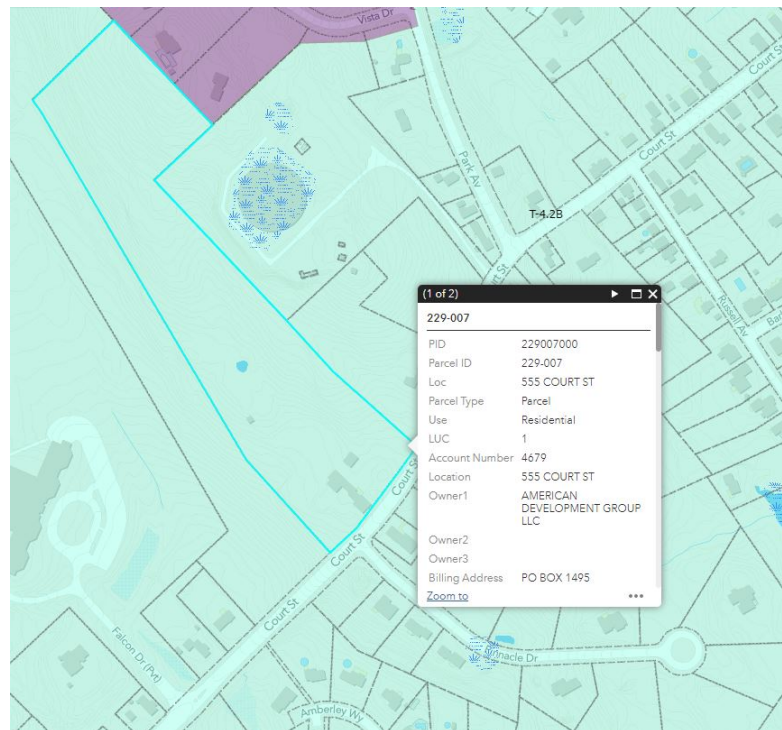


To: Auburn Planning Board  
 From: John Blais, Deputy Director Planning & Permitting  
 Re: Phase 2 American Development Group, 60-Unit Multifamily Project on 555 Court Street.  
 Date: February 14, 2023

**I. PROPOSAL:** The parcel is in Formed Based Code T-4.2B Zoning District and is shown on the city GIS system as (Parcel ID 229-007) with an address of 555 Court Street.

The property is currently owned by American Development Group (ADG) and, by survey, currently contains 13.25+/- acres on one single lot. The existing lot has about 400' of frontage on Court Street. The parcel is shown on the survey prepared by Survey Works Inc. with review and presented by Stoney Brook Consultants. Since there is one parcel, subdivision approvals will not be required.



**§4402 6. Division of new or existing structures.** Beginning July 1, 2018, a division of a new or existing structure into 3 or more dwelling units whether the division is accomplished by sale, lease, development or otherwise in a municipality where the project is subject to municipal site plan review.

*A. For the purposes of this subsection, "municipal site plan review" means review under a municipal ordinance that sets forth a process for determining whether a development meets certain specified criteria, which must include criteria regarding stormwater management, sewage disposal, water supply and vehicular access and which may include criteria regarding other environmental effects, layout, scale, appearance, and safety. [PL 2019, c. 174, §2 (NEW).]*

*B. The municipal reviewing authority in each municipality shall determine whether a municipal site plan review ordinance adopted by the municipality meets the requirements of paragraph A. [PL 2019, c. 174, §2 (NEW).]*

The proposed improvements are shown on the attached full plan set prepared by Stoney Brook Consultants, building design and construction of the project will be completed by Dirigo Architectural Engineering LLC for American Development Group, LLC a Maine Limited Liability Company located in Naples, Maine. The project is led by local resident Jessica Klimek.

The project will include building 5-16,000 square feet, 3 story buildings with 90 parking spaces that exceeds the parking requirement of 75 spaces, this project also include 4 garage structures with each structure having room for four vehicles, for a total of 16 garage units. It is expected that the total phase 2 developed area will be just over

four acres. To include site grading, parking, sidewalks, buffers, utilities, and stormwater control systems have all been sized to support full development of all the multifamily buildings.

In the proposed project, total impervious areas will include 175,718 square feet (4.03 acres). At this level of development, this project will require review against standards under the MaineDEP Site Location of Development Act (SLODA) and Stormwater Law. Both reviews have been granted to City Staff under its Delegated Review Authority. The sites stormwater treatment includes 4 filter ponds all which are located on the westerly side of the lot. Each structure includes Low Impact Development Treatment for impervious rooftops with a roof drip edge stonemedium trench. There is no anticipated wetland impact with this phase of the project.

