



City of Auburn, Maine

Office of Planning & Permitting

Eric J. Cousens, Director

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

Development Review Application

PROJECT NAME: Convenient MD

PROPOSED DEVELOPMENT ADDRESS: 600 Center Street, Auburn, ME

PARCEL ID #: Map 291 Lot 001

REVIEW TYPE: Site Plan [x] Site Plan Amendment []
Subdivision [] Subdivision Amendment [x]

PROJECT DESCRIPTION: The development includes the construction of a 5,000 square foot Convenient MD medical office building with parking, landscaping and stormwater improvements. The project results in a net reduction in impervious area.

CONTACT INFORMATION:

Applicant Auburn Center Street, LLC
Name: Michael Coffman
Address: 632 Washington Street
City / State South Easton, MA
Zip Code 02375
Work #: 508-588-0560
Cell #:
Fax #:
Home #:
Email: mcoffman@coffmandg.com

Property Owner Shaw's Realty Co.
Name: James Burch, Esq.
Address: 250 East Parkcenter Boulevard
City / State Boise, Idaho
Zip Code 83706
Work #: 208-395-4789
Cell #:
Fax #:
Home #:
Email: james.burch@albertsons.com

Project Representative
Name: (see Applicant)
Address:
City / State
Zip Code
Work #:
Cell #:
Fax #:
Home #:
Email:

Other professional representatives for the project (surveyors, engineers, etc.),
Name: Civil Design Group, LLC - Philip Henry
Address: 21 High Street
City / State North Andover, MA
Zip Code 01845
Work #: 978-794-5400
Cell #:
Fax #:
Home #:
Email: phil.henry@cdgengineering.com

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO (Based on Limit of Work Area)

Existing Total Impervious Area	31,720	sq. ft.
Proposed Total Paved Area	25,900	sq. ft.
Proposed Total Impervious Area	31,200	sq. ft.
Proposed Impervious Net Change	-520	sq. ft.
Impervious surface ratio existing	83	% of lot area
Impervious surface ratio proposed	82	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	0	sq. ft.
Proposed Building Footprint	5,200	sq. ft.
Proposed Building Footprint Net change	5,200	sq. ft.
Existing Total Building Floor Area	0	sq. ft.
Proposed Total Building Floor Area	5,200	sq. ft.
Proposed Building Floor Area Net Change	5,200	sq. ft.
New Building	yes	(yes or no)
Building Area/Lot coverage existing	0	% of lot area
Building Area/Lot coverage proposed	14%	% of lot area

ZONING

Existing	General Business
Proposed, if applicable	No change

LAND USE

Existing	commercial/business
Proposed	commercial/business

RESIDENTIAL, IF APPLICABLE

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

PARKING SPACES

Existing Number of Parking Spaces	N/A
Proposed Number of Parking Spaces	_____
Number of Handicapped Parking Spaces	_____
Proposed Total Parking Spaces	_____

ESTIMATED COST OF PROJECT: \$1.7 million

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	31,720	sq. ft.
Proposed Disturbed Area	38,200	sq. ft.
Proposed Impervious Area	31,200	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 crated 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 N/A passenger car equivalents (PCE)
(Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 17-28 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 zoning district.

2. Parcel Area: 15.7 acres / 683,340 square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	<u>10,000 SF</u>	<u>/ 14,346 SF</u>
Street Frontage	<u>100 FT</u>	<u>/ 111 FT</u>
Min Front Yard	<u>25 FT</u>	<u>/ 31.9 FT</u>
Min Rear Yard	<u>35 FT</u>	<u>/ >35 FT (taken from overall tract of land)</u>
Min Side Yard	<u>5 FT</u>	<u>/ >5 FT (taken from overall tract of land)</u>
Max. Building Height	<u>45'</u>	<u>/ 45'</u>
Use Designation	<u>Commercial</u>	<u>/ Commercial</u>
Parking Requirement	<u>1 space/ per</u>	<u>square feet of floor area</u> NA
Total Parking:	<u>NA</u>	<u>/ NA</u>
Overlay zoning districts (if any):	<u>N/A</u>	<u>/</u>
Urban impaired stream watershed?	YES/NO If yes, watershed name <u>No</u>	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

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

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative.
(NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.)
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.

