

June 28, 2024

Katherine Cook, Planning Coordinator
City of Auburn
60 Court Street
Auburn, ME 04210

**SUBJECT: Response to City's Plan Review Meeting on Bear Self-Storage & Auto Sales Facility
828 Center Street – Auburn, ME**

Dear Katherine,

On behalf of Bear Holdings LLC and Bear, LLC, Wright-Pierce has prepared a response to staff comments received regarding the Development Review application submitted for review for the proposed Self-Storage and Auto Sales facility located at 828 Center Street. We appreciate the time that staff have spent on this review. We offer the following responses, noted in bold, to comments received in your email dated June 17, 2024:

Comment:

1. The city will need an addressing application.

Response: An Addressing Application has been completed and is attached.

2. Lewiston has a water main in the vicinity of the sewer main shown at the southern side of the site. It may actually be in the stormwater treatment area. It is a critical line that serves the entire City. That line and easement should be shown on the plan for safety and excavation for stormwater. Contact Lewiston Water Division for details.

Response: We have confirmed with Jeff Beaulé, Lewiston's City Engineer, that the water line is not within the limits of the site. There is a water line south of the site on properties on Xivray Street.

3. Are all storage boxes leaving the site?

Response: Storage containers will remain on the site but will be located to the rear of the site behind the proposed building, in the areas marked as gravel storage areas.

4. What is the gravel storage area for? Use should be shown on the plan.

Response: A note has been added to the site plan indicating that the gravel storage areas will be used for outdoor storage of containers and vehicles. An updated site plan is attached

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5. Plan indicates a stormwater permit is being requested. It appears that a Site Law permit is also required for impervious areas. Please demonstrate what impervious area is new since relevant Site Law Dates and confirm if a permit is required.

Response: The site does require a Site Law Permit, based on the 1970 site impervious area and the cumulative increase in impervious area including the current proposed development. The stormwater management plan does take into account the Chapter 500 requirements, as well as the flooding standard for Site Law projects. We used the aerial imagery from 1973 as the basis for the comparison. We have attached a figure showing the approximate site boundaries over the 1973 aerial and the currently proposed impervious footprint.

Maine DEP Chapter 500 basic, general and flooding standards apply to the site, since more than 3 acres of impervious area has been constructed since site law went into effect. Aerial imagery from 1973 was overlaid on the recent topographic survey and compared to the current site and proposed design. In 1973 there was approximately 1.14 acres of impervious area on the subject parcels. The proposed site improvements would bring the site's total impervious area to 5.91 acres, a 4.77 acre increase from 1973. In 1973, the subject parcels of land were cleared of all but a few trees, graded, and appear to be mostly, if not entirely, developed. All the proposed improvements are within the existing developed portions of the site so there is no new non-impervious developed area. As such, the proposed stormwater best management practices were designed to not only provide stormwater treatment but to mitigate peak runoff rates and provide proper flood protection to meet the basic, general, and flooding standards of Chapter 500.

Please let us know if you have any additional comments or questions.

Sincerely,

WRIGHT-PIERCE



Jan Wiegman, PE

Senior Project Manager

jan.wiegman@wright-pierce.com

Attachments

cc: Richard Raubeson



City of Auburn, Maine

GIS / Addressing

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

ADDRESS AND STREET NAME APPLICATION

Note: By submitting this request in writing, you certify that you are authorized to make this request and are taking responsibility for any changes made. Submit the completed application with building plans or, for divisions, after preliminary plat approval.

Date: 6/28/2024

Applicant same as building permit

Name: Bear Holdings, LLC Phone: 207-838-6210

Email: rraubeson50@aol.com Address 900 Center Street

City: Auburn State ME Zip: 04210

I am requesting (check all that apply):

Addresses for a new SUBDIVISION: Name & File No. _____

STREET NAME(S) for a new SUBDIVISION: Name & File No. _____

A NEW address or addresses for a RESIDENTIAL building

A NEW address or addresses for a COMMERCIAL building

CHANGE an EXISTING address

REMOVE an EXISTING address

A new STREET NAME

Existing Address: 878, 868, 864 Center Street

Existing Map & Tax Lot: 301-019, 301-017-002, 301-017

Proposed Address (Attach a separate map if applying for multiple addresses):

868 Center Street

Proposed Street Name(s): Attach a separate document with street names on a map (including future street extensions) and a list of a minimum of three alternates in ranked order. You may verify the street names are not currently within the City of Auburn by searching for your street name using MapAuburn's [Parcel Viewer](#).

