

**QUITCLAIM DEED WITH COVENANT**

**Lost Valley, Inc.**, a Maine Corporation with a mailing address c/o 316 West Auburn Road, Auburn, Maine 04210, grants to **Lost Valley Holdings, Inc.**, a Maine Corporation with a mailing address at P.O. Box 1386, Milton, New Hampshire 03851, with **Quitclaim Covenant**, certain lots or parcels of land, together with any buildings thereon, situated in **Auburn**, County of **Androscoggin**, and State of **Maine**, as more fully described in Exhibit "A" attached hereto and made a part hereof.

MAINE REAL ESTATE  
TRANSFER TAX PAID

**In Witness Whereof**, the undersigned has hereunto set its hand effective this 30<sup>th</sup> day of March, 2016.

**Witness:**

**Lost Valley, Inc.**

  
\_\_\_\_\_

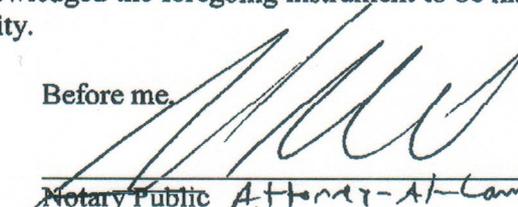
By:   
\_\_\_\_\_ Lincoln L. Hayes, II, President

STATE OF MAINE  
ANDROSCOGGIN, SS.

March 30, 2016

Then personally appeared the above-named **Lincoln L. Hayes, II**, in his capacity as President of **Lost Valley, Inc.**, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said entity.

Before me.

  
\_\_\_\_\_  
Notary Public Attorney-At-Law  
Print Name: Shawn K. Bell  
My Commission Expires: N/A.

**EXHIBIT A**

Certain lots or parcels of land, with any and all improvements located thereon, situated in Auburn, Count of Androscoggin, State of Maine, and further bounded and described as follows:

1. Premises described in the Warranty Deed from Camille A. Gardner to Lost Valley, Inc., dated May 19, 1965, and recorded in Androscoggin County Registry of Deeds in Book 938, Page 442, being a certain lot or parcel of land, not meaning to include buildings which have been placed on said land, situated in said Auburn, bounded and described as follows:

Commencing in Lapham Brook at a corner common to land of Irish and land of Jackson; thence South 80° West by said land of Jackson to land conveyed by Everett Verrill to Otto M. Wallingford; thence by said land of Wallingford due north forty (40) rods, more or less, to a corner; thence by said land of Wallingford North 40 1/2° West one hundred three (103) rods to a corner and a stone wall separating the field and wood lot owned by Adelard Gardner; thence following said stone wall in a northerly direction to the line of land of John Wallingford; thence by said land of John Wallingford North 81 1/2° East to a corner and land conveyed by James Flanders to Otto H. Wallingford; thence North 48° East to land conveyed by one Chadbourne to Richard Hammond; thence about due south by said land of Hammond in a straight line to a point marked by a stake at Lapham Brook; thence by said land of Hammond, South 2° West fifty-seven (57) rods to a point marked by a steel angle iron in the ground painted yellow; thence South 3° West by land of said Irish, seventy-one (71) rods to a corner; thence South 80° West by said land of Irish, to the point of beginning, containing sixty (60) acres, more or less. The directions given are from 1865 compass.

There is also conveyed a right of way for all purposes of a way in common with Otto H. Wallingford, his heirs and assigns, over that certain field lying between the premises herein described and the Perkins Ridge Road, so-called, which was conveyed by Arsene J. Gardner and Cecile Gardner to Otto H. Wallingford by deed dated December 31, 1963, recorded in Androscoggin County Registry of Deeds, Book 908, Page 226.

Also a certain triangular lot or parcel of land situated in said Auburn, lying easterly of Lapham Brook in a part of the general area between the Young's Corner Road and the Perkins Ridge Road, bounded and described as follows:

Beginning near the southwesterly corner of land now or formerly of Agnes G. Hammond and Richard F. Hammond at an angle iron stake and stones on the east bank of Lapham Brook at a point where said Hammonds' line crosses said brook; thence in a general easterly direction, a distance of one hundred twelve (112) feet, more or less, to an angle iron stake; thence in a general southerly direction five hundred fifty (550) feet, more or less, to the southwesterly corner of said Hammonds; thence in a northwesterly direction by line of said Hammonds to the point of beginning.

2. Premises described in the Warranty Deed from Otto H. Wallingford to Lost Valley, Inc., dated May 19, 1965, and recorded in said Registry in Book 938, Page 443, and the confirmatory Warranty Deed from Otto H. Wallingford to Lost Valley, Inc., dated May 1, 1968, and recorded in Book 988, Page 183, being a certain lot or parcel of land, situated westerly of

Lapham Brook in said Auburn, bounded and described as follows, to wit:

