



City of Auburn, Maine
Planning & Permitting Department
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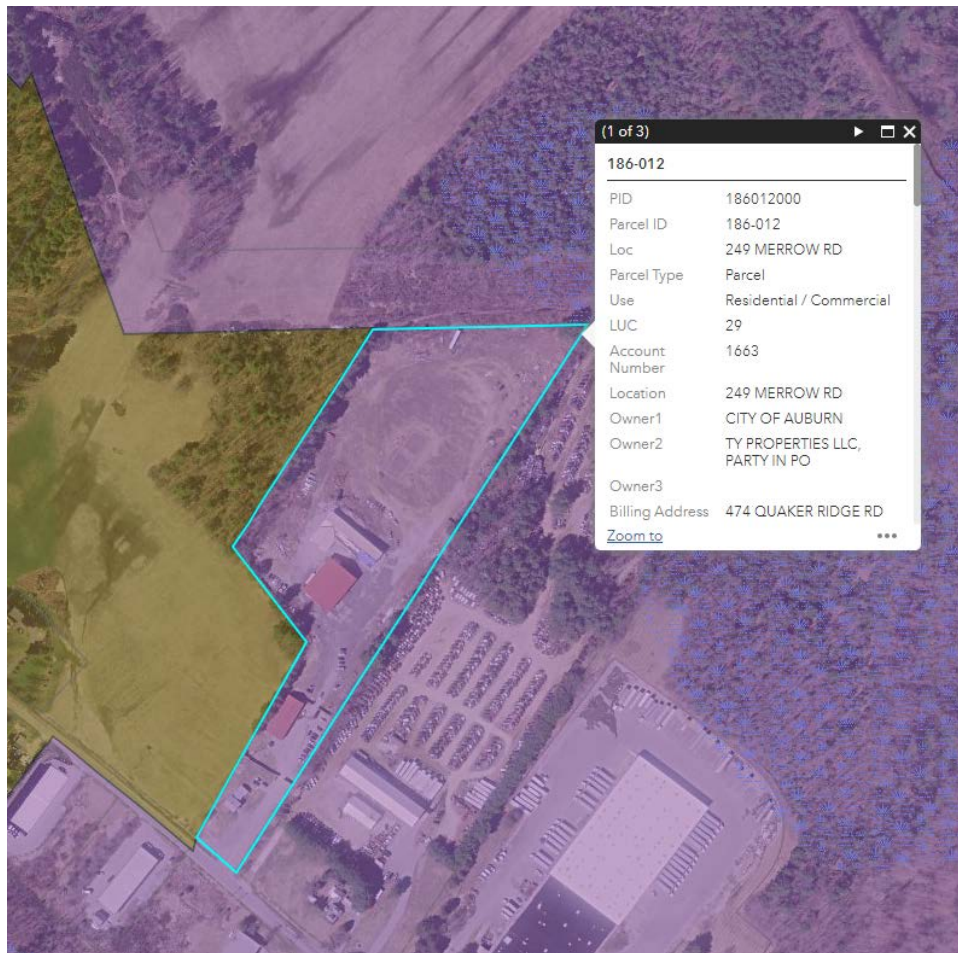
To: Auburn Planning Board

From: John Blais, Deputy Director of Planning & Permitting

Re: Staff Report on Recycling Facility at 249 Merrow Road

Date: September 12, 2023

- I. **Public Hearing/ Site Plan Review/ Special Exception:** Residuals Management International, LLC is proposing a business recycling wooden pallets at 249 Merrow Road, Parcel I.D. 186-012. The site has an existing office building, work building, and warehouse. The applicant is proposing minor site grading and construction. This item is pursuant to Chapter 60, Article IV, Division 15- Industrial District, Chapter 60, Article XVI, Division 2-Site Plan Review, and Chapter 60, Article XVI, Division 3- Special Exception.



The light purple overlay represents the Industrial Zoning District, and the light brown depicts the Rural Residence Zoning District.

- II. **Background:** The applicant, Residual Management International, LLC, has leased 249 Merrow Road, Parcel ID 186-012 to develop a recycling facility. The property had been used in the past as an automotive scrap/junk yard which is an allowed use as a Special Exception under the land use ordinance Sec. 60-578. There are 4 structures on the site to include (Building A) a 3 bedroom, 1-bath home built in 1948, a (Building B) 5,920 SF metal sided and steel framed structure, have is office space and the other half is maintenance bays, (Building C) another steel framed, metal sided structure that is about 4,000 SF and will know as the workshop for the operation, both of these metal structures where constructed in 1987. (Building D) The last structure was partially constructed in 2018 adjacent to building c and provides about 7,600 SF of open warehousing space which will hold the pallets that are ready to be shipped.

The only development on the site proposed includes construction of a truck loading dock and catch basing to drain the already impervious area. The loading dock will be at the eastern side of the opening between Buildings C and D as shown on the site plan CO.1-Site Plan. In addition, existing buffers are located along all sides of the project area.

There is no additional impervious area anticipated for this project and will not require an amendment to Site Location of Development, Stormwater or General Construction permits via Maine DEP. There is an existing private septic system and well on the site that will support the proposed use as well as parking, entrance road and power.

III. **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

Site Plan Review: Sec. 60-1277. – Objective requires that in considering a site plan, the planning board shall make findings that the development has made provisions for the following considerations. We have addressed each consideration in bold text.

- (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: **The applicant has completed all due diligence by providing an erosion and sedimentation control plan, a stormwater system management plan, a lighting plan is not required as no additional lights are being considered, landscaping plan in not require as no additions are planned and existing buffers will be protected on site. The light will not encroach onto the road or adjacent lots, and existing trees will be used as a buffer.**
- (2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas: **The plan shows utilization of the existing entrance-way with no planned**

changes. The applicant looked closely at the Access Management and Traffic requirements under Sec. 60-799 and found sufficient site distance exceeding the 350-foot requirement for a 35 MPH zone. In addition, the applicant provided peak hourly trip generation based on the proposed uses under the ITE manual and calculated 16 trips in the peak hour not requiring any additional approvals or review from the city engineer or MaineDOT.

- (3) **Adequacy of the methods of disposal for wastes: Solid waste will be handled inside the building, and Casella will remove the waste. There will be no hazardous materials.**
- (4) **Protection of environment features on the site and in adjacent areas: The project will utilize the existing driveway, minimizing the effect of the development and not adding any additional road entrance . The stormwater management plan and erosion control plan ensure that no sediment, extra runoff, or other waste will leave the site. No MaineDEP Permits required.**

IV. **Suggested Findings and Staff Recommendation:** The application material is found to be complete. We ask the Planning Board to review the project pursuant to Chapter 60, Article IV, Division 15- Industrial District, Chapter 60, Article XVI, Division 2-Site Plan Review, and Chapter 60, Article XVI, Division 3

V. **Suggested Motion:** I make a motion to approve the proposed recycling business with employee housing at 249 Merrow Road, Parcel I.D. 186-012. Pursuant to Chapter 60, Article IV, Division 15- Industrial District, Chapter 60, Article XVI, Division 2-Site Plan Review, and Chapter 60, Article XVI, Division 3- Special Exception. with the following **conditions:**

- a. *No development activity until any bonding or inspection fees are determined by the Auburn Engineering Department if required.*
- b. *No development activity until all building permits are secured by Code Enforcement.*
- c. *No cutting of existing buffer areas.*