

City of Auburn, Maine

"Maine's City of Opportunity"

Office of Planning & Development

PLANNING BOARD STAFF REPORT

To: Auburn Planning Board

From: Douglas M. Greene; AICP, RLA
City Planner

Re: Special Exception and Site Plan Review for Hammond Tractor

Date: July 8, 2014

I. PROPOSAL- A proposal has been submitted by Snowden Consulting Engineers, Inc., an agent for Pine Tree Holdings, aka. Hammond Tractor for a special exception and site plan review for property located at 1525 Minot Avenue, in order to construct a new 21,600 sf. Retail building and 24,000 sf. of self storage units, pursuant to Chapter 60, Sections 60-525 (b) (14); 60-1301 and 60-1336 of the City of Auburn Ordinances. The property is zoned Minot Avenue Business (GB II). The proposed development is over 5,000 sf. which is a special exception and site plan review and requires Planning Board review and approval.

The property at 1525 Minot Ave. has been used a tractor sales (with a existing 8,400 sf. storage building) and pool supply in recent years with a large amount of the 29 acres to the rear being a vacant combination of woods and pasture. The proposed development features a 40 foot wide street ending in a cul-de-sac that will serve this development and potentially an additional vacant parcel in the northeast portion of the overall property. A driveway leads to a 21,600 sf. retail and service building for Hammond Tractor. 43 parking spaces are provided for this building. The vehicular access way leads to an inventory storage area (crushed gravel surface) that includes an additional 11 parking spaces. Further back to the northwest of the development site are six, 4,000 sf. self storage buildings totaling 24,000 sf.

II. DEPARTMENT REVIEW-

- a. Police- No Comments
- b. Auburn Water and Sewer- This owner of the property has been working with the Auburn Water and Sewer District to construct and extend a new sanitary sewer line along Minot Avenue that will serve this project. A letter from the Water and Sewer District **is attached** with this staff report.
- c. Fire Department- The Auburn Fire Department has worked with the owner and is satisfied with the fire protection plan for the project.

- d. Engineering- Gary Johnson, Assistant City Engineer, sent a list of questions to the Project Engineer, Boyd Snowden on June 2, 2014. Mr. Snowden's response is **attached** with this staff report. In summary, Mr. Johnson's questions pertained to the proposed crushed stone inventory parking area, the status of a possible vernal pool on the property, the proposed sanitary sewer, a new access point to the property from Minot Avenue and whether the proposed road would be public or private.
- e. Planning and Development- The Planning Staff worked with the project engineer on revisions to the application narrative and site plan. The most significant issue that was addressed was the possible vernal pool. The owner had a wetland scientist inspect the area in question and reported in **an attached letter** findings that area is not a vernal pool. A non-conforming "lot", shown on the site plan as a narrow strip of land at the northernmost portion of the development was discussed by staff as needed to be extinguished by incorporating it into an adjacent property.

III. PLANNING BOARD ACTION- The Planning Board is asked to review the application by Hammond Tractor as a Site Plan Review (Section 60-1301) and Special Exception (Section 60-1336).

SITE PLAN- A Site Plan is required as part of a Special Exception review. The applicant met the requirements of the Site Plan Law in their application. The Planning Board needs to make its decision based on the Site Plan Law, *Sec. 60-1277. Objective-* "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; (ACCEPTED BY STAFF)*
- (2) *Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas; (ACCEPTED BY STAFF)*
- (3) *Adequacy of the methods of disposal for wastes; (ACCEPTED BY STAFF) and*
- (4) *Protection of environment features on the site and in adjacent areas. (ACCEPTED BY STAFF)*

SPECIAL EXCEPTION- A Special Exception is defined in the Zoning Ordinance (Page 14) as follows: "***Special exception*** means a use that would not be appropriate generally or without restriction throughout the district, but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, order, comfort, convenience, appearance, prosperity, or general welfare. Such a use may be permitted in such district as a special exception, if specific provision for such special exception is made in this zoning chapter and reasonable restrictions imposed by the planning board are complied with." For this development application, the proposed new building is over 5,000 square feet in size and therefore is a Special Exception in the GBII zone.

The zoning ordinance describes the conditions needed for approval in:
Sec. 60-1336. Conditions-

(a) *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. (ACCEPTED BY STAFF)*
- (2) *That the special exception sought will neither create nor aggravate a traffic hazard, a fire hazard or any other safety hazard. (ACCEPTED BY STAFF)*
- (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. (ACCEPTED BY STAFF)*
- (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. (ACCEPTED BY STAFF)*
- (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. (ACCEPTED BY STAFF)*
- (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. (ACCEPTED BY STAFF)*
- (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. (ACCEPTED BY STAFF)*

IV. STAFF RECOMMENDATION-

Site Plan Review- The Staff recommends the Planning Board **APPROVE** the Site Plan Review for the proposed development of Hammond Tractor at 1525 Minot Avenue as the Site Plan meets the requirements of the Site Plan Law **Sec. 60-1277** based on the findings that:

- The development has made provisions to protect adjacent areas against detrimental or offensive uses and will provide adequate surface water drainage and buffers against unwanted light, sound, dust and vibration and the preservation of light and air.
- The development has made provisions for safe vehicular and pedestrian movement within the site and adjacent areas.
- The development has made provisions for adequate disposal of wastes and the protection of environmental features of the site and adjacent areas.

Special Exception- The Staff recommends the Planning Board **APPROVE** the Special Exception for Hammond Tractor at 1525 Minot Avenue as the application meets the requirements of **Special Exception Law, Section 60-1336** based on the findings that:

- The proposal fulfills the requirements of the Minot Avenue II (GB II) zone.
- The proposed development will not create a traffic, fire or other safety hazard.

- Granting the Special Exception will not be an impediment to the implementation of the 2010 Comprehensive Plan.
- The proposed development will not have a negative effect on the characteristics or values of the neighborhood or surrounding area.
- The proposed development provides adequate area, open and green space, storm water management, parking, landscaping, building separation, water supply and building separation and the provision of maintenance of all of the above.
- The standards imposed are at least as stringent as those elsewhere imposed by the city.
- Essential services are available.

The approval of the Site Plan Review and Special Exception is made subject to the following conditions:

1. Approval by Auburn Water and Sewer District of the new sanitary sewer system to the property.
2. Approval by the Maine DOT of the new access to Minot Avenue.
3. Resolve the non-conforming status of the lot to the north of the project.
4. Prior to the commencement of site work, the developer must contact the Engineering Department regarding the requirement to provide bonding and pay inspection fees to cover those site improvements which have public impacts.



Douglas M. Greene, A.I.C.P., R.L.A.
City Planner



Development Review Application

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



PROJECT NAME: Hammond Tractor Facility

PROPOSED DEVELOPMENT ADDRESS: 1525 Minot Avenue, Auburn, Maine

PARCEL ID#: 205-001

REVIEW TYPE: Site Plan Site Plan Amendment
 Subdivision Subdivision Amendment

PROJECT DESCRIPTION: Development of new access road, 21,600 square foot retail/service building, development of six 4,000 square foot self-storage buildings and utilities required to serve these new facilities. The project also includes crushed stone inventory areas for the new retail building.

CONTACT INFORMATION:

Applicant Pine Tree Holding, LLC

Name: Gary Hammond
Address: P.O. Box 99, Fairfield, ME
Zip Code 04937
Work #: 207-453-0300
Cell #: 207-314-0001
Fax #: 207-453-7825
Home #: N/A
Email: garyh@hammondtractor.com

Property Owner

Name: Same as applicant
Address:
Zip Code
Work #:
Cell #:
Fax #:
Home #:
Email:

Project Representative

Name: Boyd Snowden
Address: 34 Libby Hill, Oakland, ME
Zip Code 04963
Work #: 207-465-4400
Cell #: 207-649-8568
Fax #: 2077-465-4441
Home #: N/A
Email: boydsnowden@gmail.com

