



## City of Auburn, Maine

Office of Planning & Permitting

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To: Auburn Planning Board

From: Katherine A Cook, Planning Coordinator

RE: Business Real Estate (BRE), LLC. Warehouse to serve Lamey Wellehan at 1145 Center Street (PID 325-048)

August 9, 2022



### **I. PROPOSAL – PUBLIC HEARING:**

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

### **II. PLANNING BOARD ACTION**

Staff suggests the Board review the proposed warehouse considering the applicable ordinances and alignment with the Comprehensive Plan 2020 (updated 2021).

### **III. CHAPTER 60 ARTICLE IV DIVISION 12 – GENERAL BUSINESS DISTRICT**

The General Business District is intended to include commercial uses serving both the city and the region, together with normal accessory uses compatible with a cohesive and attractive shopping and office area (Sec. 60-498).

The lot has an existing building footprint of 1,160 sq. ft. and a proposed building footprint of 8,459 sq. ft., meeting the requirement that not more than 30% of lot area will be covered by commercial buildings. It will have an average depth and width of over 100 ft (Sec. 50-500 (1-2))

Warehouses are a permitted use in this district (Sec. 60-499(a)(17)). The warehouse is proposed to have a 40' front setback (25' required), and an existing 41.5' side setback to the west and 79'

to the east (25' required). The site design is limited by the sewer easement along the side of the building lining Bobbin Mill Brook. (Sec. 60-500(3)). The proposal will impose no wetland impacts as planned.

The applicant has made sufficient provisions to eliminate all loading on the street pursuant to normal economic activity (Sec. 60-609). See notes, page 3.

About 1.2 acres on this map shows Suburban Residence district, but all or this falls on the easterly side of Bobbin Mill Brook. The entirety of the development area is in the General Business zone.

#### **IV. CHAPTER 60 ARTICLE XVI DIVISION 2 – SITE PLAN REVIEW**

The purpose of site plan review is to ensure that the design and layout of certain developments permitted by special exceptions, or other developments noted herein, will constitute suitable development, and will not result in a detriment to city, neighborhood, or the environment (Sec. 60-1276).

Staff has found that the proposal before the board has made provisions for adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust and vibration and preservation of light and air. This project will connect to existing sewer and will have water connected with the Rowe building and privately supplied. Provisions for stormwater treatment is not necessary for this project because the entirety of the development will occur within an existing parking lot and will reduce overall impervious area on the parcel. Existing impervious area makes up 45.6% of the total parcel area. The proposed reduction is to 43.7 percent of the parcel area. There will be no wetland or stream impacts associated with this project.

There will be exterior lights at each of the doors with full cut-off luminaires.

The project does not impose a traffic hazard There is expected to be up to two tractor trailer deliveries per month and local box truck deliveries three or four times per week. Parking for three employees is provided on site. A safety project occurring on Center Street limits directional movement from Oak Hill Road to Center Street to right-turn only. Pulling out of the project driveway to Oakhill creates a hazard as there is not enough site distance from the hairpin turn to the right for a 25 MPH area. Staff has addressed the traffic concerns in the peer review.

#### **V. PEER REVIEW**

**Fire:** Considers this a storage occupancy (low to ordinary hazard), and the NFPA 101 would not require a sprinkler system.

**Traffic Engineer:** Tractor trailer and box truck movement should be limited to a left turn from the driveway onto Oakhill and then right-turn only onto Center Street because the Route 4 construction will restrict movement. If the vehicles need to go south out of the driveway, to avoid them driving through the residential neighborhood, they should take a right onto Center Street and may use the turn-around by the boat launch that the school buses will use.

There is insufficient site distance on Oak Hill Rd. mentioned above can be addressed by mounting a traffic mirror on a tree or a pole to the left of the driveway pulling out to achieve greater site distance. The applicant acknowledges these comments as conditions of approval.

**Auburn Water and Sewer District (AWSD):** There may be sewer service for 1151 Center Street which needs to be located and moved if necessary. There may also be a privately owned service connected to 1165 Center Street. If this creates a conflict, it must be worked out between the applicant and the owner. If the warehouse is to ever have separate services, then there must be two accounts. It is AWSD's understanding that water will be run from the existing building at 1145 Center Street.

**Police Department:** No Comment.

**Planning and Permitting Department:** The loading dock area is 15' and the ordinance requires 20' (Article V, Sec. 60-607 (3) a. A model was run that meets the largest 18-wheeler mentioned in the latest International Traffic Engineers (ITE) manual. (See attached).

## **VI. FINDINGS AND SUMMARY**

Based on the information provided in the application submission and in the subsequent conversation, staff has made the following findings:

1. The proposal meets the requirements of the General Business zoning district
2. The applicant has met the requirements named under Site Plan Review and will make provisions for traffic obstacles and limitations that will not affect the safety or efficacy of travel.
3. The project does not present any present service conflict, but the applicant will need to be aware of sewer and services locations serving the surrounding property.
4. The proposal falls within the General Business Development district identified in the future land use comprehensive plan. Warehouses are compatible with the long-term plan for this area.
5. The project can be completed without detriment to city resources.

## **VII. SUGGESTED MOTION**

I make a motion to approve BRE, LLC's construction of a 7,200 sq. ft. warehouse building on their 2.7 +/- acre property at 1145 Center Street (PID 325-048) in the General Business District subject to a Special Exception to allow a 5' reduction of a loading ramp width to 15' under Article V, Sec 60-607 (3) a. with the following terms and conditions:

1. All vehicles exiting the parcel must take a right turn only from Oakhill Road onto Center Street.
2. There shall be a mirror placed at the driveway entrance off oak hill to mitigate the limited site distance coming from the neighborhood on site with city staff.