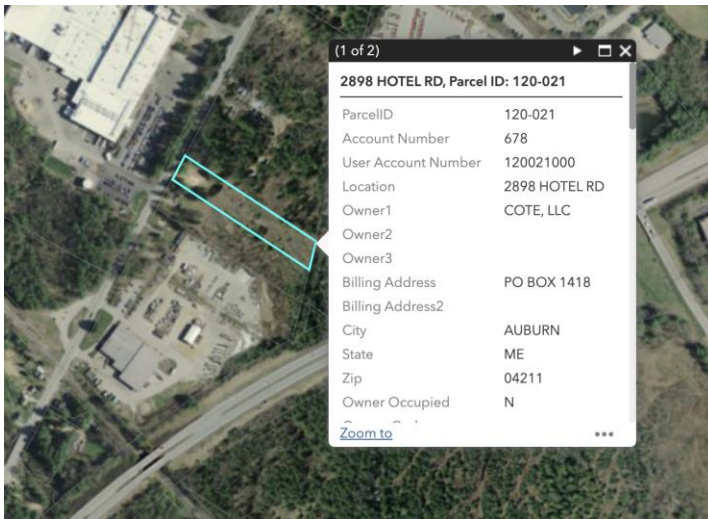


To: Auburn Planning Board
 From: Megan Norwood, City Planner
 Re: Proposed storage site expansion to include a 2.4 acre grassy lay down area for material storage, a .53 acre, 30 foot wide gravel access road and associated stormwater infrastructure and State Delegated Review for Site Location of Development, located at 2898 Hotel Road (PIDs: 120-021, 120-022, 107-021 and 120-024) in the General Business Zoning District.
 Date: June 8, 2021



I. PROPOSAL – Rick Jones, of Jones Associates, on behalf of Cote, LLC is applying for Site Plan Review and Special Exception in accordance with Sec. 60-45 and 60-499(b)(10)(13), sales, rental and service agencies for mobile homes, farm equipment, trucks and trailers, and machine equipment, trucking terminals... – for an expanded material storage area north of the existing Cote Crane Corporation site on Hotel Road. The material storage area is proposed to be a 2.4 acre grassy lay down area that will be served by a 30-foot-wide gravel access road.

Project History/Background:

As discussed in the application materials, the original facility was constructed in 1985 on a 10.72 acre parcel of land. In 1995, an additional 7.1 acres (planned to be all impervious area) and 3.62 acres of land (planned to be lawn area). The project was only partially completed and the proposed 100 x 400 foot building was never constructed. In 2003, a 4.1 acre site abutting the original parcel was added with the intentions of creating a looped gravel access road and grassy lay down area. The current proposal is for a 2.4 acre grassy lay down area on the parcel located at 2898 Hotel Road and the adjacent parcel located at 2910 Hotel Road with the 30 foot gravel access road. As you can see from the aerials, there is an existing home on the 2910 Hotel Road (parcel to the left of the highlighted box). The house will remain and a fence line will be added behind the house to buffer it from the proposed laydown area.

Wetlands/Stormwater

Jones Associates completed the wetland delineation information provided in the application materials and did not identify any vernal pools. The proposed expansion does include a minimal amount of wetland disturbances which requires them to file a Tier 1 NRPA permit. The City has delegated review authority to review stormwater that creates between 3 and 7 acres of impervious area. The proposed change in impervious area is estimated to be slightly over an acre but the project as a whole contains a little less than 9 acres. DEP granted special approval to the City to review proposals such as this that exceed the 7 acres of impervious area cumulatively. The Engineering Department is working with the Applicant on the stormwater review and necessary stormwater infrastructure.

Lighting

The applicant is proposing two full cut off light fixtures for security and will not create a nuisance for abutting properties. The properties in this area are zoned General Business and Industrial.

Traffic/Parking

Staff reached out to the Applicant to confirm the use of the storage area, primarily, is this storage area to accommodate more vehicles that may in turn generate additional traffic down the road ? Will there be any additional trips/Employees from additional equipment/services able to be offered? The information provided states no additional trips or parking. The Applicant does not anticipate an increase in traffic as a result of this expanded area because Cote recently converted some of their existing laydown space to building structures and this expansion is in part to make up for the lost temporary storage space.

Applicable Sec. 60-500 (Dimensional Requirements) General Business:

- *Density.* Not more than 30% of the total lot area shall be covered by buildings used for commercial or office uses. This standard is not applicable as buildings are not proposed.
- *Setbacks.*
 - Side/Front: 25 Feet.

The front setback is met as the proposed fence-line provides 190 feet between the property line and the start of the grassy laydown areas.

The side setback between the two properties (2898 Hotel Road and 2910 Hotel Road) is not required to be met as the lots are under the same ownership. However, we recommend a condition of approval that the once construction is completed, the Applicant request a letter from the Assessing Department combining the two properties.

The side setback between the proposed fence-line and the Marymay Munroe Bernard property is only 13 feet and does not meet the 25-foot side setback requirement. The setback requirements typically apply to structures and the Applicant argues that all space in the laydown area is temporary storage space (anywhere from a week to a few months) and it should not create an issue with setbacks because it will remain unbuilt space used for storage. The City does allow fences to be located right along property lines.

- Rear: 35 Feet.

The rear setback is met as 90 feet is proposed between the railroad and the existing fence line. At its closest point, based on measurements, the stormwater treatment filter does not get within 35 feet of the property line.

- *Landscaping.*

Unlike the Industrial District, the General Business does not have specific landscaping requirements other than those that pertain to open and unbuilt spaces *required* to be left in that state – so these requirements do not apply in this case. The Site Plan/Special Exception criteria do require that on-site landscaping is adequate to screen neighboring properties from unsightly features of the development. In this case, the property is surrounded entirely by Industrial uses with one residence (the Marymay Munroe Bernard property) to the North. A fence-line is proposed along this boundary as well as behind the adjacent home on the Cote property.

I. DEPARTMENT REVIEW-

- a. **Police-** No comments received.
- b. **Auburn Water and Sewer** – No comments received.
- c. **Fire Department/Code Enforcement** – No comments received.
- d. **Engineering** – No comments received.
- e. **Public Services-** No comments received.



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- f. **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.*
- b. *Once construction of the grassy laydown area is completed, the Applicant shall obtain a letter from the City Assessor combining the two parcels located at 2910 Hotel Road and 2898 Hotel Road.*

- c. *All necessary stormwater improvements shall be shown on the plan to the satisfaction of the City Engineer prior to the issuance of building permits.*

Suggested Motion for Proposed Expansion: I make a motion to approve the Site Plan for a proposed 2.4 acre grassy lay down storage site expansion at the Cote Crane Property with a 30-foot gravel access road and State Delegated Review for Site Location of Development, located at 2898 Hotel Road (PIDs: 120-021, 120-022, 107-021 and 120-024) in the General Business Zoning District with the following conditions:

- a. No development activity until any bonding or inspection fees is determined by the Auburn Engineering Department.
- b. Once construction of the grassy laydown area is completed, the Applicant shall obtain a letter from the City Assessor combining the two parcels located at 2910 Hotel Road and 2898 Hotel Road.
- c. All necessary stormwater improvements shall be shown on the plan to the satisfaction of the City Engineer prior to the issuance of building permits.

Megan Norwood

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City Planner