



Stoneybrook Consultants, Inc.

456 Buckfield Road
Turner, Maine 04282
(207) 514-7491 voice
(207) 514-7492 fax

June 9, 2016

Mr. Douglas Greene, City Planner
Planning and Permitting
City of Auburn
60 Court Street
Auburn, ME 04210

RE: Center Street Rezoning Request
Evergreen Subaru

Dear Mr. Greene:

On behalf of Evergreen Subaru and its real estate holding companies (Evergreen), I have attached a Rezoning Petition requesting changes to the official Zoning Map in the area of Center Street, Niskayuna Street and Malibu Drive. Evergreen has purchased several properties in this area and is planning for future expansion of their facilities to these properties. We are requesting that these properties which are currently located in the Suburban Residential District (SR) be rezoned to the General Business District (GB) to allow for future business expansion.

Evergreen purchased the properties located at 774 Center Street, 40 Niskayuna Street and 16 Malibu Drive under Quiz Kids, LLC in 2014. Evergreen also purchased the properties located at 32 and 40 Malibu Drive under Malibu Rentals, LLC in May of 2016. Malibu Rentals, LLC also has option rights to purchase the property located at 1079 Turner Street. Only the parcel located at 774 Center Street is located in the GB zoning district. I have attached copies of all of the deeds to show right, title and interest in the lots proposed to be rezoned.

The Proposed Zoning Map Amendment is shown on the graphic attached to the signed petition request included with this letter. We are seeking to rezone only four properties at this time. This will leave the properties located at 20 Niskayuna Street (not owned by Evergreen) and 1079 Turner Street in the SR district. Otherwise, the remaining portion of the block defined by Niskayuna Street, Center Street, Malibu Drive and Turner Street will be zoned for commercial development. Dolores Demers owns the only property not controlled by Evergreen in this block at 20 Niskayuna Street. We have spoken with

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Douglas Greene
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Mrs. Demers and her son several times about Evergreen's future expansion plans and they currently want their property to remain in the SR district.

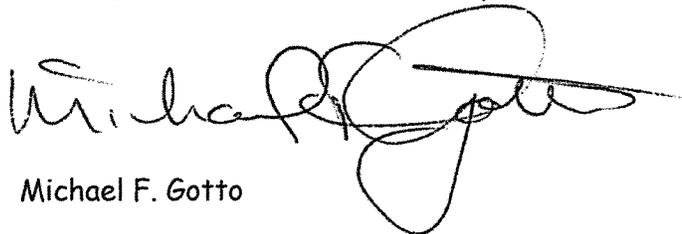
I have personally met with or spoken by phone with all of the direct abutters along Malibu Drive and with Mrs. Suzanne Roy who owns property located at 8 Joline Drive about the need for this proposed zoning change to support future expansion of the Evergreen facilities. While we have discussed possible expansion plans with Evergreen, at this time, we do not have any specific plans. We are working with contractors and builders to explore options for expansion and how those expansions could be phased to make better use of all of the properties currently controlled by Evergreen.

Under the City of Auburn Comprehensive Plan: 2010 Update, these properties are located in a Growth Area (page 75). In the Future Land Use Plan, these properties are a Type A: Development Area (page 76) identified in Figure 2.5 - Center Street Area (page 82) as Business Expansion Transition (BXT). The objective of the BXT area is to allow for orderly conversion of "pocket" or "island" residential neighborhoods that are adjacent to commercial zones to nonresidential use over time (page 101). We believe this request expands the commercial zone in a reasonable manner, given current ownership, and that we can develop these properties in a way that will maintain the livability of the remaining homes.

We trust that you will find the attached petition meets your ordinance requirements and we would like to meet with the Planning Board as soon as possible to begin the rezoning process. In the meantime, should you require additional information or have questions, please do not hesitate to call.