To view the City of Auburn Zoning Ordinance, go to:

www.auburnmaine.gov under City Departments / Planning, Permitting & Code / Subdivisions / Land Use / [Zoning Ordinance](#)

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: <p style="text-align: center; font-size: 1.2em;">5.19.22</p>
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Development Review Checklist

The following information is required where applicable to be submitted for an application to be complete

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PROPOSED DEVELOPMENT ADDRESS: 600 Center Street, Auburn, ME

PARCEL #: Map 291 Lot 001

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
		<i>Applicant</i>	<i>Staff</i>	
Site Plan				
	Owner's Names/Address	X		
	Names of Development	X		
	Professionally Prepared Plan	X		
	Tax Map or Street/Parcel Number	X		
	Zoning of Property	X		
	Distance to Property Lines	X		
	Boundaries of Abutting land	X		
	Show Setbacks, Yards and Buffers			
	Airport Area of Influence	NA		
	Parking Space Calcs	NA		
	Drive Openings/Locations	X		
	Subdivision Restrictions	NA		
	Proposed Use	X		
	PB/BOA/Other Restrictions	NA		
	Fire Department Review			
	Open Space/Lot Coverage	X		

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
		<i>Applicant</i>	<i>Staff</i>	
Landscape Plan		<i>Applicant</i>	<i>Staff</i>	
	Greenspace Requirements	X		
	Setbacks to Parking	X		
	Buffer Requirements	X		
	Street Tree Requirements	NA		
	Screened Dumpsters	X		
	Additional Design Guidelines	NA		
	Planting Schedule	X		
Stormwater & Erosion Control Plan		<i>Applicant</i>	<i>Staff</i>	
	Compliance w/ chapter 500	NA		
	Show Existing Surface Drainage	X		
	Direction of Flow	X		
	Location of Catch Basins, etc.	X		
	Drainage Calculations	X		
	Erosion Control Measures	X		
	Maine Construction General Permit	NA		
	Bonding and Inspection Fees			
	Post-Construction Stormwater Plan	NA		
	Inspection/monitoring requirements	NA		
Lighting Plan		<i>Applicant</i>	<i>Staff</i>	
	Full cut-off fixtures	X		
	Meets Parking Lot Requirements	X		
Traffic Information		<i>Applicant</i>	<i>Staff</i>	
	Access Management			
	Signage	X		
	PCE - Trips in Peak Hour	X		

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
	Vehicular Movements			
	Safety Concerns			
	Pedestrian Circulation			
	Police Traffic			
	Engineering Traffic			
Utility Plan		<i>Applicant</i>	<i>Staff</i>	
	Water	x		
	Adequacy of Water Supply	x		
	Water main extension agreement	NA		
	Sewer	x		
	Available city capacity	x		
	Electric	x		
	Natural Gas	x		
	Cable/Phone	x		
Natural Resources		<i>Applicant</i>	<i>Staff</i>	
	Shoreland Zone	NA		
	Flood Plain	NA		
	Wetlands or Streams	NA		
	Urban Impaired Stream	NA		
	Phosphorus Check	NA		
	Aquifer/Groundwater Protection	NA		
	Applicable State Permits	NA		
	Lake Auburn Watershed	NA		
	Taylor Pond Watershed	NA		
Right, Title or Interest		<i>Applicant</i>	<i>Staff</i>	
	Verify	x		
	Document Existing Easements, Covenants, etc.	x		

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
Technical & Financial Capacity		<i>Applicant</i>	<i>Staff</i>	
	Cost Est./Financial Capacity			
	Performance Guarantee			
State Subdivision Law		<i>Applicant</i>	<i>Staff</i>	
	Verify/Check	x		
	Covenants/Deed Restrictions	x		
	Offers of Conveyance to City	NA		
	Association Documents	x		
	Location of Proposed Streets & Sidewalks	NA		
	Proposed Lot Lines, etc.	x		
	Data to Determine Lots, etc.	x		
	Subdivision Lots/Blocks	x		
	Specified Dedication of Land	NA		
Additional Subdivision Standards		<i>Applicant</i>	<i>Staff</i>	
	Mobile Home Parks	NA		
	PUD	NA		
A JPEG or PDF of the proposed site plan		<i>Applicant</i>	<i>Staff</i>	
		x		
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving				