



City of Auburn, Maine

Office of Economic and Community Development

60 Court Street, Auburn, Maine 04210

www.auburnmaine.gov 207.333.6601

January 21, 2020

Applicant:

Tim Millett
155 Center Street Bldg. G. Box 6
Auburn, ME 04210

Agent:

SurveyWorks, Inc.
C/O Jimmy C. Courbron
7 Cobblestone Drive, Suite 4
Turner, ME 04282

Re: Proposed 3, 12-Unit Apartment Buildings and Associated Parking, Driveways, Landscaping, Utilities, and Other Site Improvements Located on North River Road (PID 271-101), in the Shoreland Zone and General Business Zoning Districts.

Dear Mr. Courbron,

This letter is to notify you that Preliminary Plan approval for your application, on behalf of Tim Millett for 3, 12-unit apartment buildings on North River Road was granted by the Auburn Planning Board at their January 14, 2020 meeting. In accordance with Section 60-1361(f)(1), the Planning Board requires the following specific changes in the final plan submission:

- The Applicant shall apply for and receive a Letter of Map Revision, based on fill (LOMR-F) through FEMA before the issuance of a building permit;
- Once final grading and foundation loading has been determined, a final geotechnical report shall be submitted prior to the issuance of a building permit;
- The building height shall be limited to 35 feet as measured from the mean of the gable;
- An addressing plan shall be provided to the Addressing Officer before the issuance of a building permit;
- The final plan submission shall include a summary of how this project “will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application.”

In accordance with Section 60-1361(f)(2), the Planning Board sees merit in providing for the requested waivers and will make a ruling at the next meeting where this application is heard, specifically:

1. *Sec. 60-607(15): On lots where one entrance and exit driveway or curb-cuts is constructed, the curb-cut shall not exceed 32 feet in width. Where two or more driveways or curb-cuts are constructed, the curb-cuts shall not exceed 20 feet in width. For automotive service stations, the curb-cut widths may be increased to 32 feet for each driveway or access but shall not exceed two driveways. These widths may be increased up to a maximum of 44 feet on arterial roads if required by the City Engineering Department or the State Department of Transportation. Waiver to allow for two 24-foot curb-cuts.*
2. *Sec. 60-801(2): No medium or high-volume traffic generator shall have more than one two-way access or two one-way accesses in total onto a single roadway. Waiver to allow for two, two-way accesses onto a single roadway.*

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Megan Norwood

Megan Norwood, City Planner II

C: File