

City of Auburn, Maine

"Maine's City of Opportunity"

Office of Planning & Permitting

PLANNING BOARD REPORT

To: Auburn Planning Board

From: Douglas M. Greene, A.I.C.P., City Planner

Re: Hickory Ridge Subdivision- Lots 10 & 11

Date: December 10, 2013

PROPOSAL:

The applicant, George S. Bouchles, P.L.S. agent for B & M Builders, is seeking approval of a minor modification to Hickory Ridge Subdivision, Lots 10 & 11, pursuant to Chapter 60, Article XVI, Division 4- Subdivision, Section 60-1359- Guidelines; of the City of Auburn Ordinances.

PROJECT HISTORY-

The Planning Board approved Hickory Ridge Subdivision (then known as Sunrise Ridge) at its March 8, 2005 meeting.

PROPOSAL OVERVIEW-

The proposed lot reconfiguration plan seeks to modify the side yard property line between lots 10 and 11 in order to bring a residential structure, under construction on lot 10, into compliance with the 15 foot side yard set-back required by the existing Rural Residential zoning. The proposal would transfer approximately 769 sq. ft. from lot 11 over to lot 10. The property owner of lot 11 has provided a letter agreeing to the transfer of this portion of her property.

The applicant worked with staff to minimize the change of the common side yard boundary and has provided the existing deeds and proof of ownership. The Staff recommends that any approval be conditioned on providing recorded copies of the deeds and plan to the City within 60 days of approval.

DEPARTMENT REVIEW-

Police Department- No Concerns

Fire Department- No Concerns

Water and Sewer District- No Concerns

Engineering Department- No Concerns

FINDINGS FOR SUBDIVISION REVIEW-

Staff has reviewed the proposal using the subdivision guidelines (Article XVI, Division 4, Sec. 60-1359) and is the staff's opinion that the proposed subdivision amendment meets those requirements. It is recommended that the Planning Board consider the following findings and modify them as the Board deems necessary:

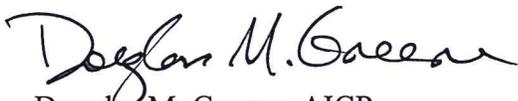
- a. The proposed subdivision will not result in undue water, air or noise pollution. In making this determination the Board has considered the elevation of land above sea level and its relation to the floodplains, the nature of soils and sub-soils and their ability to adequately support waste disposal; the slope of the land and its effect on effluents; the availability of streams for disposal of effluents; and the applicable state and local health and water resources regulations. The current proposal does not change this finding.
- b. Has sufficient water available for the reasonably foreseeable needs of the subdivision. Public water is available in adequate supply. The current proposal does not change this finding.
- c. Will not cause an unreasonable burden on an existing water supply.
- d. Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result. There will be no soil disturbance with current proposal.
- e. Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed.
- f. Will provide for adequate sewage waste disposal.
- g. Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized. The current proposal does not change this finding.
- h. Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas. The current proposal does not change this finding.
- i. The proposal is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, and future land use plan.
- j. The applicant has adequate financial and technical capacity to meet the above stated standards.
- k. The subdivision 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.
- l. The provisions for on-site landscaping are adequate to screen neighboring properties from unsightly features of the development.
- m. The proposed development will not create a fire hazard and has provided adequate access to the site for emergency vehicles.

- n. The proposal will not, alone or in conjunction with existing activities, adversely affects the quality or quantity of ground water.
- o. The long-term cumulative effects of the proposed subdivision will not unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.

RECOMMENDATION:

Based upon the findings noted above, Staff recommends that the Planning Board **approve** the request of the applicant, George S. Bouchles, P.L.S. agent for B & M Builders, of a minor modification to Hickory Ridge Subdivision, Lots 10 & 11, pursuant to Chapter 60, Article XVI, Division 4 – Subdivision of the City of Auburn Ordinances with the following conditions:

- A. The applicant shall provide copies of the deeds and plans transferring property between lots 10 and 11 within 60 days of approval.
- B. Plan approval is also conditioned upon compliance by the applicant with the plans and specifications which have been received by the Planning Board in connection with the subdivision proposal.



Douglas M. Greene, AICP
City Planner

