



City of Auburn, Maine
Office of Planning & Permitting
www.auburnmaine.gov | 60 Court Street
Auburn, Maine 04210 207.333.6601

To: Auburn Planning Board

From: David Hediger, Director of Planning

Re: PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: 7-9 Fern Street (PID 239-113 and 239-112): Application by Dirigo Architectural Engineering, LLC on behalf of Jim Wu/Wu Lake Street Property LLC for the construction of a 5-unit condominium development with access from the shared driveway to the former Lake Street school. This property is located in the Traditional Neighborhood (T-4.2B) district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.

Date: September 4, 2025

PROPOSAL

Dirigo Architectural Engineering LLC, on behalf of Wu Lake Street Property LLC, has submitted an application to develop two previously vacant parcels at 7 and 9 Fern Street into a five-unit condominium project. The properties are adjacent to the former Lake Street School property and will share its existing driveway for access. The property at 80 Lake Street will be merged with 7 and 9 Fern Street for a total of 2.23 acres.



The project includes two-story townhouse-style units with frontage along Fern Street, private garages, guest parking, underground utilities, stormwater improvements, and landscaping.

ZONING CONSIDERATIONS

The site is located in the T-4.2B Traditional Neighborhood District, which allows townhouse residential uses by right. The intent and purpose of this district is characterized by small to medium sized buildings with smaller front yards and stoops in a more compact urban environment. The smaller minimum and maximum building setbacks form a moderately dense street-wall pattern, diverse architectural styles and pedestrian friendly streets and sidewalks. The applicant will need to meet the **Building placement and configuration, Building frontages, and External elements of the T-4.2B district.**

Projects must meet specific requirements of the T-4.2B district unless a waiver is granted pursuant to Sec. 60-558(c)(1): Any waiver request of form based code standards and requirements must identify what is regulation is being requested for the waiver and include a narrative explaining how the waiver, if approved, will allow the project to meet the purpose of the form based code and the objective of Sec. 60-1277, site plan review.

- The project meets applicable standards of Sec. 60-548B.1. - Building placement and configuration.
- The project meets the standards of Sec. 60-548B.2 – Building Frontages T-4.2B, with the exception of the ground-story finished floor elevation requirement. The ordinance requires the ground-story finished floor elevation to be a minimum of 2 feet and a maximum of 6 feet above the front yard grade. The proposed design does not meet this standard, as no building stoop or porch is provided and garages are proposed at grade. A waiver is therefore requested. The façade of the unit facing Fern Street does include a covered entry, with the finished floor elevation approximately 1 foot above Fern Street. While the strict dimensional requirement is not met, the applicant states that the design fulfills the intent of the ordinance by providing a visually cohesive, pedestrian-oriented streetscape consistent with the surrounding neighborhood.
- The project meets the standards of Sec. 60-548B.3 – External Elements, with the exception of the requirement that driveways be paved and between 8 and 20 feet wide. This provision relates to Sec. 60-548B.1 regarding front setbacks. That section establishes a maximum front setback of 25 feet, with an allowance that where a private shared access drive serves more than one structure, the setback may be measured from that shared drive rather than the public right-of-way. This project proposes to use the existing established driveway to the Lake Street Apartments, with individual driveways of approximately 15 feet wide and more than 40 feet long serving each unit. The applicant notes that this design maintains the intent of the ordinance by minimizing curb cuts, consolidating access through a shared drive, and preserving an orderly, setback-consistent streetscape.

SITE PLAN REVIEW AND SUBDIVISION STANDARDS

The division of a new structure on a tract or parcel of land into 3 or more dwelling units within a 5-year period is considered a subdivision pursuant to 30-A M.R.S.A. § 4401. Therefore, this project is subject to Chapter 60, Article XVI, Division 2-Site Plan Review and Division 4-Subdivision. The applicant has addressed the criteria of both ordinance sections, including but not limited to:

- Proposed site lighting ss full cutoff (≤ 12 feet, 3000K)
- Stormwater is managed by infiltration basin.
- A retaining wall of approximately 1' to 5' in height will be constructed parallel to the abutting residential properties on Fern and Holly Street. Along the top of the wall there will be a 6' high privacy fence and landscaping.
- Each unit has single space parking garage, plus a guest space.
- There are no wetlands, vernal pools, or floodplains on site; no historic or archaeological resources identified.
- The applicant has indicated that upon approval, the owner will issue a financing commitment letter, and the proposed development will be fully self-financed with

sufficient funds already set aside for the project. The owner has recently completed several projects within the city, demonstrating both financial capacity and commitment.

Prior to recording and issuance of building permits, a final subdivision plan shall be revised to include:

1. A recording block for the Androscoggin County Registry of Deeds and a signature block for “City of Auburn Planning Board Approval.”
2. A note stating the purpose of the plan (five-unit condominium development).
3. Surveyor’s stamp on any plan depicting property lines.
4. Clarification of lot configuration and easements showing that the two Fern Street lots are merged with the Lake Street lot.
5. The location of the proposed building and condominium units.

DEPARTMENT REVIEW

The following departments have reviewed the proposal with no outstanding concerns: Fire and Police.

City Engineering has requested a detail in the final plan set for the DMH-1 structure that is supposed to intercept the 18” HDPE. The detail should show backfill materials, bedding, all the standards and include the connection of the existing pipe. A test pit of the location should be called out for exact elevations.

- Staff recommend as a condition of approval that prior to the issuance of any building permits, revised stormwater plans shall be provided to the satisfaction of City Engineering.

Auburn Water and Sewer has noted that the revised plans show separate lines for water; however, a single sewer service is provided for all five units. This would require the entire building to remain under one owner. If the proposal is for the units to be sold as condominiums, separate water and sewer services for each unit must be shown.

- Staff recommend, as a condition of approval, that prior to the issuance of any building permits, revised utility connection plans be provided to the satisfaction of the Auburn Water and Sewer District.

ADDITIONAL ITEMS

A requirement of the purchase and sale agreement with the city and Jim Wu (i.e. the applicant and purchaser of 7 and 9 Fern Street) was that “the Purchaser (Wu) proposes to develop the 7 Fern Street Lot and the 9 Fern Street Lot. The development [of] the 7 Fern Street Lot and the 9 Fern Street Lot will be in a form to benefit the local community, such as a day care center, a recreational space, a green space/park, or such other development as the Seller and Purchaser shall determine as a part of the planning board approval.”

Over the past year, the applicant worked with the City to identify a suitable use for this lot. While a daycare was initially proposed, neighborhood stakeholders opposed that idea and preferred a development consistent with surrounding homes. The current condominium proposal responds to that feedback while addressing the community’s housing needs by providing five homeownership opportunities in design that complements the Fern Street neighborhood.

PLANNING BOARD ACTION

The proposed project requires review and findings for approval under Sections 60-1277 and 60-1359:

Site Plan Review – Section 60-1277

In considering a site plan, the planning board shall make findings that the development has made provisions for:

- (1) Protection of 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) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;
- (3) Adequacy of the methods of disposal for wastes; and
- (4) Protection of environment features on the site and in adjacent areas.

Sec. 60-1359. Guidelines.

When reviewing any subdivision for approval, the planning board shall consider the following criteria, and before granting either approval or denial, shall determine that the proposed subdivision:

- (1) Will not result in undue water, air or noise pollution. In making this determination it shall at least consider:
 - a. The elevation of land above sea level and its relation to the floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal;
 - b. The slope of the land and its effect on effluents;
 - c. The availability of streams for disposal of effluents; and
 - d. The applicable state and local health and water resources regulations, including stormwater management requirements in accordance with section 60-1301(14);
- (2) Has sufficient water available for the reasonably foreseeable needs of the subdivision;
- (3) Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;
- (4) Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
- (5) Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;
- (6) Will provide for adequate sewage waste disposal;
- (7) Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized;
- (8) Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas;
- (9) Is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;
- (10) Is funded by a subdivider has adequate financial and technical capacity to meet the standards of this section;
- (11) Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;
- (12) Has provisions for on site landscaping that are adequate to screen neighboring properties from unsightly features of the development;

- (13) Will not create a fire hazard and has provided adequate access to the site for emergency vehicles;
- (14) Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;
- (15) Does not have long-term cumulative effects of the proposed subdivision will that unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.

Any denial of a project must include reference to the criteria found in Section 60-1304.(2) and Section 60-1365

STAFF RECOMMENDATIONS

Staff recommend that the Planning Board find that the Site Plan for the proposed development meets the requirements of Sec. 60-1277 and the Subdivision Guidelines, Sec. 60-1359, and APPROVE the project application with the following conditions:

1. Pursuant to Sec. 60-558(c)(1), a waiver is granted from the standards of Sec. 60-548B.2 – Building Frontages T-4.2B, ground-story finished floor elevation requirement.
2. Pursuant to Sec. 60-558(c)(1), a waiver is granted from the standards of Sec. 60-548B.3 – External Elements, regarding the requirement that driveways be paved and a minimum of 8 feet wide and a maximum of 20 feet wide.
3. Prior to recording and issuance of building permits, the final subdivision plan shall be revised to include:
 - A recording block for the Androscoggin County Registry of Deeds and a signature block for “City of Auburn Planning Board Approval.”
 - A note stating the purpose of the plan (five-unit condominium development).
 - A surveyor’s stamp on any plan depicting property lines.
 - Clarification of lot configuration and easements, confirming that the two Fern Street lots are merged with the Lake Street lot.
 - The location of the proposed building and condominium units.
4. Prior to issuance of any building permits, revised stormwater plans shall be submitted to the satisfaction of City Engineering.
5. Prior to issuance of any building permits, revised utility connection plans shall be submitted to the satisfaction of the Auburn Water and Sewer District.

Suggested Motion:

“I make a motion that the proposal meets the requirements of Sections 60-1277 and 60-1359 and approve the application and site plan submitted by Dirigo Architectural Engineering, LLC on behalf of Wu Lake Street Property LLC for a five-unit condominium development at 7 and 9 Fern Street. The proposed project has met the standards pursuant to Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.”



August 28, 2025

Mr. David Hediger
Planning, Permitting and Code Division
City of Auburn
60 Court Street
Auburn, ME 04210

SUBJECT: UPDATED SUBMISSION DOCUMENTS
Planning Board Project Submission for Subdivision, Site
Plan Approval, and Compliance with the Form-Based Code
PROJECT: 7&9 Fern Street

Dear Mr. Hediger,

Thank you and your team for the comments received following our initial submission earlier this month. Attached please find our updated documents addressing these comments, plotted in hardcopy as requested.

Please let us know if there is any additional information that you require and when we are confirmed on the Planning Board's agenda.

Kind regards,

Dirigo Architectural Engineering, LLC

Thomas W. Perkins, PE, LEED AP
President

CC: C. Ladd, Dirigo
J. Wu, Owner



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Project Narrative

The information provided below is presented for the City of Auburn Planning Board consideration of this project.

Authority: Dirigo Architectural Engineering, LLC has been retained by Jim Wu/Wu Lake Street Property LLC to act as its Authorized Agent for this project.

Project Premise: As part of the 80 Lake Street property acquisition, there are two adjacent lots that were previously undeveloped and are now presented for the City's consideration for development with this application. These plans call for a 5-unit condominium development with access from the shared driveway to the former school and with frontage on Fern Street. This package includes documents that outline our request for:

- Subdivision Amendment: Merge these two lots into the 80 Lake Street lot, with delineation of Common Element areas for the future Condo Association administration
- Site Plan Approval documents to show the proposed development
- Form-based code criteria compliance, for **Code Section T-4.2B**

Reference documents included for additional information:

- City of Auburn Development Review Application
- Architectural Drawings
 - A1.0 First Floor Plan
 - A1.1 Second Floor Plan
 - A1.3 Roof Plan
 - A2.0 Exterior Elevations, including calculations demonstrating compliance with fenestration requirements
 - A9.0 3D architectural renderings
- Site/Civil Drawings
 - C1.0 Existing Conditions Plan
 - C1.1 Proposed Site Plan
 - C1.2 Site Grading and Utility Plan, including storm water treatment
 - C1.3 Subdivision Plan
 - C2.0 Erosion Control Measure Details
 - L1.0 Landscaping Plan, including "street trees" along Fern St.
- Stormwater calculations

What follows are narratives for the respective sections of the ordinance where we speak to the applicability of those requirements to our application.



I. Division 2 — Site Plan Review Required Findings (§ 60-1277)

1. Protection of Adjacent Areas (Light, Air, Drainage, Dust, Noise)

The project limits site disturbance to roughly 0.3 acres while preserving the mature pine buffer along the rear lot line. Full cutoff 3000K LED fixtures, mounted no higher than 12 feet, prevent light spillover and protect neighboring properties. Mechanical equipment is housed indoors or located at the rear, while new street trees, hedgerows, and fencing provide privacy and screening. A closed-pipe stormwater network directs runoff to an on-site infiltration basin designed for the 25-year storm, eliminating off-site drainage impacts and controlling dust. In addition, construction-phase erosion and sedimentation control measures—including phased clearing limits, silt fencing, stabilized entrances, inlet protection, and prompt temporary seeding—follow Maine Erosion & Sedimentation Control BMPs.

2. Convenience and Safety of Vehicular and Pedestrian Movement

Access is provided via the shared driveway from the former Lake Street School, which offers adequate space for emergency response vehicles, as previously approved. Parking includes five guest spaces located in front of garage bays, with walkways and driveways connecting to the shared Lake Street School drive. Paved unit entry walks are included to allow for safe pedestrian movement within the parking areas. A trip generation memorandum projects 28 peak-hour vehicle trips—significantly below Maine DOT Traffic Movement Permit thresholds—and confirms traffic operations at Level of Service B or better. Fire access is incorporated into the driveway and circulation layout to ensure resident and emergency responder safety.

3. Adequacy of Waste Disposal Methods

Stormwater from roofs, driveways, and walks is collected by gutters and deep sump catch basins, then routed to a grassed infiltration basin that fully attenuates the 2-, 10-, and 25-year storms in compliance with Maine DEP Chapter 500 standards. An Operations & Maintenance manual will commit the condominium association to annual basin inspection. Domestic and fire water supply will be provided by the Auburn Water and Sewer District with confirmed capacity, and each unit will be individually metered. Sewage disposal will connect via gravity laterals to the public sewer system, with capacity confirmed by the District. Solid waste disposal will be managed through a fully screened enclosure sized for an 8-yard dumpster and a 4-yard recycling container, located for safe curbside pickup. Electric, gas, and telecom services will be placed underground from Fern Street, with natural gas available if selected for the units.

4. Protection of Environmental Features and Adjacent Areas

No wetlands, vernal pools, or floodplains are located within 250 feet of the parcel, and all activity will occur outside the 100-year floodplain. Treated on-site runoff drains to the City's stormwater system with no expected impact to great ponds. Tree preservation at the rear lot



maintains existing avian habitat, while the 35-foot gabled building design complements surrounding residential character, preserving scenic quality. A Maine Historic Preservation Commission review confirmed no archaeological, historic, or cultural resources on or adjacent to the site. Overall, the project complies with zoning for the T 4.2B Traditional Neighborhood District, and supports the Comprehensive Plan goal of increasing housing diversity within growth areas.

II. Division 4 — Subdivision Review Criteria (§ 60-1359)

1. **Pollution Control.**

The condominium is served by public water and sewer, eliminating on-site discharge. Stormwater BMPs treat runoff, and no regulated air emissions are produced, ensuring no undue water, air, or soil pollution.

2. **Sufficient Potable Water.**

Domestic and fire services will be provided by the Auburn Water and Sewer District main on Lake / Fern Street; a capacity and pressure confirmation has been verbally confirmed and a letter has been requested. Each unit will be metered individually.

3. **Municipal Water Supply Burden.**

Based on discussions with AWSO, they have sufficient capacity such that this proposed project will not burden water supply capacity.

4. **Soil Erosion.**

Erosion controls described on drawings prevent soil loss during and after construction.

5. **Traffic and Road Safety.**

Per ITE Trip Generation Table, 10th edition, a low-rise multi-family residential development such as this is expected to produce 0.56 trips per unit at the PM Peak Hour. Based on the current capacity and usage of Fern and Lake Streets, this project will not cause unreasonable public highway congestion or unsafe conditions. Further, the site distance leaving the driveway onto Fern Street exceeds the 250' recommended minimum in both directions.

1. **Sewage Disposal.**

Gravity service laterals tie to the public sewer on Lake / Fern St. The District has verbally confirmed capacity exists for this development and a letter of confirmation as been requested.

6. **Solid-Waste Disposal.**

Solid waste will be handled via a screened dumpster enclosure with weekly pickup under contract, ensuring no unreasonable burden on municipal disposal services.

7. **Impact on Natural Beauty, Aesthetics, Historic Sites.**

Building massing mirrors neighborhood scale; new trees along frontage to maintain



consistent streetscape. Maine historic preservation commission screening found no historic resources. No mapped significant habitats occur on-site; preservation of pine buffer at rear of lot maintains urban wildlife corridor. A landscape planting plan has been provided that utilizes many of the same species of plants previously approved with the 80 Lake Street Building project so that the two sites compliment each other.

8. Conformance with Local Ordinances and Plans.

The proposed subdivision complies with Chapter 60 and all applicable provisions of the Auburn Comprehensive Plan, including the Future Land Use Map designation for mixed-residential infill. Dimensional, density, and use standards are met, and the project advances the City's goal of increasing housing diversity in appropriate growth areas.

9. Financial and Technical Capacity.

Upon approval, the Owner will issue a financing commitment letter, and the proposed development will be fully self-financed with sufficient funds already set aside for the project. The Owner has recently completed several projects within the city, demonstrating both financial capacity and commitment, while the plans have been prepared by Thomas W. Perkins, a Maine licensed Professional Engineer (PE #11710), ensuring technical competence. To substantiate financing, the Owner will provide the most recent corporate annual report or financial statements indicating availability of adequate funds, along with explanatory material and, where available, audited reports—or an explanation if audits are not available—as well as copies of bank statements or other evidence confirming that funds are available and reserved for the proposed development.

10. Neighborhood Compatibility and Property Value Impact

The proposed five-unit condominium is scaled, sited, and detailed to match the existing neighborhood context—its height, massing, materials, and setbacks reflect adjacent homes, and existing vegetation plus new evergreen screening buffer activity from view. It is likely the development will not depress nearby property values and is likely to stabilize or modestly enhance them.

11. Landscaping and Screening

The site will feature new street trees and foundation plantings to screen parking, refuse areas, and mechanical equipment from neighboring views. Existing mature trees will be preserved where possible, and all landscaping will be maintained by the condominium association to ensure long-term effectiveness. In addition, the plan will incorporate enhanced landscape buffering along the top of the wall to provide further visual screening and separation from adjacent properties.

12. Fire Safety and Emergency Access

The design includes a 24-foot-wide drive, ensuring emergency vehicles have unobstructed access. A hydrant positioned within 400 feet of all building points and an NFPA-13R sprinkler system further mitigate fire risk, so the development will not create a fire hazard.



13. Groundwater Protection

Impervious coverage is limited and stormwater is managed with an infiltration basin that returns treated runoff at pre-development recharge rates, preventing adverse impacts to groundwater quantity. No hazardous materials will be stored on-site, and the design avoids contamination pathways, ensuring groundwater quality is maintained.

14. Phosphorus Loading / Great Pond Protection

The site drains to the Androscoggin River, not to a great pond, and stormwater is treated to exceed Maine DEP's 1.2-inch standard, minimizing phosphorus export. With these treatment measures and no direct connection to a great pond, there will be no unreasonable long-term cumulative increase in phosphorus concentration.

III. Additional Project & Submission Requirements

- **Plan Set Copies & Mylar.** One Mylar and fifteen paper copies will be delivered at least 30 days before the public hearing, per § 60-1300.
- **Public Notice.** The applicant will deposit funds for abutter notices and newspaper advertisement.
- **Maintenance Responsibility.** The condominium association will assume perpetual maintenance of private drives, utilities, landscaping, and stormwater facilities, as documented in the submitted draft Declaration.
- **Performance Guarantee.** Upon approval and prior to the commencement of construction, an irrevocable letter of credit or other approved funding guarantee totaling 125% of the engineer's cost to complete estimate will be provided, consistent with § 60 1311.
- **Expiration, Phasing, and Construction Schedule.** Construction is expected to commence within twelve months of approval and be completed in a single phase within an additional year, satisfying § 60 1308.

IV. Architectural Design Intent and Form-Base Code Compliance

1 | District Intent

T-4.2B is intended to foster **small- to medium-scale buildings with modest front yards and stoops that form a moderately dense street wall and walkable, pedestrian-friendly sidewalks .**

Our design responds with:

- Two-story townhouse massing that anchors the street edge.
- Unit entry porches with paved paths and parking leading down to Fern Street and the adjacent Lake Street lot and playground area.
- Side entrance parking screened from Fern Street, preserving a continuous streetscape.



2 | Compliance Summary

2.1 Building Placement & Configuration (§60-549.1B)

Front setback (principal)	≥ 5 ft (≤ 25 ft context match)	8 ft
Side setback	≥ 5 ft	14 ft
Rear setback	≥ 10 ft	21 ft
Lot coverage	≤ 70 %	< 70 %
Useable open space	≥ 10 %	> 15 %
Frontage build-out	≥ 60 %	N/A
Building width	14 – 110 ft	40 ft
Building height	1 – 3 stories (excl. attic)	2 stories

2.2 Building Frontages (§60-549.2-3B)

- **Ground-story glazing:** 25 – 60 % required; proposed 27 % .
- **Upper-story glazing:** 20 – 40 % required; proposed 27 % .
- **Ground-story finished floor elevation:** The ordinance requires the ground-story finished floor elevation to be a minimum of 2 feet and a maximum of 6 feet above the front yard grade. The proposed design falls outside of these parameters, as no building stoop or porch is provided, and therefore a waiver is requested. While the strict dimensional standard is not met, the project design fulfills the intent of the ordinance by establishing a streetscape that is visually cohesive, pedestrian-oriented, and consistent with the surrounding neighborhood character. The treatment of grade transitions, landscaping, and façade articulation collectively maintain the aesthetic quality and human-scale relationship between buildings and the street envisioned by the T-4.2B district standards.
- **Blank façade length:** ≤ 10 ft max; proposed max < 10 ft.

2.3 External Elements (§60-549.3B)

- **Front yard fence:** 2 ft. Min. – 4 ft. Max. Encouraged. Not required or provided.
- **Street wall/ wall opening:** 20 ft. Max. (Residential) Pedestrian 6 ft. Max. Not required or provided.
- **Building projections:** No part of the building shall encroach beyond the minimum front setback line. 8 ft. setback provided.
- **Porch & stoop encroachments:** Front Setback, Principal Frontage 5 ft. maximum. Front Setback, Secondary Frontage 5 ft. maximum. 5' min. front and 10 ft. side setback provided to porch and patio areas.
- **Driveways:** Driveways for the proposed project will be paved, with widths ranging from the required minimum of 8 feet up to 20 feet off the adjacent Lake Street School entrance and street curb cut. However, individual driveways within the site exceed the 25-foot maximum width noted in the ordinance, and therefore a waiver is being requested. The 25-foot



driveway limitation is tied to the front setback requirement in Sec. 60-548(B)(1) – Building Placement and Configuration in the T-4.2B District. This section establishes a maximum front setback of 25 feet, with an asterisk clarifying that: (3) where a private shared access drive serves more than one structure—minimizing access points on the public road—the front setback may be measured from that shared drive, pedestrian accessway, or parking area rather than from the public right-of-way. Because the proposed units are accessed via a private shared drive rather than directly from the public street, this provision technically applies. However, the unique layout of the site and the way driveways extend from the shared access drive make it difficult to strictly comply with the 25-foot maximum. While the project does not meet the literal requirement, the design preserves the intent of the code by minimizing curb cuts along the public road, consolidating access through a shared drive, and maintaining an orderly, setback-consistent streetscape.

- **Parking:** located entirely behind the building line and screened from the street. One garage bay and one parking spot in front shall be provided at each unit.
- **Accessory structures** (trash enclosure) set ≥ 20 ft from ROW and ≥ 5 ft from side/rear lines

2.4 Parking & Use Matrix (§60-549, Table)

- **Use:** Townhouse – Permitted (“P”).
- **Ratio:** 1 space per dwelling unit – five garage spaces + five on-site guest spaces provided (2/DU).

3 | Process Steps Satisfied

1. **Transect identification:** T-4.2B confirmed with staff on July 24 (email correspondence).
2. **Standards review:** This letter and plan set illustrate conformance with §§60-548 – 60-552.
3. **Pre-development consultation:** Completed with Planning Office on 7.29.25.
4. **Submission materials:** Development Review application, Form-Based Code checklist, narrative, plans, reports, fees, and number of copies provided as required.
5. **Waivers/variances:** Two anticipated, one for the **Ground-story finished floor elevation** requirement, **and another for the front setbacks/ driveway length** requirement exceeding 25’.

Other Items

1. With regards to the following clause associated with the conveyance of this property from the City to Mr. Wu: *“...the Purchaser proposes to develop the 7 Fern Street Lot and the 9 Fern Street Lot. The development of the 7 Fern Street Lot and the 9 Fern Street Lot will be in a form to benefit the local community, such as a day care center, a recreational space, a green space/park, or such other development as the Seller and Purchaser shall determine as part of the Planning Board approval.”*

Through our discussions with various entities at the City over the past year strategizing a mutually agreeable development plan for this lot, we initially proposed the named day care



center which we believe to be a great solution and setting given the proximity to the playground, neighborhood, and overall need of the community. However, upon engagement of the neighborhood stakeholders by the City, they firmly expressed their disapproval of that concept and instead wanted a development that would align with the homes in the surrounding areas.

Further, the current proposed condo development meets the housing shortfall need of the community, providing single family home ownership opportunity of five units on much less land area than separate single family homes would otherwise occupy, creating an efficient use of space while maintaining the rhythm and flow of the Fern Street neighborhood and serving as a benefit to the local community.

IV. Recommendations

Each finding required by **Chapter 60, Article XVI, Division 2 and Division 4** is individually satisfied as detailed above. Additionally, the Fern Street Condominiums embody the **Traditional Downtown Neighborhood character** envisioned for T-4.2B by:

- Strengthening the street wall with compatible two-story townhouses.
- Offering pedestrian-oriented sidewalks and landscaping.
- Exceeding open-space, parking, and glazing requirements without waivers

Given all of the above, we respectfully request placement on the **September 9, 2025 Planning Board agenda** for Discretionary Plan review.





Development Review Application

City of Auburn Planning and Permitting Department
City of Lewiston Department of Planning and Code Enforcement



PROJECT NAME: _____ Fern Street Condos _____

PROPOSED DEVELOPMENT ADDRESS: _____ 7 & 9 Fern St _____

PARCEL ID#: _____ Parcel 4 Map 239 Lot 113 & Parcel 5 Map 239 Lot 112 _____

REVIEW TYPE: Site Plan ☒ Site Plan Amendment ☐ Special Exception ☐
 Subdivision ☒ Subdivision Amendment ☐ Form Based Code Plan ☒

PROJECT DESCRIPTION: _____
Two story 8,980 sf five unit condominium. It will be a two story building, with units side by side. Each will have a one car garage, two bedrooms, one and a half bathroom, and open kitchen living area. Each unit will have a back patio area with privacy walls and landscaping. A vegetative buffer will be provided at parking area.

