

To: Auburn Planning Board

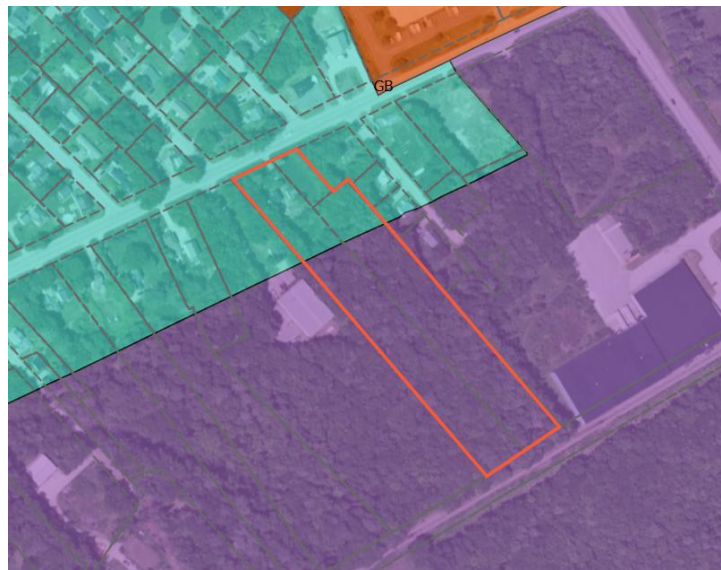
From: David Hediger, Director of Planning

Re: REQUEST TO POSTPONE PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: 530 and 538 Poland Road (PID 188-025, 188-026, and 188-027) – Application by Terradyn Consultants, LLC on behalf of Jonah Chappell and Kyle Romick for a four-lot subdivision and the construction of two multifamily structures with four units each. The property is located in the Traditional Neighborhood (T-4.2B) and Industrial (I) districts and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.

Date: September 4, 2025

PROPOSAL

Terradyn Consultants, LLC on behalf of Jonah Chappell and Kyle Romick initially submitted an application for a four-lot subdivision and the construction of two multifamily structures with four units each at 530 and 538 Poland Road (PID 188-025, 188-026, and 188-027). The property is located in the Traditional Neighborhood (T-4.2B) and Industrial (I) districts. Access to the structures was going to be provided by a new private road.



Upon review and discussion with City staff, the applicant is interested in revising the layout of their initial proposal by adding a third building within the T-4.2B residential zone. The applicant believes this revised layout will be more cost-effective and better align with the form-based criteria of the T-4.2B district.

Therefore, the applicant is requesting that the hearing on this matter be postponed. However, since public notice has already been provided and a hearing scheduled, the applicant would like

to take this opportunity to receive any initial feedback from the Board and the public regarding the updated plan.

ZONING CONSIDERATIONS

The site is located in the T-4.2B Traditional Neighborhood District, which allows multifamily residential uses by right. The intent and purpose of this district is characterized by small to medium sized buildings with smaller front yards and stoops in a more compact urban environment. The smaller minimum and maximum building setbacks form a moderately dense street-wall pattern, diverse architectural styles and pedestrian friendly streets and sidewalks.

SITE PLAN REVIEW AND SUBDIVISION STANDARDS

The division of a new structure on a tract or parcel of land into 3 or more dwelling units within a 5-year period is considered a subdivision pursuant to 30-A M.R.S.A. § 4401. Therefore, this project will be subject to Chapter 60, Article XVI, Division 2-Site Plan Review and Division 4-Subdivision.

PLANNING BOARD ACTION

At the applicant's request, the Board is being asked to postpone action on this item until further notice. When the applicant submits a revised plan and application, new public notice will be provided to abutters. Staff support this request, as well as the applicant's request to obtain feedback from the Board on potential revisions.

STAFF RECOMMENDATIONS

Staff recommend that the Planning Board postpone the public hearing.

Suggested Motion:

I make a motion to postpone the public hearing related to Terradyn Consultants, LLC submission on behalf of Jonah Chappell and Kyle Romick for a four-lot subdivision and the construction of two multifamily structures with four units each at 530 and 538 Poland Road (PID 188-025, 188-026, and 188-027).



September 4, 2025

25-23

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

**538 Poland Road Multi-Family Development
Poland Road, Auburn, ME**

David,

On behalf of Jonah Chappell and Kyle Romick we request a pause of the formal review for the 538 Poland Road Multi-Family Development project. We are changing the layout to add a third building within the T4-2B residential zone. It is our belief that the new layout will be more cost effective for the applicants and better adhere to the Discretionary Criteria of Section 60-558.

