



City of Auburn, Maine

Office of Planning & Development
www.auburnmaine.gov | 60 Court Street
Auburn, Maine 04210
207.333.6601

PLANNING BOARD STAFF REPORT

To: Auburn Planning Board

From: Douglas M. Greene; AICP, RLA
City Planner

Re: Auburn Lewiston YMCA Ballfield Project- 590 North River Road- Special
Exception and Site Plan Review

Date: May 10, 2016

- I. PROPOSAL- Sebago Technics, Inc., an agent for the Auburn-Lewiston YMCA, is seeking approval of Special Exception and Site Plan Review application for an Outdoor Learning and Education Center consisting of ballfields, a driveway, access road and parking areas, and a 5,000 sf pavilion at a property located at 590 North River Road, (PID # 292-001) pursuant to Section 60-499 (b) 6, (General Business District, Special Exception, Research and Philanthropic Institutions) and Sec. 60- 1336 (Special Exception) and Section 60-1277 (Site Plan Review) of the Auburn Code of Ordinances.

THE SITE- The YMCA owns 3 tracts of land in total in this area of Auburn. The proposed project is specifically located on the property located at 590 North River Road, which is a 73 acre tract and is zoned General Business. The site is primarily wooded and hilly with some wetlands and the Bobbin Mill Brook runs along the southern boundary of the parcel.

THE PROJECT- The Auburn Lewiston YMCA is wanting to develop an Outdoor Learning and Education Center. The application is Phase 1 of a larger YMCA master plan for the property. Phase 1 seeks approval for a driveway entrance, roads, parking areas, two recreational fields, an archery range, a proposed 5,000 sf pavilion and storm water facilities. The YMCA is working with the Maine Army National Guard to assist in the initial construction and earthwork on Phase 1. The Phase 1 project will create 58,806 sf (1.35 ac.) of impervious surface and a disturbed area of 375,923 sf (8.63 ac). The applicant is requesting a waiver of the requirement to pave parking areas over 5 spaces. The storm water plan has been reviewed by the Engineering Department and will be mentioned in the staff review.

- II. DEPARTMENT REVIEW- This plan was reviewed by the Plan Review Committee on 3/16/16 and 4/20/16.
- a. Police- The Police Department asked if a gate could be added at the rear of the front parking area to be able control vehicles from going to the back of the property where they would not be visible. The applicant is considering the request.
 - b. Auburn Water and Sewer District- No Comments.
 - c. Fire Department- The Fire Department has requested that a “No Parking” sign be posted at the turn around on the plan.
 - d. Engineering- Gary Johnson, Assistant City Engineer, made the following comments:
 - The applicant has provided an adequate stormwater management plan which includes soil erosion and sedimentation control. These, together with the work to be done within the right of way of the North River Rd, are the only items that will require bonding and inspection fees.
 - The applicants is requesting a waiver to the bonding and inspection fee requirements to the city manager.
 - e. Public Services- No Comments.
 - f. Planning and Development-
 - The Planning Office has been working with the applicant on the specific use to use for the Site Plan Review and Special Exception.
 - The staff also wanted the applicant to include a 5,000 sf building envelope in conjunction with a building pad shown on the plan.
 - The applicant is requesting a waiver of requirement to pave parking areas greater than 5 spaces and would like to use reclaimed asphalt instead. The staff will address this later in the staff report.
- III. PLANNING BOARD ACTION- The application is for an Outdoor Learning and Education Center by the Auburn Lewiston YMCA, which is a philanthropic institution. Philanthropic institutions are a Special Exception and Site Plan Review in the General Business Zone. In addition, the applicant is seeking approval of a 5,000 sf pavilion. New buildings over 5,000 sf is also a Special Exception and Site Plan Review in the General Business Zone.

WAIVER REQUEST- The applicant is also requesting a waiver of:

Article V- Off Street Parking and Loading, Section 607 General provisions and design standards, (12. a) “All uses containing over five parking and/or loading spaces shall either contain such spaces within structures or be subject to the following requirements:

- a. *All access drives, parking, loading and service spaces shall be graded and surfaced with a solid paving material that is impermeable to water and so as to be dust free and properly drained. Materials which satisfy these criteria include but are not*



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limited to: bituminous pavement, concrete, geotextiles and brick or cobblestone or other paving block provided that it is mortared.”

Special Exception Law, Section 60-1336:

The planning board finds 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; (STAFF- The applicant has provided an acceptable storm water plan)*
- (2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas; (STAFF- The staff wants to make sure adequate signage in the parking area and a possible security gate are discussed.)*
- (3) Adequacy of the methods of disposal for wastes; and (STAFF-The staff would like to discuss the location of porta-potties).*
- (4) Protection of environment features on the site and in adjacent areas. (STAFF- Agrees)*

Site Plan Law Sec. 60-1277:

The applicant has submitted a complete Site Plan application and provided adequate evidence of the following conditions prerequisite to the granting of any special exceptions:

- (1) That the special exception sought fulfills the specific requirements, if any, set forth in the zoning ordinance relative to such exception. (STAFF- Agrees)*
- (2) That the special exception sought will neither create nor aggravate a traffic hazard, a fire hazard or any other safety hazard. (STAFF- Staff agrees subject to approval of the Fire and Police Departments)*
- (3) That the special exception sought will not block or hamper the master development plan pattern of highway circulation or of planned major public or semipublic land acquisition. (STAFF- Agrees)*
- (4) That the exception sought will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of property adjoining and neighboring the property under application. (STAFF- Agrees)*
- (5) That reasonable provisions have been made for adequate land space, lot width, lot area, stormwater management in accordance with section 60-1301(14), green space, driveway layout, road access, off-street parking, landscaping, building separation, sewage disposal, water supply, fire safety, and where applicable, a plan or contract for perpetual maintenance of all the common green space and clustered available or can be made available without disrupting the city's master development off-street parking areas to ensure all such areas will be maintained in a satisfactory manner. (STAFF- Agrees and will support a waiver request for a paved parking surface)*

(6) That the standards imposed are, in all cases, at least as stringent as those elsewhere imposed by the city building code and by the provisions of this chapter.