CONTACT INFORMATION:

<u>Applicant</u>
Name: Thomas Perkins
Address: 175 Innovation Way, Scarborough
Zip Code 04074
Work #: 207.225.3040
Cell #: 207.475.4958
Fax #:
Home #:
Email: tperkins@dirigoae.com
<u>Project Representative</u>
Name:
Address:
Zip Code
Work #:
Cell #:
Fax #:
Home #:
Email:

<u>Property Owner</u>
Name: Jim Wu
Address: 279 Center St, Auburn
Zip Code 04210
Work #:
Cell #: 207.754.8474
Fax #:
Home #:
Email: jim.w009@yahoo.com
<u>Other professional representatives for the project (surveyors, engineers, etc.),</u>
Name:
Address:
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	21861	sq. ft.
Proposed Total Paved Area	15986	sq. ft.
Proposed Total Impervious Area Proposed	28994	sq. ft.
Impervious Net Change	7133	sq. ft.
Impervious surface ratio existing	22.5	% of lot area
Impervious surface ratio proposed	29.9	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	7394	sq. ft.
Proposed Building Footprint	11883.5	sq. ft.
Proposed Building Footprint Net change	4489.5	sq. ft.
Existing Total Building Floor Area	13901.5	sq. ft.
Proposed Total Building Floor Area	22880.5	sq. ft.
Proposed Building Floor Area Net Change	8979	sq. ft.
New Building ?	YES	(yes or no)
Building Area/Lot coverage existing	7.6	% of lot area
Building Area/Lot coverage proposed	14.3	% of lot area

ZONING or FORM BASED CODE DISTRICT

Existing	FBC T.4.2.B
Proposed, if applicable	

LAND USE

Existing	Multifamily
Proposed	Multifamily + Townhomes

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	12
Proposed Number of Residential Units	10
Subdivision Proposed Number of Lots	

PARKING SPACES

Existing Number of Parking Spaces	26
Proposed Number of Parking Spaces	10
Number of Handicapped Parking Spaces	36
Proposed Total Parking Spaces	4

ESTIMATED COST OF PROJECT

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	21861	sq. ft.
Proposed Disturbed Area	7133	sq. ft.
Proposed Impervious Area	28994	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 created 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 _____ <5 _____ passenger car equivalents (PCE)
(Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) _____ N/A _____ 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.4.2.B zoning/form based code district.
2. Parcel Area: 2.223 acres / 96847 square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	<u>N/A</u>	<u>/</u>
Street Frontage	<u>24 ft Min.</u>	<u>76 ft</u>
Min Front Yard	<u>5 ft Min.</u>	<u>8 ft</u>
Min Rear Yard	<u>5 ft Min.</u>	<u>21 ft</u>
Min Side Yard	<u>10 ft Min.</u>	<u>14 ft</u>
Max. Building Height	<u>3 Stories</u>	<u>2 Stories</u>
Use Designation	<u>Townhomes</u>	<u>/</u>
Parking Requirement	1 space/ per _____ square feet of floor area <u>or dwelling unit</u>	
Total Parking:	<u>10 additional</u>	<u>/</u>
Overlay zoning districts (if any):	<u>N/A</u>	<u>/</u>
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.
6. Any additional materials as required by the Form Based Code (Chapter 60-546).

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

L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

Auburn: www.auburnmaine.org under City Departments/ Planning and Permitting/Land Use Division/[Zoning Ordinance](#)

Lewiston: <http://www.ci.lewiston.me.us/clerk/ordinances.htm> Refer to Appendix A of the Code of Ordinances

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:

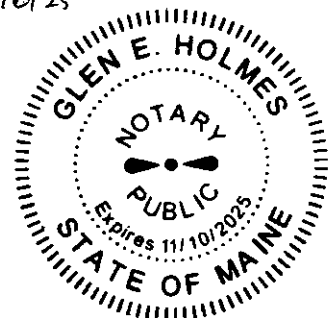


Date: 7.29.25

CITY OF AUBURN
Form Based Code Compliance Checklist

Property Location:	7 & 9 Fern St	PID #:	Parcel 4 Map 239 Lot 113 & Parcel 5 Map 239 Lot 112
Transect District:	T.4.2.B	(List)	
Owner:	Jim Wu	Contact Info:	207.754.8474
Plan Type: (Circle)	Site Plan Review, Special Exception, Subdivision, Staff Review)		
Reviewed By:	Staff, Plan Review Group, Planning Board		

Complies With:	Required	Complies	Not Comply	N/A
Intent and Purpose	X	✓		
Plan Requirements:				
Surrounding Info (Photos, Mapping, Sketches)	X	✓		
Topographic Info (FP, Steep Slopes)	X			✓
Elevations	X	✓		
Materials		✓		
Fencing				✓
Signage				✓
Building Placement:				
Front Set-Back (Principal Street)	X	✓		
Front Set-Back (Secondary Street)	X	✓		
Side Yard Set-Back	X	✓		
Rear Yard Set-Back	X	✓		
Building Coverage	X	✓		
Useable Open Space	X	✓		
Frontage Build-Out	X	✓		
Lot Width (Min./Max)	X	✓		
Building Width	X	✓		
Building Height	X	✓		
Frontage Type	X	✓		
Primary Entrance on Front	X	✓		
Ground Story Windows and Doors	X	✓		
Upper Story Windows	X	✓		
Ground Story Elevation (1st fl.)	X		✓	
Front Facade Wall	X	✓		
External Elements:				
Front Yard Fence	Optional			✓
Projections	Optional	✓		
Driveway Location	X	✓		
Parking Location	X	✓		
Accessory Building(s)	Optional			✓
Landscaping	Optional	✓		
Sidewalk	X	✓		
Proposed Use:				
Residential, Commercial ,Mixed-Use	X	✓		
Parking Requirement-	X	✓		



Beginning at the Northeasterly corner of land now owned by the City of Auburn on the Westerly side of Lake Street; thence in a Westerly direction along the Northerly line of land of said City of Auburn as far as said line extends, being three hundred (300) feet more or less;

N O T

N O T

thence at an angle in a Northerly direction and parallel with said Lake Street about one hundred sixty-six (166) feet to land of one Stevens; thence at an angle in an easterly direction and parallel with said first mentioned bound along the line of said Stevens land to the Westerly side of said Lake Street thence in a Southerly direction along the Westerly side of said Lake Street about one hundred sixty six (166) feet to the point of beginning. N

O F F I C I A L

O F F I C I A L

Meaning and intending to convey the same premises as described in that deed from Ellis A. Giles and Mary A. Giles to the City of Auburn dated July 27, 1923 and recorded in the Androscoggin County Registry of Deeds in Book 332, Page 582.

PARCEL FOUR:

A certain lot or parcel of land with the buildings thereon situated in Auburn in the County of Androscoggin and State of Maine, bounded and described as follows:

Beginning at an iron stake on the northerly side of Fern Street, said stake being one hundred twenty-eight and four tenths (128.4) feet easterly from Holly Street;

THENCE at right angles northerly and about parallel with said Holly Street one hundred forty-eight and one-half (148 ½) feet to lot No. 30 as delineated on a plan of a part of the Homestead of Isaiah Haskell, made in accordance with the survey by Rufus Prince, May 16, 1863, recorded in the Androscoggin County Registry of Deeds May 28, 1863, Book of Plans, Volume 1, Book 1, Page 25;

THENCE easterly at a right angle and by the line of said lot No. 30, forty-one (41) feet more or less, to land of one Hall or persons unknown;

THENCE southerly at right angles and on line of said Hall's land one hundred forty-eight and one-half (148 ½) feet to the northerly line of Fern Street;

THENCE westerly by line of said Fern Street thirty-nine (39) feet, more or less, to the point of beginning.

Reserving for the common use of the adjoining property the driveway as it existed on June 13, 1922, and running in a northerly direction to the northwest corner of the cottage house conveyed by D. P. Andrews et al. to Cora Z. Towle by deed recorded in said Registry of Deeds in Book 318, Page 253.

Being the same premises described in the deed of Elizabeth C. Wooten, f/k/a Elizabeth Clayton, to Elizabeth C. Wooten and Lawrence J. Wooten dated September 11, 1991, and recorded in the Androscoggin County Registry of Deeds in Book 2737, Page 30.

PARCEL FIVE:

A certain lot or parcel of land, with any buildings thereon, situated in Auburn, County of Androscoggin, State of Maine, bounded and described as follows:

N O T

N O T

Beginning on the northerly side^N of Fern Street at the southeasterly^A corner of a lot of land conveyed by one Sarah A. Pierce^F to Henry G. Haskell^C by deed dated January 12^I, 1914, being ninety (90) feet easterly from the easterly line of Holly Street; thence running northerly parallel with said Holly Street one hundred and forty-eight and one-half (148 ½) feet to lot number thirty (30) as delineated on a plan of a part of the Homestead of Isaiah Haskell, made in accordance with a survey by Rufus Prince May 16, 1863, and recorded in the Androscoggin County Registry of Deeds, May 28, 1863, in Book of Plans, Volume 10th; thence running easterly at a right angle and by the line of said lot No. 30, thirty-six and six-tenths (36.6) feet; thence southerly one hundred and forty-eight and one-half (148 ½) feet to Fern Street; thence westerly by the northern line of Fern Street thirty-eight and four tenths (38.4) feet to the point of beginning.

Meaning and intending to convey the same premises as described in that Warranty Deed from Ernest A. Houle to The Inhabitants of The City of Auburn School Department dated November 2, 1999 and recorded in the Androscoggin County Registry of Deeds in Book 4342, Page 181. The Inhabitants of the City of Auburn School Department voted to vacate the 7 Fern Street Lot and the 9 Fern Street Lot and return it to the City of Auburn.

The premises conveyed herein are SUBJECT TO the terms and conditions of that certain Acknowledgment of Continuing Obligations by and between the Grantor and the Grantee dated of even date herewith and to be recorded of even date herewith.

RESERVING an easement for the purposes of public egress and for the maintenance, repair and replacement of a sidewalk along the southwesterly sideline of Lake Street and the westerly sideline of Fern Street, being bounded and described as follows:

Beginning at the northwesterly intersection of Lake Street and Fern Street;

Thence S 46°01'14" W, along the northwesterly sideline of Fern Street, a distance of 231.88;

Thence N 43°58'46" W a distance of 2.00 feet;

Thence N 46°01'14" E, running parallel with said Fern Street, a distance of 220.00 feet;

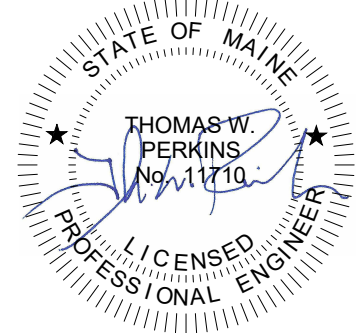
Thence N 39°40'02" W, running parallel with said Lake Street, a distance of 312.38 feet;

Thence N 46°01'14" E, along the land now or formerly of Rachel E. & Amey-Louise G. Feeley by a deed dated August 31, 2018 and recorded as Book 9926 Page 8, a distance of 12.03 feet;

Thence S 39°40'02" E, along the westerly sideline of Lake Street, a distance of 314.39 feet to the Point of Beginning.

The above-described parcel contains 1.959 acres (85,337 sq ft). The bearings referred to above are referenced to a plan entitled "Boundary Retracement Survey & Existing Conditions/Topographic Survey" performed by Terradyn Consultants, LLC. Dated December 5, 2023.

All Book and Page Numbers refer to the Androscoggin County Registry.



REVISIONS

#	DATE	DESCRIPTION
1	8.28.25	ISSUED FOR CITY REVIEW

DRAWN BY:	...
CHECKED BY:	TWP
SCALE:	AS NOTED
DATE:	7/28/2025 12:43:39 PM
PROJECT NO.	25-047

PROJECT TITLE

FERN STREET CONDOS

7 & 9 FERN STREET
AUBURN, ME, 04210

FOR
JIM WU

279 CENTER STREET
AUBURN, ME, 04210

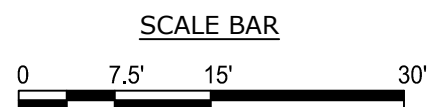
DRAWING TITLE

EXISTING SITE PLAN

DRAWING NO.

C1.0

EXISTING	DESCRIPTION
	RECORD PROPERTY LINE/R.O.W
	ABUTTER PROPERTY LINE/R.O.W
	DEED/PLAN LINE/R.O.W
	EASEMENTS
	IRON PIPE/REBAR (AS NOTED)
	MAG NAIL (AS NOTED)
	SIGN
	BUILDING
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	CURB
	EDGE OF CONCRETE
	CHAINLINK FENCE
	WOVEN WIRE FENCE
	STOCKADE FENCE
	STONEWALL
	TREELINE
	MAJOR CONTOUR
	MINOR CONTOUR
	SPOT ELEVATION
	STORM DRAIN
	UNDER DRAIN
	CATCH BASIN
	DRAIN MANHOLE
	SEWER LINE
	SEWER MANHOLE
	WATER LINE
	WATER VALVE
	HYDRANT
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
	ELECTRIC METER
	HVAC UNIT
	GAS LINE
	GAS VALVE
	GAS METER



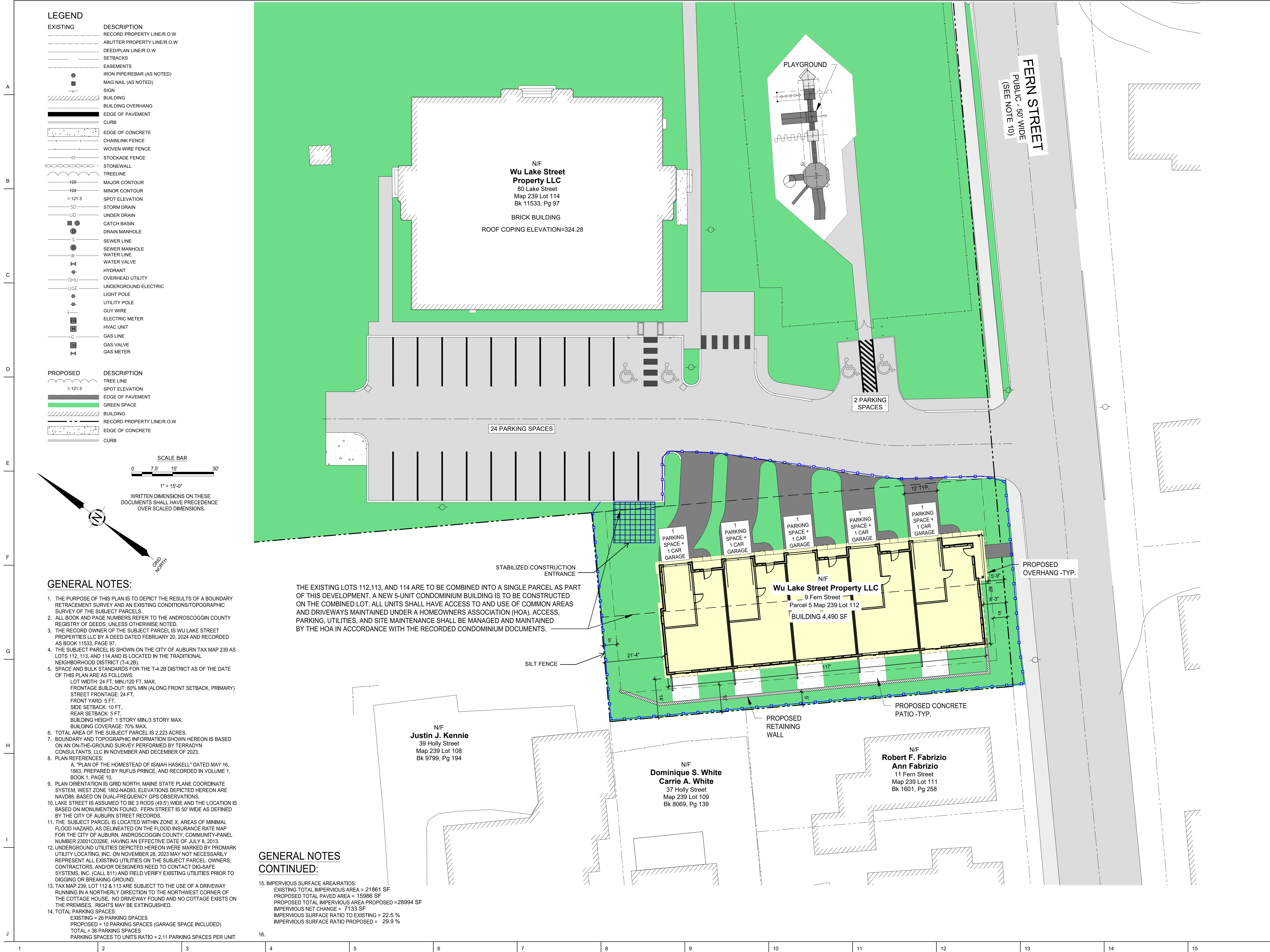
WRITTEN DIMENSIONS ON THESE
DOCUMENTS SHALL HAVE PRECEDENCE
OVER SCALED DIMENSIONS.

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE RESULTS OF A BOUNDARY RETRACEMENT SURVEY AND AN EXISTING CONDITIONS/TOPOGRAPHIC SURVEY OF THE SUBJECT PARCELS.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS, UNLESS OTHERWISE NOTED.
- THE RECORD OWNER OF THE SUBJECT PARCEL IS WU LAKE STREET PROPERTIES LLC BY A DEED DATED FEBRUARY 20, 2024 AND RECORDED AS BOOK 11533, PAGE 97.
- THE SUBJECT PARCEL IS SHOWN ON THE CITY OF AUBURN TAX MAP 239 AS LOTS 112, 113, AND 114 AND IS LOCATED IN THE TRADITIONAL NEIGHBORHOOD DISTRICT (T-4.2B).
- SPACE AND BULK STANDARDS FOR THE T-4.2B DISTRICT AS OF THE DATE OF THIS PLAN ARE AS FOLLOWS:
LOT WIDTH: 24 FT. MIN./120 FT. MAX.
FRONTAGE BUILD-OUT: 60% MIN (ALONG FRONT SETBACK, PRIMARY)
FRONT SETBACK: 5 FT. MIN./25 FT. MAX.
SIDE SETBACK: 5 FT. MIN.
REAR SETBACK: 10 FT. MIN.
BUILDING HEIGHT: 1 STORY MIN/3 STORY MAX.
BUILDING COVERAGE: 70% MAX.
- TOTAL AREA OF THE SUBJECT PARCEL IS 2.223 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY TERRADYN CONSULTANTS, LLC IN NOVEMBER AND DECEMBER OF 2023.
- PLAN REFERENCES:
A. "PLAN OF THE HOMESTEAD OF ISAJAH HASKELL" DATED MAY 16, 1863, PREPARED BY RUFUS PRINCE, AND RECORDED IN VOLUME 1, BOOK 1, PAGE 10.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NA083. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL-FREQUENCY GPS OBSERVATIONS.
- LAKE STREET IS ASSUMED TO BE 3 RODS (49.5') WIDE AND THE LOCATION IS BASED ON MONUMENTION FOUND. FERN STREET IS 50' WIDE AS DEFINED BY THE CITY OF AUBURN STREET RECORDS.
- THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF AUBURN, ANDROSCOGGIN COUNTY, COMMUNITY-PANEL NUMBER 23001C0326E, HAVING AN EFFECTIVE DATE OF JULY 8, 2013.
- UNDERGROUND UTILITIES DEPICTED HEREON WERE MARKED BY PROMARK UTILITY LOCATING, INC. ON NOVEMBER 28, 2023 MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES ON THE SUBJECT PARCEL. OWNERS, CONTRACTORS, AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (CALL 811) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO DIGGING OR BREAKING GROUND.
- TAX MAP 239, LOT 12 & 13 ARE SUBJECT TO THE USE OF A DRIVEWAY RUNNING IN A NORTHERLY DIRECTION TO THE NORTHWEST CORNER OF THE COTTAGE HOUSE. NO DRIVEWAY FOUND AND NO COTTAGE EXISTS ON THE PREMISES. RIGHTS MAY BE EXTINGUISHED.

SHEET SIZE: ARCH FULL BLEED D: (36.00 X 24.00 INCHES)

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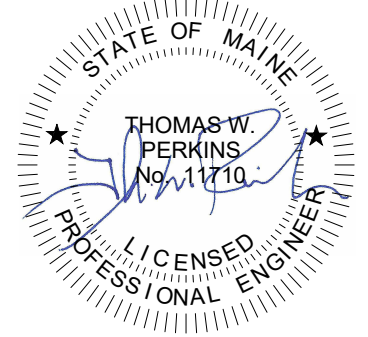
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7 & 9 FERN STREET
AUBURN, ME, 04210

FOR
JIM WU

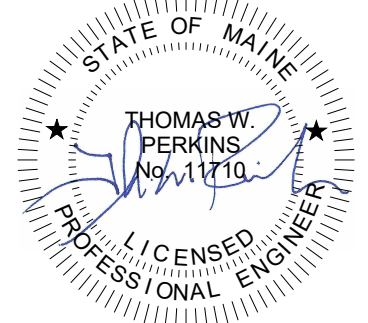
279 CENTER STREET
AUBURN, ME, 04210

DRAWING TITLE

PROPOSED SITE PLAN

DRAWING NO.

C1.1



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7 & 9 FERN STREET
AUBURN, ME, 04210

FOR
JIM WU

279 CENTER STREET
AUBURN, ME, 04210

DRAWING TITLE

SITE GRADING &
UTILITIES PLAN

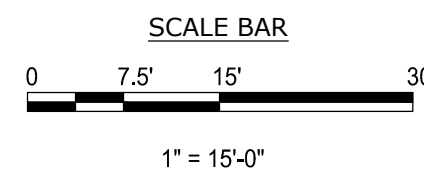
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C1.2

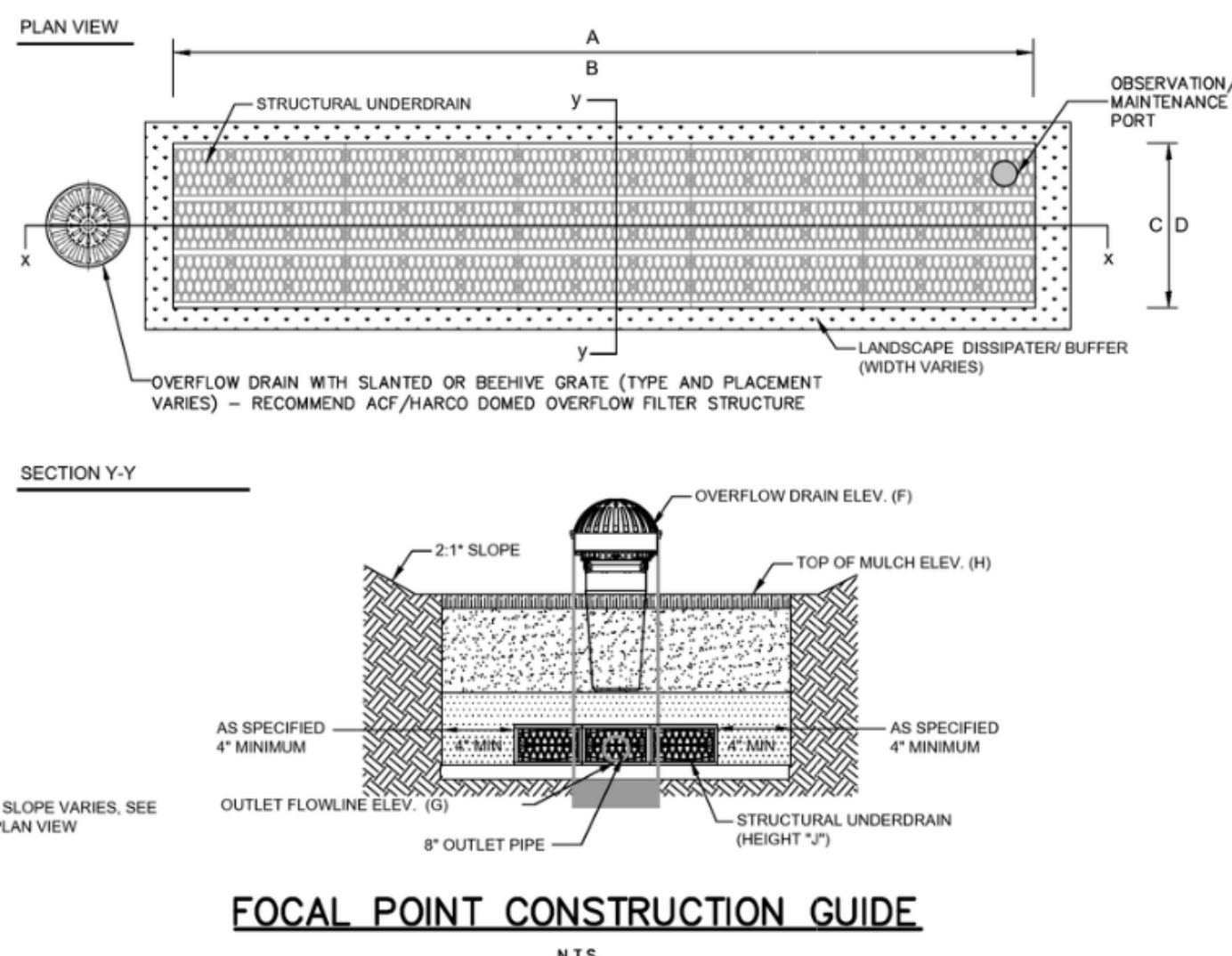
LEGEND

EXISTING	DESCRIPTION
---	RECORD PROPERTY LINE/R.O.W
---	ABUTTER PROPERTY LINE/R.O.W
---	DEED/PLAN LINE/R.O.W
---	SETBACKS
---	EASEMENTS
●	IRON PIPE/REBAR (AS NOTED)
■	MAG NAIL (AS NOTED)
---	SIGN
---	BUILDING
---	BUILDING OVERHANG
---	EDGE OF PAVEMENT
---	CURB
---	EDGE OF CONCRETE
---	CHAINLINK FENCE
---	WOVEN WIRE FENCE
---	STOCKADE FENCE
---	STONEWALL
---	TREELINE
120	MAJOR CONTOUR
122	MINOR CONTOUR
X 121.3	SPOT ELEVATION
SD	STORM DRAIN
UD	UNDER DRAIN
■	CATCH BASIN
○	DRAIN MANHOLE
S	SEWER LINE
○	SEWER MANHOLE
W	WATER LINE
○	WATER VALVE
○	HYDRANT
OHU	OVERHEAD UTILITY
UGE	UNDERGROUND ELECTRIC
---	LIGHT POLE
---	UTILITY POLE
---	GUY WIRE
---	ELECTRIC METER
---	HVAC UNIT
---	GAS LINE
---	GAS VALVE
---	GAS METER

PROPOSED	DESCRIPTION
---	TREE LINE
X 121.3	SPOT ELEVATION
---	EDGE OF PAVEMENT
---	GREEN SPACE
---	BUILDING
---	RECORD PROPERTY LINE/R.O.W
---	EDGE OF CONCRETE
---	CURB

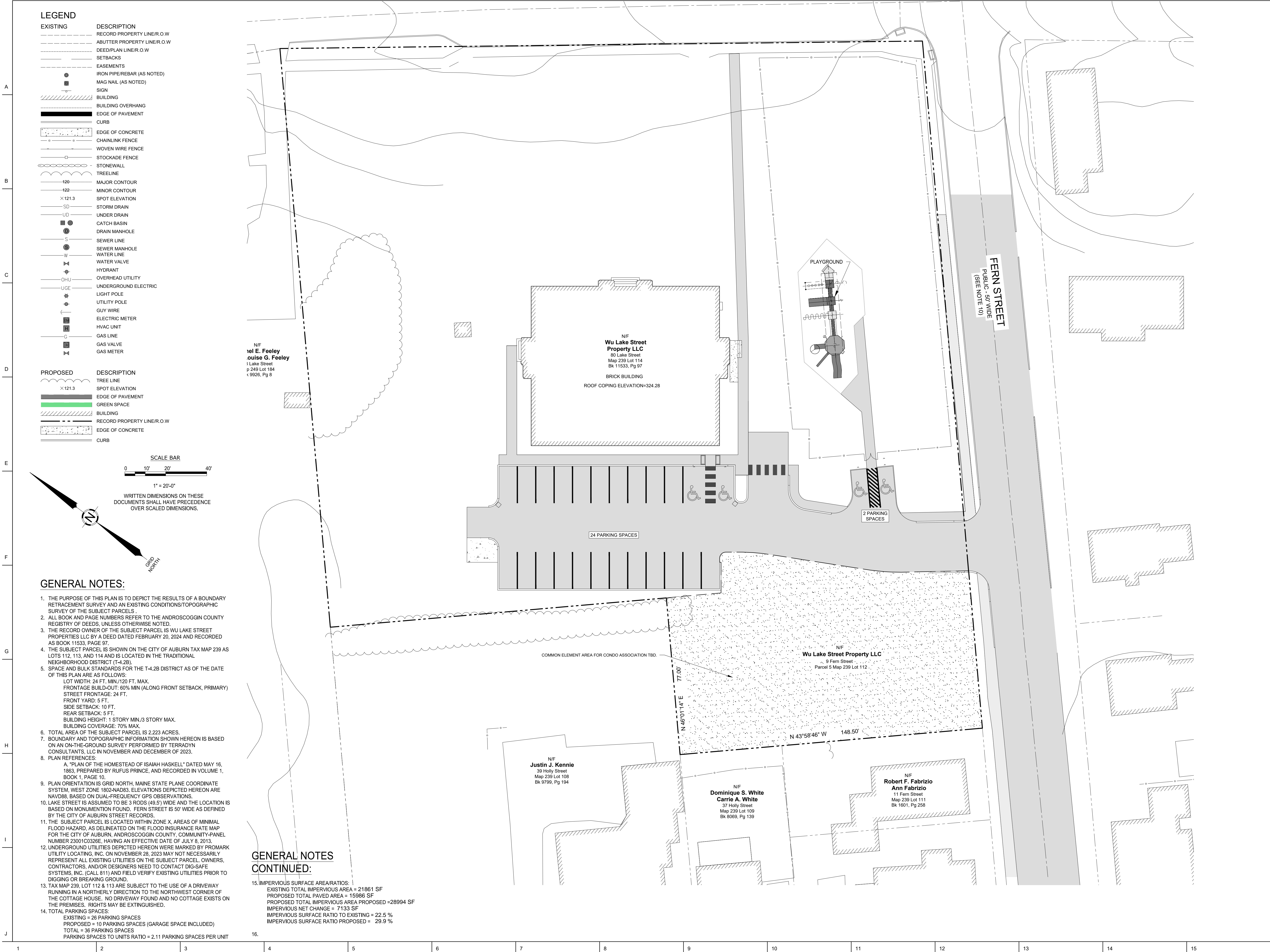


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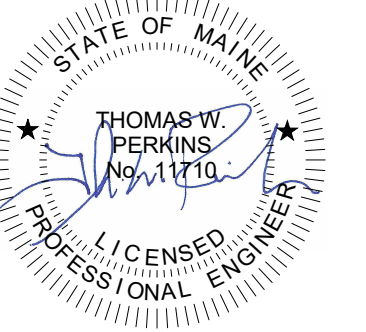
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7 & 9 FERN STREET
AUBURN, ME, 04210

FOR
JIM WU

279 CENTER STREET
AUBURN, ME, 04210

DRAWING TITLE

SUBDIVISION PLAN

DRAWING NO.

