



July 26, 2018

City of Auburn Planning Board
Attn: Evan Cyr, Chair
60 Court Street
Auburn, ME 04210

SUBJECT: Request for Special Exception
**PROJECT: New England School of Metalwork
Proposed Expansion**

Dear Mr. Cyr:

On behalf of the New England School of Metalwork, we hereby present this petition for a Special Exception and Site Plan Review for the school's proposed expansion on Washington Street. We appreciate your consideration of this request.

The New England School of Metalwork was established to provide instruction on the age-old skills and traditions of blacksmithing. Operating as a non-profit entity on the Maine Oxy campus, the School has grown continually over the past decade in providing this unique service to students from all over the United States and Canada. In 2014, the School relocated across the campus to their newly renovated location, providing a dedicated blacksmithing learning environment at a former service station. Enrollments have steadily increased over the past four years, and with any expanding enterprise the need for additional, contiguous space to accommodate the increased demand is a natural step forward.

We have prepared the attached conceptual plans to accommodate this expansion, along with an opinion of probable cost to establish fund raising goals. During this development, we looked at current zoning and discovered that existing building is out of compliance, as similarly the expansion would be. Specifically, the 35-foot rear setback requirement, the 25-foot side setback, and the 100-foot minimum lot depth are not satisfied. However, the impacts of the new addition is in direct alignment with the current building would not further exacerbate this non-conformance condition, as it is only

extending further into the parking area. The side setback and lot depth non-conformance are pre-existing issues which are not made worse by this proposal.

As such, we believe our application meets the conditions of the *Special Exceptions Law, Section 60-1336* as follows:

1. *Will your special exception application fulfill the specific requirements of the zone in the property is located in relative to such exception?*

A: Yes, this building is situated in the General Business (GB) zone and we would characterize the use as Light Industrial Plant, which would be allowed under Special Exceptions

2. *Will the special exception application neither create nor aggravate a traffic hazard, a fire hazard or any other safety hazard?*

A: No, the proposed expansion is an extension of a previously established and allowed use. The expansion is sited in an existing parking lot utilized for overflow parking for the Maine Oxy campus. As such, no additional hazard, traffic or otherwise, would result from this application.

3. *Will the special exception application block or hamper the recommendations of the 2010 Comprehensive Plan regarding the pattern of highway circulation or of planned major public or semi-public land acquisition?*

A. No, the Future Land Use map shows this region of the City to remain in General Business Development.

4. *Will the special exception alter the essential characteristics of the neighborhood and/or depreciate the value of adjoining and neighboring property under application?*

A. No, this small-scale expansion builds on the aesthetic improvements already made by the School during its 2014 renovation of the current building. Planned instruction in this expansion area will focus on grinder stations and project assembly tables as shown on the floor plan; so all noise, smells, etc. will be contained inside this new area. This renovation included complete exterior façade replacement and removed a substantial portion of the odd-shaped canopy that marked the gateway to the City. This expansion would be another deliberate and positive investment in the appearance and operation of the Maine Oxy campus at this location.

5. *Have reasonable provisions been made for adequate:*

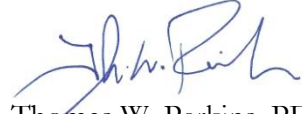
- *land space* **Yes, the proposed expansion into the existing parking lot will not grossly change the lot coverage percentages. Currently, the 1,896 SF building covers 7.7% of the 24,434 SF lot. With the 857 SF addition, the building will cover 11.3% of the lot.**

- *lot width* The lot width is approximately 95 feet, which is just shy of the 100-foot lot depth requirement in the Zoning Ordinance. It is likely that the lot dimensions were established prior to the adoption of this ordinance requirement. We are not encroaching dimensionally on the width of the lot, so we believe that the 5 feet +/- that the dimension is short could be considered de minimus and acceptable under the Special Exceptions request.
- *lot area* As discussed above, we believe we are not adversely affecting the lot area with the proposed improvement
- *stormwater management* The site currently lacks any substantial greenspace and is nearly completely impervious. The current stormwater management system is adequately sized to capture and manage the stormwater that enters the site. We proposed to replace impervious pavement with impervious roof, and therefore there is no net change in impervious area for this project.
- *green space* There is little or no green space currently provided on this lot, and no new green space is proposed.
- *driveway layout* The proposed addition will not impede the flow of traffic in and around the site, and as the footprint of the addition will occupy surplus/over flow parking spaces, then we find no need to re-engineer the current driveway layout as it will easily accommodate the proposed addition.
- *road access* We propose no changes to the road access to Washington Street, as both driveway entrances are sufficient for current and proposed use.
- *off-street parking* Off-street parking will be provided as shown.
- *Landscaping* No new landscaping is proposed
- *building separation* The proposed addition will be over 250' away from the nearest building
- *sewage disposal* The proposed addition will not add to the sewage disposal load from the building, as no new plumbing fixtures are proposed.
- *water supply* The proposed addition will not add to the water demand for the building, as no new plumbing fixtures are proposed.
- *fire safety* The building addition will be design for compliance with the International Building Code, NFPA 1 Fire Code, and NFPA 101 Life Safety Code
- *perpetual maintenance* The site will continue to be maintained periodically by the School.

