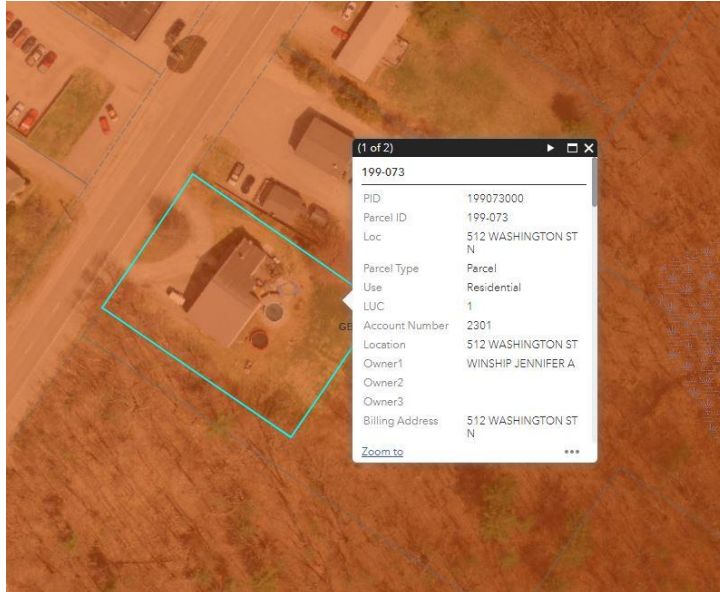


To: Auburn Planning Board  
 From: John Blais, Deputy Director Planning & Permitting  
 Re: Site Plan/Special Exception: Proposed Auto Sales (PID 199-073) in the General Business Zoning District, 512 Washington Street North.  
 Date: August 10, 2023

---



**I. PROPOSAL** – Davis Land Surveying, LLC, on behalf of Jennifer Winship, is applying for a Site Plan/Special Exception Sec. 60-499 (b) (3) within the General Business (GB) zone at 512 Washington Street North.

The property currently has an existing structure with residence on the second level and garage underneath. Current lot coverage and impervious area consist of 9,596.3 sq.ft. or 43% coverage. Hatched area on Site Plan is an area of 431.0 sq.ft. that will be paved for additional sales area. Total lot coverage/impervious area to be increased to a total of 10,027.3 sq.ft. or

45%. There will be a need to remove a few trees to accommodate the paved area, however enough trees will remain to act as a buffer from abutting property to the south.

There are currently 2 existing curb cuts. They both are currently at 36 feet wide and will be narrowed to 22 feet wide with curbing to be installed around each new entrance to block ingress and egress over areas to be closed off. Signs will be placed at each opening to direct traffic: “Entrance Right Turn Only and Exit Right Turn Only.”

There are a total of 8 new parking spaces: 7 + 1 handicap. 2 Employee/home parking space to be along the south side of existing building and currently used as a parking space.

There is currently a sign installed that protrudes into the road right of way limits and will be moved back behind right of way limits. Washington Street North has a posted speed limit of 45 mph and requires a minimum sight distance of 450 feet. Sight distance was measured being 10 back of pavement at 4.5 feet high and found in excess of 450 feet in either direction with no obstructions.

**II. DEPARTMENT REVIEW-**

- a. **Police-** No Comments Received.
- b. **Auburn Water and Sewer** – No comments Received.
- c. **Fire Department/Code Enforcement** –

- d. **Engineering** – No Comments Received.
- e. **Public Services**- No Comments Received.
- f. **Airport** – No Comments Received.

**III. PLANNING BOARD ACTION-** The proposed project requires review and findings for approval of Sections 60-1277 and 60-1336:

**A. Site Plan Review, Section 60-1277:**

1. Does the site plan protect 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. Is the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas adequately addressed?
3. Are the proposed methods of disposal for wastes adequately addressed?
4. Does the site plan provide adequate protection of environment features on the site and adjacent areas?

**B. Special Exception, Section 60-1336. -** The board shall require evidence of the following:

1. That the special exception sought fulfills the specific requirements, if any, 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.

**III. STAFF RECOMMENDATIONS-** The Staff recommends the Planning Board review/discuss the project. Staff recommends the Planning Board find that the proposed a car dealership at the existing building located at 512 Washington Street North, Site Plan for the proposed development, meets the requirements pursuant to Chapter 60, Article IV Division 12, Sec. 60-499, (b), (3) and Division 2 and 3 of Article XVI, .Sec. 60-1277, and further that the application meets the requirements of Special Exception, Sec. 60-1336, and APPROVE the project application. Staff recommends a condition of approval: Not more than 4 vehicles for sale any one time, based on limited parking.

*Suggested Motion:* I make a motion to approve the proposed car dealership at the existing building located at 512 Washington Street North. The Site Plan for the proposed development, meets the requirements pursuant to Chapter 60, Article IV Division 12, Sec. 60-499, (b), (3) and Division 2 and 3 of Article XVI, .Sec. 60-1277, and further that the application meets the requirements of Special Exception, Sec. 60-1336 of the City of Auburn Ordinances with the following condition.

- 1.) No more than 4 vehicles for sale at any one time.

John A. Blais  
Deputy Director of Planning and Permitting