



May 15, 2023  
220503-01

Mr. Eric Cousens, Director of Planning & Permitting  
City of Auburn  
60 Court Street  
Auburn, Maine 04210

RE: Proposed New Mixed-Use Building  
Auburn Development Review Application  
186 Main Street  
Tax Map/Lot: 231/020  
Applicant: JCS 18, LLC

Dear Eric:

On behalf of our client JCS 18, LLC, Sebago Technics, Inc is pleased to submit the enclosed materials for Development Review approval in accordance with the Auburn Zoning Ordinance Sec. 60, Div. 14 – Form Based Code 60-550. The applicant proposes to develop a city-owned parcel located at 186 Main Street in the City of Auburn. The proposed development is comprised of a new five (5) story mixed-use building that will be made up of four (4) floors with 18 units of multi-family apartment housing and 1,118 square feet of retail/commercial space and one (1) floors with a 118 seat restaurant/ brewery space. The parcel totals roughly 0.16 acres and is identified on the City of Auburn Tax Map 231 Lot 020. The applicant has extensive experience permitting and building similar facilities throughout New England.

Existing Conditions: The site is currently vacant and undeveloped. The parcel is currently zoned as commercial and is included in the Downtown Traditional Center designated growth area in the City of Auburn Comprehensive Plan. The development area falls entirely within the General Development Shoreland Zone and partially in FEMA Flood Zone AE per the City of Auburn GIS mapping available to the public. The development parcel is bordered by Main Street to the west, residential space to the north and south, and Miller Street and the Auburn Riverwalk to the east.

Access: Access to the site is proposed via the front entrance to the building on Main Street and a rear entrance along Miller Street. Parking requirements for the proposed development as stated in applicable City of Auburn Ordinance sections require 24 designated parking spaces to serve the proposed residential units including 1 handicap accessible space. It is our understanding that the proposed parking to be redeveloped on the backside of the site is currently leased and unavailable for this development. As such, vehicular access for the site is anticipated through Main Street on-street parking and available parking in the Mechanics Row Parking Garage. The accessible parking requirement will be met through the designation of 1 on-street space in front of the proposed site on Main Street. Delivery truck access to the site is

proposed via Miller Alley with exiting movements through Miller Street. Additionally, the Auburn Riverwalk provides a pedestrian pathway at the rear of the building.

Delegated review: The City of Auburn has delegated review authority from the Maine Department of Environmental Protection for Site Law that includes stormwater management review. The proposed project does not require delegated review of stormwater under the applicable statutes, rules, and ordinances, but a stormwater management plan has been developed for the project to aid in the City's Development Review. A full stormwater management plan is included in Section 12 of the City Development Review Application.

Additional Permits: Two additional permits are required for this project. The following will be reviewed by the City of Auburn concurrently with the City Development Review Application.


- Flood Hazard Development Permit Application
- Traffic Movement Permit

### **City Standards**

Comprehensive Plan Consideration: Per the *Future Land Use Plan*, in the 2021 Comprehensive Plan update, the parcel in the Form-Based Code Development District (FBCD) should be established to reflect the existing pattern of development in these neighborhoods. Per City Zoning, the facility is appropriately sited, and the use is allowed.

We are hopeful that the enclosed information adequately addresses the required project review information. Upon reviewing the enclosed information and plans, however, please contact me with any questions or if you require additional information. I appreciate your consideration.

Sincerely,  
SEBAGO TECHNICS, INC.



Kylie S. Mason, RLA, LEED-AP  
Chief Operations Officer  
Maine Licensed Landscape Architect

enc.