Beginning on the northwesterly side line of a lot of land of Louise C. Jackson at the southeasterly corner of a lot of land conveyed by Anthony Stelmok et al to Otto H. Wallingford by deed dated July 11, 1960, recorded in the Androscoggin County Registry of Deeds, Book 833, Page 48; thence in a northerly direction by stone wall and line of said Stelmok lot to its northeasterly corner; thence westerly about one hundred (100) feet to the corner of the lot of land conveyed by Minnie A. Pike, et al to Bancroft H. Wallingford by deed dated June 17, 1944, recorded in said Registry of Deeds in Book 556, Page 382 ; thence northerly by line of said Pike lot and by line of land conveyed by Everett Verrill in his deed dated November 9, 1944, recorded in said registry in Book 558, Page 441, about fifteen hundred (1,500) feet to the northeasterly corner of said Verrill land; thence westerly about one hundred (100) feet to the southeasterly corner of lot of land conveyed by George A. Roakes to Otto H. Wallingford by deed dated January 15, 1957, recorded in said registry, Book 751 Page 531; thence in a westerly direction to the southeast corner of said Roakes lot; thence in a northerly direction by line of said Roakes lot to its northeasterly corner and land of Camille A. Gardner; thence in a southeasterly direction by line of said Gardner to an angle in said line; thence continuing in a southerly direction by line of said Gardner to the northwesterly corner of land of said Jackson; thence continuing southerly in the same straight line by line of said Jackson to an angle in said line; thence southwesterly by line of said Jackson to the point of beginning.

There is also conveyed a certain right of way to travel from Young's Corner Road across land of said Jackson to the premises hereby conveyed and to transmit utility services along the same, all as conveyed in 1961 to Otto H. Wallingford by Frank C. Jackson and Louise S. Jackson by deed recorded in said Registry.

3. Premises described in the Warranty Deed from Otto H. Wallingford to Lost Valley, Inc., dated September 1, 1965, and recorded in said Registry in Book 946, Page 155, being a certain lot or parcel of land lying northwesterly of the Young's Corner Road in Auburn in the County of Androscoggin and State of Maine, bounded and described as follows:

Beginning at a point where the line of land formerly of Frank C. Jackson and Louise Jackson and line of land of said L. Beryl Hedberg intersects Lapham Brook, which point is approximately one thousand one hundred (1,100) feet from the northwesterly side line of said road; thence southwesterly by line of said Jackson land about two hundred (200) feet to a corner in said line; thence northwesterly by line of said Jackson land about nine hundred (900) feet to line of land of Camille A. Gardner; thence northeasterly by line of land of said Gardner across Lapham Brook to a corner of said Gardner's land a distance of about one hundred forty (140) feet; thence in a southeasterly direction to the point of beginning a distance of about nine hundred (900) feet.

4. Premises described in Warranty Deed from Louise S. Jackson to Lost Valley Inc., dated September 14, 1967, and recorded in said Registry in Book 979, Page 259, being a certain lot or parcel of land situated in said Auburn and being all land that lies northeast of a line described as follows:

Commencing at an iron stake located in a stone wall which separates land of the grantor and land of Otto H. Wallingford, said stake being located two hundred ninety-eight (298) feet northeasterly from the northeast corner of the Henry Jones and Louise Jackson line measuring along the stone wall referred to and four hundred seventy-five (475) feet easterly from the approximate center line of the Perkins Ridge Road, so-called; said line runs from said iron pin located as aforesaid in a southeasterly direction one thousand one hundred (1,100) feet, more or less, to an iron pin in the corner of a stone wall by line of other land of the grantor; thence at a slight angle to the right southeasterly along said stone wall four hundred twenty-five (425) feet to an iron stake located at the southeasterly end of said stone wall and on the northwesterly side of the road leading from Young's Corner to Perkins Ridge, said point also being seven hundred eighteen (718) feet southwest from the center line of the Lost Valley Road, so-called, measuring along said road leading from Young's Corner to Perkins Ridge.

5. Premises described in the Warranty Deed from Agnes G. Hammond and Richard F. Hammond to Lost Valley, Inc., dated August 19, 1968, and recorded in said Registry in Book 1013, Page 129, being a certain lot or parcel of land situated in said Auburn lying easterly of Lapham Brook and adjacent to the triangular lot of land conveyed to Camille A. Gardner by deed dated October 11, 1961, and recorded in Androscoggin County Registry of Deeds, Book 863, Page 100, and bounded and described as follows:

Beginning at an iron stake and stones set in the ground on the easterly bank of Lapham Brook, marking the northwesterly corner of said lot conveyed to Gardner (and which is now or formerly owned by Lost Valley, Inc.); thence easterly by line of said Gardner lot a distance of one hundred twelve (112) feet to its northeasterly corner; thence northerly by an extension of the easterly line of said Gardner lot a distance of one hundred twenty-five (125) feet to an iron stake to be set in the ground; thence westerly and parallel with the northerly line of said Gardner lot one hundred twenty-five (125) feet, more or less, to line of other land conveyed by Camille A. Gardner to Lost Valley, Inc.; thence southerly following the line of Lost Valley, Inc. to the point of beginning.

6. Premises described in the Warranty Deed from Otto H. Wallingford to Lost Valley, Inc., dated June 30, 1977, and recorded in said Registry in Book 1277, Page 121, being a certain lot or parcel of land situated on the easterly side of Perkins Ridge Road in said Auburn, bounded and described as follows:

Beginning on the northeasterly line of the parcel of land conveyed by Robert A. Buckley and Frieda Y. Buckley to Bancroft H. Wallingford by deed dated December 4, 1947, recorded in Androscoggin Registry of Deeds in Book 606, Page 246 at the point where said northeasterly line intersects the southeasterly line of Perkins Ridge Road; thence in a southwesterly direction by line of said road about three hundred twenty-five (325) feet to a point on the southwesterly side of a stone wall; thence along the southerly or southwesterly side of said wall by various courses approximately as follows: [Two hundred (200) feet southeasterly to a corner; about four hundred fifty (450) feet south/southeasterly to a corner, about one hundred (100) feet southwesterly to a corner; about two thousand (2,000) feet southeasterly to a corner] to the southeasterly boundary line of said parcel conveyed to Bancroft H. Wallingford by Robert A. Buckley, et al at land formerly of Luke Perkins; thence northeasterly by line of said Buckley parcel about sixteen hundred fifty (1,650) feet to a corner; thence north northwesterly by line of said Buckley parcel

about eight hundred seventy-five (875) feet to a corner; thence northwesterly by line of said Buckley parcel about thirteen hundred (1,300) feet to the point of beginning.

