

Conditional-Use Application

I. Applicant / Owner Information

1. Applicant Name: Auburn Concrete
Mailing Address: 82 Goldthwaite Road Auburn, ME 04211-1747
Phone Number: 777-7100
Email Address: rod@auburnconcrete.com
2. Authorized Agent: E.S. Coffin Engineering & Surveying
Mailing Address: P.O. Box 4687 Augusta, ME 04330
Phone Number: 623-9475
Email Address: jcoffin@coffineng.com
3. Property Owner Name: R.A. Cummings Inc.
Mailing Address: 82 Goldthwaite Road Auburn, ME 04211-1747
Phone Number: 777-7100
Email Address: rod@auburnconcrete.com
4. Which form of required "evidence of standing" is being submitted with this application?:

- Deed

 Signed Lease Contract

 Signed Purchase/Sale/Option Agreement
 Signed Written Agreement from Owner

II. General Project Information

5. Please attach a narrative identifying the following about your project:

- a. **Description of development project you are proposing** (e.g. expansion of existing mixed-use commercial building; new office building; expansion of manufacturing shifts; expansion of commercial parking/loading areas; different land use; etc).
- b. **size of any proposed building expansion (total sq.ft.).**
- c. **all the specific uses occurring on site** (e.g. retail, warehouse, storage, manufact.) (identify what is occurring today and what will change after proposed development occurs).
- d. **number of employees on-site for your largest shift** (or for unmanned sites, how often per month site is visited by vehicles).
- e. **estimated number of vehicles entering your site on a daily basis** (broken down by number of delivery vehicles and number of customer/visitor/employee vehicles).
- f. **total square footage of impervious surface area existing on site today** (total square footage of first floor of each building plus square footage of all parking areas).
- g. **total square footage of impervious surface area after proposed development occurs.**

6. Lot Size: (ac.) 16 ac.
7. Lot Frontage: (ft.) 484'
8. Zoning District(s): Planned Dev. (PD)
9. Project Location :
2 Hard Rock Road
 Street

Map 1-Lot 37
 Assessor Tax Map # + lot #(s)

III. Applicant Acknowledgments

10. Complete Application Required.

This application is being submitted under the requirements of the Augusta Land-Use Ordinance. As the applicant, I understand that this application must contain a complete submission of required materials by the application deadline date in order to be heard by the Planning Board. The deadline allows for adequate review by City Staff and the Planning Board; and as such, any applications that are not complete by the submission deadline date will not be placed on the Planning Board meeting agenda. To insure review by the Planning Board on the date desired, the applicant should submit materials at least 7 days ahead of the deadline so that staff can determine completeness of materials.

11. Drawings and/or Maps are required

For formal submittals to the Planning Board (see drawing requirements attached to this application). Generally, drawings for projects with new buildings or additions less than 1,000 sq. ft. in floor area, (or) projects that do not involve changing the existing structure, can be done by hand, as long as they are drawn to-scale. For developments creating 1,000 sq.ft. or more of new impervious development, a formal plan drawn by a professional engineer shall be required to be submitted with this application. Drawings are critical to the Planning Board and City staff in adequately understanding existing and proposed site conditions, as well as seeing the relationships between proposed structures and the projected impacts of parking, traffic, stormwater runoff, buffer areas, noise, etc. on abutters.

Signature of Applicant / Agent: 
 Signature of Property Owner: _____

Today's Date: April 27, 2016

12. Checklist of Required Submission Materials:

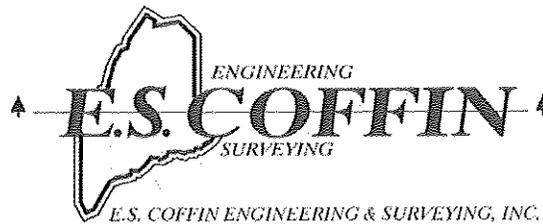
Paper Copy	Included	Waiver Requested
10 copies of the application form and narratives	<input checked="" type="checkbox"/>	
10 copies of the deed, Purchase & Sale agreement, or other document to show standing	<input checked="" type="checkbox"/>	
3 copies of any stormwater report		<input checked="" type="checkbox"/>
2 copies of any traffic report		<input checked="" type="checkbox"/>
6 reduced-sized copies of the complete plan set on 11" x 17" size paper	<input checked="" type="checkbox"/>	
4 full-sized copies of the complete plan set on ANSI D or E size paper	<input checked="" type="checkbox"/>	
10 copies of a letter authorizing the agent to represent the applicant	<input checked="" type="checkbox"/>	
Payment in full of \$50 application fee (Note: an abutter notification fee will be assessed after the application is determined to be complete. The fee is \$0.15 plus the cost of first class postage for each abutter that will be notified as required by the ordinance.)	<input checked="" type="checkbox"/>	
Electronic Copy		
1 CD that includes each of the application documents in Adobe PDF format	<input checked="" type="checkbox"/>	

For Official Use:

\$50 Conditional Use Application Fee Paid. Received By (Initials): BP Date: 4/28/16
 \$ _____ Abutter Notification Fee Paid. Received By (Initials): _____ Date: _____

see minor development application for abutter fee

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

General Project Information

5. Narrative:

- a) Description of development project you are proposing:
The project involves constructing a 40' by 48' (1,920 sf) garage for cement trucks. The garage will be placed over existing impervious surfaces so there will not be any increase in impervious area.
- b) Size of any proposed building expansion (total sq.ft.):
The new garage will be 1,920 sf in size. Architectural plans have been previously submitted.
- c) All the specific uses occurring on site (e.g. retail, warehouse, storage, manufact.):
The site is and will continue to be utilized for manufacturing concrete products.
- d) Number of employees on-site for your largest shift:
There are 10-15 employees during the largest shift.
- e) Estimated number of vehicles entering your site on a daily basis:
The proposed garage will not result in any additional vehicular trips. A traffic study was conducted in 2010 and this resulted in the installation of the street light at the intersection of Hard Rock Road and Civic Center Drive.
- f) Total square footage of impervious surface area existing on site today:
There is 68,435 sf of impervious area contained on the 16 acre parcel.
- g) Total square footage of impervious surface area after proposed development occurs:
There will not be any additional impervious surfaces created as a result of the new garage and the 68,435 sf of existing impervious area will remain the same.

APR 28 2016