

September 11, 2024

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

Subject: Auburn-Lewiston Municipal Airport, Construction of New Hangars and Taxilane – Updated Permitting Documents

Mr. Blais –

We appreciate the Department working with the project team to accept this update since our September 6, 2024, submission. We are forwarding the Department two (2) complete sets of permitting documents with the stormwater section completed. In our September 6 submittal, the stormwater was not completed.

The updates from the September 6 submittal are as follows:

1. Development Review Application, Page 2: Updated the proposed disturbed area from 204,676 to 231,605 square feet.
2. Development Review Checklist, Page 2: Updated the Stormwater & Erosion Control Plan checklist items marked as 'In Progress' to 'See Site Law Section 12'.
3. Development Review Checklist – Supplemental Project Information, Page 2: Updated the Stormwater & Erosion Control section item 'Compliance w/ chapter 500' from "This section is under final review and will be submitted separately" to 'Reference the Site Law Amendment Application Section 12'.
4. Site Location of Development Permit Application, Table of Contents: Updated the '*' note below sections for the sections included. We also updated the 'List of Attachments' based on the update of Section 12.
5. Site Location of Development Permit Application (Site Law) form: Updated the limit of disturbance in box 18.
6. Site Law 'Section 12. Stormwater management': Updated in its entirety. Added HydroCAD calculations as an attachment.
7. Permitting Plans: GR-01, EC-01 to 05, PR-01, PD-01 and TR-01 have been updated.

Sincerely,

John Gorham, PE
Project Manager

C: Jonathan LaBonte, Airport Director

September 6, 2024

Mr. John Blais, Deputy Director
City of Auburn
Planning, Permitting & Code Department
45 Spring Street
Auburn, ME 04210

Subject: Auburn-Lewiston Municipal Airport, Construction of New Hangars and Taxilane

Mr. Blais –

On behalf of the Airport, we are submitting the following for the City of Auburn’s approval.

- Development Review Application with Checklist
- Site Location of Development Permit Application Minor Amendment

The applications seek approval for the development of three (3) T-Hangars for aircraft storage purposes as well as the associated pavements for taxiing and maneuvering aircraft into the hangars. The development is proposed to connect a new driveway to Flight Line Drive. The proposed development increases the existing aircraft storage facilities of the airport to meet the aircraft storage demand.

The existing site consists primarily of a gravel parking lot. Supporting utilities can be provided from Flight Line Drive. Aircraft access will be from the existing Taxiway A onto a new connecting taxilane.

The development will occur in phases. The first phase is for the construction of one (1) T-Hangar with associated pavements. The Airport has planned the funding of this project with a Congressional Direct Spending grant and Bipartisan Infrastructure Law grants. The grants are administered through the Federal Aviation Administration. The State of Maine and the Airport are required to provide matching shares to the grants.

The subsequent phases for the development of the remaining two (2) hangars is planned to occur in the future subject funding from private and/or governmental sources. The applications consider the development for all three (3) hangars.

The location for the hangar in Phase 1 has yet to be determined. Therefore, the geotechnical borings have not been completed. Once the hangar location is finalized, the borings will be completed, and the related information can be provided to the Department. The project did conduct five (5) test pits and found sand down to 10-feet deep with no visual evidence of groundwater.

Stormwater post-development model is being finalized and will be sent under separate submittal next week.

The application fees of \$700 to the City of Auburn for Site Plan Application and \$1,628.38 for the Site Law amendment paid to the City of Auburn will be sent next week.

As previously mentioned by telephone, we sent notices to the Airport abutters and the public notice was in the Sun Journal on 9-5-24.

We look to working with the Department on this application. Please forward any question to jgorham@mjinc.com. My direct line is (603) 931-3925.