7. Easement conveyed to Otto H. Wallingford to Lost Valley, Inc., dated May 17, 1968, and recorded in said Registry in Book 988, Page 679, as follows:

First: An easement of right-of-way fifty (50) feet wide, for travel, utility lines and any other lawful purposes passing from Perkins Ridge Road easterly to land conveyed by Otto H. Wallingford to Lost Valley, Inc. by deed dated May 19, 1965, recorded in Androscoggin County Registry of Deeds, Book 938, Page 443.

Said right-of-way shall be centered on a line which begins on the easterly line of Perkins Ridge Road at a point directly opposite a monument set in the ground to mark the southeasterly corner of Otto H. Wallingford's storage and packing house lot and then runs South 87° East in a straight line to said land of Lost Valley, Inc.

Second: An easement or right-of-way, fifty (50) feet wide for all purposes of a way, to be used in common with the Grantor, its successors and assigns, across that parcel of land conveyed by Arsene J. Gardner, et al to Otto H. Wallingford by deed dated December 31, 1963, recorded in Androscoggin County Registry of Deeds, Book 908, Page 226, passing from Perkins Ridge Road to the parcel of land now owned by Lost Valley, Inc. which was conveyed by Adelard Gardner to Camille A. Gardner by deed dated November 1, 1961, recorded in said Registry, Book 860, Page 239, bounded and described as follows, viz: Said right-of-way shall be located immediately northerly of the southerly boundary of said parcel of land conveyed by Arsene J. Gardner to Otto H. Wallingford for its entire length and shall be fifty (50) feet in width.

8. Easement granted by Richard Hammond to Lost Valley, Inc., dated July 29, 2004, and recorded in said Registry in Book 6019, Page 150, as follows:

A permanent easement on foot or by vehicle over, across, and under the land of the Grantor situated in Auburn, County of Androscoggin and State of Maine, more fully described in the Warranty Deed from Agnes G. Hammond to Richard F. Hammond, dated December 19, 1973, and recorded in said Registry in Book 1095, Page 269, said easement being for purposes of constructing, maintaining, repairing and accessing a counterweight building and cement foundation as currently located and a walkway as currently located leading across Lapham Brook to said counterweight building, the existing location of said counterweight building and walkway being easterly of said brook and easterly southeasterly of the chairlift located northerly of the ski lodge as currently located on the above described real estate

9. Excepting from the above described premises, the land described in the Warranty Deed from Lost Valley, Inc. and Louise C. Jackson to the Inhabitants of the City of Auburn, dated August 9, 1965, and recorded in said Registry in Book 944, Page 322, being a certain lot or parcel of land in said Auburn, for a road, fifty (50) feet in width along the following described center line:

The point of beginning of said center line may be determined by running a course from the intersection of the center line of Young's Corner Road and the southwesterly abutment of the

Young's Corner Road bridge over Lapham Brook southwesterly along the center line of Young's Corner Road approximately five hundred thirty-four (534) feet to a point; thence through a deflection angle to the right of  $116^{\circ} 44' 30''$  bearing North  $0^{\circ} 14' 30''$  East a distance of thirty-seven (37) feet to a point in the northwesterly side line of Young's Corner Road, which is the point of beginning.

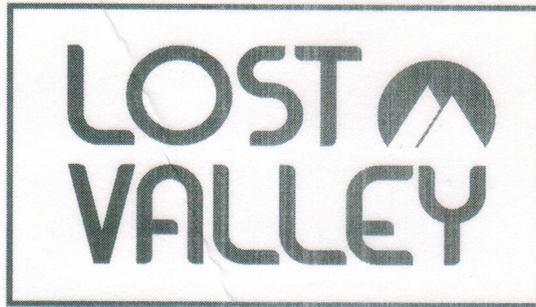
From said point of beginning North  $0^{\circ} 14' 30''$  East two hundred sixty-two and seven tenths (262.7) feet to an angle point; thence through a deflection angle to the left of  $17^{\circ} 14' 30''$  bearing North  $17^{\circ}$  West, one hundred fifty-one and five tenths (151.5) feet to an angle point; thence through a deflection angle to the left of  $23^{\circ} 37'$  bearing North  $40^{\circ} 37'$  West, three hundred eighty-six and two tenths (386.2) feet to an angle point; thence through a deflection angle to the right of  $24^{\circ} 05'$  bearing North  $16^{\circ} 32'$  West, one hundred sixty-five and eight tenths (165.8) feet to an angle point; thence through a deflection angle to the right of  $34^{\circ} 19' 30''$  bearing North  $17^{\circ} 47' 30''$  East, six hundred nineteen and six tenths (619.6) feet to an angle point; thence through a deflection angle to the right of  $13^{\circ} 40'$  bearing North  $31^{\circ} 27' 30''$  East, four hundred seventy (470) feet to an angle point; thence through a deflection angle to the left of  $13^{\circ} 08'$  bearing North  $18^{\circ} 19' 30''$  East, three hundred eleven and three tenths (311.3) feet to an angle point thence through a deflection angle to the left of  $8^{\circ} 02'$  bearing north  $10^{\circ} 17' 30''$  East, four hundred twenty and nine tenths (420.9) feet to the point of termination.

