



## City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

60 Court Street | Auburn, Maine

04210 [www.auburnmaine.gov](http://www.auburnmaine.gov) |

207.333.6601

**Applicant:**

JIG Investments

P.O. Box 1913

Lewiston ME 04341

**Agent:**

Stoneybrook Land Use, Inc. (C/O Mike Gotto)

4846 Sun City Center Blvd. #300

Sun City Center, FL 33573-6281

RE: Brickyard Commons/ Brickyard Circle

Dear Mr. Gotto,

I am pleased to issue this letter of conditional approval for Brickyard Commons. On June 28, 2022, the planning board approved the development of a 96-unit multifamily housing project consisting of eight 19,000 square foot buildings made up of eight three-story apartment buildings each containing 12 units with 168 parking spaces at Parcel I.D. 199-052 shown on Auburn's GIS system.

The planning board found that the proposal meets the requirements of Site Plan Ordinance, Sec. 60-45, Sec. 60-550 and Sec. 60-554 Multifamily Permitted Uses under Division 14, T-5.1 of the Form Based Code. The board voted to approve this project finding that the development has made provisions for the 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, sound, dust and vibration; and the 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 environmental features on the site and in adjacent areas. Board further finds that the development meets all Special Exception requirements (Sec. 60-45).

This approval is contingent upon the following conditions being met:

1. No development activity until any bonding or inspection fees are determined by the City of Auburn Engineering department.
2. Separate water lines must be incorporated: One domestic and one fire. Size should be designed by the PE and confirmed by the Water District. Sewer should be tied into existing manhole or there should be a new manhole installed.
3. Offsite improvements in the view of \$320,000.00 be granted to the city.

This approval is also based on the following documents and plans:

1. Auburn Water and Sewer District Memo (5/19/22)
2. Half-size Brickyard Circle Conceptual Left-Turn Lane (6/8/22)

3. City Submittal (5/6/22) including 43 documents/ plans
4. Response Submittal (6/17/22) including 17 documents/ plans
5. Planning Board Motion RE: Brickyard Commons/ Brickyard Circle (6/28/22)
6. Brickyard Commons Staff Report (6/28/22)
7. Full Stormwater submittal (5/6/22)
8. Complete revised stormwater package (submitted 8/18/22) including 23 documents/ plans.
9. NRPA permit, # L-29856-2G-A-N/2F-B-N.
10. USACE Permit # NAE-2022-01096

If you have any questions, please do not hesitate to contact us.



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Katherine Cook, Planning Coordinator

C: File