



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: "Amended Subdivision Plan - Lot F2, Industrial Subdivision for Edward & Bernice Hodkin"

PROPOSED DEVELOPMENT ADDRESS: 213 Washington Street

PARCEL ID #: 210-012

REVIEW TYPE: Site Plan Site Plan Amendment
Subdivision Subdivision Amendment

PROJECT DESCRIPTION: Split Lot F2 of the existing subdivision into two new lots, Lot F2A to be conveyed to Mark Lovejoy of Elevator Evolution, and Lot F2B to be retained by the current owner, ALZIE 300-30, LLC (Mark Fishman). Both lots meet zoning dimensional and frontage requirements. Both lots have existing buildings, road access, driveways and parking; no site improvements are proposed. Lot F2A will be an elevator service shop and Lot F2A will remain a warehouse.

CONTACT INFORMATION:

Applicant

Name: Elevator Evolution (Mark Lovejoy)
Address: 24 Richmond Rd
City / State Turner, ME
Zip Code 04266
Work #:
Cell #: (207) 417-5112
Fax #:
Home #:
Email:
mark@elevatorrevolution.com

Property Owner

Name: ALZIE 300-30 LLC (Mark Fishman)
Address: 50 Sewall Street
City / State Portland, ME
Zip Code 04101
Work #: (207) 775-6561
Cell #: (207) 671-6272
Fax #:
Home #:
Email:
marc@fishmanrealty.com

Project Representative

Name: Jimmy Courbron, PLS (Terradyn Consultants, LLC)
Address: 95 Main St. Suite 201
City / State Auburn, ME
Zip Code 04210
Work #: (207) 200-1678
Cell #: (207) 212-4478
Fax #:
Home #:
Email:
jim@terradynconsultants.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	13,834	sq. ft.
Proposed Total Paved Area	N/A	sq. ft.
Proposed Total Impervious Area	N/A	sq. ft.
Proposed Impervious Net Change	0	sq. ft.
Impervious surface ratio existing	45%	% of lot area
Impervious surface ratio proposed	N/A	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	9,730 Total	sq. ft.
Proposed Building Footprint	N/A	sq. ft.
Proposed Building Footprint Net change	0	sq. ft.
Existing Total Building Floor Area	9,730 Total	sq. ft.
Proposed Total Building Floor Area	9,730 Total	sq. ft.
Proposed Building Floor Area Net Change	0	sq. ft.
New Building	No	(yes or no)
Building Area/Lot coverage existing	N/A	% of lot area
Building Area/Lot coverage proposed	35.5% Lot F2B, 20.9% Lot F2A	% of lot area

ZONING

Existing	T-5.1
Proposed, if applicable	T-5.1

LAND USE

Existing	Commercial, Warehouse
Proposed	Commercial, Workshop

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	N/A
Proposed Number of Residential Units	N/A
Subdivision, Proposed Number of Lots	

PARKING SPACES

Existing Number of Parking Spaces	N/A
Proposed Number of Parking Spaces	N/A
Number of Handicapped Parking Spaces	N/A
Proposed Total Parking Spaces	N/A

ESTIMATED COST OF PROJECT: \$4,500 (surveyor)

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	N/A	sq. ft.
Proposed Disturbed Area	0	sq. ft.
Proposed Impervious Area	N/A	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 T-5.1 zoning district.
2. Parcel Area: 0.704 acres / 30,679 square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	N/A	/ 7,959 / 22,720
Street Frontage	24 ft. min. - 160 ft. max	/ 188' / 285'
Min Front Yard	0 ft. min - 10 ft. max	/ 0 ft. min - 10 ft. max
Min Rear Yard	10'	/ 25' / 25'
Min Side Yard	5'	/ 15' / 15'
Max. Building Height	4 Story Max	/ N/A
Use Designation	/	
Parking Requirement	1 space/ per <u>N/A</u> square feet of floor area	
Total Parking:	N/A	/ N/A
Overlay zoning districts (if any):	None / /	
Urban impaired stream watershed?	YES/NO If yes, watershed name <u>No (Little Androscoggin)</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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Development Review Checklist

