

September 27, 2022

Eric Cousens
City of Auburn Director of Planning & Permitting
60 Court Street
Auburn, ME 04210
ecousens@auburnmaine.gov

Re: Minor Site Plan Review :Twin City Thunder Hockey Academy Dormitory, 1400 Hotel Road
(PID: 217-071) - Additional Application Information

Dear Eric,

The goal of this memorandum is to provide additional application information in response to staff comments for the proposed building renovation and change-of-use conversion of 11,085 sf of existing office space into dormitory-style housing (Use Group R-1) with 12 sleeping rooms and other common areas.

The Project is part of a mixed-use building and the redevelopment plans have been approved by the Maine State Fire Marshal, with a copy of the permit approval attached to this permit package.

- Narrative

The project is in support of the Twin City Thunder Hockey Academy, which hosts two hockey teams and associated coaches/resident advisors on a seasonal rotating basis. The older student/athlete teams will use the Norway Savings Bank ice arena for practice, attend St. Dom's Academy, and then return to the dormitory for classroom study, continued training, and sleeping/social activities. Summer leagues will travel between the ice arena and the dormitory.

- Circulation Plan

The project is part of an existing mixed-use building served by three existing driveway entrances. Two entrances provide access to the shared parking area with two-way drive connections at Hotel Road and Belgrade Avenue. A service driveway provides access to the rear of the building for shared delivery and trash removal. The project does not propose any new curb cuts or adjustments to the existing parking and driveway areas.

The area proposed for dormitory parking will be accessed from Hotel Road, with the accessible parking located adjacent to the entrance sidewalk. Service deliveries and trash removal will utilize the service entrance, where an egress door to the space provides access to the gym, common, and dormitory areas.

- Show existing utilities location

The existing utilities serving the building have been indicated on the updated site plan, with the project being served by an existing electrical service, water and sewer services, storm water system, and an existing gas service. No upgrades or adjustments to these existing services are proposed for this project.

- Lighting Plan

A site photometric plan has been prepared for the parking area, entrance drives, and building entrance and exits to demonstrate the lighting levels achieve minimum code standards.

- Signage

Signage will be mounted on the existing pylon sign along Hotel Road and at the building entrance door in the form of a vinyl graphic applied to the glazing. No new signs are proposed to be constructed on the site or mounted to the building.

- Setbacks

The setbacks for the property are shown on the site plan and no exterior constructs are proposed for this project. A sign will be installed on the existing pylon on Hotel Road.

- Highlight space being utilized from site plan

The site plan has been updated to indicate the primary driveway access points for dormitory tenants, visitors and staff. The unit location has been identified within the building footprint and the entrances and exits shown to the space.

I hope this is helpful information and I am happy to answer questions about it. Please don't hesitate to call with any questions or comments.

