeasterly corner of land now or formerly of Central Maine Medical Center as described in a deed recorded in the Androscoggin County Registry of Deeds in Book 7232, Page 281 and at the southwesterly corner of land now or formerly of Schooner Holdings LLC as described in a deed recorded in said Registry in Book 6633, Page 43;

Thence N 18°-22'-25" E, along land of Schooner Holdings LLC, a distance of 415.73 feet to a 5/8" iron rebar with cap #2117 which marks the point of beginning for the parcel herein described;

Thence continuing N 18°-22'-25" E along land of Schooner Holdings LLC, a distance of 226.11 feet to a 5/8" iron rebar with cap # 1206;

Thence N 68°-30'-52" W along land of Schooner Holdings LLC, a distance of 40.00 feet to a 5/8" iron rebar with cap # 1206;

Thence N 18°-22'-25" E along land of Schooner Holdings LLC, a distance of 35.45 feet to a 5/8" iron rebar with cap # 1126, said rebar marking the southeast corner of land of Schooner Memory Care Acquisition LLC, as described in a deed recorded in said Registry in Book 8431, Page 40;

Thence N 71°-37'-35" W along land of Schooner Memory Care Acquisition, LLC, a distance of 200.35 feet to a 5/8" iron rebar with cap # 1206;

Thence S 18°-22'-25" W along land of said Schooner Memory Care Acquisition LLC, a distance of 188.42 feet to a 5/8" iron rebar with cap #1126;

Thence S 71°-37'-35" E through land of this Grantor, Central Maine Medical Center, a distance of 165.67 feet to a 5/8" iron rebar with cap #2117;

Thence S 26°-37'-35" E through land of this Grantor, Central Maine Medical Center, a distance of 105.55 feet to the point of beginning.

The total area of the above-described parcel is approximately 1.07 Acres.

Meaning and intending to describe a parcel of land being a portion of the land described in a deed to Central Maine Medical Center by Central Maine Healthcare Corporation dated August 13, 2007 and recorded in said Registry in Book 7232, Page 281. Bearings herein are based on Grid North.

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ANDROSCOGGIN COUNTY
TINA M CHOQUINARD
REGISTER OF DEEDS

Memorandum

14300

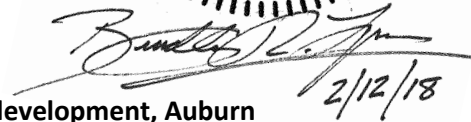
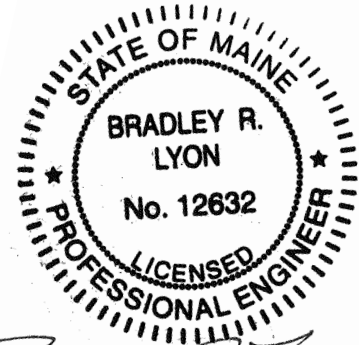
To: Will Conway, RLA, LEED-AP, Sebago Technics

From: Bradley Lyon, P.E., PTOE, Sebago Technics

Nikki Scott, EI, Sebago Technics

Date: February 12th, 2018

Subject: Trip Generation Analysis for Schooner Estates Redevelopment, Auburn

A handwritten signature in black ink, appearing to read "Bradley R. Lyon", with the date "2/12/18" written below it.

Per your request, we have completed a trip generation calculation for the proposed redevelopment of Schooner Estates on Stetson Road in Auburn, Maine. Schooner Estates is a senior living community comprised of 153 total units: 103 independent living units, 26 assisted living units and 24 residential care units that are also considered assisted living. The total number of beds currently provided in this assisted living facility is 63 beds. The proposed plan is to redevelop the existing facility and add an additional assisted living building to the site. The overall project will increase the site facilities to 213 total units, which will include 113 independent living units and 100 assisted living units with 106 beds.

Existing Trip Generation

The 10th Edition of the Institute of Transportation Engineer's (ITE) Trip Generation Manual was utilized to estimate the number of trips, or one-way trip-ends, currently generated by Schooner Estates. Land use code (LUC) 253 – Congregate Care Facility was applied for the independent living on the basis of 103 dwelling units, shown in Table 1. LUC 252 – Senior Adult Housing – Attached was also considered, however LUC 253 provides “centralized amenities such as dining, housekeeping, transportation” and “limited medical services” and LUC 252 “generally lacks centralized dining and onsite medical facilities.” Therefore, LUC 253 was deemed a better representation for this facility. The trips for the assisted living units were estimated with LUC 254 – Assisted Living on the basis of 63 beds, shown in Table 2.

**Table 1 – Existing Trip Generation
Land Use Code 253 – Congregate Care Facility
Based on 103 Dwelling Units**

<i>Time Period</i>	<i>Average Trip Generation Rate Per Dwelling Unit</i>	<i>Total Trips</i>	<i>Entering</i>	<i>Exiting</i>
Weekday	2.02	208	104 (50%)	104 (50%)
AM Peak Hour of Generator	0.16	16	8 (49%)	8 (51%)
AM Peak Hour of Adjacent Street, One Hour Between 7 and 9 AM	0.07	7	4 (60%)	3 (40%)
PM Peak Hour of Generator	0.20	21	12 (57%)	9 (43%)
PM Peak Hour of Adjacent Street, One Hour Between 4 and 6 PM	0.18	19	10 (53%)	9 (47%)

**Table 2 – Existing Trip Generation
Land Use Code 254 – Assisted Living
Based on 63 Beds**

<i>Time Period</i>	<i>Average Trip Generation Rate Per Bed</i>	<i>Total Trips</i>	<i>Entering</i>	<i>Exiting</i>
Weekday	2.60	164	82 (50%)	82 (50%)
AM Peak Hour of Generator	0.19	12	8 (63%)	4 (37%)
AM Peak Hour of Adjacent Street, One Hour Between 7 and 9 AM	0.19	12	8 (67%)	4 (33%)
PM Peak Hour of Generator	0.34	21	9 (45%)	12 (55%)
PM Peak Hour of Adjacent Street, One Hour Between 4 and 6 PM	0.26	16	6 (38%)	10 (62%)

Based on the tables above, the existing Schooner Estates is currently generating 28 trips and 42 trips during the AM and PM peak hours of the generator, respectively.