Sincerely,

Sydney Seney, PE
Senior Engineer

C: Jonathan LaBonte, Airport Director
John Gorham, Project Manager



City of Auburn, Maine

Office of Planning & Permitting

Eric J. Cousens, Director

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

Development Review Application

PROJECT NAME: Auburn-Lewiston Municipal Airport Hangar Project

PROPOSED DEVELOPMENT ADDRESS: 80 Airport Drive Auburn, ME 04210

PARCEL ID #: 143-007

REVIEW TYPE: Site Plan Site Plan Amendment
 Subdivision Subdivision Amendment

PROJECT DESCRIPTION: The City of Auburn and the Auburn-Lewiston Airport Board of Directors (BOD), operator of the Auburn-Lewiston Airport (LEW), has requested McFarland-Johnson, Inc. to perform engineering, planning, environmental, and bidding services to Construct New T-Hangar and Taxilines at LEW.

CONTACT INFORMATION:

Applicant Airport Manager
Name: Jonathan LaBonte
Address: Auburn Hall, 60 Court Street
City / State Auburn, ME
Zip Code 04210
Work #: 207-333-6601
Cell #:
Fax #: 207-33-6623
Home #:
Email: connect@auburnmaine.gov

Property Owner The City of Auburn
Name: The City of Auburn
Address: Auburn Hall, 60 Court Street
City / State Auburn, ME
Zip Code 04210
Work #: 207-333-6601
Cell #:
Fax #: 207-33-6623
Home #:
Email: connect@auburnmaine.gov
v

Project Representative John Gorham
Name: McFarland-Johnson, Inc.
Address: 53 Regional Dr, Ste 3
City / State Concord, NH
Zip Code 03301-8500
Work #: 603-834-7403
Cell #: 603-545-2959
Fax #:
Home #:
Email: jgorham@mjinco.com

Other professional representatives for the project (surveyors, engineers, etc.),
Name:
Address:
City / State
Zip Code
Work #:
Cell #:
Fax #:
Home #:
Email:

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	56,493	sq. ft.
Proposed Total Paved Area	109,926	sq. ft.
Proposed Total Impervious Area	145,269	sq. ft.
Proposed Impervious Net Change	88,776	sq. ft.
Impervious surface ratio existing	27.6	% of lot area
Impervious surface ratio proposed	70.9	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	0	sq. ft.
Proposed Building Footprint	35,343	sq. ft.
Proposed Building Footprint Net change	35,343	sq. ft.
Existing Total Building Floor Area	0	sq. ft.
Proposed Total Building Floor Area	35,343	sq. ft.
Proposed Building Floor Area Net Change	35,343	sq. ft.
New Building	YES	(yes or no)
Building Area/Lot coverage existing	0	% of lot area
Building Area/Lot coverage proposed	17.3	% of lot area

ZONING

Existing	Industrial
Proposed, if applicable	Same

LAND USE

Existing	Industrial Development District
Proposed	Same

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	_____
Proposed Number of Residential Units	_____
Subdivision, Proposed Number of Lots	_____

PARKING SPACES

Existing Number of Parking Spaces	0
Proposed Number of Parking Spaces	0
Number of Handicapped Parking Spaces	0
Proposed Total Parking Spaces	0

ESTIMATED COST OF PROJECT: \$2.8M

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	2,763,011	sq. ft.
Proposed Disturbed Area	231,605	sq. ft.
Proposed Impervious Area	88,776	sq. ft.

1. *If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.*
2. *If the proposed impervious area is greater than one acre including any impervious area crated since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.*
3. *If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.*
4. *If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.*

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing _____ passenger car equivalents (PCE)
(Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) _____ passenger car equivalents (PCE)
If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the Industrial zoning district.
2. Parcel Area: 627 acres / _____ square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	/	/
Street Frontage	/	/
Min Front Yard	/	/
Min Rear Yard	/	/
Min Side Yard	/	/
Max. Building Height	/	/
Use Designation	/	/
Parking Requirement	1 space/ per _____ square feet of floor area	/
Total Parking:	/	/
Overlay zoning districts (if any):	/	/
Urban impaired stream watershed?	YES/NO If yes, watershed name <u>NO</u>	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. 5 Full size plans and 10 smaller (no larger than 11" x 17") plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed by the property owner or designated representative.
(NOTE: All applications will be reviewed by staff and any incomplete application will not be accepted until all deficiencies are corrected.)
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

Refer to the application checklist for a detailed list of submittal requirements.

