



City Council Meeting and Workshop

November 2, 2015

Agenda

5:30 P.M. Workshop

- A. Moderate Density Residential Development Zone – Doug Greene (20 minutes)
- B. 14 Newbury Street Proposal – Eric Cousens (15 minutes)
- C. Executive Session regarding a possible lease agreement, pursuant to 1 M.R.S.A. 406 (6)(C) - Eric Cousens (20 minutes)
- D. Street Acceptance - Hickory Drive – Gary Johnson (10 minutes)
- E. Recreational Trails Program (RTP) Grant - Dan Goyette (5 minutes)

After each workshop item is presented, the public will be given an opportunity to comment.

7:00 P.M. City Council Meeting - Roll call votes will begin with Councilor Walker

Pledge of Allegiance

- I. Consent Items** – All items listed with an asterisk (*) are considered as routine and will be approved in one motion. There will be no separate discussion of these items unless a Councilor or citizen so requests. If requested, the item will be removed from the consent agenda and considered in the order it appears on the agenda.
 - 1. Order 89-11022015***
Confirming the appointments of Wardens and Ward Clerks.
- II. Minutes**
 - October 19, 2015 Regular Council Meeting
- II. Communications, Presentations and Recognitions**
- III. Open Session** – Members of the public are invited to speak to the Council about any issue directly related to City business which is *not on this agenda*.
- IV. Unfinished Business - None**
- V. New Business**
 - 2. Order 90-11022015**
Accepting First Flight Drive as a City Street.
 - 3. Order 91-11022015**
Authorizing the request for funding – LA ARTs.
- VI. Executive Session**

Auburn City Council Meeting & Workshop

November 2, 2015

VII. Reports

Mayors Report

City Councilors' Reports

City Manager's Report

VIII. Open Session - Members of the public are invited to speak to the Council about any issue directly related to City business which is *not on this agenda*.

IX. Adjournment

Executive Session: On occasion, the City Council discusses matters which are required or allowed by State law to be considered in executive session. Executive sessions are not open to the public. The matters that are discussed in executive session are required to be kept confidential until they become a matter of public discussion. In order to go into executive session, a Councilor must make a motion in public. The motion must be recorded, and 3/5 of the members of the Council must vote to go into executive session. An executive session is not required to be scheduled in advance as an agenda item, although when it is known at the time that the agenda is finalized, it will be listed on the agenda. The only topics which may be discussed in executive session are those that fall within one of the categories set forth in Title 1 M.R.S.A. Section 405(6). Those applicable to municipal government are:

A. Discussion or consideration of the employment, appointment, assignment, duties, promotion, demotion, compensation, evaluation, disciplining, resignation or dismissal of an individual or group of public officials, appointees or employees of the body or agency or the investigation or hearing of charges or complaints against a person or persons subject to the following conditions:

(1) An executive session may be held only if public discussion could be reasonably expected to cause damage to the individual's reputation or the individual's right to privacy would be violated;

(2) Any person charged or investigated must be permitted to be present at an executive session if that person so desires;

(3) Any person charged or investigated may request in writing that the investigation or hearing of charges or complaints against that person be conducted in open session. A request, if made to the agency, must be honored; and

(4) Any person bringing charges, complaints or allegations of misconduct against the individual under discussion must be permitted to be present.

This paragraph does not apply to discussion of a budget or budget proposal;

B. Discussion or consideration by a school board of suspension or expulsion of a public school student or a student at a private school, the cost of whose education is paid from public funds, as long as:

(1) The student and legal counsel and, if the student is a minor, the student's parents or legal guardians are permitted to be present at an executive session if the student, parents or guardians so desire;

C. Discussion or consideration of the condition, acquisition or the use of real or personal property permanently attached to real property or interests therein or disposition of publicly held property or economic development only if premature disclosures of the information would prejudice the competitive or bargaining position of the body or agency;

D. Discussion of labor contracts and proposals and meetings between a public agency and its negotiators. The parties must be named before the body or agency may go into executive session. Negotiations between the representatives of a public employer and public employees may be open to the public if both parties agree to conduct negotiations in open sessions;

E. Consultations between a body or agency and its attorney concerning the legal rights and duties of the body or agency, pending or contemplated litigation, settlement offers and matters where the duties of the public body's or agency's counsel to the attorney's client pursuant to the code of professional responsibility clearly conflict with this subchapter or where premature general public knowledge would clearly place the State, municipality or other public agency or person at a substantial disadvantage;

F. Discussions of information contained in records made, maintained or received by a body or agency when access by the general public to those records is prohibited by statute;

G. Discussion or approval of the content of examinations administered by a body or agency for licensing, permitting or employment purposes; consultation between a body or agency and any entity that provides examination services to that body or agency regarding the content of an examination; and review of examinations with the person examined; and

H. Consultations between municipal officers and a code enforcement officer representing the municipality pursuant to Title 30-A, section 4452, subsection 1, paragraph C in the prosecution of an enforcement matter pending in District Court when the consultation relates to that pending enforcement matter.



