



# Development Review Application

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



PROJECT NAME: Beth Abraham Synagogue

PROPOSED DEVELOPMENT ADDRESS: 35 Laurel Avenue

PARCEL ID#: \_\_\_\_\_

REVIEW TYPE:    Site Plan                       Site Plan Amendment   
    Subdivision                                       Subdivision Amendment

PROJECT DESCRIPTION: Conversion to 10 upscale market rate residential apartments

**CONTACT INFORMATION:**

<p><b>Applicant</b> <u>OPO Custom Design &amp; Restoration, LLC</u></p> <p><b>Name:</b> <u>Oleg Opalnyk</u></p> <p><b>Address:</b> <u>25 Tryon Rd, Pownal</u></p> <p><b>Zip Code:</b> <u>04069</u></p> <p><b>Work #:</b> <u>207 210 2888</u></p> <p><b>Cell #:</b> <u>207 210 2888</u></p> <p><b>Fax #:</b> _____</p> <p><b>Home #:</b> <u>207 688 3004</u></p> <p><b>Email:</b> <u>opalnyk@gmail.com</u></p>	<p><b>Property Owner</b></p> <p><b>Name:</b> <u>Same</u></p> <p><b>Address:</b> _____</p> <p><b>Zip Code:</b> _____</p> <p><b>Work #:</b> _____</p> <p><b>Cell #:</b> _____</p> <p><b>Fax #:</b> _____</p> <p><b>Home #:</b> _____</p> <p><b>Email:</b> _____</p>
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**Project Representative**

**Name:** Same

**Address:** \_\_\_\_\_

**Zip Code:** \_\_\_\_\_

**Work #:** \_\_\_\_\_

**Cell #:** \_\_\_\_\_

**Fax #:** \_\_\_\_\_

**Home #:** \_\_\_\_\_

**Email:** \_\_\_\_\_

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

**Name:** Jason Potter Woodbury Hill Professional

**Address:** 8 Woodbury Hill Rd, Auburn

**Zip Code:** 04210

**Work #:** (207) 783 4459

**Cell #:** Same

**Fax #:** \_\_\_\_\_

**Home #:** \_\_\_\_\_

**Email:** jpotter04210@roadrunner.com

**Surveyor:** Oxford Survey Co.  
PO Box 499  
Oxford, ME 04270  
207 890 7849

# PROJECT DATA

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

## IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	<u>5,745</u>	sq. ft.
Proposed Total Paved Area	<u>4,583</u>	sq. ft.
Proposed Total Impervious Area	<u>9,441</u>	sq. ft.
Proposed Impervious Net Change	<u>3,696</u>	sq. ft.
Impervious surface ratio existing	<u>15</u>	% of lot area
Impervious surface ratio proposed	<u>25</u>	% of lot area

## BUILDING AREA/LOT

### COVERAGE

Existing Building Footprint	<u>3407</u>	sq. ft.
Proposed Building Footprint	<u>3407</u>	sq. ft.
Proposed Building Footprint Net change	<u>-0-</u>	sq. ft.
Existing Total Building Floor Area		sq. ft.
Proposed Total Building Floor Area		sq. ft.
Proposed Building Floor Area Net Change		sq. ft.
New Building		(yes or no)
Building Area/Lot coverage existing	<u>9</u>	% of lot area
Building Area/Lot coverage proposed	<u>9</u>	% of lot area

## ZONING

Existing	<u>MFU</u>
Proposed, if applicable	

## LAND USE

Existing	<u>Church</u>
Proposed	<u>10 unit Multifamily Housing</u>

## RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	<u>0</u>
Proposed Number of Residential Units	<u>10</u>
Subdivision, Proposed Number of Lots	<u>N/A</u>

## PARKING SPACES

Existing Number of Parking Spaces	<u>10</u>
Proposed Number of Parking Spaces	<u>19</u>
Number of Handicapped Parking Spaces	<u>0</u>
Proposed Total Parking Spaces	<u>19</u>

## ESTIMATED COST OF PROJECT

## DELEGATED REVIEW AUTHORITY CHECKLIST

### SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT N/A

Existing Impervious Area	_____	sq. ft.
Proposed Disturbed Area	_____	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 (Since July 1, 1997) 100 passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 15 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 MFU zoning district.  
 2. Parcel Area: .81 acres / 35,284 square feet(sf).

