



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

60 Court Street | Auburn, Maine 04210

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Item #

To: Auburn Planning Board
From: John Blais, Deputy Director
Re: JIG Investments, LLC (JIG), 96-Unit Multifamily Project off Brickyard Circle.
Date: June 28, 2022

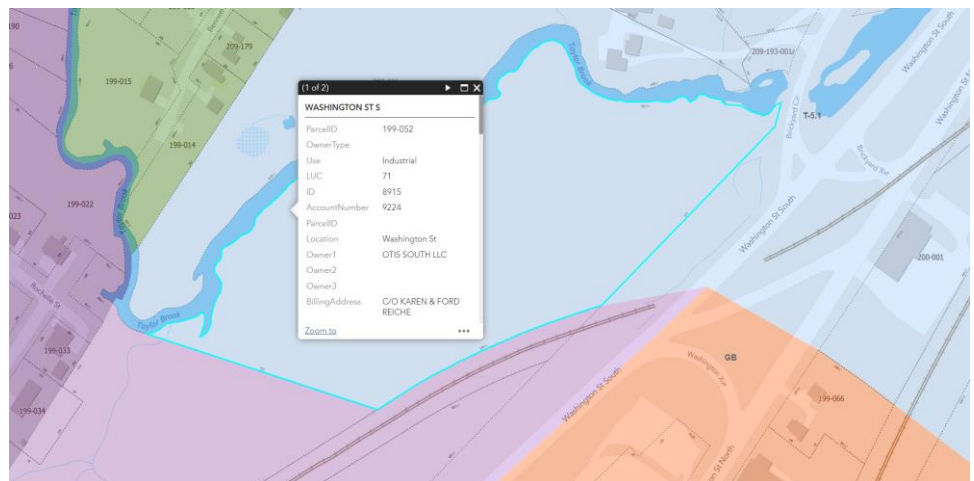
I. PROPOSAL: The parcel is in Formed Based Code T-5.1 Zoning District (T-5.1) and is shown on the city GIS system as (Parcel ID 199-052-000) with an address to be assigned XXX Brickyard Circle.

The property is currently owned by JIG Investments, LLC (JIG) and, by survey, currently contains 10.9 +/- acres on one single lot. The existing lot has about 135' of frontage on Brickyard Circle. The parcel is shown on the survey prepared by Sebago Technics. Since there is one parcel, subdivision approvals will not be required.

EXEMPTION FROM SUBDIVISION §4402 6.

Division of new or existing

structures. Beginning July 1, 2018, a division of a new or existing structure into three or more dwelling units whether the division is accomplished by sale,



lease, development or otherwise in a municipality where the project is subject to municipal site plan review.

A. For the purposes of this subsection, "municipal site plan review" means review under a municipal ordinance that sets forth a process for determining whether a development meets certain specified criteria, which must include criteria regarding stormwater management, sewage disposal, water supply and vehicular access and which may include criteria regarding other environmental effects, layout, scale, appearance, and safety. [PL 2019, c. 174, §2 (NEW).]

B. The municipal reviewing authority in each municipality shall determine whether a municipal site plan review ordinance adopted by the municipality meets the requirements of paragraph A. [PL 2019, c. 174, §2 (NEW).]

The proposed improvements are shown on the attached full plan set prepared by Main-Land Development Consultants, Inc, building design and construction of the project will be completed by Dirigo Architectural Engineering LLC for JIG a Maine Limited Liability Company located in Lewiston, Maine. The project is led by a local resident John Gendron and represented by Stoneybrook Land Use, Inc.

This project consists of 96-unit multifamily project. To include eight, three story apartment buildings. Each building includes 12 Units with two-bedroom apartments. The buildings will be defined by high quality durable materials, such as vinyl siding, PVC trim and 30-year architectural shingles. The units will also feature maximizing natural light, open concept living between the kitchen and living room, spacious interiors, master bedroom, individual laundries, and walk-in closets when possible. Construction is expected to start once State and Municipal required permits and approvals are acquired. Construction is expected to take 24-36 months in total.

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The project will include building eight 19,000+/- square feet, three story buildings with 168 parking spaces that exceeds the parking requirement of 120 spaces. It is expected that the total developed area (impervious) will be 4.01 acres with stormwater treatment on site to include a stormwater pond on the lot. The site grading, parking, sidewalks, buffers, utilities, and stormwater control systems have all been sized to support full development of all the multifamily buildings.

