

Auburn Planning Board Meeting Minutes

August 12, 2014

Roll Call

Full Members present: Evan Cyr, Mia Poliquin Pross, Emily Mottram, Robert Bowyer Presiding, Dan Philbrick, Marc Tardif and Kenneth Bellefleur.

Associate Members present: Elaine Wickman and Nathan Hamlyn

Also present representing City staff: Douglas Greene, City Planner.

Chairperson Bowyer called the meeting to order at 6:00 pm. He welcomed two new Associate Members to the Board, Elaine Wickman and Nathan Hamlyn. He stated there were no minutes to review at this time and then explained the procedure that is followed for public hearings.

Public Hearings:

J and T Holdings, Inc., owner of 34 Court Street (PID# 241-028) is seeking approval of a Minor Subdivision Plan to add 10 residential units; pursuant to Chapter 60- Section 1359, Guidelines for Subdivision, of the City of Auburn Ordinances.

Douglas Greene went over the staff report and presented slides via PowerPoint.

(17:00 on DVD)

Justin Flannery, applicant, introduced himself and stated there was a strong need for market rate units in the City. He then answered questions from the Board members.

Open Public Input

No comments.

A motion was made by Evan Cyr and seconded by Emily Mottram to close the public input part of the meeting. After a vote of 7-0-0, the motion carried.

A lengthy discussion ensued amongst the Board members, City staff and the applicant regarding the parking situation.

(31:10 on DVD)

A motion was made by Mia Poliquin Pross to approve the Minor Subdivision Plan at 34 Court Street to add 10 residential units; pursuant to Chapter 60- Section 1359, Guidelines for Subdivision, of the City of Auburn Ordinances with the condition that no building permits be issued until final approval by the Auburn Water District.

Evan asked if the motion could be amended to add a reference of the property owner's name of J & T Holdings, Inc. at 34 Court Street.

Chairperson Bowyer asked to further amend the motion to include that it was subject to the execution of a contract with the City of Auburn for the provision of parking in the Municipal parking garage. Mia respectfully declined Chairperson Bowyer's amendment to her motion as the applicant did not need to have this contract to go forward with the project. Marc Tardif stated he agreed that they did not need that condition.

The motion was seconded by Evan Cyr. After a vote of 7-0-0, the motion carried.

(35:15 on DVD)

Personal Onsite Development is seeking approval of a Special Exception and Site Plan Review for an Adult Day Center at 410 Summer Street (PID# 269-001); pursuant to Chapter 60, Section 229 b-10, Section 1336 Special Exception and Section 1277 Site Plan Review, of the City of Auburn Ordinances.

Douglas presented slides via PowerPoint and went over the staff report.

(43:30 on DVD)

Diane Cote, applicant, stated that Personal Onsite Development was currently located at 30 Sacred Heart Place in Auburn. She explained the proposal and answered questions from the Board members.

Open Public Input

No comments.

A motion was made by Ken Bellefleur and seconded by Emily Mottram to close the public input part of the meeting. After a vote of 7-0-0, the motion carried.

(50:35 on DVD)

Douglas asked the Board members to disregard the first condition in the staff report regarding signage as he had not noticed that there was signage on the site plans.

A motion was made by Dan Philbrick and seconded by Ken Bellefleur to approve the Special Exception and Site Plan Review for an Adult Day Center at 410 Summer Street (PID# 269-001); pursuant to Chapter 60, Section 229 b-10, Section 1336 Special Exception and Section 1277 Site Plan Review, of the City of Auburn Ordinances with the findings as listed in the staff report and with the following 2 conditions: 1) Approval by Planning and Development of building accessibility and 2) Prior to the commencement of site work, the developer must contact the Engineering Department regarding the requirement to provide bonding and pay inspection fees to cover those site improvements which have public impacts.

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

(55:50 on DVD)

Chairperson Bowyer declared a brief recess at 6:58 pm and called the meeting back to order at 7:02 pm.

Site Design Associates, agent for Pinstripes LLC, is seeking approval of a Special Exception and Site Plan Review for a new restaurant and retail development in the General Business Zone, located at 166 Center Street (PID# 261-005), pursuant to Chapter 60-499 b-17; Section 1336 Special Exception and Section 1277 Site Plan Review, of the City of Auburn Ordinances.

Douglas passed out 2 documents which were not included in the staff report. He explained that one document is a recent study performed by the applicant which addressed the concerns of the MDOT regarding traffic counts relating to a drive-up window and stacking of vehicles. The second document lists some specific waiver requests and staff's response to those. Douglas then proceeded to present slides via PowerPoint and go over the staff report.

A discussion ensued between the Board members and staff relating to traffic concerns at the site.

(01:13:40 on DVD)

Tom Saucier, Project Engineer from Site Design Associates spoke about the project and answered question from the Board members.

(01:30:30 on DVD)

Open Public Input

No comments.

A motion was made by Evan Cyr and seconded by Emily Mottram to close the public input part of the meeting. After a vote of 7-0-0, the motion carried.

A lengthy discussion ensued regarding the parking, traffic movement, 1,800 sq ft retail space, ADA spaces, and the waiver requests.

(01:49:55 on DVD)

A motion was made by Ken Bellefleur to approve the Special Exception and Site Plan for a new restaurant and retail development in the General Business Zone, located at 166 Center Street (PID# 261-005), pursuant to Chapter 60-499 b-17; Section 1336 Special Exception and Section 1277 Site Plan Review, of the City of Auburn Ordinances. The motion also included the approval of the waivers for parking in the front yard, distance from the drive to the intersection, corner lot access, existing soil conditions and suitability test and staff's recommendations for conditions as listed on the staff report.

Evan requested the motion be amended to include that the traffic study by Aroma Joes receive approval by the MDOT. Douglas explained that because this is a delegated review, the City has the authority to issue this traffic movement permit. After some discussion, Evan withdrew his amendment request.

(02:00:02 on DVD)

The original motion was seconded by Dan Philbrick. After a vote of 7-0-0, the motion carried.

Sebago Technics, agent for the Auburn Housing Development Corporation, is seeking approval of a Special Exception and Site Plan Review for a new development over 5,000 sq. ft. in the Central Business II Zone, located at 62 Spring Street, pursuant to Chapter 60,

Section 547 b-4; Section 549 Development Guidelines; Section 1336 Special Exception and Section 1277 Site Plan Review, of the City of Auburn Ordinances.

Douglas presented slides via PowerPoint and went over the staff report.

(02:13:00 on DVD)

The applicants, Ethan Boxer-Macomber of Anew Development, LLC, Richard Whiting of Auburn Housing Development Corporation, Brian Curley and Marilyn Alevian of PDT Architects and Christopher Branch of Sebago Technics all added to the presentation.

There was much discussion amongst the Board members, the applicants and City staff on the following:

- Court yard
- Fire truck accessibility
- The Old Engine House
- Roof top accessibility
- Retail space and trash pick-up
- Workforce housing and Tentative tenants
- Market rent apartments

(03:08:15 on DVD)

Mr. Boxer-Macomber spoke about the bay window projections.

Open Public Input

No comments.

A motion was made by Evan Cyr and seconded by Dan Philbrick to close the public input part of the meeting. After a vote of 7-0-0, the motion carried.

A motion was made by Emily Mottram and seconded by Ken Bellefleur to approve the Special Exception and Site Plan for a new development over 5,000 sq. ft. in the Central Business II Zone, located at 62 Spring Street, pursuant to Chapter 60, Section 547 b-4; Section 549 Development Guidelines; Section 1336 Special Exception and Section 1277 Site Plan Review, of the City of Auburn Ordinances with the conditions as presented on the last page of the staff report.

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

MISC. BUSINESS: None

OLD BUSINESS: None

ADJOURNMENT

A motion was made by Ken Bellefleur and seconded by Emily Mottram to adjourn. After a vote of 7-0-0, the motion carried. Meeting was adjourned at 9:20 pm.