



City of Auburn, Maine
 Economic & Community Development
 Michael Chamings, Director
 60 Court Street | Auburn, Maine 04210
 www.auburnmaine.gov | 207.333.6601

Development Review Application

PROJECT NAME: 223 Center Street

PROPOSED DEVELOPMENT ADDRESS: 223 Center Street

PARCEL ID #: 261-019

REVIEW TYPE: Site Plan Site Plan Amendment
 Subdivision Subdivision Amendment

PROJECT DESCRIPTION: See Cover Letter

CONTACT INFORMATION:

Applicant
 Name: Hyde Park Maine I, LLC
 Address: 20 Main Street, Suite 204
 City / State Natick, MA
 Zip Code 01760
 Work #:
 Cell #:
 Fax #:
 Home #:
 Email:

Property Owner
 Name: Rancourt Associates
 Address: 457 College Street
 City / State Lewiston, ME
 Zip Code 04240
 Work #:
 Cell #:
 Fax #:
 Home #:
 Email:

Project Representative
 Name: Mike Gotto - Stoneybrook Land Use, Inc.
 Address: 4846 Sun City Center Blvd., #300
 City / State Sun City Center, FL
 Zip Code 33573
 Work #:
 Cell #: (207) 513-6123
 Fax #:
 Home #:
 Email: mike@stoneybrookllc.com

Other professional representatives for the project (surveyors, engineers, etc.).
 Name:
 Address:
 City / State
 Zip Code
 Work #:
 Cell #:
 Fax #:
 Home #:
 Email:

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	15,600 sq. ft.
Proposed Total Paved Area	13,290 sq. ft.
Proposed Total Impervious Area	15,600 sq. ft.
Proposed Impervious Net Change	0 sq. ft.
Impervious surface ratio existing	67 % of lot area
Impervious surface ratio proposed	67 % of lot area

BUILDING AREA/LOT

COVERAGE

Existing Building Footprint	2,310 sq. ft.
Proposed Building Footprint	2,310 sq. ft.
Proposed Building Footprint Net change	0 sq. ft.
Existing Total Building Floor Area	2,310 sq. ft.
Proposed Total Building Floor Area	2,310 sq. ft.
Proposed Building Floor Area Net Change	0 sq. ft.
New Building	No (yes or no)
Building Area/Lot coverage existing	10 % of lot area
Building Area/Lot coverage proposed	10 % of lot area

ZONING

Existing	General Business
Proposed, if applicable	N/A

LAND USE

Existing	Insurance Agency/Bank
Proposed	Sit-down Restaurant

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	20
Proposed Number of Parking Spaces	20
Number of Handicapped Parking Spaces	1
Proposed Total Parking Spaces	20

ESTIMATED COST OF PROJECT: \$40,000.00

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	15,600 sq. ft.
Proposed Disturbed Area	0 sq. ft.
Proposed Impervious Area	15,600 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) 83 passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 112 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: 0.53 acres / _____ square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	10,000 s.f.	/ 0.53 acres
Street Frontage	100'	/ 314'
Min Front Yard	25'	/ 18'
Min Rear Yard	35'	/ N/A
Min Side Yard	25'	/ 45'
Max. Building Height	45'	/ 20'
Use Designation	Restaurant	/ Restaurant
Parking Requirement	1 space/ per _____ square feet of floor area	
Total Parking:	/	
Overlay zoning districts (if any):	/	
Urban impaired stream watershed?	-YES/NO If yes, watershed name _____	

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;">April 19, 2022</p>
---	---

AS FRONT



City of Auburn, Maine
 Economic & Community Development
 Michael Chamings, Director
 60 Court Street | Auburn, Maine 04210
 www.auburnmaine.gov | 207.333.6601

Development Review Checklist

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

PROJECT NAME: 223 Center Street

PROPOSED DEVELOPMENT ADDRESS: 223 Center Street

PARCEL #: 261-019

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

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

<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	✓		
	Adequacy of Water Supply			
	Water main extension agreement			
	Sewer	✓		
	Available city capacity			
	Electric	✓		
	Natural Gas			
	Cable/Phone	✓		
Natural Resources		<i>Applicant</i>	<i>Staff</i>	
	Shoreland Zone	N/A		
	Flood Plain	N/A		
	Wetlands or Streams	✓		
	Urban Impaired Stream	N/A		
	Phosphorus Check	N/A		
	Aquifer/Groundwater Protection	N/A		
	Applicable State Permits	N/A		
	Lake Auburn Watershed	N/A		
	Taylor Pond Watershed	N/A		
Right, Title or Interest		<i>Applicant</i>	<i>Staff</i>	
	Verify	✓		
	Document Existing Easements, Covenants, etc.	✓		

Required Information		Check when Submitted		Applicable Ordinance
		Applicant	Staff	
Technical & Financial Capacity		Applicant	Staff	
	Cost Est./Financial Capacity	✓		
	Performance Guarantee			
State Subdivision Law		Applicant	Staff	
	Verify/Check	N/A		
	Covenants/Deed Restrictions	N/A		
	Offers of Conveyance to City	N/A		
	Association Documents	N/A		
	Location of Proposed Streets & Sidewalks	N/A		
	Proposed Lot Lines, etc.	N/A		
	Data to Determine Lots, etc.	✓		
	Subdivision Lots/Blocks	N/A		
	Specified Dedication of Land	N/A		
Additional Subdivision Standards		Applicant	Staff	
	Mobile Home Parks	N/A		
	PUD	N/A		
A JPEG or PDF of the proposed site plan		Applicant	Staff	
		✓		
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		✓		