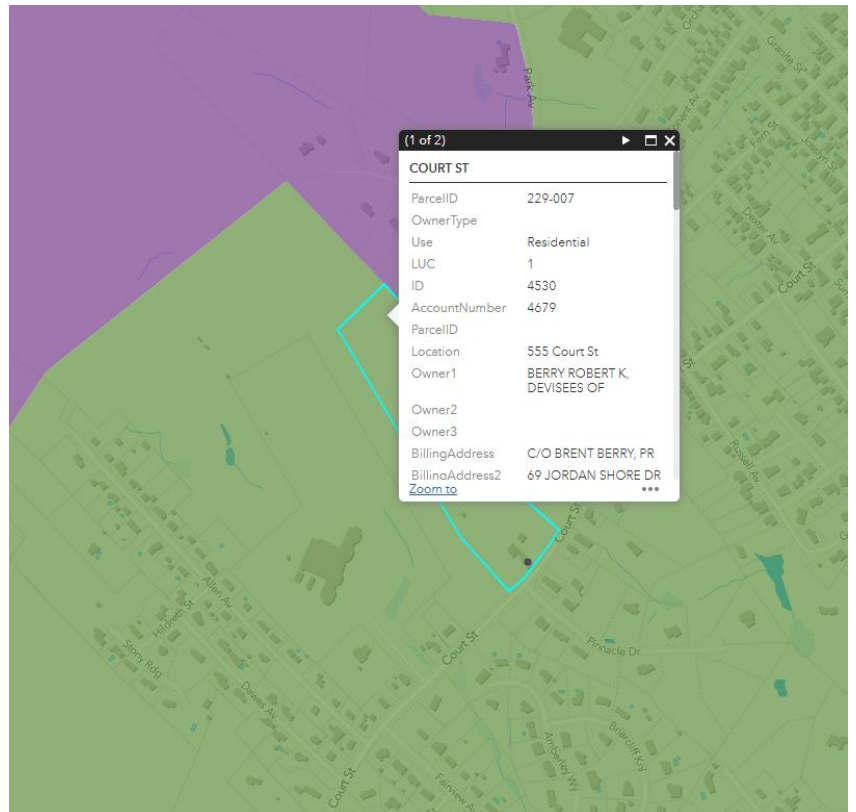


To: Auburn Planning Board  
 From: John Blais, Deputy Director  
 Re: American Development Group, 60-Unit Multifamily Project on 555 Court Street.  
 Date: April 12, 2022

I. **PROPOSAL:** The parcel is in Formed Based Code T-4.2 Zoning District (T-4.2) and is shown on the city GIS system as (Parcel ID 229-007) with an address of 555 Court Street.

The property is currently owned by American Development Group (ADG) and, by survey, currently contains 13.25+/- acres on one single lot. The existing lot has about 400' of frontage on Court Street. The parcel is shown on the survey prepared by Survey Works Inc with review and presented by Terradyn Consultants LLC. Since there is one parcel, subdivision approvals will not be required.



**§4402 6. Division of new or existing structures.** Beginning July 1, 2018, a division of a new or existing structure into 3 or more dwelling units whether the division is accomplished by sale, lease, development or otherwise in a municipality where the project is subject to municipal site plan review.

A. For the purposes of this subsection, "municipal site plan review" means review under a municipal ordinance that sets forth a process for determining whether a development meets certain specified criteria, which must include criteria regarding stormwater management, sewage disposal, water supply and vehicular access and which may include criteria regarding other environmental effects, layout, scale, appearance, and safety. [PL 2019, c. 174, §2 (NEW).]

B. The municipal reviewing authority in each municipality shall determine whether a municipal site plan review ordinance adopted by the municipality meets the requirements of paragraph A. [PL 2019, c. 174, §2 (NEW).]

The proposed improvements are shown on the attached full plan set prepared by Terradyn Consultants LLC, building design and construction of the project will be completed by Dirigo Architectural Engineering LLC for American Development Group, LLC a Maine Limited Liability Company located in Naples, Maine. The project is led by a local resident Jessica Klimek.

This project consists of 60-unit multifamily project. To include five, 3 story apartment buildings. Each building includes 12 Units with an equal mix of one-and two-bedroom apartments. The buildings will be defined by high quality durable materials, such as vinyl siding, PVC trim and 30-year architectural shingles. The units will also feature maximizing natural light, open concept living between the kitchen and living room, covered patio or balcony, spacious interiors, individual laundries, and walk-in closets when possible. Construction is expected to start once State and Municipal required permits and approvals are acquired. Construction is expected to take 24-36 months in total.

