

CITY OF AUBURN PLANNING BOARD FINDINGS OF FACT

SITE PLAN APPROVAL: 101 Merrow Road (FutureGuard)

Project Description:

Pursuant to Chapter 60, Article II (General Provisions), Sec. 60-45 and 60-578(35), expansion of 10,000 square feet or more in an Industrial Zone, for a Phase 3 Expansion of 36,094 square feet to the east side of the existing building. Futureguard manufactures retractables, fixed awnings and screen solutions. Owners are Futureguard Holdings, LLC.

Planning Board Review:

WHEREAS the Planning Board reviewed, conducted a public hearing and granted Site Plan approval with five conditions on 10/08/19.

Referenced Plans and Documents: The plans and other documents considered to be part of the record by the Planning Board ruling consist of:

Exhibit A: Warranty Deed, Bk. 7024, Pg. 120.

Exhibit B: Impervious Areas Chart, Merrow Road Factory, No Date.

Exhibit C: Cover Letter from Stoneybrook Consultants re: 101 Merrow Road Phase 3 Factory Expansion, Pages 1-4, Dated 9/5/19.

Exhibit D: Development Review Application, Pages 1-6, Dated 9/5/19.

Exhibit E: Site & Demolition Plan, Prepared by Stoneybrook Consultants and Summit Geoengineering Services, Dated 9/5/19.

Exhibit F: Grading & Utility Plan, Prepared by Stoneybrook Consultants and Summit Geoengineering Services, Dated 9/5/19.

Exhibit G: Construction Notes & Details, Prepared by Stoneybrook Consultants and Summit Geoengineering Services, Dated 9/5/19.

Exhibit H: Existing Conditions Plan, Prepared by Stoneybrook Consultants, Dated October 2018.

Exhibit I: USGS Location Map and Tax Map Prepared by Stoneybrook Consultants, Dated 10/2/18.

Exhibit J: Revised Information for 101 Merrow Road (Landscaping), Dated 10/8/19.

Exhibit K: Staff Report for 101 Merrow Road from Megan Norwood, City Planner II to the Auburn Planning Board, Pages 1-6, Dated 10/8/19.

NOW THEREFORE, pursuant to the City of Auburn Zoning Ordinance, the Planning Board, in due consideration of this application, has determined the following facts, per **Sec. 60-1277 Site Plan Guidelines and Sec. 60-1336 Special Exception Conditions:**

In considering a site plan, the planning board shall make findings that the development has made provisions for:

- (1) Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust and vibration; and preservation of light and air;
- (2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;

- (3) Adequacy of the methods of disposal for wastes; and
- (4) Protection of environment features on the site and in adjacent areas.

As conditions prerequisite to the granting of any special exceptions, the board shall require evidence of the following:

- (1) That the special exception sought fulfills the specific requirements, if any, set forth in the zoning ordinance relative to such exception.
- (2) That the special exception sought will neither create nor aggravate a traffic hazard, a fire hazard or any other safety hazard.
- (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.
- (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.
- (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.
- (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.
- (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.

NOW THEREFORE, the City of Auburn Planning Board hereby resolves to conditionally grant Site Plan Approval to Futureguard Holdings, LLC to construct a 36,094 square foot expansion to the 179,970 square foot building. PID: 186-015. Vote: 7 in favor, 0 against.

The Planning Board placed five conditions on this approval:

- (1) No development activity until any bonding or inspection fees is determined by the Auburn Engineering Department. Due to the vicinity of the stream and need for the PBR, this will require city inspection and triggers the bonding and inspection fee.
- (2) A double row of erosion controls will be required to protect all critical areas, such as streams and wetlands during any earth disturbance and construction.
- (3) The Auburn Airport shall be notified a minimum of five days in advance of any crane higher than 75-feet in height used on-site: 1-207-786-0631.
- (4) Internal building circulation shall be reviewed by the Fire Department and Code Enforcement before the issuance of a Building Permit.
- (5) A landscaping plan shall be provided to Staff for review that meets Sec. 60-579(3)(g) of the City's Code of Ordinances before the issuance of a Certificate of Occupancy.

SO APPROVED BY THE CITY OF AUBURN PLANNING BOARD on the 8th Day of October, 2019.

Evan Cyr, Chair

Stephen Martelli

Katie Boss

John Engler



City of Auburn, Maine

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