



August 5, 2024,

24-34

John Blais  
Deputy Director of Planning & Permitting  
City of Auburn  
60 Court Street  
Auburn, ME 04210

**Subject: Broad Street Farms  
Response to Comment Letter**

Dear John,

On Behalf of Andrew Hagerty, Terradyn Consultants, LLC, is pleased to submit the following supporting information on staff comments on the site plan application for the Broad Street Farms project.

- The plans have been revised to shorten the shared driveway from lots 19-24 down to 150'.
- Test pit locations for the septic areas are shown on the attached plans, and boring logs are attached to this letter.
- The plans show the approximate location of a new 5' sidewalk to be designed along the eastern side of Broad Street, with a typical detail added. The applicant will provide a design of the sidewalk prior to construction. Additionally, attached are draft easements for the construction and maintenance of any grading or infrastructure between the Skelton Family Trust, the City of Auburn, and the Water Department, as well as a letter from Edmond Bearor, Esq representing the Skelton Family Trust, indicating that they are agreeable to providing an easement along their property to facilitate the construction of the future sidewalk and infrastructure as necessary.
- A copy of the easement for the gas line is attached, the easement states the grantor reserves the right to fully use and enjoy the premises. Additionally, the easement is for the maintenance and operation of the gas line and does not specify an offset from the pipe. No construction is proposed over the pipe.

We trust that the above responses and attached materials address the comments. Please contact me directly with any additional questions or concerns.

Sincerely,  
**TERRADYN CONSULTANTS, LLC**

Craig Sweet, P.E.

# Waiver Request

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August 5, 2024,

24-34

Kris Bennett, PE  
City Engineer  
City of Auburn  
60 Court Street  
Auburn, ME 04210

**Subject: Broad Street Farms  
Waiver Request**

Dear Kris,

On Behalf of Andrew Hagerty, Terradyn Consultants, LLC is requesting the following waiver for the Broad Street Farms Project.

Pursuant to Division 4 – Traffic Impact Analysis Standards, Sec 46-234, we are requesting a waiver from the requirements in the Division for the Broad Street Farms Project. Included in our submission are the traffic count projections, which we would propose are negligible for this street. Recognizing that the City has proposed future sidewalk connectivity, we are providing for Sidewalk Design and any necessary easements as part of our submission and accept that it will likely be a condition of approval.

Lastly, we understand that the City to be engaged in long-range transportation planning for Washington Street corridor including potential connectivity to Broad Street, and that deeper analysis for the area of the project is included in that scope of work.

All other site plan elements will conform with the City requirements for driveways, sight distance, and other elements as

Sincerely,  
**TERRADYN CONSULTANTS, LLC**

Craig Sweet, P.E

## Sample Easement Language

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**MEMORANDUM**

**TO: Andrew Hagerty**  
**FM: Edmond Bearor, Esq.**  
**DT: August 6, 2024**  
**RE: Broad Street Development Proposal**



Andy,

I am writing in my capacity as attorney for the Skelton Family Trust to confirm that the Trust owners of the parcel directly across Broad Street from the parcel you propose to develop, are agreeable to granting the City of Auburn or the Auburn Sewerage and Water District an easement of appropriate width along the length of the parcel owned by the Trust on the easterly side of Broad Street. We understand that this easement will include the right to install and maintain sewer, water and sidewalk infrastructure.

If you require, or the city requires anything further before the 13<sup>th</sup> of August, please let me know.

Thank you.

**END OF MEMO**

August 6, 2024

## SUGGESTED LEGAL DESCRIPTION

Use of this description requires legal review

### Proposed Easement Description

#### Exhibit A

The perpetual right and easement on the land in Auburn, Androscoggin County, Maine, to enter upon, construct, repair, replace and maintain a sidewalk and all other necessary appurtenances within the parcel of land more particularly bounded and described as follows:

