

Pascale/Drisko

330 Main St

Westbrook, ME

04092

November 7, 2023

Honorable Counsel Members,

We are writing to you today for your consideration, a decision regarding a piece of property located at 170 Penley Corner Road, Auburn Maine 04210.

This land is located in the Auburn Agricultural zone. However, we are requesting a variance to continue the formally lawful non-conforming use that was abandoned in 2007. After four years of searching for land to purchase that suited our needs, we are excited to finally find a parcel that we love and will allow us to build our forever home and finally have room in a rural setting to start a bee/honey farm. After retirement David would like to raise Nigerian Dwarf dairy goats.

We refer your attention to several documents which we hope will aid with this pending decision:

- 1) Property Deed: Pertaining to this land use for building a single family home that includes an agricultural aspect
- 2) City of Auburn Tax Records: Showing the house located on this property prior to 2007, including septic system, well and outbuildings
- 3) Arial View of Property: Obtain from City of Auburn Maps showing house and buildings on the property prior to 2008
- 4) Survey of Property: Performed October 2023 showing proposed home, driveway, septic system, existing well and an area for the apiary.
- 5) Letter of financial sourcing with Guild Mortgage Company

After reviewing the documents we have submitted, it is our hope that the Council will approve our plan to relocate to the city of Auburn and be a part of your growing and dynamic community.

With High Regards,

Kevin Drisko / David Pascale



City of Auburn, Maine

Planning & Permitting

Eric Cousens, Director

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

Development Review Application

PROJECT NAME: 170 Penley Corner Road

PROPOSED DEVELOPMENT ADDRESS: 170 Penley Corner Road, Auburn Maine 04210

PARCEL ID #: #137-030

REVIEW TYPE: Site Plan ☒
Subdivision ☐

Site Plan Amendment ☐
Subdivision Amendment ☐

PROJECT DESCRIPTION: We are seeking approval to continue the non-conforming use of this abandoned agricultural property; to build a single, one story home, and garage. Plans include an area for a bee apiary and future location of a barn to house several Nigerian Dwarf dairy goats.

CONTACT INFORMATION:

Applicant

Name: David Pascale / Kevin Drisko

Address: 330 Main St

City / State Westbrook, Maine

Zip Code 04092

Work #:

Cell #: 207-745-6298 / 207-400-7303

Fax #:

Home #:

Email: davidpascale@gmail.com
scarb38@yahoo.com

Property Owner

Name: Roger Gauthier

Address: 276 Penley Corner Road

City / State Auburn, Maine

Zip Code 04210

Work #:

Cell #:

Fax #:

Home #: (207) 576-0888

Email:

Project Representative

Name: David Pascale / Kevin Drisko

Address: 330 Main Street

City / State Westbrook, Maine

Zip Code 04092

Work #:

Cell #: 207-745-6298 / 207-400-7303

Fax #:

Home #:

Email: davidpascale@gmail.com
scarb38@yahoo.com

Other professional representatives for the project (surveyors, engineers, etc.).

Name: Keith Morse of Terradyn Consultants LLC

Address: 41 Campus Drive, Suite 301

City / State New Gloucester, ME

Zip Code 04260

Work #: 207-926-5111

Cell #:

Fax #: 207-221-1317

Home #:

Email: www.terradynconsultants.com

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	0	sq. ft.
Proposed Total Paved Area	approx 2,000	sq. ft.
Proposed Total Impervious Area	5,457	sq. ft.
Proposed Impervious Net Change	5,457	sq. ft.
Impervious surface ratio existing	0	% of lot area
Impervious surface ratio proposed	1%	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	0	sq. ft.
Proposed Building Footprint	3,457	sq. ft.
Proposed Building Footprint Net change	3,457	sq. ft.
Existing Total Building Floor Area	0	sq. ft.
Proposed Total Building Floor Area	2,557	sq. ft.
Proposed Building Floor Area Net Change	2,557	sq. ft.
New Building	YES	(yes or no)
Building Area/Lot coverage existing	0	% of lot area
Building Area/Lot coverage proposed	0.64%	% of lot area

ZONING

Existing	Agriculture
Proposed, if applicable	NA

LAND USE

Existing	Abandoned/Former House Lot (Residential Use) and Field and Forest
Proposed	Residential House/Bees (Apiary)

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	0
Proposed Number of Residential Units	1
Subdivision, Proposed Number of Lots	0

PARKING SPACES

Existing Number of Parking Spaces	0
Proposed Number of Parking Spaces	4
Number of Handicapped Parking Spaces	0
Proposed Total Parking Spaces	4

ESTIMATED COST OF PROJECT:

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	0	sq. ft.
Proposed Disturbed Area	approx 40,000	sq. ft.
Proposed Impervious Area	5,457	sq. ft.

1. If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.
2. If the proposed impervious area is greater than one acre including any impervious area created since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.
3. If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.
4. If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing (Since July 1, 1997)	NA	passenger car equivalents (PCF)
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Total traffic estimated in the peak hour-proposed (Since July 1, 1997)	NA	passenger car equivalents (PCF)
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If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the Agricultural zoning district.

