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January 4, 2019

Ms. Audrey Knight, AICP, City Planner
Planning, Permit and Code Division
City of Auburn
60 Court Street
Auburn, ME 04210

RE: Coe Farm Park Subdivision
Amendment #1

Dear Ms. Knight:

On behalf of DFT Realty, Inc. (DFT), I am pleased to submit this letter and attachments to secure your approvals to amend the Coe Farm Park subdivision plan that was approved in 2006 as part of Falcon Creek Estates. This project is located at 533 Turner Street and is identified as parcel 270-064-000 on the City GIS system. The site is located in the Multi-Family Suburban District (MFS). As approved, the subdivision included nine lots and several old paper streets with a total of 27.38 acres.

In 2006, Falcon Creek Estates - A Condominium project was approved in two steps. As the first step, Coe Farm Park (Plan Book 46, Pages 11-13) was approved as a subdivision with the intent of separating several unusable paper streets from the developable areas which were identified as Lots 1 - 9. The second step was approval of Falcon Creek Estates with 66 condominium units that were spread out through the usable areas of Lots 1 - 9.

This condominium project was abandoned by the original developer after construction of only 5 units. DFT purchased the property in 2014. After discussions with the five original unit owners, the project was converted from the condominium ownership to a planned unit development project by DFT. Building

sizes and building styles have been changed and the project was reduced in size to a total of 24 buildings from the 66 units previously approved. These buildings are planned to be constructed on Lots 3, 4, 9 and a portion of Lot 8, now known as Lot 8A. These lots with the proposed streets will include a total of 10.41 acres.

Plans for this new project, now known as Falcon Creek - A Planned Unit Development, were reviewed and approved by City staff in 2015. The Master Plan for this development is on file at the City Planning & Permitting Department. Site Plan #1, declaring the first five original buildings is recorded at the Registry of Deeds in Plan Book 50, Page 194. Two additional Site Plans were recorded in 2017, declaring 3 more buildings, and two Site Plans were recorded in 2018 declaring 2 more buildings. All of these plans were reviewed and approved by City staff and, today, 10 of the 24 buildings proposed have been constructed.

As DFT plans for the future, it has become clear that portions of the 2006 Coe Farm Park subdivision are no longer necessary to complete this project as now envisioned. Therefore, we are proposing to amend that 2006 plan and eliminate Lots 5, 6, 7 and 8, and the roads shown on this plan as Edgehill Avenue, Blackmer Street, Cherokee Street, Dwight Street, Newell Street and Coe Street excepting that portion of Lot 8, now known as Lot 8A on the development known as Falcon Creek, a Planned Unit Development ("Falcon Creek Plan") approved on April 4, 2015 by the City of Auburn Planning staff and recorded in Plan Book 50, Page 194.

Under this amendment, Lots 3, 4, 8A and 9, being developed as the new Falcon Creek project with Talon Drive and Eveleth Street, and also Lots 1 and 2 of the Coe Farm Park Subdivision will still be valid lots subject to all conditions attached to that 2006 subdivision approval. I have attached a plan entitled "Amendment #1 - Coe Farm Park Subdivision" showing these lots and streets, and have provided notes above the approval block describing the purpose and intent of this amendment. The Coe Farm Park Subdivision with this approval will contain a total of 12.75 acres.

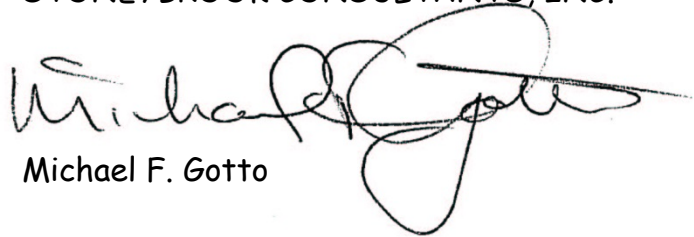
To help in your review of this request, I have attached reduced copies of the original recorded Coe Farm Park subdivision plans, of the Master Plan for Falcon Creek - A Planned Unit Development and of Site Plan #1 referenced above.

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If you have questions or need additional information, please do not hesitate to call. We look forward to your review and approval from the Planning Board at their regular meeting in February.

Respectfully yours,

STONEBROOK CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Michael F. Gotto". The signature is stylized with a large, looping flourish at the end.

Michael F. Gotto

cc: Dana Turner