Sincerely,

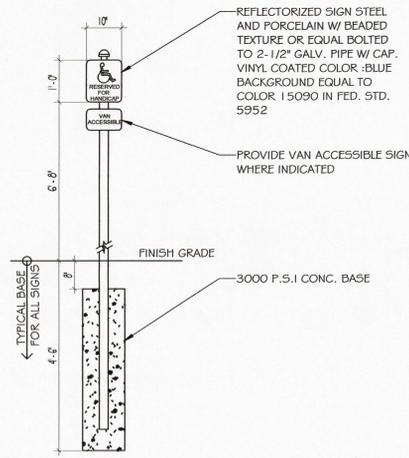


Travis Nadeau, LEED AP BD+C
Maine Licensed Architect

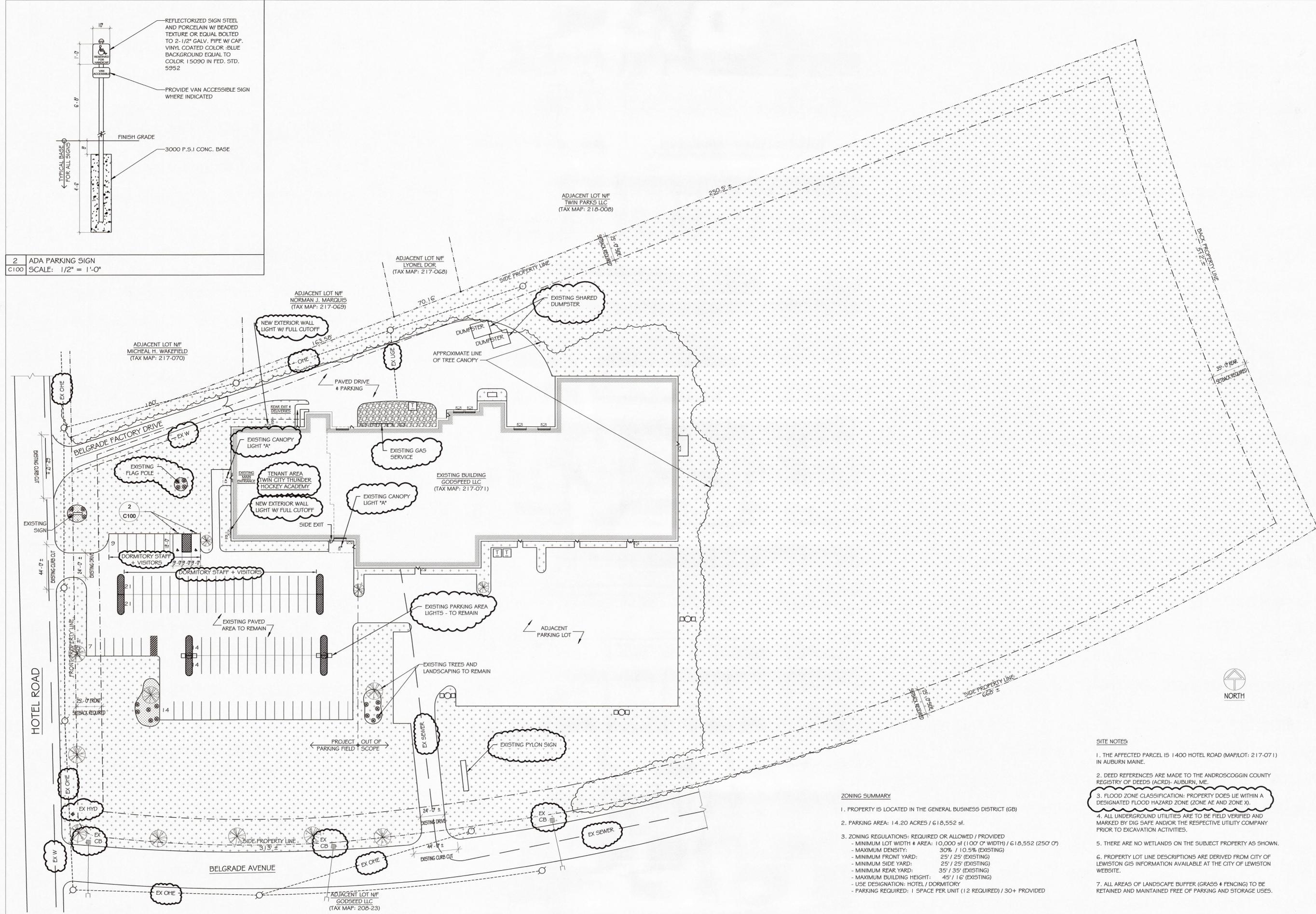
Enclosures:

Development Review Application
Maine FMO permit approval
C100R- Site Plan
C101- Site Photometric

2 ADA PARKING SIGN
C100 SCALE: 1/2" = 1'-0"



1 SITE PARKING PLAN
C100 SCALE: 1" = 40'-0"



ZONING SUMMARY

- PROPERTY IS LOCATED IN THE GENERAL BUSINESS DISTRICT (GB)
- PARKING AREA: 14.20 ACRES / 618,552 SF.
- ZONING REGULATIONS: REQUIRED OR ALLOWED / PROVIDED
 - MINIMUM LOT WIDTH & AREA: 10,000 SF (100' OF WIDTH) / 618,552 (250' 0")
 - MAXIMUM DENSITY: 30% / 10.5% (EXISTING)
 - MINIMUM FRONT YARD: 25' / 25' (EXISTING)
 - MINIMUM SIDE YARD: 25' / 25' (EXISTING)
 - MINIMUM REAR YARD: 35' / 35' (EXISTING)
 - MAXIMUM BUILDING HEIGHT: 45' / 16' (EXISTING)
 - USE DESIGNATION: HOTEL / DORMITORY
 - PARKING REQUIRED: 1 SPACE PER UNIT (12 REQUIRED) / 30+ PROVIDED

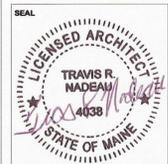
SITE NOTES

- THE AFFECTED PARCEL IS 1400 HOTEL ROAD (MAP/LOT: 217-07.1) IN AUBURN MAINE.
- DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS (ACRD), AUBURN, ME.
- FLOOD ZONE CLASSIFICATION: PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE (ZONE AE AND ZONE X).
- ALL UNDERGROUND UTILITIES ARE TO BE FIELD VERIFIED AND MARKED BY DIG SAFE AND/OR THE RESPECTIVE UTILITY COMPANY PRIOR TO EXCAVATION ACTIVITIES.
- THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY AS SHOWN.
- PROPERTY LOT LINE DESCRIPTIONS ARE DERIVED FROM CITY OF LEWISTON GIS INFORMATION AVAILABLE AT THE CITY OF LEWISTON WEBSITE.
- ALL AREAS OF LANDSCAPE BUFFER (GRASS & FENCING) TO BE RETAINED AND MAINTAINED FREE OF PARKING AND STORAGE USES.

