



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

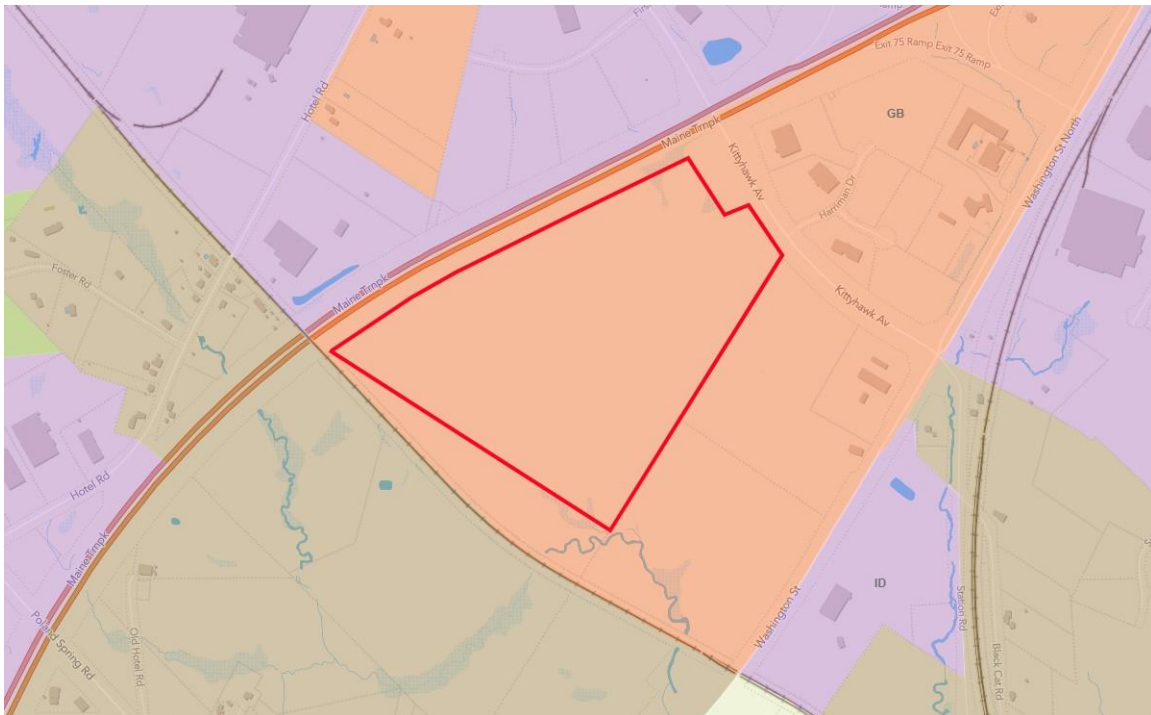
60 Court Street | Auburn, Maine

04210 www.auburnmaine.gov |

207.333.6601

To: Auburn Planning Board
From: Katherine Cook, Planner/Review Coordinator
Re: Auburn Commerce Center – Commercial Subdivision Extension/Special Exception
Date: July 12, 2022

PROPOSAL #1: EXTENSION/ SPECIAL EXCEPTION: Kittyhawk Property Development, LLC requests an extension for the Commercial Subdivision (Auburn Commerce Center) consisting of three lots totaling approximately 30 acres and a 680-foot street from Harriman Drive into the Parcel Located on Kittyhawk Avenue (Parcel I.D.: 108-001) in the General Business (GB) zoning district. The project was originally approved on April 13, 2021. This request is pursuant to Chapter 60 Article XVI Division 2 Sec. 60-1308.



I. **PLANNING BOARD ACTION/STAFF SUGGESTIONS:** Staff suggests that the Planning Board approve the request extension of approval to allow construction of Auburn Commerce Center at Parcel I.D. which was approved originally April 2021.

II. **SUGGESTED FINDINGS AND REASONS:**

1. Michael Hotarek, Manager of Kittyhawk Property Development, LLC submitted the extension request in writing June 8, 2022, meeting the requirement that “a single one-year extension may be given upon a showing of good cause in writing by the applicant to the planning board not less than 30 days before the expiration of approval of his existing plan,” (Sec. 60-1308).
2. The applicant has not been able to move forward with the project approved at the April 13, 2021 planning board meeting because one of the occupants of the three lots has terminated their development project.

3. The applicant is taking steps to secure other tenants in this spot. An extension is needed to continue these efforts.
4. The proposal can be implemented without detriment to city resources.

III. SUGGESTED MOTION:

I make a motion to approve a one-year extension for approval under Sec. 60-1308 for the construction of a commercial subdivision (Auburn Commerce Center) consisting of three lots totaling approximately 30 acres and a 680-foot street from Harriman Drive into the parcel located on Kittyhawk Ave. (Parcel I.D. 108-001) In the General Business (GB) District with the following condition:

1. Applicant must send the plan to the City Engineer prior to beginning construction.