

## Jacqueline Sawyer

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**From:** Craig Sweet <craig@terradyconsultants.com>  
**Sent:** Monday, May 6, 2024 3:34 PM  
**To:** Katherine Cook; Nick Racioppi  
**Cc:** John Blais  
**Subject:** [External]Re: [External]Re: [External]Re: [External]Re: [External]Re: 80 Lake Street

Good Afternoon Katherine,

In addition to the information we provided last week, we would like to request a waiver from the Principal Building Placement requirements of Sec. 60-548B.1, specifically the front setback of a maximum of 25' and the Frontage build-out of 60%. We request the waiver as the proposed use at the site will be utilizing the existing 80 Lake Street School building, and no new buildings are proposed as part of the proposed development. The existing building will be renovated to maintain its existing high-quality historic facade, which was one of the criteria outlined in the City's RFP for the acquisition and development of the 80 Lake Street Property.

Thank you,

Craig Sweet, P.E.  
Terradyn Consultants, LLC  
41 Campus Drive  
Cumberland Hall, Suite 301  
Office: 207-926-5111  
Cell: 207-370-2776

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**From:** Craig Sweet <craig@terradyconsultants.com>  
**Sent:** Friday, May 3, 2024 2:55 PM  
**To:** Katherine Cook <kcook@auburnmaine.gov>; Nick Racioppi <nick@terradyconsultants.com>  
**Cc:** John Blais <jblais@auburnmaine.gov>  
**Subject:** Re: [External]Re: [External]Re: [External]Re: [External]Re: 80 Lake Street

Hi Katherine,

Not a problem, where in the portal should I upload the information? My apologies I think I'm missing the area to upload responses.

Craig

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**From:** Katherine Cook <kcook@auburnmaine.gov>  
**Sent:** Friday, May 3, 2024 2:50 PM  
**To:** Craig Sweet <craig@terradyconsultants.com>; Nick Racioppi <nick@terradyconsultants.com>  
**Cc:** John Blais <jblais@auburnmaine.gov>  
**Subject:** Re: [External]Re: [External]Re: [External]Re: [External]Re: 80 Lake Street

Hi There,

Thanks for the hard copies! I received them today, Can you also please provide the updates online? this will make it easier to post online.

**Katherine Cook (she/her)**

Planning Coordinator, City of Auburn

60 Court Street | Auburn, Maine 04210 | 207.333.6601 X1155 |

[kcook@auburnmaine.gov](mailto:kcook@auburnmaine.gov) | [www.auburnmaine.gov](http://www.auburnmaine.gov) |

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**From:** Craig Sweet <craig@terradyconsultants.com>

**Sent:** Friday, May 3, 2024 10:36 AM

**To:** Katherine Cook <kcook@auburnmaine.gov>; Nick Racioppi <nick@terradyconsultants.com>; jim.w009@yahoo.com <jim.w009@yahoo.com>

**Cc:** John Blais <jblais@auburnmaine.gov>

**Subject:** [External]Re: [External]Re: [External]Re: [External]Re: 80 Lake Street

Thank you Katherine,

Attached please find our response to comments, I will be dropping of hard copies shortly.

Thanks again,

Craig Sweet, P.E.

Terradyn Consultants, LLC

41 Campus Drive

Cumberland Hall, Suite 301

Office: 207-926-5111

Cell: 207-370-2776

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**From:** Katherine Cook <kcook@auburnmaine.gov>

**Sent:** Friday, May 3, 2024 9:11 AM

**To:** Craig Sweet <craig@terradyconsultants.com>; Nick Racioppi <nick@terradyconsultants.com>; jim.w009@yahoo.com <jim.w009@yahoo.com>

**Cc:** John Blais <jblais@auburnmaine.gov>

**Subject:** Re: [External]Re: [External]Re: [External]Re: 80 Lake Street

We would appreciate having three 11 x 17 copies. Thanks so much!

**Katherine Cook (she/her)**

Planning Coordinator, City of Auburn

60 Court Street | Auburn, Maine 04210 | 207.333.6601 X1155 |

[kcook@auburnmaine.gov](mailto:kcook@auburnmaine.gov) | [www.auburnmaine.gov](http://www.auburnmaine.gov) |

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**From:** Craig Sweet <craig@terradynconsultants.com>

**Sent:** Friday, May 3, 2024 8:55 AM

**To:** Katherine Cook <kcook@auburnmaine.gov>; Nick Racioppi <nick@terradynconsultants.com>; jim.w009@yahoo.com <jim.w009@yahoo.com>

**Cc:** John Blais <jblais@auburnmaine.gov>

**Subject:** [External]Re: [External]Re: [External]Re: 80 Lake Street

Not a problem Katherine!

would all the plans sets need to be full size or would some of them need to be 11"x17"?

Thank you,

Craig Sweet, P.E.