To view the City of Auburn Zoning Ordinance, go to:

www.auburnmaine.gov under City Departments / Planning, Permitting & Code / Subdivisions / Land Use / [Zoning Ordinance](#)

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant:	Date:
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City of Auburn, Maine

Office of Planning & Permitting

Eric J. Cousens, Director

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

Development Review Checklist

The following information is required where applicable to be submitted for an application to be complete

PROJECT NAME: Construct New T-Hangars and Taxilanes

PROPOSED DEVELOPMENT ADDRESS: 80 Airport Drive Auburn, ME 04210

PARCEL #: 143-007

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
		<i>Applicant</i>	<i>Staff</i>	
Site Plan				
	Owner's Names/Address	Supplemental Info Document		
	Names of Development	Supplemental Info Document		
	Professionally Prepared Plan	Permitting Planset		
	Tax Map or Street/Parcel Number	Supplemental Info Document		
	Zoning of Property	Supplemental Info Document		
	Distance to Property Lines	Planset Sheet GR-01		
	Boundaries of Abutting land	Supplemental Attachment		
	Show Setbacks, Yards and Buffers	N/A		
	Airport Area of Influence	On Airport Property		
	Parking Space Calcs	N/A		
	Drive Openings/Locations	Planset Sheets GP-01 & GE-01		
	Subdivision Restrictions	N/A		
	Proposed Use	Supplemental Info Document		
	PB/BOA/Other Restrictions	N/A		
	Fire Department Review			
	Open Space/Lot Coverage	See project data above		

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
Landscape Plan		<i>Applicant</i>	<i>Staff</i>	60-579.g
	Greenspace Requirements	N/A		
	Setbacks to Parking	N/A		
	Buffer Requirements	N/A		
	Street Tree Requirements	N/A		
	Screened Dumpsters	N/A		
	Additional Design Guidelines			
	Planting Schedule	N/A		
Stormwater & Erosion Control Plan		<i>Applicant</i>	<i>Staff</i>	
	Compliance w/ chapter 500	See Site Law Section 12		
	Show Existing Surface Drainage	Shown		
	Direction of Flow	See Plan GR-1		
	Location of Catch Basins, etc.	Shown		
	Drainage Calculations	See Site Law Section 12		
	Erosion Control Measures	Shown		
	Maine Construction General Permit	To be applied for in November '24		
	Bonding and Inspection Fees	N/A		
	Post-Construction Stormwater Plan	See Site Law Section 12		
	Inspection/monitoring requirements	See Site Law Section 12		
Lighting Plan		<i>Applicant</i>	<i>Staff</i>	
	Full cut-off fixtures	Provided		
	Meets Parking Lot Requirements	N/A		
Traffic Information		<i>Applicant</i>	<i>Staff</i>	
	Access Management	Supplemental Info Document		
	Signage	Supplemental Info Document		
	PCE - Trips in Peak Hour	Supplemental Info Document		

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
	Vehicular Movements	Supplemental Info Document		
	Safety Concerns	N/A		
	Pedestrian Circulation	N/A		
	Police Traffic	Supplemental Info Document		
	Engineering Traffic	NA		
Utility Plan		<i>Applicant</i>	<i>Staff</i>	
	Water	See plans		
	Adequacy of Water Supply	See AWSD Letter Site Law Sec. 17		
	Water main extension agreement	Supplemental Info Document		
	Sewer	See plans		
	Available city capacity	See AWSD Letter Site Law Sec. 17		
	Electric	See plans		
	Natural Gas	NA		
	Cable/Phone	See plans		
Natural Resources		<i>Applicant</i>	<i>Staff</i>	
	Shoreland Zone	NA		
	Flood Plain	NA		
	Wetlands or Streams	NA		
	Urban Impaired Stream	NA		
	Phosphorus Check	NA		
	Aquifer/Groundwater Protection	NA		
	Applicable State Permits	Site Law Ch.500		
	Lake Auburn Watershed	NA		
	Taylor Pond Watershed	NA		
Right, Title or Interest		<i>Applicant</i>	<i>Staff</i>	
	Verify	See Site Law Sec. 2		
	Document Existing Easements, Covenants, etc.	NA		