Access will be from an extension of Stable Ridge Drive from its current termination at Building #5. Pavement width in this phase will be 25' and they have extended a 6.5' wide sidewalk along the west side of the drive. A "T" turnaround area is provided for the fire trucks and large service vehicles between garage structures #3 and #4. Utility services for power, communications, gas, sewer, and water will also be extended underground along Stable Ridge Drive.

The applicant has submitted information related to traffic to include a traffic impact study to include comments responding to staff review in a 65-page memo dated January 31, 2023. The result of the submission includes a cooperative effort to address speed, pedestrian access, and safety to the site and surrounding area. The site will not generate more than 100 trips in the peak hour and therefore would not require a traffic movement permit, but the applicant is required to still comply with the Article V, Division 4, Traffic Impact Analysis. The analysis includes improvements resulting from 70 total trips in the peak hour for both phases include striping a centerline turning lane from Fairview Avenue to Park Avenue, a defined left turning lane with stacking for Falcon Drive and Stable Ridge Development, as well as new raised island and new cross walk just before Fairview Avenue. This project will be completed by City staff (engineering) in cooperation with addressing traffic issues along Court Street. City Engineering has completed an estimated with contribution cost paid by the developer of \$37,809.30 to these improvements related to 555 Court Street and again is part of larger holistic approach to improvements of traffic and pedestrian movements along the Court Street Corridor.

Construction is expected to start once State and Municipal required permits and approvals are acquired. Construction is expected to take 24-36 months in total.

## **II. DEPARTMENT REVIEW:**

- Police - No Comments
- Auburn Water and Sewer – See letter dated January 19<sup>th</sup>, 2023.
- Fire Department/Code Enforcement – T-turn around addressed in updated plan.
- Engineering – 1.) Stormwater plan is acceptable for the current site layout.  
2.) In-lieu payment for transportation improvements of \$37,809.30 along Court Street.  
3.) Bonding and Inspection fees are required for this project.
- 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 60-unit multifamily housing project consisting of building 5-16,000 square foot buildings with 90 parking spaces, which meets the requirements of Sec. 60-1277, and further that the application meets the requirements of Site Plan Ordinance, Sec. 60-45, Sec.60.549 and Sec. 60-554 Multi-Family-Permitted Uses Under Division 14, T-4.2B of the Formed Based Code. Auburn's Municipal Site Plan and Special Exception Review sets forth a process for determining whether a development meets certain specified criteria, which include criteria regarding stormwater management, sewage disposal, water supply and vehicular access and other environmental effects, layout, scale, appearance, and safety, with the following:

Findings:

The Board finds that the development has made provisions for:

- (1) Protection of 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) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;
- (3) Adequacy of the methods of disposal for wastes; and
- (4) Protection of environment features on the site and in adjacent areas.

The Board further finds that the conditions prerequisite to the granting of a special exception have been met and the applicant has provided the required evidence needed to find that:

- (1) That the special exception sought fulfills the specific requirements 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.
- (8) Auburn's Municipal Site Plan and Special Exception Review sets forth a process for determining whether a development meets certain specified criteria, which include criteria regarding stormwater management, sewage disposal, water supply and vehicular access and other environmental effects, layout, scale, appearance, and safety to meet the requirements of Maine Revised Statutes Section 4402. 6 referenced above.

Conditions:

- a. *No development activity until any bonding or inspection fees is determined by the Auburn Engineering Department.*
- b. *The applicant complies with AWSD letter dated January 19, 2023*
- c. *In-lieu fee for off-site improvements related to transportation of \$37,809.30 to be paid upon the Certificate of Occupancy for the first constructed building in phase II.*
- d. *Sheet #6, Level Lip Spreader on perimeter drain outlets & adjusting CB#4 to uphill side of tip-down/*

**Suggested Motion:** I make a motion to approve the Site Plan for the construction of the 60-unit multifamily housing project consisting of building 5-16,000 square feet, 3 story buildings with 90 parking spaces that exceeds the parking requirement of 75 spaces. The project meets the requirements of Sec. 60-1277, and further that the application meets the

requirements of Site Plan Ordinance, Sec. 60-45, Sec.60.549, Sec. 60-554 of Multi-Family-Permitted Uses Under Division 14, T-4.2 of the Formed Based Code with the following conditions:

Conditions:

- a. No development activity until any bonding or inspection fees is determined by the Auburn Engineering Department.*
- b. The applicant complies with AWSO letter dated January 19, 2023*
- c. In-lieu fee for off-site improvements related to transportation of \$37,809.30 to be paid upon the Certificate of Occupancy for the first constructed building in phase II.*
- d. Sheet #6, Level Lip Spreader on perimeter drain outlets & adjusting CB#4 to uphill side of tip-down.*