We'd like the opportunity to present an updated concept plan to the planning board at the next meeting to get their informal input. Abutter notification was sent for the previous layout and we'd welcome their comments as well - if the City's review process allows it.

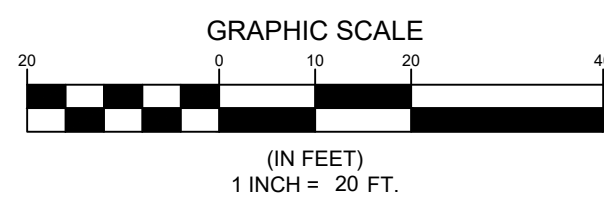
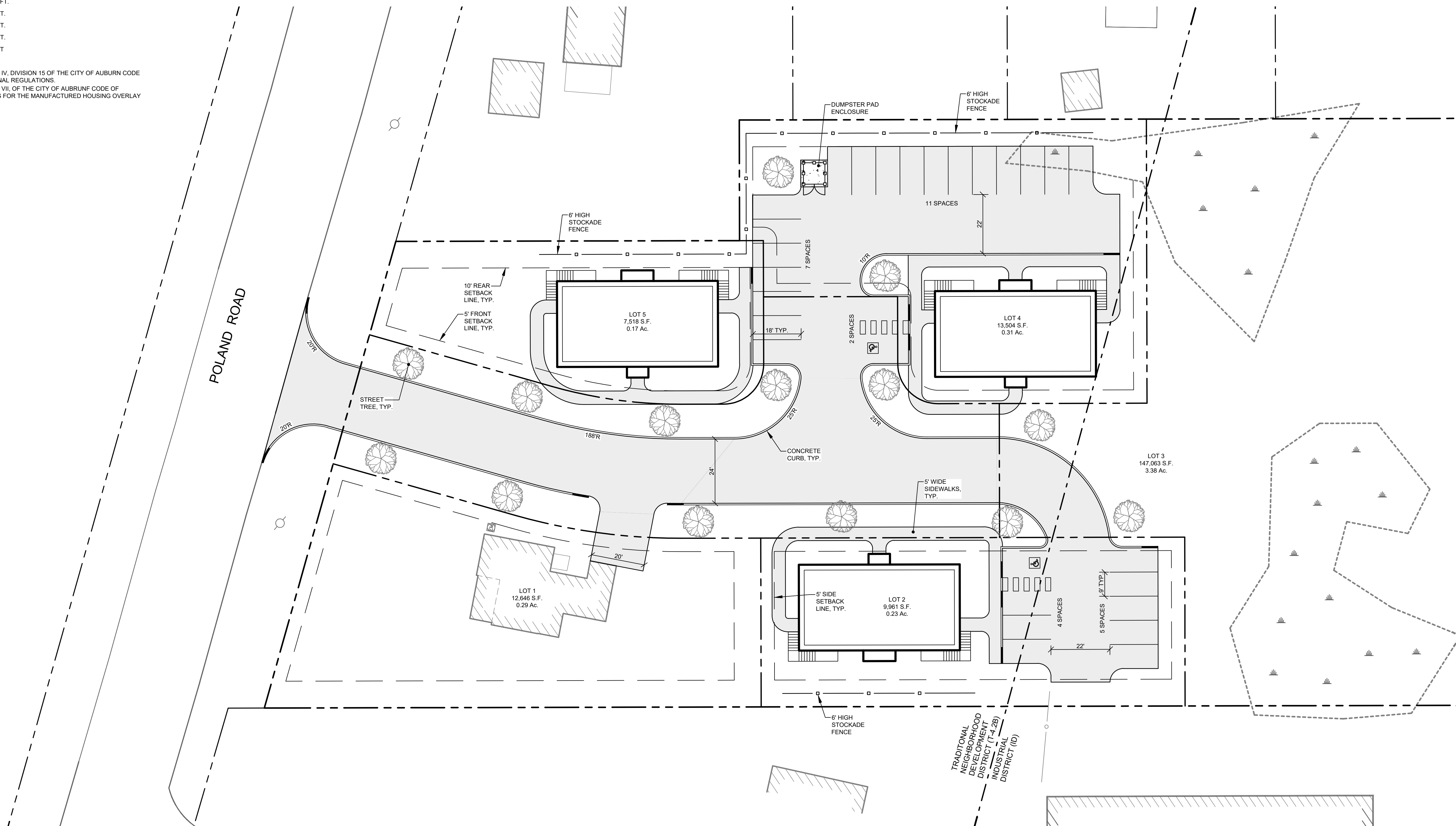
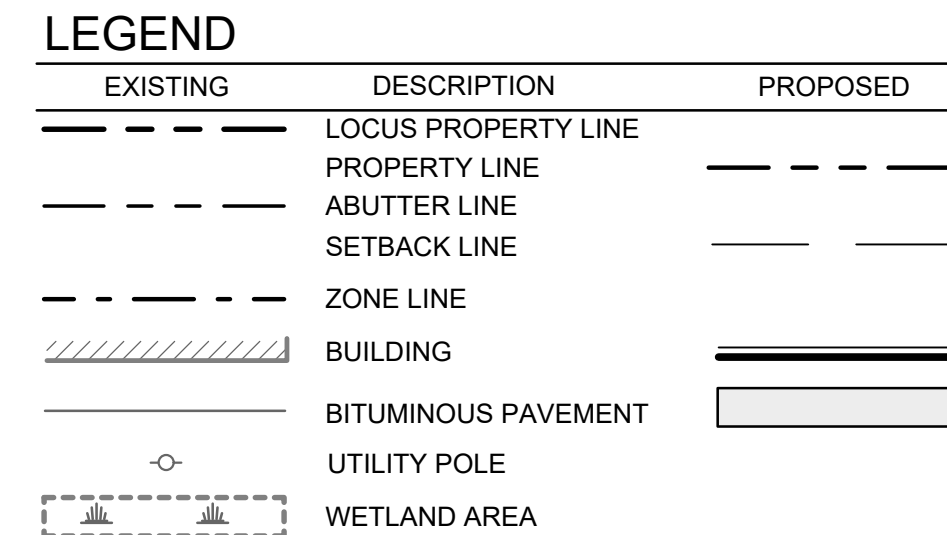
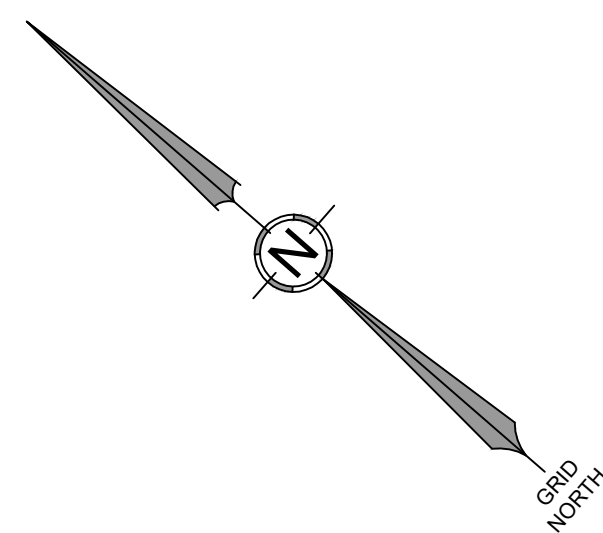
We've attached a copy of both the previously submitted plan and the updated concept. Please do not hesitate to reach out if you have any questions or require additional information.

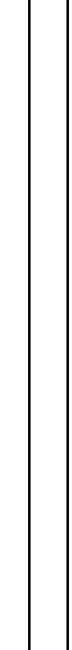
Sincerely,

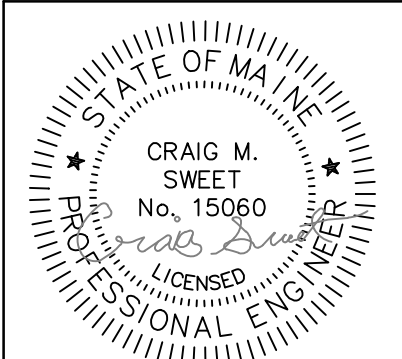
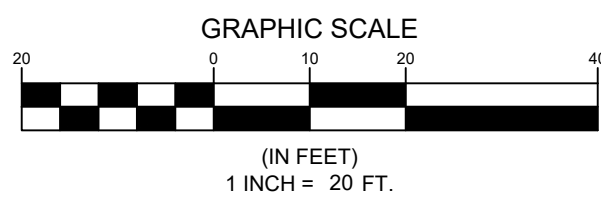
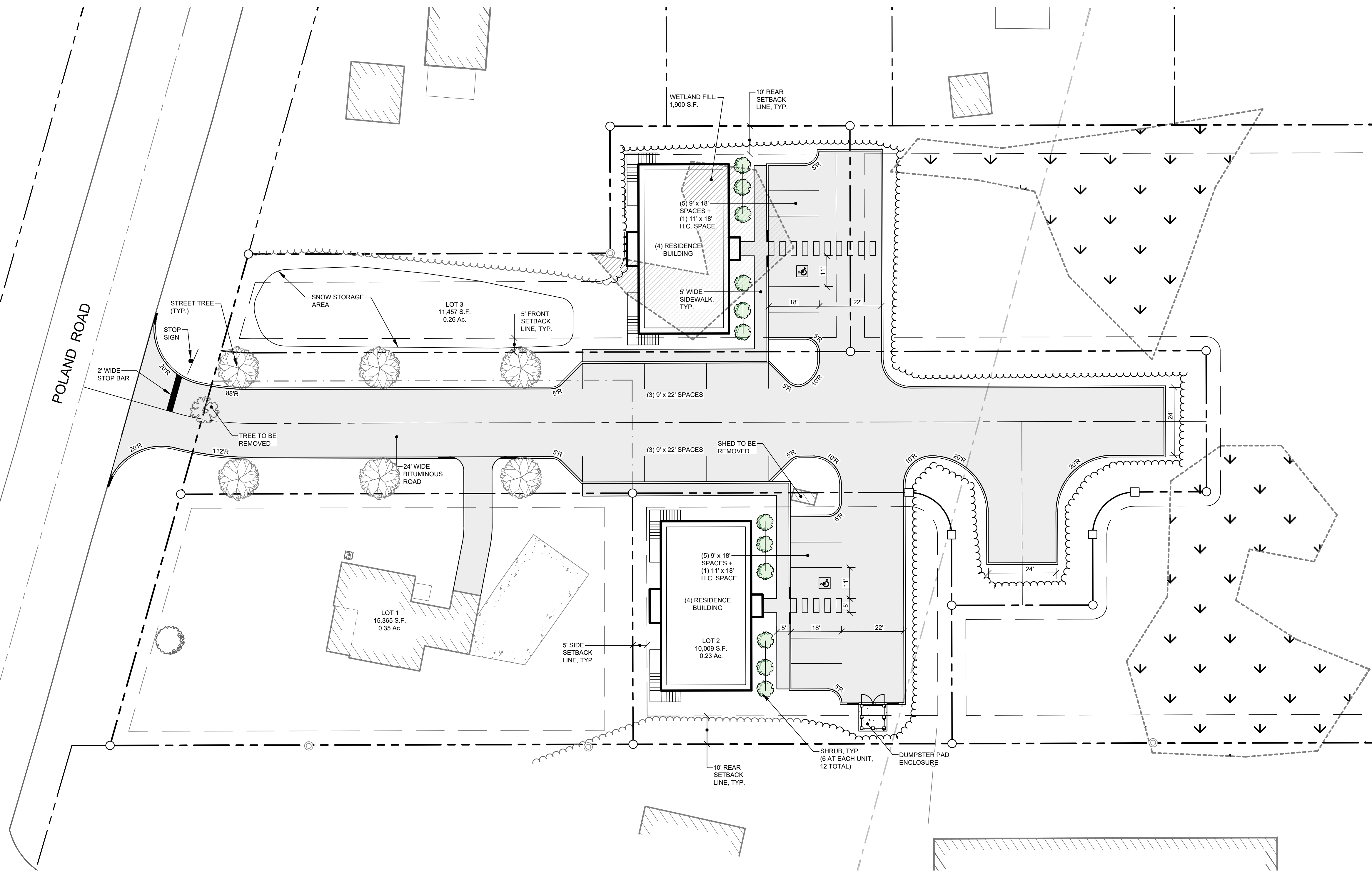
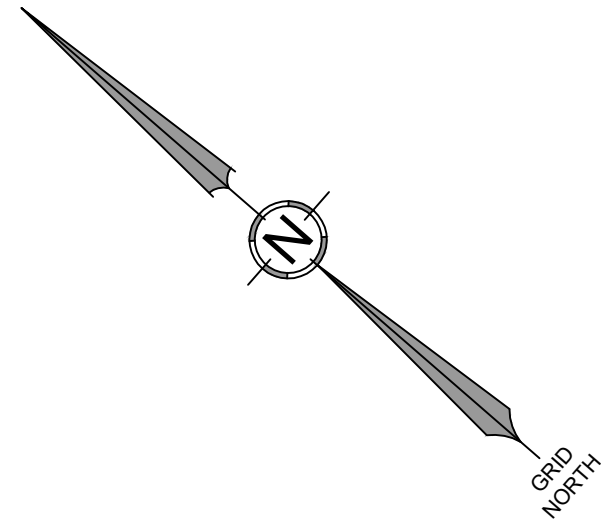
TERRADYN CONSULTANTS, LLC