C1.3

EROSION AND SEDIMENT CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE LATEST REVISION OF TO THE 2016 MAINE EROSION AND SEDIMENT CONTROL BMP'S MANUAL FOR DESIGNERS AND ENGINEERS, AND THE LATEST REVISION TO THE 2014 MAINE EROSION AND SEDIMENT CONTROL FIELD GUIDE FOR CONTRACTORS. SEE MANUALS FOR ADDITIONAL INFORMATION AND DETAILS.

THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL STRUCTURES ARE SHOWN ON THE SITE PLAN.

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S", DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST REVISION.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 75 FEET OF A WETLAND OR WATERBODY, THE AREA SHALL BE STABILIZED WITHIN 2 DAYS OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.
- EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY.
- CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO MORE THAN ONE ACRE OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION.
- SEDIMENT BARRIERS (EROSION CONTROL MIX, STONE CHACK DAMS, STABILIZED CONSTRUCTION ENTRANCE, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- INSTALL EROSION CONTROL MIX AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE E.C. MIX DETAIL FOR PROPER INSTALLATION. EROSION CONTROL MIX WILL REMAIN IN PLACE PER NOTE #5. THE USE OF AN EROSION CONTROL MIX BERM IS PROHIBITED AT THE BASE OF SLOPES STEEPER THAN 8% OR WHERE THERE IS FLOWING WATER.
- ALL EROSION CONTROL STRUCTURES MUST BE INSPECTED, REPLACED, AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY BEFORE ANY SIGNIFICANT RAINFALL OR MORE IN A 24-HOUR PERIOD) OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. IF AN INSPECTION DETERMINES THAT A CORRECTIVE ACTION IS REQUIRED, THE ACTION OR REPAIR SHALL BE STARTED BY THE END OF THE NEXT WORKDAY AND COMPLETED WITHIN SEVEN DAYS OR BEFORE THE NEXT STORM EVENT. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF. EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION. PERMANENT STABILIZATION IS 90% GRASS CATCH IN VEGETATED AREAS.
 - ALL CONSTRUCTION INSPECTIONS SHALL BE CONDUCTED BY SOMEONE WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS THE PERMIT.
 - CONSTRUCTION INSPECTIONS SHOULD INCLUDE ALL DISTURBED AND IMPERVIOUS AREAS, VEHICLE ACCESS POINTS IN ADDITION TO ESC MEASURES.
 - ALL INSPECTION FORMS AND DOCUMENTATION OF CORRECTIVE ACTIONS DURING CONSTRUCTION SHALL BE MAINTAINED FOR AT LEAST 3 YEARS.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN ONE TO ONE (1 TO 1).
 - FOR SLOPES OF UP TO THREE TO ONE (3 TO 1) STABILIZE WITH TEMPORARY VEGETATION.
 - FOR SLOPES OF UP TO TWO TO ONE (2 TO 1) STABILIZE WITH EROSION CONTROL MIX OR EROSION CONTROL BLANKET.
 - FOR SLOPES OF UP TO ONE TO ONE (1 TO 1) STABILIZE WITH RIP-RAP AS SHOWN IN DETAILS.
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED BY AUG. 15 OR 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCT. 1) TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1000 SQUARE FEET USING 10-20-20 (N-P20K5-K20) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 1 TONS PER ACRE (138 LB PER 1,000 SQ. FT.).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND GRASS SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1000 SQ. FT. LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED. SEED MIX SHALL CONTAIN 10% ANNUAL RYE GRASS.
 - HAY MULCH AT THE RATE OF 70-90 LBS PER 1000 SQUARE FEET OR A HYDRO-APPLICATION OF ASPHALT, WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON HAY MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS ONCE THE SITE IS STABILIZED WITH 90% GRASS CATCH IN VEGETATED AREAS. TEMPORARY EROSION AND SEDIMENT CONTROL BLANKET SHALL BE USED IN ALL DITCHES AND WALES AS SHOWN IN DETAILS.
- WETLANDS WILL BE PROTECTED WITH EROSION CONTROL MIX OR SILT FENCE INSTALLED AT THE EDGE FOR THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE. ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS DURING WINTER CONSTRUCTION.
- ALL STORMWATER WILL BE PREVENTED FROM RUNNING ONTO STOCKPILES. SADMINT BARRIERS WILL BE INSTALLED DOWNGRADIENT OF ALL STOCKPILES.

MULCH AND MULCH ANCHORING

LOCATION	MULCH	RATE (1000 S.F.)
PROTECTED AREA	STRAW OR HAY *	100 POUNDS
WINDY AREAS	SHREDED OR CHOPPED CORNSTALKS STRAW OR HAY (ANCHORED) *	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES (GREATER THAN OR EQUAL TO 3:1)	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED AS REQUIRED
(GREATER THAN OR EQUAL TO 3:1)		
* A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON HAY MULCH FOR WIND CONTROL.		

MULCH ANCHORING

ANCHOR MULCH WITH PEG AND TWINE (1/2" SQ. YD./BLOCK). MULCH NETTING (AS PER MANUFACTURED; WOOD CELLULOSE FIBER (750 LBS/ACRE); USE OF A SERIATED STRAIGHT DISK. NETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

Season	Seed	Rate
Summer (5/15 - 8/15)	Sudangrass Oats	40 lbs/acre 80 lbs/acre
Late Summer/Early Fall (8/15 - 9/15)	Prenatal Ryegrass	40 lbs/acre
Fall (9/15 - 11/1)	Winter Rye	112 lbs/acre
Winter (11/1 - 4/7)	Mulch w/ Dormant Seed	80 lbs/acre*
Spring (4/1 - 7/1)	Oats Annual Ryegrass	80 lbs/acre 40 lbs/acre

*Seed Rate Only

- MAINTENANCE:
IF AN INSPECTION DETERMINES THAT A CORRECTIVE ACTION IS REQUIRED, THE ACTION OR REPAIR SHALL BE STARTED BY THE END OF THE NEXT WORKDAY AND COMPLETED WITHIN SEVEN DAYS OR BEFORE THE NEXT STORM EVENT. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. ONCE A WEEK AND BEFORE AND AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL EROSION CONTROL MEASURES AND REPAIR AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND/OR REPAIR DAMAGED AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

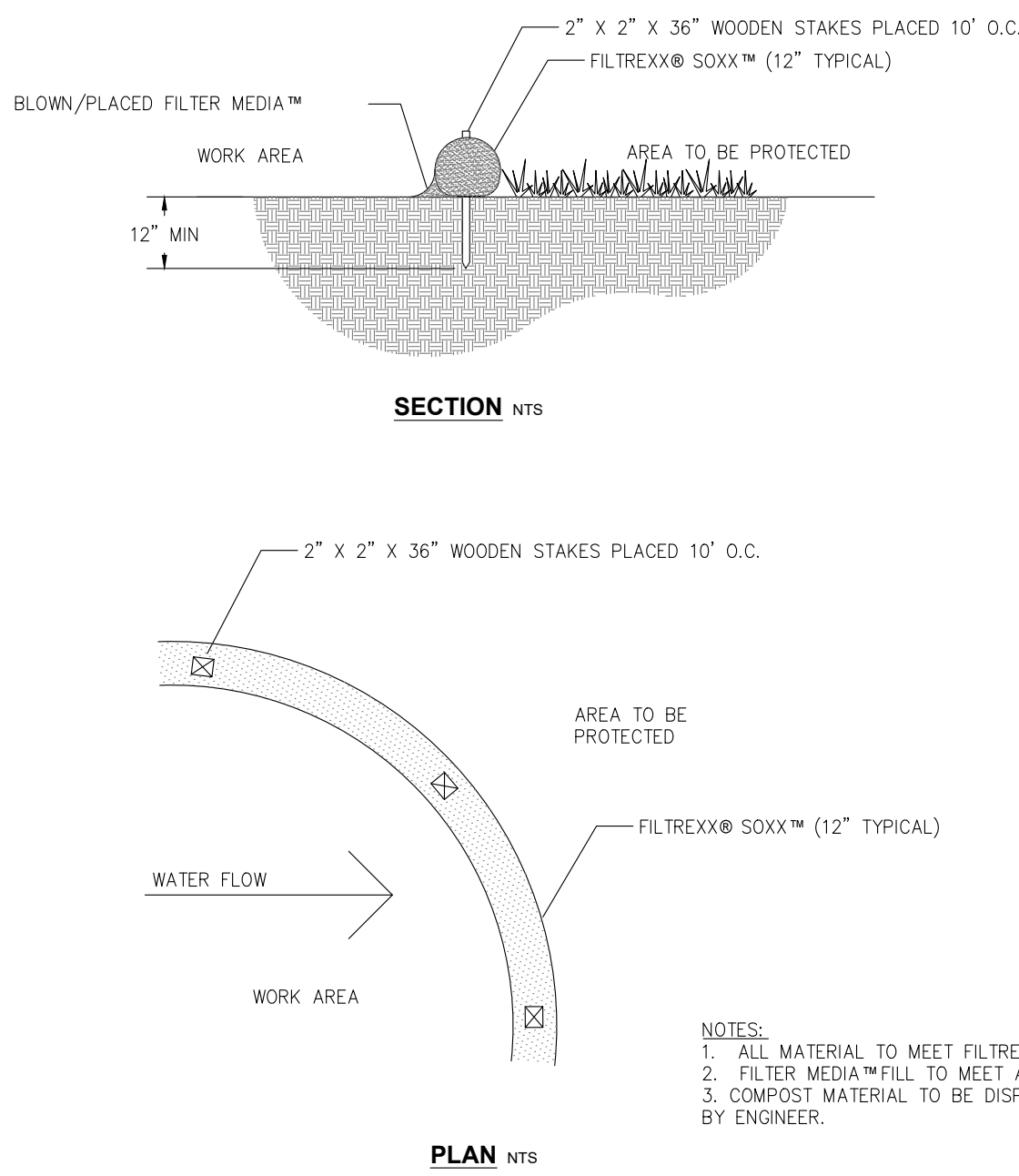
STABILIZATION SCHEDULE BEFORE WINTER:		
SEPTEMBER 15	ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED. ALL SLOPES MUST BE STABILIZED, SEEDED AND MULCHED. ALL GRASS LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR AN EROSION CONTROL BLANKET	
OCTOBER 1	IF THE SLOPE IS STABILIZED WITH AN EROSION CONTROL BLANKET AND SEEDED, ALL DISTURBED AREAS TO BE PROTECTED WITH AN ANNUAL GRASS MUST BE SEED AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND MULCHED.	
NOVEMBER 15	ALL STONE LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED. SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THAT DATE.	

EROSION CONTROL DURING CONSTRUCTION

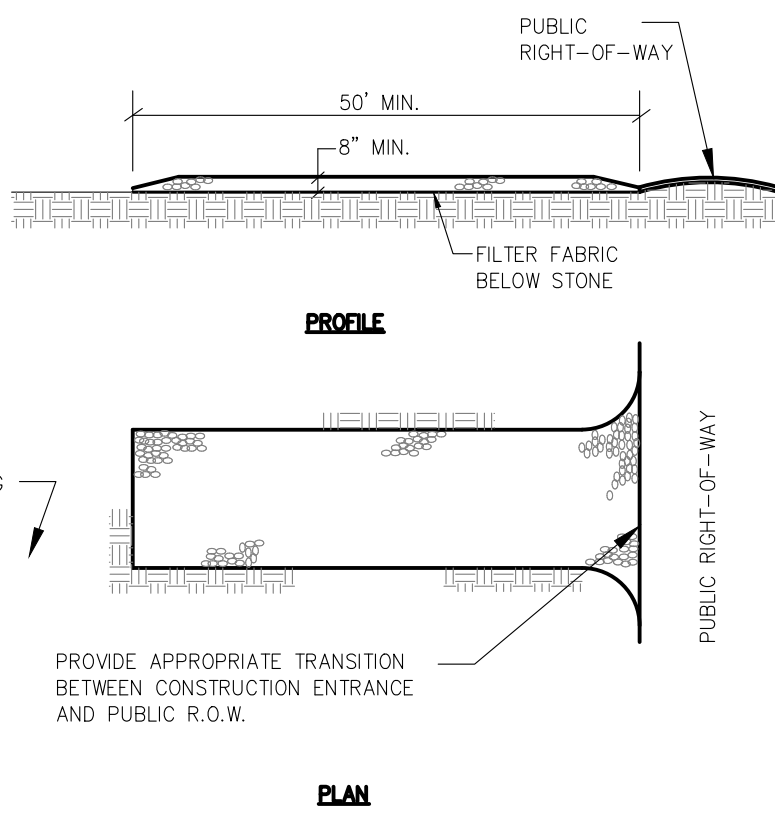
WINTER CONSTRUCTION

- WINTER CONSTRUCTION PERIOD: OCTOBER 1 THROUGH APRIL 15
- OVERWINTER STABILIZATION OF DITCHES AND CHANNELS:
ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL GRASS LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A DITCH OR CHANNEL IS NOT GRASS-LINED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.
 - INSTALL A SOO LING IN THE DITCH:
A DITCH MUST BE LINED WITH PROPERLY INSTALLED SOO BY OCTOBER 1. PROPER INSTALLATION INCLUDES: PINNING THE SOO ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOO TO GUARANTEE CONTACT BETWEEN THE SOO AND UNDERLYING SOIL, AND WATERING THE SOO TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING SOO AT THE BASE OF THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOO FROM SLOUGHING DURING FLOW CONDITIONS. SEE THE PERMANENT VEGETATION BMP SECTION.
 - INSTALL A STONE LINING IN THE DITCH:
A DITCH MUST BE LINED WITH STONE RIPRAP BY NOVEMBER 15. A REGISTERED PROFESSIONAL ENGINEER MUST BE HIRED TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.
- OVERWINTER STABILIZATION OF DISTURBED SLOPES:
ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS. BY OCTOBER 1 THE DISTURBED SLOPE MUST BE SEED WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS FOR 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 70% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIPRAP AS DESCRIBED IN THE FOLLOWING STANDARDS.
 - STABILIZE THE SOIL WITH SOO:
THE DISTURBED SLOPE MUST BE STABILIZED WITH PROPERLY INSTALLED SOO BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOO ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOO TO GUARANTEE CONTACT BETWEEN THE SOO AND UNDERLYING SOIL, AND WATERING THE SOO TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE SEASON SOO INSTALLATION. STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
 - STABILIZE THE SOIL WITH EROSION CONTROL MIX:
EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GREATER THAN SOO (2:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE. SEE THE TEMPORARY MULCHING BMP SECTION.
 - STABILIZE THE SOIL WITH STONE RIPRAP:
PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE, AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP. SEE THE RIPRAP SLOPE STABILIZATION BMP SECTION.
- OVERWINTER STABILIZATION OF DISTURBED SOILS:
BY SEPTEMBER 15, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% MUST BE SEEDED AND MULCHED. IF THE DISTURBED SOILS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
 - STABILIZE THE SOIL WITH TEMPORARY VEGETATION:
BY OCTOBER 1, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED BELOW.
 - STABILIZE THE SOIL WITH SOO:
STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOO BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOO ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOO TO GUARANTEE CONTACT BETWEEN THE SOO AND UNDERLYING SOIL, AND WATERING THE SOO TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
 - STABILIZE THE SOIL WITH MULCH:
BY NOVEMBER 15, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.
- DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- AREAS WITHIN 100 FEET OF STREAMS THAT ARE NOT STABILIZED WITH VEGETATION BY DEC. 1 SHALL BE MULCHED AND ANCHORED WITH CORNSTALKS. IF WORK CONTINUES IN THIS AREA DURING THE WINTER, A DOUBLE LINE OF SEDIMENT BARRIERS MUST BE USED.

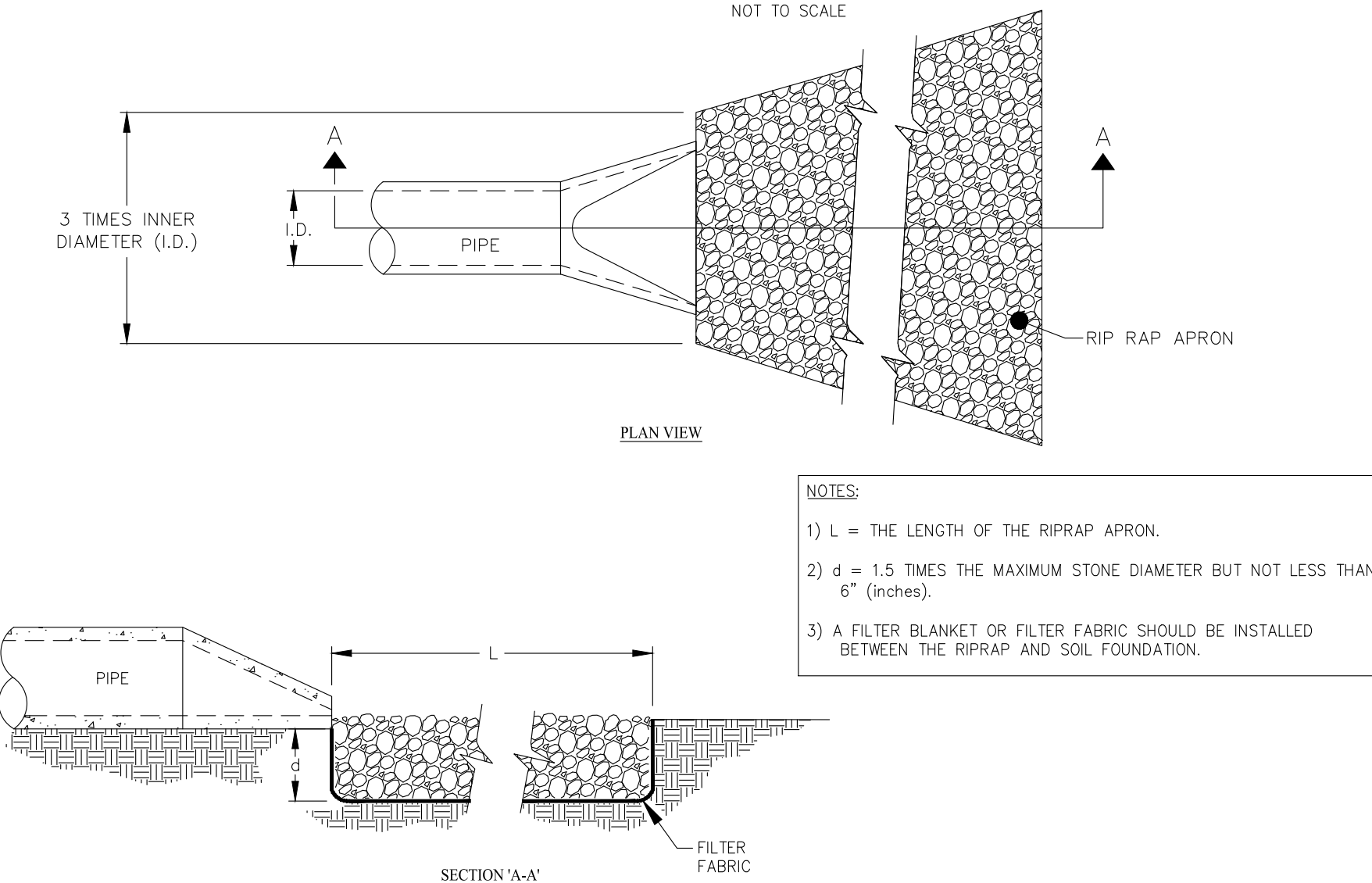
- SPILL PREVENTION, CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTROL, AND RESPONSE PLANNING AND IMPLEMENTATION.
- GROUNDWATER PROTECTION, DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY, AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL, DOKES, BERMS, SLUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
- FUGITIVE SEDIMENT AND DUST, ACTIVITIES MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MY NOT BE USED FOR DUST CONTROL. ANY OFFSITE TRACKING OF MUD OR SEDIMENT SHALL BE VACUUMED IMMEDIATELY AND PRIOR TO THE NEXT SIGNIFICANT STORM EVENT.
- DEBRIS AND OTHER MATERIALS, LITTER, CONSTRUCTION DEBRIS, AND CHEMICALS EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- TRENCH OR FOUNDATION DE-WATERING, TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PILES, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER MUST BE REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, AND MUST BE SPREAD THROUGH NATURAL WOODS BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
 - DISCHARGES FROM FIREFIGHTING ACTIVITY;
 - FIRE HYDRANT FLUSHINGS;
 - VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE, AND TRANSMISSION WASHING IS PROHIBITED);
 - DUST CONTROL, RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
 - ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
 - PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
 - UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
 - UNCONTAMINATED GROUNDWATER OR SPRING WATER;
 - FOUNDATION OR FOOTER GRAB-WATER WHERE FLOWS ARE NOT CONTAMINATED;
 - UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX (C)(5));
 - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
 - LANDSCAPE IRRIGATION.
- UNAUTHORIZED NON-STORMWATER DISCHARGES, THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX (C) (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
 - WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
 - FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
 - SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
 - TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.
- ADDITIONAL REQUIREMENTS, ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.



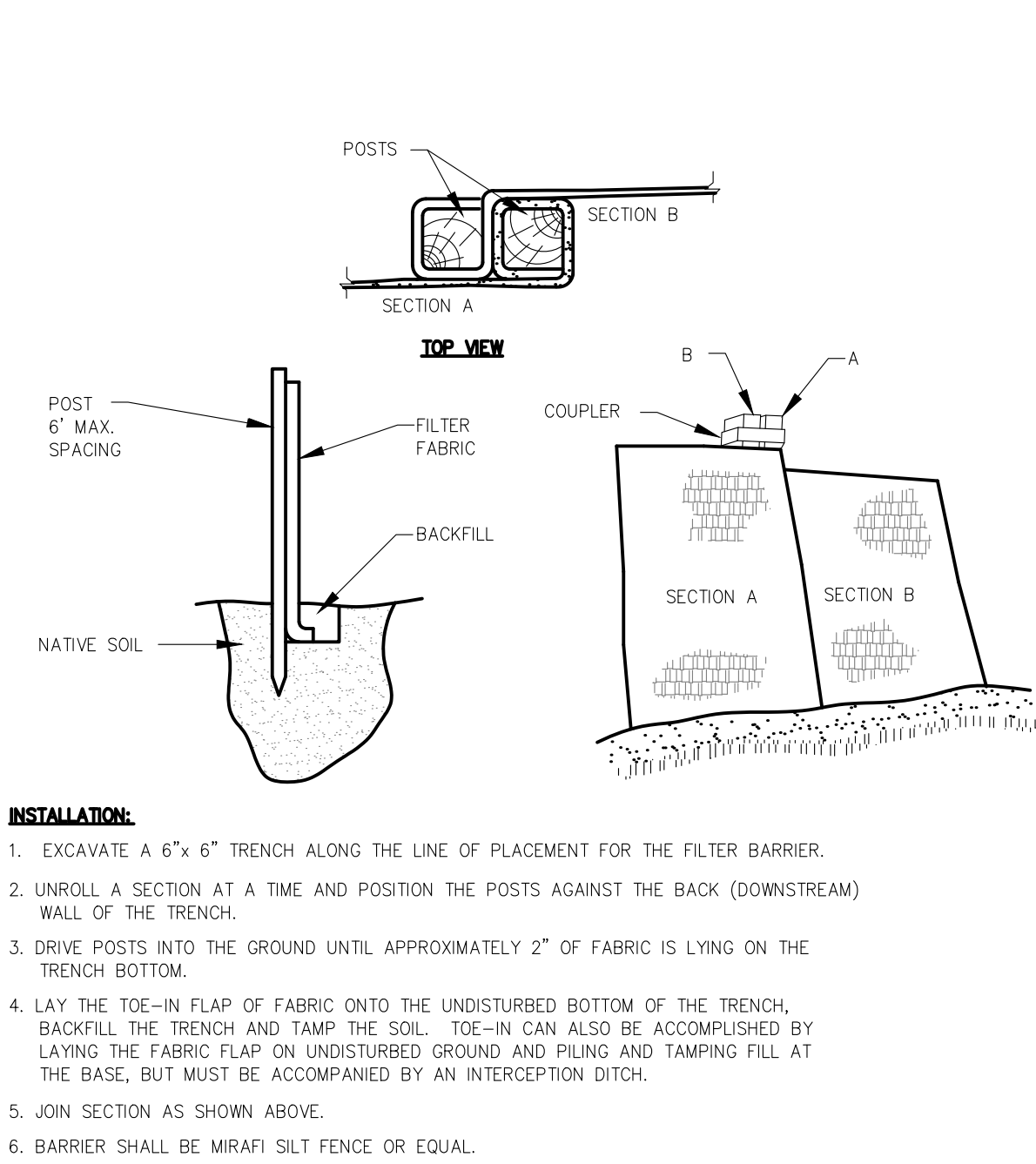
COMPOST SOCK FOR SEDIMENT CONTROL



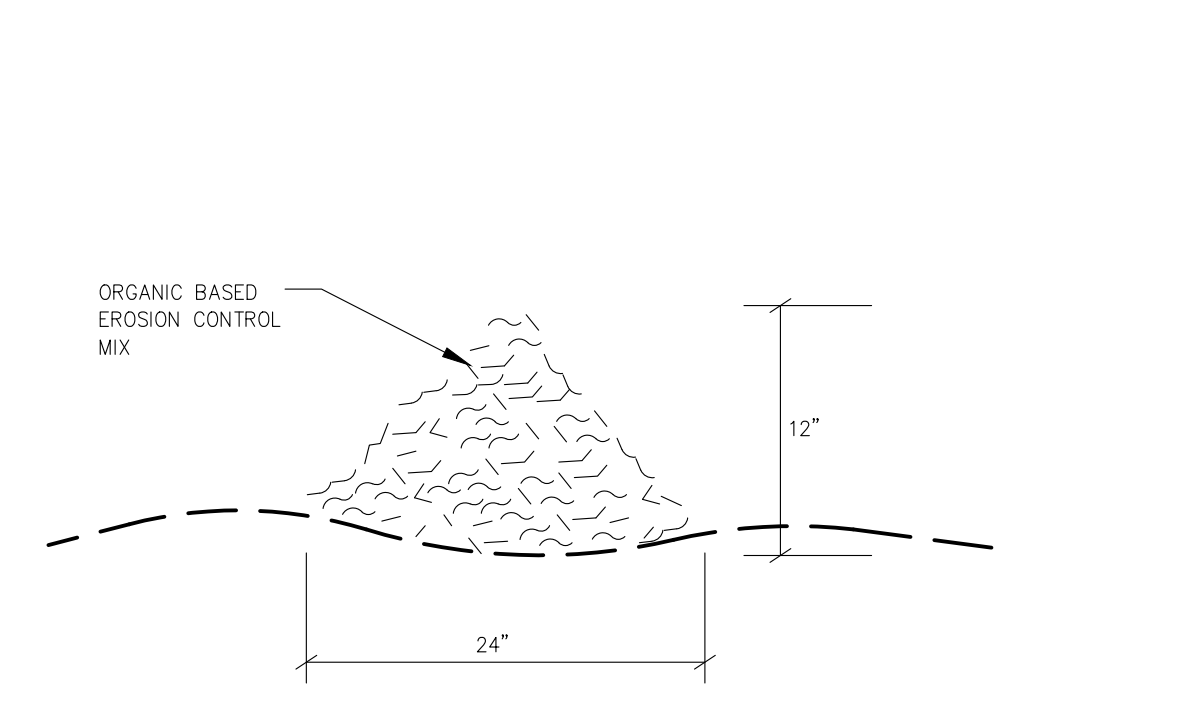
STABILIZED CONSTRUCTION ENTRANCE



PIPE OUTLET PROTECTION



SILTATION FENCE



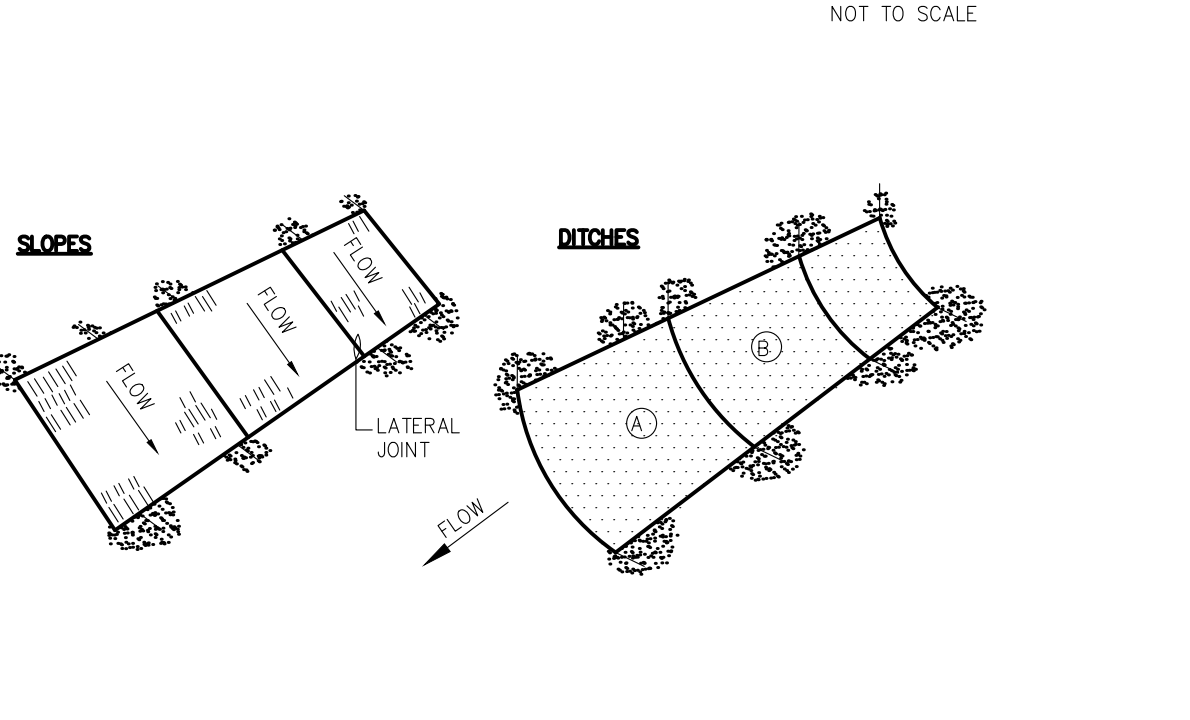
COMPOSITION

EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL, LAST REVISED 3/2003 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