PLATZ ASSOCIATES
Architects - Engineers
Construction Managers
Tel 207-784-2941
Fax 207-784-3866

Two Great Falls Plaza, Auburn, Maine 04210

Proposed Renovation of:
**Twin City Thunder
Hockey Academy**
1400 Hotel Road,
Auburn, Maine, 04210



ORIGINAL DATE:
06/01/2022

No.	DESCRIPTION	DATE
1	PLANNING BOARD	09/27/2022

JOB NO.
202206

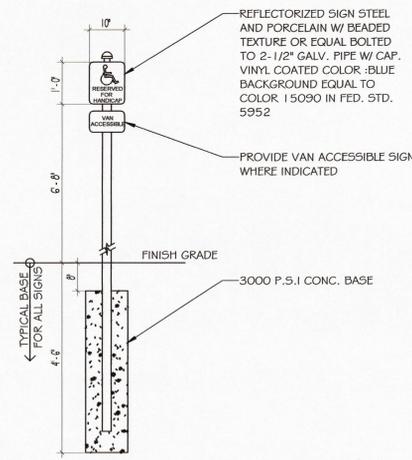
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Wmc

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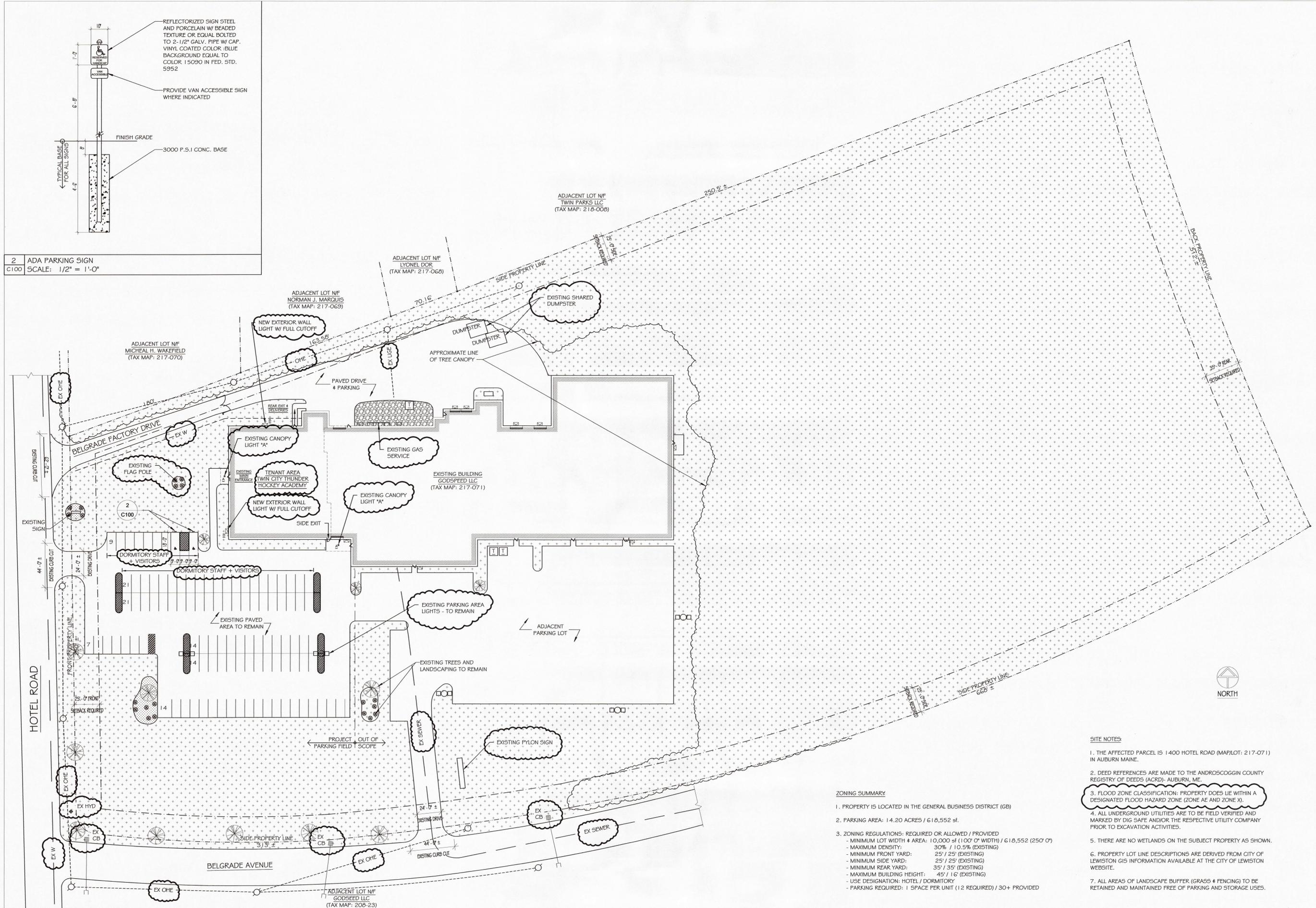
SHEET TITLE
SITE PARKING PLAN

SHEET

C100



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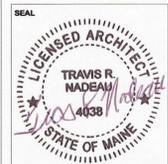
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