- 1) **Beginning** on the apparent southeasterly sideline of Broad Street at a capped 5/8" rebar (PLS 1278) found 12" above grade at the westerly corner of land now or formerly of Jane Skelton and William Skelton, Co-trustees of the Skelton Family Trust as described in a deed dated June 6, 2006 and recorded in the Androscoggin County Registry of Deeds in Book 7008, Page 308;
- 2) Thence northeasterly along the apparent southeasterly sideline of said Broad Street on a curve to the left having a radius of 851.51 feet, an arc length of 151.14 feet, and a chord that bears N 17° 34' 25" E a distance of 150.94 feet to a point of tangency;
- 3) Thence N 12° 29' 19" E along the apparent southeasterly sideline of said Broad Street a distance of 578.51 feet to a point of curvature;
- 4) Thence northeasterly along the apparent southeasterly sideline of said Broad Street on a curve to the right having a radius of 1034.00 feet, an arc length of 252.62 feet, and a chord that bears N 19° 29' 13" E a distance of 251.99 feet to a point of tangency;
- 5) Thence N 26° 29' 09" E along the apparent southeasterly sideline of said Broad Street a distance of 527.36 feet to the intersection of the southeasterly sideline of said Broad Street and the apparent southwesterly sideline of Witham Road;
- 6) Thence S 49° 34' 43" E along the apparent southwesterly sideline of said Witham Road a distance of 10.30 feet;
- 7) Thence S 26° 29' 09" W a distance of 524.88 feet to a point of curvature;

- 8) Thence southwesterly on a curve to the left having a radius of 1024.00 feet, an arc length of 250.18 feet, and a chord that bears S 19° 29' 13" W a distance of 249.56 feet to a point of tangency;
- 9) Thence S 12° 29' 19" W a distance of 578.51 feet to a point of curvature;
- 10) Thence southwesterly on a curve to the right having a radius of 861.51 feet, an arc length of 157.43 feet, and a chord that bears S 17° 43' 25" W a distance of 157.21 feet to the southerly sideline of said Skelton;
- 11) Thence N 43° 03' 07" W along the southerly sideline of said Skelton a distance of 10.96 feet to the **Point of Beginning**.

Meaning and intending to describe an easement 10 feet in width, being depicted as "Proposed Location of 10' Sidewalk and Utility Easement (15,103 s.f.)" as shown on a plan entitled "Boundary Retracement & Existing Conditions/Topographic Survey, Broad Street Farms, Broad Street, Auburn, Maine" prepared by Terradyn Consultants, LLC dated June 27, 2023.

Said Easement Area encompassing 15,103 s.f.

This easement is granted and is subject to the following conditions and covenants:

1. The Grantors covenant and agree for themselves, their heirs and assigns, that they will not erect any permanent structure and will not place or plant any trees or shrubs within the above-described Easement Area.
2. The City of Auburn covenants and agrees with the Grantors, their heirs and assigns, that it will cause no unnecessary damage in connection with its use of the land above described, and that upon each and every entry it will restore the surface to its original condition so far as is possible and will not otherwise interfere with the Grantors' use of said land.

The land burdened by the easement is a portion of the land described in a deed from Jane Skelton and William Skelton to Jane Skelton and William Skelton, Co-trustees of the Skelton Family Trust as described in a deed dated June 6, 2006 and recorded in the Androscoggin County Registry of Deeds in Book 7008, Page 308.



Use of this description requires understanding of the following:

1. This description was prepared without benefit of an attorney's title search; therefore, the user of this description shall satisfy themselves that the grantor of the parcel described in this Suggested Parcel Description is record owner, with good and marketable title thereto, free and clear of all encumbrances, with any exception or restrictions that are mutually agreed to by all parties involved. The user of this description shall consult with legal counsel to verify wording contained within this Suggested Parcel Description and to provide all references to easements, restrictions, or covenants of record affecting the described parcel to protect grantor/grantee interests.
2. The user of this description shall consult with legal counsel to verify wording contained within this Suggested Parcel Description and to provide all references to easements, restrictions, or covenants of record affecting the described parcel to protect grantor/grantee interests.

DRAFT



August 6, 2024

## SUGGESTED LEGAL DESCRIPTION

Use of this description requires legal review

### Proposed Easement Description

#### Exhibit A

The perpetual right and easement on the land in Auburn, Androscoggin County, Maine, to enter upon, construct, repair, replace and maintain a water main and all other necessary appurtenances (the "Facilities") within the parcel of land more particularly bounded and described as follows:

