

City of Auburn Zone Change Request

For:

Hammond Lumber

282 Poland Road
Auburn, Maine 04210

Applicant:

Hammond Lumber Company
282 Poland Road,
Auburn, ME 04210

Prepared by:

Sebago Technics, Inc.
75 John Roberts Road, Suite 4A
South Portland, Maine 04106

April 2022



April 08, 2022

City of Auburn
Planning Board
60 Court Street
Auburn, Maine 04210

Zone Change Request
278 Poland Road, Auburn ME 04210

Dear Planning Staff,

On behalf of Hammond Lumber Company, we are pleased to submit the following documentation for a zone change request to the City of Auburn. The requested zone change is for an approximately 1.75-acre parcel located at 278 Poland Road and identified by the City of Auburn as lot 199-041., and is within the City's Suburban Residential (SR) Zone and borders Auburn's Industrial (ID) Zone. The property was previously developed for residential use and consisted of a single-family house and barn. Hammond Lumber purchased the land, and in 2019, the buildings on the parcel were demolished and removed from the property. Hammond Lumber is now requesting the zone change of this property from the SR Zone to the ID Zone to allow the expansion of their development onto this parcel.

The subject parcel is located along the frontage of the Hammond Lumber site on Poland Road and abuts the entire front face of Hammond's primary and largest warehouse building. Adjacent residential development is located north across Poland Road and downhill to the east. There is an existing tree line along the eastern boundary of the property that extends from Poland Road to the rear of the Hammond Lumber development. The remaining area of the parcel is open lawn that is surrounded on three sides by Poland Road and Hammond Lumber's access drive and buildings.

With the aforementioned factors in mind, a zone change of lot 199-041 from Suburban Residential to Industrial will not pose any adverse effects to the Poland Road community or to the city as a whole. A zone change will allow Hammond Lumber to utilize this area to its full potential by incorporating it into their existing development. The additional frontage will give Hammond Lumber the ability to create a more visually pleasing entrance along Poland Road that better matches the other industrial and commercial properties in the area. To assist with your review of this request, we have included the proposed design for how Hammond Lumber intends to utilize this site if the zone change is approved.

We hope the attached application and materials we have provided are sufficient information for the City of Auburn to allow Hammond Lumber Company's zone change request. The goal of Hammond Lumber Company is to obtain the zone change first, and then proceed with an application to the City of Auburn for improvements to the front façade of the existing retail building, a new parking lot with associated stormwater treatment, and much needed improvements to the frontage along Poland Road. Should you have any questions, or need additional information, please call James Seymour, PE at Sebago Technics, Inc. at 207-200-2083.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink that reads "James R. Seymour". The signature is fluid and cursive, with the first name being the most prominent.

James R. Seymour, P.E.
Sr. Project Manager

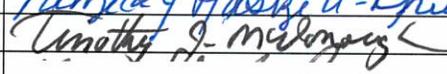
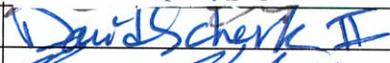
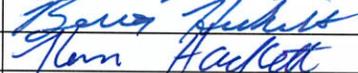
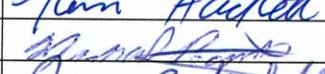
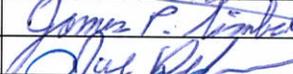
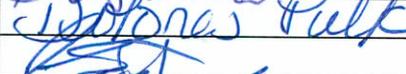
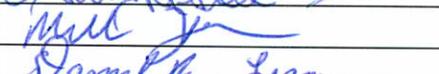
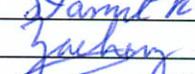
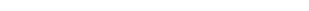
Materials Enclosed:

- Rezoning Petition & Signatures
- City Zoning Maps with Subject Parcel Identified
- 500' Abutters List
- Full Size Plans
 - Existing Conditions Plan
 - Preliminary Site Plan