INSTALLATION

- THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
- EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER.
- THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
- EROSION CONTROL MIX SHALL BE PLACED IN THE TRENCH TO A DEPTH OF 6\"/>

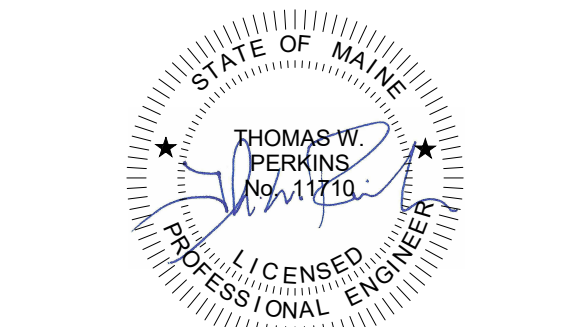
EROSION CONTROL MIX BERM



NOTES

- BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
- FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED OVERLAP 8 OVER A.
- LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
- STAPLE OUTSIDE LATERAL EDGE 2" ON CENTER.
- WIRE STAPLES TO BE MIN OF #11 WIRE 6" LONG AND 1-1/2" WIDE.
- USE NORTH AMERICAN GREEN DS 150 OR APPROVED EQUAL.

EROSION CONTROL BLANKET



SILTATION FENCE

NOT TO SCALE

REVISIONS

#	DATE	DESCRIPTION
1	8.28.25	ISSUED FOR CITY REVIEW

DRAWN BY:	...
CHECKED BY:	TWTP
SCALE:	AS NOTED
DATE:	7/28/2025 12:43:39 PM
PROJECT NO.	25-047

PROJECT TITLE

FERN STREET CONDOS

7 & 9 FERN STREET
AUBURN, ME, 04210

FOR
JIM WU

279 CENTER STREET
AUBURN, ME, 04210

DRAWING TITLE
EROSION CONTROL
NOTES

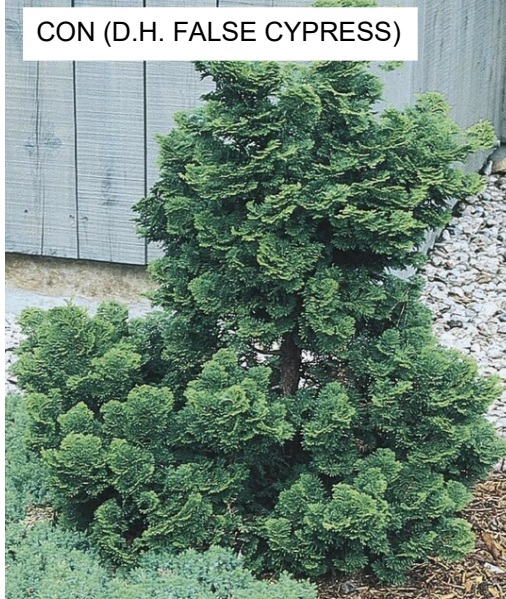
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C2.0

SHEET SIZE: ARCH FULL BLEED D: (36.00 X 24.00 INCHES)

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PLANT LIST					
MARK	BOTANICAL NAME	COMMON NAME	QUANTITY (EA)	SIZE	SPACING
AR	ACER RUBRUM	RED MAPLE	3	2.5" CAL MIN	PER PLAN
CON	CHAMEAECYPARIS OBTUSA "Nana Gracilis"	DWARF HINOKI FALSE CYPRESS	7	4"-5"	PER PLAN
ITS	ITEA VIRGINIA "Sprich"	LITTLE HENRY DWARF VIRGINIA SWEETSPIRE	18	15"-18"	PER PLAN



LEGEND

PROPOSED	DESCRIPTION
	TREE LINE
	SPOT ELEVATION
	PAVEMENT
	LAWN AREA
	BUILDING
	RECORD PROPERTY LINE/R.O.W.
	EDGE OF CONCRETE
	CURB
	BARK MULCH

5' 10' 2'
1" = 10'-0"
WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.



1 DECIDUOUS TREE PLANTING

2 CONIFER TREE PLANTING

3 SHRUB PLANTING

DIRIGO

ARCHITECTURAL

ENGINEERING • CONSTRUCTION MANAGEMENT

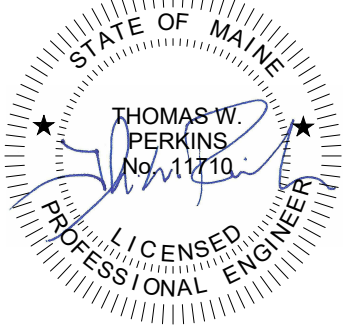
175 INNOVATION WAY
SCARBOROUGH, MAINE 04074
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PROJECT PHASE

ISSUED FOR REVIEW

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ON FILE AT DIRIGO A/E OFFICE



8/28/2025 9:24:35 AM

REVISIONS

#	DATE	DESCRIPTION
1	8.28.25	ISSUED FOR CITY REVIEW

DRAWN BY: ...
CHECKED BY: TWP
SCALE: AS NOTED
DATE: 7/28/2025 12:43:39 PM
PROJECT NO. 25-047

PROJECT TITLE

FERN STREET CONDOS

7 & 9 FERN STREET
AUBURN, ME, 04210

FOR
JIM WU

279 CENTER STREET
AUBURN, ME, 04210

DRAWING TITLE

LANDSCAPING PLAN

DRAWING NO.

L1.0

#	DATE	DESCRIPTION

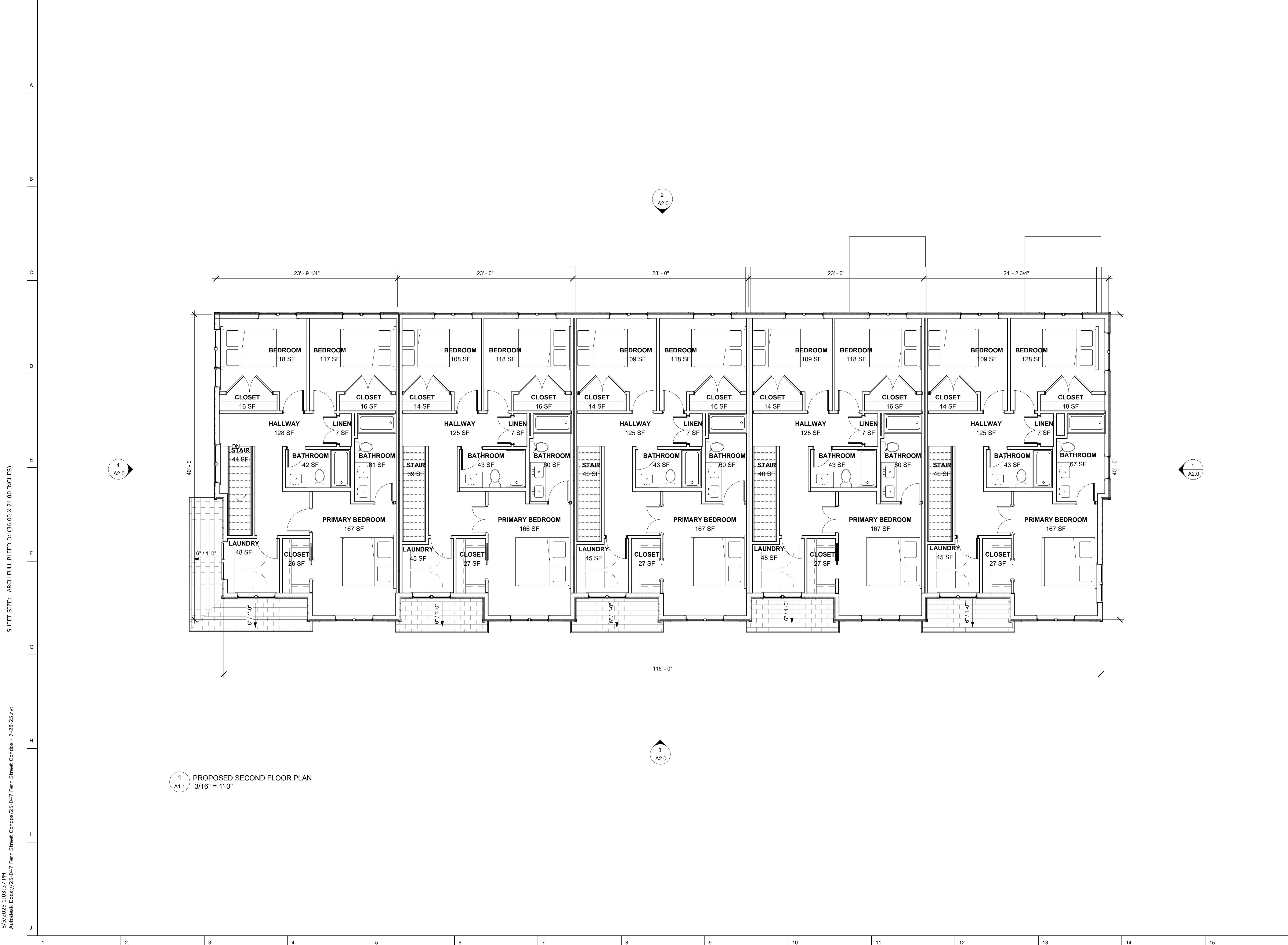
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CHECKED BY:	TWP
SCALE:	AS NOTED
DATE:	8/5/2025 1:03:36 PM
PROJECT NO.	25-047



1 PROPOSED FIRST FLOOR PLAN
3/16" = 1'-0"

SHEET SIZE: ARCH FULL BLEED D: (36.00 X 24.00 INCHES)

8/5/2025 1:03:37 PM
Autodesk Docs://25-047 Fern Street Condos/25-047 Fern Street Condos - 7-28-25.rvt



DIRIGO

ARCHITECTURAL
ENGINEERING • CONSTRUCTION MANAGEMENT

175 INNOVATION WAY
SCARBOROUGH, MAINE 04074
PH: (207) 225-3040 WS: DIRIGOAE.COM

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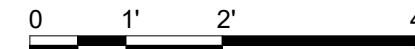
PROJECT PHASE

ISSUED FOR
REVIEW

DRAFT

NOT FOR
CONSTRUCTION

SCALE BAR



1/2" = 1'-0"

WRITTEN DIMENSIONS ON THESE
DOCUMENTS SHALL HAVE PRECEDENCE
OVER SCALED DIMENSIONS.

REVISIONS

#	DATE	DESCRIPTION

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SCALE: AS NOTED
DATE: 8/5/2025 1:03:37 PM
PROJECT NO. 25-047

PROJECT TITLE

FERN STREET CONDOS

7 & 9 FERN STREET
AUBURN, ME, 04210

FOR
JIM WU

279 CENTER STREET
AUBURN, ME, 04210

DRAWING TITLE

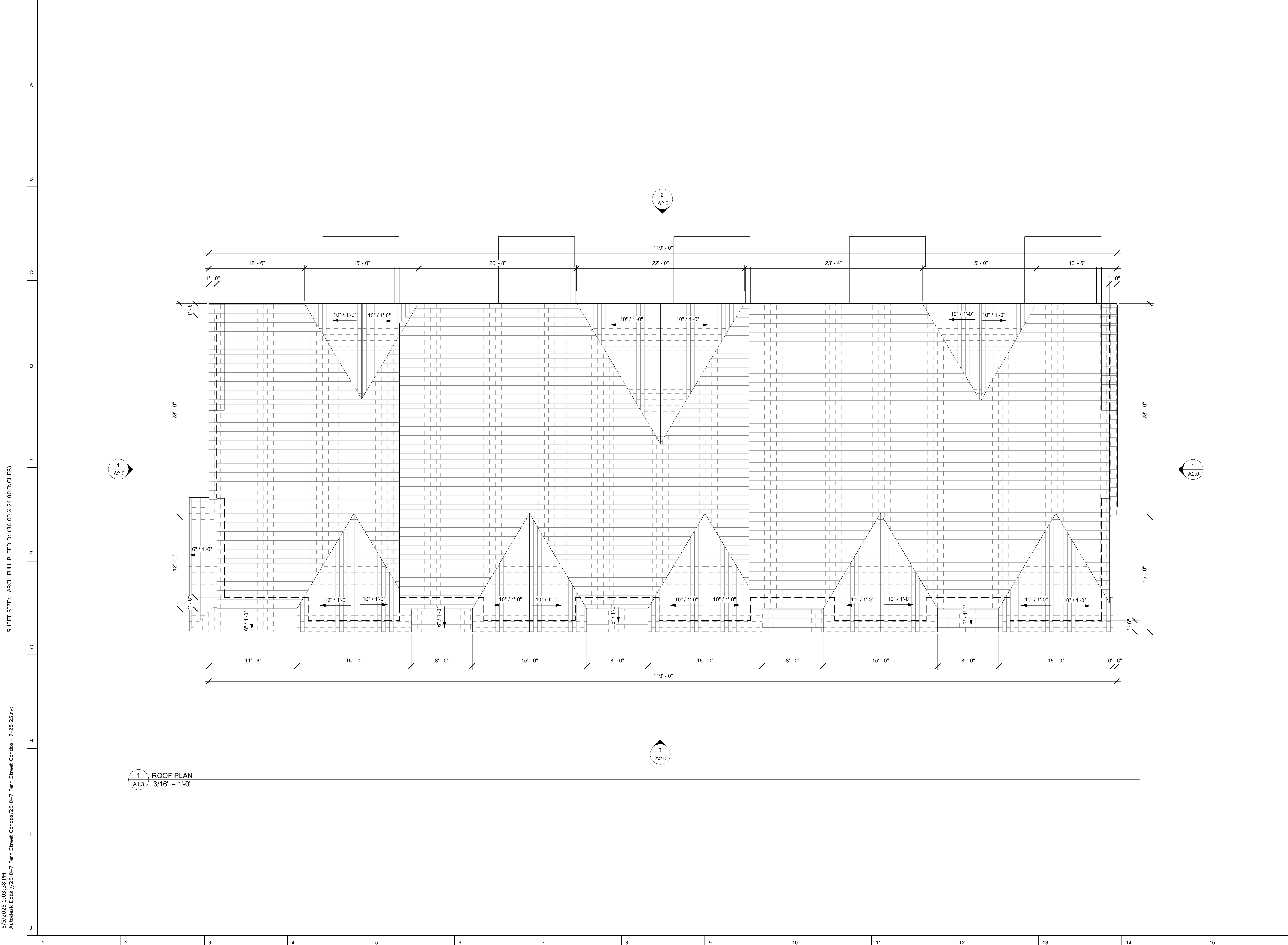
SECOND FLOOR PLAN

DRAWING NO.

A1.1

SHEET SIZE: ARCH FULL BLEED D: (36.00 X 24.00 INCHES)

8/5/2025 1:03:38 PM
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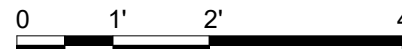
PROJECT PHASE

ISSUED FOR
REVIEW

DRAFT

NOT FOR
CONSTRUCTION

SCALE BAR



1/2" = 1'-0"

WRITTEN DIMENSIONS ON THESE
DOCUMENTS SHALL HAVE PRECEDENCE
OVER SCALED DIMENSIONS.

REVISIONS

#	DATE	DESCRIPTION

DRAWN BY: ...

CHECKED BY: TWP

SCALE: AS NOTED

DATE: 8/5/2025 1:03:38 PM

PROJECT NO. 25-047

PROJECT TITLE

FERN STREET CONDOS

7 & 9 FERN STREET
AUBURN, ME, 04210

FOR

JIM WU

279 CENTER STREET
AUBURN, ME, 04210

DRAWING TITLE

ROOF PLAN

DRAWING NO.

A1.3

REVISIONS

#	DATE	DESCRIPTION

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SCALE:	AS NOTED
DATE:	8/5/2025 1:03:49 PM
PROJECT NO.	25-047

PROJECT TITLE

FERN STREET CONDOS

7 & 9 FERN STREET
AUBURN, ME, 04210

FOR
JIM WU

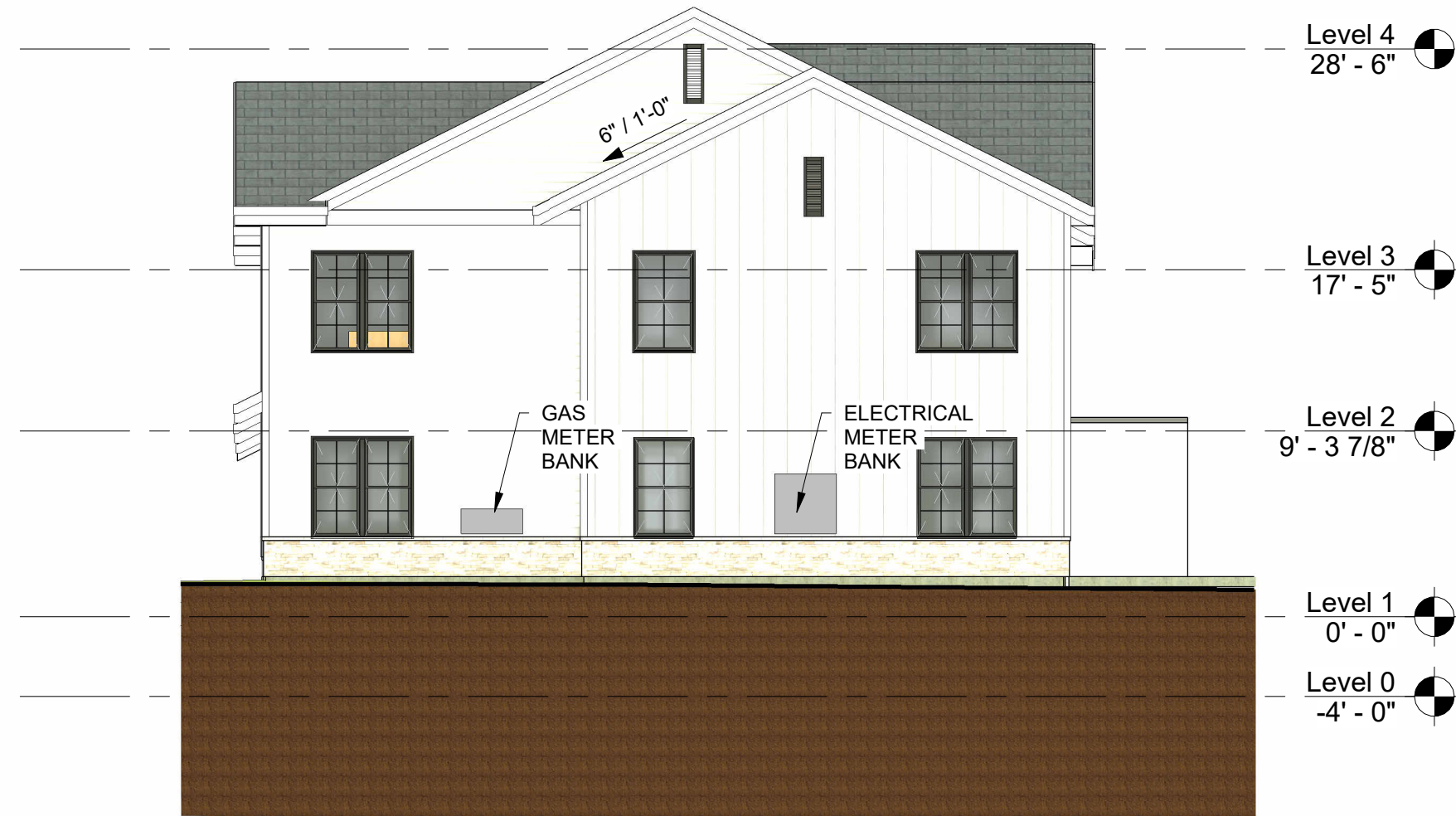
279 CENTER STREET
AUBURN, ME, 04210

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING NO.

A2.0



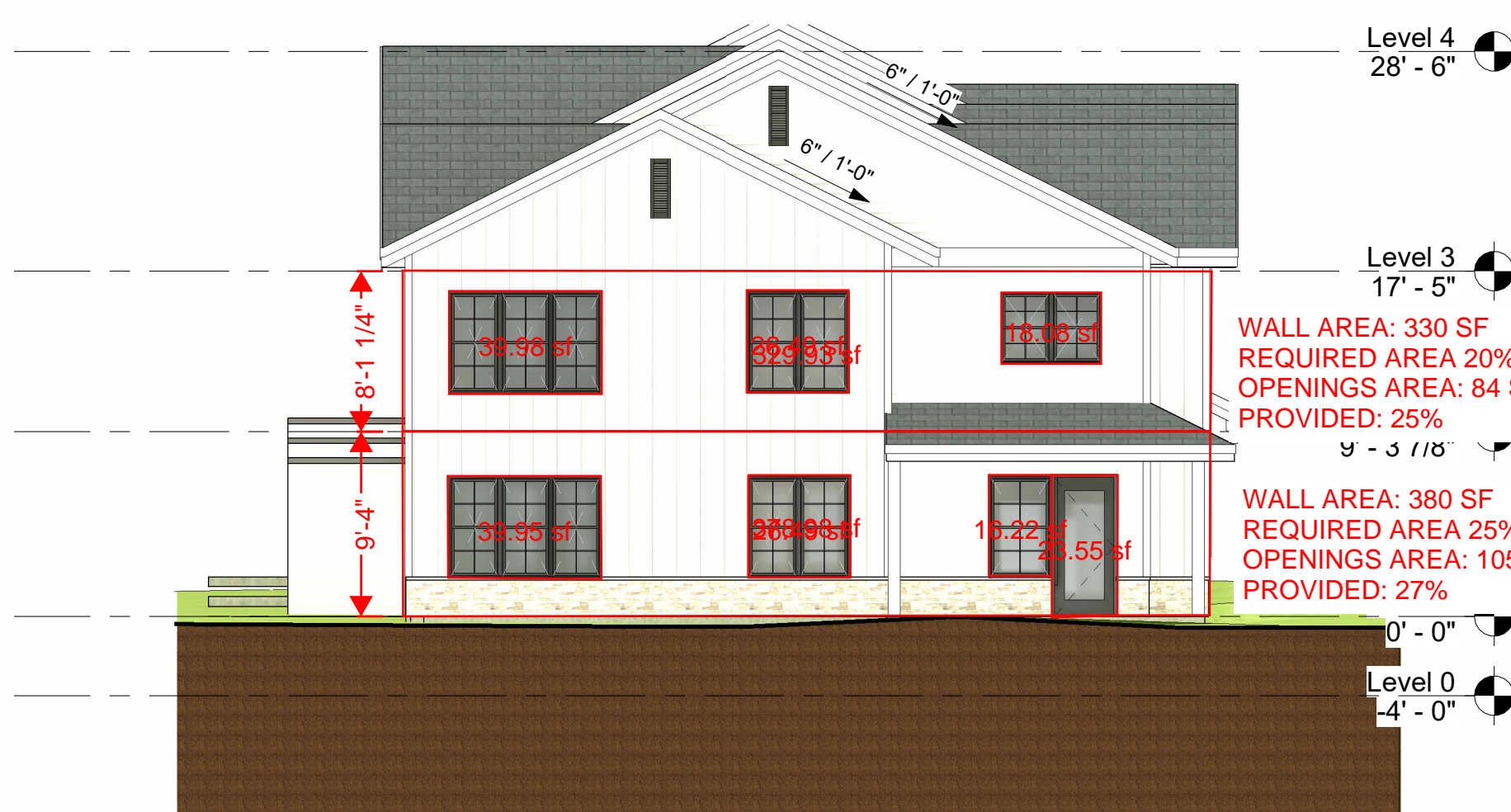
1 EAST ELEVATION
A2.0 1/8" = 1'-0"



2 NORTH ELEVATION
A2.0 1/8" = 1'-0"



3 SOUTH ELEVATION
A2.0 1/8" = 1'-0"



4 WEST ELEVATION
A2.0 1/8" = 1'-0"

SHEET SIZE: ARCH FULL BLEED D: (36.00 X 24.00 INCHES)

8/5/2025 1:03:49 PM
Autodesk Docs://25-047 Fern Street Condos/25-047 Fern Street Condos - 7-28-25.rvt



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REVIEW

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NOT FOR
CONSTRUCTION

REVISIONS

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DRAWN BY:	...
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SCALE:	AS NOTED
DATE:	8/5/2025 1:03:49 PM
PROJECT NO.	25-047

PROJECT TITLE

FERN STREET CONDOS

7 & 9 FERN STREET
AUBURN, ME, 04210

FOR
JIM WU

279 CENTER STREET
AUBURN, ME, 04210

DRAWING TITLE

3D RENDERINGS

DRAWING NO.

A9.0



City of Auburn, Maine
Office of Planning & Permitting
www.auburnmaine.gov | 60 Court Street
Auburn, Maine 04210 207.333.6601

To: Auburn Planning Board

From: David Hediger, Director of Planning

Re: PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: 180 Danville Corner Road (PID 122-005): Application by Terradyn Consultants, LLC on behalf of Timothy Millett to convert the existing structure into a four-unit multifamily dwelling. This property is located in the General Business (GB) zoning district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.

Date: September 3, 2025

PROPOSAL

Terradyn Consultants, LLC, on behalf of Timothy Millett has submitted an application to convert the existing structure at 180 Danville Corner Road (PID 122-005) into a four-unit multifamily dwelling. This property is located in the General Business (GB) zoning district and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.



The project site consists of approximately eight acres, developed with a two-story, wood-framed building, paved driveway, ten parking spaces, underground power, city water, and an eight-bed on-site septic system. The building formerly housed the Spurwink School eight-bed care unit and has been vacant since around 2022.

The Applicant has a Purchase & Sales Agreement to acquire the property and proposes to convert the approximately 3,500 s.f. building into four one- and two-bedroom apartments. The project involves interior renovations only. No exterior improvements are planned. The existing parking, driveway access, utilities, and site drainage will remain unchanged. Traffic is expected to be minimal, generating approximately 27 trips per day based on ITE Trip Generation rates for low-rise multifamily housing. Existing exterior lighting will be maintained with no additional landscaping or lighting proposed.

ZONING CONSIDERATIONS

The site is located in the GB District. Residential dwelling uses (i.e., multifamily dwellings) are permitted in accordance with the Multifamily Suburban District (MFS). Minimum lot width, depth, and density are also subject to the provisions of the MFS District. The applicant has addressed the applicable space and bulk requirements of both the MFS and GB Districts (Article IV, Divisions 7 and 12).

SITE PLAN REVIEW AND SUBDIVISION STANDARDS

The division of an existing structure previously used for commercial purposes into three or more dwelling units within a five-year period is considered a subdivision pursuant to 30-A M.R.S.A. § 4401. Therefore, this project is subject to Chapter 60, Article XVI, Division 2-Site Plan Review and Division 4-Subdivision. With changes limited to the interior configuration of the structure and no exterior site improvements, the criteria of both ordinance sections are readily met and have been addressed by the applicant.

One item to note, related to Section 60-1359, is that a subdivision must meet applicable state and local health and water resources regulations. The applicant had a licensed site evaluator review the original septic design and existing site against the proposed use and current plumbing codes. It was determined that an additional 1,250 gallons of septic tank storage is required. Therefore, the applicant is proposing the installation of a 1,500-gallon septic tank in line with the existing tanks and septic field.

DEPARTMENT REVIEW

The following departments have reviewed the proposal with no additional comments or concerns: Police; Auburn Water and Sewer; Fire Department/Code Enforcement; Engineering.

PLANNING BOARD ACTION

The proposed project requires review and findings for approval under Sections 60-1277 and 60-1359:

Site Plan Review – Section 60-1277

In considering a site plan, the planning board shall make findings that the development has made provisions for:

- (1) Protection of 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) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;

- (3) Adequacy of the methods of disposal for wastes; and
- (4) Protection of environment features on the site and in adjacent areas.

Sec. 60-1359. Guidelines.

When reviewing any subdivision for approval, the planning board shall consider the following criteria, and before granting either approval or denial, shall determine that the proposed subdivision:

- (1) Will not result in undue water, air or noise pollution. In making this determination it shall at least consider:
 - a. The elevation of land above sea level and its relation to the floodplains, the nature of soils and subsoils and their ability to adequately support waste disposal;
 - b. The slope of the land and its effect on effluents;
 - c. The availability of streams for disposal of effluents; and
 - d. The applicable state and local health and water resources regulations, including stormwater management requirements in accordance with section 60-1301(14);
- (2) Has sufficient water available for the reasonably foreseeable needs of the subdivision;
- (3) Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;
- (4) Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
- (5) Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;
- (6) Will provide for adequate sewage waste disposal;
- (7) Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized;
- (8) Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas;
- (9) Is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any;
- (10) Is funded by a subdivider has adequate financial and technical capacity to meet the standards of this section;
- (11) Will not adversely affect the character of the surrounding neighborhood and will not tend to depreciate the value of property adjoining the neighboring property under application;
- (12) Has provisions for on site landscaping that are adequate to screen neighboring properties from unsightly features of the development;
- (13) Will not create a fire hazard and has provided adequate access to the site for emergency vehicles;
- (14) Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;
- (15) Does not have long-term cumulative effects of the proposed subdivision will that unreasonably increase a great pond phosphorus concentration during the construction phase and life of the proposed subdivision.

Any denial of a project must include reference to the criteria found in Section 60-1304.(2) and Section 60-1365.

STAFF RECOMMENDATIONS

Staff recommend that the Planning Board find that the Site Plan for the proposed development meets the requirements of Sec. 60-1277 and the requirements of the Subdivision Guidelines, Sec. 60-1359, and APPROVE the project application.

Suggested Motion:

I make a motion that the proposal meets the requirements of Sections 60-1277 and 60-1359 and approve the application and site plan submitted Terradyn Consultants, LLC on behalf of Timothy Millett to convert the existing structure at 180 Danville Corner Road (PID 122-005) into a four-unit multifamily dwelling. The proposed project has met the standards pursuant to Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.



August 8, 2025

24-164

David Hediger
Planning Director
City of Auburn
60 Court Street
Auburn, ME 04210

**180 Danville Corner Building Conversion
180 Danville Corner Road, Auburn, ME**

David:

On Behalf of Timothy Millett of LLC, we are pleased to submit the development review application for the 180 Danville Corner Road property, the applicant intends to utilize the existing building and infrastructure as a four-unit multi-family dwelling.

EXISTING PROJECT SITE

The project site is located on the east side of Danville Corner Road, about a quarter mile south the I-95 overpass (Danville Corner Rd passes over I-95). The property is shown on the City of Auburn Tax map 122 as lot 5. The site is located within the General Business (GB) District and is approximately eight acres in size. The building is classified as Group Residential. It is the former Spurwink School eight-bed care unit which was in operation until approximately 2022. It appears that the building has sat vacant since.

The project site is already fully developed with the two-story, wood-framed building, a paved driveway entrance off of Danville Corner Rd, ten painted parking spaces, underground power from the Rd, public water supply, and a functioning, eight-bed-sized, on-site septic system. The site also contains a mowed yard and woods.

PROPOSED PROJECT

The Applicant has a purchase & Sales Agreement to buy the property & facility from the Spurwink School. The Applicant intends to convert the approximately 3,500 s.f. building into a mix of one and two-bedroom apartments.

The conversion is expected to cost about \$175,000. There are no proposed exterior improvements, only interior renovations. The applicant had indicated that they have sufficient financial capacity to complete the proposed improvements.

Parking: The site will utilize the existing paved and painted ten parking spaces.

Access: Access will be from the existing curb cut and paved driveway onto Danville Corner Road.

Daily Peak hour trip generation was determined for the proposed project based upon trip tables presented in the 11th edition of the Institute of Transportation Engineers (ITE) "Trip Generation" handbook. The ITE publication provides numerous land use categories and the average volume of trips generated by each category. Site Trip estimates for this project are based upon LUC #220 (Multifamily Housing Low Rise) Calculations of the total number of trips generated per each corresponding time period are summarized below:

Land Use	Multifamily Low Rise – LUC 220		
Time Period	Size # of units	p Generation Rate (Trips per Units)	Trips Generated
Weekday	4	6.74	27
AM Weekday Peak Hour (Street)	4	0.40	2
PM Weekday Peak Hour (Street)	4	0.51	2
AM Weekday Peak Hour (Generator)	4	0.47	2
PM Weekday Peak Hour (Generator)	4	0.57	3
Saturday	4	4.55	19
Saturday Peak Hour	4	0.41	2
Sunday	4	3.86	16
Sunday Peak Hour	4	0.36	2

Utilities: The building will utilize the existing utilities at the site, including the on-site septic system that is sized for eight beds (see attached HHE-200 Forms for the original design), City water, and the existing underground power from the CMP pole in the front.

Stormwater Management: The existing impervious cover will not increase. Site drainage will be the same as currently exists and drains towards a catch basin located within Danville Corner Rd.

Snow Removal: The site will feature adequate snow storage along the edges of the paved driveway and lawn.

Landscaping & Lighting: No landscaping and lighting is proposed. The building has some existing exterior lighting that will be maintained. There are no light poles for parking lot.

ATTACHMENTS

The following items have been attached:

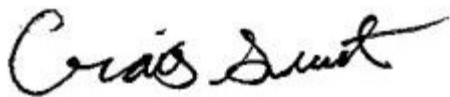
1. Application Form & Checklist
2. Purchase & Sale Agreement
3. Building Renovation Plans by Platz Associates
4. Original Septic Design

CLOSING

The project has been designed to meet the review standards of the City of Auburn's Zoning and Land Use Code. Please do not hesitate to reach out if you have any questions or require additional information.

Sincerely,

TERRADYN CONSULTANTS, LLC

A handwritten signature in black ink, appearing to read "Craig Sweet", with a stylized, cursive script.

Craig Sweet, P.E.
Project Engineer

Terradyn Consultants, LLC has been retained by the Applicant to act as their agent and to provide all necessary information and documentation for the Board's review and approval of this project. We very much appreciate your time and attention to this matter.



Ordinance Requirement Compliance

In accordance with Chapter 60, Article IV, Division 7, of the City's Code of Ordinances, the following statements are provided:

Section 60-307 Dimensional regulations

1. Multifamily buildings: 10,000 square feet minimum lot area for the first dwelling unit and 2,000 square feet minimum lot area for each additional dwelling unit. No lot shall be less than 100 feet width and 100 feet in depth. More than one principal building per lot is allowed.

For 4 units the minimum lot area is 16,000 square feet. The lot area is approximately 348,353 square feet. The lot width is approximately 350 feet. The lot depth is approximately 690 feet.

2. Density. For Multifamily the maximum density is 17 units per acre.

The parcel area is approximately 7.997 acres. This equates to a maximum density of 135 units.

3. Yard requirements.
 - a. Rear. The existing minimum rear yard is approximately 510 feet.
 - b. Side. The existing minimum side yard is approximately 45 feet.
 - c. Front. The existing minimum front yard is approximately 144 feet.
 - d. Principal buildings. There is only one existing principal building.
4. Height.
 - a. The existing building is a 2 story building.
 - b. The project is not a church, temple, or windmill.
5. Off-street parking. Minimum number of parking spaces for multifamily is one space per dwelling unit.

There are 11 existing parking spaces.

In accordance with Chapter 60, Article XVI, Division 4, of the City's Code of Ordinances, the following statements are provided.

Section 60-1359 Guidelines

1. **Pollution.** The project will not result in undue water, air or noise pollution.
 - a. The parcel is situated significantly above sea level. No portion of the parcel encroaches on a floodplain. The site is served by an existing subsurface wastewater disposal system and there is adequate land area for expansion of the system, if necessary.
 - b. Site slopes are generally less than 15 percent.
 - c. Effluents will not discharge to any streams.
 - d. The subsurface wastewater disposal system has been and will be designed to adhere to the applicable state and local health and water resources regulations. No site improvements are proposed. As such, no alterations to the stormwater management for the site's runoff are proposed.
2. **Sufficient Water.** The site is served with public water.

3. **Water Usage.** The four proposed residential units will not significantly increase water demand beyond the current use.
4. **Erosion.** No significant site improvements are proposed. As such, no erosion control measures are proposed.
5. **Traffic.** The four proposed residential units will not significantly alter traffic generation. As such, no unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing is anticipated.
6. **Wastewater disposal.** The site is served by an existing subsurface wastewater disposal system and there is adequate land area for expansion of the system, if necessary.
7. **Solid Waste.** The site will incorporate a dumpster for collection of solid waste. A licensed waste hauler will collect and haul waste to an authorized disposal site.
8. **Aesthetic, cultural and natural values.** No known historic sites, significant wildlife habitat, rare/irreplaceable natural areas, and public rights for physical/visual access to the shoreline are impacted by this development.
9. **Conformity with subdivision ordinance and comprehensive plan.** The project consists of a change of use to multifamily residential (four units). Multifamily is a permitted use in the general business district.
10. **Financial and Technical Capacity.** A letter from Maine Community Bank is provided as evidence of financial capacity to complete the project. A list of projects completed by the applicant within the past five years can be provided, if necessary, to demonstrate technical capacity.
11. **Neighborhood Character.** No significant site improvements are proposed. As such, no adverse impacts to the character of the surrounding neighborhood are anticipated.
12. **Landscaping.** No significant site improvements, including addition of landscaping, are proposed.
13. **Fire Hazard.** No significant site improvements are proposed. As such, adequate access to the site for emergency vehicles will be maintained. The building is currently equipped with a sprinkler system and a hydrant is located within 200 feet of the site's driveway.
14. **Groundwater.** The existing wastewater disposal system includes adequate separation from groundwater. Additionally, the site is served by public water. As such, no measurable effect on the quantity of ground water is anticipated.
15. **Phosphorus.** No significant site improvements are proposed. Additionally, site runoff is tributary to the Androscoggin River via the Little Androscoggin River. As such, no increases to phosphorus concentration of any great ponds are anticipated.

Attachment 1

Application Form



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: 180 Danville Corner Road

PROPOSED DEVELOPMENT ADDRESS: 180 Danville Corner Road

PARCEL ID #: Map 122 Lot 5

REVIEW TYPE: Site Plan ☒ Site Plan Amendment ☐
 Subdivision ☒ Subdivision Amendment ☐

PROJECT DESCRIPTION: Convert existing building to 4 unit apartments. Please see attached Cover Letter

CONTACT INFORMATION:

Applicant Tim Millet

Name:

Address: 154 Bailv Hill Road

City / State Poland, ME

Zip Code 04274

Work #:

Cell #: 207-754-6332

Fax #:

Home #:

Email:

Tamillet@gmail.com

Property Owner

Name:

Address:

City / State

Zip Code

Work #:

Cell #:

Fax #:

Home #:

Email:

Project Representative

Name: Craig Sweet, PE Terradvn

Address: 41 Campus Drive Suite 304

City / State New Gloucester

Zip Code 04260

Work #: 207-370-2776

Cell #:

Fax #:

Home #:

Email:

Craig@terradyconsultants.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	9,295	sq. ft.
Proposed Total Paved Area		sq. ft.
Proposed Total Impervious Area	9,295	sq. ft.
Proposed Impervious Net Change	0	sq. ft.
Impervious surface ratio existing	2.6	% of lot area
Impervious surface ratio proposed	2.6	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	3,500	sq. ft.
Proposed Building Footprint	3,500	sq. ft.
Proposed Building Footprint Net change	0	sq. ft.
Existing Total Building Floor Area		sq. ft.
Proposed Total Building Floor Area	7,00	sq. ft.
Proposed Building Floor Area Net Change	7,000	sq. ft.
New Building	no	(yes or no)
Building Area/Lot coverage existing	1	% of lot area
Building Area/Lot coverage proposed	1	% of lot area

ZONING

Existing	General Business
Proposed, if applicable	

LAND USE

Existing	Group Residential
Proposed	Multi- Family

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	0
Proposed Number of Residential Units	4
Subdivision, Proposed Number of Lots	

PARKING SPACES

Existing Number of Parking Spaces	10
Proposed Number of Parking Spaces	
Number of Handicapped Parking Spaces	
Proposed Total Parking Spaces	10

ESTIMATED COST OF PROJECT: No Site work, \$175,000 building renovations

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	9,295	sq. ft.
Proposed Disturbed Area	0	sq. ft.
Proposed Impervious Area	0	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 created 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 (Since July 1, 1997)	3	passenger car equivalents (PCE)
---------------------------------------------------------------------------	---	---------------------------------

Total traffic estimated in the peak hour-proposed (Since July 1, 1997)	3	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 General Business zoning district.
2. Parcel Area: 8 acres / _____ square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	<u>10,000</u>	<u>/ n/a</u>
Street Frontage	<u>100</u>	<u>/ n/a</u>
Min Front Yard	<u>25'</u>	<u>/ n/a</u>
Min Rear Yard	<u>35'</u>	<u>/ n/a</u>
Min Side Yard	<u>25'</u>	<u>/ n/a'</u>
Max. Building Height	<u>45'</u>	<u>/ n/a</u>
Use Designation	_____	<u>/</u>
Parking Requirement	<u>1 space/ per</u>	<u>square feet of floor area</u>
Total Parking:	<u>4</u>	<u>/ 10</u>
Overlay zoning districts (if any):	_____	<u>/</u>
Urban impaired stream watershed?	<u>YES/NO If yes, watershed name ^{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.

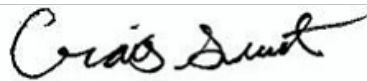
To view the City of Auburn Zoning Ordinance, go to:

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:

08/8/2025



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: 180 Danville Corner Road

PROPOSED DEVELOPMENT ADDRESS: 180 Danville Corner Road

PARCEL #: _____

<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	X		
	Names of Development	X		
	Professionally Prepared Plan	X		
	Tax Map or Street/Parcel Number	X		
	Zoning of Property	X		
	Distance to Property Lines	X		
	Boundaries of Abutting land	X		
	Show Setbacks, Yards and Buffers	X		
	Airport Area of Influence	X		
	Parking Space Calcs	X		
	Drive Openings/Locations	X		
	Subdivision Restrictions	X		
	Proposed Use	X		
	PB/BOA/Other Restrictions	X		
	Fire Department Review	X		
	Open Space/Lot Coverage	X		

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

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

<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	X		
	Performance Guarantee			
State Subdivision Law		<i>Applicant</i>	<i>Staff</i>	
	Verify/Check	X		
	Covenants/Deed Restrictions	X		
	Offers of Conveyance to City			
	Association Documents			
	Location of Proposed Streets & Sidewalks			
	Proposed Lot Lines, etc.	X		
	Data to Determine Lots, etc.			
	Subdivision Lots/Blocks	X		
	Specified Dedication of Land			
Additional Subdivision Standards		<i>Applicant</i>	<i>Staff</i>	
	Mobile Home Parks			
	PUD			
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				

Attachment 2

Purchase & Sale Agreement, Current Deed, and Evidence of Financial & Technical Capacity

PORTA & CO.

COMMERCIAL REAL ESTATE

30 Milk Street, Suite 205 Portland, ME 04101 * 207.747.1515

PURCHASE AND SALE AGREEMENT FOR REAL ESTATE

Offer Date: 6/16/2025

PARTIES: This Agreement is made between Tim Millett and/or assigns hereinafter called Purchaser(s), and Spurwink Services, Inc., hereinafter called Seller(s), for the purchase and sale of the following described real estate, situated in the municipality of Auburn, County of Androscoggin, State of Maine and located at 180 & 220 Danville Corner Road and described at said County's Registry of Deeds Book 3285, Page 287 and Book 3264, Page 213 and further described as: an 8.0± acre parcel of land improved by a 3,528± SF 8-bed home and a 2.69± acre parcel of land improved by an 8,548± SF 13-bed home further described by the City of Auburn Assessor as Map 122, Lots 005 & 006, hereinafter called the Property, upon the terms and conditions hereinafter set forth:

1. PURCHASE PRICE: The total purchase price being [REDACTED] to be paid as follows: earnest money paid here within and the balance in cash or bank certified funds at Closing.
2. PERSONAL PROPERTY: The following items of personal property are included in this sale (if applicable): TBD following property tour and agreed upon during Inspections.
3. EARNEST MONEY/ACCEPTANCE: Purchaser(s) shall deposit within five (5) days of full execution of this Agreement the sum of [REDACTED] as earnest money deposit and in part payment of the purchase price. Porta & Co. shall hold said earnest money in a non-interest-bearing account and act as Escrow Agent until closing; this offer shall be valid until 6/18/2025 at 5:00PM; and in the event of the Seller's non-acceptance, this earnest money shall be returned promptly to the Purchaser(s). 6/29/25
4. TITLE AND CLOSING: A deed conveying good and merchantable title in accordance with standards adopted by the Maine Bar Association shall be delivered to the Purchaser(s) and this transaction shall be closed and the Purchaser(s) shall pay the balance due and execute all necessary papers on or before Ninety (90) days from Effective Date. If Seller(s) is unable to convey in accordance with the provisions of this paragraph, then the Seller(s) shall have a reasonable time period, not to exceed thirty (30) days, from the time the Seller(s) receives written notice of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is merchantable title, the Purchaser(s) may, within fifteen (15) days thereafter, at Purchaser's option, declare this Agreement null and void and any earnest money shall be returned to the Purchaser(s) and neither party shall have any further obligation hereunder. If the Purchaser(s) does not declare this Agreement void within the period set forth above, the Purchaser(s) shall have waived the right to object to title. The Seller(s) hereby agrees to make a good-faith effort to cure any title defect during such period.
5. DEED: That the Property shall be conveyed by a Quitclaim with Covenant Deed and shall be free and clear of all encumbrances except building and zoning restrictions of record, restrictive covenants and conditions of record and usual public utilities servicing the property and shall be subject to applicable land use and building laws and regulations.
6. POSSESSION /OCCUPANCY: Possession/occupancy of premises shall be given to Purchaser(s) immediately at Closing, subject to any leases, unless otherwise agreed by both parties in writing.
7. LEASES/TENANT SECURITY DEPOSITS: Seller(s) agrees to transfer at closing to Purchaser(s) all Seller(s)' rights under the current leases to the Property and all security deposits held by Seller(s) pursuant to said leases.
8. RISK OF LOSS: Until the transfer of title, the risk of loss or damage to said premises by fire or otherwise, is assumed by the Seller(s) unless otherwise agreed in writing. Said premises shall then be in substantially the same condition as at present, excepting reasonable use and wear.
9. PRORATIONS: The following items shall be prorated as of the date of closing:
 - a. Real Estate Taxes based on the municipality's tax year. Seller is responsible for any unpaid taxes for prior years.
 - b. Fuel
 - c. N/A
 - d. Rents
 - e. Metered utilities, such as water and sewer, shall be paid by Seller(s) through the date of closing.
 - f. Purchaser(s) and Seller(s) shall each pay its transfer tax as required by the State of Maine.

10. **INSPECTIONS:** The Purchaser(s) is encouraged to seek information from professionals regarding any specific issue of concern. Purchaser(s) acknowledges receipt of disclosure form attached hereto. The Agent makes no warranties regarding the condition, permitted use or value of the Seller's real or personal property. This Agreement is subject to the following inspections, with the results being satisfactory to the Purchaser(s):

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED	TYPE OF INSPECTION	YES	NO	RESULTS REPORTED
a. <u>General Site</u>	X		Within <u>30</u> days	g. Lead Paint		X	Within <u>#</u> days
b. Sewage Disposal		X	Within <u> </u> days	h. Pests		X	Within <u>#</u> days
c. Water Quality		X	Within <u> </u> days	i. ADA		X	Within <u>#</u> days
d. Radon Air Quality		X	Within <u>#</u> days	j. Wetlands		X	Within <u> </u> days
e. Radon Water Quality		X	Within <u>#</u> days	k. Phase 1	X		Within <u>30</u> days
f. Asbestos		X	Within <u>#</u> days	l. <u>Zoning/Use</u>		X	Within <u> </u> days

The use of "days" is intended to mean calendar days from the effective date of this Agreement. All inspections will be done by inspectors chosen and paid for by the Purchaser(s). If the result of any inspection or other condition specified herein is unsatisfactory to the Purchaser(s), in Purchaser(s) sole discretion, Purchaser(s) may declare the Agreement null and void by notifying Seller(s) in writing within the specified number of days, and any earnest money shall be returned to the Purchaser(s). If the Purchaser(s) does not notify the Seller(s) that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by the Purchaser(s). In the absence of inspection(s) mentioned above, the Purchaser(s) is relying completely upon Purchaser's own opinion as to the condition of the property.

11. **FINANCING:** This Agreement is subject to an approved commercial mortgage at terms acceptable by the sole discretion of the Purchaser(s)
- a) If Seller, or Sellers agent, is not notified to the contrary in writing within 75 days of the effective date of this Agreement, then this financing condition shall be deemed to have been waived by Purchaser(s).
- b) The Purchaser(s) is under a good-faith obligation to seek and accept financing on the above-described terms. The Purchaser(s) acknowledges that a breach of this good-faith obligation to seek and accept financing on the above-described terms will be a breach of this Agreement.
- c) If any of the above financing conditions are not met, Purchaser(s) may declare the Agreement null and void by notifying Seller(s) in writing within the specified number of days, and any earnest money shall be returned to the Purchaser(s).
12. **AGENCY DISCLOSURE:** The Purchaser(s) and Seller(s) acknowledge that they have been informed that the Listing Licensee is acting as a Seller's agent in this transaction and is representing the Seller, and the Selling Licensee is acting as the Purchaser's agent in this transaction and is representing the Purchaser.
13. **DEFAULT:** If Purchaser(s) fails to perform any of the terms of this Agreement or is otherwise in default of any of its obligations, Seller(s) sole remedy shall be to retain the earnest money as full and complete liquidated damages. If Seller(s) fails to perform any of the terms of this Agreement or is otherwise in default of any of its obligations, Purchaser(s) shall have to option of receiving receive the earnest money back is its sole and exclusive remedy, or specific performance, or any other remedies allowed by law. Notwithstanding any other provision of this agreement, Escrow Agent shall have the right to require written releases from both parties prior to releasing the earnest money to either party. If a dispute arises between Purchaser(s) and Seller as to the existence of a default hereunder and/or the release of the earnest money and said dispute is not resolved by the parties within (30) days, Escrow Agent may elect to file an action in interpleader and deposit the earnest money in the court to resolve said dispute, or otherwise disburse the earnest money pursuant to Maine Real Estate Commission regulations. Purchaser(s) and Seller, jointly and severally, shall indemnify Escrow Agent for all costs, losses, expenses, and damages, including reasonable attorneys' fees, incurred by Escrow Agent in connection with said action and/or in connection with any dispute relating to this Agreement and/or the Deposit.
14. **MEDIATION:** Any dispute or claim arising out of or relating to this Agreement or the premises addressed in this Agreement shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the Closing of this transaction.
15. **PRIOR STATEMENTS:** Any verbal representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties. This is a Maine Agreement and shall be construed according to the laws of Maine.
16. **HEIRS/ASSIGNS:** This Agreement is assignable YES X NO . This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns (if assignment is allowed by the terms of this Agreement), of the respective parties.
17. **COUNTERPARTS:** This Agreement may be signed on any number of identical counterparts, including telefacsimile copies, with the same binding effect as if the signatures were on one instrument. Original or telefacsimilied signatures are binding.

Seller EM Purchaser TAM

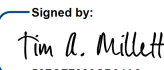
18. **BINDING AGREEMENT:** This Agreement is a binding Agreement when signed by both Seller(s) and Purchaser(s) and when that fact has been communicated to all parties or to their agents. The Effective Date of the Agreement is noted below. Time is of the essence in this Agreement.
19. **REVIEW OF LEASE AND INCOME AND EXPENSE INFORMATION:** The Seller(s) shall provide the Purchaser(s) with copies of all vendor, lease, site/building plans, former Phase 1 and expense information regarding the subject property within **Five (5)** days from the Effective Date of this Agreement. Purchaser shall have **Thirty (30)** days from the Effective Date of this Agreement to review all information regarding the Property. If the result of the review is unsatisfactory to the Purchaser(s), in Purchaser(s) sole discretion, Purchaser(s) may declare the Agreement null and void by notifying the Seller(s) in writing within the specified number of days set forth above, and any earnest money shall be returned to the Purchaser(s). If the Purchaser(s) does not notify the Seller(s) that the review is unsatisfactory within the time period set forth above, this contingency is waived by the Purchaser(s).
20. Seller(s) and Purchaser(s) acknowledge receipt of the Maine Real Estate Commission Disclosure of Agency Relationship Form (Form #3), *if the property is, or has a component of, one to four residential dwelling units.*
21. **SECTION 1031 EXCHANGE:** Seller and Buyer each reserves the right to include this transaction as part of an IRC Section 1031 tax deferred exchange, at no cost, expense or liability to the other party. Each party further agrees to execute any and all documents (subject to the reasonable approval of the other party's counsel) as are reasonably necessary in connection therewith, provided that the Closing for the conveyance of the Property shall not be contingent upon or subject to the completion of such exchange. Buyer and Seller each agrees to indemnify and hold the other free and harmless from any cost, expense or liability, including reasonable attorney's fees, resulting from such other party's participation in such exchange.
22. **ADDENDA:** This Agreement has addenda containing additional terms and conditions **YES__NO__X**
23. **Additional Provisions:**
 - a) **Within 5 days of the Effective Date of Contract, the Seller shall share all site plans, wetlands, topography plans, soil plans, prior Phase 1 Environmental reports, current title policy, and any other information helpful to Purchaser.**

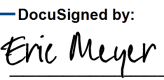
A COPY OF THIS AGREEMENT IS TO BE RECEIVED BY ALL PARTIES AND, BY SIGNATURE, RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED. IF NOT FULLY UNDERSTOOD; CONSULT AN ATTORNEY.