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

PROJECT NAME: "Amended Subdivision Plan - Lot F2, Industrial Subdivision for Edward & Bernice Hodkin"

PROPOSED DEVELOPMENT ADDRESS: 213 Washington Street

PARCEL #: 210-012

Required Information		Check when Submitted		Applicable Ordinance
		Applicant	Staff	
Site Plan	N/A			
	Owner's Names/Address			
	Names of Development			
	Professionally Prepared Plan			
	Tax Map or Street/Parcel Number			
	Zoning of Property			
	Distance to Property Lines			
	Boundaries of Abutting land			
	Show Setbacks, Yards and Buffers			
	Airport Area of Influence			
	Parking Space Calcs			
	Drive Openings/Locations			
	Subdivision Restrictions			
	Proposed Use			
	PB/BOA/Other Restrictions			
	Fire Department Review			
	Open Space/Lot Coverage			

<i>Required Information</i>		<i>Check when Submitted</i>		<i>Applicable Ordinance</i>
Landscape Plan N/A		<i>Applicant</i>	<i>Staff</i>	
	Greenspace Requirements			
	Setbacks to Parking			
	Buffer Requirements			
	Street Tree Requirements			
	Screened Dumpsters			
	Additional Design Guidelines			
	Planting Schedule			
Stormwater & Erosion Control Plan	N/A	<i>Applicant</i>	<i>Staff</i>	
	Compliance w/ chapter 500			
	Show Existing Surface Drainage			
	Direction of Flow			
	Location of Catch Basins, etc.			
	Drainage Calculations			
	Erosion Control Measures			
	Maine Construction General Permit			
	Bonding and Inspection Fees			
	Post-Construction Stormwater Plan			
	Inspection/monitoring requirements			
Lighting Plan N/A		<i>Applicant</i>	<i>Staff</i>	
	Full cut-off fixtures			
	Meets Parking Lot Requirements			
Traffic Information N/A		<i>Applicant</i>	<i>Staff</i>	
	Access Management			
	Signage			
	PCE - Trips in Peak Hour			

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

<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	✓		
	Performance Guarantee	N/A		
State Subdivision Law		<i>Applicant</i>	<i>Staff</i>	
	Verify/Check	✓		
	Covenants/Deed Restrictions	✓		
	Offers of Conveyance to City	None		
	Association Documents	None		
	Location of Proposed Streets & Sidewalks	None		
	Proposed Lot Lines, etc.	✓		
	Data to Determine Lots, etc.	✓		
	Subdivision Lots/Blocks	✓		
	Specified Dedication of Land	None		
Additional Subdivision Standards		<i>Applicant</i>	<i>Staff</i>	
	Mobile Home Parks	N/A		
	PUD	N/A		
A JPEG or PDF of the proposed site plan		<i>Applicant</i>	<i>Staff</i>	
		✓		
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 furnish upon request	✓		

DLN: 1002040122749

QUITCLAIM DEED WITH COVENANT

D.J. PROPERTIES, LLC, a Maine limited liability company of Auburn, County of Androscoggin, State of Maine, for consideration paid, **grants** to **ALZIE 300-30 LLC**, a Maine limited liability company having a mailing address of P.O. Box 4182, Portland, ME 04101 with **quitclaim covenant**, real property situated on **213 Washington Street South** in **Auburn**, County of Androscoggin, State of Maine, described as follows:

Lot F2, as depicted on the Site Plan entitled "Proposed Industrial Subdivision for Edward & Berniece Hodgkin dated November 6, 1974, prepared by Hodgkin, Inc." and recorded in the Androscoggin Registry of Deeds on December 4, 1974, in Plan Book 27, Page 18.

SUBJECT TO the right of Fortin Construction, Inc. to maintain a sign located in the southerly corner of Lot F2 near the intersection of Washington Street South and Markarlynn Street, including its foundation, and SUBJECT TO an easement to maintain, repair and replace said sign in said location in compliance with all laws, regulations and ordinances governing the same, for the purpose of advertising the name of the business premises located on Lot F1.