REZONING PETITION

We, the undersigned registered voters of the City of Auburn, do herein petition the City of Auburn to amend the Suburban Residential (SR) zoning portion of the zoning map on (PID 199-041) to allow for a zone change of SR to ID to support Industrial opportunities in an otherwise residential zoned neighborhood along Poland Road. The property has been owned by Hammond Lumber for a number of years. As the ID district is the adjacent use the current owner would like to have the zoning match their existing/adjacent property as they will be absorbing the property into their larger existing parcel. The abutting lot in common is currently zoned Industrial Development and is owned in common by Hammond Lumber Company entity. The home on the parcel located in the SR was demolished in 2019 and today it is an empty parcel. As the City is currently undergoing a zoning reorganization, this is a great time to include this adjacent parcel (PID 199-041) as part of the ID zone to match existing zone of the current owner (Hammond Lumber)

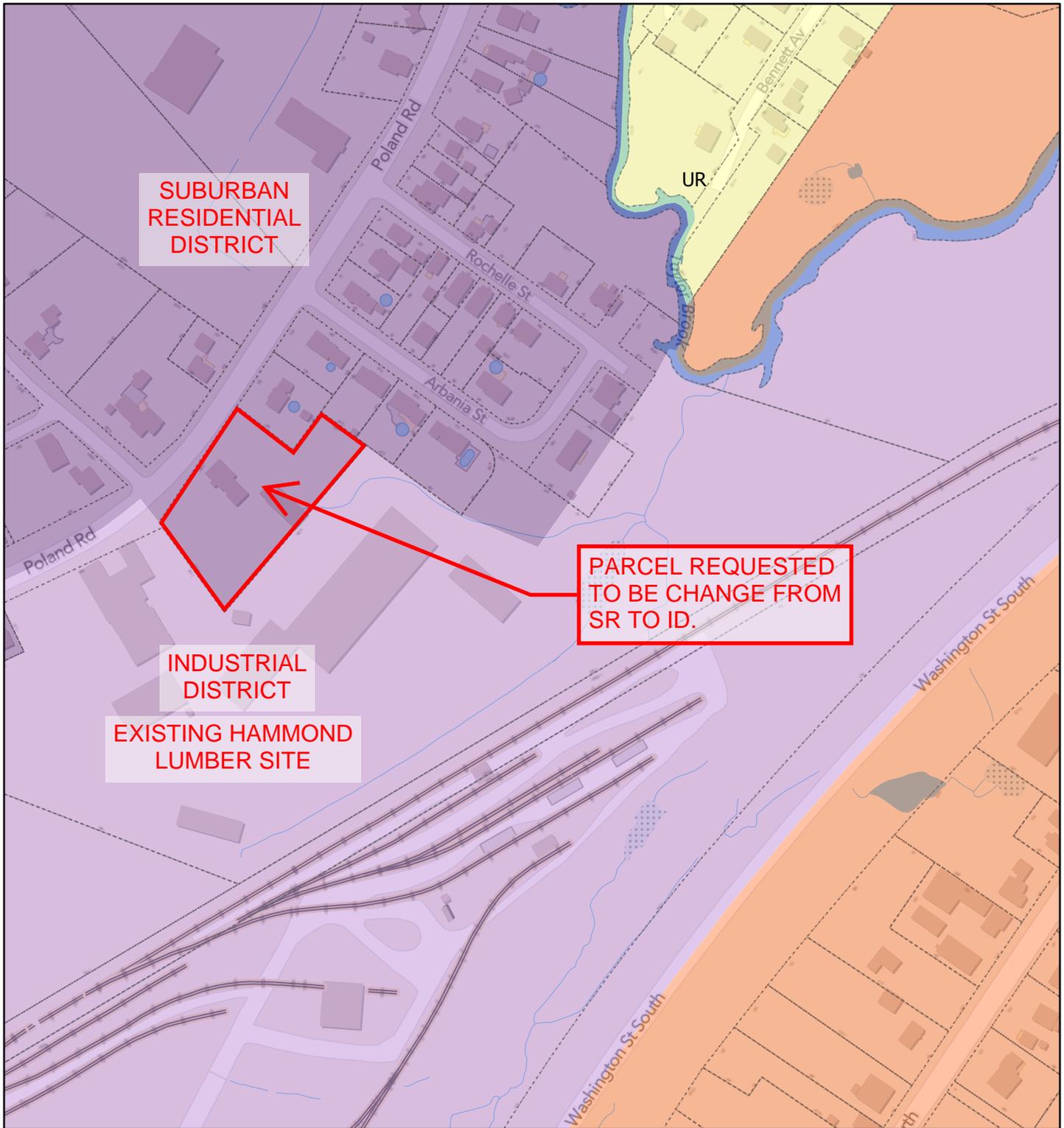
One of the primary tests of a zone change is its conformance with the Comprehensive Plan. The proposed Future Land Use Plan as part of the 2021 Comprehensive Plan update process has this area zoned as Industrial. The lot is outside the floodplain.

