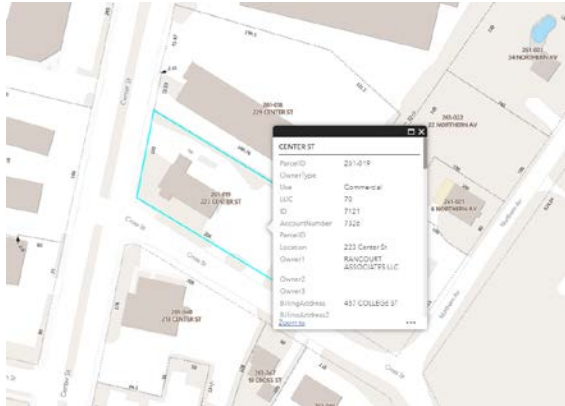


To: Auburn Planning Board
 From: John Blais, Deputy Director Planning & Permitting
 Re: Site Plan/Special Exception: Proposed 2,310 square foot Five Guys pick-up window (PID 261-019) in the General Business Zoning District.
 Date: July 12, 2022



I. PROPOSAL – Stonybrook Land Use, Inc., on behalf of Hyde Park Maine I, LLC (Hyde Park), is applying for a Site Plan/Special Exception Sec. 60-499 (b) (8) for the construction of a pick-up window at the existing 2,310 square foot Five Guys dine-in restaurant to complement their business model for a more evolved “curbside” platform to their customers and for safety and wellbeing of their employees.

The Staff of Auburn has reviewed and approved the proposed improvements to an existing structure of 2,310 square feet and associated site plan on February 2, 2022. The project scope includes the conversion of a bank to a 21-seat, sit-down restaurant (Five Guys). Changes included elimination of the bank drive-thru canopy as well as some interior and exterior upgrades to the proposed building known as 223 Center Street (Book 8457, Page 230) and shown in on the City GIS system as Parcel ID 261-019 accordance with the exhibits described below. The applicant has provided acceptable responses on January 31, 2022 to Staffs review and meet requirements in the General Business District (GB). The initial project Certificate of Occupancy was granted on June 3rd, 2022. (See Attached)

The project includes a total of 15,600 square feet of impervious area. Stormwater treatment to the area is not required because there is only 200 SF of additional impervious area. Engineering has reviewed the design layout and finds them acceptable. The applicant has included a traffic assessment. The proposed generation estimates in the traffic assessment dated January 3, 2022 and again on July 6th with example data from a similar project site in Warwick, RI demonstrate that this project will not exceed the peak hour limit established in the traffic movement permit requirement of (100 peak hour trips). The supplemental traffic assessment provided a review of sales information at peak uses during Friday and Saturday respectively, the traffic engineer estimates that this project will generate 50 AM trips and 72 PM peak hour trips-therefore, not requiring any off-site or site improvements related to traffic and pedestrian movement. The existing parking lot improvements show a total of 18 spaces and one additional ADA parking space which was previously improved.

Drive-up window process: Five Guys is considered in the gourmet fast food market; they are proposing to operate a “Mobile Pickup Window” as an alternative means of product distribution. This is NOT a traditional drive-through as there is no opportunity to order or pay for their products built into the physical infrastructure on the site (no order board with speaker and money exchange). All ordering must be executed off site, or on site via a mobile/desktop website or app. Once the order is placed, the customer receives a confirmation of receipt of the order and instructions are through text messaging. Depending on the location of the customer, the system can proactively guide them to a parking spot to avoid their premature arrival at the window. The system is a GPS-driven “geofencing software” software (FlyBuy) which informs employees of the customers location. If the customer is 20 miles away, the system

automatically holds the production ticket until they are within 7 minutes. Once the customer arrives on site, the GPS tracking guides them either to proceed to the window-food is ready or to designated parking spot as their order is being completed. The state-of-the-art interactivity of the GPS system was specifically designed not to just reduce stacking but to eliminate any stacking of any kind.

II. DEPARTMENT REVIEW-

- a. **Police**- No Comments Received.
- b. **Auburn Water and Sewer** – No comments Received.
- c. **Fire Department/Code Enforcement** –
- d. **Engineering** – No Comments Received.
- e. **Public Services**- No Comments Received.
- f. **Airport** – No Comments Received.

III. PLANNING BOARD ACTION- The proposed project requires review and findings for approval of Sections 60-1277 and 60-1336:

A. **Site Plan Review, Section 60-1277:**

1. Does the site plan protect 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. Is the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas adequately addressed?
3. Are the proposed methods of disposal for wastes adequately addressed?
4. Does the site plan provide adequate protection of environment features on the site and adjacent areas?

B. **Special Exception, Section 60-1336. -** 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.
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.



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- III. STAFF RECOMMENDATIONS- The Staff recommends the Planning Board review/discuss the project. Staff recommends the Planning Board find that the proposed a pickup window at the existing building located at 223 Center Street Site Plan for the proposed development, meets the requirements pursuant to Chapter 60, Article IV Division 12, Sec. 60-499, (b), (8) and Division 2 and 3 of Article XVI, .Sec. 60-1277, and further that the application meets the requirements of Special Exception Law, Sec. 60-1336, and APPROVE the project application. Staff has no conditions of approval:

Suggested Motion: I make a motion to approve the proposed a pickup window at the existing building located at 223 Center Street. The Site Plan for the proposed development, meets the requirements pursuant to Chapter 60, Article IV Division 12, Sec. 60-499, (b), (8) and Division 2 and 3 of Article XVI, .Sec. 60-1277, and further that the application meets the requirements of Special Exception Law, Sec. 60-1336 with no conditions.

John A. Blais
Deputy Director of Planning and Permitting