Respectfully yours,

STONEBROOK CONSULTANTS, 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

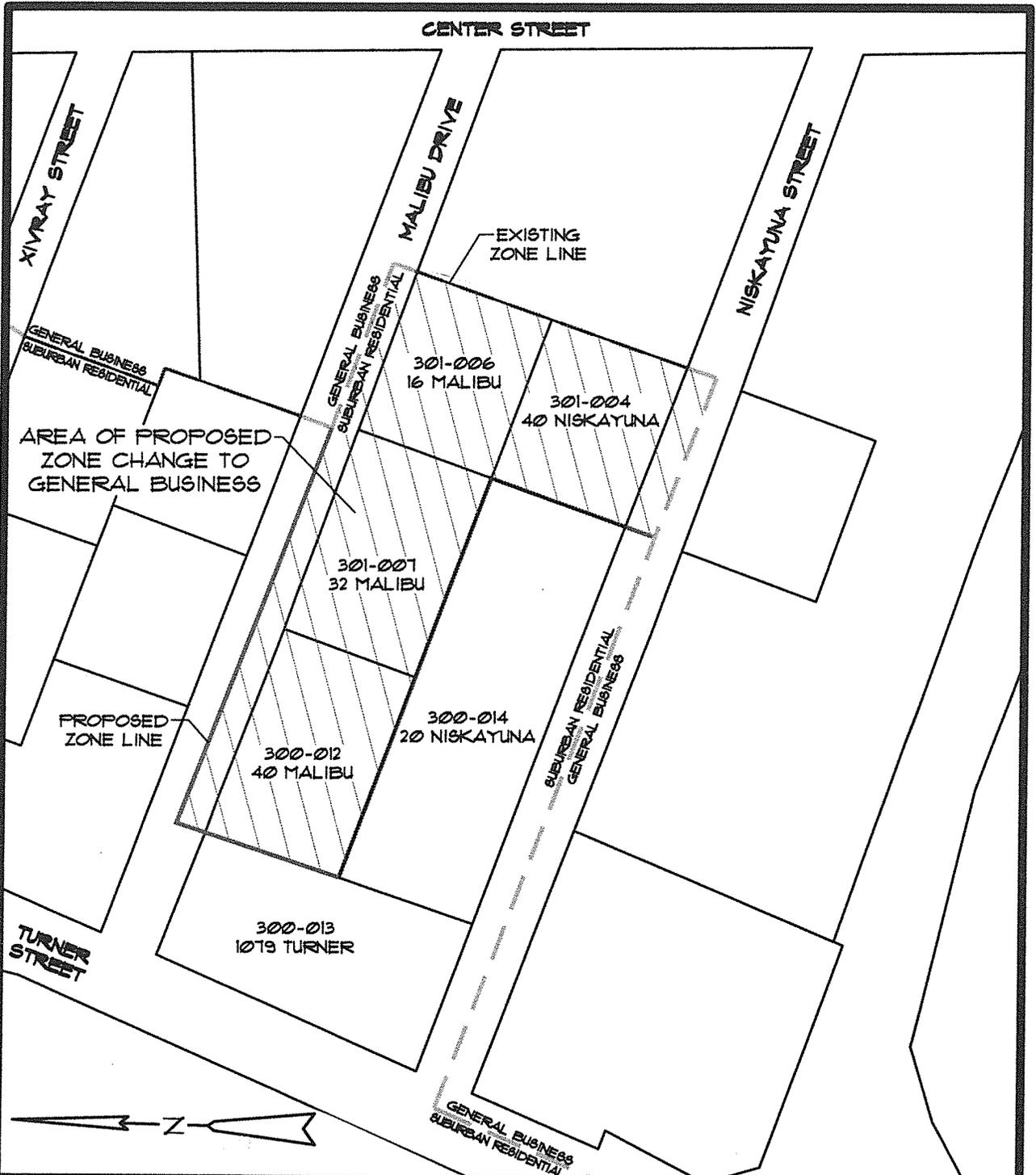
cc: Doug Weisz

REZONING PETITION

We, the undersigned registered voters of the City of Auburn, do herein petition the City of Auburn to amend the Zoning Map in the area of 786 Center Street (PID # 301-005) to include 40 Niskayuna Street (PID # 301-004), 40 Malibu Drive (PID # 300-012), 32 Malibu Drive (PID # 301-007) and 16 Malibu Drive (PID # 301-006) in the General Business (GB) Zoning District as shown on the attached "Proposed Zoning Map Amendment". This proposal would extend the GB zone towards Turner Street as proposed in the City of Auburn Comprehensive Plan to allow more commercial activity along the busy Center Street corridor.