Print Name	City of Auburn Legal Address	Signature
Pamela J Haskell-Drumh	387 Court St Apt 2	
Timothy J. McDonough	211 Fairway Dr	
David E Schenk II	37 norther avenue Heights APT 25	
Brett Hackett	155 Fletcher Rd	
Kevin Hackett	155 Fletcher Rd.	
MICHAEL BRIDGETT	1067 HOTEL RD	
JIM TIMBERLAKE	75 BRIARCLIFF	
JOE DeLong	1480 Pownall rd	
Patrick warden	100 vickery Rd	
ROBERT TURBEON	67 Maple Pt AUB	
Fredrick D. McCann	64 W. than Rd	
Susanne Macomber	45 Jefferson St	
Brooke Peters	120 Madison St	
Dolores Pulk	78 Madison St. Aub	
Jerome Smith	10 fairview ct. Aub	
Chris Hobbell	117 Bennett Ave Aub	
Michael Lemay	50 Broadview Ave	
Gary LaPrell	45 Arbania St.	
Michael Turgeon	39 Zaas street	
Daniel LePage	14 Holly St	
Zachery Bisbee	37 Third St Auburn, ME	
Cody McAllister	60 mander vree Drive Aub	

Pete Fendley	747 mint er Ave	Pete Fendley
Ronald GAGNE	230 HOTKIRK	Ronald Gagne
John Courts	37 Broadview AVE	John A. Courts
Nicholas Nolan	1889 Riverside Drive	Nicholas Nolan
PBAI	174 WYMAN RD	PAUL A. TARDIF
LOIS JONES	861 PEACH HILL RD	Lois Jones
Daniel R Herrick	470 Hath Rd	Daniel R Herrick

Note * Twenty-five (25) registered Auburn voters' signatures are required on the petition (it is suggested that you get at least 35-40 signatures in case some signatures cannot be read or they are disqualified for some other reason).

