



Stoneybrook
Land Use, Inc.

4846 Sun City Center Blvd., #300
Sun City Center, FL 33573-6281
(207) 513-6123

July 27, 2022

Katherine Cook, Planning Coordinator
Planning, Permitting and Code Division
City of Auburn
60 Court Street
Auburn, ME 04210

RE: Site Plan Review Application
1145 Center Street

Dear Ms. Cook:

On behalf of Business Real Estate, LLC (BRE), I am pleased to submit this letter and attachments in response to staff questions received about their warehouse project located at 1145 Center Street. The parcel is located the General Business District (GB). The parcel is shown on the City GIS system with Parcel ID 325-048.

When we started our design work for this site, Eric provided copies of the MDOT improvement plans for Center Street near this location. We were aware that those changes would impact traffic circulation at this site. The site design was developed with the understanding that trucks would enter from the existing driveway on Center Street and exit the site by turning left onto Oak Street and then right onto Center Street. Trucks travelling southbound will take advantage of the new jug handles to reverse direction under the new street design.

We understand engineering comments on sight distance at the existing driveway. Travel in or out of this driveway has not been an issue since the location was first approved back in 2008. We will agree, however, with the recommendation to install a mirror mounted on a tree or pole to improve sight lines at the hairpin turn. We would recommend that the location for the mirror be determined on site with City staff and the applicant after the site improvements have been constructed.

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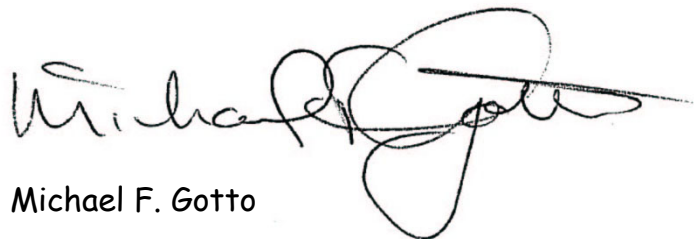
We have reviewed comments from the Auburn Water and Sewer District and we agree to resolve any sewer location conflicts in the field that are found during construction. We also understand the buildings cannot be sold separately without individual water services.

As to your comments about a Loading Space requirement of 25' long by 20' wide, we would first note that this building has been designed with a loading dock. The loading dock proposed is to be 15' wide and long enough for a truck and trailer that would be about 70' long with a dock height of 4' to accommodate loading and unloading at the rear of the trailer. A loading space that would typically be associated with daily deliveries of supplies to a retail store, restaurant or convenience store is not proposed at this location. Loading spaces are normally wider as deliveries can occur from the side or rear of these delivery vehicles.

We would ask the City staff or the Planning Board determine that a loading space is not required for this warehouse use and that the general provisions of Section 60-607 (3) are not applicable to this proposed use. If staff or the Board believes that this provision is applicable, we would ask for a waiver of the width requirement to 15'. The required 20' width would interfere with access to the man door or place the pavement closer to the brook. The waiver requested should be granted for environmental concerns over setback from the brook, pedestrian safety due to conflict with building access door, and the 20' width requirement is excessive for a loading dock that is typically only 10'-12' wide.

Please do not hesitate to call if you have any questions about the information provided or need additional information to complete your review of this project.

Respectfully yours,
STONEBROOK LAND USE, INC.

A handwritten signature in black ink, appearing to read "Michael F. Gotto". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Michael F. Gotto

cc: Jim Pittman
Larry Moreau