SIGNATURE	PRINTED NAME	ADDRESS
	SCOTT Randall	46 Orchard St.
	Eric Verill	64 Summer St.
	Gerard Gagnon	1179 Center St.
	Cindy Wadsworth	1500 Minot Ave
	RBRandall	46 Orchard St.
	Andrea Saniuk-Gove	553 Park Ave.
	Chris Norcross	118 Orchard St.
	Gal Robert S	200 Stearn Rd #532
	Kenneth Kierstead	2 Field Ave.
	Suzanne Arel	1503 Washington St
	James Arel	1503 WASHINGTON ST
	Thomas G. Lawson	25 Russell Ave.
	Reed Lizotte	31 LEAVITT ST
	Mary Sylvester	208 Maple Hill Rd
	Jon James	40 Malibu Dr.
	Sue Pittman	1079 TURNER ST.
	Jim Pittman	1079 Turner St.
	Laurie Russell	1109 TURNER ST.
	David Gagnon	35 Malibu Drive

20 signatures



PROPOSED ZONING MAP AMENDMENT

MALIBU DRIVE & NISKAYUNA STREET - AUBURN
 APPLICANT: QUIZ KIDS, LLC
 SCALE: 1" = 100'
 DATE OF GRAPHIC: MAY 23, 2016
 SOURCE: CITY OF AUBURN GIS
 PUBLICATION DATE: 2015

Stoneybrook
 Consultants, Inc.

MAINE SHORT-FORM WARRANTY DEED

JACQUELINE GUAY and LEO GUAY, of 8 Holy Family Street, Lewiston, Androscoggin County and State of Maine, for consideration paid, grant to QUIZ KIDS, LLC, a Maine Limited Liability Company, with its principal place of business at 774 Center Street, Auburn, Androscoggin County and State of Maine, with Warranty Covenants, the land, with the buildings thereon, situated in Auburn, Androscoggin County and State of Maine, bounded and described as follows:

THOSE certain lots or parcels of land with the buildings thereon, situated in said Auburn, being lots #70, 71, 72, and 73 on a Plan of Lots of Lake Grove Bungalow Sites, prepared by Ernest W. Branch, surveyor, dated August 2, 1919, and recorded in the Androscoggin County Registry of Deeds in Book of Plans #3, Volume 2, Page 95, to which reference may be had for a more particular description of the premises herein conveyed.

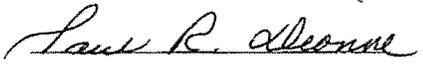
BEING the same premises conveyed to Jacqueline and Leo Guay, as joint tenants, by Quit Claim Deed of the Peoples Heritage Savings Bank, dated November 17, 1999 and recorded in the Androscoggin County Registry of Deeds in Book 4352, Page 302.

ALSO hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS our hands and seals this 9th day of May, 2014.




JACQUELINE GUAY




LEO GUAY

STATE OF MAINE

Androscoggin, ss.

May 9, 2014

Then personally appeared the above-named Jacqueline Guay and Leo Guay and acknowledged the foregoing instrument to be their free act and deed.

Before me,

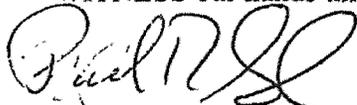

Notary Public/Attorney at Law
Print Name: Paul R. Gussack

MAINE SHORT FORM WARRANTY DEED

We, DANIEL A. LACASSE and KATHY J. LACASSE (formerly known as Kathy J. Boisvert), of Auburn, Androscoggin County, Maine, for consideration paid, grant to QUIZ KIDS, LLC, a Maine limited liability company, with a mailing address of c/o Doug Weisz, 774 Center Street, Auburn, Maine, 04210, with WARRANTY COVENANTS, a certain lot or parcel of land, with any buildings thereon, situated in Auburn, County of Androscoggin, and State of Maine, being further described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS our hands this 28th day of March, 2014.



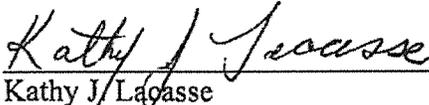
Witness

to both

Witness



Daniel A. Lacasse



Kathy J/Lacasse

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, SS

Then personally appeared the above named Daniel A. Lacasse and Kathy J. Lacasse, known to me, this 28th day of March, 2014 and acknowledged before me the foregoing instrument to be their free act and deed.