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
Technical & Financial Capacity		<i>Applicant</i>	<i>Staff</i>	
	Cost Est./Financial Capacity	See Site Law Sec. 4		
	Performance Guarantee	NA		
State Subdivision Law		<i>Applicant</i>	<i>Staff</i>	
	Verify/Check			
	Covenants/Deed Restrictions	NA		
	Offers of Conveyance to City	NA		
	Association Documents	NA		
	Location of Proposed Streets & Sidewalks	NA		
	Proposed Lot Lines, etc.	NA		
	Data to Determine Lots, etc.	NA		
	Subdivision Lots/Blocks	NA		
	Specified Dedication of Land	NA		
Additional Subdivision Standards		<i>Applicant</i>	<i>Staff</i>	
	Mobile Home Parks	NA		
	PUD	NA		
A JPEG or PDF of the proposed site plan		<i>Applicant</i>	<i>Staff</i>	
		Provided		
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving		Will provide		

Development Review Checklist - Supplemental Project Information

Site Plan

Owner Names/Address

The City of Auburn, 60 Court Street, Auburn, ME 04210

Development Name

Construction of New T-Hangars and Taxilane

Tax Map or Street/ Parcel Number

143-007, Tax Map #131.

Zoning of Property

Industrial

Boundaries of Abutting Land

There are no immediate abutting properties to the proposed development. The project limits are contained within the Airport parcel.

Proposed Use

The proposed project includes the construction of three (3) hangars, apron pavement, and the associated taxilane and vehicle access off Flight Line Drive. The proposed use of this project is for the airport to own, operate, and lease the hangar spaces for this use is in line with current airport uses.

Parking Space

There are no parking spaces being proposed with this project. It is typical that the owner of a unit within a hangar will drive to their aircraft storage unit, remove the plane, and then park their car in the storage unit while flying. Therefore, no parking lot is proposed.

Landscape Plan

Greenspace Requirements

No trees or shrubs are proposed. This vegetation is not compatible with airports. Grass will be established in turf areas.

Development Review Checklist - Supplemental Project Information

Buffer Requirements

The project is within the airport's parcel. The airport is an industrial zoned lot. The project does not abut a residential lot. The development is not near the airport property lines except for along Flight Line Drive. No existing buffer exists. (Ref. Auburn Zoning Ordinance 60-579.g.)

Street Tree Requirements

No new streets. Not applicable.

Additional Design Guidelines

The project is designed in accordance with the Federal Aviation Administration (FAA) advisory circulars.

Planting Schedule

FAA specifications required grasses to be sown between April 15-June 15 and August 15 – October 15. Winter stabilization grasses, if required, may be sown later than October 15.

Stormwater & Erosion Control

Compliance w/ chapter 500

Reference the Site Law Amendment Application Section 12.

Maine Construction General Permit

After city approval of the site grading and drainage design, a final erosion and sediment control plan will be prepared along with narrative. A Notice of Intent will be submitted to the Maine DEP in November 2024.

Post-Construction Stormwater Plan

Reference the Site Law Amendment Application Section 12.

Inspection/monitoring requirements

Reference the Site Law Amendment Application Section 12.

Lighting Plan

Full cut-off fixtures

Wall pack fixtures will be mounted to the exterior of the hangar for purposes of lighting around the hangar pavements and door entrances. Fixtures will not cast light upwards.

Development Review Checklist - Supplemental Project Information

Meets Parking Lot Requirements

No parking is planned. See Parking Space section above.

Traffic Information

PCE – Trips in Peak Hour

The proposed development will consist of three (3) T-Hangars with ten (10) units per T-Hangar for a total of 30 units. The units will store aircraft that are used primarily for leisure activity and travel. In general hangars of this type store aircraft that are used on the weekends. Most use is in the spring through fall seasons.