Proposed Trip Generation

The projected trip generation was estimated with the same methodologies utilized for existing conditions given that the land uses are to remain congregate care and assisted living. LUC 253 was estimated on the basis of 113 units, as shown in Table 3. LUC 254 was estimated on the basis of 106 beds, shown in Table 4.

**Table 3 – Proposed Trip Generation
Land Use Code 253 – Congregate Care Facility
Based on 113 Dwelling Units**

<i>Time Period</i>	<i>Average Trip Generation Rate Per Dwelling Unit</i>	<i>Total Trips</i>	<i>Entering</i>	<i>Exiting</i>
Weekday	2.02	228	114 (50%)	114 (50%)
AM Peak Hour of Generator	0.16	18	9 (49%)	9 (51%)
AM Peak Hour of Adjacent Street, One Hour Between 7 and 9 AM	0.07	8	5 (60%)	3 (40%)
PM Peak Hour of Generator	0.20	23	13 (57%)	10 (43%)
PM Peak Hour of Adjacent Street, One Hour Between 4 and 6 PM	0.18	20	11 (53%)	9 (47%)

**Table 4 – Proposed Trip Generation
Land Use Code 254 – Assisted Living
Based on 106 Beds**

<i>Time Period</i>	<i>Average Trip Generation Rate Per Bed</i>	<i>Total Trips</i>	<i>Entering</i>	<i>Exiting</i>
Weekday	2.60	276	138 (50%)	138 (50%)
AM Peak Hour of Generator	0.19	20	13 (63%)	7 (37%)
AM Peak Hour of Adjacent Street, One Hour Between 7 and 9 AM	0.19	20	13 (67%)	7 (33%)
PM Peak Hour of Generator	0.34	36	16 (45%)	20 (55%)
PM Peak Hour of Adjacent Street, One Hour Between 4 and 6 PM	0.26	28	11 (38%)	17 (62%)

The proposed redevelopment of Schooner Estates is expected to generate 38 trips and 59 trips during the AM and PM peak hours of the generator, respectively. The change in trip generation between the existing facility and proposed redevelopment is shown in Table 5.

Table 5 – Change in Trip Generation

<i>Time Period</i>	<i>Existing Trips</i>	<i>Proposed Trips</i>	<i>Increase in Trips</i>
Weekday	372	504	132
AM Peak Hour of Generator	28	38	10
AM Peak Hour of Adjacent Street, One Hour Between 7 and 9 AM	19	28	9
PM Peak Hour of Generator	42	59	17
PM Peak Hour of Adjacent Street, One Hour Between 4 and 6 PM	35	48	13

As demonstrated on the previous page, the redevelopment of Schooner Estates would be expected to generate just 10 new trips and 17 new trips during the AM and PM peak hours of the generator, respectively. Given these results, the project does not require a Traffic Movement Permit (TMP) from the MaineDOT as projected trip levels do not exceed the 100-trip threshold for a TMP during any peak hour period. This level of new traffic would also not be expected to have any impact off-site on traffic operations on Stetson Road.

Conclusions

Based upon the results of this analysis for the Schooner Estates redevelopment:

- The existing facility is currently generating 28 trips and 42 trips during the AM and PM peak hour of the generator, respectively.
- The facility, after the proposed redevelopment, is expected to generate 38 trips and 59 trips during the AM and PM peak hours of the generator, respectively.
- The increase in site traffic is just 10 new trips and 17 new trips during the AM and PM peak hours of the generator, respectively. This level of new traffic would not be expected to have any impact on Stetson Road traffic operations or require a TMP from MaineDOT since projected trip levels do not exceed the 100-trip threshold.

Schooner Estates and New Project Parking

	Parking Spaces	IL Units	AL Units	State funded Residential Care Beds Units (37 beds)	Total Units	Peak # Staff Day Shift	Residents w vehicles	Typical Peak Time # Visitor Vehicles	Special Events Frequency	Typical Additional Vehicles on Special Events	Total Required Spaces (including special events)
Existing Schooner Estates	136	103	26	24	153	48	28	15	12	50	141
Redeveloped Schooner Estates	118	113	40	0	153	22	30	15	12	50	117
New Assisted Living Project	72	0	60	0	60	30	0	10	10	40	40
Total Reconfigured Schooner and New Project	190	113	100	0	213	52	30	25	22	50	157

Notes-

1. Will lose 18 spaces at existing Schooner parking as result of new project.
2. Will be relocating 37 heavier care State funded residents (and related staff) from Schooner to new project, and 10 memory care residents, thus less staff parking required at existing Schooner.
3. Combined parkings spaces after new project parking is 190, and total required is 157.
4. Will not hold special events for Schooner and new project on same day
5. Overflow from special events at existing Schooner will be able to park at new project.
6. Overflow from special events at new project will be able to park at existing Schooner estates.