<b>Regulations</b>	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	<u>18,500</u>	<u>35,284</u>
Street Frontage	<u>50</u>	<u>430</u>
Min Front Yard	<u>Existing</u>	<u>/</u>
Min Rear Yard	<u>Existing</u>	<u>/</u>
Min Side Yard	<u>Existing</u>	<u>/</u>
Max. Building Height	<u>Existing</u>	<u>/</u>
Use Designation	<u>church</u>	<u>Multi Family Housing</u>
Parking Requirement	<u>1.5</u> space/ per <u>Unit</u> square feet of floor area	<u>/</u>
Total Parking:	<u>15</u>	<u>19</u>
Overlay zoning districts(if any):	<u>None</u>	
Urban impaired stream watershed?	YES <input type="radio"/> NO <input checked="" type="radio"/>	<u>/</u>

## DEVELOPMENT REVIEW APPLICATION SUBMISSION

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

1. Full size plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. 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>8-12-18</u>
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# Development Review Checklist

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



**THE FOLLOWING INFORMATION IS REQUIRED WHERE APPLICABLE TO BE  
SUBMITTED FOR AN APPLICATION TO BE COMPLETE**

PROJECT NAME: \_\_\_\_\_

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: \_\_\_\_\_

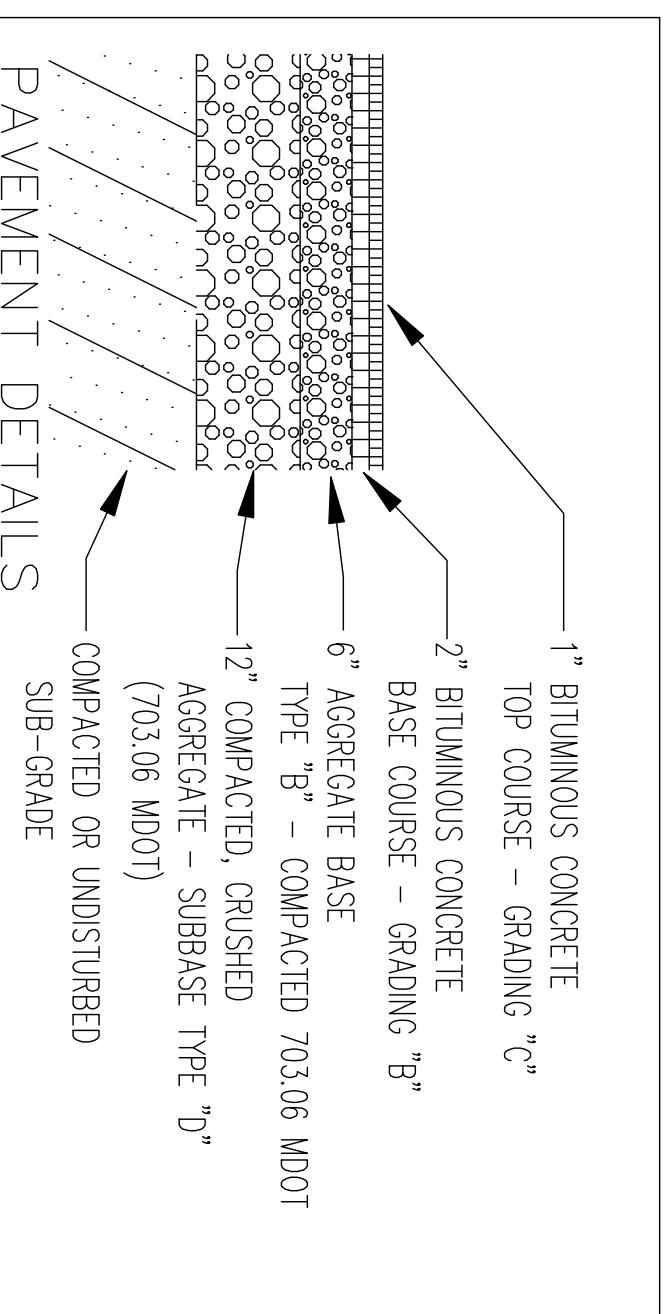
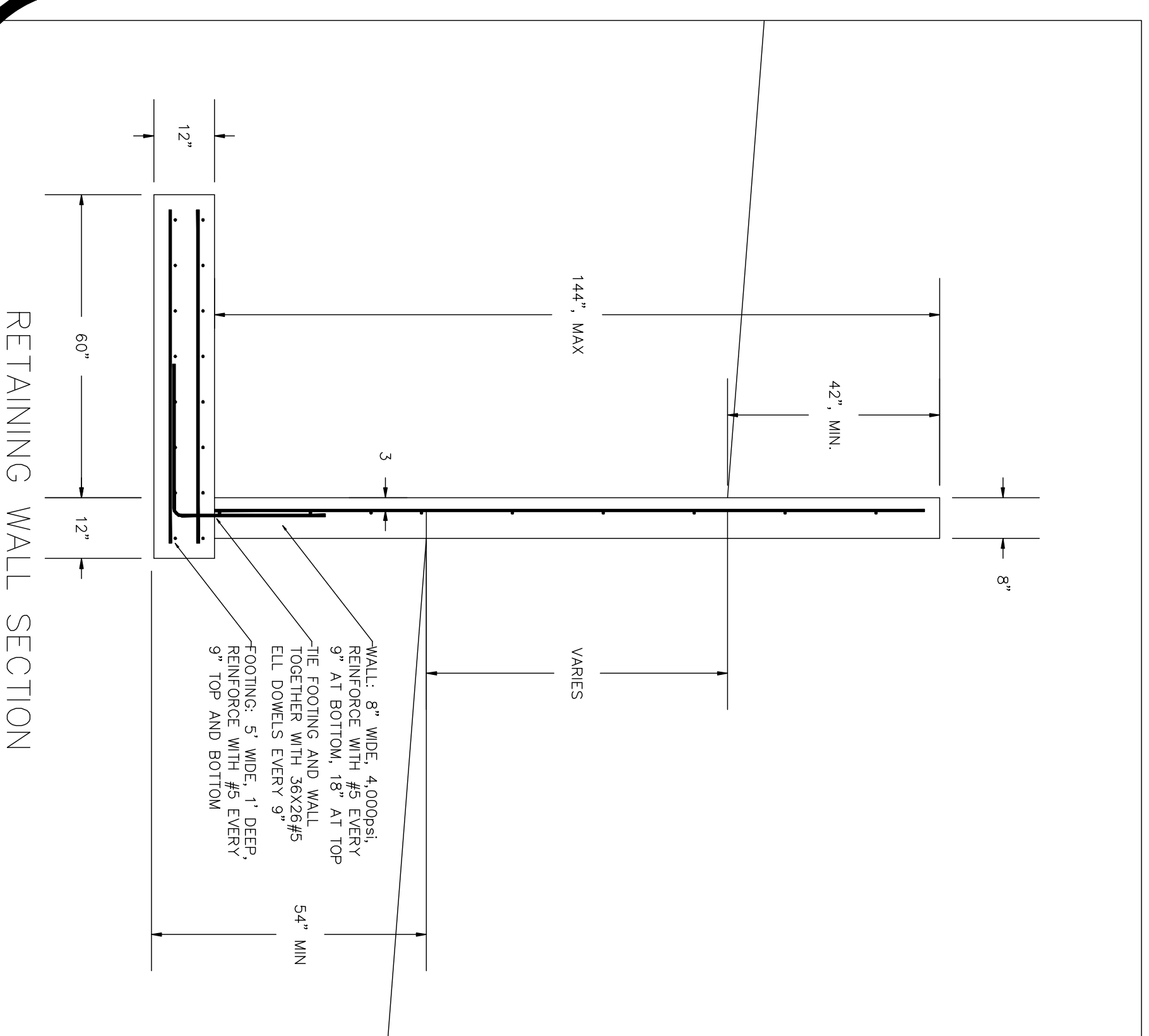
<i>Required Information</i>		<i>Check Submitted</i>		<i>Applicable Ordinance</i>	
		<i>Applicant</i>	<i>Staff</i>	<i>Lewiston</i>	<i>Auburn</i>
<b>Site Plan</b>					
	Owner's Names/Address				
	Names of Development				
	Professionally Prepared Plan				
	Tax Map or Street/Parcel Number				
	Zoning of Property				
	Distance to Property Lines				
	Boundaries of Abutting land				
	Show Setbacks, Yards and Buffers				
	Airport Area of Influence (Auburn only)				
	Parking Space Calcs				
	Drive Openings/Locations				
	Subdivision Restrictions				
	Proposed Use				
	PB/BOA/Other Restrictions				
	Fire Department Review				
	Open Space/Lot Coverage				
	Lot Layout (Lewiston only)				
	Existing Building (s)				
	Existing Streets, etc.				
	Existing Driveways, etc.				
	Proposed Building(s)				
	Proposed Driveways				
<b>Landscape Plan</b>					
	Greenspace Requirements				
	Setbacks to Parking				
	Buffer Requirements				
	Street Tree Requirements				
	Screened Dumpsters				
	Additional Design Guidelines				
	Planting Schedule				



