



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

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To: Auburn Planning Board
From: John Blais, Deputy Director of Planning & Permitting
Re: Auburn Suburban Little League
Date: March 14, 2023

I. PROPOSAL: Auburn Suburban Baseball and Softball is proposing the development of a new ballfield facility comprised of three ball fields, one practice in-field, concessions and meeting building, field lighting, batting cages, and parking facilities. The development will take place on an approximately 29.93-acre parcel at Parcel I.D. 217-002, between Garfield Road, Stevens Mill Road and Hotel Road. This item is pursuant to Chapter 60, Article IV, Division 5- Suburban Residence (SR) District, Chapter 60, Chapter 60, Article XVI, Division 3- Special Exception, and Chapter 60, Article XVI, Division 2- Site Plan Review.

II.

Auburn Suburban Baseball & Softball (ASBS) is a non-profit youth sports organization serving Auburn, Maine. Nationally, the league is chartered with Cal Ripken Baseball affording the ability to expand ASBS scope to local, state, and national level play. This partnership has allowed ASBS to expand their reach, serve more children, and continue to foster development at all ages and ability levels. ASBS currently supports roughly 500 boys & girls ranging in age from 4-16 years. With nearly 50 teams in their 2019 season, they were able to maximize playing time and development for each child and each team. ASBS supports their own regular season, in house playoffs for several leagues and participation in Regional and State All Star Tournaments. As a result of the need to move as noted in the Joint Land Use Study from its existing facility, ASBS is planning for a new facility to be located on the corner of Hotel & Stevens Mills Roads in Auburn. The organization plans to make this the exclusive home for all ASBS games, events & activities. The complex will be composed of 4 fields to support youth development of both baseball and softball. This project will consist of a new ballfield facility with two little league-size fields and one Babe Ruth-size baseball field, as well as a practice field with two batting cages. The facility will be served by four parking areas for up to 134 vehicles to meet the parking demand of using two fields simultaneously. A concession building with bathroom facilities will be located at the front of the facility along with a maintenance and storage garage. These facilities will be served by a private subsurface waster system and public water supply. Portable bathrooms will also serve the facilities temporarily and with fluctuations in high use demand. The scope of work includes tree clearing/grubbings, stump/boulder removal, construction of the gravel access road and gravel parking, installation of a storm drain system with vegetated swales, and the construction of grassed under drained soil filters to treat stormwater. A tier 1 wetland permit, stormwater and site law application has been received. The fields have proposed Musco lighting and will utilize low cut-off lighting to pinpoint lighting on the field. A 150' outside radius study was provided with no lumens beyond the detectable limits of the ordinance based on utilizing Musco's *Total Light Control Technology*.

II. DEPARTMENT REVIEW:

- Police - No Comments
- Auburn Water and Sewer – No Comments
- Fire Department/Code Enforcement – No Comments
- Engineering – No Comments

- Public Services - No Comments
- Airport – No Comments
- 911 - No Comments

PLANNING BOARD ACTION/STAFF SUGGESTIONS: Staff suggests the Planning Board approve the Site Plan for the proposed Auburn Suburban Baseball & Softball fields, the project meets the requirements of Chapter 60, Article IV, Division 5- Suburban Residence (SR) District, Chapter 60, Chapter 60, Article XVI, Division 3- Special Exception, and Chapter 60, Article XVI, Division 2- Site Plan Review with the following conditions:

- a. *No development activity until any bonding or inspection fees are determined by the Auburn Engineering Department.*
- b. *Approved Traffic Movement Permit.*
 - i. *No parking along Stevens Mills Road.*
 - ii. *Stop Bar on Stevens Mill Road/Hotel Road.*
 - iii. *Tree Clearing on the corner of Stevens Mill Road/Hotel Road.*
 - iv. *Limit Playing on two fields at one time.*