Division 14 Form Based Code  
Sec. 60550

Sec. 60550.1 Building placement and configuration

(1) Principal Building Placement

- a. Front Setback, Principal: 0 ft. Min., 10 ft. Max. ~~met~~
- b. (Corner Lot) Front Setback, Secondary: 0 ft. Min., 10ft. Max. ~~met~~
- c. Side Setback: 0 ft. t 5 ft. Min., ~~met~~
- d. Rear Setback: 10 ft. Min., ~~met~~.
- e. Building Lot Coverage: 75% Max. ~~met~~.
- f. Useable Open Space: 5% Min.
- g. Frontage BuildOut: 75% Min. along Front Setback, Primary ~~met~~
- h. Lot Width: 24 ft. Min, 160 ft. Max. ~~met~~

(2) Principal Building Configuration

- a. Building Width: 14 ft. Min., 150 ft. Max. ~~met~~
- b. Building Height Minimum: 2 Story Min. ~~met~~
- c. Building Height Maximum: 4 Story Max (excluding attic story) ~~met~~

Sec. 60550.2 Building frontages

(1) Building Frontage Types:

Stoop, Storefront, and Gallery  
Building frontage will be Storefront

(2) Building Entries:

Primary entry door is encouraged along ground story façade facing a primary street.  
Primary entry door for the development will be on the ground story of Main Street with a secondary rear entry fronting Miller Street.

(3) Building Envelope Articulation:

- a. Ground Story Building Frontage Façade: Windows and doors shall comprise a minimum of 25% and maximum 60% coverage of the total ground story façade frontage.  
Met
- b. Upper Story Building Frontage Façade: Windows and doors shall comprise a minimum of 20 % and maximum 40 % coverage of the total upper story façade frontage.  
Met
- c. Ground Story Finished Floor Elevation: The ground story must be a minimum of 2 feet minimum and 6 feet maximum above the front yard elevation (average grade).  
Met

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d. Front Façade Wall: Blank lengths of wall exceeding 10 linear feet are prohibited.  
Met

Sec. 6050.3 External elements

- (1) Front Yard Fence: Residential A front yard fence a minimum of 2 feet and a maximum of 4 feet in height is encouraged to maintain spatial edge of street. No chain link, vinyl, split rail, or barbed wire is allowed.  
N/A
- (2) Street Wall/Wall Opening: A vehicle entry way, as part of a street wall, shall be a maximum width of 20 feet (residential) and 24 feet (commercial); a pedestrian entry way shall be a maximum width of 6 feet.  
N/A
- (3) Building Projections: No part of any building, except overhanging eaves, awnings, balconies, bay windows, and other architectural features shall encroach beyond the minimum front setback line.  
Met
- (4) Encroachments: Stoops may encroach upon the front setback line by the following distances but not encroach in the street right-of-way.  
Met
- (5) Garages: Detached garages shall be located a minimum of 20 feet from any street right-of-way.  
Met
- (6) Driveways: Driveways are encouraged to be on the secondary street frontage. Driveways shall be paved and a minimum of 8 feet wide and a maximum of 20 feet wide.  
Met
- (7) Parking: Residential Vehicle parking areas shall be located only on driveways or designated parking areas and shall not extend into the street right-of-way or sidewalk.  
Met  
Commercial Parking shall be located to rear of the property to the greatest extent possible. Parking on a side yard is limited to no more than 60 feet wide or 40% of the lot width. Screening and/or street wall is required for parking areas along a street.  
Met
- (8) Accessory Structures: Accessory structures shall be located a minimum of 20 feet from any street right-of-way and 5 feet from either side or rear property line.  
N/A

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- (9) Landscaping: Landscaping is encouraged but shall not extend into any street sidewalk or travel way. Street trees are encouraged.  
Met
- (10) Foundation Planting: Foundation plantings are encouraged but should be pruned and maintained with enough clearance from the building facade to encourage air circulation.  
Met

Sec. 6608. Parking Requirements

In accordance with Sec. 6654 note 2, parking requirements for the development will be provided by municipality and private parking resources within 1,000 feet of the principal building through Main Street on street parking and available parking in the Mechanics Row Parking Garage.

Floodplain Overlay District

In accordance with Chapter 60, Division 2 for a Floodplain Overlay District, a Flood Hazard Development Permit Application is being filed concurrently with this application.