The above premises are subject to easements granted to Central Maine Power Company as follows:

- a. Easement from Otto H. Wallingford and Margaret E. Wallingford to Central Maine Power Company, dated May 11, 1962, recorded in said Registry in Book 871, Page 304.
- b. Easement from Dr. Camille A. Gardner and Pauline H. Gardner to Central Maine Power Company dated May 10, 1962, and recorded in said Registry in Book 875, Page 102.
- c. Easement from Lost Valley Inc. to Central Maine Power Company dated December 8, 1966, and recorded in said Registry in Book 968, Page 130.

The above-described premises is conveyed subject to and together with the following:

1. Rights of others as to certain rights-of-way described in a deed from Otto H. Wallingford to Lost Valley, Inc. dated May 17, 1968, recorded in the said Registry of Deeds at Book 988, Page 679.
2. Easement from Richard Hammond dated July 20, 2004 recorded in the said Registry of Deeds at Book 6019, Page 150.
3. Riparian rights of others in and to Lapham Brook as same passes by or through the premises.



Telephone  
(207) 784-1561

200 Lost Valley Road  
Auburn, Maine 04210

Fax  
(207) 784-0735

May 12, 2016

To: Auburn Planning Board

For over 50 years, Lost Valley has been a popular ski area. But in the last 15 years, the industry has changed dramatically and ski areas now offer year-round activities. New owners Scott and April Shanaman, recognize this and plan to transform Lost Valley into a four-season recreation destination. In addition we propose adding surface lifts to better serve beginner skiers.

This proposed expansion will generate additional activity and increase revenues at the ski area. It will benefit Auburn's economy and create new jobs.

We propose the following improvements and activities:

- A Magic Carpet lift, which is a conveyer-belt surface lift.
- A snow tubing park with surface lift, where riders are towed up the slope.
- A climbing wall, ropes course and zip lines.
- Lift-serve mountain biking.
- Beach volleyball courts.
- Horseshoe pits and disc golf.

Scott and April would also like to install a digital sign at the ski area's entrance road to let customers know about our new features and events.

Scott and April request approval of special exception and site plan review for the following:

- New lifts.
- Site work for snow tubing park.
- Climbing wall and foundation.
- Zip line and anchor posts.
- The creation of volleyball courts and horseshoe pits.
- A digital sign at the entrance at Youngs Corner Road.

Thank you for considering our proposal.

Sincerely,



# Development Review Application

City of Auburn Planning and Permitting Department  
City of Lewiston Department of Planning and Code Enforcement



PROJECT NAME: Lost Valley Improvements

PROPOSED DEVELOPMENT ADDRESS: 200 Lost Valley Rd.

PARCEL ID#: 295-008

REVIEW TYPE: Site Plan  Site Plan Amendment   
Subdivision  Subdivision Amendment

PROJECT DESCRIPTION: Two new surface lifts, snow-tubing parks; a climbing wall ropes, course and ziplines; lift-served mountain biking; beach volleyball courts; horseshoe pits and disc golf.

### CONTACT INFORMATION:

Applicant Lost Valley Management LLC  
Name: Lost Valley Management LLC  
Address: 200 Lost Valley Rd.  
Zip Code: 04210  
Work #: 207-784-1561  
Cell #: 603-617-0710  
Fax #: 207-784-0735  
Home #: 603-755-9319  
Email: scott@airinldt.com

Property Owner Lost Valley Holdings Inc  
Name: Lost Valley Holdings Inc  
Address: 200 Lost Valley Rd.  
Zip Code: 04210  
Work #: 207-784-1561  
Cell #: 603-617-0710  
Fax #:   
Home #:   
Email: scott@airinldt.com

### Project Representative

Name: Scott Shanahan  
Address: 200 Lost Valley Rd.  
Zip Code: 04210  
Work #: 207-784-1561  
Cell #: 603-617-0710  
Fax #: 207-784-0739  
Home #: 603-755-9319  
Email: scott@airinldt.com

### Other professional representatives for the project (surveyors, engineers, etc.)

Name: TBA  
Address:   
Zip Code:   
Work #:   
Cell #:   
Fax #:   
Home #:   
Email:

# PROJECT DATA

The following information is required where applicable, in order complete the application

## IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area 170,400 sq. ft.  
Proposed Total Paved Area 170,430 sq. ft.  
Proposed Total Impervious Area 170,430 sq. ft.  
Proposed Impervious Net Change 0 sq. ft.  
Impervious surface ratio existing 0.05 % of lot area  
Impervious surface ratio proposed 0.05 % of lot area

## BUILDING AREA/LOT

### COVERAGE

Existing Building Footprint 21,000 sq. ft.  
Proposed Building Footprint 21,000 sq. ft.  
Proposed Building Footprint Net change 0 sq. ft.  
Existing Total Building Floor Area 21,000 sq. ft.  
Proposed Total Building Floor Area 21,000 sq. ft.  
Proposed Building Floor Area Net Change 0 sq. ft.  
New Building 0 (yes or no)  
Building Area/Lot coverage existing 0.05 % of lot area  
Building Area/Lot coverage proposed 0.05 % of lot area

