

Auburn Planning Board Meeting Minutes

May 13, 2014

Roll Call

Full Members present: Robert Gagnon, Evan Cyr, Emily Mottram, Robert Bowyer Presiding, and Dan Philbrick.

Full Members Absent: Marc Tardif

Associate Members present: Mia Poliquin Pross and Kenneth Bellefleur

Also present representing City staff: Eric Cousens, Director of Planning & Permitting and Douglas Greene, City Planner.

Chairperson Bowyer called the meeting to order at 6:03 pm. He stated Dan Bilodeau's term had expired and would no longer be serving as a member of the Planning Board. He also stated that since Marc Tardif was absent, both associate members would be acting as full members for this meeting.

Minutes

A request to approve the April 8, 2014 meeting minutes was made by staff.

(02:00 on DVD)

Chairperson Bowyer requested the following errors in the minutes be corrected:

- Middle of page 3, the word "verses" should be spelled: versus
- Top of page 5, the vote should have read 6-0-1 as Chairperson Bowyer had voted Present
- Bottom of page 5; insert the following language after MBTA in Boston: He questioned the feasibility and desirability of a commuter rail station in downtown Auburn in part because a large parking lot would be required.
- Top of page 6, instead of tabling the Hearing, should read: tabling the issue or matter (not hearing)

(04:55 on DVD)

A motion was made by Robert Gagnon and seconded by Emily Mottram to approve the April 8, 2014 meeting minutes with corrections. After a vote of 6-0-1, the motion carried. Ken Bellefleur abstained as he was not present at that meeting.

Public Hearings:

Joy and Hamilton Architects, Inc., an agent for John F. Murphy Homes is seeking approval of a Special Exception and Site Plan Review application to construct a new, 2 story 15,200 s.f. adult day care facility at 1512 Minot Avenue pursuant to Chapter 60, Sections 60-525 (b), (14); 60-1301 and 60-1336 of the City of Auburn Ordinances.

(06:08 on DVD)

Chairperson Bowyer explained the procedure that is used for Public Hearings.

Robert Gagnon stated he had done some survey work on this project but did not currently have any contract with the applicant or architect. Chairperson Bowyer asked the remaining Board members if they had a concern with Mr. Gagnon participating on this application. Seeing none, Mr. Gagnon was permitted to participate on this item.

(09:00 on DVD)

Douglas presented slides of the proposal via Power Point.

(19:30 on DVD)

Chairperson Bowyer asked if they had explored building towards the front of the property.

(21:35 on DVD)

Douglas went over the staff report.

(25:42 on DVD)

William Hamilton of Joy & Hamilton Architects described the proposal and answered questions from the Board members. He presented a site plan and explained why they had proposed this location. He spoke about the extra parking and future plans for the site.

(51:00 on DVD)

Douglas concluded going over the staff report. Discussions continued between the Applicant, Board members and City staff about location of the dumpster and propane tank, slope of the walkway, number of clients, parking spaces and last minute submittals.

(01:04:48 on DVD)

Douglas read the staff report's conditions of approval.

(01:06:56 on DVD)

A motion was made by Ken Bellefleur to approve the Special Exception and Site Plan Review application to construct a new, 2 story 15,200 s.f. adult day care facility at 1512 Minot Avenue pursuant to Chapter 60, Sections 60-525 (b), (14); 60-1301 and 60-1336 of the City of Auburn Ordinance based upon all of the findings and conditions 1 thru 3 in the staff report and with the added conditions that approvals were required by the State Fire Marshall and Departments of Engineering and Planning & Permitting, along with an approved relocation of the dumpster.

Emily Mottram stated she would like to add the inclusion of the site plan C-1 dated May 13, 2014. A discussion ensued amongst the Planning Board members regarding the wording of a condition which would refer to the latest submitted site plan and whether or not to table the item. The Board members decided to add a condition to include the site plan C-1 dated May 13, 2014 as presented, with the exclusion of the ADA compliant ramp to the rear of the building unless required by the State Fire Marshall.

(01:10:48 on DVD)

Robert Gagnon seconded the motion. After a vote of 7-0-0, the motion carried.

Chairperson Bowyer called for a 5 minute recess and called the meeting back into session at 7:35 pm.

OLD BUSINESS:

Continuance of a discussion to amend the 2010 Comprehensive Plan to ensure that any plans for locating passenger rail service in Auburn prioritize Downtown Auburn over any previous locations and seek a recommendation from the Planning Board that will be forwarded to the City Council. *This item was tabled at the April 8, 2014 Planning Board meeting. Staff requests that it come off the table at this time.*

(01:14:38 on DVD)

A motion was made by Evan Cyr and seconded by Robert Gagnon to remove this item from the table. After a vote of 7-0-0, the motion carried.

Chairperson Bowyer requested the following changes be made to the draft amendment:

- Bottom of page 39, change the wording from “East to Augusta” to “East to Lewiston and beyond”
- #3 on page 54 – feels that a commuter bus program to Portland would have the same characteristics as commuter rail in that they both would require a large parking lot.

A lengthy discussion ensued amongst the Board members and City staff regarding the language of the amendment.

(01:32:55 on DVD)

A motion was made by Robert Gagnon and seconded by Mia Poliquin Pross to send a favorable recommendation to the City Council to amend the Comprehensive Plan and to include Chairperson Bowyer’s requested changes, include edits to drop any references to the downtown and include Augusta as a destination along with Portland. After a vote of 7-0-0, the motion carried.

MISCELLANEOUS

Discussion on Downtown Zoning

Eric informed the Board that they were not expected to take any official action other than give staff some direction as to whether or not to bring this back to a future meeting. He presented slides showing the proposed zoning changes in the downtown area via Power Point and described the various Central Business Districts.

(01:37:42 on DVD)

The Board members and staff discussed Form Based Codes, New Auburn Business and Central Business Districts and other potential districts. Eric asked if the Board members were open to discuss the Elm Street / Main Street corridor at the next meeting. He said the General Business District does not fit a downtown environment and New Auburn has a huge potential to be a great mixed use commercial and small village center.

(01:48:55 on DVD)

Eric spoke about the Joint land Use Study coming before the Planning Board at the next meeting. He also spoke about the old mill building on Minot Avenue known as The Barn possibly coming up for auction in the near future.

ADJOURNMENT

(01:53:10 on DVD)

A motion was made by Dan Philbrick and seconded by Emily Mottram to adjourn. After a vote of 7-0-0, the motion carried. Meeting was adjourned at 8:10 pm.