Notary Public ATTORNEY AT LAW

Name: PAUL R. GOSSELIN

My commission expires: _____

MAINE REAL ESTATE
TRANSFER TAX PAID

EXHIBIT A

A certain lot or parcel of land, with any buildings thereon, situated in Auburn, County of Androscoggin and State of Maine, with the buildings thereon, bounded and described as follows, to wit:

Beginning on the northerly line of Niskayuna Street at the southeasterly corner of land now or formerly of John Krapovicky and Frances Krapovicky; thence easterly along said northerly line of said Niskayuna Street one hundred twenty (120) feet to the southwesterly corner of lot numbered fifty-seven (57) as shown on a Plan of Lake Grove Bungalow Sites recorded in the Androscoggin County Registry of Deeds, Book of Plans, Volume 2, Book 3, Page 95; thence northerly along the westerly line of said lot numbered fifty-seven (57), one hundred (100) feet; thence westerly at nearly right angles one hundred twenty (120) feet to the easterly line of said land now or formerly of said Krapovicky; thence southerly along the line of said land now or formerly of said Krapovicky, one hundred (100) feet to the point of beginning on said northerly line of said Niskayuna Street.

Hereby meaning and intending to convey lots numbered fifty-three (53), fifty-four (54), fifty-five (55) and fifty-six (56) on said Plan of Lake Grove Bungalow Sites above referred to.

Reference is hereby made to the certain wire crossing easements, but only insofar as they might apply to or pertain to the hereinabove described and conveyed premises, given to Central Maine Power Company dated July 14, 1959 and recorded in said Registry of Deeds in Book 813, Page 130, and dated June 8, 1959 and recorded in Book 813, Page 134, reference hereby being made to the same for a recital of the terms and provisions thereof and for the description of the premises covered thereby.

Being the same premises conveyed to Kathy J. Boisvert (now known as Kathy J. Lacasse) and Daniel A. Lacasse by warranty deed from Kathy J. Boisvert dated March 5, 1997 and recorded in the Androscoggin County Registry of Deeds in Book 4189, Page 248.

**TITLE NOT SEARCHED BY THIS OFFICE
DESCRIPTION NOT VERIFIED**

N:\Androte\WPDOCS\DIANET\ - MISCELLANOUS\MISC 2014\LACASSE TO QUIZ KIDS, LLC - DEED.doc

RELEASE DEED

James A. Pittman with a mailing address at c/o 1097 Center Street, Auburn, Maine 04210, for consideration paid, hereby releases to Future, L.L.C. with a mailing address c/o 1097 Center Street, Auburn, Maine 04210 certain lots or parcels of land, together with any buildings situated thereon, located in Auburn, County of Androscoggin, and State of Maine, as more fully described in Exhibit "A" attached hereto and made a part hereof.

In Witness Whereof, the undersigned has set his hand on this 18th day of December, 2012.

Witness:

[Handwritten signature]

[Handwritten signature]
James A. Pittman

NO MAINE R.E.
TRANSFER TAX PAID

STATE OF MAINE
ANDROSCOGGIN, SS.

December 18, 2012

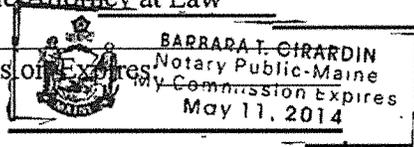
Then personally appeared the above-named James A. Pittman, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Handwritten signature]
Notary Public/Attorney at Law

Print:

My Commission Expires



SEAL

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by the preparer. The preparer expresses no opinion as to the title the grantee will receive. The preparer of this Deed makes no representation as to the status of title, property use, zoning regulations, or any other matter.

EXHIBIT A

Certain lots or parcels of land, with any buildings thereon, situated in Auburn, Androscoggin County, State of Maine, bounded and described as follows:

Being Lots 79, 80, 81, 82 and 83 on a certain Plan entitled "Lake Grove Bungalow Sites," dated August 2, 1919, recorded in the Androscoggin County Registry of Deeds at Book of Plans, Volume 3 (erroneously referred to as Volume 2 on previous deeds), Page 95, to which plan and the record thereof reference may be had for a more particular description.

Being the same premises conveyed to Robert J. and Fern G. Glassett, as joint tenants, by Warranty Deed of Suzanne J. Pittman, dated May 6, 1999 and recorded in the said Registry of Deeds at Book 4225, Page 209. Said Robert J. Glassett died October 20, 2003. This deed is given in satisfaction of an Option Agreement between Suzanne J. Pittman and Robert J. and Fern G. Glassett, dated May 6, 1999, and recorded in said Registry in Book 4224, Page 121, covering property located at 40 Hamden Street, Auburn, and which is now known as 40 Malibu Drive, Auburn.