## ZONING

Existing \_\_\_\_\_  
Proposed, if applicable AGRP and LPCR

## LAND USE

Existing \_\_\_\_\_  
Proposed Outdoor Recreation  
SAME

## RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units \_\_\_\_\_  
Proposed Number of Residential Units \_\_\_\_\_  
Subdivision, Proposed Number of Lots \_\_\_\_\_

## PARKING SPACES

Existing Number of Parking Spaces 422  
Proposed Number of Parking Spaces 450  
Number of Handicapped Parking Spaces N/A  
Proposed Total Parking Spaces \_\_\_\_\_

## ESTIMATED COST OF PROJECT

\$300,000

## DELEGATED REVIEW AUTHORITY CHECKLIST

### SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area See above sq. ft.  
Proposed Disturbed Area 21,000 sq. ft.  
Proposed Impervious Area \_\_\_\_\_ sq. ft.

1. If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.
2. If the proposed impervious area is greater than one acre including any impervious area created since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.
3. If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.
4. If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.

### TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing 60 passenger car equivalents (PCE)  
(Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 90 passenger car equivalents (PCE)  
If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

**Zoning Summary**

1. Property is located in the Agriculture + Resource Protection and Low Density zoning district.  
 2. Parcel Area: 1.94 acres / \_\_\_\_\_ square feet(sf).

*Country Residential*

Regulations	Required/Allowed	Provided
Min Lot Area	_____	/
Street Frontage	_____	/
Min Front Yard	_____	/
Min Rear Yard	_____	/
Min Side Yard	_____	/
Max. Building Height	_____	/
Use Designation	_____	/
Parking Requirement	1 space/ per _____	square feet of floor area
Total Parking:	<u>422</u> <del>450</del> spaces	/
Overlay zoning districts (if any):	_____	/
Urban impaired stream watershed?	YES/ <input checked="" type="radio"/> NO	If yes, watershed name _____

**DEVELOPMENT REVIEW APPLICATION SUBMISSION**

Submissions shall include fifteen (15) complete packets containing the following materials:

- 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
- Application form that is completed and signed by the property owner or designated representative.  
(NOTE: All applications will be reviewed by staff and any incomplete application will be not be accepted until all deficiencies are corrected.
- Cover letter stating the nature of the project.
- All written submittals including evidence of right, title and interest.
- Copy of the checklist completed for the proposal listing the material contained in the submitted application.

Refer to the application checklist for a detailed list of submittal requirements.

L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

Auburn: [www.auburnmaine.org](http://www.auburnmaine.org) under City Departments/ Planning and Permitting/Land Use Division/Zoning Ordinance

Lewiston: <http://www.ci.lewiston.me.us/clerk/ordinances.htm> Refer to Appendix A of the Code of Ordinances

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant: 	Date: <u>5/12/16</u>
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An application to the Planning Board for a Special Exception requires both a Site Plan and Special Exception approval. The applicant needs to meet the requirements both in their application. Please create a narrative that clearly and simply explains how your project meets these requirements.

## **PART 1**

**SPECIAL EXCEPTION-** *Our application meets the conditions of the Special Exception Law Section 60-1336 as follows:*

*(1) That the special exception sought fulfills the specific requirements, of the zone the property is located in relative to such exception.*

**Our application, as presented, does fulfill said requirements in zoning relative to the proposed activities and improvements.**

*(2) That the special exception sought will neither create nor aggravate a traffic hazard, a fire hazard or any other safety hazard.*

**Our application as presented, will not either create or aggravate a traffic, fire or safety hazard with regards to the proposed activities and improvements.**

*(3) That the special exception sought will not block or hamper the recommendations of the 2010 Comprehensive Plan regarding the pattern of highway circulation or of planned major public or semipublic land acquisition.*

**Our application, as presented, will not either block or hamper the Comprehensive Plan pattern of highway circulation or of planned public or semi-public land acquisition with the proposed activities and improvements.**

*(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.*

**Our application, as presented, will not alter the essential characteristics of the neighborhood and will not tend to do depreciate the value of property adjoining and neighboring the property under application.**

*(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 off-street parking areas to ensure all such areas will be maintained in a satisfactory manner.*

**Our application, as presented, provides adequate space for the specific purposes listed to ensure that such areas will be maintained in a satisfactory manner.**

*(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.*

**Current improvements and conditions meet City of Auburn Land Use Codes.**

*(7) That essential city services which will be required for the project are presently available or can be made available without disrupting the city's master development plan.*

**Proposed improvements will not require a change in city services.**

## **PART 2**

### **SITE PLAN-**

*"Our application meets the following provisions of the Site Plan Review Law- Section 60-1277 as follows:*

*(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;*

**Our application, as presented, does protect adjacent areas against detrimental or offensive uses.**

*(2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;*

**Our application, as presented, does meet the provisions for the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas.**

*(3) Adequacy of the methods of disposal for wastes; and*

**Our application, as presented, does provide adequate methods for the disposal of wastes.**

*(4) Protection of environment features on the site and in adjacent areas.*

**Our application, as presented, does protect environmental features on the site and in adjacent areas.**

## **Lost Valley Proposed Digital Sign**

We are asking approval for a digital sign in a low-density country residential district to let customers know about our new features and events. The dimensions of the proposed sign reflect that of our existing, banner display sign.

The display area would be 13 feet long by 3 feet wide. It would be 10 feet, 6 inches tall (measured from the top of the sign to the ground).

