

## **CITY OF AUBURN PLANNING BOARD FINDINGS OF FACT**

### **SPECIAL EXCEPTION/SHORELAND ZONING – CONSTRUCTION OF A SINGLE-FAMILY HOME IN THE RESOURCE PROTECTION SHORELAND ZONING DISTRICT & SUBURBAN RESIDENTIAL ZONING DISTRICT, 169 STEVENS MILL ROAD, PID: 218-013 & PORTION OF 218-013-001**

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#### **Project Description:**

- This proposal includes the construction of a single-family, carbon neutral home and driveway in the Resource Protection Shoreland Zone. The ordinance authorizes the Planning Board to approve principal structures and uses in the Resource Protection Shoreland Zone as a Special Exception in accordance with Sec. 60-1336 of the Auburn Code of Ordinances. The setback for principal structures and driveways in the Resource Protection Shoreland Zone is 250-feet. They are proposing a 204-foot setback, a portion of the property is also located in the Stream Setback Shoreland Zone which requires a 75-foot setback, they are proposing a 65-foot setback.

#### **Planning Review Process:**

WHEREAS, the City of Auburn Planning Board discussed, held a public hearing and approved the application on 11/12/19.

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

**Exhibit A:** Letter from Rosemary Mosher, GIS Manager/Addressing Officer re: Parcel Address of 169 Stevens Mill Road, Dated 7/30/10.

**Exhibit B:** Cover Letter from John and Anne White and Attached Development Review Application, Dated 10/3/19.

**Exhibit C:** Construction Safety Check Sketch prepared for Fortin Construction, Inc., Dated 10/23/19.

**Exhibit D:** Staff Report from Megan Norwood, City Planner II to the Auburn Planning Board, Pages 1-4, Dated 11/12/19.

WHEREUPON the Planning Board has arrived at the following FINDINGS of FACT regarding the compliance of the application with the approval criteria of Section 60-1336 of the City of Auburn Zoning Ordinance:

#### Section 60-1336 Standards:

- (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.

THEREFORE, BE IT RESOLVED that given the above FINDINGS OF FACT, the City of Auburn Planning Board approves the construction of a Single-Family Home in the Resource Protection Shoreland Zone located at 169 Stevens Mill Road, PID: 218-013 and a portion of 218-013-001 in the City of Auburn in accordance with the referenced plans and documents and ordinance sections referenced herein.

SO RESOLVED BY the City of Auburn Planning Board this 12<sup>th</sup> day of November, 2019:

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Evan Cyr, Chair

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Dan Carroll

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Katherine Boss

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Mathieu Duvall

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Brian Carrier

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John Engler