



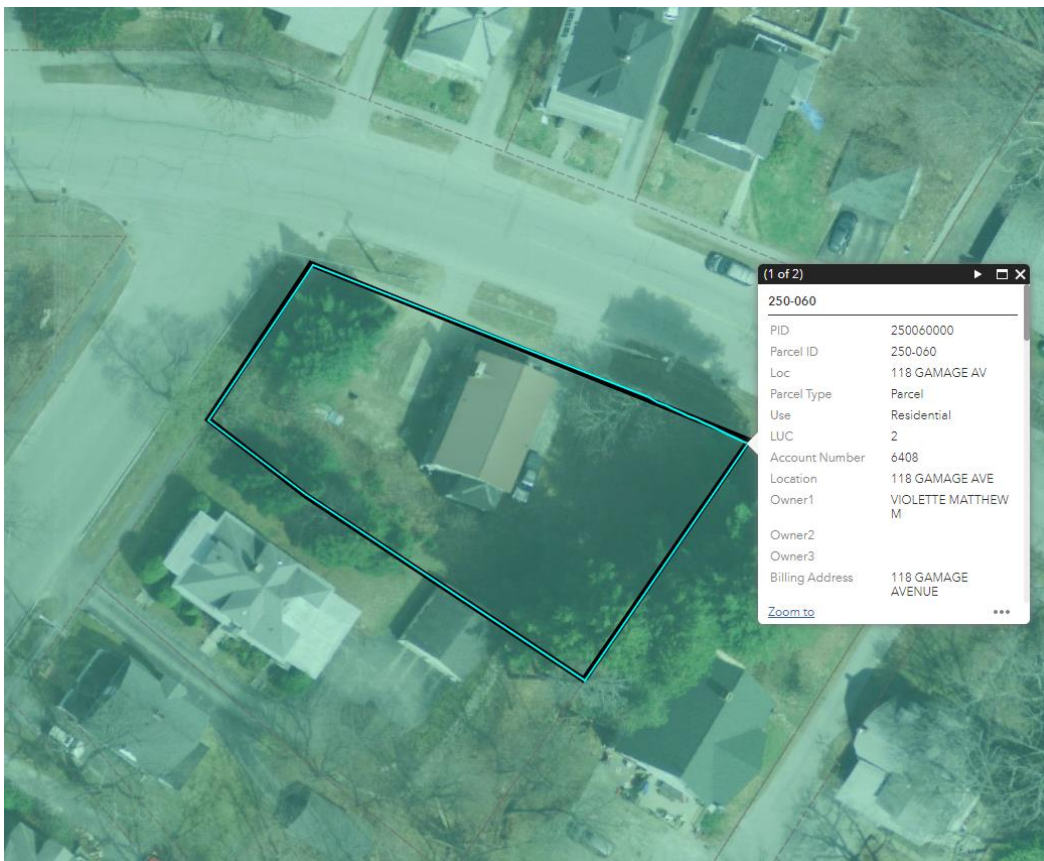
City of Auburn, Maine
Office of Planning & Permitting
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To: Auburn Planning Board
From: Katherine Cook, Planning Coordinator
Re: 118 Gamage Ave (Parcel I.D. 250-060) Minor Subdivision

I. Proposal: Public hearing/ subdivision review:

Mathew Violette is proposing to divide the parcel at 118 Gamage Avenue, Parcel I.D. 250-060 to create three residential building lots. This item is pursuant to Chapter 60 Article XVI Division 4- Subdivision: and Article IV Division 14- Form-Based Code.

The lot will be accessed through two existing curb cuts on Gamage Ave. These curb cuts may need to be expanded to accommodate the driveways. Lot 1 and 2 will share a “common Driveway Access, Utility, Maintenance & Repair Easement”. Lot 3 will have a sufficient curb cut for a second driveway without an easement.



II. Materials:

1. 02/14/2023 Staff Report
2. Development Review Application
3. Updated curb cuts map.

III. Background:

Sec. 60-1367 requires that subdivisions shall designate one (1) acre of land for recreation and open space for the first ten (10) subdivided lots. This in-town lot of 0.33 acres is not a feasible location to require open space as part of the subdivision approval. In this case, a fee-in-lieu amount in cash equivalent to the land value of what would otherwise be designated as open space or recreation. This fee would be put toward improving recreation for the inhabitants of the subdivision by enhancing pedestrian access to Pettingill park, Ingersoll Arena and the Senior Community Center. The table below shows the land value of parcels in the same zone and neighborhood that are about an acre and determines their value per acre. The value per acre is then divided by ten (10) to determine the equivalent value per unit.

Address	Value (\$)	Acreage	Value (\$)/Acre
50 Shepley St.	40,400	1.25	32,320
63 Hillcrest St.	40,700	1.3	31,308
82 Gamage Ave.	38,900	0.96	40,521
24 Gamage Ave.	33,600	1.22	27,541
Avg Value (\$)/ Acre		Value (\$)/ Unit	
32,922		3,292	

The Planning Board has the option of requiring a payment of \$3,292.00 for each subdivided lot to contribute to neighborhood recreation improvements. Because the first split of the lot (2 lots) would not have constituted a subdivision and there is an existing home on the lot, staff suggests requiring a payment reflecting the recreation land value of only the third lot, being \$3,292.00 for one (1) unit.

IV. Planning Board Action:

Staff suggests planning board review this proposal pursuant to Chapter 60 Article XVI Division 4- Subdivision: and Article IV Division 14- Form-Based Code.

Consider in lieu fee to the city to meet recreation and open space requirements (Sec. 60-1367).

The Planning Board may decide whether to require this fee or waive the fee. Staff provided two suggested motions to reflect both options.

V. Department Review:

All department comments have either been resolved and/ or will be addressed in the conditions of approval.

1. Separate lots need separate utility services.
2. A stormwater connection agreement will need to be signed.
3. Applicant provided updated curb cut plans as requested.

VI. Suggested Finding of Fact:

1. The proposal meets Subdivision guidelines pursuant to Sec. 60-1359 (1)-(15).
2. Sec. 60-1367 (a) requires that subdivision proposals include provisions for recreation and open space to meet the foreseeable needs of the residents. The parcel is within 600 ft. of Pettingill Park.
3. The subdivision plan conforms with the comprehensive plan per. Sec. 60-1365 (1).
4. The subdivision plan does not interfere with preservation of natural features per Sec. 60-1365 (2).
5. The lots meet all dimensional requirements, setback requirements, and access standards per. Sec. 60-1363 (3).

6. The subdivision proposal will constitute a suitable development and will not present a detriment to the neighborhood or environment per. Sec. 60-1304 (1).

VII. Suggested Motion:

- A. I make a motion to approve the subdivision of Parcel I.D. 250-028, to create three residential building lots on Oakland St. with the condition that the subdivider pay the city an in lieu fee of \$3,292.00 for recreation improvement.
- B. I make a motion to approve the subdivision of the parcel at 118 Gamage Avenue, Parcel I.D. 250-060 to create three residential building lots and waive the fee referenced in Sec. 60-1367 recreation requirements.