ID zone and SR zoning Map



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2020 Parcels

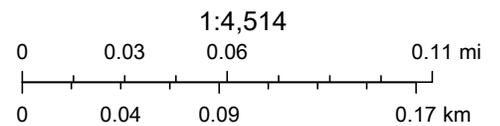
Zoning

GB - General Business

ID - Industrial

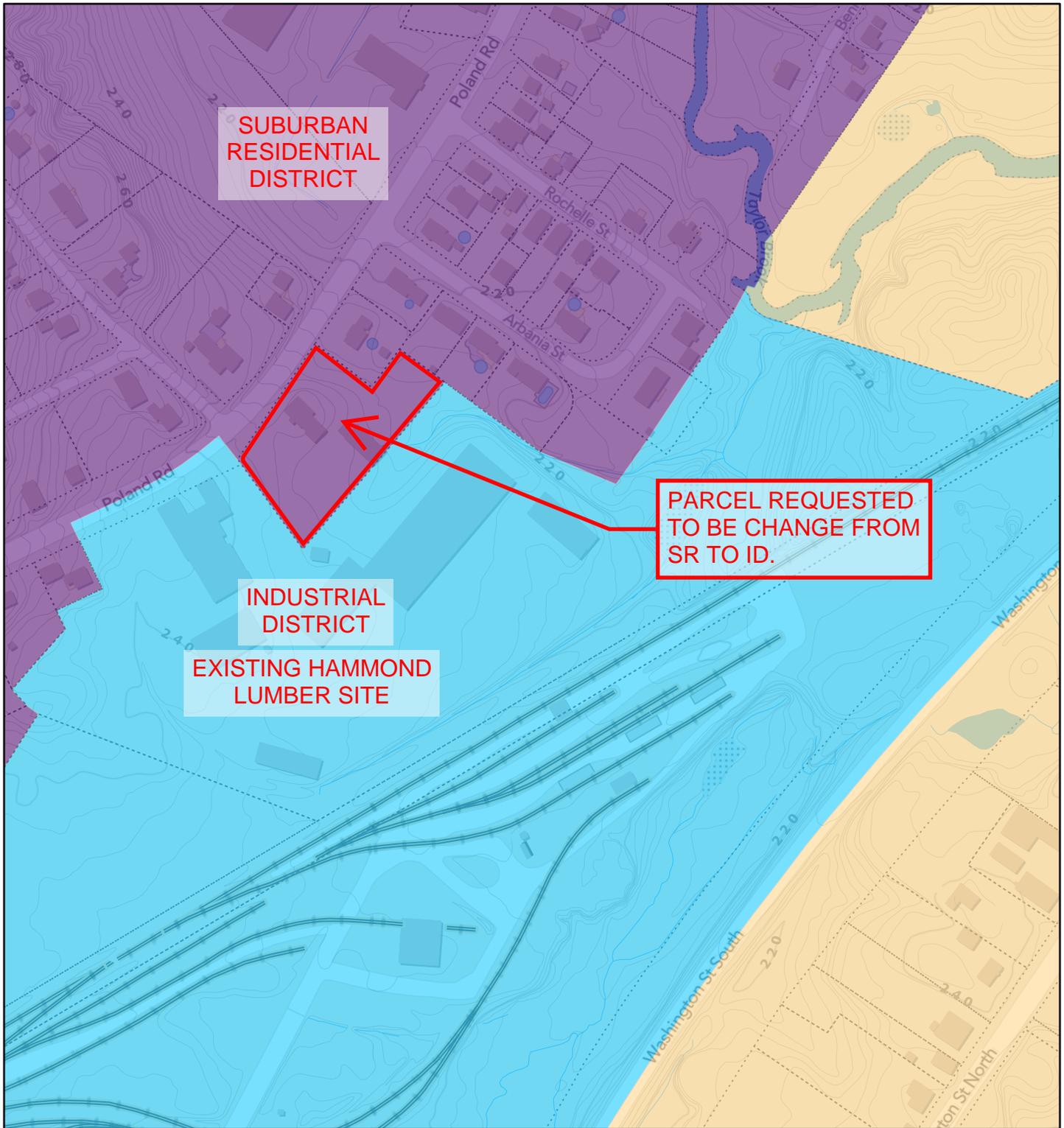
SR - Suburban Residential

UR - Urban Residential



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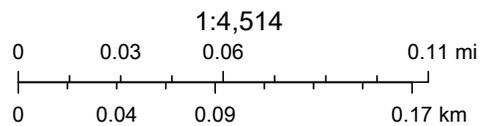
Zoning map of SR and ID Zones



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Future Land Use _ 2021 Update

- Traditional Neighborhood Development District
- Industrial Development District
- Commercial Form-Based Code Gateway Development District (Washington Street)



