



City of Auburn, Maine  
Office of Planning & Permitting  
[www.auburnmaine.gov](http://www.auburnmaine.gov) | 60 Court Street  
Auburn, Maine 04210 207.333.6601

**To:** Auburn Planning Board

**From:** David Hediger, Director of Planning

**Re:** PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: 180 Danville Corner Road (PID 122-005): Application by Terradyn Consultants, LLC on behalf of Timothy Millett to convert the existing structure into a four-unit multifamily dwelling. This property is located in the General Business (GB) zoning district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.

**Date:** September 3, 2025

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## PROPOSAL

Terradyn Consultants, LLC, on behalf of Timothy Millett has submitted and an application to convert the existing structure at 180 Danville Corner Road (PID 122-005) into a four-unit multifamily dwelling. This property is located in the General Business (GB) zoning district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.



The project site consists of approximately eight acres, developed with a two-story, wood-framed building, paved driveway, ten parking spaces, underground power, city water, and an eight-bed on-site septic system. The building formerly housed the Spurwink School eight-bed care unit and has been vacant since around 2022.

The Applicant has a Purchase & Sales Agreement to acquire the property and proposes to convert the approximately 3,500 s.f. building into four one- and two-bedroom apartments. The project involves interior renovations only. No exterior improvements are planned. The existing parking, driveway access, utilities, and site drainage will remain unchanged. Traffic is expected to be minimal, generating approximately 27 trips per day based on ITE Trip Generation rates for low-rise multifamily housing. Existing exterior lighting will be maintained with no additional landscaping or lighting proposed.

### **ZONING CONSIDERATIONS**

The site is located in the GB District. Residential dwelling uses (i.e., multifamily dwellings) are permitted in accordance with the Multifamily Suburban District (MFS). Minimum lot width, depth, and density are also subject to the provisions of the MFS District. The applicant has addressed the applicable space and bulk requirements of both the MFS and GB Districts (Article IV, Divisions 7 and 12).

### **SITE PLAN REVIEW AND SUBDIVISION STANDARDS**

The division of an existing structure previously used for commercial purposes into three or more dwelling units within a five-year period is considered a subdivision pursuant to 30-A M.R.S.A. § 4401. Therefore, this project is subject to Chapter 60, Article XVI, Division 2-Site Plan Review and Division 4-Subdivision. With changes limited to the interior configuration of the structure and no exterior site improvements, the criteria of both ordinance sections are readily met and have been addressed by the applicant.

One item to note, related to Section 60-1359, is that a subdivision must meet applicable state and local health and water resources regulations. The applicant had a licensed site evaluator review the original septic design and existing site against the proposed use and current plumbing codes. It was determined that an additional 1,250 gallons of septic tank storage is required. Therefore, the applicant is proposing the installation of a 1,500-gallon septic tank in line with the existing tanks and septic field.

### **DEPARTMENT REVIEW**

The following departments have reviewed the proposal with no additional comments or concerns: Police; Auburn Water and Sewer; Fire Department/Code Enforcement; Engineering.

### **PLANNING BOARD ACTION**

The proposed project requires review and findings for approval under Sections 60-1277 and 60-1359:

#### **Site Plan Review – Section 60-1277**

In considering a site plan, the planning board shall make findings 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.

**Sec. 60-1359. Guidelines.**

When reviewing any subdivision for approval, the planning board shall consider the following criteria, and before granting either approval or denial, shall determine that the proposed subdivision:

- (1) Will not result in undue water, air or noise pollution. In making this determination it shall at least consider:
  - a. The elevation of land above sea level and its relation to the floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal;
  - b. The slope of the land and its effect on effluents;
  - c. The availability of streams for disposal of effluents; and
  - d. The applicable state and local health and water resources regulations, including stormwater management requirements in accordance with section 60-1301(14);
- (2) Has sufficient water available for the reasonably foreseeable needs of the subdivision;
- (3) Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;
- (4) Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
- (5) Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;
- (6) Will provide for adequate sewage waste disposal;
- (7) Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized;
- (8) Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas;
- (9) Is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;
- (10) Is funded by a subdivider has adequate financial and technical capacity to meet the standards of this section;
- (11) Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;
- (12) Has provisions for on site landscaping that are adequate to screen neighboring properties from unsightly features of the development;
- (13) Will not create a fire hazard and has provided adequate access to the site for emergency vehicles;
- (14) Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;
- (15) Does not have long-term cumulative effects of the proposed subdivision will that unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.

Any denial of a project must include reference to the criteria found in Section 60-1304.(2) and Section 60-1365.

### **STAFF RECOMMENDATIONS**

Staff recommend that the Planning Board find that the Site Plan for the proposed development meets the requirements of Sec. 60-1277 and the requirements of the Subdivision Guidelines, Sec. 60-1359, and APPROVE the project application.

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#### **Suggested Motion:**

I make a motion that the proposal meets the requirements of Sections 60-1277 and 60-1359 and approve the application and site plan submitted Terradyn Consultants, LLC on behalf of Timothy Millett to convert the existing structure at 180 Danville Corner Road (PID 122-005) into a four-unit multifamily dwelling. The proposed project has met the standards pursuant to Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.



August 8, 2025

24-164

David Hediger  
Planning Director  
City of Auburn  
60 Court Street  
Auburn, ME 04210

**180 Danville Corner Building Conversion  
180 Danville Corner Road, Auburn, ME**

David:

On Behalf of Timothy Millett of LLC, we are pleased to submit the development review application for the 180 Danville Corner Road property, the applicant intends to utilize the existing building and infrastructure as a four-unit multi-family dwelling.

**EXISTING PROJECT SITE**

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The project site is located on the east side of Danville Corner Road, about a quarter mile south the I-95 overpass (Danville Corner Rd passes over I-95). The property is shown on the City of Auburn Tax map 122 as lot 5. The site is located within the General Business (GB) District and is approximately eight acres in size. The building is classified as Group Residential. It is the former Spurwink School eight-bed care unit which was in operation until approximately 2022. It appears that the building has sat vacant since.

The project site is already fully developed with the two-story, wood-framed building, a paved driveway entrance off of Danville Corner Rd, ten painted parking spaces, underground power from the Rd, public water supply, and a functioning, eight-bed-sized, on-site septic system. The site also contains a mowed yard and woods.

**PROPOSED PROJECT**

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The Applicant has a purchase & Sales Agreement to buy the property & facility from the Spurwink School. The Applicant intends to convert the approximately 3,500 s.f. building into a mix of one and two-bedroom apartments.

The conversion is expected to cost about \$175,000. There are no proposed exterior improvements, only interior renovations. The applicant had indicated that they have sufficient financial capacity to complete the proposed improvements.

Parking: The site will utilize the existing paved and painted ten parking spaces.

Access: Access will be from the existing curb cut and paved driveway onto Danville Corner Road.

Daily Peak hour trip generation was determined for the proposed project based upon trip tables presented in the 11<sup>th</sup> edition of the Institute of Transportation Engineers (ITE) "Trip Generation" handbook. The ITE publication provides numerous land use categories and the average volume of trips generated by each category. Site Trip estimates for this project are based upon LUC #220 (Multifamily Housing Low Rise) Calculations of the total number of trips generated per each corresponding time period are summarized below:

Land Use	Multifamily Low Rise – LUC 220		
Time Period	Size # of units	p Generation Rate (Trips per Units)	Trips Generated
Weekday	4	6.74	27
AM Weekday Peak Hour (Street)	4	0.40	2
PM Weekday Peak Hour (Street)	4	0.51	2
AM Weekday Peak Hour (Generator)	4	0.47	2
PM Weekday Peak Hour (Generator)	4	0.57	3
Saturday	4	4.55	19
Saturday Peak Hour	4	0.41	2
Sunday	4	3.86	16
Sunday Peak Hour	4	0.36	2

Utilities: The building will utilize the existing utilities at the site, including the on-site septic system that is sized for eight beds (see attached HHE-200 Forms for the original design), City water, and the existing underground power from the CMP pole in the front.

Stormwater Management: The existing impervious cover will not increase. Site drainage will be the same as currently exists and drains towards a catch basin located within Danville Corner Rd.

Snow Removal: The site will feature adequate snow storage along the edges of the paved driveway and lawn.

Landscaping & Lighting: No landscaping and lighting is proposed. The building has some existing exterior lighting that will be maintained. There are no light poles for parking lot.

## ATTACHMENTS

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The following items have been attached:

1. Application Form & Checklist
2. Purchase & Sale Agreement
3. Building Renovation Plans by Platz Associates
4. Original Septic Design

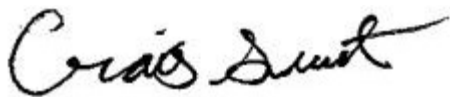
## CLOSING

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The project has been designed to meet the review standards of the City of Auburn's Zoning and Land Use Code. Please do not hesitate to reach out if you have any questions or require additional information.

Sincerely,

**TERRADYN CONSULTANTS, LLC**

A handwritten signature in black ink, appearing to read "Craig Sweet". The signature is fluid and cursive, with a long horizontal stroke at the end.

Craig Sweet, P.E.  
Project Engineer

Terradyn Consultants, LLC has been retained by the Applicant to act as their agent and to provide all necessary information and documentation for the Board's review and approval of this project. We very much appreciate your time and attention to this matter.



## Ordinance Requirement Compliance

In accordance with Chapter 60, Article IV, Division 7, of the City's Code of Ordinances, the following statements are provided:

### **Section 60-307 Dimensional regulations**

1. Multifamily buildings: 10,000 square feet minimum lot area for the first dwelling unit and 2,000 square feet minimum lot area for each additional dwelling unit. No lot shall be less than 100 feet width and 100 feet in depth. More than one principal building per lot is allowed.

For 4 units the minimum lot area is 16,000 square feet. The lot area is approximately 348,353 square feet. The lot width is approximately 350 feet. The lot depth is approximately 690 feet.

2. Density. For Multifamily the maximum density is 17 units per acre.

The parcel area is approximately 7.997 acres. This equates to a maximum density of 135 units.

3. Yard requirements.
  - a. Rear. The existing minimum rear yard is approximately 510 feet.
  - b. Side. The existing minimum side yard is approximately 45 feet.
  - c. Front. The existing minimum front yard is approximately 144 feet.
  - d. Principal buildings. There is only one existing principal building.
4. Height.
  - a. The existing building is a 2 story building.
  - b. The project is not a church, temple, or windmill.
5. Off-street parking. Minimum number of parking spaces for multifamily is one space per dwelling unit.

There are 11 existing parking spaces.

In accordance with Chapter 60, Article XVI, Division 4, of the City's Code of Ordinances, the following statements are provided.

### **Section 60-1359 Guidelines**

1. **Pollution.** The project will not result in undue water, air or noise pollution.
  - a. The parcel is situated significantly above sea level. No portion of the parcel encroaches on a floodplain. The site is served by an existing subsurface wastewater disposal system and there is adequate land area for expansion of the system, if necessary.
  - b. Site slopes are generally less than 15 percent.
  - c. Effluents will not discharge to any streams.
  - d. The subsurface wastewater disposal system has been and will be designed to adhere to the applicable state and local health and water resources regulations. No site improvements are proposed. As such, no alterations to the stormwater management for the site's runoff are proposed.
2. **Sufficient Water.** The site is served with public water.



3. **Water Usage.** The four proposed residential units will not significantly increase water demand beyond the current use.
4. **Erosion.** No significant site improvements are proposed. As such, no erosion control measures are proposed.
5. **Traffic.** The four proposed residential units will not significantly alter traffic generation. As such, no unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing is anticipated.
6. **Wastewater disposal.** The site is served by an existing subsurface wastewater disposal system and there is adequate land area for expansion of the system, if necessary.
7. **Solid Waste.** The site will incorporate a dumpster for collection of solid waste. A licensed waste hauler will collect and haul waste to an authorized disposal site.
8. **Aesthetic, cultural and natural values.** No known historic sites, significant wildlife habitat, rare/irreplaceable natural areas, and public rights for physical/visual access to the shoreline are impacted by this development.
9. **Conformity with subdivision ordinance and comprehensive plan.** The project consists of a change of use to multifamily residential (four units). Multifamily is a permitted use in the general business district.
10. **Financial and Technical Capacity.** A letter from Maine Community Bank is provided as evidence of financial capacity to complete the project. A list of projects completed by the applicant within the past five years can be provided, if necessary, to demonstrate technical capacity.
11. **Neighborhood Character.** No significant site improvements are proposed. As such, no adverse impacts to the character of the surrounding neighborhood are anticipated.
12. **Landscaping.** No significant site improvements, including addition of landscaping, are proposed.
13. **Fire Hazard.** No significant site improvements are proposed. As such, adequate access to the site for emergency vehicles will be maintained. The building is currently equipped with a sprinkler system and a hydrant is located within 200 feet of the site's driveway.
14. **Groundwater.** The existing wastewater disposal system includes adequate separation from groundwater. Additionally, the site is served by public water. As such, no measurable effect on the quantity of ground water is anticipated.
15. **Phosphorus.** No significant site improvements are proposed. Additionally, site runoff is tributary to the Androscoggin River via the Little Androscoggin River. As such, no increases to phosphorus concentration of any great ponds are anticipated.