The project will include building 5-16,000 square feet, 3 story buildings with 90 parking spaces that exceeds the parking requirement of 75 spaces. It is expected that the total developed area will be 2.98 acres with stormwater treatment on site to include a stormwater pond on the westerly side of the lot. The site grading, parking, sidewalks, buffers, utilities, and stormwater control systems have all been sized to support full development of all the multifamily buildings.

## II. DEPARTMENT REVIEW:

- Police - No Comments
- Auburn Water and Sewer – Add utility easement (s) on the plat plan for the watermains and sewer mains on the project site. Limited-service agreement needed with the Auburn Sewer and Water District for potential lack of watermain pressure. Booster pumps maybe required.
- Fire Department/Code Enforcement – Concern the single 12’ right turning lane. This may create concern for the emergency response vehicles entering the site.
- Engineering – 1.) Stormwater plan is acceptable for the current site layout.  
3.) In-lieu of a traffic movement permit, the developer provided and reviewed with staff information related to current traffic volumes (peak hour, site distance, and crash data for the surrounding area. Alignment of entrance was adjusted to create greater site distance and not to create a nuisance for adjacent properties.  
5.) NRPA Tier 1 wetlands permit required and will be a condition of approval.  
6.) Bonding and Inspection fees are required for this project.
- Public Services – No Comments
- Airport – No Comments
- 911 - No Comments

**PLANNING BOARD ACTION/STAFF SUGGESTIONS:** Staff suggests the Planning Board approve the Site Plan for the 60-unit multifamily housing project consisting of building 5-16,000 square feet buildings with 90 parking spaces, which meets the requirements of Sec. 60-1277, and further that the application meets the requirements of Site Plan Ordinance, Sec. 60-45, Sec.60.549 and Sec. 60-554 Multi-Family-Permitted Uses Under Division 14, T-4.2 of the Formed Based Code. Auburn’s Municipal Site Plan and Special Exception Review sets forth a process for determining whether a development meets certain specified criteria, which include criteria regarding stormwater management, sewage disposal, water supply and vehicular access and other environmental effects, layout, scale, appearance, and safety, with the following:

Findings:

The Board finds 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;
- (2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;

- (3) Adequacy of the methods of disposal for wastes; and
- (4) Protection of environment features on the site and in adjacent areas.

The Board further finds that the conditions prerequisite to the granting of a special exception have been met and the applicant has provided the required evidence needed to find that:

- (1) That the special exception sought fulfills the specific requirements 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.
- (8) Auburn's Municipal Site Plan and Special Exception Review sets forth a process for determining whether a development meets certain specified criteria, which include criteria regarding stormwater management, sewage disposal, water supply and vehicular access and other environmental effects, layout, scale, appearance, and safety to meet the requirements of Maine Revised Statutes Section 4402. 6 referenced above.

Conditions:

- a. *No development activity until any bonding or inspection fees is determined by the Auburn Engineering Department.*
- b. *Limited-service agreement needed with Auburn Sewer and Water District.*
- c. *Wetlands NRPA tier 1 approval from MaineDEP and USACOE general permit.*

**Suggested Motion:** I make a motion to approve the Site Plan for the construction of the 60-unit multifamily housing project consisting of building 5-16,000 square feet, 3 story buildings with 90 parking spaces that exceeds the parking requirement of 75 spaces. The project meets the requirements of Sec. 60-1277, and further that the application meets the requirements of Site Plan Ordinance, Sec. 60-45, Sec.60.549, Sec. 60-554 of Multi-Family-Permitted Uses Under Division 14, T-4.2 of the Formed Based Code with the following conditions:

The Board finds 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.

- (2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;
- (3) Adequacy of the methods of disposal for wastes; and
- (4) Protection of environment features on the site and in adjacent areas.

The Board further finds that the conditions prerequisite to the granting of a special exception have been met and the applicant has provided the required evidence needed to find that:

- (1) That the special exception sought fulfills the specific requirements 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.
- (8) Auburn's Municipal Site Plan and Special Exception Review sets forth a process for determining whether a development meets certain specified criteria, which include criteria regarding stormwater management, sewage disposal, water supply and vehicular access and other environmental effects, layout, scale, appearance, and safety to meet the requirements of Maine Revised Statutes Section 4402. 6 referenced above

Conditions:

- a. *Wetlands NRPA permit is issued by the State of Maine.*
- b. *General permit is issued by USACOE for wetland impacts.*
- c. *No development activity until any bonding or inspection fees are determined by the City of Auburn Engineering Department.*
- d. *Limited-service agreement between the Auburn Sewer and Water District and American Development Group.*