Together with a right-of-way, for the purpose of ingress and egress, fifty (50) feet in width and twenty-three (23) feet in length running from the southeasterly "hammerhead" of Markarlynn Street to the northwesterly line of Lot F2, the sidelines of said right-of-way, being a southeasterly extension of the sidelines of Markarlynn Street.


FOR SOURCE OF TITLE, see a warranty deed from James E. Brigham to D. J. Properties, LLC, dated June 22, 2006, recorded in said Registry of Deeds, in Book 6815, Page 316.

IN WITNESS WHEREOF, **D.J. Properties, LLC**, has caused this instrument to be signed and sealed by David B. Tassinari, its Manager, thereunto duly authorized, as of this 30 day of November, 2020.

D.J. PROPERTIES, LLC



Witness

By: 

David B. Tassinari, its Manager

STATE OF MAINE
CUMBERLAND, SS.

November 30, 2020

Personally appeared before me the above-named **David B. Tassinari**, Manager of D.J. Properties, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.



Notary Public
Printed Name:

JESSICA PAGE
NOTARY PUBLIC
State of Maine
My Commission Expires
January 19, 2024



April 25, 2024

SUGGESTED LEGAL DESCRIPTION
Use of this description requires legal review

Lot F2A
7,959 s.f. Parcel

Exhibit A

A certain lot or parcel of land situated on the northwesterly side of, but not adjacent to Washington Street and on the northeasterly side of Markarlynn Street in the Town of Auburn, County of Androscoggin, State of Maine, and being more particularly described as follows:

Beginning at a capped 5/8" rebar inscribed PLS 2532 situated on the northeasterly sideline of Markarlynn Street and being N 48° 20' 07" W a distance of one hundred twenty and 59/100 feet (120.59') from a 6" x 6" concrete monument found near the northerly intersection of Markarlynn Street and Washington Street;

- 1) Thence, N 47° 50' 29" W along the northeasterly sideline of Markarlynn Street a distance of fifty-two and 81/100 feet (52.81') to a point of curvature;
- 2) Thence, on a curve to the right along the easterly sideline of Markarlynn Street and having a radius of eighteen and 00/100 feet (18.00') with an arc length of twenty-eight and 30/100 feet (28.30') to the point of tangency, said arc also has a chord bearing of N 02° 52' 56" W with a chord distance of twenty-five and 47/100 feet (25.47');
- 3) Thence, N 42° 09' 31" E along the southeasterly sideline of Markarlynn Street a distance of seventy-eight and 00/100 feet (78.00') to a point of curvature;
- 4) Thence, on a curve to the right along the southerly sideline of Markarlynn Street and having a radius of eighteen and 00/100 feet (18.00') with an arc length of twenty-eight and 30/100 feet (28.30') to the point of tangency, said arc also has a chord bearing of N 87° 07' 04" E with a chord distance of twenty-five and 47/100 feet (25.47') to the southwest corner of land now or formerly of 35 Markarlynn St. LLC, as described in a deed dated November 4, 2021 and recorded in the Androscoggin County Registry of Deeds in Book 10934, Page 324;

- 5) Thence, S 47° 50' 29" E along the southwesterly sideline of said 35 Markarlynn St. LLC, a distance of twenty-three and 00/100 feet (23.00') to a capped 5/8" rebar inscribed PLS 2532;
- 6) Thence, continuing S 47° 50' 29" E a distance of thirty and 20/100 feet (30.20') to a capped 5/8" rebar inscribed PLS 2532;
- 7) Thence, S 42° 20' 42" W a distance of one hundred fourteen and 03/100 feet (114.03') to the **Point of Beginning**.

The above-described parcel contains 7,959 s.f. The bearings referred to above are referenced to Magnetic North, as taken from a hand compass in April of 2024.

Reference is made to a plan entitled "Proposed Lot Division" prepared for Mark Lovejoy performed by Terradyn Consultants, LLC dated April 15, 2024, and to be recorded.