# Attachment 1

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Application Form



## City of Auburn, Maine

Office of Planning & Permitting

Eric J. Cousens, Director

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

# Development Review Application

PROJECT NAME: 180 Danville Corner Road

PROPOSED DEVELOPMENT ADDRESS: 180 Danville Corner Road

PARCEL ID #: Map 122 Lot 5

REVIEW TYPE:      Site Plan ☒                      Site Plan Amendment ☐  
                         Subdivision ☒                      Subdivision Amendment ☐

PROJECT DESCRIPTION: Convert existing building to 4 unit apartments. Please see attached Cover Letter

### CONTACT INFORMATION:

Applicant    Tim Millet

Name:

Address:    154 Bailv Hill Road

City / State Poland, ME

Zip Code    04274

Work #:

Cell #:       207-754-6332

Fax #:

Home #:

Email:

Tamillet@gmail.com

Property Owner

Name:

Address:

City / State

Zip Code

Work #:

Cell #:

Fax #:

Home #:

Email:

Project Representative

Name:        Craig Sweet, PE Terradvn

Address:    41 Campus Drive Suite 304

City / State New Gloucester

Zip Code    04260

Work #:       207-370-2776

Cell #:

Fax #:

Home #:

Email:

Craig@terradyconsultants.com

Other professional representatives for the project  
(surveyors, engineers, etc.),

Name:

Address:

City / State

Zip Code

Work #:

Cell #:

Fax #:

Home #:

Email:

# PROJECT DATA

The following information is required where applicable, in order complete the application

## IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	9,295	sq. ft.
Proposed Total Paved Area		sq. ft.
Proposed Total Impervious Area	9,295	sq. ft.
Proposed Impervious Net Change	0	sq. ft.
Impervious surface ratio existing	2.6	% of lot area
Impervious surface ratio proposed	2.6	% of lot area

## BUILDING AREA/LOT COVERAGE

Existing Building Footprint	3,500	sq. ft.
Proposed Building Footprint	3,500	sq. ft.
Proposed Building Footprint Net change	0	sq. ft.
Existing Total Building Floor Area		sq. ft.
Proposed Total Building Floor Area	7,00	sq. ft.
Proposed Building Floor Area Net Change	7,000	sq. ft.
New Building	no	(yes or no)
Building Area/Lot coverage existing	1	% of lot area
Building Area/Lot coverage proposed	1	% of lot area

## ZONING

Existing	General Business
Proposed, if applicable	

## LAND USE

Existing	Group Residential
Proposed	Multi- Family

## RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	0
Proposed Number of Residential Units	4
Subdivision, Proposed Number of Lots	

## PARKING SPACES

Existing Number of Parking Spaces	10
Proposed Number of Parking Spaces	
Number of Handicapped Parking Spaces	
Proposed Total Parking Spaces	10

**ESTIMATED COST OF PROJECT:** No Site work, \$175,000 building renovations

## DELEGATED REVIEW AUTHORITY CHECKLIST

### SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	9,295	sq. ft.
Proposed Disturbed Area	0	sq. ft.
Proposed Impervious Area	0	sq. ft.

1. If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.
2. If the proposed impervious area is greater than one acre including any impervious area created since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.
3. If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.
4. If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.

### TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing (Since July 1, 1997)	3	passenger car equivalents (PCE)
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Total traffic estimated in the peak hour-proposed (Since July 1, 1997) <sup>3</sup> passenger car equivalents (PCE)  
If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

### Zoning Summary

1. Property is located in the General Business zoning district.  
2. Parcel Area: 8 acres / \_\_\_\_\_ square feet(sf).

<b>Regulations</b>	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	<u>10,000</u>	<u>/ n/a</u>
Street Frontage	<u>100</u>	<u>/ n/a</u>
Min Front Yard	<u>25'</u>	<u>/ n/a</u>
Min Rear Yard	<u>35'</u>	<u>/ n/a</u>
Min Side Yard	<u>25'</u>	<u>/ n/a'</u>
Max. Building Height	<u>45'</u>	<u>/ n/a</u>
Use Designation	_____	<u>/</u>
Parking Requirement	<u>1 space/ per</u>	<u>square feet of floor area</u>
Total Parking:	<u>4</u>	<u>/ 10</u>
Overlay zoning districts (if any):	_____	<u>/</u>
Urban impaired stream watershed?	<u>YES/NO If yes, watershed name <sup>NO</sup></u>	

## DEVELOPMENT REVIEW APPLICATION SUBMISSION

### Submissions shall include fifteen (15) complete packets containing the following materials:

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative.  
(NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

**Refer to the application checklist for a detailed list of submittal requirements.**

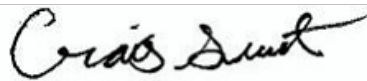
### To view the City of Auburn Zoning Ordinance, go to:

[www.auburnmaine.gov](http://www.auburnmaine.gov) under City Departments / Planning, Permitting & Code / Subdivisions / Land Use / [Zoning Ordinance](#)

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

**This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.**

Signature of Applicant:



Date:

08/8/2025



## City of Auburn, Maine

Office of Planning & Permitting

Eric J. Cousens, Director

60 Court Street | Auburn, Maine 04210

[www.auburnmaine.gov](http://www.auburnmaine.gov) | 207.333.6601

### Development Review Checklist

The following information is required where applicable to be submitted for an application to be complete

PROJECT NAME: 180 Danville Corner Road

PROPOSED DEVELOPMENT ADDRESS: 180 Danville Corner Road

PARCEL #: \_\_\_\_\_

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
		<i>Applicant</i>	<i>Staff</i>	
<b>Site Plan</b>				
	Owner's Names / Address	X		
	Names of Development	X		
	Professionally Prepared Plan	X		
	Tax Map or Street/Parcel Number	X		
	Zoning of Property	X		
	Distance to Property Lines	X		
	Boundaries of Abutting land	X		
	Show Setbacks, Yards and Buffers	X		
	Airport Area of Influence	X		
	Parking Space Calcs	X		
	Drive Openings/Locations	X		
	Subdivision Restrictions	X		
	Proposed Use	X		
	PB/BOA/Other Restrictions	X		
	Fire Department Review	X		
	Open Space/Lot Coverage	X		

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
<b>Landscape Plan</b>		<i>Applicant</i>	<i>Staff</i>	
	Greenspace Requirements	X		
	Setbacks to Parking	X		
	Buffer Requirements	X		
	Street Tree Requirements	X		
	Screened Dumpsters	X		
	Additional Design Guidelines			
	Planting Schedule	X		
<b>Stormwater &amp; Erosion Control Plan</b>		<i>Applicant</i>	<i>Staff</i>	
	Compliance w/ chapter 500	X		
	Show Existing Surface Drainage	X		
	Direction of Flow	X		
	Location of Catch Basins, etc.	X		
	Drainage Calculations	X		
	Erosion Control Measures	X		
	Maine Construction General Permit	X		
	Bonding and Inspection Fees	X		
	Post-Construction Stormwater Plan	X		
	Inspection/monitoring requirements	X		
<b>Lighting Plan</b>		<i>Applicant</i>	<i>Staff</i>	
	Full cut-off fixtures	X		
	Meets Parking Lot Requirements	X		
<b>Traffic Information</b>		<i>Applicant</i>	<i>Staff</i>	
	Access Management	X		
	Signage	X		
	PCE - Trips in Peak Hour	X		

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
	Vehicular Movements	X		
	Safety Concerns	X		
	Pedestrian Circulation	X		
	Police Traffic			
	Engineering Traffic			
<b>Utility Plan</b>		<i>Applicant</i>	<i>Staff</i>	
	Water	X		
	Adequacy of Water Supply	X		
	Water main extension agreement	X		
	Sewer	X		
	Available city capacity	X		
	Electric	X		
	Natural Gas	X		
	Cable/Phone	X		
<b>Natural Resources</b>		<i>Applicant</i>	<i>Staff</i>	
	Shoreland Zone	n/a		
	Flood Plain	X		
	Wetlands or Streams	X		
	Urban Impaired Stream	n/a		
	Phosphorus Check	n/a		
	Aquifer/Groundwater Protection	X		
	Applicable State Permits	X		
	Lake Auburn Watershed	n/a		
	Taylor Pond Watershed	n/a		
<b>Right, Title or Interest</b>		<i>Applicant</i>	<i>Staff</i>	
	Verify	X		
	Document Existing Easements, Covenants, etc.	X		



<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
<b>Technical &amp; Financial Capacity</b>		<i>Applicant</i>	<i>Staff</i>	
	Cost Est./Financial Capacity	X		
	Performance Guarantee			
<b>State Subdivision Law</b>		<i>Applicant</i>	<i>Staff</i>	
	Verify/Check	X		
	Covenants/Deed Restrictions	X		
	Offers of Conveyance to City			
	Association Documents			
	Location of Proposed Streets & Sidewalks			
	Proposed Lot Lines, etc.	X		
	Data to Determine Lots, etc.			
	Subdivision Lots/Blocks	X		
	Specified Dedication of Land			
<b>Additional Subdivision Standards</b>		<i>Applicant</i>	<i>Staff</i>	
	Mobile Home Parks			
	PUD			
<b>A JPEG or PDF of the proposed site plan</b>		<i>Applicant</i>	<i>Staff</i>	
<b>Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving</b>				

## **Attachment 2**

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Purchase & Sale Agreement, Current Deed, and Evidence of Financial & Technical Capacity

# PORTA & CO.

## COMMERCIAL REAL ESTATE

30 Milk Street, Suite 205 Portland, ME 04101 \* 207.747.1515

### PURCHASE AND SALE AGREEMENT FOR REAL ESTATE

Offer Date: 6/16/2025

PARTIES: This Agreement is made between Tim Millett and/or assigns hereinafter called Purchaser(s), and Spurwink Services, Inc., hereinafter called Seller(s), for the purchase and sale of the following described real estate, situated in the municipality of Auburn, County of Androscoggin, State of Maine and located at 180 & 220 Danville Corner Road and described at said County's Registry of Deeds Book 3285, Page 287 and Book 3264, Page 213 and further described as: an 8.0± acre parcel of land improved by a 3,528± SF 8-bed home and a 2.69± acre parcel of land improved by an 8,548± SF 13-bed home further described by the City of Auburn Assessor as Map 122, Lots 005 & 006, hereinafter called the Property, upon the terms and conditions hereinafter set forth:

1. PURCHASE PRICE: The total purchase price being [REDACTED] to be paid as follows: earnest money paid here within and the balance in cash or bank certified funds at Closing.
2. PERSONAL PROPERTY: The following items of personal property are included in this sale (if applicable): TBD following property tour and agreed upon during Inspections.
3. EARNEST MONEY/ACCEPTANCE: Purchaser(s) shall deposit within five (5) days of full execution of this Agreement the sum of [REDACTED] as earnest money deposit and in part payment of the purchase price. Porta & Co. shall hold said earnest money in a non-interest-bearing account and act as Escrow Agent until closing; this offer shall be valid until 6/18/2025 at 5:00PM; and in the event of the Seller's non-acceptance, this earnest money shall be returned promptly to the Purchaser(s). 6/29/25
4. TITLE AND CLOSING: A deed conveying good and merchantable title in accordance with standards adopted by the Maine Bar Association shall be delivered to the Purchaser(s) and this transaction shall be closed and the Purchaser(s) shall pay the balance due and execute all necessary papers on or before Ninety (90) days from Effective Date. If Seller(s) is unable to convey in accordance with the provisions of this paragraph, then the Seller(s) shall have a reasonable time period, not to exceed thirty (30) days, from the time the Seller(s) receives written notice of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is merchantable title, the Purchaser(s) may, within fifteen (15) days thereafter, at Purchaser's option, declare this Agreement null and void and any earnest money shall be returned to the Purchaser(s) and neither party shall have any further obligation hereunder. If the Purchaser(s) does not declare this Agreement void within the period set forth above, the Purchaser(s) shall have waived the right to object to title. The Seller(s) hereby agrees to make a good-faith effort to cure any title defect during such period.
5. DEED: That the Property shall be conveyed by a Quitclaim with Covenant Deed and shall be free and clear of all encumbrances except building and zoning restrictions of record, restrictive covenants and conditions of record and usual public utilities servicing the property and shall be subject to applicable land use and building laws and regulations.
6. POSSESSION /OCCUPANCY: Possession/occupancy of premises shall be given to Purchaser(s) immediately at Closing, subject to any leases, unless otherwise agreed by both parties in writing.
7. LEASES/TENANT SECURITY DEPOSITS: Seller(s) agrees to transfer at closing to Purchaser(s) all Seller(s)' rights under the current leases to the Property and all security deposits held by Seller(s) pursuant to said leases.
8. RISK OF LOSS: Until the transfer of title, the risk of loss or damage to said premises by fire or otherwise, is assumed by the Seller(s) unless otherwise agreed in writing. Said premises shall then be in substantially the same condition as at present, excepting reasonable use and wear.
9. PRORATIONS: The following items shall be prorated as of the date of closing:
  - a. Real Estate Taxes based on the municipality's tax year. Seller is responsible for any unpaid taxes for prior years.
  - b. Fuel
  - c. N/A
  - d. Rents
  - e. Metered utilities, such as water and sewer, shall be paid by Seller(s) through the date of closing.
  - f. Purchaser(s) and Seller(s) shall each pay its transfer tax as required by the State of Maine.

10. **INSPECTIONS:** The Purchaser(s) is encouraged to seek information from professionals regarding any specific issue of concern. Purchaser(s) acknowledges receipt of disclosure form attached hereto. The Agent makes no warranties regarding the condition, permitted use or value of the Seller's real or personal property. This Agreement is subject to the following inspections, with the results being satisfactory to the Purchaser(s):

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED	TYPE OF INSPECTION	YES	NO	RESULTS REPORTED
a. <u>General Site</u>	X		Within <u>30</u> days	g. Lead Paint		X	Within <u>#</u> days
b. Sewage Disposal		X	Within <u>    </u> days	h. Pests		X	Within <u>#</u> days
c. Water Quality		X	Within <u>    </u> days	i. ADA		X	Within <u>#</u> days
d. Radon Air Quality		X	Within <u>#</u> days	j. Wetlands		X	Within <u>    </u> days
e. Radon Water Quality		X	Within <u>#</u> days	k. Phase 1	X		Within <u>30</u> days
f. Asbestos		X	Within <u>#</u> days	l. <u>Zoning/Use</u>		X	Within <u>    </u> days

The use of "days" is intended to mean calendar days from the effective date of this Agreement. All inspections will be done by inspectors chosen and paid for by the Purchaser(s). If the result of any inspection or other condition specified herein is unsatisfactory to the Purchaser(s), in Purchaser(s) sole discretion, Purchaser(s) may declare the Agreement null and void by notifying Seller(s) in writing within the specified number of days, and any earnest money shall be returned to the Purchaser(s). If the Purchaser(s) does not notify the Seller(s) that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by the Purchaser(s). In the absence of inspection(s) mentioned above, the Purchaser(s) is relying completely upon Purchaser's own opinion as to the condition of the property.

11. **FINANCING:** This Agreement is subject to an approved commercial mortgage at terms acceptable by the sole discretion of the Purchaser(s)
- a) If Seller, or Sellers agent, is not notified to the contrary in writing within 75 days of the effective date of this Agreement, then this financing condition shall be deemed to have been waived by Purchaser(s).
- b) The Purchaser(s) is under a good-faith obligation to seek and accept financing on the above-described terms. The Purchaser(s) acknowledges that a breach of this good-faith obligation to seek and accept financing on the above-described terms will be a breach of this Agreement.
- c) If any of the above financing conditions are not met, Purchaser(s) may declare the Agreement null and void by notifying Seller(s) in writing within the specified number of days, and any earnest money shall be returned to the Purchaser(s).
12. **AGENCY DISCLOSURE:** The Purchaser(s) and Seller(s) acknowledge that they have been informed that the Listing Licensee is acting as a Seller's agent in this transaction and is representing the Seller, and the Selling Licensee is acting as the Purchaser's agent in this transaction and is representing the Purchaser.
13. **DEFAULT:** If Purchaser(s) fails to perform any of the terms of this Agreement or is otherwise in default of any of its obligations, Seller(s) sole remedy shall be to retain the earnest money as full and complete liquidated damages. If Seller(s) fails to perform any of the terms of this Agreement or is otherwise in default of any of its obligations, Purchaser(s) shall have to option of receiving receive the earnest money back is its sole and exclusive remedy, or specific performance, or any other remedies allowed by law. Notwithstanding any other provision of this agreement, Escrow Agent shall have the right to require written releases from both parties prior to releasing the earnest money to either party. If a dispute arises between Purchaser(s) and Seller as to the existence of a default hereunder and/or the release of the earnest money and said dispute is not resolved by the parties within (30) days, Escrow Agent may elect to file an action in interpleader and deposit the earnest money in the court to resolve said dispute, or otherwise disburse the earnest money pursuant to Maine Real Estate Commission regulations. Purchaser(s) and Seller, jointly and severally, shall indemnify Escrow Agent for all costs, losses, expenses, and damages, including reasonable attorneys' fees, incurred by Escrow Agent in connection with said action and/or in connection with any dispute relating to this Agreement and/or the Deposit.
14. **MEDIATION:** Any dispute or claim arising out of or relating to this Agreement or the premises addressed in this Agreement shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the Closing of this transaction.
15. **PRIOR STATEMENTS:** Any verbal representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties. This is a Maine Agreement and shall be construed according to the laws of Maine.
16. **HEIRS/ASSIGNS:** This Agreement is assignable YES X NO     . This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns (if assignment is allowed by the terms of this Agreement), of the respective parties.
17. **COUNTERPARTS:** This Agreement may be signed on any number of identical counterparts, including telefacsimile copies, with the same binding effect as if the signatures were on one instrument. Original or telefacsimilied signatures are binding.

Seller EM Purchaser TAM

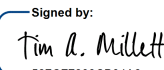
18. **BINDING AGREEMENT:** This Agreement is a binding Agreement when signed by both Seller(s) and Purchaser(s) and when that fact has been communicated to all parties or to their agents. The Effective Date of the Agreement is noted below. Time is of the essence in this Agreement.
19. **REVIEW OF LEASE AND INCOME AND EXPENSE INFORMATION:** The Seller(s) shall provide the Purchaser(s) with copies of all vendor, lease, site/building plans, former Phase 1 and expense information regarding the subject property within **Five (5)** days from the Effective Date of this Agreement. Purchaser shall have **Thirty (30)** days from the Effective Date of this Agreement to review all information regarding the Property. If the result of the review is unsatisfactory to the Purchaser(s), in Purchaser(s) sole discretion, Purchaser(s) may declare the Agreement null and void by notifying the Seller(s) in writing within the specified number of days set forth above, and any earnest money shall be returned to the Purchaser(s). If the Purchaser(s) does not notify the Seller(s) that the review is unsatisfactory within the time period set forth above, this contingency is waived by the Purchaser(s).
20. Seller(s) and Purchaser(s) acknowledge receipt of the Maine Real Estate Commission Disclosure of Agency Relationship Form (Form #3), *if the property is, or has a component of, one to four residential dwelling units.*
21. **SECTION 1031 EXCHANGE:** Seller and Buyer each reserves the right to include this transaction as part of an IRC Section 1031 tax deferred exchange, at no cost, expense or liability to the other party. Each party further agrees to execute any and all documents (subject to the reasonable approval of the other party's counsel) as are reasonably necessary in connection therewith, provided that the Closing for the conveyance of the Property shall not be contingent upon or subject to the completion of such exchange. Buyer and Seller each agrees to indemnify and hold the other free and harmless from any cost, expense or liability, including reasonable attorney's fees, resulting from such other party's participation in such exchange.
22. **ADDENDA:** This Agreement has addenda containing additional terms and conditions **YES\_\_NO\_\_X**
23. **Additional Provisions:**
  - a) **Within 5 days of the Effective Date of Contract, the Seller shall share all site plans, wetlands, topography plans, soil plans, prior Phase 1 Environmental reports, current title policy, and any other information helpful to Purchaser.**

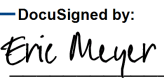
**A COPY OF THIS AGREEMENT IS TO BE RECEIVED BY ALL PARTIES AND, BY SIGNATURE, RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED. IF NOT FULLY UNDERSTOOD; CONSULT AN ATTORNEY.**

Seller(s) acknowledges that the laws of the State of Maine provide that every buyer of real property located in Maine must withhold a withholding tax equal to 2 1/2% of the consideration unless the Seller(s) furnishes to the Buyer(s) a certificate by the Seller(s) stating, under penalty of perjury, that Seller(s) is/are a resident of Maine or the transfer is otherwise exempt from withholding.

The Listing Licensee is **Samantha Marinko** of **The Boulos Company**. (Company).  
 The Selling Licensee is **Tim Millett** of **Porta & Co.** (Company).

The Seller(s) accepts the offer and agrees to deliver the above-mentioned Property at the price and upon the terms and conditions set forth above and agrees to pay the Selling Licensee (Purchaser's broker) 50% of the commission for services herein according to the Listing Agreement. In the event that there is no Listing Agreement, Seller agrees to pay the Selling Licensee the commission for services herein the **sum of 3.5% of the Purchase Price**. The obligation to pay said commission or sum shall survive the Closing of this transaction. Seller agrees that Selling Licensee may apply any deposit(s) received in connection with the sale of the Property toward commissions due and payable under this Agreement. If the earnest money is forfeited by Purchaser(s), it shall be evenly distributed between the Selling Licensee and Seller(s), provided, however, that Selling Licensee's portion shall not exceed the full amount of the commission specified. In the event the Seller(s) defaults on its obligations hereunder, Porta & Company shall be entitled to costs of collection, including reasonable attorneys' fees.

Signed by:		6/26/2025
		
5070F7009CB04A0... Purchaser(s) Tim A. Millett		Date
Name/Title		

DocuSigned by:		6/16/2025
		
5070F7009CB04A0... Seller(s) Eric Meyer CEO		Date
Name/Title		

Signed this: 26 day of June, 2025. Effective Date of Agreement: 26, day of June, 2025

WARRANTY DEEDMAINE REAL ESTATE  
TRANSFER TAX PAID

KNOW ALL PERSONS BY THESE PRESENTS, that ADVANTAGE BUSINESS SERVICES, INC., a Maine corporation doing business in Auburn, Androscoggin County, Maine, ("Grantor") for consideration paid by THE SPURWINK SCHOOL, a Maine non-profit corporation whose mailing address is 899 Riverside Street, Portland, Maine 04103 ("Grantee") the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns forever, a certain lot or parcel of land together with buildings and fixtures thereon, located in Auburn, Androscoggin County, Maine, and bounded and described as set forth in Exhibit A attached hereto and incorporated herein by reference.

Meaning and intending to convey a portion of the premises conveyed to Advantage Business Services, Inc. by deed of Thomas Hackett dated May 30, 1986 and recorded in the Androscoggin County Registry of Deeds in Book 1931, Page 199.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, its successors and assigns, to its and their use and behoof forever.

AND Grantor does covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except as set forth in Exhibit A, that it has good right to sell and convey the same to the said Grantee to hold as aforesaid, and that it and its successors and assigns shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

IN WITNESS WHEREOF, Advantage Business Services, Inc. has caused this instrument to be executed in its name by its duly authorized President, David J. Friedrich, on this 22nd day of June, 1994.

WITNESS:

ADVANTAGE BUSINESS SERVICES, INC.

David J. Friedrich

By:

David J. Friedrich  
Its: PRESIDENT  
Print Name: DAVID J. FRIEDRICH

BK3285 PG285

STATE OF MAINE  
COUNTY OF CUMBERLAND, SS.

June 22, 1994

Then personally appeared the above named Daniel T. Friedrich,  
President of Advantage Business Services, Inc., and  
acknowledged the foregoing instrument to be his free act and deed  
in his said capacity, and the free act and deed of said  
corporation.

Before me,

Lauren Walden  
Notary Public/Attorney-at-Law

Print Name: LAUREN C. WALDEN  
My commission expires: \_\_\_\_\_

LCW/24164/AC3

Exhibit A

A certain lot or parcel of land situated on the Southeasterly sideline of the Danville Corner Road, aka Beech Hill Road and/or the Danville Four Corner Road, in the City of Auburn, County of Androscoggin, State of Maine, being bounded and described as follows:

Beginning at a point on the apparent Southeasterly sideline of the said Danville Corner Road at the Northwesterly corner of land now or formerly of Diazo Associates (Deed Reference: Book 2285, Page 332);

Thence, North eleven degrees, thirty-eight minutes, fifty-six seconds East (N 11° 38' 56" E) along the apparent Southeasterly sideline of the said Danville Corner Road four hundred and zero hundredths (400.00') feet to a point;

Thence North seventy-three degrees, two minutes, forty-seven seconds East (N 73° 02' 47" E) along land to be retained by this grantor seven hundred thirty-four and thirty hundredths (734.30') feet to a point in the Easterly line of land now or formerly of these grantors and the Westerly line of land now or formerly of Daniel J. St. Hilaire (Deed Reference: Book 1810, Page 223);

Thence, South two degrees, forty-five minutes, fifteen seconds West (S 2° 45' 15" W) along land now or formerly of said St. Hilaire seven hundred thirteen and sixty-three hundredths (713.63') feet to the Northeasterly corner of land now or formerly of Robert E. & Sally C. Pelton (Deed Reference: Book 1042, Page 557);

Thence, South eighty-three degrees, forty-three minutes, zero seconds West (S 83° 43' 00" W) along the Northerly line of land now or formerly of said Pelton two hundred thirty-five and forty-eight hundredths (235.48') feet to the Southeasterly corner of land now or formerly of said Diazo Associates;

Thence, North seven degrees, forty-seven minutes, twenty-six seconds West (N 7° 47' 26" W) along the Easterly line of land now or formerly of said Diazo Associates two hundred ninety and zero hundredths (290.00') feet to the Northeasterly corner of land now or formerly of said Diazo Associates;

Thence, South seventy-one degrees, fifty-nine minutes, six seconds West (S 71° 59' 06" W) along the Northwesterly line of land now or formerly of said Diazo Associates five hundred and zero hundredths (500.00') feet to the point of beginning.