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

Name: Stephen Howell, S.W. Cole Eng.
Address: 37 Liberty Dr., Bangor, ME
Zip Code 04401
Work #: 207-848-5714
Cell #: 207-735-6547
Fax #: 207-848-2403
Home #: N/A
Email: showell@swcole.com

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	36,783	sq. ft.
Proposed Total Paved Area	161,962	sq. ft.
Proposed Total Impervious Area	295,844	sq. ft.
Proposed Impervious Net Change	259,061	sq. ft.
Impervious surface ratio existing	2.88 %	% of lot area
Impervious surface ratio proposed	23.17%	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	11,847	sq. ft.
Proposed Building Footprint	57,447	sq. ft.
Proposed Building Footprint Net change	45,600	sq. ft.
Existing Total Building Floor Area	11,847	sq. ft.
Proposed Total Building Floor Area	57,447	sq. ft.
Proposed Building Floor Area Net Change	45,600	sq. ft.
New Building	Yes	(yes or no)
Building Area/Lot coverage existing	0.928%	% of lot area
Building Area/Lot coverage proposed	4.45%	% of lot area

ZONING

Existing	Commercial
Proposed, if applicable	N/A

LAND USE

Existing	General Business II
Proposed	General Business II

RESIDENTIAL, IF APPLICABLE

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

PARKING SPACES

Existing Number of Parking Spaces	10 spaces
Proposed Number of Parking Spaces	55 spaces
Number of Handicapped Parking Spaces	2
Proposed Total Parking Spaces	62 spaces

ESTIMATED COST OF PROJECT

\$ 2,585,000

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	36,783	sq. ft.
Proposed Disturbed Area	365,904	sq. ft.
Proposed Impervious Area	259,061	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 (Since July 1, 1997) 9 PCE passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 87 PCE 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 General Business II zoning district.
 2. Parcel Area: 29.31 acres / 1,276,744 square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	<u>10,000</u>	<u>/ 1,276,744</u>
Street Frontage	<u>100'</u>	<u>/ 306'</u>
Min Front Yard	<u>25'</u>	<u>/ 357'</u>
Min Rear Yard	<u>35'</u>	<u>/ 177'</u>
Min Side Yard	<u>25'</u>	<u>/ 362'</u>
Max. Building Height	<u>45'</u>	<u>/ 20' +/-</u>
Use Designation	<u>Commercial</u>	<u>/ Commercial</u>
Parking Requirement	<u>1 space/ per varies square feet of floor area</u>	
Total Parking:	<u>54 spaces</u>	<u>/ 67 spaces</u>
Overlay zoning districts (if any):	<u>/ /</u>	
Urban impaired stream watershed?	<u>YES/NO If yes, watershed name <u>NO</u></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: June 6, 2014
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SNOWDEN CONSULTING ENGINEERS, INC.

34 Libby Hill Professional Building Suite 2 Oakland, Maine 04963
Phone: (207) 465-4400 Fax: (207) 465-4441 email:bsnowden@snowdenengineers.com

June 30, 2014
SITE-07-045

City of Auburn Planning Department
Attn: Douglas Greene
60 Court Street
Auburn, ME 04210

RE: Narrative for Site Plan Review and Special Exception Compliance

Dear Mr. Greene,

I am pleased to submit this letter as part of the required application materials for the Pine Tree Holdings, LLC submission for the Hammond Tractor Facility proposed for development on a parcel which abuts Minot Avenue. The following paragraphs outline the means by which the submission materials meet the standards for both the Site plan Review criteria and the Special Exception criteria.

Site Plan Review Compliance

The following items list the determination we have made for compliance with the Site Plan Review standards. The order of these items corresponds to the order by which each falls within the review standards document supplied to me by your office.

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;...."*

In order to meet this requirement, the proposed design has incorporated a number of aspects that ensure compliance with this standard. First, in order to ensure that the project does not negatively impact adjacent areas due to storm water runoff, the design incorporates a number of storm water treatment facilities that not only reduce the projected peak runoff to less than pre-development runoff rates, but also treat the runoff to meet the quality standards required by the Site Location of Development permit standards. The design incorporates three underdrain grass filters and a wet pond to manage the storm water from the developed site.