Meaning and intending to convey a portion of land conveyed by D. J. Properties, LLC to Alzie 300-30, LLC dated November 30, 2020 and recorded in the Androscoggin County Registry of Deeds in Book 10566, Page 52.

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.



April 25, 2024

SUGGESTED LEGAL DESCRIPTION
Use of this description requires legal review

Lot F2B
22,720 s.f. Parcel

Exhibit A

A certain lot or parcel of land situated on the northwesterly side of Washington Street and the northeasterly side of Markarly Street in the Town of Auburn, County of Androscoggin, State of Maine, and being more particularly described as follows:

Beginning at a point situated on the northeasterly sideline of Markarly Street and the northwesterly sideline of Washington Street and being N 38° 10' 30" E a distance of seven and 42/100 feet (7.42') from a 6" x 6" concrete monument found near the northerly intersection of Markarly Street and Washington Street;

- 1) Thence, N 42° 31' 29" E along the northwesterly sideline of Washington Street a distance of one hundred sixty-three and 01/100 feet (163.01') to a point situated at the southerly corner of land now or formerly of MAHO Enterprises, LLC as described in a deed dated September 1, 2015 and recorded in Book 9219, Page 11;
- 2) Thence, N 45° 43' 24" W along the southwesterly sideline of said MAHO Enterprises, LLC a distance of one hundred fifty-one and 05/100 feet (151.05') to a point on the southeasterly sideline of 35 Markarly St. LLC, as described in a deed dated November 4, 2021 and recorded in Book 10934, Page 324;
- 3) Thence, S 42° 09' 31" W along the southeasterly sideline of said 35 Markarly St. LLC, a distance of sixty-three and 00/100 feet (63.00') to a capped 5/8" rebar inscribed PLS 2532;
- 4) Thence, S 47° 50' 29" E a distance of thirty and 23/100 feet (30.23') to a capped 5/8" rebar inscribed PLS 2532;
- 5) Thence, S 42° 20' 42" W a distance of one hundred fourteen and 03/100 feet (114.03') to a capped 5/8" rebar inscribed PLS 2532 situated on the northeasterly sideline of Markarly Street;

- 6) Thence, S 47° 50' 29" E along the northeasterly sideline of Markarlyn Street a distance of ninety-six and 19/100 feet (96.19') to a point of curvature;
- 7) Thence, on a curve to the left having a radius of thirty-eight and 00/100 feet (38.00') with an arc length of twenty-five and 82/100 feet (28.82') said curve also having a chord bearing of S 67° 18' 28" E with a chord distance of twenty-five and 33/100 feet (25.33') to the point of **Beginning**.

Together with a right-of-way for the purpose of ingress and egress, fifty (50) feet in width and twenty-three (23) feet in length running from the southeasterly "hammerhead" of Markarlyn Street to the northwesterly line of Lot F2, the sidelines of said right-of-way, being a southeasterly extension of the sidelines of Markarlyn Street.

The above-described parcel contains 22,720 s.f. The bearings referred to above are referenced to Magnetic North, as taken from a hand compass in April of 2024.

Reference is made to a plan entitled "Proposed Lot Division" prepared for Mark Lovejoy performed by Terradyn Consultants, LLC dated April 15, 2024, and to be recorded.