This sign would include the following features:

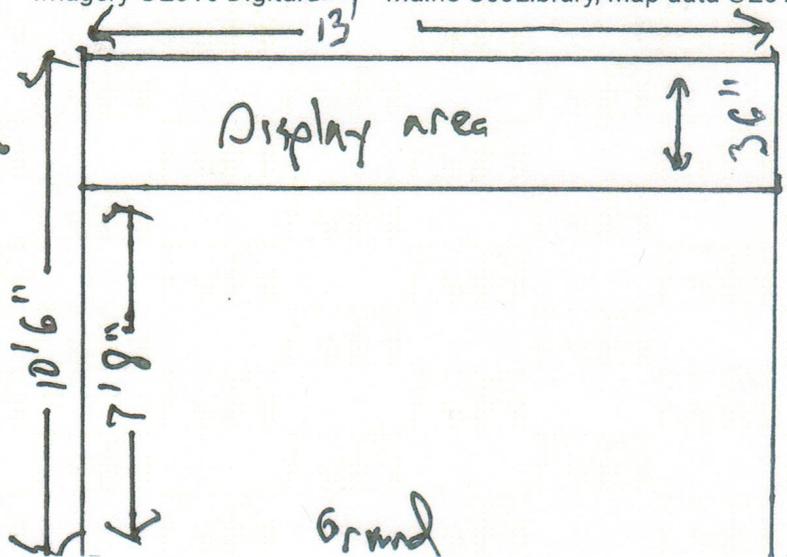
1. Fully programmable
2. Multi-color display
3. Display's brightness can be adjusted, and dimmed
4. Can be programmed to turn off at specific times



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Google Maps

Proposed Digital Sign







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Since 2000

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Soon!

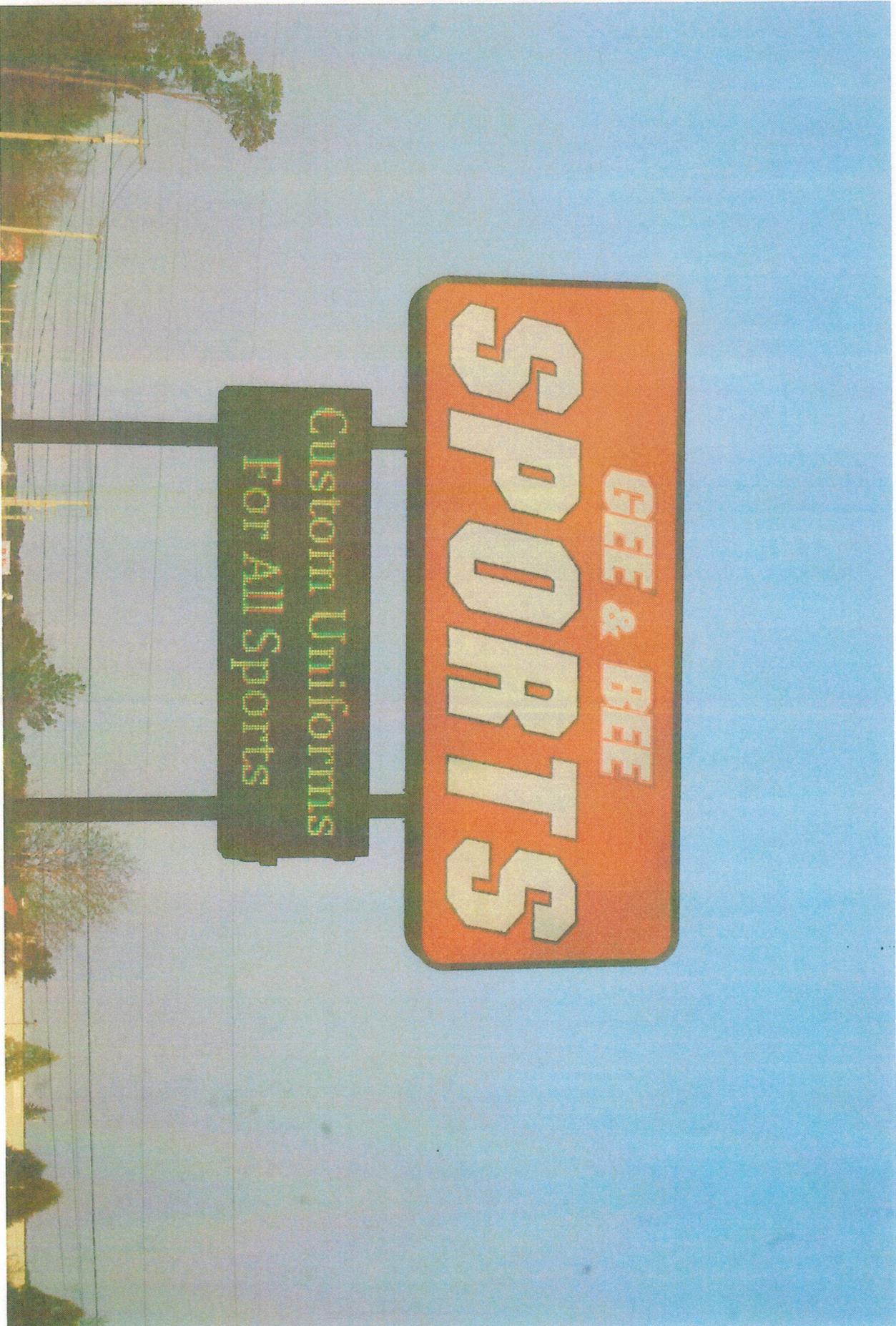
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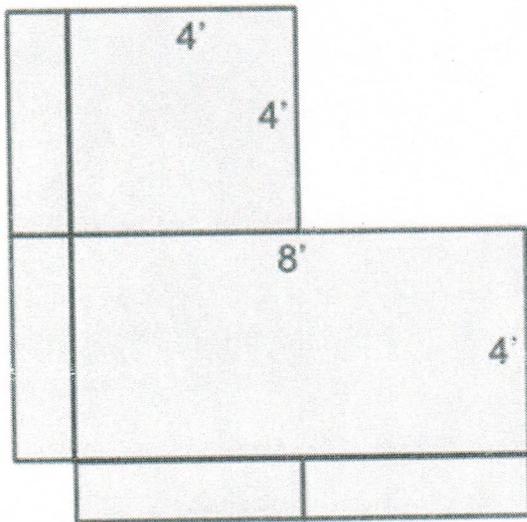
4