Thank you again for your consideration of this request, and we look forward to your response.

Sincerely,

DIRIGO ARCHITECTURAL ENGINEERING, LLC

A handwritten signature in blue ink, appearing to read 'T. W. Perkins', written in a cursive style.

Thomas W. Perkins, PE (ME, NH, CT)

LEED AP, CSI, M.ASCE (Maine Section Board Member)

President



7 Albiston Way Auburn Maine 04210 207.777.6211 / 888.753.7502 www.newenglandschoolofmetalwork.com

TO: City of Auburn Planning and Permitting Dept.

From: Dereck Glaser; Director

RE: Development Review Application Cover letter

8/8/18

The New England School of Metalwork seeks to expand its current location for metalworking to make space for the addition of state of the art down-draft exhaust tables for each of its 8 belt grinders.

Since moving into the newly refurbished space in 2014, our bladesmithing program has nearly doubled in size and frequency of enrollment. Due to this tremendous surge in growth we have responded with adding more machines to the shop to accommodate the new students.

The addition of these machines and the frequency of use has now in turn created a hazardous air quality issue which must be solved for the students and staff. The light metal and wood particulate is free floating through the shop space, accumulating on tools and equipment and is a hazard to breathe over time. In addition to the air quality issue, the addition of the grinding machines has also created a space issue where student's situational awareness is clouded and work space and access of tools is diminished.

The school requests the Auburn Planning board to grant the needed development review and permitting for this addition. In doing so we will have adequate space to house the newest technology in down-draft table design for each grinding machine and allow us to move them and other relevant pieces of equipment, alleviating the current shop floor space issues as well as isolating and controlling the dust issue.

The surge of interest into our educational bladesmithing course offering brings over 350 students each year from all over the U.S. creating a win for the city and with the addition of this new and safer exhaust system it will become even more attractive to students who spend several weeks a year here in Auburn.

Respectfully submitted,

Dereck Glaser
NESM Director



Development Review Application

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



PROJECT NAME: New England School of Metalwork Building Addition

PROPOSED DEVELOPMENT ADDRESS: 54 Washington Street

PARCEL ID#: 220-094

REVIEW TYPE: Site Plan Site Plan Amendment
 Subdivision Subdivision Amendment

PROJECT DESCRIPTION: 850 SF +/- addition to existing building to expand educational services

CONTACT INFORMATION:

Applicant New England School of Metalwork

Name: Dereck Glaser

Address: 7 Albiston Way, Auburn

Zip Code 04210

Work #: 207.777.3375

Cell #:

Fax #: 207.514.8109

Home #:

Email: dglaser@newenglandsofmetalwork.com

Project Representative

Name: Dereck Glaser

Address:

Zip Code

Work #:

Cell #:

Fax #:

Home #:

Email:

Property Owner Maine Oxy

Name: Dan Guerin

Address: 22 Albiston Way, Auburn

Zip Code 04210

Work #: 207.784.5350

Cell #:

Fax #: 207.784.5383

Home #:

Email: dguerin@maineoxy.com

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

Name: Thomas W. Perkins, PE

Address: 7 Cobblestone Drive, Ste 2, Turner

Zip Code 04282

Work #: 207.225.3040

Cell #: 207.475.4958

Fax #: 207.433.1075

Home #:

Email: tperkins@dirigoae.com

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	<u>24,400 +/-</u>	sq. ft.
Proposed Total Paved Area	<u>21,640 +/-</u>	sq. ft.
Proposed Total Impervious Area	<u>24,400 +/-</u>	sq. ft.
Proposed Impervious Net Change	<u>0</u>	sq. ft. addition going into existing paved parking lot
Impervious surface ratio existing	<u>100</u>	% of lot area
Impervious surface ratio proposed	<u>No Change</u>	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	<u>1,896</u>	sq. ft.
Proposed Building Footprint	<u>2,753</u>	sq. ft.
Proposed Building Footprint Net change	<u>857</u>	sq. ft.
Existing Total Building Floor Area	<u>1,896</u>	sq. ft.
Proposed Total Building Floor Area	<u>2,753</u>	sq. ft.
Proposed Building Floor Area Net Change	<u>857</u>	sq. ft.
New Building	<u>No</u>	(yes or no)
Building Area/Lot coverage existing	<u>7.7%</u>	% of lot area
Building Area/Lot coverage proposed	<u>11.3%</u>	% of lot area

ZONING

Existing General Business

Proposed, if applicable No Change

LAND USE

Existing Light Industrial Plant

Proposed No Change

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units N/A

Proposed Number of Residential Units _____

Subdivision, Proposed Number of Lots _____

PARKING SPACES

Existing Number of Parking Spaces 38

Proposed Number of Parking Spaces 35

Number of Handicapped Parking Spaces 1

Proposed Total Parking Spaces 35

ESTIMATED COST OF PROJECT

\$141,000

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area 24,400 +/- sq. ft.

Proposed Disturbed Area 1,200 +/- sq. ft.

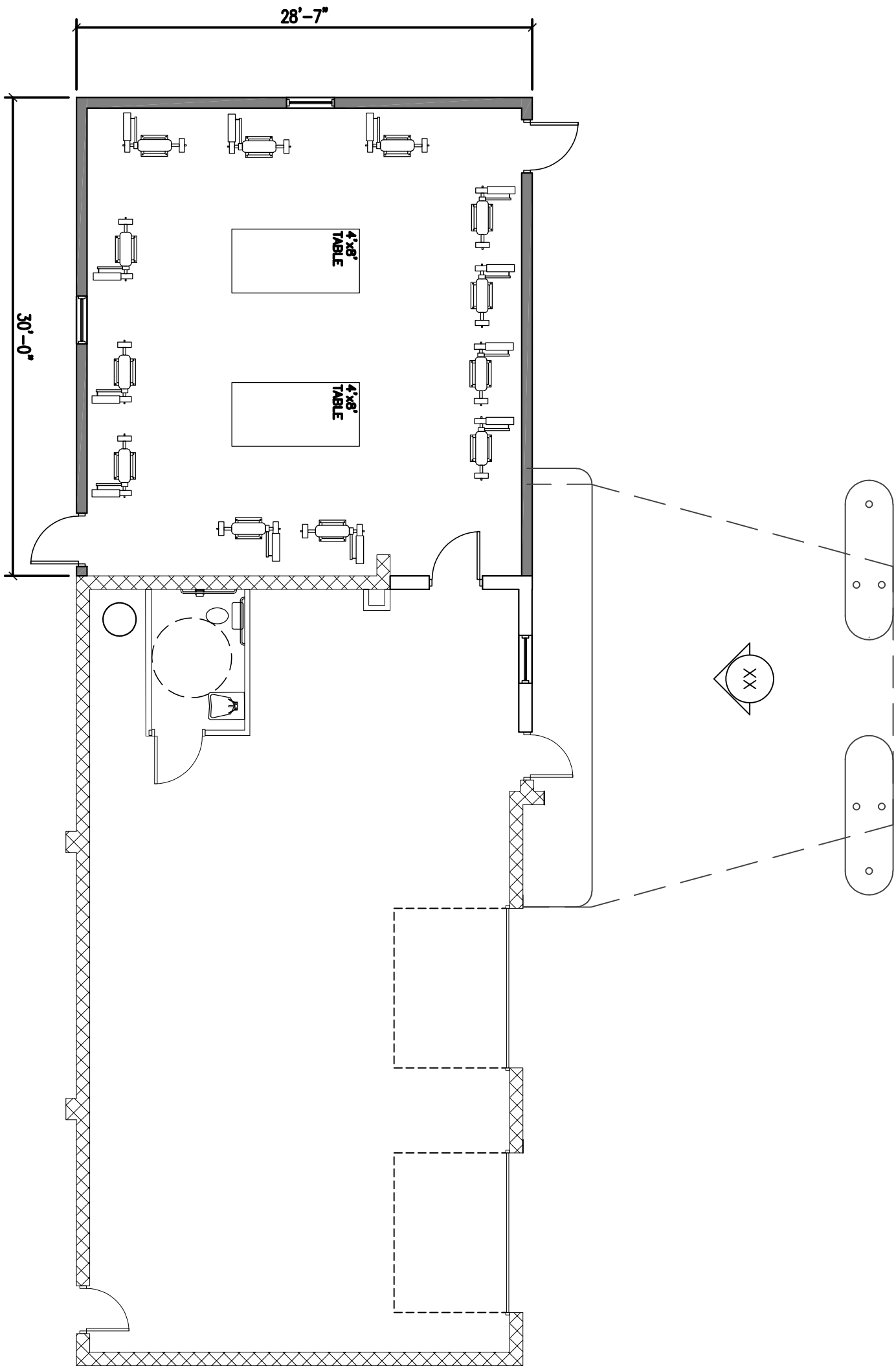
Proposed Impervious Area 24,400 +/- sq. ft.