Shoreland Zoning

Sec. 6092. Principal and accessory structures

- (a) All new principal and accessory structures shall be set back at least 100 feet, horizontal distance, from the normal high water line of great ponds classified GPA and rivers that flow to great ponds classified GPA, and 75 feet, horizontal distance, from the normal high water line of other water bodies, tributary streams, or the upland edge of a wetland, except that in general development areas the setback from the normal high water line shall be at least 25 feet, horizontal distance. Lots less than 150 feet deep situated at right angles to the shoreline which were in existence on or before December 17, 1973, shall have a shoreline setback requirement of 50 percent of the lot depth. In the resource protection district the setback requirement shall be 250 feet, horizontal distance, except for structures, roads, parking spaces or other regulated objects specifically allowed in that district in which case the setback requirements specified above shall apply.

The proposed development will meet all setback requirements for Shoreland Zoning.

For the purpose of this section the term "general development areas" includes all areas where the underlying zoning is identified as General Business, General Business II, Form Based Code districts or Industrial districts, except where these districts fall within the Taylor Pond or Lake Auburn Watersheds or on the east shore of Bobbin Mill Brook.

In addition:

- (1) The water body, tributary stream, or wetland setback provision shall neither apply to structures which require direct access to the water body or wetland as an operational necessity, such as piers, docks and retaining walls, nor to other functionally waterdependent uses.

Not Applicable as no such structures are proposed.



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allowed with a permit from the code enforcement officer, to provide shoreline access in areas of steep slopes or unstable soils provided: that the structure is limited to a maximum of four feet in width; that the structure does not extend below or over the normal highwater line of a water body or upland edge of a wetland, (unless permitted by the Department of Environmental Protection pursuant to the Natural Resources Protection Act, 38 M.R.S.A. § 480); and that the applicant demonstrates that no reasonable access alternative exists on the property.

Not Applicable as there are no retaining walls proposed as part of this project.

A. Site Plan Review, Section 60777: In considering a site plan, the planning board shall make findings 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;  
It is not anticipated that the proposed development will result in a detrimental effect including offensive uses on the site. The design provides for adequate surface water drainage, natural existing vegetative buffering from light, sightlines, sound, dust and vibration with preservation of light and air. Please see Section 60777 Landscaping.
2. Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;  
The site design and access points provide for safe vehicular movement and pedestrian movement within the site and in relation to adjacent areas. The layout is similar to other facilities in the Zoning area where the proposed flow pattern is known to accommodate requirements. Please see the plan set.
3. Adequacy of the methods of disposal for wastes; and  
For wastewater, the proposed development will connect to the Auburn Water District sewer line for which the District has identified available capacity. For solid waste, dumpsters will be located in an enclosed area in the northeast corner of the project area.
4. Protection of environment features on the site and in adjacent areas  
Downstream waters are protected by the extensive stormwater management features at the easterly limits of the site.

Sec. 60999. Stormwater runoff.

- (a) All new construction and development shall be designed to minimize stormwater runoff from the site in excess of the natural predevelopment conditions. Where possible, existing natural runoff control features, such as berms, swales, terraces and wooded

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areas, shall be retained in order to reduce runoff and encourage infiltration of stormwaters.

The project follows standards for Erosion and Sediment Control as outlined in Sec. 46 209.a.1 t Erosion and sediment control and stormwater management plan. Please see Section 13 Stormwater

- (b) Stormwater runoff control systems shall be maintained as necessary to ensure proper functioning.  
Acknowledged.

Sec. 601001. Essential services.

- (a) Where feasible, the installation of essential services shall be limited to existing public ways and existing service corridors.  
Proposed installation of essential services will use existing corridors and public ways.
- (b) The installation of essential services, other than roadside distribution lines, is not allowed in a resource protection district, except to provide services to a permitted use within said district, or except where the applicant demonstrates that no reasonable alternative exists. Where allowed, such structures and facilities shall be located so as to minimize any adverse impacts on surrounding uses and resources, including visual impacts.  
Not applicable as no development is proposed within a resource development district.
- (c) Damaged or destroyed public utility transmission and distribution lines, towers and related equipment may be replaced or reconstructed without a permit.  
Acknowledged.

Sec. 601005. Erosion and sedimentation control.