The design also has retained a wooded buffer area along the western edge of the parcel to achieve two purposes. The first purpose is to maintain an adequate buffer for the existing unnamed stream that traverses the property along the western boundary. Secondly, this wooded buffer area provides a visual and sound screening for abutting properties to the west of the site.

The design also requires dust control to reduce the detrimental effects of dust on abutters both during construction and post-construction. All disturbed areas are either impervious areas (most of which are asphalt or building surface), or vegetated areas that will be seeded and mulched after the grading of the site is completed. These efforts are intended to reduce the amount of soil particles that are allowed to leave the site whether it be in storm water

runoff or by wind. The stabilization of the site proposed in the design will aid in ensuring that the dust is kept to a minimum throughout these time periods.

2. *Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas:*

The site has been designed in a manner to separate the customer access and parking areas from the delivery and equipment storage areas on the site. Most of the delivery access and equipment storage is located in areas that are separated from the main customer entrance. This will protect the customers during their visits to the retail and service areas, as well as protect the employees and delivery vehicle operators by separating them from the general public. The main entrance to the facility and to the self-storage areas will be along the proposed roadway planned to be constructed along the existing car sales lot to the east of the site, off Minot Avenue. Deliveries will also enter the site along this proposed route; however, delivery vehicles are planned to exit along an expanded existing site entrance on the western edge of the parcel, near the existing commercial rental building. The intent of the secondary delivery access exit is to provide a means that delivery trucks can exit the site without having to be incorporated into the customer exit route.

3. *Adequacy of methods for disposal of wastes;*

The project plans to connect into the municipal sanitary sewer system for all waste streams generated from bathroom facilities, kitchenette areas, or wash down areas in the service department. The intent is to construct a new gravity sanitary sewer main on the property that will transmit sewerage waste from the new building to a new pump station that will be located adjacent to Minot Avenue on the parcel. Sewerage will then be pumped from this pump station approximately 1,700 feet through a sanitary sewer forcemain to an existing gravity sewer manhole located in an easterly direction from the parcel, on the north side of Minot Avenue. This existing manhole is part of the Auburn Water and Sewer District collection system.

The applicant plans to utilize commercial haulers to haul solid waste collected from the site and dispose of in accordance with City of Auburn standards. There will two dumpsters located on the site. One of the dumpsters will contain MSW, the other will contain cardboard. The location of these dumpsters has been identified on the site plan.

Construction debris from any of the building construction work shall be hauled to the appropriate transfer station facility for processing.

4. *Protection of environmental features on the site and in adjacent areas;*

As indicated under Item 1 above, the site has been designed to fit harmoniously into the surrounding areas to minimize impacts to the environment and the abutting properties. Although significant soils will be disrupted as part of the scope of work, the applicant intends to limit the disturbed areas to smaller segments during the construction of this project so as to ensure the areas are more manageable, and therefore, easier to maintain during construction periods.

The design also maintains a wooded buffer area surrounding the existing stream channel along the western boundary of the parcel. This wooded buffer area not only provides protection for the stream, but also acts as a visual and sound barrier between the development and existing landowners to the west of the parcel.

A potential significant vernal pool was identified in 2007 during Phase 1 of the site development for this parcel. The potential significant vernal pool was identified on the 80 foot strip that was owned at that time by Russell Hammond. The strip of land was transferred to Gary Hammond in 2009 to clear up a non-conforming lot issue the City had with this 80 foot strip. We limited the work in regards to this vernal pool in 2007 since it was not on the development parcel, and therefore, we were not obligated to meet the regulatory standards since vernal pool regulations cannot cross property boundary lines in the State of Maine. The vernal pool issue was raised during a review by Gary Johnson, Assistant City Engineer for the City of Auburn. Once the 80 foot strip became property owned by Gary Hammond, the project also became subject to the regulatory standards for vernal pools.