- 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 crated 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 6 passenger car equivalents (PCE)
(Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 8 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.



PROPOSED FLOOR PLAN
 22'x34' SCALE: 1/4"=1'-0"
 11'x17' SCALE: 1/8"=1'-0"

1
 A1.2



A1.2

DATE: 10-19-12
 PROJECT NO. 12-017
 SHEET NO.

DIRIGO
 ARCHITECTURAL
 ENGINEERING • CONSTRUCTION MANAGEMENT
 EM:tperkins@dirigoae.com W:www.dirigoae.com

PH: (207) 475-4958
 90 Clover Lane
 Turner, Maine 04282

PROPOSED FLOOR PLAN

REV.	DATE	DESCRIPTION

DRAWN BY: CGB CHECKED BY: TWP + RWR

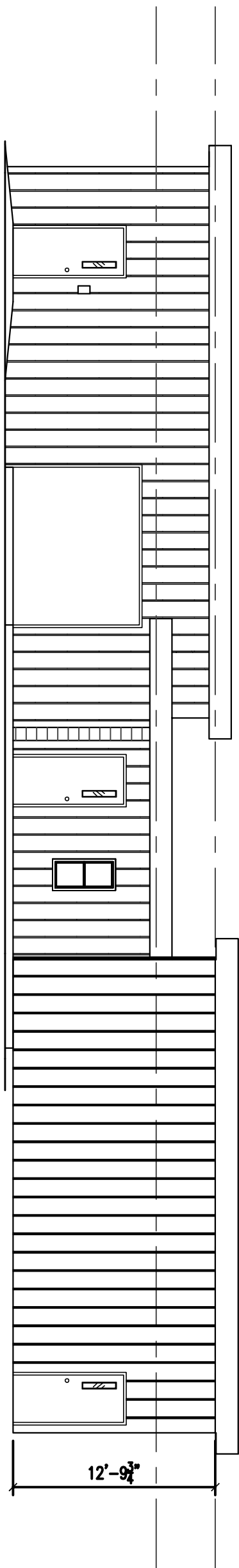
SIGNED COPY OF DRAWING
 ON FILE AT DIRIGO A/E
 OFFICE

NESMW - ADDITION
 54 WASHINGTON STREET

AUBURN

MAINE

A B C D E F G H



WEST ELEVATION
 22X34 SCALE: 1/8"=1'-0"
 11X17 SCALE: 1/16"=1'-0"

1
 A2.1

12'-9 3/4"

A B C D E F G H

A2.1

DATE: 10-8-12
 PROJECT NO. 12-006
 SHEET NO.

DIRIGO 
ARCHITECTURAL
 ENGINEERING • CONSTRUCTION MANAGEMENT
 PH: 207.225.3040 W: www.dirigoae.com