At an estimated 80% aircraft use on the weekends, it is estimated 24 trips would be generated in the morning and evening on Saturday and Sunday. One vehicle per aircraft user is estimated. Estimating the trips would occur over a two (2) hour period (6-8 AM & 4-6 PM), the estimated Saturday and Sunday peak hour trips created by the project would be 12.

Use of the aircraft on weekdays will be lower than weekends. At an estimated 30% use on a weekday the project would generate ten (10) trips. One vehicle per aircraft user is estimated. Estimating the trips would occur over a two (2) hour period (6-8 AM & 4-6 PM), the estimated weekday peak hour trips created by the project would be 5.

Vehicular Movements

A new driveway is proposed off Flight Line Drive. Turning movement will be into Flight Line Drive.

Safety Concerns

The proposed location of the new drive is on the tangent section of Flight Line Drive with ample sight distance along Flight Line Drive. The location of the drive is not across from another drive. Therefore, there are no intersection challenges, such as opposing traffic movements, at the proposed driveway location.

Signage will be added along Flight Line Drive for the new driveway entrance.

Utility Plan

Adequacy of Water Supply

Auburn Water Sewer District (AWSD) provided a letter. See section 17 of the Site Law application for the letter.

Development Review Checklist - Supplemental Project Information

Water Main Extension Agreement

The project will tap the existing 8” diameter water main in Flight Line Drive. A 1.5” connection off the main and serving each hangar is proposed. An extension agreement with AWSD has not been completed.

Available City Capacity

Auburn Water Sewer District (AWSD) provided a letter. See section 17 of the Site Law application for the letter.

Natural Resources

Phosphorus Check

Not applicable. Project is not located in a lake watershed. (Ref. 06-096 C.M.R. ch. 500, § 4. D Phosphorus Standard.

Aquifer/Groundwater Protection

Not applicable. There are no significant sand and gravel aquifers mapped under the project area. (Ref. [Maine Geological Survey: Significant Sand and Gravel Aquifer Maps - Digital Data](#))

Applicable State Permits

Maine DEP Chapter 500 Stormwater Permit (06-096 C.M.R. ch. 500), Maine Construction General Permit (MCGP) and the FAA Obstacle Evaluation/Airport Airspace Analysis permits apply to the project.

Lake Auburn Watershed

Project is not within the Lake Auburn Watershed. (Ref. [Map – Lake Auburn Watershed Protection Commission](#))

Taylor Pond Watershed

Project is not within the Taylor Pond watershed. (Ref. [FINAL-Taylor-Pond-Watershed-Survey-Report-2023.pdf \(taylorpond.org\)](#))

Right, Title or Interest

The project is located on the airport parcel. This parcel is owned by the cities of Auburn and Lewiston under book/page 611/459.

Development Review Checklist - Supplemental Project Information

Document Existing Easements, Covenants, etc.

None. (Ref. Exhibit – A, Airport Property Inventory Map, Signed May 2023).

Technical & Financial Capacity

Cost Est./Financial Capacity

Funding partnerships for the project are estimated at \$2.75M for one (1) hangar, supporting aprons and taxilanes. The remaining hangars and supporting infrastructure will be completed in the future with either private and/or government funding.

Performance Guarantee

Construction cost estimates are under development for the first hangar. The Airport will be selecting a project scope that meets the available funding.

State Subdivision Law

Covenants/Deed Restrictions

Not applicable. Not a subdivision.

Offers of Conveyance to City

Not applicable. Not a subdivision.

Association Documents

Not applicable. Not a subdivision.

Specified Dedication of Land

Not applicable. Not a subdivision.

