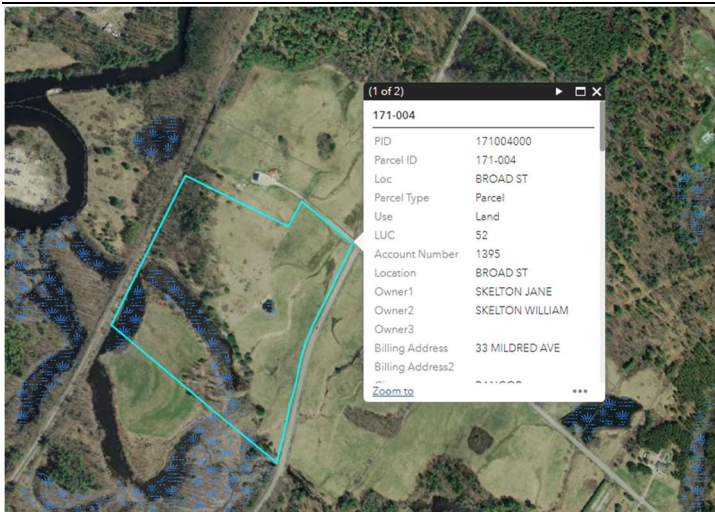


To: Auburn Planning Board
From: John Blais, Deputy Director of Planning, Permitting and Code
Re: Broad Street Farms is applying for a Site Plan approval for existing lot to be developed into 12 duplex units and associated site development to be developed along Broad Street, also City Assessor’s Parcel I.D. 171-004. This proposal is pursuant to Chapter 60 Article XVI Division 2- Site Plan Review, Division 3- Special Exception and Division 4- Subdivision and Article IV Division 14 Form Based Code.

Date: August 13, 2024



I. BACKGROUND –

Broad Street Farms is applying for a Site Plan approval for existing lot to be developed into 12 duplex units and associated site development to be developed along Broad Street, also City Assessor’s Parcel I.D. 171-004. This proposal is pursuant to Chapter 60 Article XVI Division 2- Site Plan Review, Division 3- Special Exception and Division 4- Subdivision and Article IV Division 14 Form Based Code of the Auburn Code of Ordinances.

Applicable Ordinance Provisions:

This project includes 12 duplex units on a 33.97-acre lot. This lot has significant wetlands which will be avoided and preserved from this project. The total developed (disturbed) area is 3.26 acres, total impervious area is 1.17 acres which requires stormwater review under the City of Auburns, Delegated Authority. Stormwater treatment include the use of meadow buffers outside the wetland areas. The site will be accessed by 5 driveways that will serve as many as 6 units from each curb-cut. The spacing and site distance meets the access management standards, and the number of peak hour trips generated is 19 trips on a Sunday. Pursuant to Division 4 – Traffic Impact Analysis Standards, Sec 46-234, the applicant has requested a waiver of requirements in this Division for the project title Broad Street Farm. Included in their submission are the traffic count projections as mentioned above, which City Engineer has proposed are negligible for this street and granted the waiver. Recognizing that the city has proposed future sidewalk connectivity, the applicant is providing for future utility easement and sidewalk design as part of their submission and accept that it will likely be a condition of approval. The units will be served by septic systems and wells and have included supporting documentation within the



packets. Below is the T-4.2B FBC requirements the site meets all requirements; one item of discussion includes the principal building configuration. Where adjacent buildings exceed the maximum setback, the maximum setback may be calculated by the average setback of principal structures on adjacent lots. where a private shared access drive is provided serving more than one structure (minimizing access points on any public road), the front setback may be measured from the private access drive, pedestrian accessway or parking area. This development, the average depth of adjacent structures is 168’ and the proposed access drives can be measured for setbacks.

Sec. 60-548B.1. Building placement and configuration T-4.2B.

Building Placement on Lot

PRINCIPAL BUILDING PLACEMENT:		
Front setback, principal:	5 ft. min./25 ft. max.*	(A)
(Corner lot) front setback, secondary:	5 ft. min./15 ft. max.	(B)
Side setback:	5 ft. min.	(C)
Rear setback:	10 ft. min.	(D)
Building lot coverage:	70% Max.	
Useable open space:	10% Min.	
Frontage build-out:	60% min (along front setback, primary) for commercial and multi-family uses and 30% minimum for single family and two-family homes. This provision does not apply to developments with private shared access ways to more than one structure.	
Lot Width:	24 ft. min/120 ft. max.	
PRINCIPAL BUILDING CONFIGURATION:		
Building width:	14 ft. min./110 ft. max.	(E)
Building height minimum:	1 story min.	(F)
Building height maximum:	3 story max.	(F) (excluding attic story)

* Where adjacent buildings exceed the maximum setback, the maximum setback may be calculated by the average setback of principal structures on adjacent lots. For undeveloped adjacent lots, a setback of 25 feet shall be used for the calculation. Front setback, principal—where a private shared access drive is provided serving more than one structure (minimizing access points on any public road), the front setback may be measured from the private access drive, pedestrian accessway or parking area.

(Ord. No. 20-09062022, § 2, 9-19-2022; Ord. No. 12-09052023, 9-18-2023)

Sec. 60-548B.2. Building frontages T-4.2B.