Seller(s) acknowledges that the laws of the State of Maine provide that every buyer of real property located in Maine must withhold a withholding tax equal to 2 1/2% of the consideration unless the Seller(s) furnishes to the Buyer(s) a certificate by the Seller(s) stating, under penalty of perjury, that Seller(s) is/are a resident of Maine or the transfer is otherwise exempt from withholding.

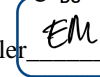
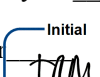
The Listing Licensee is **Samantha Marinko** of **The Boulos Company**. (Company).
 The Selling Licensee is **Tim Millett** of **Porta & Co.** (Company).

The Seller(s) accepts the offer and agrees to deliver the above-mentioned Property at the price and upon the terms and conditions set forth above and agrees to pay the Selling Licensee (Purchaser's broker) 50% of the commission for services herein according to the Listing Agreement. In the event that there is no Listing Agreement, Seller agrees to pay the Selling Licensee the commission for services herein the **sum of 3.5% of the Purchase Price**. The obligation to pay said commission or sum shall survive the Closing of this transaction. Seller agrees that Selling Licensee may apply any deposit(s) received in connection with the sale of the Property toward commissions due and payable under this Agreement. If the earnest money is forfeited by Purchaser(s), it shall be evenly distributed between the Selling Licensee and Seller(s), provided, however, that Selling Licensee's portion shall not exceed the full amount of the commission specified. In the event the Seller(s) defaults on its obligations hereunder, Porta & Company shall be entitled to costs of collection, including reasonable attorneys' fees.

Signed by:		6/26/2025
		
5070F7009CB04A0... Purchaser(s) Tim A. Millett		Date
Name/Title		

DocuSigned by:		6/16/2025
		
5070F7009CB04A0... Seller(s) Eric Meyer CEO		Date
Name/Title		

Signed this: 26 day of June, 2025. Effective Date of Agreement: 26, day of June, 2025

Seller  Purchaser 



WARRANTY DEEDMAINE REAL ESTATE
TRANSFER TAX PAID

KNOW ALL PERSONS BY THESE PRESENTS, that ADVANTAGE BUSINESS SERVICES, INC., a Maine corporation doing business in Auburn, Androscoggin County, Maine, ("Grantor") for consideration paid by THE SPURWINK SCHOOL, a Maine non-profit corporation whose mailing address is 899 Riverside Street, Portland, Maine 04103 ("Grantee") the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns forever, a certain lot or parcel of land together with buildings and fixtures thereon, located in Auburn, Androscoggin County, Maine, and bounded and described as set forth in Exhibit A attached hereto and incorporated herein by reference.

Meaning and intending to convey a portion of the premises conveyed to Advantage Business Services, Inc. by deed of Thomas Hackett dated May 30, 1986 and recorded in the Androscoggin County Registry of Deeds in Book 1931, Page 199.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, its successors and assigns, to its and their use and behoof forever.

AND Grantor does covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except as set forth in Exhibit A, that it has good right to sell and convey the same to the said Grantee to hold as aforesaid, and that it and its successors and assigns shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

IN WITNESS WHEREOF, Advantage Business Services, Inc. has caused this instrument to be executed in its name by its duly authorized President, David J. Friedrich, on this 22nd day of June, 1994.

WITNESS:

ADVANTAGE BUSINESS SERVICES, INC.

David J. Friedrich

By: David J. Friedrich

Its: PRESIDENT
Print Name: DAVID J. FRIEDRICH

BK3285 PG285

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

June 22, 1994

Then personally appeared the above named Daniel T. Friedrich,
President of Advantage Business Services, Inc., and
acknowledged the foregoing instrument to be his free act and deed
in his said capacity, and the free act and deed of said
corporation.

Before me,

Lauren Walden
Notary Public/Attorney-at-Law

Print Name: LAUREN C. WALDEN
My commission expires: _____

LCW/24164/AC3

Exhibit A

A certain lot or parcel of land situated on the Southeasterly sideline of the Danville Corner Road, aka Beech Hill Road and/or the Danville Four Corner Road, in the City of Auburn, County of Androscoggin, State of Maine, being bounded and described as follows:

Beginning at a point on the apparent Southeasterly sideline of the said Danville Corner Road at the Northwesterly corner of land now or formerly of Diazo Associates (Deed Reference: Book 2285, Page 332);

Thence, North eleven degrees, thirty-eight minutes, fifty-six seconds East (N 11° 38' 56" E) along the apparent Southeasterly sideline of the said Danville Corner Road four hundred and zero hundredths (400.00') feet to a point;

Thence North seventy-three degrees, two minutes, forty-seven seconds East (N 73° 02' 47" E) along land to be retained by this grantor seven hundred thirty-four and thirty hundredths (734.30') feet to a point in the Easterly line of land now or formerly of these grantors and the Westerly line of land now or formerly of Daniel J. St. Hilaire (Deed Reference: Book 1810, Page 223);

Thence, South two degrees, forty-five minutes, fifteen seconds West (S 2° 45' 15" W) along land now or formerly of said St. Hilaire seven hundred thirteen and sixty-three hundredths (713.63') feet to the Northeasterly corner of land now or formerly of Robert E. & Sally C. Pelton (Deed Reference: Book 1042, Page 557);

Thence, South eighty-three degrees, forty-three minutes, zero seconds West (S 83° 43' 00" W) along the Northerly line of land now or formerly of said Pelton two hundred thirty-five and forty-eight hundredths (235.48') feet to the Southeasterly corner of land now or formerly of said Diazo Associates;

Thence, North seven degrees, forty-seven minutes, twenty-six seconds West (N 7° 47' 26" W) along the Easterly line of land now or formerly of said Diazo Associates two hundred ninety and zero hundredths (290.00') feet to the Northeasterly corner of land now or formerly of said Diazo Associates;

Thence, South seventy-one degrees, fifty-nine minutes, six seconds West (S 71° 59' 06" W) along the Northwesterly line of land now or formerly of said Diazo Associates five hundred and zero hundredths (500.00') feet to the point of beginning.

Said parcel containing 8.0 acres.

Meaning and intending to convey a portion of the premises conveyed to Advantage Business Services, Inc. by Deed of Thomas Hackett dated May 30, 1986 (Deed Reference: Book 1931, Page 199).

NOTES & CONDITIONS:

1. All bearings refer to Magnetic North.
2. All Book and Page Numbers refer to the Androscoggin County Registry of Deeds.
3. This Deed Description was prepared by Survey Works, Incorporated of Lewiston, Maine, and stamped by George A. Courbron, Jr., RLS #1126.
4. Reference is made to the following Plans:
 - a) "Property of Advantage Business Services, Inc.", dated January 13, 1988, by Platz Associates
 - b) "Standard Boundary Survey - Division of Property - made for Professional Graphics", dated June 13, 1988, by R.P. Titcomb Associates, Inc.
5. The land referred to in this description as being now or formerly of Diazo Associates was conveyed by Diazo Associates to the Spurwink School by deed dated May 19, 1994, and recorded in Book 3264, Page 213.

LCW/84164/AD0

RECEIVED
ANDROSCOGGIN C.S.

94 JUN 23 AM 9:00

ATTEST:

2

Jessie L. Rogers
REGISTER OF DEEDS



August 22, 2025

City of Auburn
60 Court Street
Auburn, Maine 04210

Re: Real Estate Development – Timothy A. Millett – 180 Danville Corner, Auburn, Maine 04210

To Whom It May Concern:

Please be advised that Mr. Timothy A. Millett is a valued client of Maine Community Bank (“the Bank”) and as the relationship manager for the banking relationship with Mr. Millett I can attest that all accounts have been and continue to be handled as agreed.

It is our understanding that Mr. Millett is in the process of completing all the necessary requirements to obtain the appropriate approvals for the proposed real estate development located at 180 Danville Corner in Auburn, Maine. The bank is confident that Mr. Millett has the capacity to construct and manage the proposed project.

If you should need any additional information, please feel free to contact me directly at 207 333-4505 or tsavage@mainecb.com.

Sincerely,

Todd L. Savage
Senior Vice President
Commercial Banking Market Manager



Attachment 3

Building Renovations

Proposed Renovation of:

MULTI-FAMILY RESIDENTIAL BUILDING

180 Danville Corner Road, Auburn, Maine 04210

PROJECT NUMBER:
202417F

ABBREVIATIONS				DRAWING LIST					
AB AC ADDL AFF AH AIB ALT ALUM AOR APPROX ARCH ARND AWP	ANCHOR BOLT AIR CONDITIONING ADDITIONAL ABOVE FINISHED FLOOR AIR HANDLER AIR INFILTRATION BARRIER ALTERNATE ALUMINUM AREA OF REFUGE APPROXIMATE ARCHITECT (URAL) AROUND ACOUSTICAL WALL PANEL	E EA EF EMHO EIFS EJ EL ELEC ELEV EMER ENCL EQ EQUIP EXH EXIST EXT EW EWC	EAST EACH EXHAUST FAN ELECTRO MAGNETIC HOLD OPEN EXTERIOR INSULATION FINISH SYSTEM ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE EQUAL EQUIPMENT EXHAUST EXISTING EXTERIOR EYE WASH ELECTRIC WATER COOLER	ID IF IN INCL INFO INSUL INT INV JT KIT LAB LAM LAV LB LCC LF LH LOCN LW	INSIDE DIAMETER INSIDE FACE OF INCH INCLUDE INFORMATION INSULATION INTERIOR INVERT JOINT KITCHEN LABORATORY LAMINATE LAVATORY FOUND (S) LEAD COATED COPPER LINEAL FOOT LEFT HAND LOCATION LIGHT WEIGHT	PTD PC PERF PERIM PR&G PL PLAM PLAS PLYWD PSF PSI PT PTDIP PTN PTR PVC PVMT QR QT R RCP REIN REIN REFRG REQD REV RL RH RM RO ROW S SAT SC SCHED SD SECT SF SGL SH SH1 SH1THG SIM SLNT SNR SP SPEC SPKR SQ	PAINT (ED) PRECAST CONCRETE PERFORATED PERIMETER PARKING PLATE PLASTIC LAMINATE PLASTIC PLYWOOD POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED PAPER TOWEL DISPENSER PARTITION PAPER TOWEL RECEPTOR POLYVINYL CHLORIDE PAVEMENT QUARTER POUND QUARRY TILE RADIUS RESILIENT BASE REINFORCED CONCRETE PIPE ROOF DRAIN REINFORCED REFERENCE REFRIGERATOR REQUIRED REVISION RAIN LEADER RUBBER FLOOR RIGHT HAND ROOM ROUGH OPENING RIGHT OF WAY SOUTH SUSPENDED ACOUSTICAL TILE SOLID CORE SCHEDULE STORM DRAIN SECTION SQUARE FEET SAFETY GLASS SHOWER SHEET SHEATHING SIMILAR SEALANT SANITARY NAPKIN RECEPTOR SPECIAL PAINT SPECIFICATION SPEAKER SQUARE	SS STD STL STOR STRUCT SUFFT SUSP SV TB TBO T&G TGL THK TO TPD TV TYP U.C.R. UNO VBO VCT VIF VVC W W/ WC WD WGL WO WGS WTR PRP WWM YD	STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURE SUPPORT SUSPENDED SHEET VINYL TOWEL BOARD TACKBOARD TONGUE AND GROOVE TEMPERED GLASS THICK TOP OF TOILET PAPER DISPENSER TELEVISION TYPICAL UNDER COUNTER REFRIGERATOR UNLESS NOTED OTHERWISE VAPOR BARRIER VINYL COMPOSITION TILE VERIFY IN FIELD VERTICAL VINYL WALL COVERING WEST WITH WATER CLOSET WOOD WIRE GLASS WITHOUT WATERSTOP WATERPROOF WELDED WIRE FABRIC YARD

SYMBOLS			LEGEND			VICINITY MAP																																																																																											
DETAIL TAGS DIRECTION OF DETAIL DETAIL NUMBER SHEET NUMBER INDICATES SIMILAR (OR TYPICAL) DETAIL SIM. (TYP.)	ELEVATIONS ELEVATION NUMBER SHEET NUMBER INDICATES SIMILAR (OR TYPICAL) DETAIL DIRECTION OF ELEVATION	INTERIOR ELEVATIONS TAGS INTERIOR ELEVATION NUMBER SHEET NUMBER	ARCHITECTURAL SYMBOLS <table><tr><td></td><td>EARTH, UNDISTURBED BEARING SOIL</td><td></td><td>PLYWOOD</td></tr><tr><td></td><td>CONCRETE</td><td></td><td>GYPSUM WALLBOARD OR EXT. GYP. WALLBOARD</td></tr><tr><td></td><td>MORTAR</td><td></td><td>STONE BALLAST</td></tr><tr><td></td><td>BITUMINOUS PAVEMENT</td><td></td><td>DIMENSIONED LUMBER - STRUCTURAL</td></tr><tr><td></td><td>RIGID INSULATION</td><td></td><td>LUMBER - BLOCKING</td></tr><tr><td></td><td>TAPERED INSULATION</td><td></td><td>FINISHED LUMBER (MATCH MAY VARY)</td></tr><tr><td></td><td>FIBER - BATT INSULATION</td><td></td><td></td></tr><tr><td></td><td>CONCRETE MASONRY UNIT (CMU)</td><td></td><td></td></tr><tr><td></td><td>BRICK</td><td></td><td></td></tr><tr><td></td><td>STEEL</td><td></td><td></td></tr><tr><td></td><td>GLASS</td><td></td><td></td></tr><tr><td></td><td>COMPACTED GRAVEL</td><td></td><td></td></tr><tr><td></td><td>JUTE MATTING (EROSION CONTROL)</td><td></td><td></td></tr><tr><td></td><td>CONC. FILLED STEEL DECK</td><td></td><td></td></tr></table>		EARTH, UNDISTURBED BEARING SOIL		PLYWOOD		CONCRETE		GYPSUM WALLBOARD OR EXT. GYP. WALLBOARD		MORTAR		STONE BALLAST		BITUMINOUS PAVEMENT		DIMENSIONED LUMBER - STRUCTURAL		RIGID INSULATION		LUMBER - BLOCKING		TAPERED INSULATION		FINISHED LUMBER (MATCH MAY VARY)		FIBER - BATT INSULATION				CONCRETE MASONRY UNIT (CMU)				BRICK				STEEL				GLASS				COMPACTED GRAVEL				JUTE MATTING (EROSION CONTROL)				CONC. FILLED STEEL DECK			LIFE SAFETY SYMBOLS <table><tr><td></td><td>EXIT</td><td>EXIT SIGN</td></tr><tr><td></td><td>EXIT</td><td>EXIT SIGN w/DIRECTIONAL ARROW</td></tr><tr><td></td><td></td><td>EMERGENCY LIGHT</td></tr><tr><td></td><td></td><td>HORNSTROBE LIGHT</td></tr><tr><td></td><td></td><td>STROBE LIGHT</td></tr><tr><td></td><td></td><td>SMOKE DETECTOR</td></tr><tr><td></td><td></td><td>HEAT DETECTOR</td></tr><tr><td></td><td></td><td>ALARM PULL STATION</td></tr><tr><td></td><td></td><td>FIRE ALARM CONTROL PANEL</td></tr><tr><td></td><td></td><td>FLOW AND TAMPER</td></tr></table>		EXIT	EXIT SIGN		EXIT	EXIT SIGN w/DIRECTIONAL ARROW			EMERGENCY LIGHT			HORNSTROBE LIGHT			STROBE LIGHT			SMOKE DETECTOR			HEAT DETECTOR			ALARM PULL STATION			FIRE ALARM CONTROL PANEL			FLOW AND TAMPER	SECTION TAGS INDICATES AREA OF DETAIL DETAIL NUMBER SHEET NUMBER (~ INDICATES SAME SHEET)	ROOM TAGS AREA (ROOM) NAME SHEET NUMBER (~ INDICATES SAME SHEET)	DOOR & WINDOW TAGS DOOR NUMBER WINDOW DESIGNATION	WALL TAGS WALL TYPE, SEE SCHEDULE	CODE REVIEW <table><tr><td>1. APPLICABLE CODES & STANDARDS MAINE UNIFORM BUILDING & ENERGY CODE (MUBEC) INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2021 INTERNATIONAL BUILDING CODE (IBC) 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2021 NFPA 1 FIRE PREVENTION CODE 2018 NFPA 10 PORTABLE FIRE EXTINGUISHER CODE 2018 STATE PLUMBING CODE (UNIFORM PLUMBING CODE 2021) NATIONAL ELECTRIC CODE 2023 NFPA 101 LIFE SAFETY CODE 2018</td><td>2. BUILDING INFORMATION - Interior Renovation with Exterior Deck: 1,765 sf / floor - 2 story, Type 5A construction - Wood framed interior & exterior walls, asphalt shingle roof - NFPA 13 automatic sprinkler system- monitored</td></tr></table>	1. APPLICABLE CODES & STANDARDS MAINE UNIFORM BUILDING & ENERGY CODE (MUBEC) INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2021 INTERNATIONAL BUILDING CODE (IBC) 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2021 NFPA 1 FIRE PREVENTION CODE 2018 NFPA 10 PORTABLE FIRE EXTINGUISHER CODE 2018 STATE PLUMBING CODE (UNIFORM PLUMBING CODE 2021) NATIONAL ELECTRIC CODE 2023 NFPA 101 LIFE SAFETY CODE 2018	2. BUILDING INFORMATION - Interior Renovation with Exterior Deck: 1,765 sf / floor - 2 story, Type 5A construction - Wood framed interior & exterior walls, asphalt shingle roof - NFPA 13 automatic sprinkler system- monitored
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ISSUED FOR PERMIT/CONSTRUCTION: 08/04/2025

ARCHITECT:

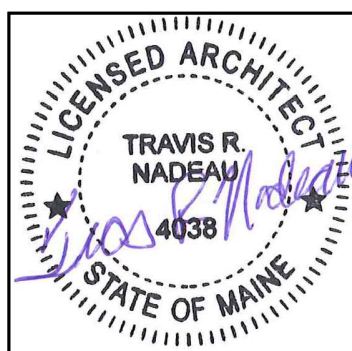
PLATZ ASSOCIATES
Tel 207-784-2941 Architects - Engineers
Fax 207-784-3856 Construction Managers
Two Great Falls Plaza, Auburn, Maine 04210

SIGNATURES:

OWNER: _____
ARCHITECT: _____
CONTRACTOR: _____

Proposed Renovation of:

**MULTI-FAMILY RESIDENTIAL
BUILDING RENOVATION
180 DANVILLE CORNER ROAD
Auburn, Maine 04210**



ORIGINAL DATE:		
08/04/2025		
DRAWING ISSUE		
No.	DESCRIPTION	DATE

JOB NO.
202417F

DRAWN BY
TRN

CHECKED BY
TRN

SHEET TITLE
COVERSHEET

SHEET
G000

PLATZ ASSOCIATES
Architects - Engineers
Construction Managers
Tel 207-784-2941
Fax 207-784-3856
Two Great Falls Plaza, Auburn, Maine 04210

GENERAL RENOVATION NOTES
SCALE: N.T.S.

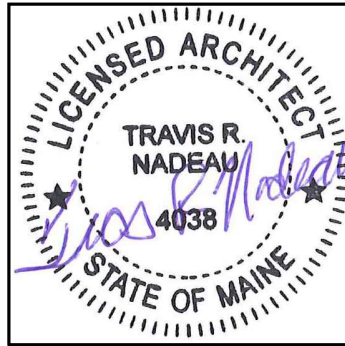
13. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE ALL BEDROOMS AND FUEL APPLIANCE AREAS.
14. A CO2 ALARM SHALL BE INSTALLED IN BEDROOMS OR ATTACHED BATHROOMS WITH FUEL-BURNING APPLIANCE.
15. MAX SILL HEIGHT FOR EGRESS WINDOWS IN UPSTAIRS BEDROOM WINDOWS TO BE 44" A.F.F. PROVIDE TEMPERED GLAZING AT STAIRS.

1. INSTALL ALL LIFE SAFETY FIXTURES PER ALL CODE AND LOCAL AHJ REQUIREMENTS, WITH FIXTURE TYPES AND LOCATIONS COORDINATED WITH OWNER.
2. ALL NEWLY INSTALLED ELECTRICAL EQUIPMENT AND WIRING SHALL COMPLY WITH NFPA 70.
3. ONE DUPLEX OUTLET TO BE PROVIDED ON SEPARATE CIRCUIT FROM WASHER/DRYER AT LAUNDRY.
4. PROVIDE GROUND FAULT INTERRUPTION AS REQUIRED BY NFPA 70 ON NEW ELECTRICAL OUTLETS.
5. PROVIDE EQUIPMENT CLEARANCES AS REQUIRED BY NFPA 70.
6. PROVIDE LOCAL EXHAUST FOR ALL NEW EQUIPMENT, AS REQUIRED.
7. PROVIDE EMERGENCY LIGHTING FOR MEANS OF EGRESS PER SECTION 7.8.

PLATZ ASSOCIATES
Architects - Engineers
Construction Managers
Tel 207-784-2941
Fax 207-784-3856
Two Great Falls Plaza, Auburn, Maine 04210

Proposed New Construction of:

**MULTI-FAMILY RESIDENTIAL
BUILDING RENOVATION
180 DANVILLE CORNER ROAD
Auburn- Maine 04210**

[illegible]

JOB NO. 202417F

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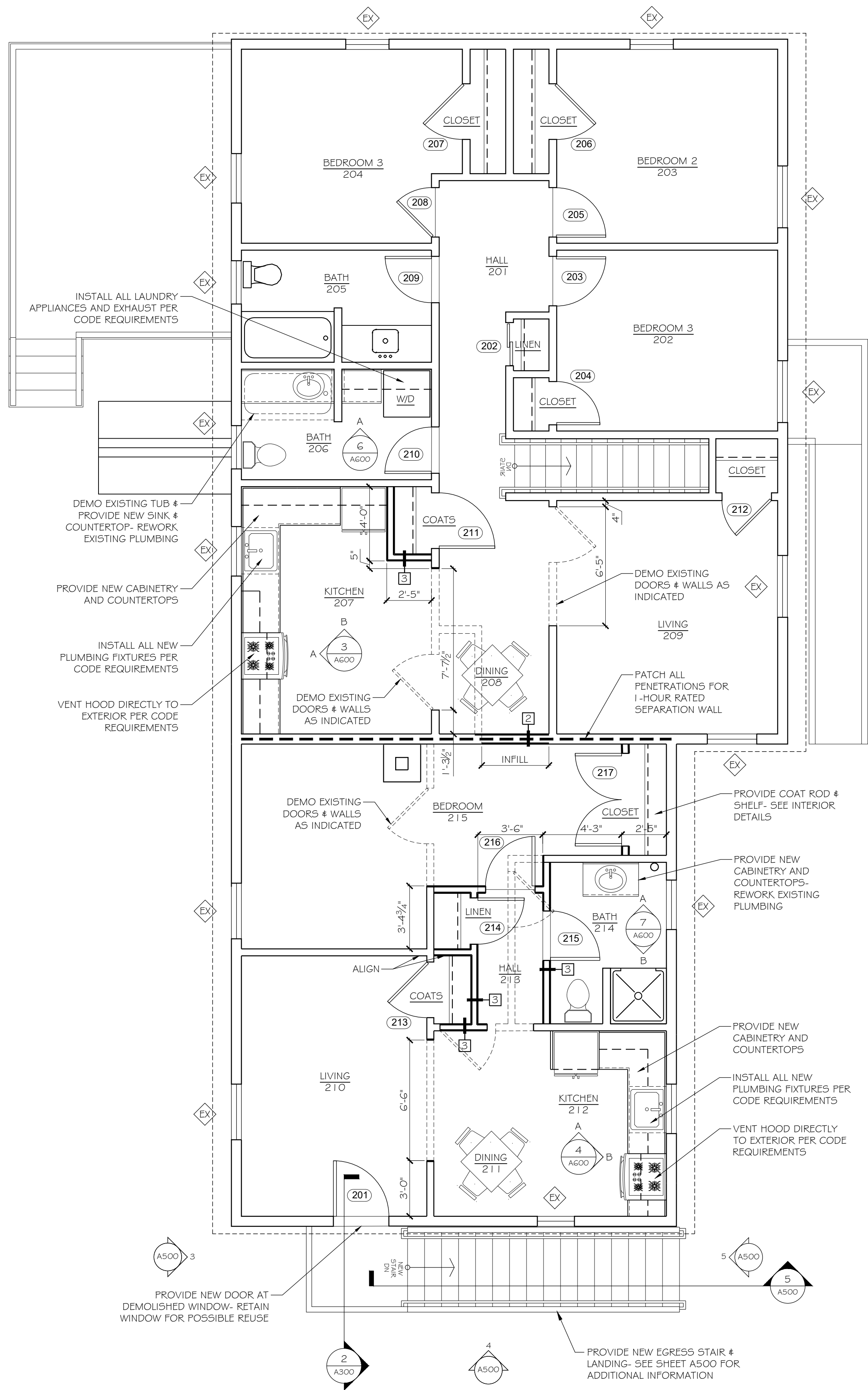
SHEET TITLE