2. Parcel Area: 12.45 acres / 542,300 square feet(sf).

Regulations	Required / Allowed	Provided
Min Lot Area	<u>10 acres</u>	<u>/ 12.45 acres</u>
Street Frontage	<u>250 feet</u>	<u>/ 532 feet</u>
Min Front Yard	<u>25 feet</u>	<u>/ 42.8 feet</u>
Min Rear Yard	<u>25 feet</u>	<u>/ 979 feet</u>
Min Side Yard	<u>15 feet</u>	<u>/ 200 feet</u>
Max. Building Height	<u>35 feet</u>	<u>/ single story about 18 feet</u>
Use Designation	<u>AG</u>	<u>/ RP</u>
Parking Requirement	<u>1 space/ per</u>	<u>NA square feet of floor area</u>
Total Parking:	<u>1</u>	<u>/ 4</u>
Overlay zoning districts (if any):	<u>None</u>	<u>/</u>
Urban impaired stream watershed?	<u>YES/NO</u>	<u>If yes, watershed name No</u>

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative.
(NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.)
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

Refer to the application checklist for a detailed list of submittal requirements.

To view the City of Auburn Zoning Ordinance, go to:

www.auburnmaine.gov under Government, select Departments of the City, then Planning, Permitting & Code. On the left menu, choose Subdivisions, Land Use, Zoning Ordinance. Or click [HERE](#).

For additional information on Site Plan Review, please click [HERE](#) or scan code:



For additional information on Special Exceptions, please click [HERE](#) or scan code:



I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant: Ken Bell
Dan Smith

Date: 11-5-2023
11-6-2023



City of Auburn, Maine

60 Court Street | Auburn, Maine 04210
www.auburnmaine.gov | 207.333.6601

Development Review Checklist

The following information is required where applicable to be submitted for an application to be complete

PROJECT NAME: 170 Penley Corner Road

PROPOSED DEVELOPMENT ADDRESS: 170 Penley Corner Road, Auburn Maine 04210

PARCEL #: 137 - 030

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
		<i>Applicant</i>	<i>Staff</i>	
Site Plan				
Application	Owner's Names/ Address			
NA	Names of Development			
Morgage Survey	Professionally Prepared Plan			
Tax Map with Parcel #	Tax Map or Street/Parcel Number			
Morgage Survey	Zoning of Property			
Morgage Survey	Distance to Property Lines			
Tax Map	Boundaries of Abutting land			
Morgage Survey	Show Setbacks, Yards and Buffers			
NA	Airport Area of Influence			
Application	Parking Space Calcs			
Morgage Survey	Drive Openings/Locations			
NA	Subdivision Restrictions			
Application	Proposed Use			
NA	PB/BOA/Other Restrictions			
NA	Fire Department Review			
Morgage Survey	Open Space/Lot Coverage			

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
Landscape Plan		<i>Applicant</i>	<i>Staff</i>	
NA	Greenspace Requirements			
NA	Setbacks to Parking			
NA	Buffer Requirements			
NA	Street Tree Requirements			
NA	Screened Dumpsters			
NA	Additional Design Guidelines			
NA	Planting Schedule			
Stormwater & Erosion Control Plan		<i>Applicant</i>	<i>Staff</i>	
NA	Compliance w/ chapter 500			
NA	Show Existing Surface Drainage			
NA	Direction of Flow			
NA	Location of Catch Basins, etc.			
NA	Drainage Calculations			
NA	Erosion Control Measures			
NA	Maine Construction General Permit			
NA	Bonding and Inspection Fees			
NA	Post-Construction Stormwater Plan			
NA	Inspection/monitoring requirements			
Lighting Plan		<i>Applicant</i>	<i>Staff</i>	
NA	Full cut-off fixtures			
NA	Meets Parking Lot Requirements			
Traffic Information		<i>Applicant</i>	<i>Staff</i>	
NA	Access Management			
NA	Signage			
NA	PCE - Trips in Peak Hour			

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
NA	Vehicular Movements			
NA	Safety Concerns			
NA	Pedestrian Circulation			
NA	Police Traffic			
NA	Engineering Traffic			
Utility Plan		<i>Applicant</i>	<i>Staff</i>	
Mortgage Survey	Water			
NA	Adequacy of Water Supply			
NA	Water main extension agreement			
Mortgage Survey / Septic Design	Sewer			
NA	Available city capacity			
OHU – Mortgage Survey	Electric			
NA	Natural Gas			
NA	Cable/Phone			
Natural Resources		<i>Applicant</i>	<i>Staff</i>	
NA	Shoreland Zone			
NA	Flood Plain			
NA	Wetlands or Streams			
NA	Urban Impaired Stream			
NA	Phosphorus Check			
NA	Aquifer/Groundwater Protection			
NA	Applicable State Permits			
NA	Lake Auburn Watershed			
NA	Taylor Pond Watershed			
Right, Title or Interest		<i>Applicant</i>	<i>Staff</i>	
Deed	Verify			
Deed	Document Existing Easements, Covenants, etc.			

Required Information		Check when Submitted		Applicable Ordinance
Technical & Financial Capacity		Applicant	Staff	
Letter from Guild Mortgage	Cost Est./Financial Capacity			
NA	Performance Guarantee			
State Subdivision Law		Applicant	Staff	
NA	Verify/Check			
NA	Covenants/Deed Restrictions			
NA	Offers of Conveyance to City			
NA	Association Documents			
NA	Location of Proposed Streets & Sidewalks			
NA	Proposed Lot Lines, etc.			
NA	Data to Determine Lots, etc.			
NA	Subdivision Lots/Blocks			
NA	Specified Dedication of Land			
NA				
Additional Subdivision Standards		Applicant	Staff	
NA	Mobile Home Parks			
NA	PUD			
A JPEG or PDF of the proposed site plan		Applicant	Staff	
Morgage Survey				
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving				