

To: Auburn Planning Board
 From: Megan Norwood, City Planner
 Re: Proposed 116,000 Square Foot Expansion of Tambrands, Inc. (Procter & Gamble) Facility with Associated Paved Drives, Pads and Truck Maneuvering Areas and State Delegated Review for Site Location of Development, Located at 2879 Hotel Road (PID: 119-002 and 120-001) in the Industrial Zoning District.
 Date: April 13, 2021



I. **PROPOSAL** – Frank Crabtree, of Harriman Associates, on behalf of Tambrands, Inc. is applying for Site Plan Review and Special Exception in accordance with Sec. 60-45 and 60-578(35), expansion of 10,000 square feet or more in an Industrial Zone, for a 116,000 square foot expansion of the Tambrands (Procter and Gamble) Facility with associated paved drives, pads and truck maneuvering areas.

The property totals 52.4 acres, however, the Applicant is currently in negotiations with

the Cities of Auburn and Lewiston to purchase a 15.7 acre portion of the Cities’ undeveloped land. By acquiring additional land, Tambrands can expand the production and warehouse building in a way that makes sense, logically, for the current production line setup. Building expansions and associated paved drives were also completed in 2012 and 2016.

Stormwater

The City of Auburn is also reviewing the application under our Delegated Review Authority for stormwater. The building expansion and access drives require them to remove the existing vegetated underdrained soil filter basin so they are proposing to replace that basin elsewhere on the site and install an additional vegetated underdrained soil filter to collect/treat additional runoff. A Natural Resources Protection Act (NRPA) permit has also been applied for proposed wetland impacts.

Lighting

The Applicant is proposing 4-5 new light poles to the west of the new building to light the truck maneuvering area. The lights proposed are sharp cut-off LED fixtures that will not spill light beyond the property line.

Traffic/Parking

As part of the Special Exception criteria, the Planning Board has to make a finding that the Special Exception will not create nor aggravate a traffic hazard. The Applicant is asking the Planning Board to make this finding based on the fact that the proposed addition is only expected to add 17 additional employees over the four work shifts. The maximum number of traffic estimated in the peak hour is only 5 additional passenger car equivalents over what exists now. With the minimal increase in employees and traffic and the more efficient shipping/receiving process, it is also not anticipated to increase truck traffic.

The parking requirements for an industrial or manufacturing use is *one half per employee for combined employment of the two largest overlapping shifts*. With the existing 375 parking spaces, they exceed this requirement.

Applicable Sec. 60-579 (Dimensional Requirements) Industrial District:

- *Density*. Not more than 40% of the total lot area shall be covered by buildings. The lot is 59.6 acres. The total building square footage with the proposed addition is 600,135 square feet. The lot coverage will be 23% and meets this standard.
- *Setbacks*. Where the project is located on a corner lot, it has 2 front setbacks on Kittyhawk and Hotel and the remaining setbacks are side setbacks. The requirements are:
 - Front: 35 Feet.
 - Side: 35 Feet.

All provided setbacks are greater than 55 feet and meet the setback requirements.

- *Landscaping*.
 - Within a parking lot, landscaping shall be provided in an amount equal to 10% of the area of the parking lot.
 - The ordinance also requires that the perimeter of a principal building, except for entrances and loading doors be landscaped in an amount equal to 20 percent of the building footprint. Emphasis shall be given to the front and sides of the building.
 - Side and rear lot lines between nonresidential uses shall be planted with evergreen trees in the same manner as discussed above, except the width of the screened buffer cannot be less than 15 feet.

Again, there are no rear lot lines because the parcel is located on a corner lot. A landscaping plan has not been provided. The front area of the building has been landscaped but from the plan provided, it cannot be determined what the percentage is. The proposed addition is surrounded by forested areas which the Applicant argues provides adequate landscaping to meet the ordinance requirements. This was also used to satisfy the landscaping requirements for the proposed addition at Futureguard. As discussed with other projects the Planning Board has reviewed, the landscaping requirements should only apply to the proposed addition/new paved areas. The proposed addition is 116,000 square feet, 20% would be 23,200 square feet of landscaping in the front/side of the building. No new parking lots are proposed. The front of the building is heavily landscaped currently and again the building is surrounded by forested areas that the Applicant feels are adequate to meet the landscaping requirements of the ordinance.

II. DEPARTMENT REVIEW-

- a. **Police**- No comments received.
- b. **Auburn Water and Sewer** – No comments received.
- c. **Fire Department/Code Enforcement** – Will Review during Building Permit Phase.
- d. **Economic and Community Development** – The Tambrands expansion will increase our tax base and create good-paying jobs. This project will bring 15 +/- acres of publicly owned property back onto the tax rolls. In addition, the expanded facility will increase the assessed value of the property. An initial capital investment of \$15M, with additional investment in



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- advanced manufacturing equipment, will allow Tambrands to hire 9 -17 new employees with an estimated average wage of over \$40,000.
- e. **Engineering** – No comments received.
 - f. **Public Services**- No comments received.
 - g. **Airport** – No comments received.

III. PLANNING BOARD ACTION- The proposed project requires review and findings for approval of Sections 60-1277, 60- 1336 and 60-771:

A. Site Plan Review, Section 60-1277:

1. Does the site plan protect 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?
2. Is the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas adequately addressed?
3. Are the proposed methods of disposal for wastes adequately addressed?
4. Does the site plan provide adequate protection of environment features on the site and adjacent areas?

B. Special Exception, Section 60-1336. - The board shall require evidence of the following:

1. That the special exception sought fulfills the specific requirements, if any, set forth in the zoning ordinance relative to such exception.
2. That the special exception sought will neither create nor aggravate a traffic hazard, a fire hazard or any other safety hazard.
3. That the special exception sought will not block or hamper the master development plan pattern of highway circulation or of planned major public or semipublic land acquisition.
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.
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.
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.
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.

IV. STAFF RECOMMENDATIONS- The Staff recommends the Planning Board find that the Site Plan for the proposed development, meets the requirements of Sec. 60-1277, and further that the application meets the requirements of Special Exception Law, Sec. 60-1336, and APPROVE the project application. Staff recommends the following conditions:

- a. *No development activity until any bonding or inspection fees is determined by the Auburn Engineering Department.*

Suggested Motion for Proposed Expansion: I make a motion to approve the Site Plan for a 116,000 Square Foot Expansion of Tambrands, Inc. (Procter & Gamble) Facility with Associated Paved Drives, Pads and Truck Maneuvering Areas and State Delegated Review for Site Location of Development, Located at 2879 Hotel Road (PID: 119-002 and 120-001) in the Industrial Zoning District with the following conditions:

- a. No development activity until any bonding or inspection fees is determined by the Auburn Engineering Department.

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