



Stoneybrook
Land Use, Inc.

4846 Sun City Center Blvd., #300
Sun City Center, FL 33573-6281
(207) 513-6123

October 8, 2020

Ms. Megan Norwood, City Planner II
Planning, Permitting and Code Division
City of Auburn
60 Court Street
Auburn, ME 04210

RE: Futureguard Business Park
101 Merrow Road

Dear Ms. Norwood:

On behalf of Futureguard, I am pleased to submit this letter and attachments to secure approvals for a commercial subdivision to be known as Futureguard Business Park at 101 Merrow Road. The parcel is located in the Industrial District (ID) and is shown on the City GIS system as Map 186, Lot 015. The property is currently owned by Futureguard Holdings, LLC and is said to contain about 25.5 acres by survey. The parcel has frontage on Merrow Road and Hotel Road.

The property is currently home to Futureguard Building Products. They maintain a large factory where they manufacture awnings, screen rooms and sunrooms. Since October of 2017, the factory has been expanded several times and now includes a total of 285,580 square feet. Total impervious area on the property is proposed to be 401,344 square feet once the latest approved expansion is constructed.

At this time, Futureguard is planning to divide the property and create a two-lot commercial subdivision. The factory buildings and related improvements will be retained by Futureguard Holdings, LLC on the remaining land that will include a total of 16.8 acres. Lot 1 will include 6.3 acres and has

October 8, 2020

Ms. Megan Norwood

RE: Futureguard Business Park - 101 Merrow Road

Page 2

about 535' of frontage on Hotel Road and about 495' of frontage on Merrow Road. Lot 2 has 192' of frontage on Merrow Road and includes 2.4 acres.

Both lots have access to existing public water and sewer mains located in Hotel Road or Merrow Road. Power, gas and communications services are also available in these two public streets. Wetland areas were mapped in December of 2017 by Mark Hampton Associates, Inc. No new buildings or site improvements are proposed at this time. This subdivision will allow Futureguard the ability to sell these lots and to refinance all business assets under one mortgage on the remaining land with all of the factory improvements.

We have attached a Subdivision Plan prepared by Davis Land Surveying, LLC and an existing condition plan we compiled from several field surveys, lidar data and approved plans for this site. We have also attached several graphics, a copy of the source deed and application form.

Boundaries of the remaining land were established to keep existing and approved improvements in compliance with City space and bulk requirements. Building coverage is at 38.9%; 40% is allowed in the Industrial District. Total Impervious area will be 55%. Front and side setbacks of 35' are met as well as the rear setback of 50'. Landscaping areas will also be maintained as they were last approved for the factory site.

These lots are required to help with appraisal values for the property as Futureguard continues to expand its business on this property. The proposed lots may be sold to reduce debt or transferred and developed to support Futureguard business expansion. Final sale of these lots and construction of building improvements may or may not include easements for shared access drives or stormwater improvements. The need for those rights cannot be determined until final site design plans have been developed for each lot, so they are not shown on the Subdivision Plan. Any easement rights will be addressed at the time of development review for each lot based upon the specific design plans.

October 8, 2020

Ms. Megan Norwood

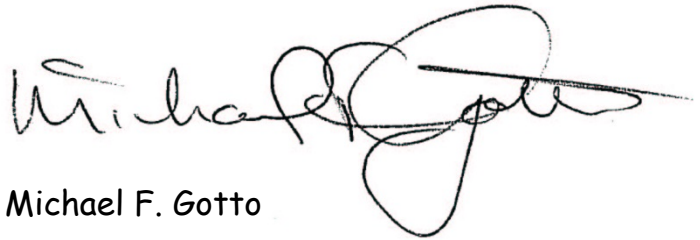
RE: Futureguard Business Park - 101 Mellow Road

Page 3

I believe this represents a minor subdivision and we have included the information necessary to secure approvals for this project. Please do not hesitate to call if you have any questions about the information provided or need additional information.