<i>Required Information</i>		<i>Check Submitted</i>		<i>Applicable Ordinance</i>	
		<i>Applicant</i>	<i>Staff</i>	<i>Lewiston</i>	<i>Auburn</i>
<b>Site Plan</b>					
<b>Stormwater &amp; Erosion Control Plan</b>					
	Compliance w/ chapter 500				
	Show Existing Surface Drainage				
	Direction of Flow				
	Location of Catch Basins, etc.				
	Drainage Calculations				
	Erosion Control Measures				
	Maine Construction General Permit				
	Bonding and Inspection Fees				
	Post-Construction Stormwater Plan				
	Inspection/monitoring requirements				
	Third Party Inspections (Lewiston only)				
<b>Lighting Plan</b>					
	Full cut-off fixtures				
	Meets Parking Lot Requirements				
<b>Traffic Information</b>					
	Access Management				
	Signage				
	PCE - Trips in Peak Hour				
	Vehicular Movements				
	Safety Concerns				
	Pedestrian Circulation				
	Police Traffic				
	Engineering Traffic				
<b>Utility Plan</b>					
	Water				
	Adequacy of Water Supply				
	Water main extension agreement				
	Sewer				
	Available city capacity				
	Electric				
	Natural Gas				
	Cable/Phone				
<b>Natural Resources</b>					
	Shoreland Zone				
	Flood Plain				
	Wetlands or Streams				
	Urban Impaired Stream				
	Phosphorus Check				
	Aquifer/Groundwater Protection				
	Applicable State Permits				

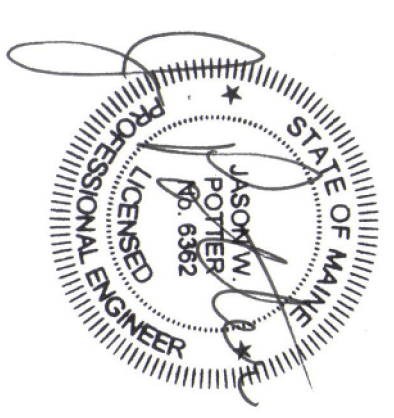
<b>Required Information</b>		<b>Check Submitted</b>		<b>Applicable Ordinance</b>	
		<b>Applicant</b>	<b>Staff</b>	<b>Lewiston</b>	<b>Auburn</b>
<b>Site Plan</b>					
	No Name Pond Watershed (Lewiston only)				
	Lake Auburn Watershed (Auburn only)				
	Taylor Pond Watershed (Auburn only)				
<b>Right Title or Interest</b>					
	Verify				
	Document Existing Easements, Covenants, etc.				
<b>Technical &amp; Financial Capacity</b>					
	Cost Est./Financial Capacity				
	Performance Guarantee				
<b>State Subdivision Law</b>					
	Verify/Check				
	Covenants/Deed Restrictions				
	Offers of Conveyance to City				
	Association Documents				
	Location of Proposed Streets & Sidewalks				
	Proposed Lot Lines, etc.				
	Data to Determine Lots, etc.				
	Subdivision Lots/Blocks				
	Specified Dedication of Land				
<b>Additional Subdivision Standards</b>					
	Single-Family Cluster (Lewiston only)				
	Multi-Unit Residential Development (Lewiston only)				
	Mobile Home Parks				
	Private Commercial or Industrial Subdivisions (Lewiston only)				
	PUD (Auburn only)				
<b>A JPEG or PDF of the proposed site plan</b>					
<b>Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving</b>					