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ArcGIS Web Map



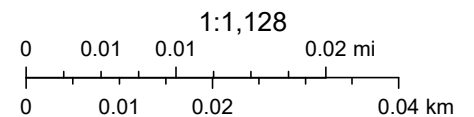
3/26/2024, 1:49:17 PM

 Current Parcels _ Public

 Wetlands

Auburn Zoning

 T-5.1 - Downtown Traditional Center



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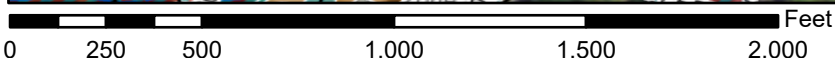
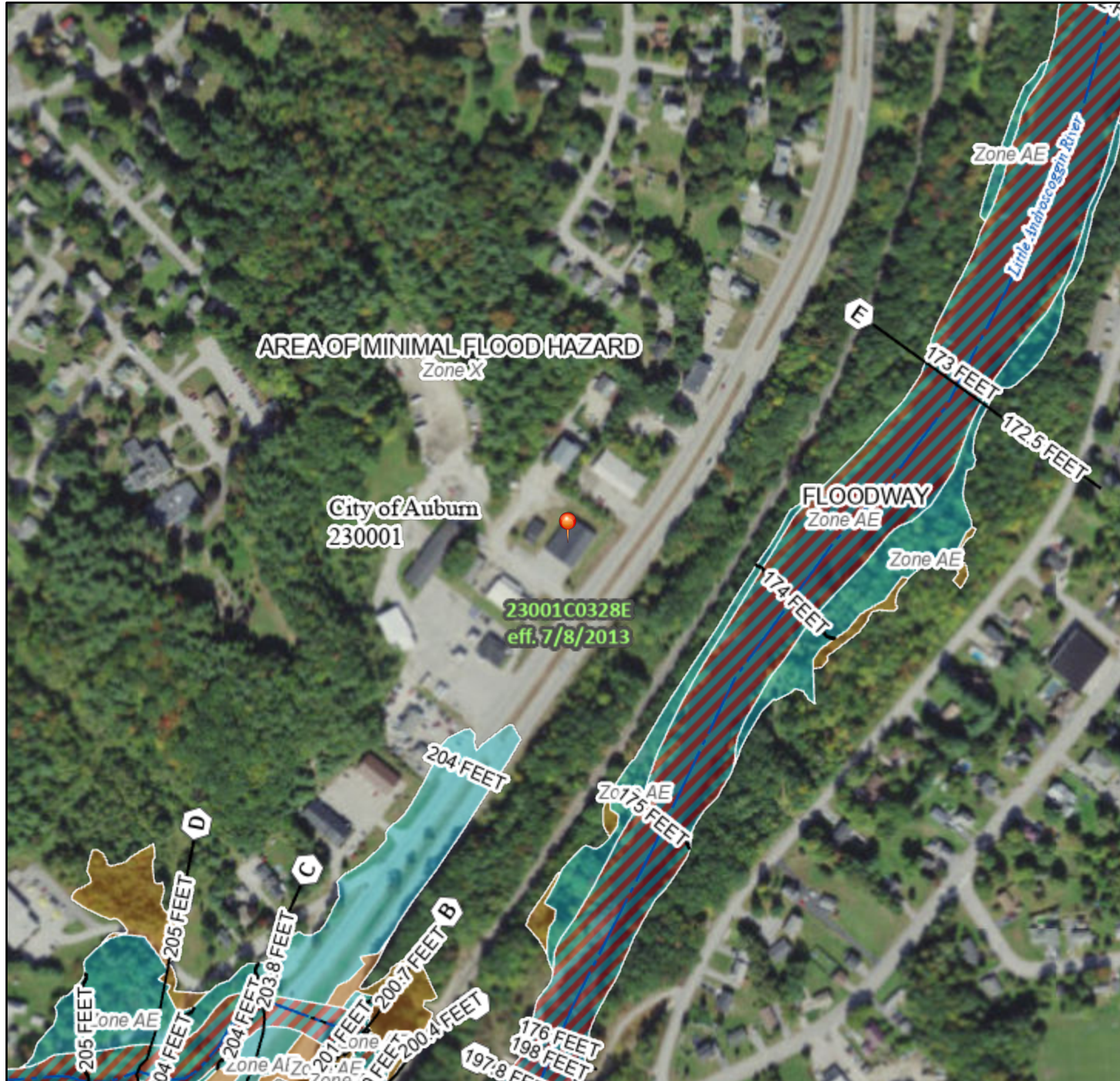
Web AppBuilder for ArcGIS

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National Flood Hazard Layer FIRMette



70°14'23"W 44°5'9"N



1:6,000

70°13'46"W 44°4'43"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		17.5 Water Surface Elevation
		8 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/26/2024 at 1:53 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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