Said parcel containing 8.0 acres.

Meaning and intending to convey a portion of the premises conveyed to Advantage Business Services, Inc. by Deed of Thomas Hackett dated May 30, 1986 (Deed Reference: Book 1931, Page 199).

NOTES & CONDITIONS:

1. All bearings refer to Magnetic North.
2. All Book and Page Numbers refer to the Androscoggin County Registry of Deeds.
3. This Deed Description was prepared by Survey Works, Incorporated of Lewiston, Maine, and stamped by George A. Courbron, Jr., RLS #1126.
4. Reference is made to the following Plans:
  - a) "Property of Advantage Business Services, Inc.", dated January 13, 1988, by Platz Associates
  - b) "Standard Boundary Survey - Division of Property - made for Professional Graphics", dated June 13, 1988, by R.P. Titcomb Associates, Inc.
5. The land referred to in this description as being now or formerly of Diazo Associates was conveyed by Diazo Associates to the Spurwink School by deed dated May 19, 1994, and recorded in Book 3264, Page 213.

LCW/84164/AD0

RECEIVED  
ANDROSCOGGIN C.S.

94 JUN 23 AM 9:00

ATTEST:

2

*Jessie L. Rogers*  
REGISTER OF DEEDS



August 22, 2025

City of Auburn  
60 Court Street  
Auburn, Maine 04210

Re: Real Estate Development – Timothy A. Millett – 180 Danville Corner, Auburn, Maine 04210

To Whom It May Concern:

Please be advised that Mr. Timothy A. Millett is a valued client of Maine Community Bank (“the Bank”) and as the relationship manager for the banking relationship with Mr. Millett I can attest that all accounts have been and continue to be handled as agreed.

It is our understanding that Mr. Millett is in the process of completing all the necessary requirements to obtain the appropriate approvals for the proposed real estate development located at 180 Danville Corner in Auburn, Maine. The bank is confident that Mr. Millett has the capacity to construct and manage the proposed project.

If you should need any additional information, please feel free to contact me directly at 207 333-4505 or [tsavage@mainecb.com](mailto:tsavage@mainecb.com).

Sincerely,

Todd L. Savage  
Senior Vice President  
Commercial Banking Market Manager



# Attachment 3

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Building Renovations

Proposed Renovation of:

# MULTI-FAMILY RESIDENTIAL BUILDING

## 180 Danville Corner Road, Auburn, Maine 04210

PROJECT NUMBER:  
**202417F**

ABBREVIATIONS										DRAWING LIST																			
<div>AB ANCHOR BOLT AC AIR CONDITIONING ADDL ADDITIONAL AFF ABOVE FINISHED FLOOR AH AIR HANDLER AIB AIR INFILTRATION BARRIER ALT ALTERNATE ALUM ALUMINUM AOR AREA OF REFUGE APPROX APPROXIMATE ARCH ARCHITECT (URAL) ARND AROUND AWP ACOUSTICAL WALL PANEL  BD BOARD BF BARRIER FREE BIT BITUMINOUS BLDG BUILDING BLKG BLOCKING BM BENCH MARK BOT BOTTOM BRK BRICK BRG BEARING BSMT BASEMENT  C COURSE (S) CAB CABINET CB CATCH BASIN CBD CHALKBOARD CC CENTER TO CENTER CF CUBIC FOOT CJ CONTROL JOINT CL CENTERLINE CLG CEILING CLR CLEAR CMU CONCRETE MASONRY UNIT COL CLEANOUT COL COLUMNS CONC CONCRETE CONC/C COLORED CONCRETE CONT CONTINUOUS CONTR CONTRACTOR CPT CARPET CS COUNTERSINK CSMT CASSEMENT CT CERAMIC TILE CUH CABINET UNIT HEATER CY CUBIC YARD  DBL DOUBLE DC DISPLAY CASE DEMO DEMOLISH, DEMOITION DF DRINKING FOUNTAIN DIA DIAMETER DIM DIMENSION DIV DIVISION DMP DEMOUNTABLE PARTITION DN DOWN DR DOOR DTL DETAIL DWG DRAWING</div>										<div>E EAST EA EACH EF EXHAUST FAN EMHO ELECTRO MAGNETIC HOLD OPEN EIFS EXTERIOR INSULATION FINISH SYSTEM EL ELEVATION ELEC ELECTRICAL ELEV ELEVATOR EMER EMERGENCY ENCL ENCLOSURE EQ EQUAL EQUIP EQUIPMENT EXH EXHAUST EXIST EXISTING EXT EXTERIOR EW EYE WASH EWC ELECTRIC WATER COOLER  FB FIRE BLANKET FCS FLOOR COATING SYSTEM FD FLOOR DRAIN FE FIRE EXTINGUISHER FFE FINISHED FLOOR ELEVATION FG FIBERGLASS FIN FINISH FIN GR FINISH GRADE FLR FLOOR (ING) FNDN FOUNDATION FP FIREPROOFING FO FACE OF FRMG FRAMING FRK FIRE TREATED FSR FLEXIBLE SHEET ROOFING FT FEET FTG FOOTING FUR FURRED (ING) F.V. FIELD VERIFY FWC FABRIC WALL COVERING  GA GAUGE GALV GALVANIZED GB GRAB BAR GL GLASS, GLAZING GWB GYPSUM WALLBOARD  HARD HARDENER HC HOLLOW CORE HVC HANDICAP HD HEAD HDR HEADER HDWD HARDWOOD HDWR HARDWARE HM HOLLOW METAL HORIZ HORIZONTAL HR HAND RAIL HT HEIGHT HTG HEATING HVAC HEATING, VENTILATING, AIR CONDITIONING HWI HOT WATER HEATER</div>										<div>ID INSIDE DIAMETER IF INSIDE FACE OF IN INCH INCL INCLUDE INFO INFORMATION INSUL INSULATION INT INTERIOR INV INVERT  JT JOINT  KIT KITCHEN  LAB LABORATORY LAM LAMINATE LAV LAVATORY LB POUND (S) LCC LEAD COATED COPPER LF LINEAL FOOT LH LEFT HAND LOCN LOCATION LW LIGHT WEIGHT  MAS MASONRY MATL MATERIAL MAX MAXIMUM MC MEDECINE CABINET MDO MEDIUM DENSITY OVERLAY MECH MECHANICAL MED MEDIUM MFR MANUFACTURER MH MAINHOLE MIN MINIMUM RM ROOM MOLD MOLDING MO MASONRY OPENING MR MOISTURE RESISTANT MRGWB MOISTURE RESISTANT GYPSUM WALLBOARD MTL METAL  N NORTH NA NOT APPLICABLE NIC NOT IN CONTRACT NO (#) NUMBER NOM NOMINAL NRC NOISE REDUCTION COEFFICIENT NTS NOT TO SCALE  OC ON CENTER OD OUTSIDE DIAMETER OF OUTSIDE FACE OF OH OVERHEAD OP OPAQUE O.P.I.C. OWNER FURNISHED-INSTALLED BY CONTRACTOR OPH OPPOSITE HAND OPNG OPENING OPP OPPOSITE  PTD PAINT (ED) PC PRECAST CONCRETE PERF PERFORATED PERIM PERIMETER PRKG PARKING PL PLATE PLAM PLASTIC LAMINATE PLAS PLASTIC PLYWD PLYWOOD PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH PT PRESSURE TREATED PTDIP PAPER TOWEL DISPENSER PTN PARTITION PTR PAPER TOWEL RECEPTOR PVC POLYVINYL CHLORIDE PVMT PAVEMENT  QUARTER POUND QUARRY TILE  R RADIUS RESILIENT BASE RCP REINFORCED CONCRETE PIPE RD ROOF DRAIN REINF REINFORCED RE REFERENCE REFRG REFRIGERATOR REQD REQUIRED REV REVISION RL RAIN LEADER RH RIGHT HAND RM ROOM RO ROUGH OPENING ROW RIGHT OF WAY  S SOUTH SAT SUSPENDED ACOUSTICAL TILE SC SOLID CORE SCHD SCHEDULE SD STORM DRAIN SECT SECTION SF SQUARE FEET SGL SAFETY GLASS SH SHOWER SHET SHEET SHTHG SHEATHING SIM SIMILAR SLNT SEALANT SNR SANITARY NAPKIN RECEPTOR SP SPECIAL PAINT SPEC SPECIFICATION SPKR SPEAKER SQ SQUARE  SS STAINLESS STEEL STD STANDARD STL STEEL STOR STORAGE STRUCT STRUCTURE SUPRT SUPPORT SUFP SUSPENDED SV SHEET VINYL  TB TOWEL BOARD TBO TACKBOARD T&amp;G TONGUE AND GROOVE TGL TEMPERED GLASS THK THICK TO TOP OF TPD TOILET PAPER DISPENSER TV TELEVISION TYP TYPICAL  U.C.R. UNDER COUNTER REFRIGERATOR UNO UNLESS NOTED OTHERWISE  V VAPOR BARRIER VCT VINYL COMPOSITION TILE VF VERIFY IN FIELD VERT VERTICAL VWC VINYL WALL COVERING  W WEST WI WITH WC WATER CLOSET WD WOOD WGL WIRE GLASS WO WITHOUT WS WATERSTOP WTR PRP WATERPROOF WWM WELDED WIRE FABRIC  YD YARD</div>									

NOTE: THIS IS A STANDARD ARCHITECTURAL ABBREVIATION LIST. ALL ABBREVIATIONS MAY NOT BE USED.

LEGEND				VICINITY MAP			
ARCHITECTURAL SYMBOLS		LIFE SAFETY SYMBOLS		<div>VICINITY MAP</div> <div></div>			
	EARTH, UNDISTURBED BEARING SOIL		PLYWOOD				EXIT SIGN
	CONCRETE		GYPSUM WALLBOARD OR EXT. GYP. WALLBOARD				EXIT SIGN w/DIRECTIONAL ARROW
	MORTAR		STONE BALLAST				EMERGENCY LIGHT
	BITUMINOUS PAVEMENT		DIMENSIONED LUMBER - STRUCTURAL				HORNSTROBE LIGHT
	RIGID INSULATION		LUMBER - BLOCKING				STROBE LIGHT
	TAPERED INSULATION		FINISHED LUMBER (MATCH MAY VARY)				SMOKE DETECTOR
	FIBER - BATT INSULATION						HEAT DETECTOR
	CONCRETE MASONRY UNIT (CMU)		ALARM PULL STATION				FIRE ALARM CONTROL PANEL
	BRICK		FIRE ALARM CONTROL PANEL				FLOW AND TAMPER
	STEEL						
	GLASS						
	COMPACTED GRAVEL						
	JUTE MATTING (EROSION CONTROL)						
	CONC. FILLED STEEL DECK						

CODE REVIEW		
1. APPLICABLE CODES & STANDARDS	2. BUILDING INFORMATION	
MAINE UNIFORM BUILDING & ENERGY CODE (MUBEC) INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2021 INTERNATIONAL BUILDING CODE (IBC) 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2021 NFPA 1 FIRE PREVENTION CODE 2018 NFPA 10 PORTABLE FIRE EXTINGUISHER CODE 2018 STATE PLUMBING CODE (UNIFORM PLUMBING CODE 2021) NATIONAL ELECTRIC CODE 2023 NFPA 101 LIFE SAFETY CODE 2018		
- Interior Renovation with Exterior Deck: 1,765 sf / floor - 2 story, Type 5A construction - Wood framed interior & exterior walls, asphalt shingle roof - NFPA 13 automatic sprinkler system- monitored		

ARCHITECT:

PLATZ ASSOCIATES

Tel 207-784-2941  
Fax 207-784-3856

Architects - Engineers  
Construction Managers

Two Great Falls Plaza, Auburn, Maine 04210

SIGNATURES:

OWNER: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

PLATZ ASSOCIATES

Architects - Engineers  
Construction Managers

Tel 207-784-2941  
Fax 207-784-3856

Two Great Falls Plaza, Auburn, Maine 04210

Proposed Renovation of:

MULTI-FAMILY RESIDENTIAL  
BUILDING RENOVATION  
180 DANVILLE CORNER ROAD  
Auburn, Maine 04210

LICENSED ARCHITECT

TRAVIS R. NADEAU

4038

STATE OF MAINE

ORIGINAL DATE: 08/04/2025

DRAWING ISSUE

No.	DESCRIPTION	DATE

JOB NO. 202417F

DRAWN BY TRN

CHECKED BY TRN

SHEET TITLE

COVERSHEET

SHEET

G000



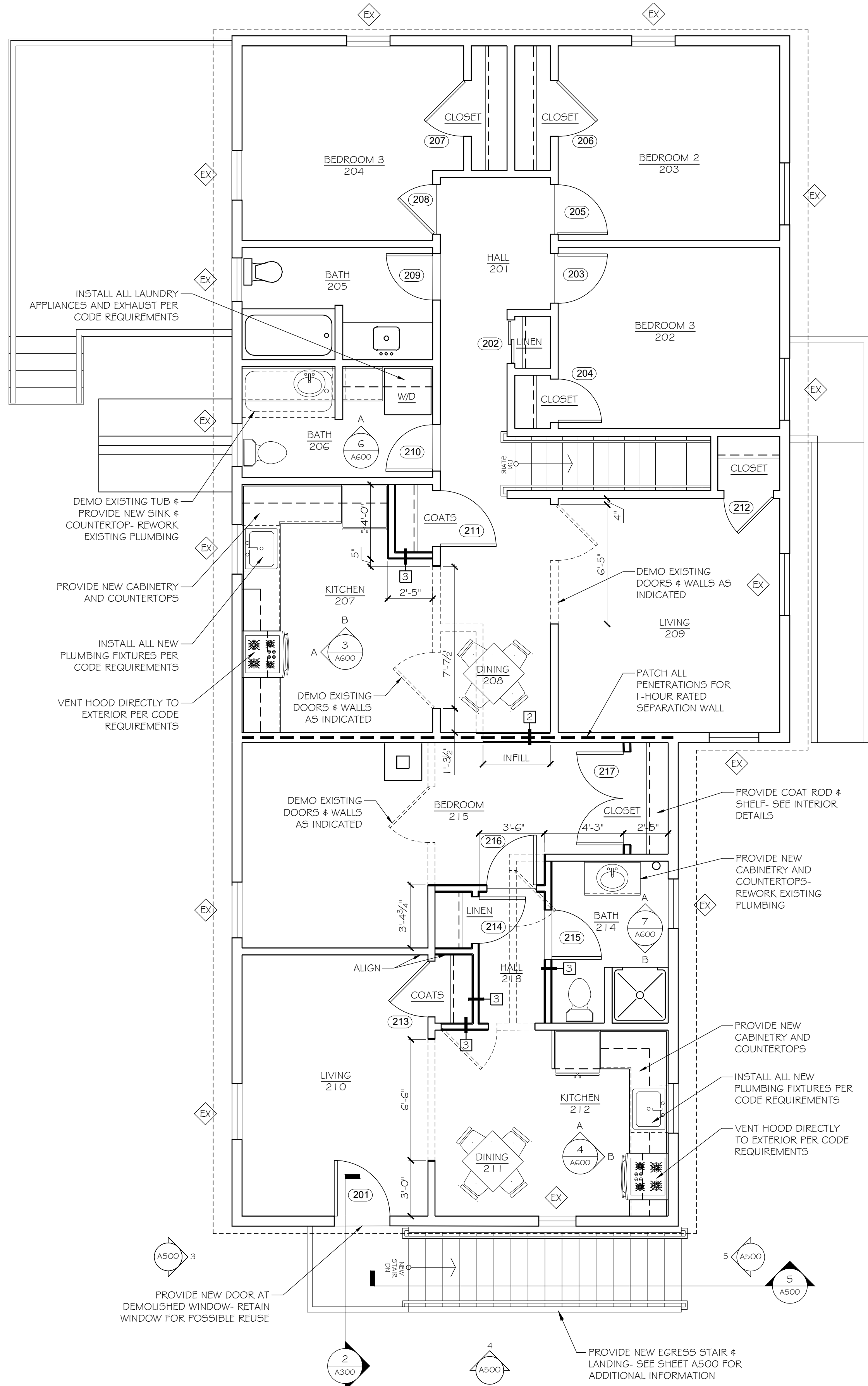
GENERAL NOTES:

1. THE INTENT OF THE CONTRACT DOCUMENTS IS TO ALLOW FOR THE PERFORMANCE OF THE WORK. EVERY ITEM NECESSARILY REQUIRED MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN. UNLESS EXPRESSLY STATED, ALL SYSTEMS AND EQUIPMENT SHALL BE COMPLETED AND APPROPRIATELY OPERABLE. FURNISH AND INSTALL ALL SPECIFIED AND APPROPRIATE ITEMS AND ALL INCIDENTAL, ACCESSORY, AND OTHER ITEMS NOT SPECIFIED BUT REQUIRED FOR A COMPLETE AND FINISHED PROJECT.
2. EXECUTE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES, MANUFACTURER'S RECOMMENDATIONS AND TRADE REFERENCE STANDARDS.
3. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN.
4. ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE OF VIBRATION.
5. PROVIDE FIRE STOPPING AT ALL PENETRATIONS OF FIRE RATED ELEMENTS TO MATCH THE RATING OF THE ELEMENT.
6. DETAILS ARE GENERALLY NOTED ONLY ONCE. THEY ARE TYPICAL FOR SIMILAR CONDITIONS ELSEWHERE UNO.
7. 'TYPICAL' OR 'TYP' MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNO.
8. 'SIMILAR' OR 'SIM' MEANS COMPARABLE CHARACTERISTICS TO THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
9. 'VERIFY' OR 'VIF' MEANS TO ASCERTAIN AND CONFIRM APPLICATION WITH APPROPRIATE PARTY AS NOTED.
10. FURNITURE IS FOR REFERENCE ONLY AND IS TO BE FURNISHED AND IS INSTALLED BY OTHERS EXCEPT AS NOTED ON DRAWINGS.
11. ALL WOOD THAT COMES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
12. SMOKE ALARMS ARE TO BE HARDWIRED AND INSTALLED WITHIN ALL SLEEPING ROOMS, OUTSIDE OF AND IN THE VICINITY OF EACH SLEEPING AREA, ON EACH ADDITIONAL STORY, AND NOT LESS THAN 3 FEET HORIZONTALLY FROM A BATHROOM DOOR CONTAINING A SHOWER OR BATHTUB.
13. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE ALL BEDROOMS AND FUEL APPLIANCE AREAS.
14. A CO2 ALARM SHALL BE INSTALLED IN BEDROOMS OR ATTACHED BATHROOMS WITH FUEL-BURNING APPLIANCE.
15. MAX SILL HEIGHT FOR EGRESS WINDOWS IN UPSTAIRS BEDROOM WINDOWS TO BE 44" A.F.F. PROVIDE TEMPERED GLAZING AT STAIRS.

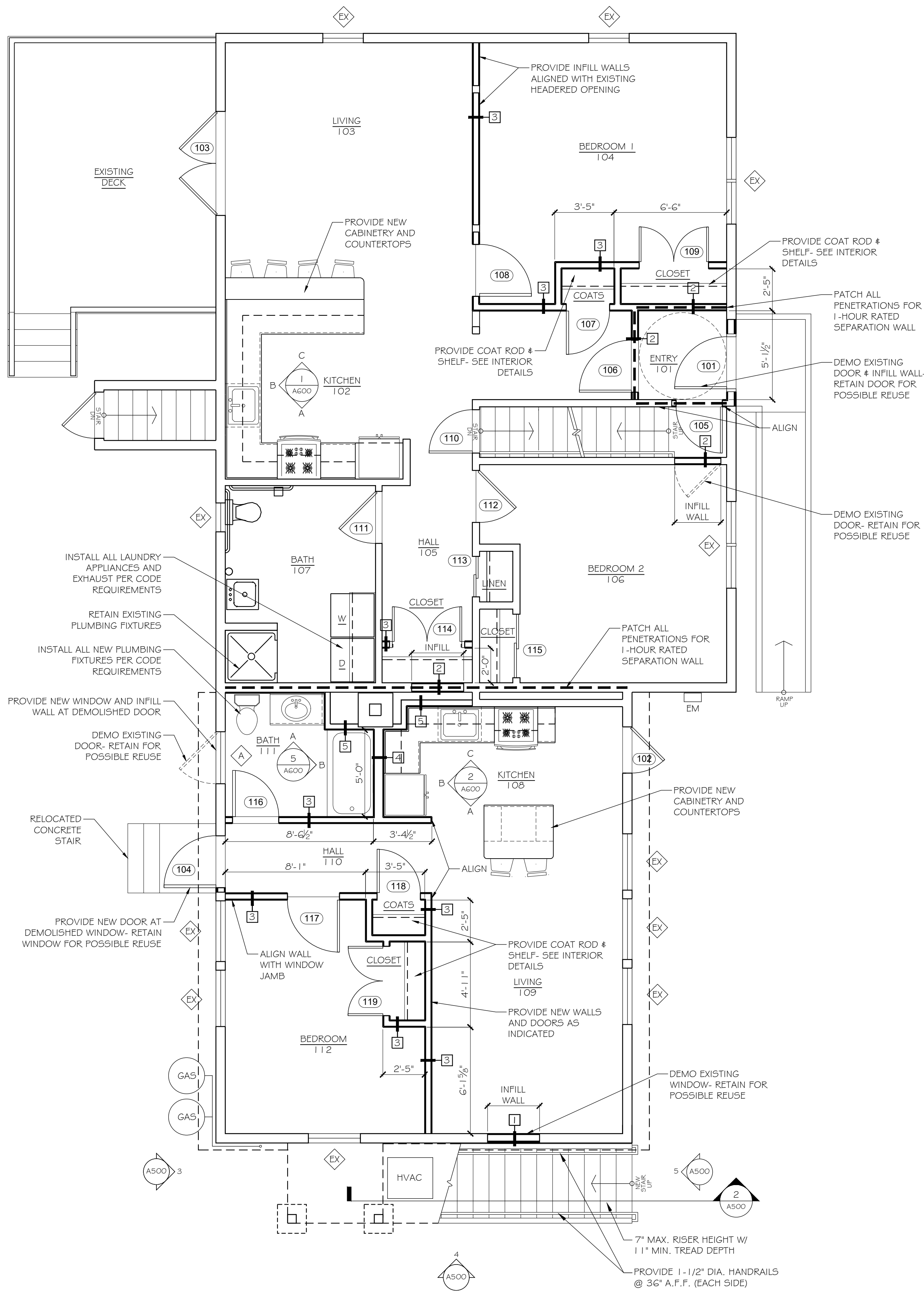
GENERAL LIFE SAFETY NOTES:

1. INSTALL ALL LIFE SAFETY FIXTURES PER ALL CODE AND LOCAL AHJ REQUIREMENTS, WITH FIXTURE TYPES AND LOCATIONS COORDINATED WITH OWNER.
2. ALL NEWLY INSTALLED ELECTRICAL EQUIPMENT AND WIRING SHALL COMPLY WITH NFPA 70.
3. ONE DUPLEX OUTLET TO BE PROVIDED ON SEPARATE CIRCUIT FROM WASHER/DRYER AT LAUNDRY.
4. PROVIDE GROUND FAULT INTERRUPTION AS REQUIRED BY NFPA 70 ON NEW ELECTRICAL OUTLETS.
5. PROVIDE EQUIPMENT CLEARANCES AS REQUIRED BY NFPA 70.
6. PROVIDE LOCAL EXHAUST FOR ALL NEW EQUIPMENT, AS REQUIRED.
7. PROVIDE EMERGENCY LIGHTING FOR MEANS OF EGRESS PER SECTION 7.8.

3 GENERAL RENOVATION NOTES  
~ SCALE: N.T.S.



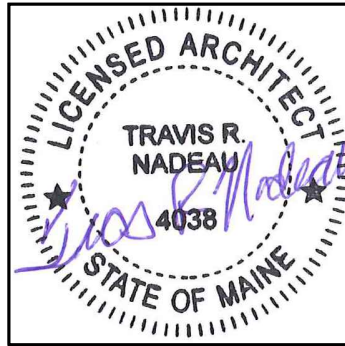
2 SECOND FLOOR RENOVATION PLAN  
~ SCALE: 1/4" = 1'-0"



1 FIRST FLOOR RENOVATION PLAN  
~ SCALE: 1/4" = 1'-0"

**PLATZ ASSOCIATES**  
Architects - Engineers  
Construction Managers  
Tel 207-784-2941  
Fax 207-784-3856  
Two Great Falls Plaza, Auburn, Maine 04210

Proposed New Construction of:  
**MULTI-FAMILY RESIDENTIAL  
BUILDING RENOVATION**  
180 DANVILLE CORNER ROAD  
Auburn, Maine 04210