General Notes

- 1) LOTS:
  - 221-050
  - 33 LAUREL AVENUE
  - 13610.1
  - 221-051
  - 34 LAUREL AVENUE
  - 21,582.4sf
  - 221-052
  - 40 LAUREL AVENUE
  - 5,038.8sf
  - N/F SEITH ABRAMAM SYRAGOUE ZONE
  - 2) PROPOSED USE - 10 UNIT MULTI-FAMILY RESIDENCE
  - 3) 26 UNITS/ACRE MAXIMUM ALLOWED, 10 UNITS/0.88 ACRES = 11 UNITS/ACRE PROPOSED PER 60-333 AND 60-335(2)
  - 4) 50% GREEN SPACE MINIMUM REQUIRED, 76% PROPOSED PER 60-333
  - 5) 15' SIDE YARD REQUIRED, 3'
  - 6) 19' FRONT YARD REQUIRED (25% OF AVERAGE DEPTH), 23' PROVIDED (EXISTING) PER 60-335(3)c
  - 7) PARKING STALLS ARE 9' WIDE AND 18' DEEP PER 60-607(2)
  - 8) ACCESS DRIVE IS 14' WIDE
  - 9) TANDEN PARKING, UP TO TWO IN DEPTH ALLOWED PER 60-607(2)
  - 10) PARKING AREA TO HAVE 2" OF MDOT PAVEMENT PER 60-607(12)c
  - 11) PARKING AREA AREAS TO BE SHADDED WITH MDOT PAINT PER 60-607(12)c
  - 12) CURB STOPS REQUIRED PER 60-607(12)c
  - 13) DUE TO PHYSICAL CONSTRAINTS THE PROPOSED PARKING SPACES ARE BACKING OUT ONTO THE STREET IN CONFLICT WITH 60-607(13)
  - 14) DUE TO PHYSICAL CONSTRAINTS THE EASTERN PARKING AREAS CURB CUT IS 45' AND IS IN CONFLICT WITH 60-607(15)
  - 15) 15 PARKING STALLS REQUIRED PER 60-608, 19 PROPOSED
  - 16) RUNOFF ANALYSIS:
    - EXISTING - 5,745sf IMPERVIOUS
    - PROPOSED - 9,441sf IMPERVIOUS
    - Q=0.74cfs
    - V=0.039cfs
    - V=0.041cfs
  - NEGOTIABLE RESULT
  - 17) PARKING PLACES NOT HEADED WITH A RETAINING WALL TO RECEIVE A PRECAST CURB STOP
- 1 MISCELLANEOUS CLARIFICATIONS 7/17/18



No.	Revision/Issue	Date
1	MISCELLANEOUS CLARIFICATIONS 7/17/18	

Firm Name and Address  
**WOODBURY HILL PROFESSIONALS**  
 8 WOODBURY HILL ROAD  
 AUBURN, MAINE 04210  
 (207) 783-4459

Project Name and Address  
**PROPOSED SITE PLAN**  
 LAUREL AVENUE, AUBURN  
 OPO RESTORATION  
 PORTLAND, MAINE

Project: **OPO** Sheet: **C1**  
 Date: **7/16/18**  
 Scale: **1"=20'**