Craig Sweet, P.E.
Project Engineer

<p>1. THE RECORD OWNER OF THE SUBJECT PARCEL IS JONAH CHAPPELL BY DEED DATED DECEMBER 20, 2024 AND RECORDED IN BOOK 11745, PAGE 82.</p>	<p>4. TOTAL AREA OF THE SUBJECT PARCEL IS 4.71 ACRES.</p>
<p>2. THE SUBJECT PARCEL IS SHOWN ON THE CITY OF AUBURN TAX MAP 188 AS LOTS 25, 26, 27 AND IS IN THE TRADITIONAL NEIGHBORHOOD DISTRICT (T-4.28), THE INDUSTRIAL DISTRICT (ID), AND MANUFACTURED HOUSING DISTRICT.</p>	<p>5. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY TERRADYN CONSULTANTS, LLC IN FEBRUARY OF 2025. TOPOGRAPHIC INFORMATION SHOWN HEREON IS APPROXIMATE AND BASED ON LIDAR REMOTE SENSING, COLLECTED IN 2020 BY THE STATE OF MAINE AND DISTRIBUTED BY THE USGS AS CLASSIFIED LAZ POINT CLOUD.</p>
<p>3. SPACE AND BULK STANDARDS AS OF THE DATE OF THIS PLAN ARE AS FOLLOWS:</p>	<p>6. PLAN REFERENCES:</p>
<p><u>T-4.28 DISTRICT:</u></p> <p>LOT WIDTH: 24 FT. MIN./120 FT. MAX.</p> <p>FRONTAGE BUILD-OUT: 60% MIN (ALONG FRONT SETBACK, PRIMARY)</p> <p>FRONT SETBACK: 5 FT. MIN./25 FT. MAX.</p> <p>SIDE SETBACK: 5 FT. MIN.</p> <p>REAR SETBACK: 10 FT. MIN.</p> <p>BUILDING HEIGHT: 1 STORY MIN./3 STORY MAX.</p> <p>BUILDING COVERAGE: 70% MAX.</p>	<p>A. "PLAN OF MAPLE POINT ANNEX" MADE BY C.A. THAYER, C.E., DATED MAY 1922 AND RECORDED IN VOLUME 2, BOOK 4, PAGE 145. SEE PLAN BOOK 4, PAGE 145.</p> <p>B. "PLANS OF J.B. BROWN & SONS, 140 RODMAN ROAD" DATED JULY OF 1998 AND FOUND ON THE CITY OF AUBURN GIS AS PLAN # 1051.</p> <p>C. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 15, FEDERAL AID PROJECT NO. M-0218(2) SECTION II, D.O.T. FILE NO. 1-163" DATED FEBRUARY OF 1983.</p>
<p>INDUSTRIAL DISTRICT:</p>	<p>7. PLAN ORIENTATION IS GRID NORTH. MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL-FREQUENCY GPS OBSERVATIONS.</p>



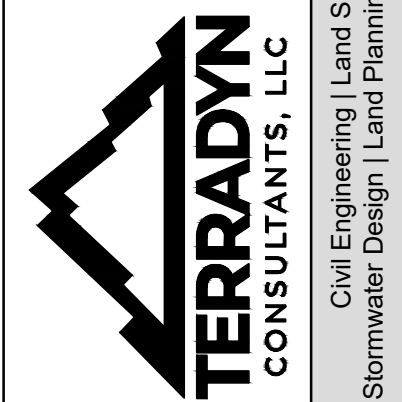
PROJECT: CHAPPELL PARCEL POLAND ROAD, AUBURN, MAINE		DATE: 09-04-2025	
SHEET TITLE: CONCEPT PLAN		SCALE: 1" = 20' JOB NO: 25-23	
CLIENT: JONAH CHAPPELL 7 CARDIFF WAY SOUTH PORTLAND, MAINE 04106		SHEET:	
		ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04280 PHONE: (207) 926-5111 WEB SITE: www.terradynconsultants.com	
PERMIT DRAWING NOT FOR CONSTRUCTION		Civil Engineering Land Surveying Geomatics Stormwater Design Land Planning Environmental Permitting	
		NO.	REVISIONS
		DATE	



DATE: 08-08-2025

NO.	DATE	REVISIONS
1	08-08-2025	SUBMIT TO TOWN

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com



PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE
SHEET TITLE: SITE PLAN
CLIENT: JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106
DATE: 08-08-2025
SCALE: 1" = 20'
JOB NO: 25-23
SHEET: C-1.1

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