7 Cobblestone Drive
 Suite 2
 Turner, Maine 04282

ELEVATIONS

REV.	DATE	DESCRIPTION

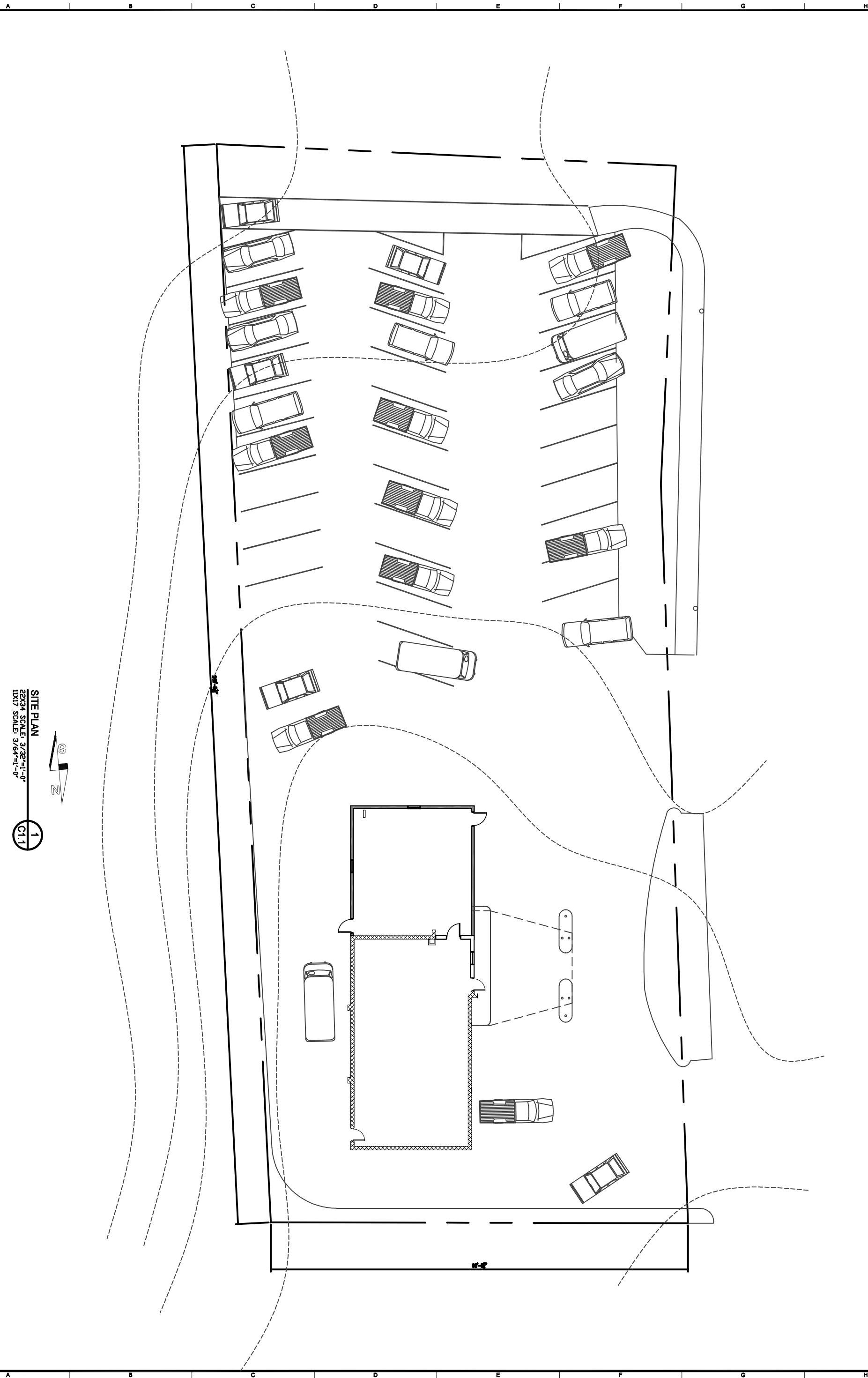
DRAWN BY: CGB CHECKED BY: TWP + RWR

SIGNED COPY OF DRAWING
 ON FILE AT DIRIGO A/E
 OFFICE

NESMW - ADDITION
 54 WASHINGTON STREET

AUBURN

MAINE



SITE PLAN
 22X34 SCALE: 3/32"=1'-0"
 11X17 SCALE: 3/64"=1'-0"



1
 C1.1

C1.1

DATE: 10-15-12
 PROJECT NO. 12-017
 SHEET NO.

DIRIGO
 ARCHITECTURAL
 ENGINEERING • CONSTRUCTION MANAGEMENT
 PH: 207.225.3040 W: www.dirigoae.com

7 Cobblestone Drive
 Suite 2
 Turner, Maine 04282

SITE PLAN

REV.	DATE	DESCRIPTION

DRAWN BY: CGB CHECKED BY: TWP + RWR

SIGNED COPY OF DRAWING
 ON FILE AT DIRIGO A/E
 OFFICE

MAINE OXY - RENOVATION AND EXPANSION
 54 WASHINGTON STREET

AUBURN

MAINE