- 1) **Beginning** on the apparent southeasterly sideline of Broad Street at a capped 5/8" rebar (PLS 1278) found 12" above grade at the westerly corner of land now or formerly of Jane Skelton and William Skelton, Co-trustees of the Skelton Family Trust as described in a deed dated June 6, 2006 and recorded in the Androscoggin County Registry of Deeds in Book 7008, Page 308;
- 2) Thence northeasterly along the apparent southeasterly sideline of said Broad Street on a curve to the left having a radius of 851.51 feet, an arc length of 151.14 feet, and a chord that bears N 17° 34' 25" E a distance of 150.94 feet to a point of tangency;
- 3) Thence N 12° 29' 19" E along the apparent southeasterly sideline of said Broad Street a distance of 578.51 feet to a point of curvature;
- 4) Thence northeasterly along the apparent southeasterly sideline of said Broad Street on a curve to the right having a radius of 1034.00 feet, an arc length of 252.62 feet, and a chord that bears N 19° 29' 13" E a distance of 251.99 feet to a point of tangency;
- 5) Thence N 26° 29' 09" E along the apparent southeasterly sideline of said Broad Street a distance of 527.36 feet to the intersection of the southeasterly sideline of said Broad Street and the apparent southwesterly sideline of Witham Road;
- 6) Thence S 49° 34' 43" E along the apparent southwesterly sideline of said Witham Road a distance of 10.30 feet;
- 7) Thence S 26° 29' 09" W a distance of 524.88 feet to a point of curvature;

- 8) Thence southwesterly on a curve to the left having a radius of 1024.00 feet, an arc length of 250.18 feet, and a chord that bears S 19° 29' 13" W a distance of 249.56 feet to a point of tangency;
- 9) Thence S 12° 29' 19" W a distance of 578.51 feet to a point of curvature;
- 10) Thence southwesterly on a curve to the right having a radius of 861.51 feet, an arc length of 157.43 feet, and a chord that bears S 17° 43' 25" W a distance of 157.21 feet to the southerly sideline of said Skelton;
- 11) Thence N 43° 03' 07" W along the southerly sideline of said Skelton a distance of 10.96 feet to the **Point of Beginning**.

Meaning and intending to describe an easement 10 feet in width, being depicted as "Proposed Location of 10' Sidewalk and Utility Easement (15,103 s.f.)" as shown on a plan entitled "Boundary Retracement & Existing Conditions/Topographic Survey, Broad Street Farms, Broad Street, Auburn, Maine" prepared by Terradyn Consultants, LLC dated June 27, 2023.

Said Easement Area encompassing 15,103 s.f.

This easement is granted and is subject to the following conditions and covenants:

1. The Grantors covenant and agree for themselves, their heirs and assigns, that they will not erect any permanent structure and will not place or plant any trees or shrubs within the above-described Easement Area.
2. The Auburn Water District covenants and agrees with the Grantors, their heirs and assigns, that it will cause no unnecessary damage in connection with its use of the land above described, and that upon each and every entry it will restore the surface to its original condition so far as is possible and will not otherwise interfere with the Grantors' use of said land.

The land burdened by the easement is a portion of the land described in a deed from Jane Skelton and William Skelton to Jane Skelton and William Skelton, Co-trustees of the Skelton Family Trust as described in a deed dated June 6, 2006 and recorded in the Androscoggin County Registry of Deeds in Book 7008, Page 308.



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1. This description was prepared without benefit of an attorney's title search; therefore, the user of this description shall satisfy themselves that the grantor of the parcel described in this Suggested Parcel Description is record owner, with good and marketable title thereto, free and clear of all encumbrances, with any exception or restrictions that are mutually agreed to by all parties involved. The user of this description shall consult with legal counsel to verify wording contained within this Suggested Parcel Description and to provide all references to easements, restrictions, or covenants of record affecting the described parcel to protect grantor/grantee interests.
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DRAFT







# Gas Easement

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# Septic Test Pit Boring Logs

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MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

7953

July 24, 2024

Mr. Craig Sweet  
Terradyn Consultants LLC  
41 Campus Drive #301  
New Gloucester, ME 04260

Re: Preliminary soil evaluation, Proposed Broad Street Farms Project, Broad Street,  
Auburn, ME

Dear Craig,

I have completed a preliminary soil evaluation of the proposed Broad Street Farms Project located on Broad Street Auburn, Maine. The soil evaluation was conducted in accordance with the Maine Subsurface Wastewater Disposal Rules dated August 2023, as amended. I evaluated two hand-excavated soil test pits within each proposed subsurface wastewater disposal area as shown on the site plan. The soils found on the parcel are marine lacustrine soils with a limiting factor from 16 to 22 inches. Soil log descriptions are attached. And test pit locations are shown on the attached site plan.

