

## Proposed Findings of Fact Supporting Planning Board's February 14, 2023 Negative Decision on Stable Ridge Phase II Application

The following facts developed at the February 14, 2023 public hearing before the Auburn Planning Board support the Board's completed negative vote on the Stable Ridge Phase II application under Auburn's Site Plan and Special Exception Ordinances:

The plans as presented do not conform to the setback requirements for buildings in the T-4.2B zone as required by Auburn's Code of Ordinances, Chapter 60, Sections 60-4 and 1304 h.

The plans as presented do not conform to the window percentage coverage requirements in the T-4.2B zone as required by Auburn's ordinances, Sections 60-4 and 1304 h.

Public testimony of several witnesses established that the first phase of the Stable Ridge project has already created a substantial volume of new traffic, and both access to, and turning problems on, adjacent public streets, thus creating public hazard and inconvenience risks. See Ordinance Section 60-1304 a. At the hearing, staff indicated that a traffic management plan to address these problems would be submitted for review and approval by Maine's DOT in conjunction with proposed Phase II. (It is understood that MDOT has given a negative review to the submitted plan.)

The site plans as presented do not adequately provide for soil and drainage problems to which the development may give rise as required by Ordinance Section 60-1301(14), Section 1304 d and Section 1304 f.

At the hearing, the developer's consultant admitted that Phase I of the Stable Ridge project had not been constructed with the mix of residential unit types approved by the Planning Board. The cited reason was "economics." The Planning Board was not given the chance to review any revised plans for a different mix of unit types. See Ordinance Section 60-1304 h.

In constructing Phase I, the developer did not adhere to the requirements of its blasting plan. See Ordinance Section 60-1304 h.

In constructing Phase I, the developer exceeded its maximum hours of work limits. See Ordinance Section 60-1304 h.