Respectfully yours,

STONEBROOK LAND USE, 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: Don Buteau



Development Review Application

City of Auburn Planning and Permitting Department

PROJECT NAME: Futureguard Business Park

PROPOSED DEVELOPMENT ADDRESS: 101 Merrow Road

PARCEL ID#: 186-015

REVIEW TYPE: Site Plan Site Plan Amendment Special Exception
 Subdivision Subdivision Amendment Form Based Code Plan
 Planned Unit Development

PROJECT DESCRIPTION: See Cover Letter

CONTACT INFORMATION:

<u>Applicant</u>	
Name:	Futureguard Holdings, LLC
Address:	P.O. Box 2028
Zip Code	Auburn, ME 04211
Work #:	
Cell #:	
Fax #:	
Home #:	
Email:	
<u>Project Representative</u>	
Name:	Mike Gotto - Stoneybrook
Address:	4846 Sun City Center Blvd. #300
Zip Code	Sun City Center, FL 33573-6281
Work #:	
Cell #:	(207) 513-6123
Fax #:	
Home #:	
Email:	mike@stoneybrookllc.com

<u>Property Owner</u>	
Name:	Same
Address:	
Zip Code	
Work #:	
Cell #:	
Fax #:	
Home #:	
Email:	
<u>Other professional representatives for the project (surveyors, engineers, etc.).</u>	
Name:	Davis Land Surveying, LLC
Address:	64 Old County Road
Zip Code	Oxford, ME 04270
Work #:	(207) 345-9991
Cell #:	
Fax #:	
Home #:	
Email:	stuart@davislandsurveying.net

PROJECT DATA

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

* Data on this page pertains to the Remaining Land to show conformance with zoning regulations after subdivision.

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	401,344 sq. ft.
Proposed Total Paved Area.....	115,764 sq. ft.
Proposed Total Impervious Area Proposed	401,344 sq. ft.
Impervious Net Change	0 sq. ft.
Impervious surface ratio existing.....	55 % of lot area
Impervious surface ratio proposed.....	55 % of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint.....	285,580 sq. ft.
Proposed Building Footprint.....	285,580 sq. ft.
Proposed Building Footprint Net change.....	0 sq. ft.
Existing Total Building Floor Area	294,346 sq. ft.
Proposed Total Building Floor Area	294,346 sq. ft.
Proposed Building Floor Area Net Change	0 sq. ft.
New Building ?.....	No (yes or no)
Building Area/Lot coverage existing	38.9 % of lot area
Building Area/Lot coverage proposed.....	38.9 % of lot area

ZONING or FORM BASED CODE DISTRICT

Existing	Industrial
Proposed, if applicable.....	N/A

LAND USE

Existing	Industrial
Proposed.....	Industrial

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	N/A
Proposed Number of Residential Units	N/A
Subdivision Proposed Number of Lots	N/A

PARKING SPACES

Existing Number of Parking Spaces.....	158
Proposed Number of Parking Spaces	158
Number of Handicapped Parking Spaces	3
Proposed Total Parking Spaces.....	158

ESTIMATED COST OF PROJECT.....

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	401,344 sq. ft.
Proposed Disturbed Area	0 sq. ft.
Proposed Impervious Area	401,344 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 _____ N/A _____ passenger car equivalents (PCE)
(Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) _____ N/A _____ 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 Industrial zoning/form based code district.
2. Parcel Area: 16.8 acres acres / _____ square feet(sf).

* Data on this page pertains to the Remaining Land to show conformance with zoning regulations after subdivision.

Regulations	Required/Allowed	/	Provided
Min Lot Area		/	<u>16.8 ac</u>
Street Frontage	<u>150'</u>	/	<u>1 230'</u>
Min Front Yard	<u>35'</u>	/	<u>14'</u>
Min Rear Yard	<u>50'</u>	/	<u>N/A</u>
Min Side Yard	<u>35'</u>	/	<u>39'</u>
Max. Building Height	<u>75'</u>	/	<u>30'</u>
Use Designation	<u>Industrial</u>	/	<u>Industrial</u>
Parking Requirement	1 space/ per _____ square feet of floor area or dwelling unit		
Total Parking:	<u>N/A</u>	/	<u>158</u>
Overlay zoning districts (if any):	<u>AOI</u>	/	/
Urban impaired stream watershed?	YES/NO If yes, watershed name <u>N/A</u>		

DEVELOPMENT REVIEW APPLICATION SUBMISSION

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

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. 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 not be accepted until all deficiencies are corrected.
3. Cover letter stating the nature of the project.
4. Narrative which explains how the project meets the intent, objectives or conditions of the required Zoning sections, such as Special Exception, Site Plan Law, Subdivision Law or the Form Based Code Ordinance.
5. All written submittals including evidence of right, title and interest.
6. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
7. Any additional materials as required by the Form Based Code (Chapter 60-546) if applicable.
8. PDF files for all plans and application materials.