Additional Subdivision Standards

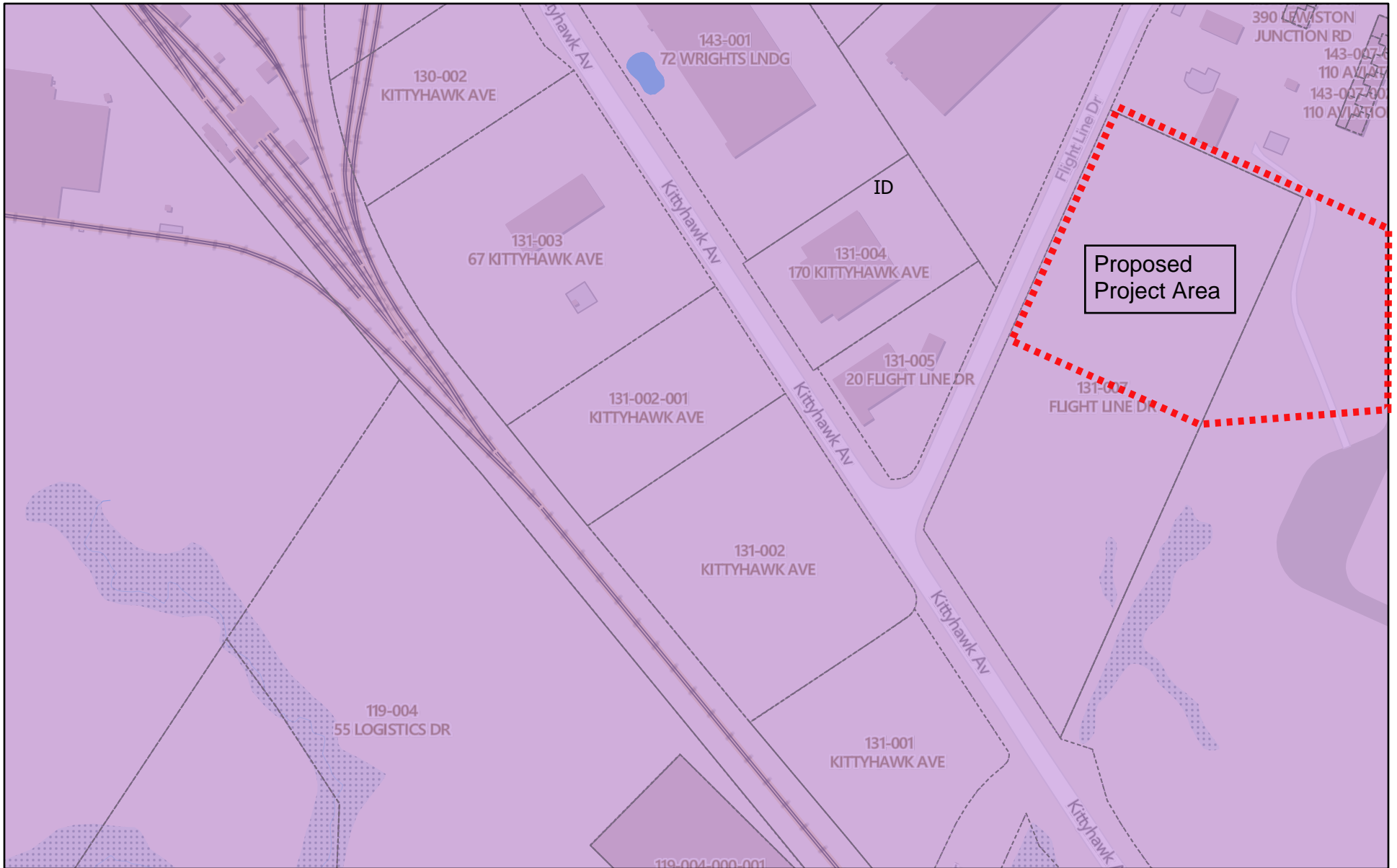
Mobile Home Parks

Not applicable. Not a subdivision.

PUD

Not applicable. Not a subdivision.

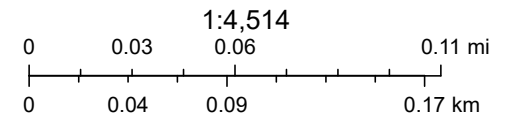
ArcGIS Web Map



9/5/2024, 1:45:55 PM

Legend:

- Current Parcels _ Public (dashed line)
- Auburn Zoning (text)
- ID - Industrial (purple fill)
- Wetlands (blue hatched pattern)
- Parcels 2021 (dashed line)



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