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City of Auburn

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199-039

NYBERG MICHAEL R, NYBERG ANN E,
3 ARBANIA ST
AUBURN, ME 04210

199-023

SANDS GREGORY J, SANDS PATRICK J,
WHITING BRENDA M
C/O 408 BRIGHTON HILL ROAD
MINOT, ME 04258

199-002

MANCHESTER KATIE, MANCHESTER
CATHLEEN,
148 SPILLER ROAD
RAYMOND, ME 04071

199-004

WILLIAMS PHILIP J, WILLIAMS PAMELA J,
175 PRIDE ROAD
AUBURN, ME 04210

199-013

BECKET ACADEMY INC,
NH ROUTE 10, PO BOX 325
ORFORD, NH 03777

199-021

GAGNON MONIQUE M, HINKLEY BRETT M,
12 ROCHELLE STREET
AUBURN, ME 04210

199-010

ALLEN TIMOTHY J,
PO BOX 1613
AUBURN, ME 04211

199-028

COYNE JULIE B,
9 ROCHELLE ST
AUBURN, ME 04210

199-046

LEWISTON AUBURN RAILROAD COMPA,
C/O JERRY BERUBE
415 LISBON ST
LEWISTON, ME 04240

199-003

LANDRY PATSY ANN, LANDRY JOHN A,
25 CARLTON ST
AUBURN, ME 04210

199-044

CLIFFORD MARGARITA, C/O PAULA
BOLDUC,
279 PLEASANT ST
MECHANIC FALLS, ME 04256

199-030

LANE CAROL, LANE ROBERTA,
240 POLAND RD
AUBURN, ME 04210

199-034

LAPRELL GARY, LAPRELL TINA,
45 ARBANIA STREET
AUBURN, ME 04210

199-024

KEOUGH FRANCIS K, KEOUGH ANN M,
23 ROCHELLE STREET
AUBURN, ME 04210

199-033

BEAN TREVOR A, ,
27 ROCHELLE STREET
AUBURN, ME 04210

199-026

BILODEAU JUDY ANN, ,
17 ROCHELLE ST
AUBURN, ME 04210

199-020

GROETZINGER ALYSSA N, ,
228 POLAND ROAD
AUBURN, ME 04210

199-040

LAWRENCE SUZANNE M, ,
266 POLAND ROAD
AUBURN, ME 04210

198-090

CALLANAN EZEKIEL L, CALLANAN NICHOLAS
J,
339 POLAND ROAD
AUBURN, ME 04210

199-005

ROMANO GEORGE F JR, PAITON-ROMANO
SHARON A,
169 PRIDE RD
AUBURN, ME 04240

199-038

DERIENZO JOSEPH P, DERIENZO JESSICA,
11 ARBANIA ST
AUBURN, ME 04210

199-027-001

PULSIFER JACOB, ,
14 ARBANIA STREET
AUBURN, ME 04210

199-025

HOGAN JAN M, ,
21 ROCHELLE ST
AUBURN, ME 04210

199-037

GORDON DAWN M, GORDON LARRY L,
17 ARBANIA STREET
AUBURN, ME 04210

199-008

DIXON CHARLENE M, ,
160 PRIDE ROAD
AUBURN, ME 04210

199-042

MJH AUB LLC, ,
PO BOX 500
BELGRADE, ME 04917

199-022

MURPHY JOHN F HOMES INC, ,
800 CENTER ST
AUBURN, ME 04210

198-084

LANDRY JOHN A, LANDRY PATSY A,
31 CARLTON ST
AUBURN, ME 04210

199-001

SNELL DOUGLAS E, ,
321 POLAND ROAD
AUBURN, ME 04210

199-011

TEVES JAMIE BLUE, TEVES CAROLINE
ALEXANDRA,
269 POLAND RD
AUBURN, ME 04210

198-098
INDUSTRIAL CONNECTIONS AND SOL, ,
305 Gregson Drive
Cary, NC 27511

199-031
VACHON DANIEL, ,
4 ARBANIA STREET
AUBURN, ME 04210

199-043
ST PIERRE JEFFREY A, ST PIERRE ASHLEY L,
328 POLAND RD
AUBURN, ME 04210

199-041
MJH-AUB LLC, ,
2 HAMMOND DRIVE, PO BOX 500
BELGRADE, ME 04917

199-019
LAUSIER ELMER A, LAUSIER KIMBERLY,
226 POLAND ROAD
AUBURN, ME 04210

199-036
RUSSELL JAY H, RUSSELL TINA M,
27 ARBANIA ST
AUBURN, ME 04210

199-029
MOGAVERO STEPHEN, ,
236 POLAND RD
AUBURN, ME 04210

199-012
BECKET ACADEMY INC, ,
NH ROUTE 10, PO BOX 325
ORFORD, NH 03777

199-009
PACKARD TAMMY, ,
174 PRIDE RD
AUBURN, ME 04210

199-032
LANE CAROL F, LANE ROBERTA C,
30 ARBANIA ST
AUBURN, ME 04210

199-027
CEPRANO PETER, CEPRANO DEBRA,
120 BIRCH LANE
WALES, ME 04280