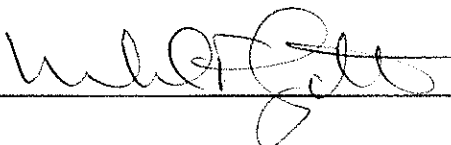
Refer to the application checklist for a detailed list of submittal requirements.

Additional information regarding zoning and form based code can be found on-line at:
<http://www.auburnmaine.gov/Pages/Government/Planning-Permitting-and-Code> or,
 Contact the City Planner at: 207-333-6601 ext. 1156 or dgreene@auburnmaine.gov

Application Certification:

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: 10/8/20



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: Futureguard Business Park

PROPOSED DEVELOPMENT ADDRESS- 101 Merrow Road

PARCEL #- 186-015

Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
	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	N/A			
	Airport Area of Influence (Auburn only)	✓			
	Parking Space Calcs	N/A			
	Drive Openings/Locations	N/A			
	Subdivision Restrictions	N/A			
	Proposed Use	✓			
	PB/BOA/Other Restrictions	N/A			
	Fire Department Review				
	Open Space/Lot Coverage	N/A			
	Lot Layout (Lewiston only)				
	Existing Building (s)				
	Existing Streets, etc.				
	Existing Driveways, etc.				
	Proposed Building(s)				
	Proposed Driveways				
Landscape Plan					
	Greenspace Requirements	N/A			
	Setbacks to Parking	N/A			
	Buffer Requirements	N/A			
	Street Tree Requirements	N/A			
	Screened Dumpsters	N/A			
	Additional Design Guidelines	N/A			

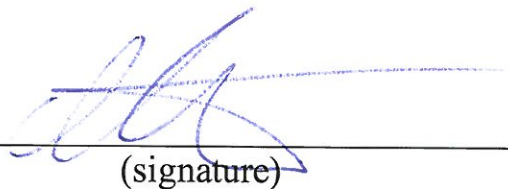
	Planting Schedule	N/A			
Stormwater & Erosion Control Plan					
	Compliance w/ chapter 500	N/A			
	Show Existing Surface Drainage	N/A			
	Direction of Flow	N/A			
	Location of Catch Basins, etc.	N/A			
	Drainage Calculations				
	Erosion Control Measures	N/A			
	Maine Construction General Permit	N/A			
	Bonding and Inspection Fees				
	Post-Construction Stormwater Plan				
	Inspection/monitoring requirements				
	Third Party Inspections (Lewiston only)				
Lighting Plan		N/A			
	Full cut-off fixtures				
	Meets Parking Lot Requirements				
Traffic Information		N/A			
	Access Management				
	Signage				
	PCE - Trips in Peak Hour				
	Vehicular Movements				
	Safety Concerns				
	Pedestrian Circulation				
	Police Traffic				
	Engineering Traffic				
Utility Plan					
	Water	✓			
	Adequacy of Water Supply	✓			
	Water main extension agreement				
	Sewer	✓			
	Available city capacity	✓			
	Electric	✓			
	Natural Gas	✓			
	Cable/Phone	✓			
Natural Resources					
	Shoreland Zone	N/A			
	Flood Plain	N/A			
	Wetlands or Streams	✓			
	Urban Impaired Stream	N/A			
	Phosphorus Check	N/A			
	Aquifer/Groundwater Protection	N/A			
	Applicable State Permits	N/A			
	No Name Pond Watershed (Lewiston only)				

	Lake Auburn Watershed (Auburn only)	N/A			
	Taylor Pond Watershed (Auburn only)	N/A			
Right Title or Interest					
	Verify	✓			
	Document Existing Easements, Covenants, etc.	N/A			
Technical & Financial Capacity					
	Cost Est./Financial Capacity	N/A			
	Performance Guarantee				
State Subdivision Law					
	Verify/Check	✓			
	Covenants/Deed Restrictions	N/A			
	Offers of Conveyance to City	N/A			
	Association Documents	N/A			
	Location of Proposed Streets & Sidewalks	N/A			
	Proposed Lot Lines, etc.	✓			
	Data to Determine Lots, etc.	✓			
	Subdivision Lots/Blocks	✓			
	Specified Dedication of Land	N/A			
Additional Subdivision Standards		N/A			
	Single-Family Cluster (Lewiston only)	N/A			
	Multi-Unit Residential Development (Lewiston only)	N/A			
	Mobile Home Parks	N/A			
	Private Commercial or Industrial Subdivisions (Lewiston only)	N/A			
	PUD (Auburn only)	N/A			
A jpeg or pdf of the proposed site plan					
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					

Futureguard Holdings, LLC
P.O. Box 2028
Auburn, ME 04211

To Whom It May Concern:

The signature below authorizes Stoneybrook Consultants, Inc. to act as the applicant's agent in the processing of the enclosed application.



(signature)

Donald R. Butera

(print name)

WARRANTY DEED

101 Merrow Road, LLC, a Maine Limited Liability Company with a principal place of business in Auburn, County of Androscoggin, State of Maine ("Grantor"), for consideration paid, grants to **Futureguard Holdings, LLC**, a Maine Limited Liability Company with a principal place of business in Auburn, County of Androscoggin, State of Maine ("Grantee"), with **Warranty Covenants**, a certain lot or parcel of land, together with any buildings situated thereon, 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, **101 Merrow Road, LLC** has caused this instrument to be signed and sealed by **Emile L. Clavet**, its Member/Manager, thereunto duly authorized this 4th day of January, 2007.

Witness:

101 Merrow Road, LLC

Barbara J. Guardin

By:

Emile L. Clavet
Emile L. Clavet
Its Member/Manager

STATE OF MAINE
ANDROSCOGGIN, SS.

January 4, 2007

Then personally appeared before me the above named **Emile L. Clavet** in his aforesaid capacity as Member/Manager of **101 Merrow Road, LLC**, and acknowledged the foregoing instrument to be his free act and deed in his capacity and the free act and deed of said Grantor.

Before me,

Barbara J. Guardin

Notary Public/Attorney-At-Law

Print Name: _____

My Commission Expires: _____

SEAL

ANDROSCOGGIN
2007

EXHIBIT "A"

Beginning at the junction of the Minot Road (now known as Merrow Road) and the Hotel Road, so-called, on the northwesterly side of said Hotel Road; thence northwesterly by the northerly side of said Minot Road (now Merrow Road) to land now or formerly of Samuel L. Stevens, thence northeasterly by land now or formerly of said Samuel L. Stevens to land now or formerly of George Gay; thence southeasterly by land now or formerly of said George Gay and land now or formerly of James Turner to said Hotel Road; thence by said Hotel Road about five hundred fifty-nine (559) feet to the point of beginning, said premises containing twenty-five (25) acres, more or less.

This conveyance also includes the certain forty (40) foot strip of land abutting the above-described and conveyed premises which said strip of land was reserved by Dwine E. Haradon in his deed to Edouard Bolduc dated July 23, 1945, and recorded in Androscoggin County Registry of Deeds, Book 564, Page 413.

The above-described premises are the same conveyed by Auburn Business Development Corporation to Merrow Realty Co., Inc. by Warranty Deed dated July 2, 1965, recorded in said Registry of Deeds, Book 942, Page 164.

Grantor does hereby assign to Grantee all its right, title and interest as lessee under an Indenture, dated November 1965 recorded in said Registry of Deeds Book 953, Page 425 as amended by a Memorandum of Agreement dated December 28, 1965 recorded in said Registry of Deeds in Book 953, Page 429, as further amended by Agreement dated September 26, 1967 recorded in the Androscoggin County Registry of Deeds at Book 979, Page 718

Being the same premises described in a Deed and Assignment from Merrow Realty Co., Inc. to George Shapiro, Arthur S. Goldberg, and Charles Sidney Shapiro, Trustees of the Merrow Realty Trust, said Deed and Assignment being dated December 8, 1978 and recorded in the Androscoggin County Registry of Deeds at Book 1382, Page 77.

The above-described premises is subject to an easement granted by Merrow Realty Co., Inc. to Central Maine Power Company dated November 8, 1965 recorded in the Androscoggin County Registry of Deeds at Book 960, Page 793 and is also subject to a Notice of Layout and Taking by the Maine Department of Transportation dated June 21, 1983 recorded in the Androscoggin County Registry of Deeds at Book 1655, Page 243.

Being the same premises described in a Warranty Deed from Robert Shapiro and Joseph S. Michelson, co-Trustees of the Merrow Realty Trust to 101 Merrow Road, LLC dated March 27, 2002 and recorded in the Androscoggin County Registry of Deeds in Book 4954, Page 161.

Poor Copy At Time Of Recording
Will Not Reproduce Clearly

ANDROSCOGGIN COUNTY
Tina K. Chouard
REGISTER OF DEEDS