ORIGINAL DATE:			08/04/2025
DRAWING ISSUE			
No.	DESCRIPTION		DATE

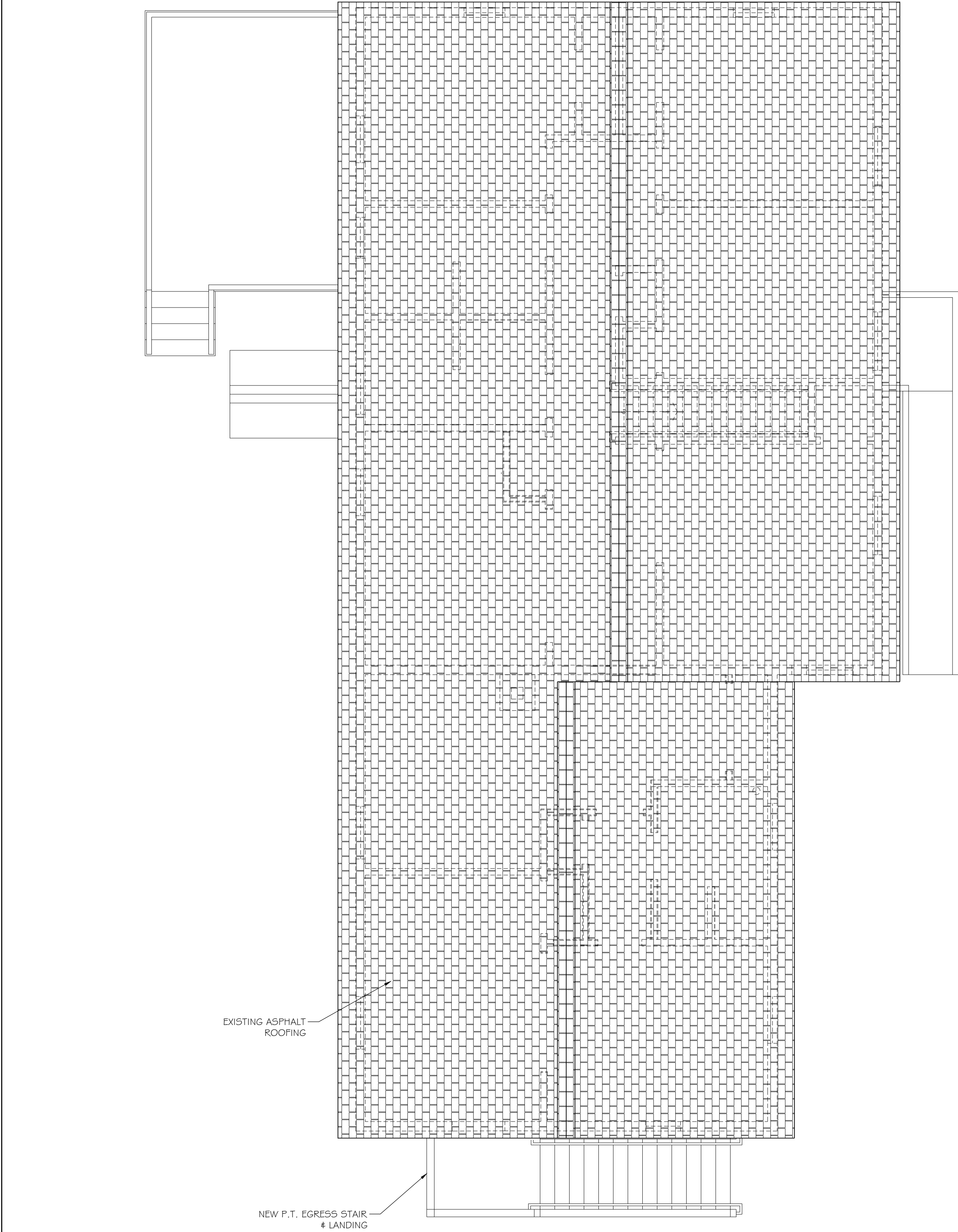
JOB NO.  
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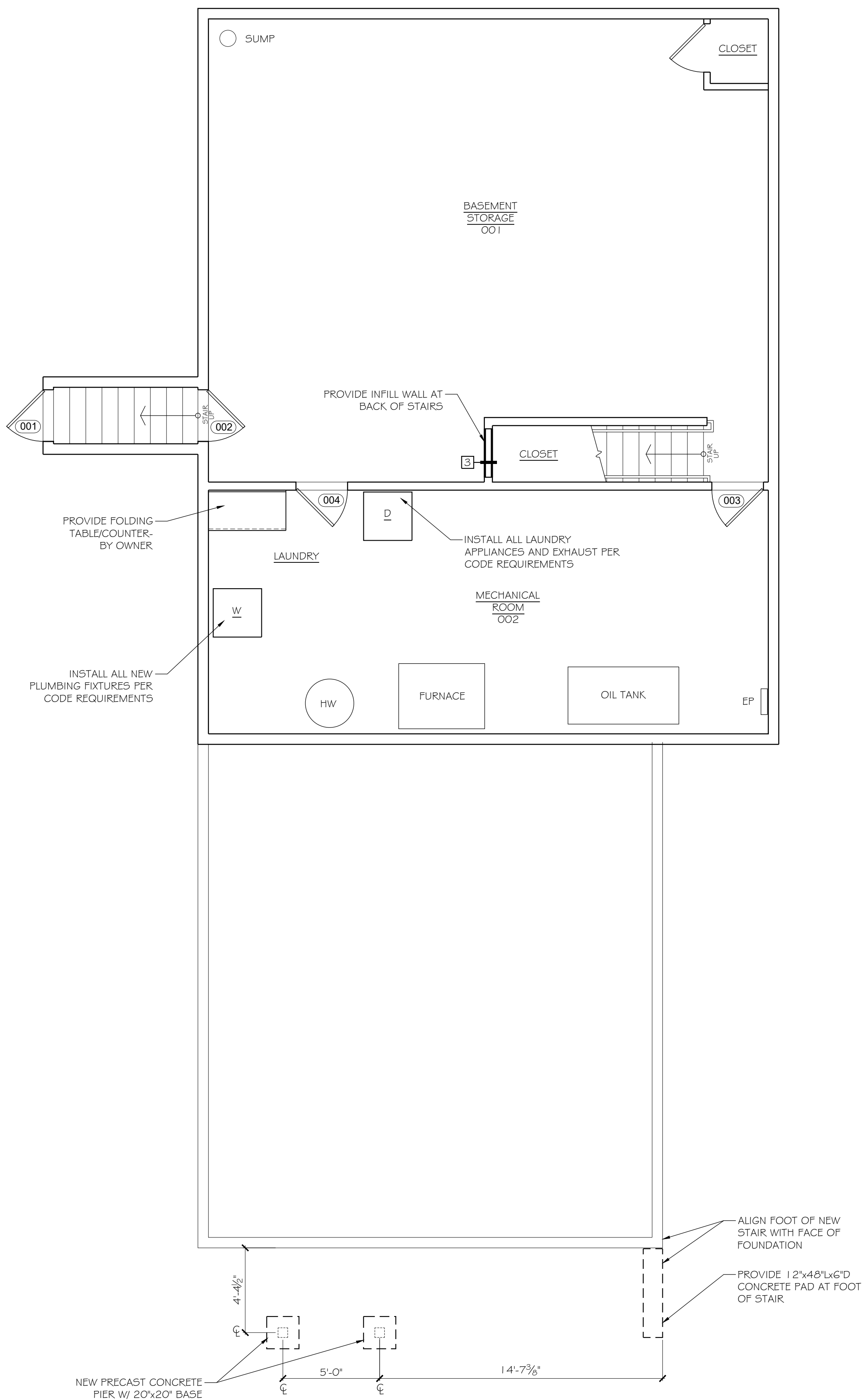
CHECKED BY  
TRN

SHEET TITLE  
FIRST FLOOR PLAN

SHEET  
**A100**



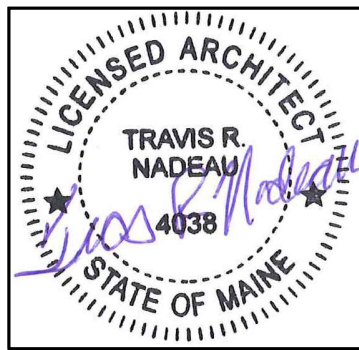
2 ROOF PLAN  
~ SCALE: 1/4" = 1'-0"



1 BASEMENT FLOOR PLAN  
~ SCALE: 1/4" = 1'-0"

Proposed New Construction of:

**MULTI-FAMILY RESIDENTIAL  
BUILDING RENOVATION**  
180 DANVILLE CORNER ROAD  
Auburn, Maine 04210



ORIGINAL DATE: 08/04/2025		
DRAWING ISSUE		
No.	DESCRIPTION	DATE

JOB NO.  
202417F

DRAWN BY TRN	CHECKED BY TRN
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SHEET TITLE  
FOUNDATION & ROOF PLANS

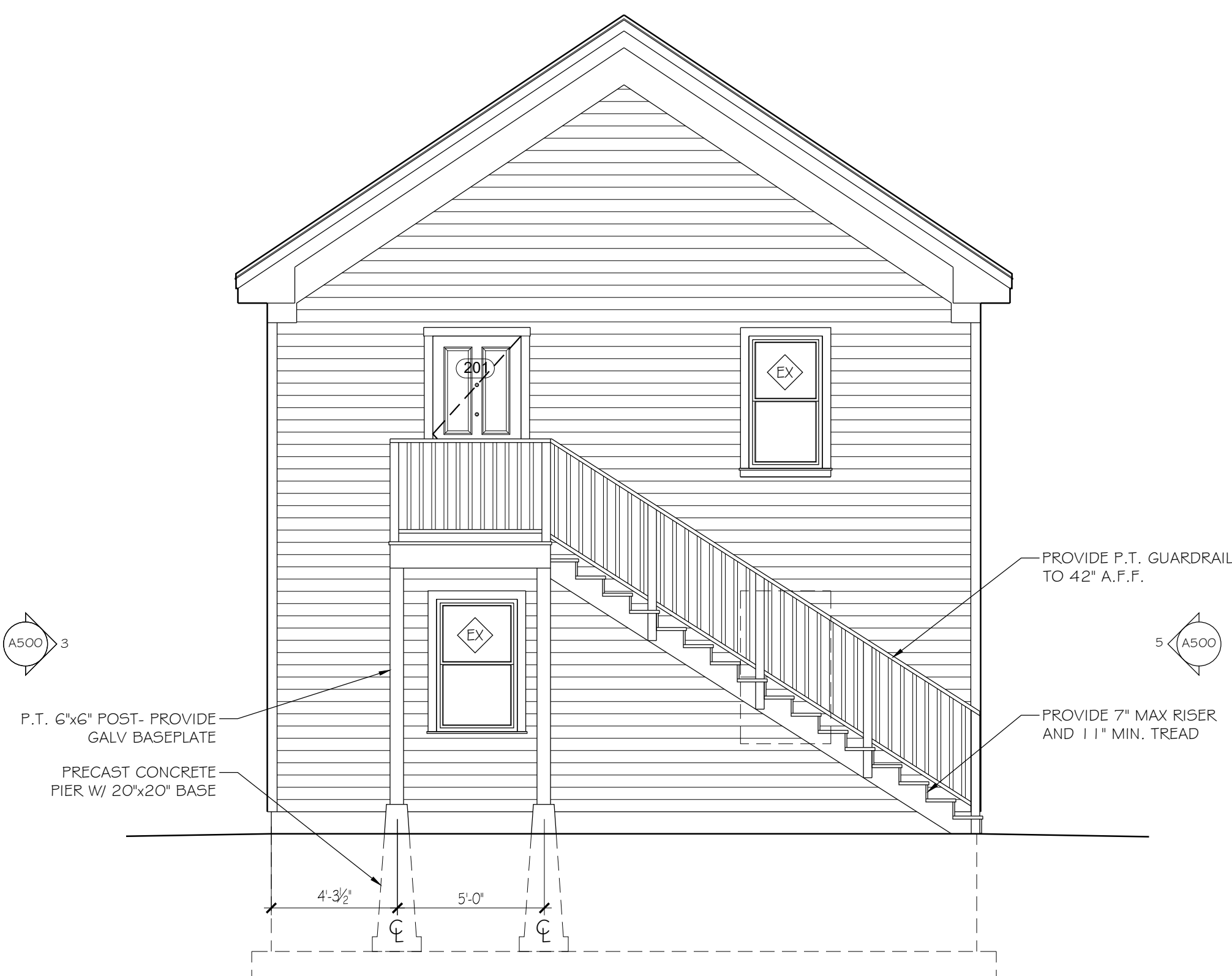
SHEET  
**A101**

**PLATZ ASSOCIATES**  
Tel 207-784-2941  
Fax 207-784-3856

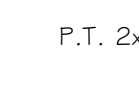
Architects - Engineers  
Construction Managers

Two Great Falls Plaza, Auburn, Maine 04210





3	WEST ELEVATION DETAIL
A100	SCALE: $\frac{1}{4}" = 1'-0"$



4	SOUTH ELEVATION DETAIL
A100	SCALE: $\frac{3}{8}" = 1'-0"$



7	NEW EGRESS STAIR SECTION DETAIL
A100	SCALE: $\frac{3}{4}'' = 1'-0''$



PARTIAL SECOND FLOOR PLAN

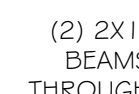


PARTIAL FIRST FLOOR PLAN

I	NEW EGRESS STAIR PLAN DETAIL
A100	SCALE: $\frac{3}{8}" = 1'-0"$



5	NEW EGRESS STAIR CONSTRUCTION DETAIL
A500	SCALE: $\frac{1}{2}" = 1'-0"$

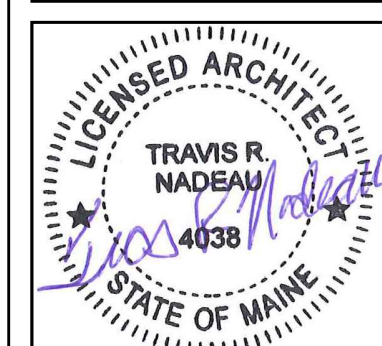


6	NEW EGRESS STAIR GUARDRAIL DETAIL
A500	SCALE: 1" = 1'-0"



Proposed New Construction of:

**MULTI-FAMILY RESIDENTIAL  
BUILDING RENOVATION  
180 DANVILLE CORNER ROAD  
Auburn, Maine 04210**



ORIGINAL DATE:  
08/04/2025

[illegible]