BUILDING FRONTAGE TYPES:	Common yard; porch yard, stoop and storefront.
BUILDING ENTRIES:	Primary entry door is encouraged along ground story facade facing a primary street.
BUILDING ENVELOPE ARTICULATION:	
Ground story building frontage facade:	<u>Residential with one or two units</u> - No minimum and maximum window or door area applies. <u>Residential with three or more units</u> - Windows and doors shall comprise a minimum of 25% and maximum 60% coverage of the total ground story frontage facade. <u>Commercial</u> - Windows and doors shall comprise a minimum of 40% and maximum of 90% coverage of the total ground story frontage facade.
Upper story building frontage facade:	<u>Residential structures with one or two units</u> - No minimum and maximum window or door area applies. <u>Residential structures with three or more units and commercial</u> - Windows and doors shall comprise a minimum of 20% and maximum 40% coverage of the total upper story frontage facade.
Ground story finished floor elevation:	<u>Residential</u> - The ground story elevation must be a minimum of 2 feet minimum and 6 feet maximum above the front yard elevation (average grade). <u>Commercial</u> - The ground story elevation must be at a minimum of sidewalk grade to maximum of 2 feet.
Frontage facade wall:	Blank lengths of wall exceeding 10 linear feet are prohibited.

Sec. 60-548B.3. External elements T-4.2B.

Front yard fence:	<u>Residential</u> - A front yard fence a minimum of 2 feet and a maximum of 4 feet in height is encouraged to maintain spatial edge of street. No chain link, vinyl, split rail, or barbed wire is allowed .
Front yard fence/wall opening:	A vehicle entry way, as part of a front fence/wall, shall be a maximum width of 20 feet; a pedestrian entry way shall be a maximum width of 6 feet.

Building projections:	No part of any building, except overhanging eaves, awnings, balconies, bay windows, stoops and other architectural features shall encroach beyond the minimum front setback line.
Porch & stoop encroachments:	Porches & stoops may encroach upon the minimum front setback line by the following distances: Front setback, principal frontage 5 ft. maximum. Front setback, secondary frontage 5 ft. maximum.
Garages:	Detached garages shall be located a minimum of 20 feet from any street right-of-way.
Driveways:	Driveways are encouraged to be on the secondary street frontage. Driveways shall be paved and a minimum of 8 feet wide and a maximum of 20 feet wide.
Parking:	<u>Residential</u> - Vehicle parking areas shall be located only on driveways or designated parking areas and shall not extend into the street right-of-way or sidewalk. <u>Commercial</u> - Parking shall be located to rear of the property to the greatest extent possible. Parking on a side yard is limited to no more than 60 feet wide or 40% of the lot width. Screening and/or street wall is required for parking areas along a street.
Accessory structures:	Accessory structures shall be located a minimum of 20 feet from any street right-of-way and 5 feet from either side or rear property line.
Landscaping:	Landscaping is encouraged but shall not extend into any street right-of-way or sidewalk. Street trees are encouraged.
Foundation planting:	Foundation plantings are encouraged but should be pruned and maintained with enough clearance from the building facade to encourage air circulation.

Comprehensive Plan Considerations:

The Future Land Use Map has designated this area as the Traditional Neighborhood Development District.

The Future Land Use Plan proposes the following development standards: – *Residential uses should be allowed at a density of up to 16 units per acre with no minimum road frontage required, shared driveways are encouraged. The areas within the Traditional Neighborhood designation are served by public/community sewer and water. In general, the minimum front setback should be 10 feet. Side and rear setbacks should be 5-15 feet or 25% of the average depth of the lot to establish dimensional standards that relate to the size and width of the lot.*

In addition, it is important to point out that as referenced in other projects, the language in the Comprehensive Plan that the Future Land Use Plan is not a zoning map. It is intended to show, in a general sense, the desired pattern of this area.



II. DEPARTMENT REVIEW –

- a. **Police:** No comment
- b. **Auburn Water and Sewer:** No Comment
- c. **Fire Department:** Access drives under 150’ completed by design engineer.
- d. **Engineering:** Condition for approval easement for sidewalk, sewer and water and design of sidewalk.
- e. **Public Services:** No comment
- f. **Addressing:** Addressing Required for each Unit
- g. **Planning, Permitting & Code:** Spacing for driveway entrances adjusted to meet access management standards.

III. PLANNING BOARD ACTION –

Sec. 60-1336. – Site Plan/Special Exception Conditions (Staff Suggested Review Criteria)

- (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 – As discussed in the Staff Report,

Staff recommends the Applicant address any of the remaining outstanding items above and if the Planning Board is comfortable, approve the amended Site Plan with conditions.

Suggested Motion: I make a motion to approve the Site Plan/Special Exception for the proposed development of 12 duplex units and associated site development as part of Broad Street Farms – City Assessor’s Parcel I.D. 171-004. This proposal is pursuant to Chapter 60 Article XVI Division 2-Site Plan Review, Division 3- Special Exception and Division 4- Subdivision and



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Article IV Division 14 Form Based Code of the Auburn Code of Ordinances with the following conditions:

- a. *All appropriate permits are received prior to the start of construction.*
- b. *Construction shall not commence until all bonding and inspection fees have been reviewed by the City Engineer.*
- c. *Full sidewalk design and final easement descriptions along Broad Street condition of the first C of O.*
- d. *Record Buffers in Androscoggin County Registry of Deeds condition of the first C of O.*

A handwritten signature in black ink that reads "J. A. Blair". The signature is written in a cursive style and is positioned above a horizontal line.

Signed