Since our office had directed S.W. Cole to limit their work on the potential significant vernal pool in 2007, we asked Aleita Burman from S.W. Cole to visit the site on June 27th to provide an inspection of the vernal pool and to determine whether she thought that this vernal pool could be significant. This inspection was to provide the applicant with an understanding of the resource, and the potential impacts to the development. Since Ms. Burman was not the original person who delineated the site from S.W. Cole, being the senior wetland scientist at S.W. Cole, we felt her professional opinion would provide us with the guidance the applicant needed to determine the future path for the project.

The results of Ms. Burman's inspection have been included on the letter from S.W. Cole dated June 28, 2014. To summarize this letter, Ms. Burman found that the pool was actually linked to two stream channels in close proximity to it. Her finding was that the pool did in fact have an outlet which connected to one of these existing stream channels. She also determined that even though the date of the inspection was outside of the window for counting egg masses for vernal pool activity, she indicated there still would have been salamander or other species present in the pool had it been acting as a significant vernal pool. This new data led her to conclude that the pool was in fact part of the stream channel and did not meet the definition of a vernal pool. I would recommend a review of June 28th letter for additional information on this matter outlined by Ms. Burman.

5. Section 60-1301 Scale, required information

- a. The scale of the plans vary. The site plan and grading plans are provided at scales of 1" = 60' or less.
- b. The name and address of the owner and developer have been provided on the plans.
- c. The name of the development, scale, north arrow, date of plan and legend have been provided on the plans.
- d. The names and addresses of the abutters has been provided under separate cover from the plan, as part of the application for the Site Location of Development Permit. The abutter names and addresses were determined from the City of Auburn Tax Map database. The abutters are referenced by Map and Lot number.
- e. Current zoning boundaries and flood plain boundaries have not been added to the Site Plan but can be if required.

- f. Existing boundary information was derived from the boundary survey plan completed by Cullenberg Land Surveyors for the parcel dated September 10, 2007.
- g. Topographical data for the site, including existing contours and site features within the parcel and for portions of surrounding abutting properties and roadways was provided by an aerial survey data plan completed by Aerial Survey & Photo using photo imagery taken on November 28, 2007.
- h. Locations of wetland, marsh and water course areas were delineated by S.W. Cole Engineers in 2007. A potential significant vernal pool was located in the northwest corner of the parcel at that time within the 80 foot strip owned by Russell Hammond. The 80 foot strip was transferred to Pine Tree Holdings, LLC in 2009. The potential significant vernal pool was inspected on June 28, 2014 where it was determined that the pool was not a vernal pool but in fact was part of an existing stream channel system.
- i. All buildings on the parcel as well as on abutting properties delineated from aerial survey data and reflected on the plan.
- j. Locations of water mains, sewer and storm drain systems indicated on the plans provided by the local utilities or located in the field with supplemental survey data provided by Broken Stone Land Surveyors.
- k. Soil data for the parcel developed in High Intensity soil survey of the parcel provided by S.W. Cole Engineers, Inc.
- l. Design of site plan incorporates plans for vehicular and pedestrian movement within the development as well as provisions for access onto Minot Avenue. The total existing vehicle trip ends for the parcel is 9 PCE's. The total projected peak vehicle trip ends for the parcel upon full build-out is 87 PCE's, as derived from data provided within the 6th edition of the Trip Generation Manual developed by the Institute of Transportation Engineers.
- m. Locations of proposed underground water and sewer mains have been delineated on the site plans. Location of the electrical service feed and communication feed will be field determined by the respective local utilities. Adequate separation will be provided between these utilities and other site features or utilities.
- n. Section 12 of the previously submitted application for Site Location of Development permit includes a full description of the storm water management plan for the proposed project. The storm water management plan meets State and Federal requirements for the storage and treatment of runoff from the proposed development.
- o. Off-street parking areas have been defined on the site plan and comply with the Auburn standards for size and quantity of off-street parking for this zone.
- p. Exterior lighting for the self-storage units shall be with the use of wall packs mounted on each of the self-storage buildings. Exterior lighting for the Hammond Tractor facility will also include the use of wall packs mounted around the building as required.
- q. Landscaping details have been indicated in the design plans.
- r. The applicant plans to install a sign adjacent to Minot Avenue on the parcel for the new facility. This sign will likely not be constructed until at least 2015. The location of the proposed sign has been identified on the Site Plan. Prior to installation, the applicant will submit the design information of the sign to the City for approval.
- s. Descriptions of the intent for disposal for solid waste, sewerage have been included within the application for the Site Location of Development Permit.
- t. Boundary description data is provided on the Boundary Survey plan completed by Cullenberg Land Surveyors dated September 10, 2007 and provided under separate cover.
- u. The applicant has coordinated the project design with John Storer of the Auburn Water & Sewerage District. Letters of approval from the District are likely to be sent directly to the City of Auburn during the planning board review process.