II. DEPARTMENT REVIEW:

- Police - No Comments
- Auburn Water and Sewer – See comments provided by Auburn Water & Sewer District, Dated May 19th, 2022. It appears all items have been addressed in the response letter submitted June 17, 2022
- Fire Department/Code Enforcement – Separate Lines Required one for domestic and one for fire. It appears all items have been addressed in the response letter submitted June 17, 2022
- Engineering/Traffic – 1.) Stormwater plan is acceptable for the current site layout.
3.) In-lieu of a traffic movement permit, the developer provided and reviewed with staff information related to current traffic volumes (peak hour, site distance, and crash data for the surrounding area) Additional offsite improvements required to mitigate See list in conditions of approval.
5.) Full NRPA wetlands permit required and USACE and will be a condition of approval.
6.) Bonding and Inspection fees are required for this project.
- Public Services – No Comments
- Airport – No Comments
- 911 - No Comments

PLANNING BOARD ACTION/STAFF SUGGESTIONS: Staff suggests the Planning Board approve the Site Plan for the 96-unit multifamily housing project consisting of building eight 19,000 square feet buildings with 168 parking spaces, which meets the requirements of Sec. 60-1277, and further that the application meets the requirements of Site Plan Ordinance, Sec. 60-45, Sec.60.550 and Sec. 60-554 Multi-Family-Permitted Uses Under Division 14, T-5.1 of the Formed Based Code. Auburn’s Municipal Site Plan and Special Exception Review sets forth a process for determining whether a development meets certain specified criteria, which include criteria regarding stormwater management, sewage disposal, water supply and vehicular access and other environmental effects, layout, scale, appearance, and safety, with the following:

Findings:

The Board finds 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;
- (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 environment features on the site and in adjacent areas.

The Board further finds that the conditions prerequisite to the granting of a special exception have been met and the applicant has provided the required evidence needed to find that:

- (1) That the special exception sought fulfills the specific requirements set forth in the zoning ordinance relative to such exception.
- (2) That the special exception sought will neither create nor aggravate a traffic hazard, a fire hazard, or any other safety hazard.
- (3) That the special exception sought will not block or hamper the master development plan pattern of highway circulation or of planned major public or semipublic land acquisition.
- (4) That the exception sought will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of property adjoining and neighboring the property under application.
- (5) That reasonable provisions have been made for adequate land space, lot width, lot area, stormwater management in accordance with section 60-1301(14), green space, driveway layout, road access, off-street parking, landscaping, building separation, sewage disposal, water supply, fire safety, and where applicable, a plan or contract for perpetual maintenance of all the common green space and clustered off-street parking areas to ensure all such areas will be maintained in a satisfactory manner.
- (6) That the standards imposed are, in all cases, at least as stringent as those elsewhere imposed by the city building code and by the provisions of this chapter.
- (7) That essential city services which will be required for the project are presently available or can be made available without disrupting the city's master development plan.
- (8) Auburn's Municipal Site Plan and Special Exception Review sets forth a process for determining whether a development meets certain specified criteria, which include criteria regarding stormwater management, sewage disposal, water supply and vehicular access and other environmental effects, layout, scale, appearance, and safety to meet the requirements of Maine Revised Statutes Section 4402. 6 referenced above.

Conditions:

- a. *No development activity until any bonding or inspection fees is determined by the Auburn Engineering Department.*
- b. *Connectivity trail/utility easement gas line/service valves shown on plan set.*
- c. *8" watermain to serve the development (See attached memo from water and sewer district)*
- d. *Fire: Separate lines needed: 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 new manhole installed.*
- e. *Design and compensation for left hand turning lane onto the North end of Brickyard Circle. (100' stacking and 165' taper) Design and compensation for elimination of the Washington Street south to Washington Street north (400'+/-) Design and compensation for elimination of the Washington Street south to Washington Street north (100'+/-) Design and compensation for wayfinding signs on Washington and Brickyard Circle, Compensation for connectivity sidewalk of 1,000'. Total Compensation for offsite improvements; \$320,000*
- f. *Wetlands NRPA approval from MaineDEP and USACE general permit.*

Suggested Motion: I make a motion to approve the Site Plan for the construction of the 96-unit multifamily housing project consisting of building eight 19,000 square feet, three story buildings with 168 parking spaces that exceeds the parking requirement of 120 spaces. The project meets the requirements of Sec. 60-1277, and further that the application

meets the requirements of Site Plan Ordinance, Sec. 60-45, Sec.60.550, Sec. 60-554 of Multi-Family-Permitted Uses Under Division 14, T-5.1 of the Formed Based Code with the following conditions:

The Board finds 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.
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- (8) Auburn's Municipal Site Plan and Special Exception Review sets forth a process for determining whether a development meets certain specified criteria, which include criteria regarding stormwater management, sewage disposal, water supply and vehicular access and other environmental effects, layout, scale, appearance, and safety to meet the requirements of Maine Revised Statutes Section 4402. 6 referenced above

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