JOB NO. 202417F

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**SHEET TITLE**

**EXTERIOR  
DETAILS**

SHEET

**A500**

I:\202417F\180DANVILLE\Condocs\A100.dwg







# **Attachment 4**

---

Original Septic Design & New Tank Letter

RECEIVED

PL-11382-2017

5095

Maine Dept. Health & Human Services  
Div. Environmental Health, 115HS  
(207) 287-2070 Fax: (207) 287-4172

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

## PROPERTY LOCATION

City, Town or Plantation Auburn  
Street or Road 160 Danville Corner Road  
Subdivision, Lot #

## >> CAUTION: LPI APPROVAL REQUIRED <<

Town/City Auburn Permit # 8533  
Date Permit Issued 8/29/17 Fee: \$ 247 Double Fee Charged ☐  
mail Slomback by L.P.I. # 0988  
Local Plumbing Inspector Signature Slomback

## OWNER/APPLICANT INFORMATION

Name (last, first, MI) Service Corporation Owner ☒ Applicant ☐  
Mailing Address of Owner/Applicant 901 Washington Ave  
Owner/Applicant Portland 04103 ask for  
Daytime Tel. # 871-1200 - Dan Bonner

Fee: \$ \_\_\_\_\_ state min fee \$ \_\_\_\_\_ Locally adopted fee  
Copy: ☐ Owner ☐ Town ☐ State

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # 122 Lot # 005

## OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

Signature of Owner or Applicant Kul DS Date 8/28/17

## CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

Local Plumbing Inspector Signature 8-28-17 (1st) date approved  
8-28-17 & 8-29-17 (2nd) date approved

## PERMIT INFORMATION

### TYPE OF APPLICATION

1. First Time System
2. Replacement System
- Type replaced: \_\_\_\_\_  
Year installed: \_\_\_\_\_
3. Expanded System  
a. <25% Expansion  
b. >25% Expansion
4. Experimental System
5. Seasonal Conversion

### THIS APPLICATION REQUIRES

1. No Rule Variance
2. First Time System Variance  
a. Local Plumbing Inspector Approval  
b. State & Local Plumbing Inspector Approval
3. Replacement System Variance  
a. Local Plumbing Inspector Approval  
b. State & Local Plumbing Inspector Approval
4. Minimum Lot Size Variance
5. Seasonal Conversion Permit

### DISPOSAL SYSTEM COMPONENTS

1. Complete Non-engineered System
2. Primitive System (graywater & alt. toilet)
3. Alternative Toilet, specify: \_\_\_\_\_
4. Non-engineered Treatment Tank (only)
5. Holding Tank, \_\_\_\_\_ gallons
6. Non-engineered Disposal Field (only)
7. Separated Laundry System
8. Complete Engineered System (2000 gpd or more)
9. Engineered Treatment Tank (only)
10. Engineered Disposal Field (only)
11. Pre-treatment, specify: \_\_\_\_\_
12. Miscellaneous Components

### SIZE OF PROPERTY

3.47 SQ. FT. ACRES

### SHORELAND ZONING

Yes ☐ No ☒

### DISPOSAL SYSTEM TO SERVE

1. Single Family Dwelling Unit, No. of Bedrooms: \_\_\_\_\_
2. Multiple Family Dwelling, No. of Units: \_\_\_\_\_
3. Other: Residential Facility 8 Units  
(specify)  
Current Use Seasonal Year Round Undeveloped

### TYPE OF WATER SUPPLY

1. Drilled Well
2. Dug Well
3. Private
4. Public
5. Other

## DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

### TREATMENT TANK

1. Concrete Add  
a. Regular 1000 gallon  
b. Low Profile Tank
2. Plastic
3. Other: \_\_\_\_\_

CAPACITY: 2-1000 GAL.

### DISPOSAL FIELD TYPE & SIZE

1. Stone Bed
2. Stone Trench
3. Proprietary Device  
a. cluster array c. Linear  
b. regular load d. H-20 load
4. Other: \_\_\_\_\_

SIZE: 2550 sq. ft. lin. ft.

### GARBAGE DISPOSAL UNIT

1. No
  2. Yes
  3. Maybe
- If Yes or Maybe, specify one below:
- a. multi-compartment tank
  - b. \_\_\_\_\_ tanks in series
  - c. increase in tank capacity
  - d. Filter on Tank Outlet

### DESIGN FLOW

768 gallons per day  
BASED ON:  
1. Table 4A (dwelling unit(s))  
2. Table 4C (other facilities)  
SHOW CALCULATIONS for other facilities  
3 gpd x 250 = 750  
4500 gpd x 12 = 54000  
3. Section 4G (meter readings)  
ATTACH WATER METER DATA

### SOIL DATA & DESIGN CLASS PROFILE CONDITION

31C  
at Observation Hole # 701  
Depth 22"  
of Most Limiting Soil Factor

### DISPOSAL FIELD SIZING

1. Medium---2.6 sq. ft. / gpd
2. Medium---Large 3.3 sq. ft. / gpd
3. Large---4.1 sq. ft. / gpd
4. Extra Large---5.0 sq. ft. / gpd

### EFFLUENT/EJECTOR PUMP

1. Not Required
  2. May Be Required
  3. Required
- Specify only for engineered systems:  
DOSE: \_\_\_\_\_ gallons

### LATITUDE AND LONGITUDE

at center of disposal area  
Lat. 44 d 02 m 17 s  
Lon. 73 d 15 m 23 s  
if g.p.s., state margin of error: 10'

## SITE EVALUATOR STATEMENT

I certify that on 8/5/17 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature Mandi Hannon

SE # 203

Date 8/5/17

Site Evaluator Name Printed Mandi Hannon

Telephone Number 250-2900

E-mail Address mandi@hannon.com

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

PID # 122-005

5045

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services  
Division of Environmental Health  
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation Lebanon Street, Road, Subdivision 180 Danville Corner Road

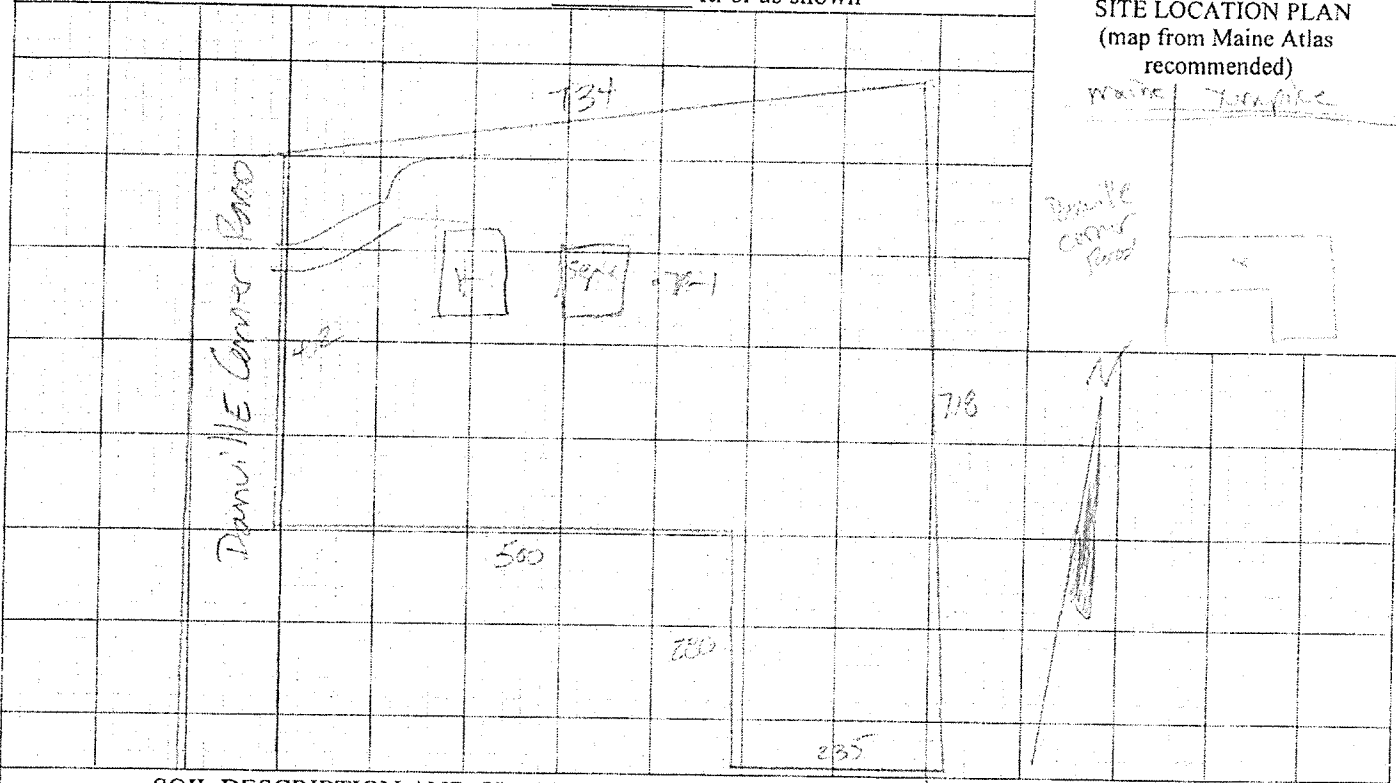
Owner's Name

Sporwille Corporation

## SITE PLAN

Scale 1" = 200 ft. or as shown

## SITE LOCATION PLAN (map from Maine Atlas recommended)



## SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 131 ☒ Test Pit ☐ Boring  
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0	Sandy loam	Light brown	
10	Sandy loam	Light brown	
20	Sandy loam	Light brown	
30	Sandy loam	Light brown	
40	Sandy loam	Light brown	
50	Sandy loam	Light brown	

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
<u>3</u>	<u>4</u> %	<u>22</u>	<input type="checkbox"/> Restrictive Layer
Profile	Condition		<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole        ☐ Test Pit ☐ Boring  
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0			
10			
20			
30			
40			
50			

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
			<input type="checkbox"/> Restrictive Layer
Profile	Condition		<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Kevin Thompson  
Site Evaluator Signature

203  
SE #

8/15/17  
Date

2008/24/17  
Date

Department of Health & Human Services  
Division of Environmental Health  
(207) 287-5672 Fax: (207) 287-3165

Street, Road, Subdivision

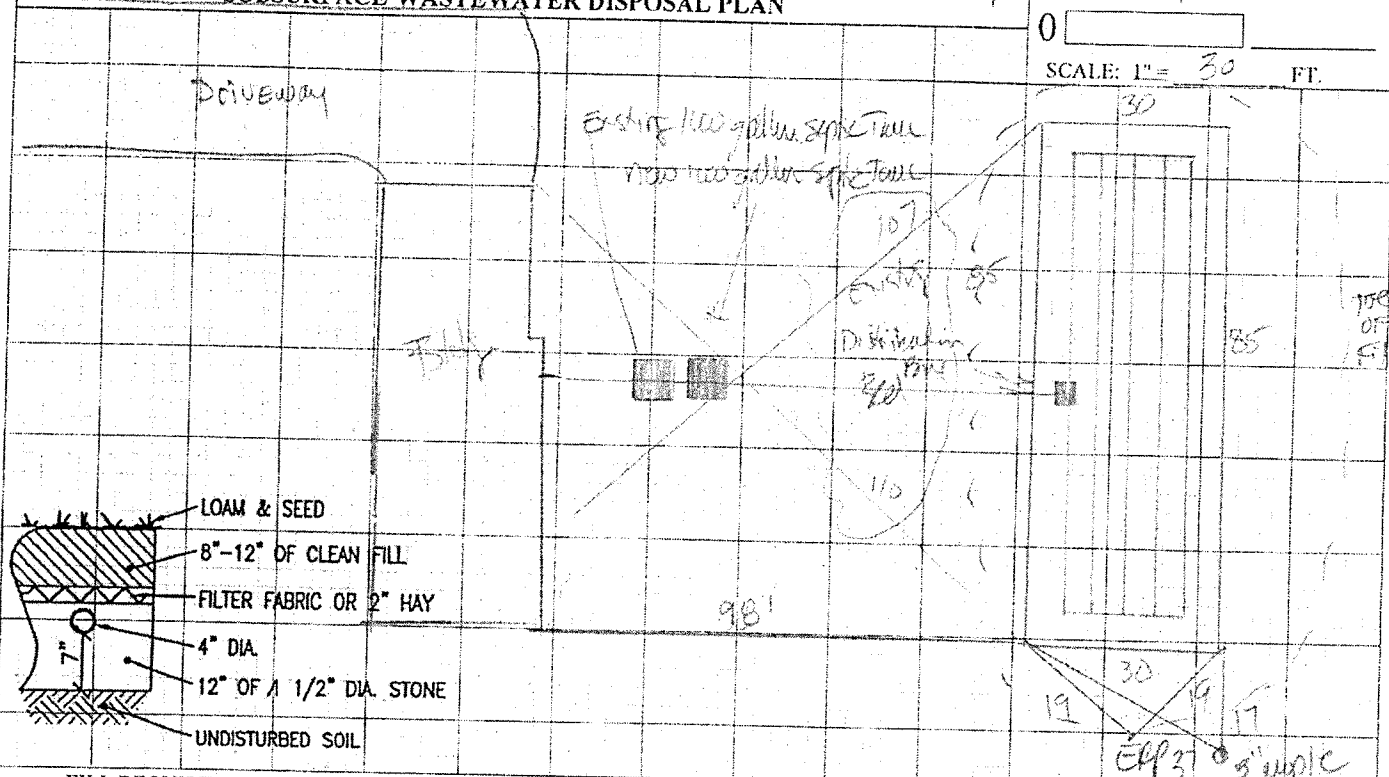
Owner's Name

Auburn

180 Danville Corner Road

Spartanburg Corporation

0  \_\_\_\_\_  
SCALE: 1" = 30 FT



## CONSTRUCTION ELEVATIONS

Finished Grade Elevation

### Top of Distribution Pipe or Proprietary Device

ELEVATION REFERENCE POINT

Location & Description: *Wail 44' up*

Reference Elevation:

Note: Materials and installation shall be in accordance with Maine Subsurface Wastewater Disposal Rules dated 08/15 as amended.