v. Being a commercial development, the development areas and percent coverage of buildings and impervious areas for the proposed development are as follows:

1. Proposed Total Impervious Area (included existing develop.)	295,844 s.f.
2. Percent impervious area coverage of parcel	23.17%
3. Proposed Total Building Area (including development)	57,447 s.f.
4. Percent building area coverage of parcel	4.45%
5. Area proposed for driveway, parking and inventory	238,397 s.f.
6. Total number of parking spaces required	54
7. Total number of employees projected per shift	10
8. Total proposed retail building area	10,447 s.f.
9. Total proposed parts, service & equipment storage (buildings)	47,000 s.f.

w. It is Pine Tree Holding's intent to initially construct the wet pond, access road, utilities and the platform area for the proposed self-storage buildings on the site in 2014. Pine Tree Holding will construct several (planning on 2 or 3) of the self storage buildings in 2015, then progress with construction of the remainder of the buildings as demand requires. Pine Tree Holding shall also construct the sanitary sewer force main in 2014. In 2015, Pine Tree Holding shall complete the site work on the parcel in preparation for the new Hammond Tractor Facility. The current plan of the applicant is to construct the new facility in 2016 along with providing final grading and paving of site, assuming the economic outcast is still favorable at that time. Should a downturn in the economy occur, the new facility construction may be pushed off another year or more until the economy stabilizes.

x. Financial capability data has been provided within the application for the Site Location of Development permit.

Division 3 - Special Exception

In reference to the special Exception criteria required due to the amount of square footage being proposed for the parcel, I have responded to the descriptions from the Ordinance in sequential format. The responses below are listed in the order they are defined within the City Ordinance.

1. It is our contention that we have provided within the application all of the criteria necessary for the Planning Board to determine that this project has met the requirements of the City of Auburn Ordinance for the Minot Business GB II zoning standards of this parcel. Any issues identified during the review by City Staff and outside agencies shall be addressed immediately and prior to the Planning Board final meeting.
2. Due to the low number of peak hour vehicle trip ends for the proposed development, we do not anticipate traffic hazard conditions to be aggravated by the project. The project will be coordinated with the City Planning Office and the Maine Department of Transportation for the entrances onto Minot Avenue. The applicant has submitted an entrance permit

application to the Maine Department of Transportation. A copy of this application has been included with this narrative.

3. To our knowledge, there is no current master plan for constructing a future highway through or near this parcel, therefore, we do not anticipate that the project will hamper or disrupt any master development plan.
4. The project has been developed in a manner that will screen the proposed development from existing residential parcels to the west of the parcel by maintaining the wooded buffer area along the western boundary. The design is also proposed to mask the self-storage facilities behind the proposed large retail/service building of Hammond Tractor, rather create a greater visual impact by not aligning those two building development envelopes from the Minot Avenue corridor. The development fits into the current business/commercial uses for parcels surrounding the site.
5. Reasonable provisions have been made to develop the parcel in a manner that ensures compliance with local and State standards for lot configuration and development.
6. To our knowledge, the proposed development is proposed so as to comply with the stringent requirements of the City Ordinance which is consistent with other developments throughout the City.
7. Our office will continue to work with essential services such as the Fire Department and Police Department to ensure that each has adequate access to the site, and that the proposed development does not negatively impact their ability to serve both this development and surrounding abutting properties.

I hope the information provided within this letter has addressed the submission criteria for the planning board meeting criteria. Please contact me if you have any questions or require additional information.

