

July 12, 2024

Eric Cousins  
Director of Planning  
City of Auburn  
60 Court Street  
Auburn, ME 04210

RE: Site Permit Application- Additional Information, 105 Riverside Drive, Auburn, Maine

Dear Eric,

The general goal of this memorandum is to provide enough of a scope to demonstrate compliance with applicable site plan review standards of the T-4.2 District for Planning Board approval, and to support a future building permit and occupancy permit applications for the three duplex buildings with the City of Auburn.

Pursuant to the criteria established in Division 14 of the Zoning Ordinance, the applicant offers the following additional information:

- a. *Bounds and topographic survey:* The applicant has engaged Terradyn Consultants to provide a bounds and topographic survey in response to City request for additional information relative to a potential sewer line that extends from Riverside Drive to Second Street. The survey identifies the existing sewer line location described by City staff and while there is no existing easement for the utility across the lot at 105 Riverside Drive, the placement of the proposed buildings to not overlay the sewer line and offer adequate setback for construction activities.
- b. *Façade articulation:* Additional drawings have been provided to detail the architectural articulation of the building facades and identify compliance with the fenestration requirements at the first and second floors of the buildings. Floor plans have also been provided to show that each unit is served by the front porch entry, which bolsters the connectivity to the public street and sidewalk systems.
- c. *Access into the site/buildings:* Pursuant to City staff requests, the building proposed for the rear lot has a sidewalk added to provide direct connection to the sidewalk system and the off-street parking area. The porch on the rear building has also been modified to provide an opening that faces the street and the sidewalk access is located outside of the driveway width requirements.

I hope this is helpful information and I am happy to answer questions about it. Please don't hesitate to call with any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Travis R. Nadeau". The signature is written in a cursive style with a large initial 'T' and 'R'.

Travis Nadeau, LEED AP BD+C  
Maine Licensed Architect