- (a) All activities which involve filling, grading, excavation or other similar activities which result in unstabilized soil conditions and which require a permit shall also require a written soil erosion and sedimentation control plan. The plan shall be submitted to the permitting authority for approval and shall include, where applicable, provisions for:
  - (1) Mulching and revegetation of disturbed soil.
  - (2) Temporary runoff control features such as hay bales, silt fencing or diversion
  - (3) Permanent stabilization structures such as retaining walls or riprap.Acknowledged.
- (b) In order to create the least potential for erosion, development shall be designed to fit









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: 186 Main Street Development

PROPOSED DEVELOPMENT ADDRESS: 186 Main Street, Auburn, ME

PARCEL ID #: 231-020

REVIEW TYPE:      Site Plan                       Site Plan Amendment   
                                 Subdivision                       Subdivision Amendment

PROJECT DESCRIPTION: The applicant proposes to develop a city-owned parcel located at 186 Main Street in the City of Auburn. The development is proposed with a new five (5) story mixed-use building that will be made up of four (4) floors with eighteen units of multi-family apartment housing and one (1) floor with 118 seats of restaurant/ brewery space.

### CONTACT INFORMATION:

Applicant

Name: JCS 18, LLC

Address: 20 Mechanic Street

City / State Gorham, Maine

Zip Code 04038

Work #: \_\_\_\_\_

Cell #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Home #: \_\_\_\_\_

Email: \_\_\_\_\_

Property Owner

Name: City of Auburn

Address: 60 Court Street

City / State Auburn, ME

Zip Code 04210

Work #: (207) 333-6601

Cell #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Home #: \_\_\_\_\_

Email: \_\_\_\_\_

Project Representative

Name: Kylie Mason, RLA, LEED-AP

Address: 75 John Roberts Road, Ste. 4A

City / State South Portland, Maine

Zip Code 04106

Work #: (207) 200-2100

Cell #: N/A

Fax #: (207) 856-2206

Home #: \_\_\_\_\_

Email: tgoodine@sebagotechnics.com

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City / State \_\_\_\_\_

Zip Code \_\_\_\_\_

Work #: \_\_\_\_\_

Cell #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Home #: \_\_\_\_\_

Email: \_\_\_\_\_

# PROJECT DATA

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

## IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	80	sq. ft.
Proposed Total Paved Area	75	sq. ft.
Proposed Total Impervious Area	75	sq. ft.
Proposed Impervious Net Change	-6%	sq. ft.
Impervious surface ratio existing	1.2%	% of lot area
Impervious surface ratio proposed	1.2%	% of lot area

## BUILDING AREA/LOT COVERAGE

Existing Building Footprint	0	sq. ft.
Proposed Building Footprint	6800	sq. ft.
Proposed Building Footprint Net change	6800	sq. ft.
Existing Total Building Floor Area	0	sq. ft.
Proposed Total Building Floor Area	28,875	sq. ft.
Proposed Building Floor Area Net Change	28,875	sq. ft.
New Building	YES	(yes or no)
Building Area/Lot coverage existing	0%	% of lot area
Building Area/Lot coverage proposed	90%	% of lot area

## ZONING

Existing	T-5.1
Proposed, if applicable	N/A

## LAND USE

Existing	Undeveloped
Proposed	Mixed-Use

## RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	0
Proposed Number of Residential Units	18
Subdivision, Proposed Number of Lots	N/A

## PARKING SPACES

Existing Number of Parking Spaces	0
Proposed Number of Parking Spaces	23
Number of Handicapped Parking Spaces	1
Proposed Total Parking Spaces	24

**ESTIMATED COST OF PROJECT: \$ 4,900,000**

## DELEGATED REVIEW AUTHORITY CHECKLIST

### SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	_____	sq. ft.
Proposed Disturbed Area	_____	sq. ft.
Proposed Impervious Area	_____	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 crated 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) 0 passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 114 passenger car equivalents (PCE)  
 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 Downtown Traditional Center zoning district.
2. Parcel Area: 0.16 acres / 7,096 square feet(sf).

