



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

60 Court Street | Auburn, Maine

04210 www.auburnmaine.gov |

207.333.6601

August 9, 2022

Applicant:

Business Real Estate, LLC

1097 Center Street

Auburn, ME 04210

Agent:

Stoneybrook Land Use, Inc. (c/o Mike Gotto)

4846 Sun City Center Blvd., #300

Sun City Center, FL 33578

Re: Warehouse building on Business Real Estate, LLC's (BRE) property at 1145 Center Street, Parcel I.D. 325- 048. This proposal is pursuant to Chapter 60 Article IV Division 12 – General Business District, and Chapter 60 Article XVI Division 2 – Site Plan Review.

Dear Mr. Gotto,

I am pleased to issue this letter of approval for BRE, LLC's construction of a 7,200 sq. ft. warehouse building on their 2.7 +/- acre property at 1145 Center Street (PID 325-048) approved by the Planning Board on the August 9, 2022, regular meeting. This approval is for a building with a footprint of 8,459 sq. ft in the General Business (GB) Zone. This approval was granted based on the following documents:

Exhibit A: Staff Report

Exhibit B: City Submittal dated July 8, 2022, including the Cover Letter dated Final Development Review Forms, USGS Location Map, Tax Map, Zoning Map, Flood Map, Deed and Covenant, Grading and Utility Plan dated June 30, 2022, and Construction Notes and Details date June 30, 2022.

Exhibit C: Truck Enter and Exit Plan dated July 28, 2022.

Exhibit D: Existing Approved Plan dated August 18, 2022.

Exhibit E: Auburn Water and Sewer District Memo dated July 22, 2022.

Exhibit F: Response Cover Letter dated July 27, 2022.


Exhibit G: The Planning Board Hearing on August 9, 2022.

This approval is contingent upon the following **conditions**:

1. All vehicles exiting the parcel must take a right turn only from Oak Hill Road onto Center Street while the Center Street safety project is active
2. There shall be a mirror placed at the driveway entrance off oak hill to improve the site distance from the neighborhood. This shall occur on-site with city staff.
3. Trucks shall exit the site only by taking a left out of the driveway onto Oak Hill and will not be permitted to turn right and drive through the neighborhood.
4. The applicant shall receive a building permit and pay all due fees before commencing construction.

Please do not hesitate to reach out if you should have any questions about the terms and conditions of the approval or if there shall be anything else you need.

Sincerely,

A handwritten signature in black ink, appearing to read "Katherine Cook", written over a horizontal line. The signature is stylized and includes a large, looped initial "K".

Katherine Cook, Planning Coordinator

C: File