

Age-restricted retail land use in the T-4.2
301 Main Street, Auburn, ME 04210 - 207-420-2349 - nick@mainegrown.farm

December 10th, 2019


Planning board
City of Auburn
60 Court Street
Auburn ME, 04210

Dear planning board:

I am writing to apply for an age-restricted retail land use in the T-4.2 (Traditional Downtown Neighborhood) Form-Based Code Zoning District. Our application and building permit is for a Marijuana storefront at 301 Main Street. The specific property is located in one of the Form-Based Code Zoning Districts. Age-restricted retail (which Marijuana falls under) is regulated as a Special Exception in the Form-Based Code Zoning Districts. Special Exceptions are required to be reviewed and approved by the Planning Board before approval and occupancy. The use is proposed in a building that already exists as a convenience store and was approved by the Planning Board as Roopers/Florians Market in 1992. There are also a number of other regulations under the T-4.2 section of the ordinance but they pertain to form based code elements such as building placement, parking, façade improvements, etc. Where the building is already there and was approved by the Planning Board in 1992, these items wouldn't necessarily be applicable to our proposal.

Please let us know if you have any questions.

Thank you,

Nicholas Morton
Maine Grown LLC
President, Founder
844-634-7696 Ext. 1
Nick@MaineGrown.Farm
Poland Spring, Maine, 04274
Be the change 



Development Review Application

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



PROJECT NAME: Marijuana Business

PROPOSED DEVELOPMENT ADDRESS: 301 Main Street - Unit two

PARCEL ID#: _____

REVIEW TYPE: Site Plan Site Plan Amendment
 Subdivision Subdivision Amendment

PROJECT DESCRIPTION: Age-restricted land use in T-4.2
for Marijuana business

CONTACT INFORMATION:

Applicant Maine Grown

Name: Nicholas C Morton
Address: 90 Bailey Hill Rd Poland
Zip Code 04274
Work #: 1844-634-7696
Cell #: 207-420-2349
Fax #:
Home #:
Email: Nick@MaineGrown.farm

Property Owner

Name: Steve Roop
Address: Auburn ME
Zip Code 04210
Work #:
Cell #: 207-577-7845
Fax #:
Home #:
Email: S+roop59@AOL.com

Project Representative

Name: Nicholas C Morton
Address:
Zip Code // //
Work #:
Cell #:
Fax #:
Home #:
Email:

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

Name: Hillary Lister - Maine Matters
Address:
Zip Code
Work #:
Cell #: 207-314-4692
Fax #:
Home #:
Email: HillaryLister@Mainematters.net

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area _____ sq. ft.
Proposed Total Paved Area _____ sq. ft.
Proposed Total Impervious Area *Not Applicable because* _____ sq. ft.
Proposed Impervious Net Change *Building Already Exists* _____ sq. ft.
Impervious surface ratio existing _____ % of lot area
Impervious surface ratio proposed _____ % of lot area

BUILDING AREA/LOT

COVERAGE

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

ZONING

Existing _____ *T. 4.2*
Proposed, if applicable _____ *N/A*

LAND USE

Existing _____
Proposed _____ *Existing convenience store*
Marijuana store

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units _____ *1*
Proposed Number of Residential Units _____ *N/A*
Subdivision, Proposed Number of Lots _____ *1*

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

_____ *\$5,000*

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area _____ sq. ft.
Proposed Disturbed Area _____ sq. ft.
Proposed Impervious Area _____ 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 _____ 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 T.4.2 zoning district.
 2. Parcel Area: 1.72 acres / _____ square feet(sf).

Regulations

	Required/Allowed	Provided
Min Lot Area	<u>N/A - Form based Code District T.4.2</u>	
Street Frontage	<u>No Proposed changes to building</u>	
Min Front Yard	<u>5 feet min / 15 feet maximum</u>	
Min Rear Yard	<u>10 feet min/</u>	
Min Side Yard	<u>5 feet min/</u>	
Max. Building Height	<u>min 2 story / max 3 story</u>	
Use Designation	<u>Convenience store, Marijuana store</u>	
Parking Requirement	<u>1 space/ per 400 square feet of floor area</u>	
Total Parking:	<u>two to four /</u>	
Overlay zoning districts(if any):	<u>N/A / /</u>	
Urban impaired stream watershed?	YES/NO If yes, watershed name <u>N/A</u>	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. Full size plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

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

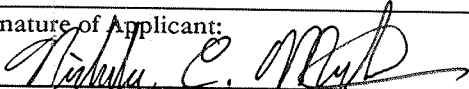
L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

Auburn: www.auburnmaine.org under City Departments/ Planning and Permitting/Land Use Division/Zoning Ordinance

Lewiston: <http://www.ci.lewiston.me.us/clerk/ordinances.htm> Refer to Appendix A of the Code of Ordinances

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: <u>12-10-19</u>
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