**FIRST
FLOOR PLAN**

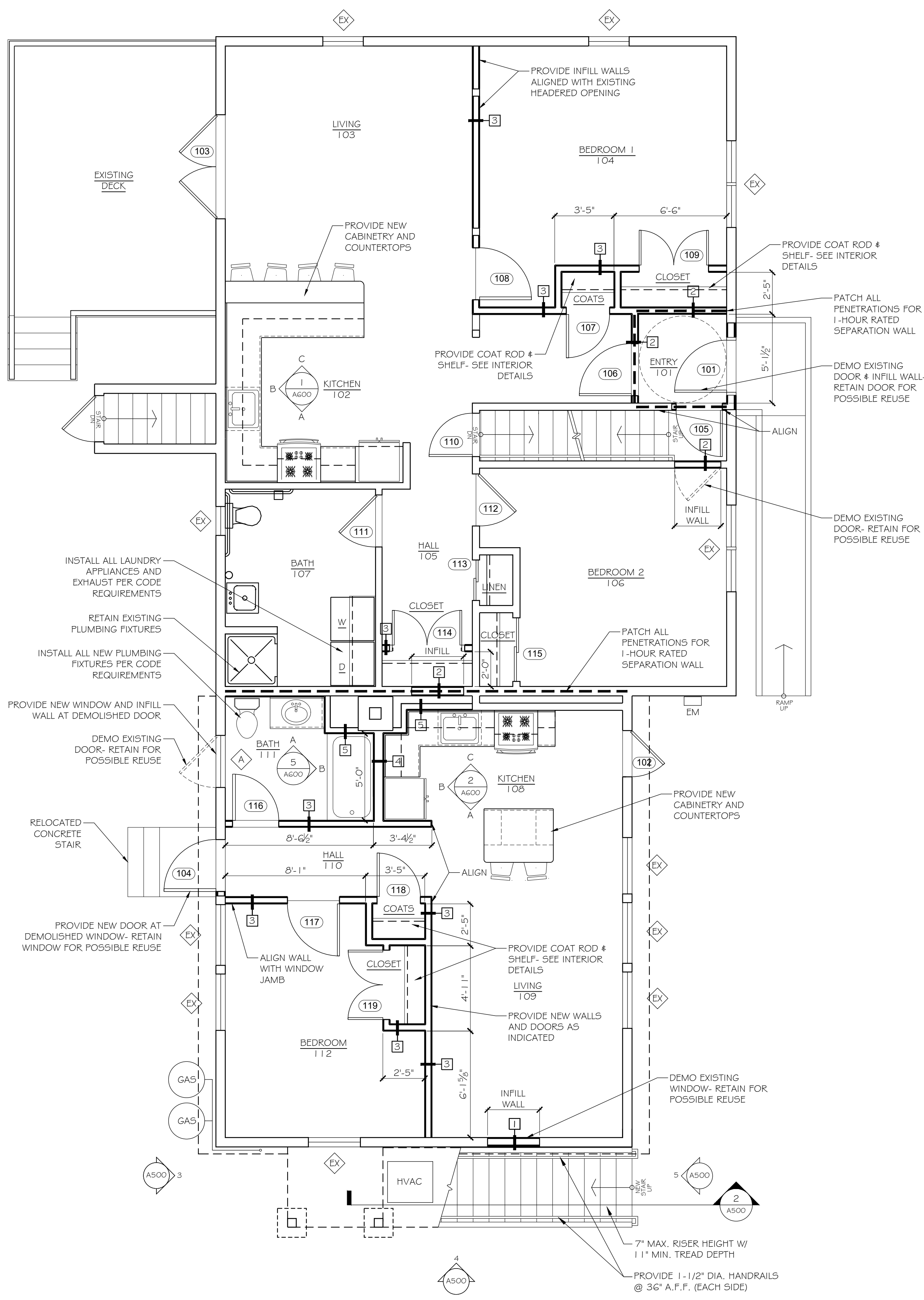
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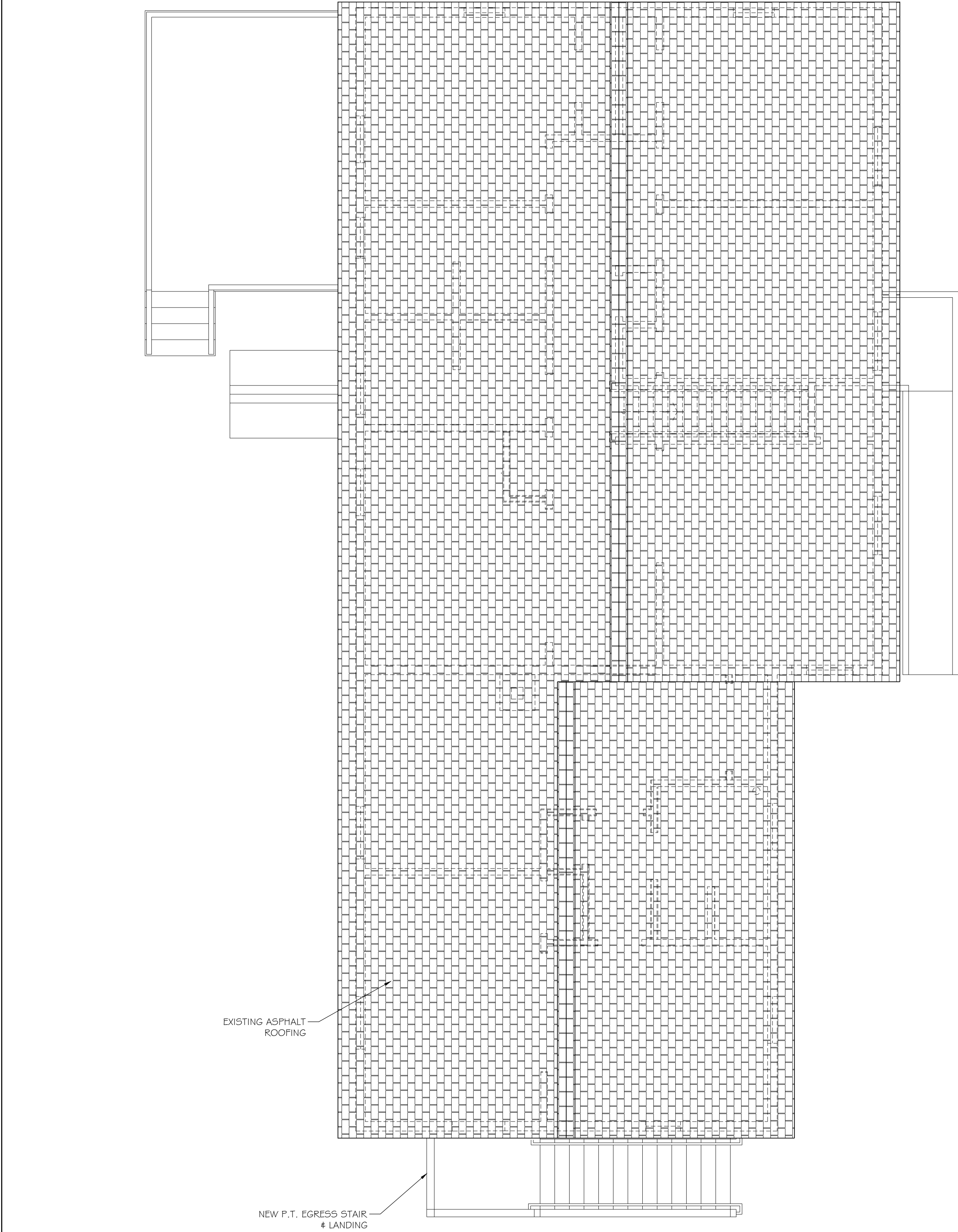
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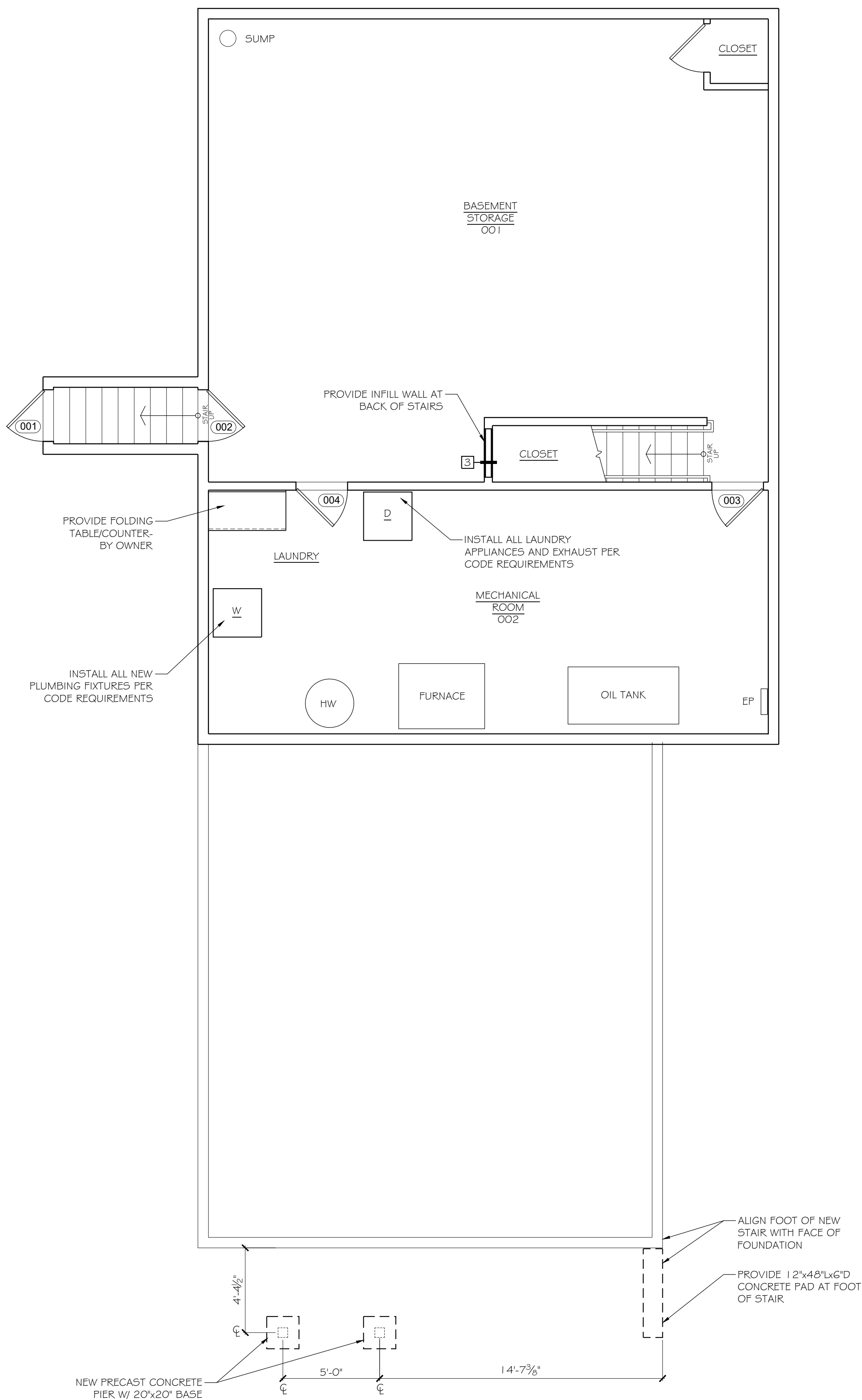
2	SECOND FLOOR RENOVATION PLAN
~	SCALE: 1/4" = 1'-0"



I	FIRST FLOOR RENOVATION PLAN
~	SCALE: 1/4" = 1'-0"



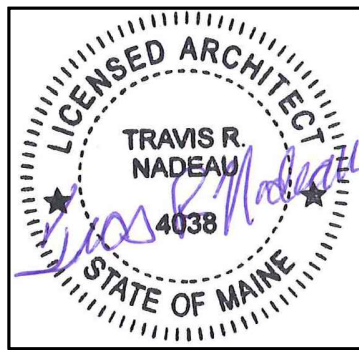
2 ROOF PLAN
~ SCALE: 1/4" = 1'-0"



1 BASEMENT FLOOR PLAN
~ SCALE: 1/4" = 1'-0"

Proposed New Construction of:

**MULTI-FAMILY RESIDENTIAL
BUILDING RENOVATION**
180 DANVILLE CORNER ROAD
Auburn, Maine 04210



ORIGINAL DATE: 08/04/2025		
DRAWING ISSUE		
No.	DESCRIPTION	DATE

JOB NO.
202417F

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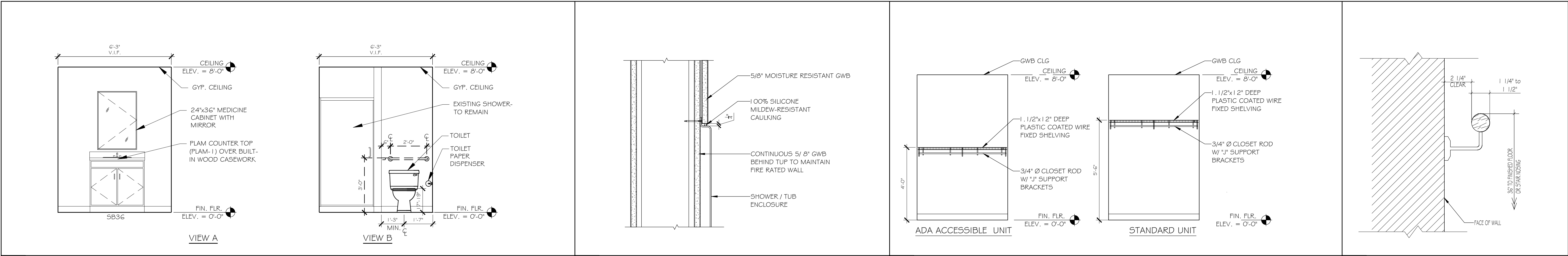
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FOUNDATION & ROOF PLANS

SHEET
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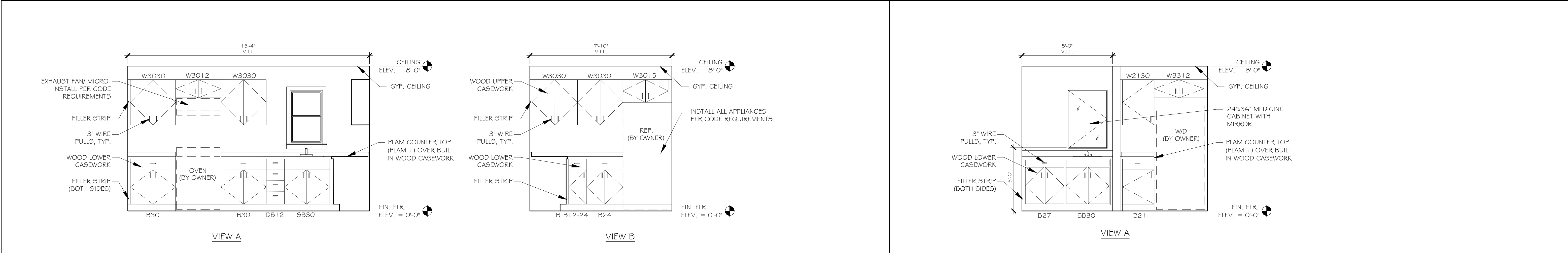
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Architects - Engineers
Construction Managers

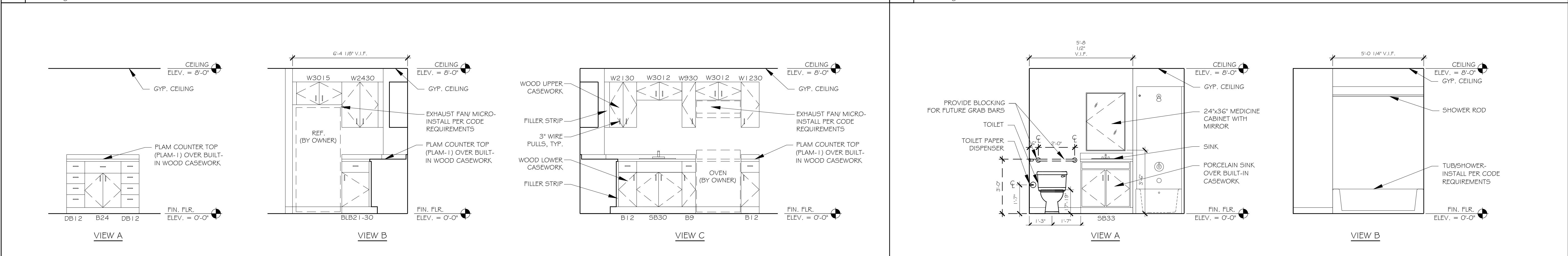
Two Great Falls Plaza, Auburn, Maine 04210



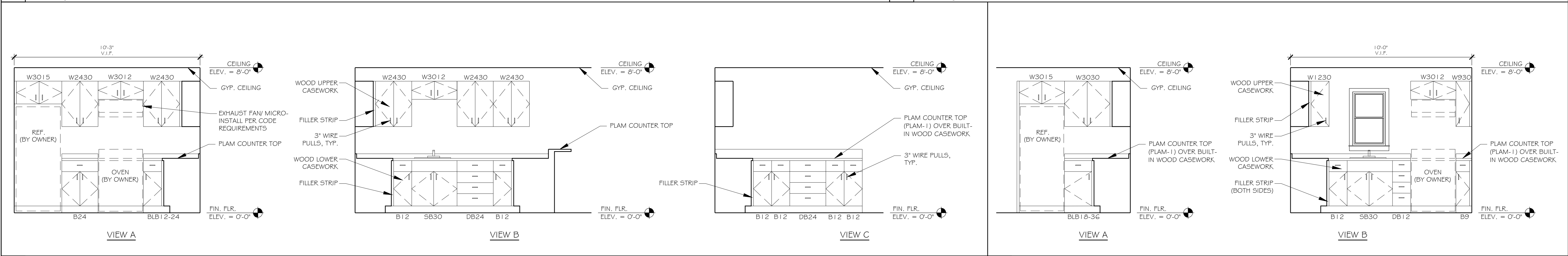
7 BATHROOM INTERIOR ELEVATION SCALE: 3/8" = 1'-0" 8 DRYWALL DETAIL @ TUB/SHOWER SCALE: N.T.S. 9 CLOSET ROD & STORAGE SHELF DETAIL SCALE: N.T.S. 10 HANDRAIL DETAIL SCALE: N.T.S.



3 KITCHEN INTERIOR ELEVATION SCALE: 3/8" = 1'-0" 6 BATHROOM INTERIOR ELEVATION SCALE: 3/8" = 1'-0"



2 KITCHEN INTERIOR ELEVATIONS SCALE: 3/8" = 1'-0" 5 BATHROOM INTERIOR ELEVATION SCALE: 3/8" = 1'-0"



1 KITCHEN INTERIOR ELEVATIONS SCALE: 3/8" = 1'-0" 4 KITCHEN INTERIOR ELEVATIONS SCALE: 3/8" = 1'-0"

Attachment 4

Original Septic Design & New Tank Letter

RECEIVED

PL-11382-2017

5095

Maine Dept. Health & Human Services
Div. Environmental Health, 115HS
(207) 287-2070 Fax: (207) 287-4172

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

PROPERTY LOCATION

City, Town or Plantation Auburn
Street or Road 160 Danville Corner Road
Subdivision, Lot #

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City Auburn Permit # 8533
Date Permit Issued 8/29/17 Fee: \$ 247 Double Fee Charged ☐
mail Slomback by L.P.I. # 0988
Local Plumbing Inspector Signature Slomback

OWNER/APPLICANT INFORMATION

Name (last, first, MI) Service Corporation Owner ☒ Applicant ☐
Mailing Address of Owner/Applicant 901 Washington Ave
Owner/Applicant Portland 04103 ask for
Daytime Tel. # 871-1200 - Dan Bonner

Fee: \$ _____ state min fee \$ _____ Locally adopted fee
Copy: ☐ Owner ☐ Town ☐ State

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # 122 Lot # 005

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

Signature of Owner or Applicant [Signature] Date 8/28/17

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

Local Plumbing Inspector Signature [Signature] (1st) date approved 8-28-17
(2nd) date approved 8-28-17 & 8-29-17

PERMIT INFORMATION

TYPE OF APPLICATION

1. First Time System
2. Replacement System
- Type replaced: _____
- Year installed: _____
3. Expanded System
a. <25% Expansion
b. >25% Expansion
4. Experimental System
5. Seasonal Conversion

THIS APPLICATION REQUIRES

1. No Rule Variance
2. First Time System Variance
a. Local Plumbing Inspector Approval
b. State & Local Plumbing Inspector Approval
3. Replacement System Variance
a. Local Plumbing Inspector Approval
b. State & Local Plumbing Inspector Approval
4. Minimum Lot Size Variance
5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS

1. Complete Non-engineered System
2. Primitive System (graywater & alt. toilet)
3. Alternative Toilet, specify: _____
4. Non-engineered Treatment Tank (only)
5. Holding Tank, _____ gallons
6. Non-engineered Disposal Field (only)
7. Separated Laundry System
8. Complete Engineered System (2000 gpd or more)
9. Engineered Treatment Tank (only)
10. Engineered Disposal Field (only)
11. Pre-treatment, specify: _____
12. Miscellaneous Components

SIZE OF PROPERTY

3.47 SQ. FT. ACRES

SHORELAND ZONING

Yes ☐ No ☒

DISPOSAL SYSTEM TO SERVE

1. Single Family Dwelling Unit, No. of Bedrooms: _____
2. Multiple Family Dwelling, No. of Units: _____
3. Other: Residential Facility 8 Units
(specify)
Current Use Seasonal Year Round Undeveloped

TYPE OF WATER SUPPLY

1. Drilled Well
2. Dug Well
3. Private
4. Public
5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

1. Concrete Add
a. Regular 1000 gallon
b. Low Profile Tank
2. Plastic
3. Other: _____

CAPACITY: 2-1000 GAL.

DISPOSAL FIELD TYPE & SIZE

1. Stone Bed
2. Stone Trench
3. Proprietary Device
a. cluster array c. Linear
b. regular load d. H-20 load
4. Other: _____

SIZE: 2550 sq. ft. lin. ft.

GARBAGE DISPOSAL UNIT

1. No
 2. Yes
 3. Maybe
- If Yes or Maybe, specify one below:
- a. multi-compartment tank
 - b. _____ tanks in series
 - c. increase in tank capacity
 - d. Filter on Tank Outlet

DESIGN FLOW

768 gallons per day
BASED ON:
1. Table 4A (dwelling unit(s))
2. Table 4C (other facilities)
SHOW CALCULATIONS for other facilities
3 gpd x 250 = 750
450 gpd x 1.2 = 540
3. Section 4G (meter readings)
ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS PROFILE CONDITION

31C
at Observation Hole # 701
Depth 22"
of Most Limiting Soil Factor

DISPOSAL FIELD SIZING

1. Medium---2.6 sq. ft. / gpd
2. Medium---Large 3.3 sq. ft. / gpd
3. Large---4.1 sq. ft. / gpd
4. Extra Large---5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP

1. Not Required
 2. May Be Required
 3. Required
- Specify only for engineered systems:
DOSE: _____ gallons

LATITUDE AND LONGITUDE

at center of disposal area
Lat. 44 d 02 m 17 s
Lon. 73 d 15 m 23 s
if g.p.s., state margin of error: 10'

SITE EVALUATOR STATEMENT

I certify that on 8/5/17 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature [Signature]

SE # 203

Date 8/5/17

Site Evaluator Name Printed MARCO HANCOCK

Telephone Number 250-2900

E-mail Address [Blank]

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

PID # 122-005

5045

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

Auburn

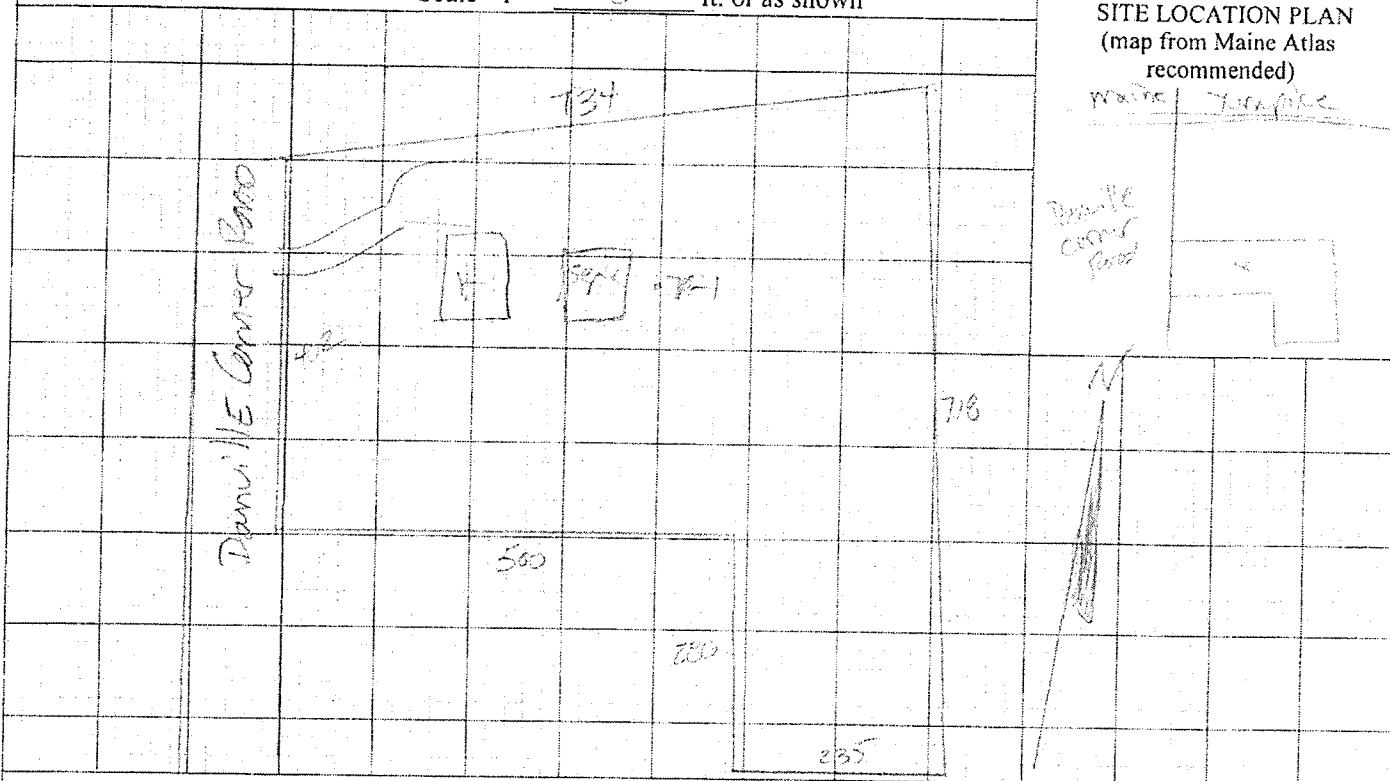
180 Danville Corner Road

Sporwink Corporation

SITE PLAN

Scale 1" = 200 ft. or as shown

SITE LOCATION PLAN
(map from Maine Atlas
recommended)



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 134 ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0	Sandy loam	Light brown	
10	Sandy loam	Light brown	
20	Sandy loam	Light brown	
30	Sandy loam	Light brown	
40	Sandy loam	Light brown	
50	Sandy loam	Light brown	

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
Profile <u>S</u> Condition <u>4</u>	<u>4</u> %	<u>22</u>	<input type="checkbox"/> Restrictive Layer
			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole 135 ☐ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0			
10			
20			
30			
40			
50			

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
Profile <u>S</u> Condition <u>4</u>	<u>4</u> %	<u>22</u>	<input type="checkbox"/> Restrictive Layer
			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Site Evaluator Signature

SE #

Date

5045

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

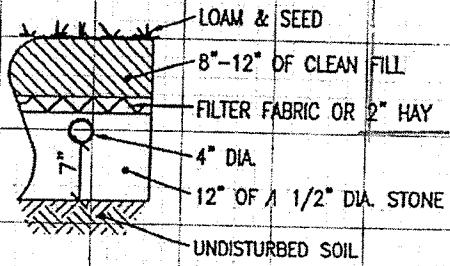
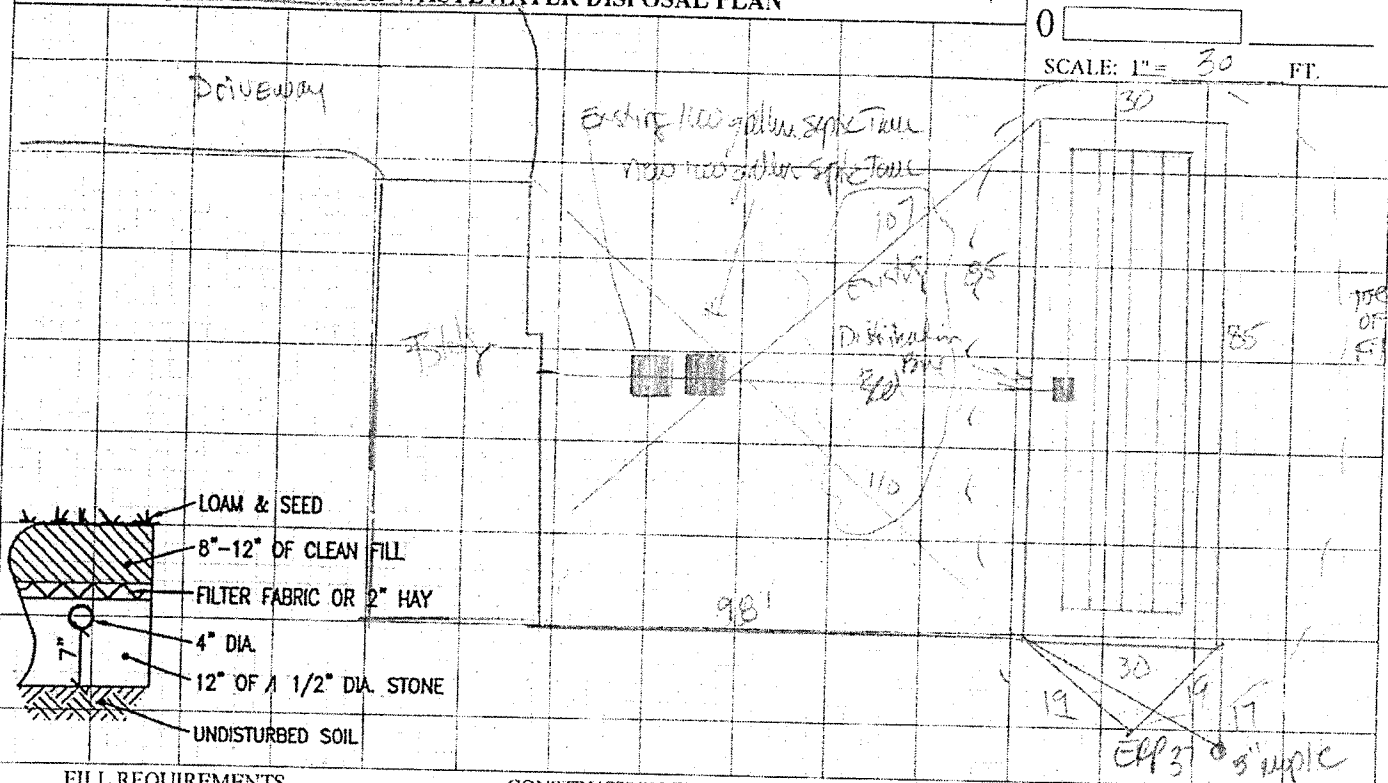
Auburn

180 Danville Corner Road

Sporwink Corporation

SUBSURFACE WASTEWATER DISPOSAL PLAN

0 
SCALE: 1" = 30 FT.



FILL REQUIREMENTS

CONSTRUCTION ELEVATIONS

Depth of Fill (Upslope) 10

Finished Grade Elevation

-39

Depth of Fill (Downslope) 30

Top of Distribution Pipe or Proprietary Device

-49

Bottom of Disposal Area

-60

ELEVATION REFERENCE POINT

Location & Description: Mail 44" up

6' deep

Reference Elevation: 0

Note: Materials and installation shall be in accordance with Maine Subsurface Wastewater Disposal Rules dated 08/15 as amended.

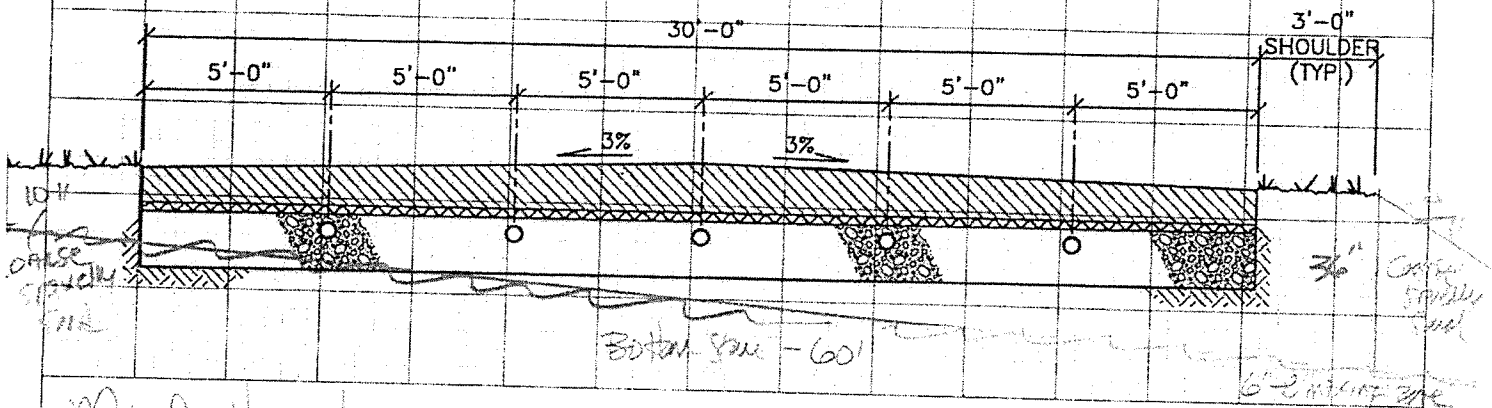
DISPOSAL AREA CROSS SECTION

Scale

Horizontal 1" = 5 ft.

Vertical 1" = 3 ft.

NOTE: All ground to be filled must be scribbled



M. M. Hampton

263

8/5/17

2/24/17

Site Evaluator Signature

SE #

Date

REPLACEMENT SEPTIC TANK (ONLY) APPLICATION

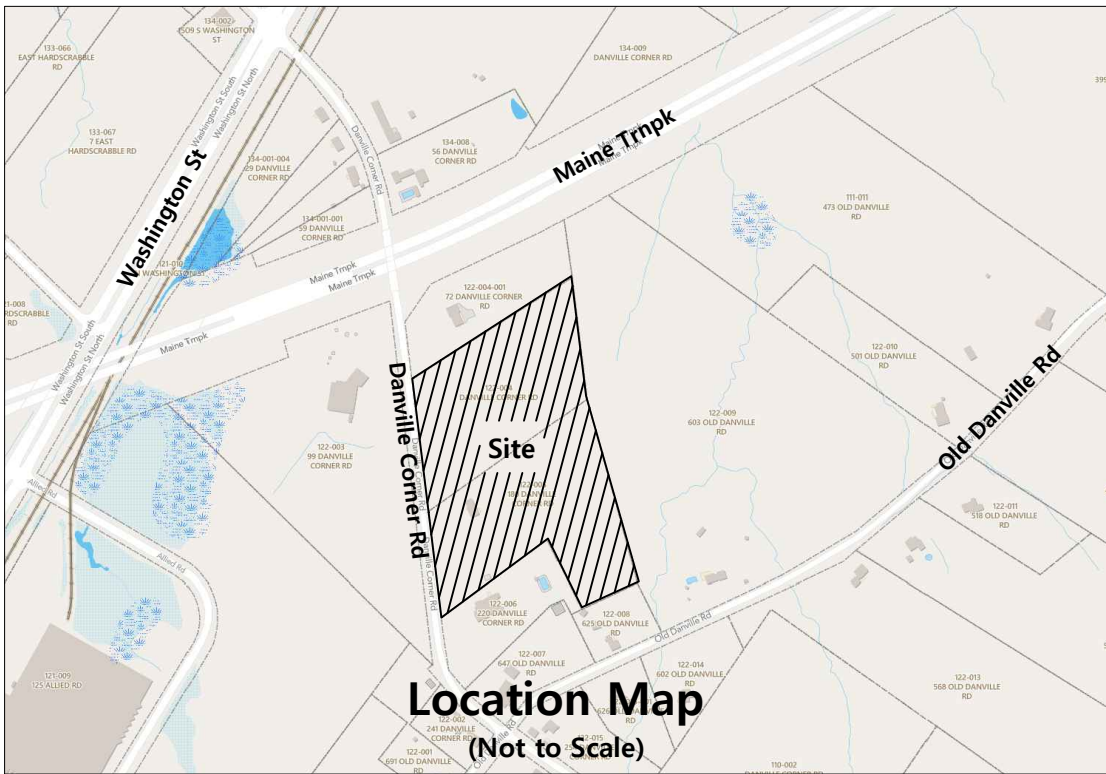
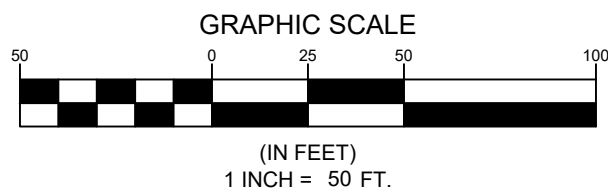
Maine DHHS/CDC – Division of
Environmental & Community Health

PROPERTY ADDRESS					ISSUING MUNICIPAL OFFICE					
City, Town, or Plantation					Town/City					
Number & Street					Permit #		Date Issued			
PROPERTY OWNER/APPLICANT INFORMATION										
Owner Name (Last, First)					Local Plumbing Inspector Signature				License #	
Applicant Name (Last, First)					FEES		Minimum	\$150.00	+ Local	\$
					Double Fee			= Total Fee	\$	
OWNER/APPLICANT MAILING ADDRESS					Shares:		State 25%	\$37.50	+ Local	\$
Street					LOCATION		Map #		Lot #	
City										
State										
Zip										
Phone										
LOCATIONAL COORDINATES – Degrees, Minutes, Seconds					<p>A subsurface wastewater disposal system may not be installed until a permit is issued by the Local Plumbing Inspector. The permit authorizes the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.</p> <p>CAUTION: INSPECTION REQUIRED</p> <p>I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application</p>					
Latitude:										
N Longitude:										
W										
OWNER/APPLICANT STATEMENT										
I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector(s) to deny a permit.										
Signature of Owner/Applicant					Date					
					LPI Signature					
					Date					

PERMIT INFORMATION		
Septic Tank Replacement Tank <i>Only</i> 1. Concrete: Regular <input type="checkbox"/> Low Profile <input type="checkbox"/> 2. Plastic: Regular <input type="checkbox"/> Low Profile <input type="checkbox"/> 3. Other (Specify): <input type="text"/>	Disposal System Serves... <input type="checkbox"/> 1. Single Family Dwelling Number of Bedrooms <input type="text"/> <input type="checkbox"/> 2. Multiple Family Dwelling Number of Bedrooms <input type="text"/> <input type="checkbox"/> 3. Other (Specify): <input type="text"/>	Type of Water Supply <input type="checkbox"/> Drilled Well <input type="checkbox"/> Dug Well <input type="checkbox"/> Other (Specify): <input type="text"/> Water is supplied by... <input type="checkbox"/> Private Water Supply <input type="checkbox"/> Public Water System <input type="checkbox"/> Other (Specify): <input type="text"/>
Tank Capacity <input type="text"/> Gallons	Garbage Disposal Unit <input type="checkbox"/> No <input type="checkbox"/> Yes If YES, Specify: <input type="checkbox"/> a. Multi-Compartment Tank <input type="checkbox"/> b. Tanks in a Series <input type="text"/> Number of Tanks <input type="checkbox"/> c. Increase Tank Capacity <input type="checkbox"/> d. Filter on Tank Outlet	IMPORTANT: This subsurface wastewater disposal system component permit application is intended for a single replacement tank only . Applications for all other disposal system configurations and components must be completed on the standard HHE-200. This permit application should not be used in conjunction with a standard HHE-200; if a replacement tank is required as part of a larger disposal system design, it must be incorporated in a design detailed on a standard HHE-200. For assistance, please contact the Subsurface Wastewater program: phone (207) 287-2070, email subsurface.wastewater@maine.gov.
Size of Property <input type="text"/> Sq. Feet <input type="text"/> Acres <input type="text"/>	Effluent/Ejector Pump <input type="checkbox"/> Yes <input type="checkbox"/> No	
Shoreland Zoning <input type="checkbox"/> Yes <input type="checkbox"/> No		

Attachment 5

Subdivision Plan



1. The purpose of this plan is to serve as a Subdivision Plan for review by the City of Auburn Planning Board of a Four-Unit Residential Conversion of the existing non-residential structure. This plan is not to be used by anyone else for any other purpose.
2. All Book and Page numbers refer to the Androscoggin County Registry of Deeds, unless otherwise noted.
3. The owner of record is The Spurwink School by deed dated June 22, 1994 and recorded in Book 3285, Page 284.
4. The subject parcel is shown on the City of Auburn Tax Map 122 as Lot 5 and is in the General Business District.
5. The City's General Business District Space and bulk standards refer to the Multifamily Suburban District's standards for residential uses. Space and bulk standards for the Multifamily Suburban District as of the date of this plan are as follows:
 - Min. Lot Size: 10,000 Sq ft
 - Min. Width: 100 ft
 - Min. Front Setback: 25 ft
 - Min. Depth: 100 ft
 - Min. Side Setback: 15 ft
 - Min. Rear Setback: 25 ft
 - Max. Building Height: 2 $\frac{1}{2}$ stories or 35 ft
6. Total area of the subject parcel is 8.00 acres.
7. Boundary information shown hereon is based on an on-the-ground survey performed by Terradyn Consultants, LLC in August of 2024 and August of 2025.

A. "Boundary Survey of Diamond Properties, Inc. Lot" prepared by Technical Services, Inc., dated December 19, 2005 and being previously unrecorded.

B. "Plan of Property of Advantage Business Services, Inc., Beech Hill Road, Auburn, Maine" dated January 13, 1988 and found on the Auburn GIS as Plan #338


Plan orientation is Grid North, Maine State Plane Coordinate System, West Zone 1802-NAD83.

The subject parcel is located within Zone X, Areas of Minimal Flood Hazard, as delineated on the Flood Insurance Rate Map for the City of Auburn, Androscoggin County, Community-Panel Number 23001C0317E, having an Effective Date of July 8, 2013.

The depth, size, location, existence or nonexistence of underground utilities and/or structures were not investigated as part of this survey. Utilities depicted hereon may not necessarily represent all existing utilities. Owners, contractors, and/or designers need to contact Dig-Safe Systems, Inc. (CALL 811) and field verify existing utilities prior to digging or breaking ground.

To the best of my knowledge, I have used ordinary and prudent conduct expected of Professional Land Surveyors and the results shown here represent the licensee's responsibility to the public as required under the Standards of Practice as defined by the Board of Licensure for Professional Land Surveyors (M.R.S.A Title 32, Chapter 141, Dated April 2001).

1. Survey Report Limited to Notes on the Plan
2. No Deed Description to Date


Nicholas Racioppi PLS # 2621

APPROVED BY THE CITY OF AUBURN PLANNING BOARD

SIGNED:

PROJECT: DANVILLE CORNER PARCEL
DANVILLE CORNER ROAD, AUBURN MAINE

SHEET TITLE:

Subdivision Plan
OWNER OF RECORD:
The Spurwink School

DATE:	AUGUST 27, 2025
SCALE:	1" = 50'
JOB NO:	24-164
SHEET:	1 OF 1

1 OF 1

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City of Auburn, Maine
Office of Planning & Permitting
www.auburnmaine.gov | 60 Court Street
Auburn, Maine 04210 207.333.6601

To: Auburn Planning Board

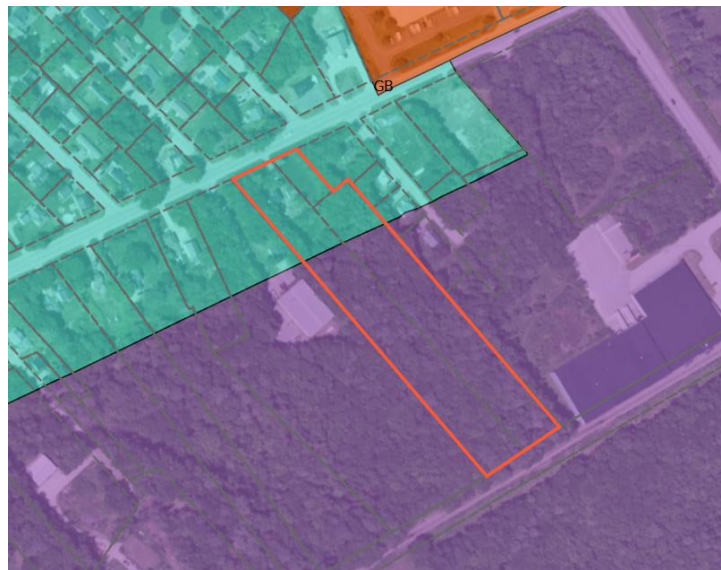
From: David Hediger, Director of Planning

Re: REQUEST TO POSTPONE PUBLIC HEARING/ SITE PLAN and SUBDIVISION REVIEW: 530 and 538 Poland Road (PID 188-025, 188-026, and 188-027) – Application by Terradyn Consultants, LLC on behalf of Jonah Chappell and Kyle Romick for a four-lot subdivision and the construction of two multifamily structures with four units each. The property is located in the Traditional Neighborhood (T-4.2B) and Industrial (I) districts and will be reviewed under Chapter 60, Article XVI, Division 2 – Site Plan Review and Division 4 – Subdivision.

Date: September 4, 2025

PROPOSAL

Terradyn Consultants, LLC on behalf of Jonah Chappell and Kyle Romick initially submitted an application for a four-lot subdivision and the construction of two multifamily structures with four units each at 530 and 538 Poland Road (PID 188-025, 188-026, and 188-027). The property is located in the Traditional Neighborhood (T-4.2B) and Industrial (I) districts. Access to the structures was going to be provided by a new private road.



Upon review and discussion with City staff, the applicant is interested in revising the layout of their initial proposal by adding a third building within the T-4.2B residential zone. The applicant believes this revised layout will be more cost-effective and better align with the form-based criteria of the T-4.2B district.

Therefore, the applicant is requesting that the hearing on this matter be postponed. However, since public notice has already been provided and a hearing scheduled, the applicant would like

to take this opportunity to receive any initial feedback from the Board and the public regarding the updated plan.

ZONING CONSIDERATIONS

The site is located in the T-4.2B Traditional Neighborhood District, which allows multifamily residential uses by right. The intent and purpose of this district is characterized by small to medium sized buildings with smaller front yards and stoops in a more compact urban environment. The smaller minimum and maximum building setbacks form a moderately dense street-wall pattern, diverse architectural styles and pedestrian friendly streets and sidewalks.

SITE PLAN REVIEW AND SUBDIVISION STANDARDS

The division of a new structure on a tract or parcel of land into 3 or more dwelling units within a 5-year period is considered a subdivision pursuant to 30-A M.R.S.A. § 4401. Therefore, this project will be subject to Chapter 60, Article XVI, Division 2-Site Plan Review and Division 4-Subdivision.

PLANNING BOARD ACTION

At the applicant's request, the Board is being asked to postpone action on this item until further notice. When the applicant submits a revised plan and application, new public notice will be provided to abutters. Staff support this request, as well as the applicant's request to obtain feedback from the Board on potential revisions.

STAFF RECOMMENDATIONS

Staff recommend that the Planning Board postpone the public hearing.

Suggested Motion:

I make a motion to postpone the public hearing related to Terradyn Consultants, LLC submission on behalf of Jonah Chappell and Kyle Romick for a four-lot subdivision and the construction of two multifamily structures with four units each at 530 and 538 Poland Road (PID 188-025, 188-026, and 188-027).



September 4, 2025

25-23

David Hediger
Director of Planning & Permitting City of Auburn
60 Court Street
Auburn, ME 04210

**538 Poland Road Multi-Family Development
Poland Road, Auburn, ME**

David,

On behalf of Jonah Chappell and Kyle Romick we request a pause of the formal review for the 538 Poland Road Multi-Family Development project. We are changing the layout to add a third building within the T4-2B residential zone. It is our belief that the new layout will be more cost effective for the applicants and better adhere to the Discretionary Criteria of Section 60-558.

We'd like the opportunity to present an updated concept plan to the planning board at the next meeting to get their informal input. Abutter notification was sent for the previous layout and we'd welcome their comments as well - if the City's review process allows it.

We've attached a copy of both the previously submitted plan and the updated concept. Please do not hesitate to reach out if you have any questions or require additional information.

Sincerely,

TERRADYN CONSULTANTS, LLC

Craig Sweet, P.E.
Project Engineer

GENERAL NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS JONAH CHAPPELL BY DEED DATED DECEMBER 20, 2024 AND RECORDED IN BOOK 11745, PAGE 82.

2. THE SUBJECT PARCEL IS SHOWN ON THE CITY OF AUBURN TAX MAP 188 AS LOTS 25, 26, 27 AND IS IN THE TRADITIONAL NEIGHBORHOOD DISTRICT (T-4.2B), THE INDUSTRIAL DISTRICT (ID), AND MANUFACTURED HOUSING DISTRICT.

3. SPACE AND BULK STANDARDS AS OF THE DATE OF THIS PLAN ARE AS FOLLOWS:

T-4.2B DISTRICT:

LOT WIDTH: 24 FT. MIN/120 FT. MAX.

FRONTAGE BUILD-OUT: 60% MIN (ALONG FRONT SETBACK, PRIMARY)

FRONT SETBACK: 5 FT. MIN./25 FT. MAX.

SIDE SETBACK: 5 FT. MIN.

REAR SETBACK: 10 FT. MIN.

BUILDING HEIGHT: 1 STORY MIN./3 STORY MAX.

BUILDING COVERAGE: 70% MAX.

INDUSTRIAL DISTRICT:

LOT WIDTH: 150 FT.

LOT DEPTH: 250 FT.

FRONT SETBACK: 35 FT.

SIDE SETBACK: 35 FT.

REAR SETBACK: 50 FT.

BUILDING HEIGHT: 75 FT

LOT DENSITY: 60%

REFER TO CHAPTER 60, ARTICLE IV, DIVISION 15 OF THE CITY OF AUBURN CODE OF ORDINANCES FOR DIMENSIONAL REGULATIONS.

REFER TO CHAPTER 60, ARTICLE VII, OF THE CITY OF AUBURN CODE OF ORDINANCES FOR REGULATIONS FOR THE MANUFACTURED HOUSING OVERLAY DISTRICT.

4. TOTAL AREA OF THE SUBJECT PARCEL IS 4.71 ACRES.

5. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY TERRADYN CONSULTANTS, LLC IN FEBRUARY OF 2025. TOPOGRAPHIC INFORMATION SHOWN HEREON IS APPROXIMATE AND BASED ON LIDAR REMOTE SENSING, COLLECTED IN 2020 BY THE STATE OF MAINE AND DISTRIBUTED BY THE USGS AS CLASSIFIED LAZ POINT CLOUD.

6. PLAN REFERENCES:

A. "PLAN OF MAPLE POINT ANNEX" MADE BY C.A. THAYER, C.E., DATED MAY 1922 AND RECORDED IN VOLUME 2, BOOK 4, PAGE 145. SEE PLAN BOOK 4, PAGE 145.

B. "PLANS OF J.B. BROWN & SONS, 140 RODMAN ROAD" DATED JULY OF 1998 AND FOUND ON THE CITY OF AUBURN GIS AS PLAN # 1051.

C. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 15, FEDERAL AID PROJECT NO. M-0218(2) SECTION II, D.O.T. FILE NO. 1-163" DATED FEBRUARY OF 1983.

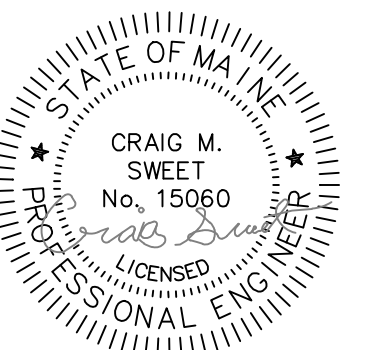
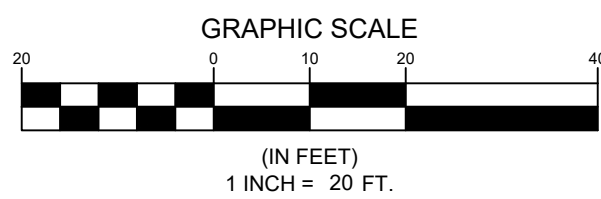
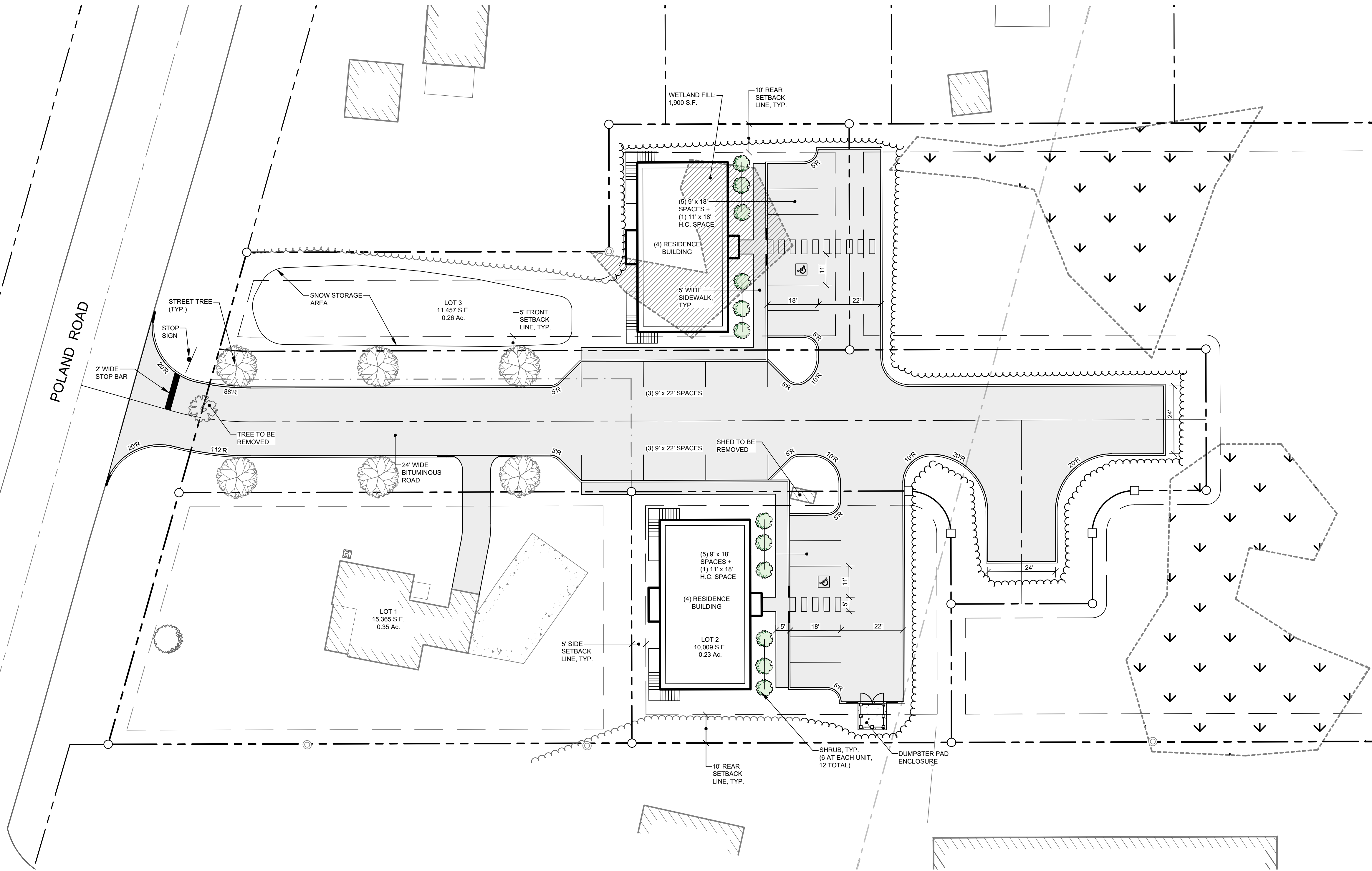
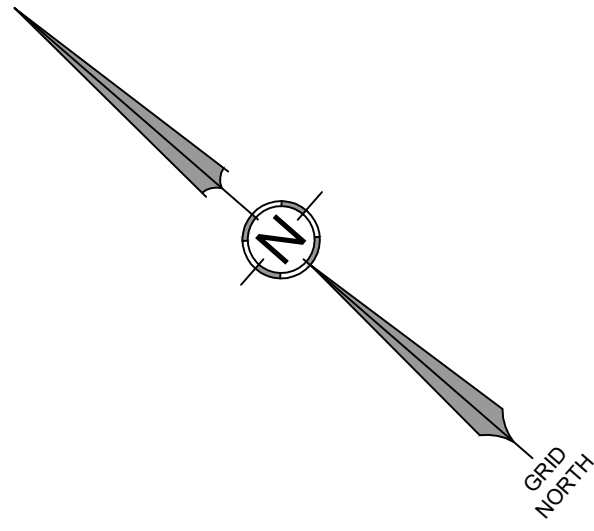
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL-FREQUENCY GPS OBSERVATIONS.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	LOCUS PROPERTY LINE	
	PROPERTY LINE	
	ABUTTER LINE	
	SETBACK LINE	
	ZONE LINE	
	BUILDING	
	BITUMINOUS PAVEMENT	
	UTILITY POLE	
	WETLAND AREA	

DATE: 09-04-2025	
REVISIONS	
NO. DATE	
ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260	
PHONE: (207) 926-5111	
WEB SITE: www.terradynconsultants.com	
TERRADYN CONSULTANTS, LLC	
Civil Engineering Land Surveying Geomatics Stormwater Design Land Planning Environmental Permitting	
PERMIT DRAWING NOT FOR CONSTRUCTION	
PROJECT: CHAPPELL PARCEL POLAND ROAD, AUBURN, MAINE	CLIENT: JONAH CHAPPELL 7 CARDIFF WAY SOUTH PORTLAND, MAINE 04106
SHEET TITLE: CONCEPT PLAN	DATE: 09-04-2025
JOB NO.: 25-23	SCALE: 1" = 20'
SHEET: C-1.0	

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DATE: 08-08-2025

NO.	DATE	REVISIONS
1	08-08-2025	SUBMIT TO TOWN

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com



PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: CHAPPELL PARCEL
POLAND ROAD, AUBURN, MAINE
SHEET TITLE: SITE PLAN
CLIENT: JONAH CHAPPELL
7 CARDIFF WAY
SOUTH PORTLAND, MAINE 04106
DATE: 08-08-2025
SCALE: 1" = 20'
JOB NO: 25-23
SHEET: C-1.1

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