Being the same premises conveyed to James A. Pittman by Warranty Deed of Fern G. Glassett dated September 17, 2004 and recorded in the said Registry of Deeds at Book 6074, Page 56.

The above-described conveyance is made subject to and together with any and all rights, easements, privileges, and appurtenances of record.

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by the preparer. The preparer expresses no opinion as to the title the grantee will receive. The preparer of this Deed makes no representation as to the status of title, property use, zoning regulations, or any other matter.

RELEASE DEED

James A. Pittman and Suzanne J. Pittman, both with a mailing address at c/o 1097 Center Street, Auburn, Maine 04210, for consideration paid, hereby release to Future, L.L.C. with a mailing address c/o 1097 Center Street, Auburn, Maine 04210 certain lots or parcels of land, together with any buildings situated thereon, located in Auburn, County of Androscoggin, and State of Maine, as more fully described in Exhibit "A" attached hereto and made a part hereof.

NO MAINE R.E.
TRANSFER TAX PAID

In Witness Whereof, the undersigned have set their hands on this 18th day of December, 2012.

Witness:

[Handwritten signatures of witnesses]

[Handwritten signature of James A. Pittman]
James A. Pittman
[Handwritten signature of Suzanne J. Pittman]
Suzanne J. Pittman

STATE OF MAINE
ANDROSCOGGIN, SS.

December 18, 2012

Then personally appeared the above-named James A. Pittman, and acknowledged the foregoing instrument to be his free act and deed.

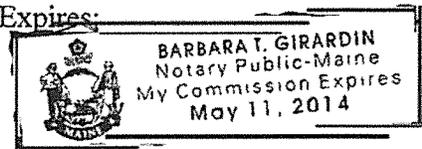
Before me,

[Handwritten signature of Barbara T. Girardin]
Notary Public/Attorney at Law

Print:

My Commission Expires:

SEAL



The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by the preparer. The preparer expresses no opinion as to the title the grantee will receive. The preparer of this Deed makes no representation as to the status of title, property use, zoning regulations, or any other matter.

STATE OF MAINE
ANDROSCOGGIN, SS.

December 18, 2012

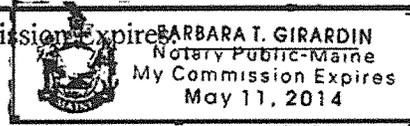
Then personally appeared the above-named **Suzanne J. Pittman**, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Barbara T. Girardin
Notary Public/Attorney at Law

Print:

My Commission Expires



SEAL

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by the preparer. The preparer expresses no opinion as to the title the grantee will receive. The preparer of this Deed makes no representation as to the status of title, property use, zoning regulations, or any other matter.

EXHIBIT A

A certain lot or parcel of land, with any buildings situated thereon, located in Auburn, Androscoggin County, State of Maine, known as 32 Malibu Street f/k/a 28 Hamden Street, bounded and described as follows:

28 and 40 Hamden Street, Auburn, Androscoggin County, as described in Warranty Deed – Joint Tenancy – Paul Bilodeau to James Pittman and Suzanne Pittman dated April 25, 1985 recorded in the Androscoggin County Registry of Deeds at Book 1838, Page 152.

Except and reserving therefrom the premises known as 40 Hamden Street conveyed by deed of Suzanne J. Pittman to Robert J. Glassett and Fern G. Glassett dated May 6, 1999 and recorded in the said Registry of Deeds at Book 4225, Page 209.

See also Option Agreement between the above parties dated May 6, 1999 recorded in the said Registry of Deeds at Book 4224, Page 121.

Being a portion of the same premises conveyed by Warranty Deed of James A. Pittman to Suzanne J. Pittman dated April 9, 1991 and recorded in the Androscoggin County Registry of Deeds at Book 2672, Page 14. Referenced on said Warranty Deed as Parcel #3.

This conveyance is made subject to all outconveyances of record in the Androscoggin County Registry of Deeds.

Being the same premises conveyed to James A. Pittman and Suzanne J. Pittman by Quitclaim Deed with Covenant of Suzanne J. Pittman dated November 14, 2003 and recorded in the said Registry of Deeds at Book 5716, Page 34.

The above-described conveyance is made subject to and together with any and all rights, easements, privileges, and appurtenances of record.

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by the preparer. The preparer expresses no opinion as to the title the grantee will receive. The preparer of this Deed makes no representation as to the status of title, property use, zoning regulations, or any other matter.