

To: Auburn Planning Board
 From: John Blais, Deputy Director of Planning & Permitting
 Re: John F. Murphy Homes, Tylor Brook House **TABLED DISCUSSION**
 Date: May 9, 2023

I. Proposal: John F. Murphy Homes, Inc is proposing an eight-bed care home located off Hotel Road, Parcel I.D. 237-070-001. The proposal is pursuant to Chapter 60, Division 5- Suburban Residence (SR) District, Chapter 60, Article XVI, Division 2- Site Plan Review, Chapter 60, Article XVI, Division 3- Special Exception, and Chapter 60, Article XII, Division 5- Shoreland Overlay District (SLO).

II. Background: The property is currently vacant and is a mixture of field and woods, with one small gravel pull-off adjacent to Hotel Road. Property boundaries are shown on the Existing Conditions Plan which is based on a survey completed by Main-Land. The lot contains 12.63 acres and has about 331 feet of frontage on Hotel Road. The lot also has about 1,425 feet of frontage on Taylor Brook. The Existing



Condition Plan also shows mapped wetland areas, the 100-Year Flood Plain areas on the property and the location of the Resource Protection Shoreland Overlay District as depicted on the City of Auburn Zoning Map. City of Auburn sewer runs through the property along Taylor Brook via an easement and a Central Maine Power Easement runs across the eastern portion of the property. These utilities are shown on the Existing Condition Plans and Site Plans.

The facility will operate 24 hours per day, seven days per week, 365 days per year. This is done in three shifts with the maximum number of seven employees on duty between 6:00 a.m. and 1:00 p.m. The second shift, with six employees, begins at 1:00 p.m. and the third shift begins at 9:00 p.m. with only two employees on duty. A minimum of 13 spaces are required to accommodate employees during first and second shift changes each day. With 19 spaces provided, there will be six spaces remaining for visitor parking. With 13 employees entering and exiting the site during the shift change at 1:00 p.m. (equal to 13 one-way trips and the maximum number of per hour trips for this site), the project will not exceed the 100-vehicle peak hour trip generation that would require a Traffic Movement Permit from MDOT. Sight distances measured at the proposed site driveway are 650 feet looking northerly and 1,000 feet looking southerly. These measurements exceed the ordinance requirements for 350 feet at the

posted speed limit of 35 mph. Therefore, the driveway location proposed has sufficient sight distance and will operate safely for the proposed use.

In the proposed condition, total non-revegetated, impervious area totals 49,658 square feet (1.13 acres) and total developed area totals 122,404 square feet (2.81 acres). Stormwater improvements include a roof dripline filter around the building, two grassed underdrain soil filter ponds and a bioretention filter (rain garden). Main-Land has prepared a stormwater quality analysis, erosion control narrative and have provided plans with details showing how these improvements meet the requirements of Local and State stormwater rules. City Engineering staff has reviewed and approved the stormwater plans under our delegated review from MaineDEP. Public sewer and water utilities will be utilized by this development. The sewer service will leave the east side of the building and connect to the existing public sewer main, which runs across the property along Taylor Brook. The water service for domestic use and the building sprinkler system will be extended along the proposed driveway from the existing water main in Hotel Road. Power and communications will be extended from Hotel Road overhead to a new pole on the property and then underground along the proposed driveway to reach the building. New propane tanks and a generator are proposed to be installed on site as shown on the Site Plans.

III. Previous Meetings

April 11, 2023- Planning Board Public Hearing: Planning Board **TABLED** the meeting due to concerns about buffering for a date certain of May 9th.

May 9, 2023- Second Planning Board Public Hearing

IV: Additional information 05/09/2023:

- 1.) Similar Development: economic value study of eight surrounding properties in the Summer Street neighborhood from 2018-2023 found an average 23% increase value of properties which is equal to about \$31,100 per home.
- 2.) Additional buffer added to include six-foot-tall privacy fence along the south side of the entrance way.
- 3.) Additional staggered evergreen tree row to block views from the west & north.
- 4.) Photograph analysis for view shed perspectives.
- 5.) Full-cutoff lights.
- 6.) Under site plan review Sec. 60-1277 (1) gives the board the authority to request an additional buffer to protect against artificial and reflected light, sight, sound, dust, and vibration. In addition, the 60-1301 (17) requires submission for buffering from neighbors as well as Sec 60-607 (10) under these standards the above standards staff finds the above information consistent with meeting the buffering requirements.

V. 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 suggest the Planning Board approve the John F. Murphy Homes, (Taylor Brook House) site plan for the proposed eight-bed care home located off Hotel Road, Parcel I.D. 237-070-001. The proposal is pursuant to Chapter 60, Division 5- Suburban Residence (SR) District,

Chapter 60, Article XVI, Division 2- Site Plan Review, Chapter 60, Article XVI, Division 3- Special Exception, and Chapter 60, Article XII, Division 5- Shoreland Overlay District (SLO).

- a. No development activity until any bonding or inspection fees are determined by the Auburn Engineering Department.*