Terradyn Consultants, LLC

41 Campus Drive

Cumberland Hall, Suite 301

Office: 207-926-5111

Cell: 207-370-2776

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**From:** Katherine Cook <kcook@auburnmaine.gov>

**Sent:** Friday, May 3, 2024 8:53 AM

**To:** Craig Sweet <craig@terradynconsultants.com>; Nick Racioppi <nick@terradynconsultants.com>; jim.w009@yahoo.com <jim.w009@yahoo.com>

**Cc:** John Blais <jblais@auburnmaine.gov>

**Subject:** Re: [External]Re: [External]Re: 80 Lake Street

Good morning Craig,

12 hard copies would be great so we can distribute them to the planning board next week.

Thanks for checking in. I'm looking forward to seeing the updates.

**Katherine Cook (she/her)**

Planning Coordinator, City of Auburn

60 Court Street | Auburn, Maine 04210 | 207.333.6601 X1155 |

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**From:** Craig Sweet <craig@terradynconsultants.com>

**Sent:** Thursday, May 2, 2024 1:35 PM

**To:** Katherine Cook <kcook@auburnmaine.gov>; Nick Racioppi <nick@terradynconsultants.com>; jim.w009@yahoo.com <jim.w009@yahoo.com>

**Cc:** John Blais <jblais@auburnmaine.gov>

**Subject:** [External]Re: [External]Re: 80 Lake Street

Hi Katherine,

I'm actually just wrapping them up this afternoon to get them back to you by tomorrow, and was going to reach out to you to see if you needed any hard copies of our responses when we get them back to you or if electronic would be fine?

Thanks!

Craig

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**From:** Katherine Cook <kcook@auburnmaine.gov>  
**Sent:** Thursday, May 2, 2024 1:32 PM  
**To:** Craig Sweet <craig@terradynconsultants.com>; Nick Racioppi <nick@terradynconsultants.com>; jim.w009@yahoo.com <jim.w009@yahoo.com>  
**Cc:** John Blais <jblais@auburnmaine.gov>  
**Subject:** Re: [External]Re: 80 Lake Street

Hi all,

I hope your week is going well. I'm reaching out to check in on how you are doing with the comments I sent from the Development Review? Our last day to receive updates ahead of planning board is next Wednesday, May 8. If there is an item that will not be done by that time, it may need to be added as a condition of the recommended approval. Please let me know if there is anything I can do to assist.

Thank you,

**Katherine Cook (she/her)**

Planning Coordinator, City of Auburn  
60 Court Street | Auburn, Maine 04210 | 207.333.6601 X1155 |  
[kcook@auburnmaine.gov](mailto:kcook@auburnmaine.gov) | [www.auburnmaine.gov](http://www.auburnmaine.gov) |

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**From:** Craig Sweet <craig@terradynconsultants.com>  
**Sent:** Thursday, April 25, 2024 7:56 AM  
**To:** Katherine Cook <kcook@auburnmaine.gov>; Nick Racioppi <nick@terradynconsultants.com>; jim.w009@yahoo.com <jim.w009@yahoo.com>  
**Cc:** John Blais <jblais@auburnmaine.gov>  
**Subject:** [External]Re: 80 Lake Street

Thanks so much Katherine!

We will let you know if we have any questions as we dig in a bit further.

Craig

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**From:** Katherine Cook <kcook@auburnmaine.gov>  
**Sent:** Wednesday, April 24, 2024 4:02 PM  
**To:** Craig Sweet <craig@terradynconsultants.com>; Nick Racioppi <nick@terradynconsultants.com>; jim.w009@yahoo.com <jim.w009@yahoo.com>  
**Cc:** John Blais <jblais@auburnmaine.gov>  
**Subject:** Re: 80 Lake Street

Here is more information of the easement we spoke about on the phone. Please let me know if you have questions.

**Katherine Cook (she/her)**

Planning Coordinator, City of Auburn

60 Court Street | Auburn, Maine 04210 | 207.333.6601 X1155 |

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**From:** Katherine Cook

**Sent:** Friday, April 12, 2024 1:57 PM

**To:** craig@terradynconsultants.com <craig@terradynconsultants.com>; Nick Racioppi <nick@terradynconsultants.com>; jim.w009@yahoo.com <jim.w009@yahoo.com>

**Cc:** John Blais <jblais@auburnmaine.gov>

**Subject:** 80 Lake Street

Good afternoon,

I had the pleasure of reviewing your application, and I have a few comments regarding additional items we will need leading up to the Planning Board on May 14.

1. All roof drains tied into the sewer must be removed
2. Are you still planning on including the playground as part of the project? You will need to submit information on the playground equipment as part of the permit application.
3. It appears that the public conservation easement area may be a little off from where the city believes it is. Let's check on this.
4. We will need to see turning radius movements for the fire apparatus. It is not clear that service vehicles will be able to make the required turning movements.
5. It appears that with the dumpster's placement, there is not a place to push snow. Please address this item.

Overall, I think we are getting closer, and this is ready to go to the planning board once we address these few items.

6.

I am happy to meet with you to discuss more. I will be out of the office, however, until April 22. If you can have the changes complete by May 3, that would give us enough time to review and make any additional comments.

Best,

Katherine

Katherine Cook (she/her)

Planning Coordinator, City of Auburn

60 Court Street | Auburn, Maine 04210 | 207.333.6601 X1155 |

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