Sincerely,



Boyd A. Snowden, PE
President

cc: Pine Tree Holdings, LLC

AUBURN WATER DISTRICT

MEMBER MAINE WATER UTILITIES ASSOCIATION

268 COURT ST. - P.O. BOX 414

AUBURN, MAINE 04212-0414

June 26, 2014

Douglas M. Greene
Auburn City Planner
60 Court St.
Auburn, ME 04210

RE: Proposed Hammond Tractor Facility, Minot Avenue, Auburn

Dear Doug:

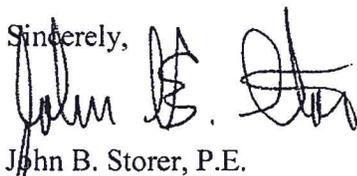
We reviewed a Site Location Permit Application for a proposed Hammond Tractor Facility to be located on a 29 acre parcel out past the intersection of Hatch Road on Minot Avenue. Public water is currently available at the site and we are cooperating with the applicant's engineer, Boyd Snowden, to get a private sewer service connection to our public collection system.

We have no concerns regarding the proposed project. Public water can be provided from our water main located in Minot Avenue. We have two comments for the applicant to consider. A 6-inch water main is shown entering onto the parcel. It is listed as being Class 52 cement lined, ductile iron. We would likely allow use of lower cost C909 PVC pipe, provided the selected earthwork contractor was comfortable using the PVC pipe. The other comment is in regard to whether the new facility will have any type of sprinkler system. If a sprinkler line is required the applicant would be required to run separate water service lines: one for metered domestic use; and a separate service for non-metered sprinkler use. The plans currently show a single 2-inch HDPE service line, presumably for domestic use only.

The applicant is planning to put in a sewerage pump station that will have a private force main extend back to our public sanitary sewer collection system. We are comfortable with this approach and have been working with Mr. Snowden to obtain the necessary MDOT permits.

Please feel free to contact us if you have any questions or concerns. We are available to meet to discuss the proposed project or to review any related plans.

Sincerely,



John B. Storer, P.E.
Superintendent, Auburn Water & Sewerage Districts



SNOWDEN CONSULTING ENGINEERS, INC.

34 Libby Hill Professional Building Suite 2 Oakland, Maine, 04963.
Phone: (207) 465-4400 Fax: (207) 465-4441 email:bsnowden@snowdenengineers.com

June 30, 2014
SITE-07-045

City of Auburn
Attn: Douglas Greene
60 Court Street
Auburn, ME 04210

***RE: Response to cursory Review Comments from Gary Johnson dated June 2, 2014,
Hammond Tractor Facility***

Dear Mr. Greene:

Please accept this letter as our response to comments made in a memo provided by Gary Johnson regarding the proposed Hammond Tractor Facility. The responses to these comments are in the same sequence as the memo.

1. *Will the proposed crushed stone surface for the Inventory Storage Area meet the City's requirement for a "dust free" surface?*

Although this question appears to be addressed to the planning department, I would like to note that the crushed stone will have some initial dust on it due to the material manufacturing process. There will also be times in the future where sediment may fall off the tractors that are brought in for servicing. However, rainfall should wash these particles to below the surface which should reduce any potential dust clouds. Also, the traffic traveling over these crushed stone areas will be travelling at very slow speeds due to equipment storage in these areas, therefore it is unlikely that even in the presence of colloidal particles that any significant dust cloud would be created. These crushed stone areas will not be occupied or driven on by customers, but by staff at the facility. This will reduce the traffic volume for these areas.

2. *What is the status of the identified potential Significant Vernal Pool located in the northwest corner of the site, within Wetland A?*

The potential significant vernal pool was identified in 2007 as part of a separate lot and re-inspected in 2014 after the land was transferred to the applicant as part of a lot conformance issue. The inspection in 2014 documented that the potential significant vernal pool was in fact part of an existing stream channel, and therefore did not meet the definition of a vernal pool. See letter from Aleita Burman, Senior Wetland Scientist, dated June 28, 2014, regarding this issue.