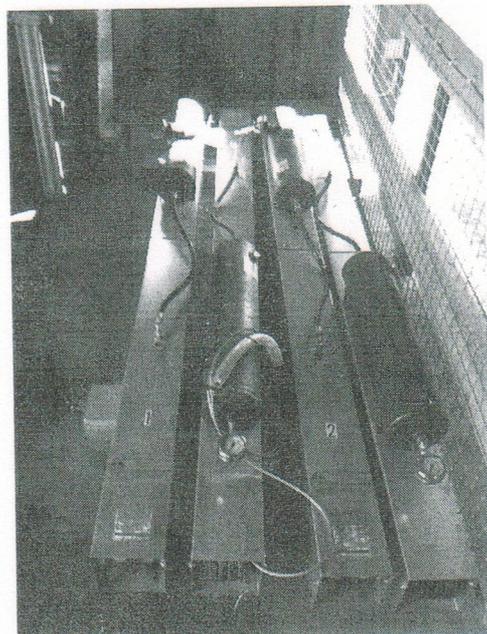
## Canobie Lake Park / Climbing Wall

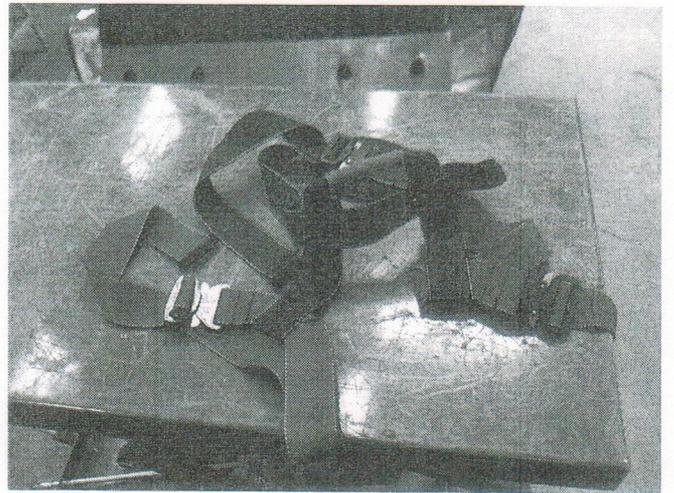
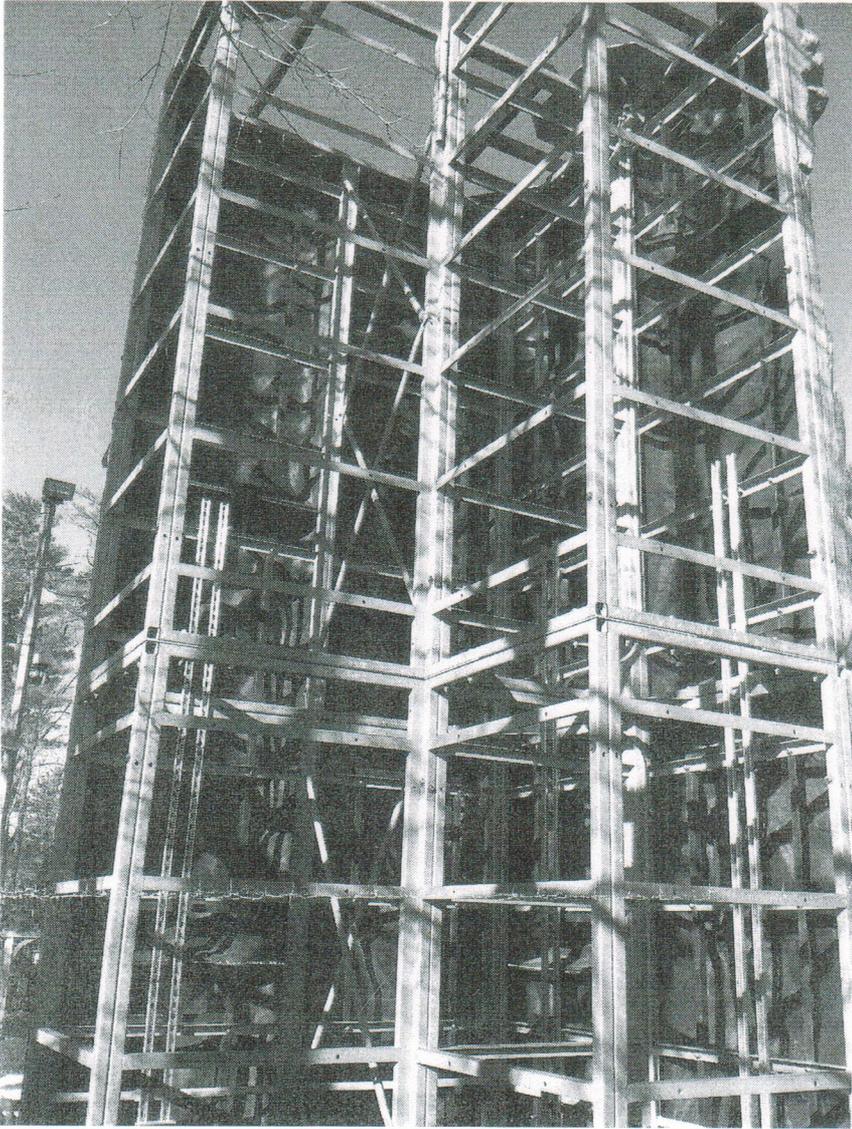
Manufacturer: Sport Rock  
Mfg Date: Spring 1999  
Height: 24 feet  
Climbers: 1/wall, 4 total  
Autobelays: mfg by Extreme Engineering, installed spring 2010  
Autobelay cables will need replacement before use  
Climbing Harnesses: Dream Harness, mfg by Rebound Unlimited

