



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

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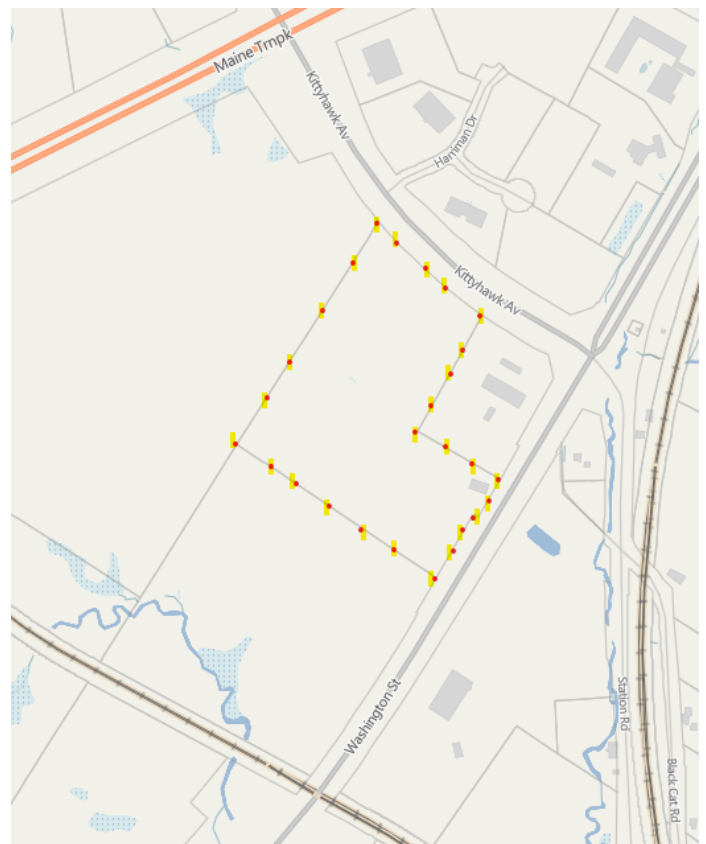
Item #4

To: Auburn Planning Board
From: Megan Norwood, City Planner
Re: Site Plan/Special Exception: F.W. Webb Company new warehouse/distribution facility on Kittyhawk Avenue
Date: July 13, 2021

I. PROPOSAL: The parcel is in the General Business District (GB) and is shown on the City GIS system as Parcel ID 109-001-001 with a current street address of 2019 Washington Street.

The property is currently owned by Auburn Property Development, LLC (APD) and, by survey, currently contains 20.11 acres. The parcel has frontage on Washington Street and Kittyhawk Avenue. Webb is planning to purchase 10.7 acres from APD for this project. The proposed parcel will have about 650' of frontage on Kittyhawk Avenue and about 350' of frontage on Auburn Commerce Way. The parcel is shown on the survey prepared by Jones Associates, Inc. (Jones). Since the APD parcel will simply be split into two lots, subdivision approvals will not be required.

The proposed improvements are shown on the attached full plan set prepared by SJR Engineering, Inc. (SJR). Building design will be completed by Damon McQuaid Architect and construction of the project will be completed by Green Leaf Construction. Today, Webb has 15 areas of expertise, including its core businesses: plumbing, heating, HVAC, refrigeration, and PVF. Specialty markets include Propane Gas products, Water Systems, Fire Protection & Fabrication Systems, Pumps, Process Controls, Water Works and High Purity Process products. There are more than 90 F.W. Webb locations in nine states, including all six New England states, New York, New Jersey and Pennsylvania. In addition to the company's wholesale business, the company operates 45 Frank Webb Home showrooms. The new Auburn location will include a showroom, a training room, and will provide more space to support the local wholesale business activities in this market area.



This location will have 25 employees to start and could grow to 38 employees over 5 to 10 years. The wholesale counter will be open 7 AM to 5 PM Monday – Friday and Saturday mornings during heating season. The showroom is open 8 AM to 5 PM Monday – Friday and 8 AM to 1 PM on Saturday. Showroom staff are also available after hours by appointment.

Webb is planning to construct this project in two phases. Phase 1 will include a 66,715 square foot building with a rear exterior storage yard consisting of 40,040 square feet of pavement and 13,070 square feet of gravel surfaces, totaling 53,110 square feet. Phase 2 will add a 20,000 square foot building expansion and the exterior storage yard

will be expanded towards Auburn Commerce Way. It is expected that the ratio of paved area to gravel area in the Phase 2 exterior storage will remain about the same, but the total exterior storage available will increase by about 1,500 square feet to 54,610 square feet. The site grading, utilities and stormwater control systems have all been sized to support full development of both construction phases.

The Phase 2 construction will depend upon market conditions and future demand for this additional space. Since access to Kittyhawk Avenue is restricted by the Maine Department of Transportation (MDOT), access will be from an existing easement from Kittyhawk Avenue through the Auburn Crossing project parcel located at 791 Kittyhawk Avenue. These rights are allowed under existing easements that were reserved when the Auburn Crossing project was developed. Since this access will also serve the remaining land of APD, they are currently working with the Auburn Crossing owner to upgrade the existing driveway and expand the easement area to include all existing travel lanes. These improvements are shown on the SJR plans.

II. DEPARTMENT REVIEW:

- Police - No Comments
- Auburn Water and Sewer – No Comments
- Fire Department/Code Enforcement – No Comments
- Engineering – No Comments
- Public Services - No Comments
- Airport – No Comments
- 911 - No Comments

PLANNING BOARD ACTION/STAFF SUGGESTIONS: Staff suggests the Planning Board approve 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 Ordinance, Sec. 60-1336 with the following conditions:

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

Suggested Motion: I make a motion to approve the Site Plan for the construction of a phased, 66,715 Square Foot Building with a rear exterior storage yard consisting of 40,040 square feet of pavement and 13,070 square feet of gravel surfaces, totaling 53,110 square feet (phase 1) 20,000 Square Foot Building and exterior storage available will increase by about 1,500 square feet (Phase 2) at 2019 Washington Street, F.W. Webb Warehouse/Distribution Facility (PID: 109-001-001) with the following conditions:

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