See street naming policies on the back of this application form.

Please include the following when submitting:

- This completed application form
- Vicinity map with property and neighboring property addresses clearly marked
- Layout of site and building showing entrances (if applicable)
- Any additional useful information

*Thank you for your application. The approval process is approximately two weeks.
The results of this application will mailed/emailed to the address specified above.*

* OFFICIAL USE ONLY BELOW THIS LINE *				
Date Received:	_____	Approval By: BLDG _____	GIS _____	PLAN _____
Building Permit No:	_____			
Land Use File:	_____			

Street naming policies:

1. Street names that are a duplicate of an existing street in the City Auburn are prohibited and duplications of street in Lewiston should be avoided.
2. Similar sounding names such as Beach Avenue and Peach Avenue, or Apple Hill Road and Apple Road or Maywood Court and Maywood Lane shall be avoided.
3. Cumbersome, discriminatory, or derogatory names shall be avoided.
4. The reuse of former street names shall be avoided.
5. Extremely difficult words to spell and pronounce shall be avoided.
6. The use of proper names or business advertisement is not recommended.

Street Type Designations: Street type designations, depending on roadway function, length and configuration, exist to define the character of a street. The following designations should be used:

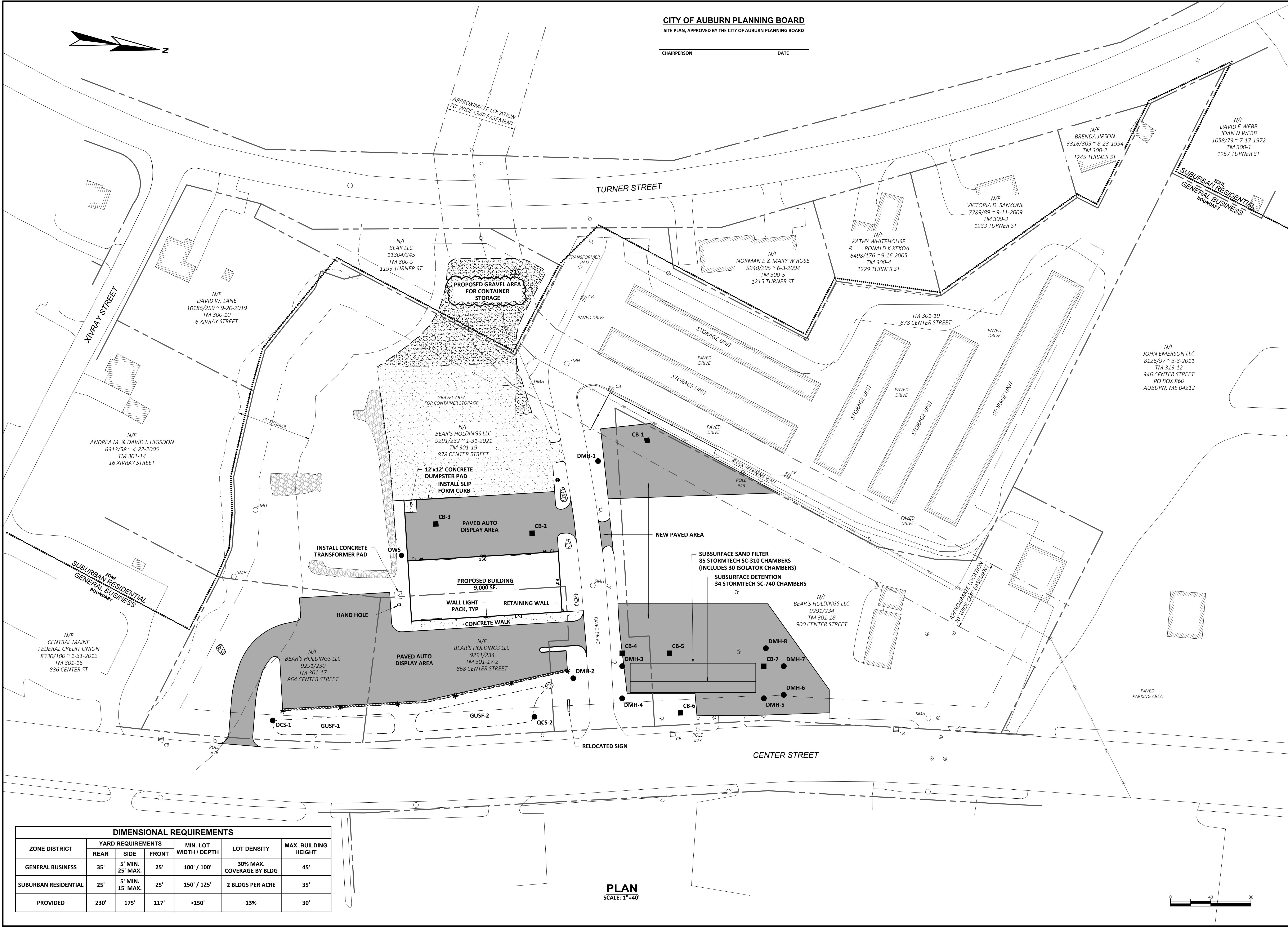
- Avenue- A public or city right-of-way.
- Street- A public or city right-of-way.
- Boulevard – A major minor or major arterial that carries moderate to heavy volumes of traffic at moderate to high speeds
- Circle, Loop- A road that runs in a circular direction terminating at or near in proximity to its beginning, and carries low to moderate volumes of traffic at low or moderate speeds.
- Crescent – A street which forms a crescent.
- Court- A local road that is of short length and carries a low volume of traffic at low speeds, with no cross streets and generally terminates in a cul-de-sac.
- Drive, Parkway- A meandering collector or arterial that carries low, moderate or high volumes of traffic at low, moderate or high speeds.
- Lane- A local road that is of short length that carries a low volume of traffic at low speeds.
- Road- Any public or private right-of-way.
- Place, Terrace, Way –A local road that is of a short length and carries low volumes of traffic at low speeds.