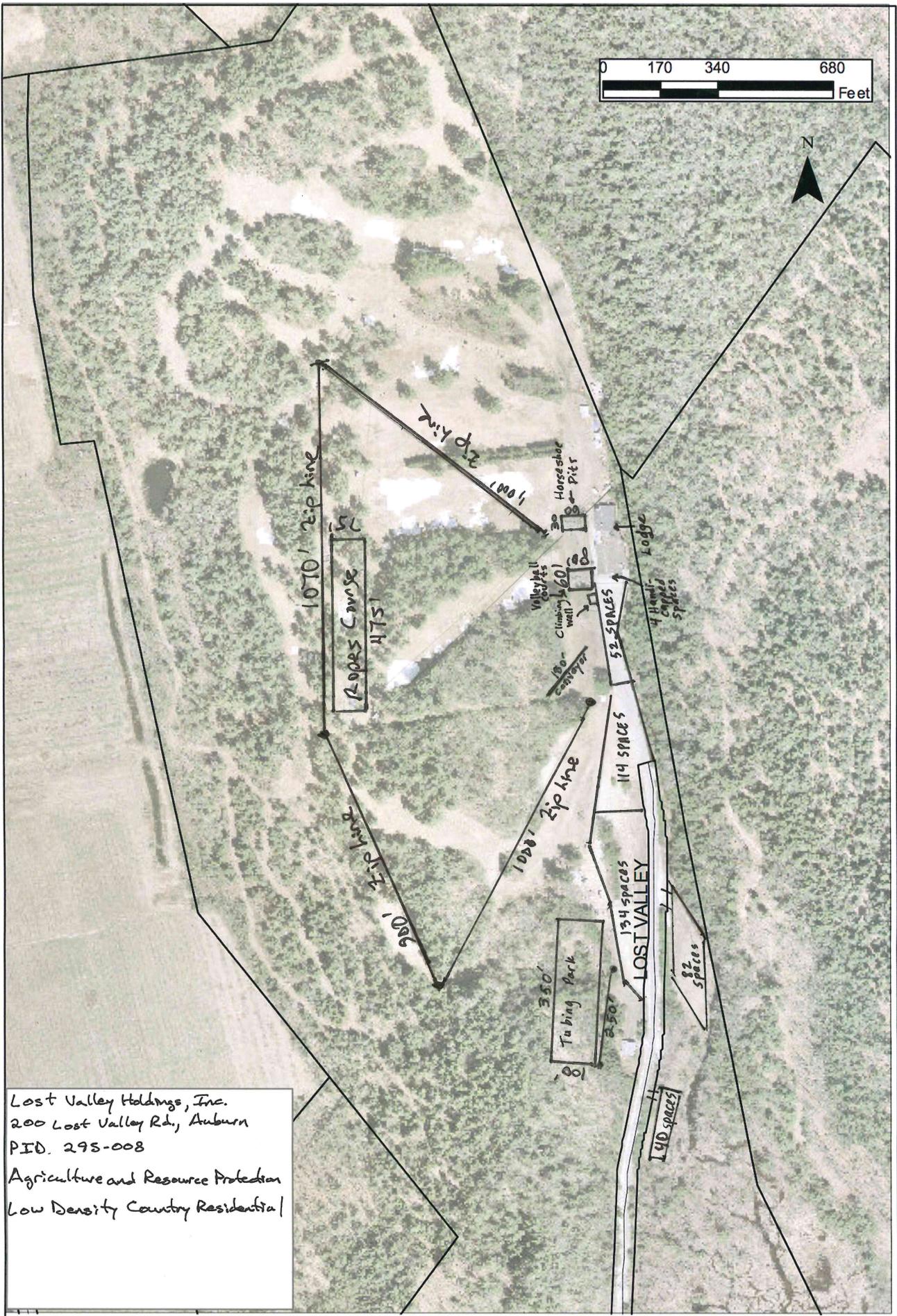
*Climbing wall envelope: 18 feet by 18 feet*



Climbing Surfaces Thickness Varies: 16-20" max







**Lost Valley Ski Facility- Special Exception and Site Plan Review**