

**To:** Auburn Planning Board

**From:** Megan Norwood, Planning Coordinator

**Re:** The Auburn-Lewiston Municipal Airport is applying for Site Plan approval for the construction of three new t-hangars, apron pavement and the associated taxi line on Flightline Drive, also City Assessor’s Parcel I.D. 131/143-007. The proposed project should be considered pursuant to Chapter 60, Article XVI, Division 2 – Site Plan Review, Division 3 – Special Exception, Division 15 – Industrial District and Delegated review for Site Location of Development Act.

**Date:** October 08, 2024



**I. PROPOSAL** – The Auburn-Lewiston Municipal Airport is applying for Site Plan approval for the construction of three new 51'x220' T-Hangars, apron pavement and the associated taxi-line on Flightline Drive. The parcel is located in the Industrial District (*see aerial*).

**II. ZONING CONSIDERATIONS** – The proposed project is located in the Industrial District. Airports are a permitted use in the district.

The Industrial District under *Section 60-579(3)(g)* does have specific landscaping requirements pertaining to buildings, lot lines & parking areas. The applicant is not proposing a parking lot but does have designated parking areas for each hangar.

The hangars themselves would be viewed as an “accessory use” to the airport so any landscaping requirements pertaining specifically to the principal building would not be applicable to this project. In addition, the project itself does not abut any residential districts or areas.

Due to the nature of the project and potential hazards associated with vegetation (especially trees) in proximity to the airport, the Applicant is requesting a waiver of the landscaping requirements. There are also strict FAA standards that apply in this area. Vegetation removal is limited as the project is proposed in an area adjacent to an existing building, pavement and clearing.

The Planning Board should grant a waiver for the following standards:

- Sec. 60-579(3)(g)(4) - Side and rear lot lines between nonresidential uses shall be planted with evergreen trees...except that the width of the screened buffer line shall not be less than 15 feet.
- Sec. 60-579(3)(g)(5) - Landscaping is considered to be a vegetative treatment with trees, shrubs, flowering plants and/or bark mulch. Grass only is not deemed to satisfy this requirement...

Standards Met WITH Issuance of Waiver ✓

**III. PARKING & ACCESS MANAGEMENT STANDARDS** -

Most of the Parking and Access Management Standards that we have in the ordinance do not apply to this project. There are no parking spaces proposed for the hangars. The Applicant has indicated that typically

Owners will park within their aircraft storage unit while flying. A new driveway is proposed off of Flightline Drive.

Standards Met ✓

#### **IV. WETLANDS/STORMWATER -**

The airport development as a whole is subject to an MDEP Site Location of Development Act permit (issued in 1980 with several revisions) – the City has Delegated Review Authority through the State to complete SLODA reviews at the Staff level. The City is still reviewing the site grading and drainage design and a final erosion and sediment control plan will be prepared along with a narrative.

Standards Met with Condition ✓

#### **V. OTHER PERTINENT ITEMS -**

##### *Lighting:*

Full cut-off fixtures are proposed to be mounted to the exterior of the hangar to light around the hangar pavement and door entrances which meet the requirements of Sec. 60-607(11). Taxiway edge lighting and guidance signs are proposed at the intersection of the proposed taxilane and existing Taxiway A.

##### *Waivers:*

A Waiver request has been submitted pertaining to buffering and landscaping standards due to the use and location of the project. Excessive mature vegetation is a safety concern due to the airport use and the Airport is not adjacent to residential uses.

Waiver request - -

Sec. 60-579 - Dimensional Regulations

##### g. Landscaping

4. Side and rear lot lines between non-residential uses shall be planted with an evergreen tree line planted in staggered rows having the base of the trees not more than 10 feet apart. The minimum width of the buffer shall be 30 feet.

5. Landscaping is considered to be vegetative treatment with trees, shrubs and, flowering plants and grass and/or bark mulch. Grass only is not deemed to satisfy this requirement. Evergreen trees shall be used as required in subsections (3)g3 and (3)g4 of this section. Trees shall be a minimum of six feet at the time of planting. Where possible, existing trees shall be preserved, building shall be oriented with respect to natural landscape feature, topography and natural drainage area.

#### **VI. DEPARTMENT REVIEW-**

##### **a. Police- ✓**

**b. Auburn Water and Sewer** – There are still a few discrepancies between the Applicant and the proposed water/sewer lines – Staff recommends the Applicant coordinate with the Auburn Water and Sewer District as a condition of approval.

##### **c. Fire Department/Code Enforcement – ✓**

##### **d. Engineering – ✓**

##### **e. Public Services- ✓**

##### **f. Airport – ✓**



**VII. PLANNING BOARD ACTION-** The proposed project requires review and findings for approval of Sections 60-1277, 60- 1336 and 60-771:

**A. Site Plan Review, Section 60-1277:**

1. Does the site plan protect adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against artificial and reflected light, sight, sound, dust and vibration; and preservation of light and air?
2. Is the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas adequately addressed?
3. Are the proposed methods of disposal for wastes adequately addressed?
4. Does the site plan provide adequate protection of environment features on the site and adjacent areas?

**B. Special Exception, Section 60-1336. -** The board shall require evidence of the following:

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.

**VIII. STAFF RECOMMENDATIONS -**

Consider the waiver request pertaining to the landscaping requirements under Section 60-579 due to the nature of the project and potential safety impacts.

Staff recommends the Planning Board find that the Site Plan for the proposed development, meets the requirements of Sec. 60-1277, and further that the application meets the requirements of Special Exception Law, Sec. 60-1336, and APPROVE the project application. Staff recommends the following conditions:

- ❖ *No development activity until any bonding or inspection fees is determined by the Auburn Engineering Department.*
- ❖ *Provide updated plans that meet the Auburn Water and Sewer District requirements.*
- ❖ *Provide sewer and water easements to the satisfaction of the Auburn Water and Sewer District.*

- ❖ *An Erosion and sedimentation control plan demarcating sensitive areas with temporary fencing and an exclusion area for construction equipment shall be submitted when the design is approved by the City.*

*Suggested Motions:*

I make a motion to approve the waiver request of the dimensional requirements under Section 60-579(g) numbers 4 & 5.

I make a motion that the proposal meets the requirements of Sections 60-1277, 60- 1336 and 60-771 and approve the Site Plan by Fielding Properties, LLC for the phased construction of four 6,544 square foot 1-story hangars (gross 26,176 square feet) utilities, parking, stormwater management features and other associated improvements on Flightline Drive and Aviation Avenue, also City Assessor's Parcel I.D. 143-007. Phase I activities include the construction of Hangar 1 and part of the associated taxiway, apron and extension of utilities by the applicant for personal use. The proposed project should be considered pursuant to Chapter 60, Article XVI, Division 2- Site Plan Review, Division 3 – Special Exception, Division 15 Industrial District and Delegated review for Site Location of Development Act with the following conditions:

- A. No development activity until any bonding or inspection fees is determined by the Auburn Engineering Department.*
- B. Provide updated plans that meet the Auburn Water and Sewer District requirements.*
- C. Provide sewer and water easements to the satisfaction of the Auburn Water and Sewer District.*
- D. An Erosion and sedimentation control plan demarcating sensitive areas with temporary fencing and an exclusion area for construction equipment shall be submitted when the design is approved by the City.*

*Megan Norwood*

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