LAST SAVED BY: RYAN.BESAW 6/27/2024 1:09 PM

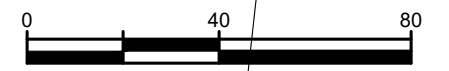
A:\ENGINEERING\AUBURN\21316-BEARSELFSTORAGE\DRAWINGS\CIVIL\21316-CS-LAYOUT.DWG | 21316-CS-LAYOUT | 1:25.5849 | 6/27/2024 1:09:15 PM | RYAN.BESAW

CITY OF AUBURN PLANNING BOARD
SITE PLAN, APPROVED BY THE CITY OF AUBURN PLANNING BOARD

CHAIRPERSON _____ DATE _____



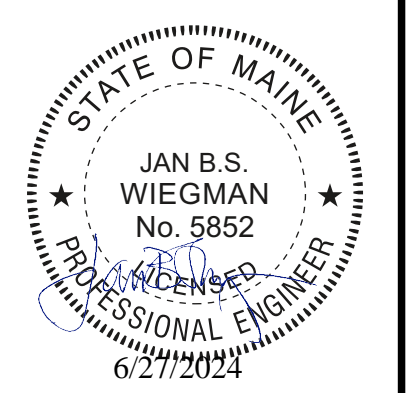
PLAN
SCALE: 1"=40'



ZONE DISTRICT	YARD REQUIREMENTS			MIN. LOT WIDTH / DEPTH	LOT DENSITY	MAX. BUILDING HEIGHT
	REAR	SIDE	FRONT			
GENERAL BUSINESS	35'	5' MIN. 25' MAX.	25'	100' / 100'	30% MAX. COVERAGE BY BLDG	45'
SUBURBAN RESIDENTIAL	25'	5' MIN. 15' MAX.	25'	150' / 125'	2 BLDGS PER ACRE	35'
PROVIDED	230'	175'	117'	>150'	13%	30'

NO	PERMIT REVISION	REVISIONS	APPD DATE
1	△		J.WIE 06/24
2	△		
3	△		
4	△		

PROJECT NO: 21316	DESIGNED: N.EDWARDS	CAD COORD: R.BESAW	CAD: R.BESAW	CHECKED: N.EDWARDS	DATE: 06-2024	APPROVED: J.WIEGMAN	DATE: 06-2024	SUBMISSION: FOR PERMITTING
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WRIGHT-PIERCE
207.725.8721 | www.wright-pierce.com
11 BOWDOIN HILL ISLAND, SUITE 440, TOPSHAM, ME 04086

**BEAR'S HOLDING, LLC
BEAR SELF STORAGE FACILITY
SITE IMPROVEMENTS
AUBURN, MAINE**

SITE LAYOUT PLAN

DRAWING
C-3



Figure 1: Site Plans over 1973 aerial. Note 1973 development and impervious area. (NTS)