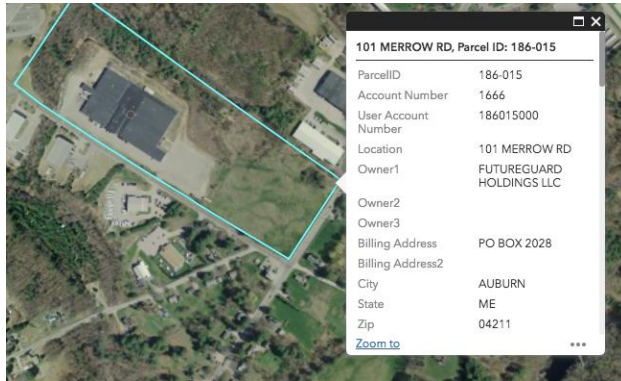


To: Auburn Planning Board
 From: Megan Norwood, City Planner II
 Re: Minor subdivision of the parcel at 101 Merrow Road, (PID 186-015), Futureguard Holdings, LLC, to create 3 Industrial parcels pursuant to Chapter 60, Article XVI, Division 4, Subdivision of the City of Auburn Ordinances.
 Date: November 10, 2020



I. **PROPOSAL** – Stoneybrook Consultants, on behalf of Futureguard, is applying for a subdivision in accordance with Chapter 60, Article XVI, Division 4 of the Auburn Code of Ordinances. The proposal is for the creation of 3 industrial parcels on the existing property. The factory buildings and improvements will remain on a 16.8 acre parcel, the new parcels are proposed to be 6.3 acres and 2.4 acres on either side of the existing Futureguard building. The industrial district requires atleast 150 feet in width and 250 feet in depth for lot dimensions. It also does not

allow for more than 40% of the total lot area to be covered by buildings. The proposed lots meet these dimensional requirements. On the existing 16.8 acre parcel, the buildings make up 285,580 square feet or 6.56 acres which is 39.02% of the lot. The other items that we look for when allowing a lot split, is making sure the setback requirements are still met for the existing buildings. In this case, they have been met. The Industrial District requires a 50-foot rear setback, and 35-foot front and side setback.

As stipulated in Sec. 60-45(d), once the Planning Board approves lots in an industrial subdivision, permitted uses subject to Special Exception no longer require review by the Planning Board unless Planning Staff deems it necessary based on the Planning Boards initial review of site components such as traffic, drainage, infrastructure improvements, availability of water and sewer, fire protection and the impact on the environment.

Currently, there are no specific uses proposed for the 2 additional lots. The Owner of Futureguard plans to sell them and any permitted/Special Exception use in the Industrial District could be permitted on the lots, provided it meets all of the Special Exception/Industrial District requirements and is reviewed/approved by Staff.

II. DEPARTMENT REVIEW:

- a. *Police* – PD will have to take a close look at driveway openings and would like to try and minimize them when the lots are developed.
- b. *Auburn Water and Sewer* – No comments received.
- c. *Fire Department* – No comments received.
- d. *Code Enforcement* – No comments received.
- e. *Engineering* – No comments received.
- f. *Addressing* – No comments received.

- g. *Airport* – No comments received.
- h. (*Comprehensive Plan Conflict*):

YES

✓*NO* – The property is currently located in the Industrial Zoning District. The Future Land Use Map designates this area as Industrial and also recommends changing a small strip of land behind the property from Suburban Residential to Industrial Transition.

PLANNING BOARD ACTION- The proposed project requires review and findings for approval of the following:

Sec. 60-1359. – Subdivision Guidelines. When reviewing any subdivision for approval, the planning board shall consider the following criteria, and before granting either approval or denial, shall determine that the proposed subdivision:

1. Will not result in undue water, air or noise pollution. In making this determination it shall at least consider:
 - a. The elevation of land above sea level and its relation to the floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal;
 - b. The slope of the land and its effect on effluents;
 - c. The availability of streams for disposal of effluents; and
 - d. The applicable state and local health and water resources regulations, including stormwater management requirements in accordance with section 60-1301(14);
2. Has sufficient water available for the reasonably foreseeable needs of the subdivision;
3. Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;
4. Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
5. Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;
6. Will provide for adequate sewage waste disposal;
7. Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized;
8. Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas;
9. Is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;
10. Is funded by a subdivider has adequate financial and technical capacity to meet the standards of this section;
11. Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;
12. Has provisions for on site landscaping that are adequate to screen neighboring properties from unsightly features of the development;
13. Will not create a fire hazard and has provided adequate access to the site for emergency vehicles;
14. Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;
15. Does not have long-term cumulative effects of the proposed subdivision will that unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.

Sec. 60-1365. General Requirements.



City of Auburn, Maine

Office of Economic and Community
Development

www.auburnmaine.gov | 60 Court Street
Auburn, Maine 04210
207.333.6601

In reviewing applications for the subdivision of land, the board shall consider the following general requirements. In all instances the burden of proof shall be upon the persons proposing the subdivision.

1. *Subdivision plan shall conform to the comprehensive plan.* Any proposed subdivision shall be in conformity with the comprehensive plan of the city and with the provisions of all pertinent state and local codes and ordinances.
2. *Preservation of natural and historic features.* The board may require that a proposed subdivision design include a landscape plan that will show the preservation of existing trees and vegetation, graded contours, streams and the preservation of scenic, historic or environmentally desirable areas. The street and lot layout shall be adapted to the topography. Extensive grading and filling shall be avoided as far as possible.
3. *Lots.* a. The lot size, width, depth, shape and orientation and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated. b. Depth and width of properties reserved or laid out for all purposes shall be adequate to provide for off-street parking and service facilities for vehicles required by the type of use and development contemplated. c. No person shall make a subdivision within the city unless all lots of the proposed subdivision have frontage, as regulated by the zoning ordinance, upon a way granting legal access.

II. STAFF RECOMMENDATIONS –

Staff recommends the Planning Board find that the proposed subdivision meets the requirements of Sec. 60-1359, 60-1365 and APPROVE the project application.

Suggested Motion: I make a motion to approve the proposed Minor Subdivision for the creation of 3 industrial parcels located at 101 Merrow Road (PID: 186-015) in the Industrial Zoning District.

A handwritten signature in black ink that reads "Megan Norwood".

Megan Norwood
City Planner II