3. The proposed private sewer force main will require permitting through Maine DOT.

The applicant is in the process of acquiring the permitting for this sewer force main through Maine DOT. The Opening Permit will be submitted to the City Planning Office once it is received.

4. All Changes to access points along Minot Av will require Maine DOT permits.

The applicant is in the process of applying for an Entrance permit application for the development in accordance with the design plans. The Entrance permit will be submitted to the City Planning Office once it is received.

5. Will the access road being constructed to City standards be offered by acceptance as a city street? If so, then the following items need to be considered:

- A street name that does not duplicate or phonetically sound like another in the City.*
- Additional bonding and inspection requirements.*
- Potential issues with change of street address, i.e., deliveries, advertising, legal documents. These would only be temporary, but sometimes do create unexpected costs and problems.*

It is the intent of the applicant to construct the road to meet City standards for acceptance; however, the applicant has no intent on making this a public road at this time. The applicant wants to construct the road to City standards now, but reserve the right to request it to be a public road in the future.

I hope this letter adequately responds to the questions/comments from Mr. Johnson regarding the project. If you have any additional comments or questions, please do not hesitate to call.

Sincerely,

Boyd A. Snowden, PE
President

cc: Pine Tree Holdings, LLC

07-1013.4 W
June 28, 2014

Hammond Tractor Company
Attention: Gary Hammond
216 Center Road
P.O. Box 30
Fairfield, ME 04937

Subject: Site Visit to Potential Vernal Pool
Proposed Development Property
Minot Avenue
Auburn, Maine

Dear Gary,

This letter is to present the results of our site visit to a previously identified potential vernal pool on the proposed development property on Minot Avenue in Auburn, Maine. The purpose of our services was to visit a previously identified potential vernal pool on the site and determine if it potentially meets either the U.S. Army Corps of Engineers (Corps) or Maine Department of Environmental Protection (MDEP) definitions of a vernal pool.

S.W. Cole Engineering, Inc. (S.W.COLE) conducted Protected Natural Resources identification and delineation services on the property in 2007 and 2008, reported to you in our July 10, 2008 Wetland Delineation Report. In that report and on its accompanying plan, we identified a potential vernal pool in the northwestern portion of the property, in the vicinity of the junction of two streams.

After our identification and delineation services, we were informed that a strip of land along the northern property boundary was not originally deeded to you, but retained by the original landowner at his request during the property sale, and that it was not part of our services as we originally thought. This strip included portions of two streams and the potential vernal pool. We understand that since that time, due to City of Auburn rules regarding subdivision, that the strip of land has recently reverted to your ownership. Since this change in property line now includes the potential vernal pool on your potential development site, we were asked to visit the feature to assess if it is a vernal pool.

We visited the previously identified potential vernal pool on June 27, 2014. The feature was located in a wetland at the bottom of a gully within the junction of two streams, the westernmost appearing perennial, the easternmost appearing intermittent. The wetland was forested with well-developed understory and herbaceous layers, and very poorly drained soils. The feature was linear, originating at the base of a nearby field, then flowing through the wetland and outletting to the perennial stream. We observed approximately 4 inches of water within the portion of the linear feature that was closest to the stream. We did not observe any of the four Maine vernal pool indicator species in the ponded water; either adults, eggs or larvae/tadpoles. The feature appears to be a small, intermittent tributary to the stream.

As an intermittent tributary to a stream, with no Maine vernal pool indicator species observed, the previously identified potential vernal pool does not meet either the Corps¹ or MDEP² definitions of a vernal pool.

It has been a pleasure to be of assistance to you with this phase of your project. If you have any questions, or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,

S. W. Cole Engineering, Inc.



Aleita M. Burman, C.W.S., C.S.S.
Senior Wetland Scientist

cc: Boyd Snowden, Snowden Consulting Engineers

AMB:amb

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¹ U.S. Army Corps of Engineers, New England District. Department of the Army, General Permit, State of Maine. October 12, 2010 – October 12, 2015.

² State of Maine, Department of Environmental Protection. 06-096, Chapter 335 Significant Wildlife Habitat. Amended January 07, 2014.