I was able to find suitable soil and area for the proposed septic systems on the parcel. The soils as evaluated meet the minimum requirements of the Maine Wastewater Disposal Rules dated August 2023. Subsurface wastewater disposal designs can be prepared at a future date.

If you have any questions or require additional information, please contact me.

Sincerely,

Mark J. Hampton L.S.E., C.S.S.  
Licensed Site Evaluator #263  
Certified Soil Scientist #216



7953

**SOIL PROFILE / CLASSIFICATION INFORMATION** **SOIL SCIENTIST DESCRIPTION OF SOIL CONDITIONS AT PROJECT SITES**

Project Name: **Broad Street Farm** Applicant Name: **Andrew Hagerty** Project Location (municipality): **Auburn**

Exploration Symbol # TP-1  Test Pit  Boring  Probe  
 \_\_\_\_\_ " Organic horizon thickness Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth:  of exploration, or  to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
Ap	Dark Brown	F. Sandy Loam	Weak Fine	Very Friable	
Bw1	Brown	Fine Sandy Loam	Weak Fine Grand	Friable	
C1	Olive Brown	Fine Sandy Loam	Platy	Friable	Common and Distinct

Soil Series/Phase Name: **Hartland** Limiting Factor  Groundwater  Restrictive Layer  Bedrock  
 16 " Depth

Drainage Class:  ED  SED  WD  MWD  SPD  PD  VPD  
 Slope: 4 Percent Hydric Soil:  No  Yes Hydrologic: \_\_\_\_\_  
 Soil Group: \_\_\_\_\_

Exploration Symbol # TP-2  Test Pit  Boring  Probe  
 \_\_\_\_\_ " Organic horizon thickness Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth:  of exploration, or  to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
Ap	Dark Brown	F. Sandy Loam	Weak Angular	Very Friable	
Bw1	Brown	Fine Sandy Loam	Weak Fine Grand	Friable	
C1	Olive Brown	Fine Sandy Loam	Thin Platy	Friable	Common and Distinct

Soil Series/Phase Name: **Hartland** Limiting Factor  Groundwater  Restrictive Layer  Bedrock  
 18 " Depth

Drainage Class:  ED  SED  WD  MWD  SPD  PD  VPD  
 Slope: 4 Percent Hydric Soil:  No  Yes Hydrologic: \_\_\_\_\_  
 Soil Group: \_\_\_\_\_

Exploration Symbol # TP-3  Test Pit  Boring  Probe  
 \_\_\_\_\_ " Organic horizon thickness Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth:  of exploration, or  to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
Ap	Dark Brown	F. Sandy Loam	Fine Grandul.	Friable	
Bw1	Brown	F. Sandy Loam	Weak Fine Grand	Friable	
C1	Olive	Fine Sandy Loam	Medium Platy	Friable	Common and Distinct

Soil Series/Phase Name: **Hartland** Limiting Factor  Groundwater  Restrictive Layer  Bedrock  
 22 " Depth

Drainage Class:  ED  SED  WD  MWD  SPD  PD  VPD  
 Slope: 4 Percent Hydric Soil:  No  Yes Hydrologic: \_\_\_\_\_  
 Soil Group: \_\_\_\_\_

Exploration Symbol # TP-4  Test Pit  Boring  Probe  
 \_\_\_\_\_ " Organic horizon thickness Ground surface elev. \_\_\_\_\_  
 \_\_\_\_\_ " Depth:  of exploration, or  to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
Ap	Dark Brown	F. Sandy Loam	Grand	Friable	
Bw1	Brown	Fine Sandy Loam	Fine Grandul.	Friable	
C1	Olive Brown	Fine Sandy Loam	Platy	Friable	Common and Distinct

Soil Series/Phase Name: **Hartland** Limiting Factor  Groundwater  Restrictive Layer  Bedrock  
 20 " Depth

Drainage Class:  ED  SED  WD  MWD  SPD  PD  VPD  
 Slope: 4 Percent Hydric Soil:  No  Yes Hydrologic: \_\_\_\_\_  
 Soil Group: \_\_\_\_\_

**SOIL SCIENTIST INFORMATION AND SIGNATURE**

Signature: *Mark J. Hampton* Date: 06/21/2024  
 Name Printed: Mark J. Hampton SS License No.: 216

affix professional seal





## REVISED PLANS

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