(Staff- Agrees)

(7) That essential city services which will be required for the project are presently plan. (STAFF- Agrees)

Waiver Request- The Planning Board should evaluate the waiver request based on how it meets (A) the **purpose** and (B) **objectives** of the Site Plan Review Law and to include findings justifying the decision.

“Site Plan Review Law-Sec. 60-1276. Purpose.

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.”

Will granting the waiver cause the design and layout of the project to be detrimental to the city, neighborhood or environment? (Staff Opinion- No. Recommends Approval)

IV. STAFF RECOMMENDATION-

A. Special Exception Law- Section 60-1336 Findings:

Staff Recommends **Approval**- Applicant meets the requirements of Special Exception Law, Section 60-1336.

B. Site Plan Law- Sec. 60-1277 Findings:

Staff Recommends **Approval**- Applicant meets the requirements of Site Plan Law Section 60-1277.

C. Waiver Request- Article V- Off Street Parking and Loading, Section 607 General provisions and design standards, (12. a) Findings-

Staff Recommends **Approval**- Granting the waiver will not be detrimental to the neighborhood and meets the 4 purposes of the Site Plan Law- Section 60-1276.

The recommendations of approval are subject to the following conditions:

1. Prior to the commencement of site work, the developer must contact the Engineering Department regarding the requirement to provide bonding and pay inspection fees to cover those site improvements which have public impacts.
2. Construction shall be in compliance with the Site Plan approved by the Planning Board at its May 10, 2016 as submitted by Sebago Technics.



Douglas M. Greene, A.I.C.P., R.L.A.
City Planner



April 20, 2016
10278

Mr. Douglas Greene, A.I.C.P., City Planner
Department of Planning, Permitting & Code Enforcement
City of Auburn
60 Court Street
Auburn, ME 04210

**Auburn-Lewiston YMCA Outdoor Learning and Education Center, 590 North River Rd., Auburn
Waiver Request**

Dear Mr. Greene:

On behalf of the Auburn-Lewiston YMCA (YMCA), Sebago Technics, Inc. (Sebago) is requesting a waiver from Article V., Section 60-607(12) a. to allow the use of reclaimed asphalt instead of pavement for the surface course for the proposed interior roads and parking areas as part of the Site Plan approval for the development of the YMCA's Outdoor Learning and Education Center. The Center is located on their 93.2 acre parcel of land at 590 North River Road, 167 Stetson Road and 175 Bradman Street. The project does include a 30 foot paved apron for the two entrances off North River Road. The YMCA is looking to build this project to a "State Park Standard" to help maintain the natural feel of the area and to limit the cost of the project.

If you have questions on this request or need additional information, please feel free to contact me.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Christopher C. Branch".

Christopher C. Branch, P.E.
Regional Manager

CCB/gs



YMCA of Auburn-Lewiston
62 Turner Street
Auburn, ME 04210
P: 207-795-4095
F: 207-795-4058

April 22, 2016

Mr. Howard Kroll, City Manager
City of Auburn
60 Court Street
Auburn, ME 04210

**RE: Auburn-Lewiston YMCA Outdoor Learning and Education Center, 590
North River Rd., Auburn Waiver Request**

Dear Mr. Kroll:

The Auburn-Lewiston YMCA (YMCA) is moving ahead with the creation of 93.2 acre Outdoor Learning and Education Center, located on YMCA owned property at 67 Stetson Road. We have submitted an application for development review approval to the City of Auburn Planning Board for the first phase of the project. The first phase includes the construction of parking spaces, driveways, an interior road, an open field area, a 5,000SF pavilion with associated gravel pad, a multipurpose field and an archery range. These will be in addition to the low impact trails we have already created on the site. These facilities will be ideal for the YMCA day camp during the summer and will be open for non-motorize community use from sunrise to sunset. Additional use by the Boy Scouts, Girl Scouts, and other community organizations is highly anticipated.

The YMCA is working with the Maine National Guard (Guard) to provide donated services at the site with work scheduled to begin on the entrances, interior road and two of the parking areas in late July. It is expected that the Guard will be working on the site for the next few years, which will significantly reduce the cost of construction for us. We are also working with area contractors and other businesses to provide in kind services for this important project.

In order to assist with this project the YMCA is requesting a waiver from providing a performance bond, irrevocable letter of credit or escrow in the amount of the City Engineer's cost estimate for the work and a 2% inspection fee of the City Engineer's cost estimate as required by Chapter 46, Article V, and Divisions 5 & 6 of the City of Auburn Code of Ordinances.

I am available at your convenience to meet with you to review the project and our waiver request. If there are any questions, please feel free to contact me personally, either by email at swallace@alymca.org or phone (207) 795-4095.

Warm Regards,

Steven Wallace
Chief Executive Officer