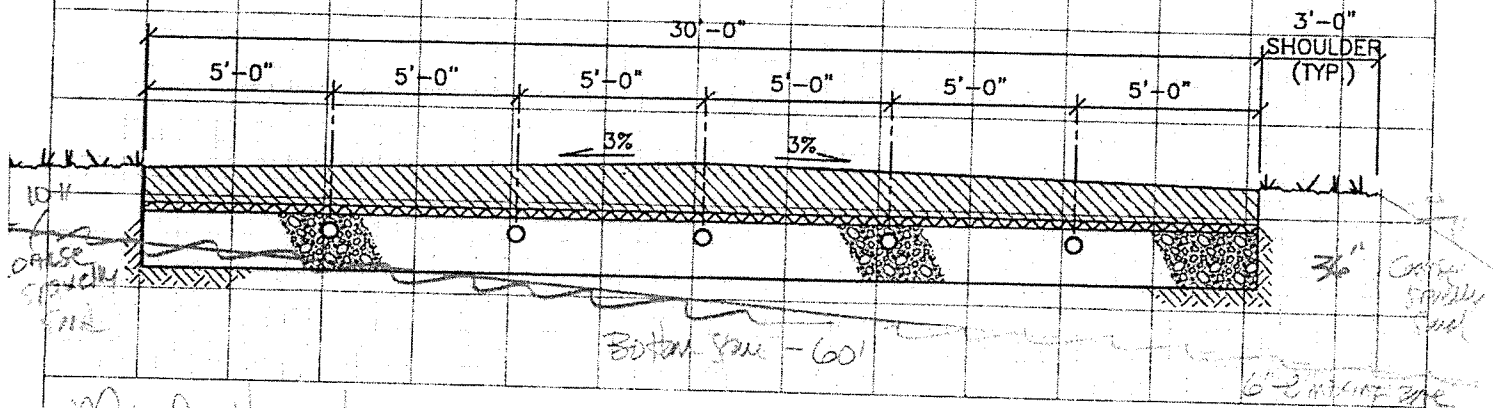
### DISPOSAL AREA CROSS SECTION

Scale

Horizontal 1" = 5 ft.

Vertical 1" = 5 ft.

NOTE: All ground to be filled must be scrutinized



Site Evaluator Signature

SE #

Date \_\_\_\_\_

Page 3 of 3  
HHE-200 Rev. 02/11

# REPLACEMENT SEPTIC TANK (ONLY) APPLICATION

Maine DHHS/CDC – Division of  
Environmental & Community Health

PROPERTY ADDRESS				ISSUING MUNICIPAL OFFICE							
City, Town, or Plantation				Town/City							
Number & Street				Permit #		Date Issued					
PROPERTY OWNER/APPLICANT INFORMATION											
Owner Name (Last, First)				Local Plumbing Inspector Signature		License #					
Applicant Name (Last, First)				FEES							
				Minimum		\$150.00					
				Double Fee		+ Local					
						= Total Fee					
				Shares:		State 25%					
						\$37.50					
				+ Local		\$					
OWNER/APPLICANT MAILING ADDRESS				LOCATION							
Street				Map #		Lot #					
City											
State		Zip		Phone							
LOCATIONAL COORDINATES – Degrees, Minutes, Seconds				<p>A subsurface wastewater disposal system may not be installed until a permit is issued by the Local Plumbing Inspector. The permit authorizes the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.</p> <p><b>CAUTION: INSPECTION REQUIRED</b></p> <p>I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application</p>							
Latitude:		N						Longitude:		W	
OWNER/APPLICANT STATEMENT											
I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector(s) to deny a permit.											
Signature of Owner/Applicant		Date		LPI Signature		Date					

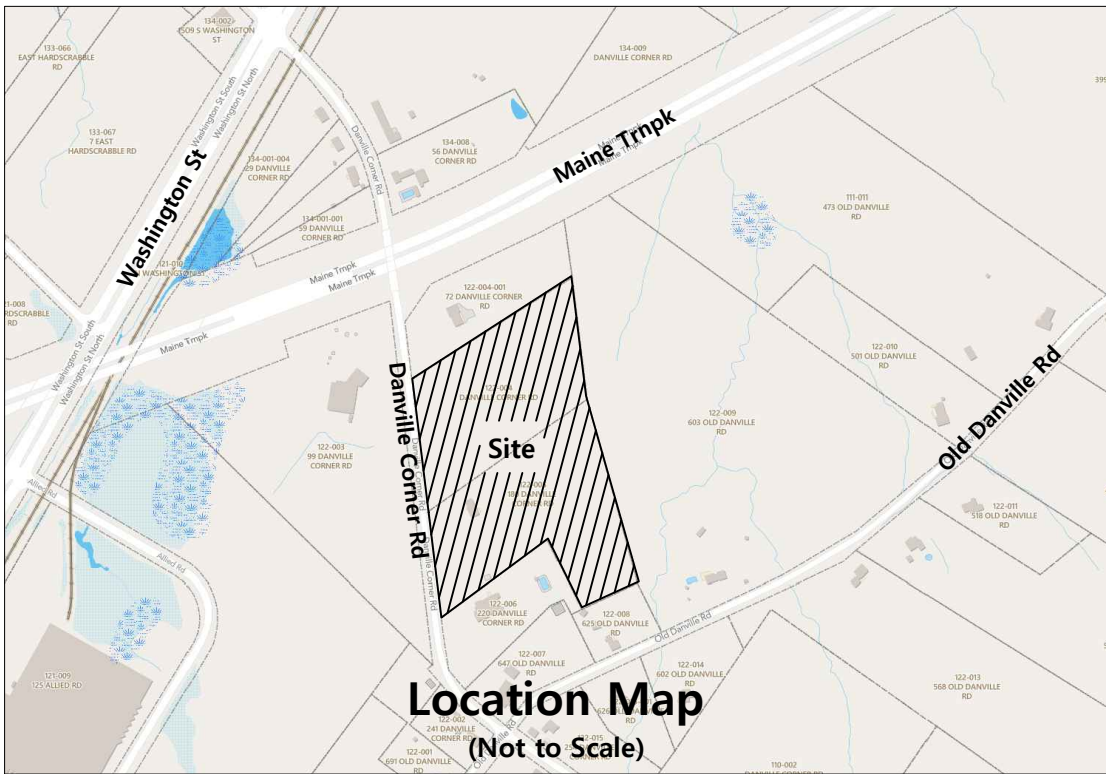
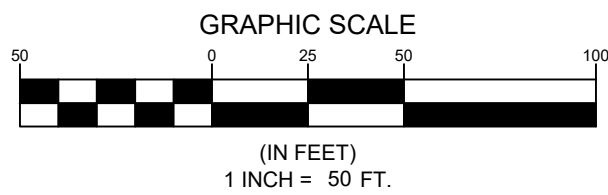
PERMIT INFORMATION			
<b>Septic Tank</b> Replacement Tank <i>Only</i> 1. Concrete: Regular <input type="checkbox"/> Low Profile <input type="checkbox"/> 2. Plastic: Regular <input type="checkbox"/> Low Profile <input type="checkbox"/> 3. Other (Specify): <input type="text"/>		<b>Disposal System Serves...</b> <input type="checkbox"/> 1. Single Family Dwelling Number of Bedrooms <input type="text"/> <input type="checkbox"/> 2. Multiple Family Dwelling Number of Bedrooms <input type="text"/> <input type="checkbox"/> 3. Other (Specify): <input type="text"/>	
<b>Tank Capacity</b> <input type="text"/> Gallons		<b>Garbage Disposal Unit</b> <input type="checkbox"/> No <input type="checkbox"/> Yes If YES, Specify: <input type="checkbox"/> a. Multi-Compartment Tank <input type="checkbox"/> b. Tanks in a Series <input type="text"/> Number of Tanks <input type="checkbox"/> c. Increase Tank Capacity <input type="checkbox"/> d. Filter on Tank Outlet	
<b>Size of Property</b> <input type="text"/> Sq. Feet <input type="text"/> Acres <input type="text"/>		<b>Effluent/Ejector Pump</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Shoreland Zoning</b> <input type="checkbox"/> Yes <input type="checkbox"/> No		<b>Type of Water Supply</b> <input type="checkbox"/> Drilled Well <input type="checkbox"/> Dug Well <input type="checkbox"/> Other (Specify): <input type="text"/> Water is supplied by... <input type="checkbox"/> Private Water Supply <input type="checkbox"/> Public Water System <input type="checkbox"/> Other (Specify): <input type="text"/>	
<b>IMPORTANT:</b> This subsurface wastewater disposal system component permit application is intended for a <b>single replacement tank only</b> . Applications for all other disposal system configurations and components must be completed on the standard HHE-200. This permit application should not be used in conjunction with a standard HHE-200; if a replacement tank is required as part of a larger disposal system design, it must be incorporated in a design detailed on a standard HHE-200. For assistance, please contact the Subsurface Wastewater program: phone (207) 287-2070, email subsurface.wastewater@maine.gov.			

# **Attachment 5**

---

Subdivision Plan





1. The purpose of this plan is to serve as a Subdivision Plan for review by the City of Auburn Planning Board of a Four-Unit Residential Conversion of the existing non-residential structure. This plan is not to be used by anyone else for any other purpose.
2. All Book and Page numbers refer to the Androscoggin County Registry of Deeds, unless otherwise noted.
3. The owner of record is The Spurwink School by deed dated June 22, 1994 and recorded in Book 3285, Page 284.
4. The subject parcel is shown on the City of Auburn Tax Map 122 as Lot 5 and is in the General Business District.
5. The City's General Business District Space and bulk standards refer to the Multifamily Suburban District's standards for residential uses. Space and bulk standards for the Multifamily Suburban District as of the date of this plan are as follows:  
  
Min. Lot Size: 10,000 Sq ft  
Min. Width: 100 ft  
Min. Front Setback: 25 ft  
Min. Depth: 100 ft  
Min. Side Setback: 15 ft  
Min. Rear Setback: 25 ft  
  
Max. Building Height: 2  $\frac{1}{2}$  stories or 35 ft
6. Total area of the subject parcel is 8.00 acres.
7. Boundary information shown hereon is based on an on-the-ground survey performed by Terradyn Consultants, LLC in August of 2024 and August of 2025.

A. "Boundary Survey of Diamond Properties, Inc. Lot" prepared by Technical Services, Inc., dated December 19, 2005 and being previously unrecorded.

B. "Plan of Property of Advantage Business Services, Inc., Beech Hill Road, Auburn, Maine" dated January 13, 1988 and found on the Auburn GIS as Plan #338


Plan orientation is Grid North, Maine State Plane Coordinate System, West Zone 1802-NAD83.

The subject parcel is located within Zone X, Areas of Minimal Flood Hazard, as delineated on the Flood Insurance Rate Map for the City of Auburn, Androscoggin County, Community-Panel Number 23001C0317E, having an Effective Date of July 8, 2013.

The depth, size, location, existence or nonexistence of underground utilities and/or structures were not investigated as part of this survey. Utilities depicted hereon may not necessarily represent all existing utilities. Owners, contractors, and/or designers need to contact Dig-Safe Systems, Inc. (CALL 811) and field verify existing utilities prior to digging or breaking ground.

To the best of my knowledge, I have used ordinary and prudent conduct expected of Professional Land Surveyors and the results shown here represent the licensee's responsibility to the public as required under the Standards of Practice as defined by the Board of Licensure for Professional Land Surveyors (M.R.S.A Title 32, Chapter 141, Dated April 2001).

1. Survey Report Limited to Notes on the Plan
2. No Deed Description to Date

  
Nicholas Racioppi PLS # 2621

APPROVED BY THE CITY OF AUBURN PLANNING BOARD

SIGNED:

PROJECT: DANVILLE CORNER PARCEL  
DANVILLE CORNER ROAD, AUBURN MAINE

SHEET TITLE:

Subdivision Plan  
OWNER OF RECORD:  
The Spurwink School

DATE:	AUGUST 27, 2025
SCALE:	1" = 50'
JOB NO:	24-164
SHEET:	1 OF 1

1 OF 1

C:\OD\Terradyn Consultants\Project Folders - Documents\2024 Jobs\24-164 Millett Danville Corner Auburn Map 122 Lot 4\CAD\Survey\24-164 BD.dwg