<b>Regulations</b>	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	N/A	/
Street Frontage	<u>75 % min.</u>	<u>/ 90 %</u>
Min Front Yard	<u>0 ft.</u>	<u>/ 0 ft.</u>
Min Rear Yard	<u>10 ft.</u>	<u>/ 0 ft.</u>
Min Side Yard	<u>0 ft.</u>	<u>/ 0 ft.</u>
Max. Building Height	<u>4 story (excluding attic)</u>	<u>/ 4 story+ basement</u>
Use Designation	/	/
Parking Requirement	1 space/ per <u>          </u> square feet of floor area	
Total Parking:	<u>18 spaces</u>	<u>/ 0 spaces on site</u>
Overlay zoning districts (if any):	<u>FPO</u>	<u>/ SLO</u> /
Urban impaired stream watershed?	YES/NO If yes, watershed name <u>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](http://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:

*Kyrie S. Nassim*

Date:

05/15/2023



## AUBURN SITE PLAN REVIEW - SUPPLEMENTAL INFORMATION - A

**Date:** May 18, 2023  
220503-01

**Project:** 186 Main Street, Auburn, Maine

**To:** John Blais, Deputy Planning Director  
City of Auburn Planning, Permitting, & Codes  
jblais@auburnmaine.gov

**From:** Tanner F. Goodine, EI, Project Engineer  
Sebago Technics, Inc.  
tgoodine@sebagotechnics.com

### Comments Received from City Staff Review: 2023-05-12

The comments are identified in *italics* and responses appear in **Bold** text.

#### COMMENTS:

*Comments were taken from a Teams Meeting for the proposed 186 Main Street Development. The meeting included members of the City of Auburn Planning Department ("Planning Staff" or "City of Auburn"), the Client, Great Falls Construction or JCS 18, LLC, and Sebago Technics, Inc. The following items were brought up by the Planning Staff as needed for additional information or to be rectified for the Planning Board Submission. The comments were based on the Application Documents submitted on May 05, 2023.*

- 1. The City requests that the proposed sewer easement be extended to the edge of the proposed rights-of-use agreement.*

**The proposed sewer easement has been updated to extend to the proposed Miller Street Right of Way to allow access to the proposed rights-of-use easement. The proposed deck easement has been included in the proposed rights-of-use easement, removing the deck easement. Please see Attachment 1, updated Easement Plan exhibit, most recently revised on May 18, 2023.**

- 2. The City of Auburn requests verification that the space between the proposed building and the northern abutter (184-176 Main Street) will allow acceptable egress space as well as provide access for potential rescue. The City requests that David O'Connell confirm that the proposed space will allow this access.*

**Please see Attachment 2 for David O'Connell's response.**

3. *The City of Auburn requested additional narrative and information on the ADA parking space & access.*

**The provided ADA parking space is located along the eastern sidewalk of Main Street, approximately 110 feet south of the proposed building. Please see Sheet 5 of the Application Plan Set for the proposed ADA space location. The provided ADA-accessible entrance will be the southern entrance of the proposed building along Main Street. The sidewalk would be accessed from the space by the existing detectable warning plate for the crosswalk from Main Street to Vine Street.**

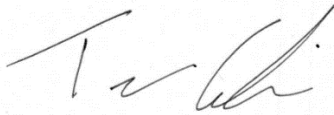
4. *The City of Auburn requested additional narrative and information on the deck support system and how this is concerning the existing 24" sewer pipe directly east of the deck.*

**Additional information has been provided to outline the design of the deck support system concerning the existing 24" sewer pipe. Please see Attachments 3,4, & 5 for additional information on the design of the deck support system.**

We look forward to your review of the project. Should there be any questions or comments regarding the above responses, please do not hesitate to contact us.

Sincerely,

SEBAGO TECHNICS, INC.



Tanner F. Goodine, EI  
Civil Engineer



Kylie S. Mason, RLA, LEED AP, COO  
Chief Operations Officer

Attachments:

1. Easement Plan, Revision D, Dated 2023-05-18
2. Email Correspondence from David O'Connell, Fire Prevention Officer, Auburn Fire Department.
3. Letter from CWS Architecture titled: 186 Main Street – Rear Deck Column Bearing and Sewer Pipe Proximity.
4. Sketch from CWS Architecture, ASK-1: Sewer Pipe and Rear Deck Bearing Section Sketch.
5. Site Plan, Revision D, dated 2023-05-18