City Council Information Sheet

City of Auburn

Council Workshop or Meeting Date: November 2, 2015

Author: Doug Greene, AICP, RLA City Planner

Subject: Zoning Ordinance Text Amendment for a Moderate Density Residential District

Information: In the summer of 2014, the Planning Staff was approached by landowners interested in developing a moderate density, (8 dwelling units per acre) multi-family development in an area that the City's 2010 Comprehensive Plan recommended for a Moderate Density Residential type of land use. The 2010 Comprehensive Plan stated "the *objective* of the Moderate Density Residential District (MoDRD) would be to allow for the development of a limited range of residential and community uses at a density of up to 6-8 units per acre in areas that are served or can be served by public sewerage and public water." The Plan also stated that "*allowable uses* should include multifamily housing and townhouse style development and should be allowed at a density of up to 6-8 units per acre while single and two-family housing should be allowed at a density of up to 4-6 units per acre." In addition, the MoDRD was created to add more density in the suburban areas of the city.

In order to implement the Moderate Density Residential District Future Land Use recommendation, the Planning Staff asked the Planning Board at its November 18, 2014 meeting to initiate a zoning text amendment. The Planning Board asked the Staff to look at ways to implement the recommendation of the 2010 Comprehensive Plan while minimizing any negative impacts to surrounding properties. Over the last 9 months, research was done to explore existing multi-family developments, their densities, identify the areas recommended for MoDRD, under what conditions would multi-family developments be appropriate given the lower density of the recommended areas and how many potential properties would be eligible to develop as multi-family.

Through this research the staff found that the existing zoning districts that allow multi-family development do so at densities that could not be considered moderate density. The Multi-Family Suburban District (MFS) allows multi-family development up to 17 du/ac and the Multi-Family Urban District (MFU) allows up to 26 du/ac. The Moderate Density Residential District land use category was recommended to have a density of 8 du/ac for multi-family development. The Staff came to the conclusion that a new zoning district would be the best way to implement the intent of the MoDRD and developed a draft text amendment. The draft text amendment went through a number of revisions and reviews by the Planning Board (See Meetings and History) and addressed:

- Density
- Special Buffering and Set-backs
- Compatibility
- Minimum lot size of 3 acres
- Street Location
- Useable Open Space
- Any Multifamily type development would require approval by the Planning Board.

The Planning Board voted unanimously to send a recommendation of approval to the City Council at its August 11, 2015 meeting. This Zoning Ordinance Text Amendment, should the City Council approve it, will add a new zoning ordinance district and will still require an actual zone change on an eligible property and later an

application to the Planning Board for a Special Exception and Site Plan Review consideration. Adjacent property owners would be notified and have a opportunity to share opinions at a public meeting.

Advantages: Adding this new zoning district will help implement a recommendation of the 2010 Comprehensive Plan. The text amendment will allow a slight increase in density and add an additional housing type to the market in these areas. The actual number of potential multi-family projects is limited due to the minimum lot size requirement of 3 acres. New multi-family developments would add to the city tax base.

Disadvantages: Residents in areas that the new zone category could be implemented may have a negative perception of multi-family developments.

City Budgetary Impacts: None

Staff Recommended Action: Staff recommends the City Council place this item on a regular agenda for a public hearing.

Previous Meetings and History: The 2010 Comprehensive Plan process included numerous meeting where the Moderate Density Residential District land use category was discussed and finally included into the adopted plan.

The Auburn Planning Board met on:

November 18, 2014- Staff asked the Planning Board to initiate the text amendment.

January 13, 2015- Staff presentation of draft text amendment.

February 10, 2015- Staff presents 1st revision of draft text amendment.

March 10, 2015- Planning Board discusses 2nd revision of text amendment.

June 9, 2015- Planning Board discusses 3rd revision of text amendment.

August 11, 2015- Public hearing and unanimous vote to pass recommendation of approval on to the City Council.

Attachments:

1. Planning Board Report to the City Council on the proposed text amendment.
2. Staff report from the public hearing and final recommendation at August 11 Planning Board meeting.
3. Power point staff presentation of the Moderate Density Residential District text amendment.
4. Draft text amendment.
5. Approved minutes from the August 11, 2015 Planning Board meeting.

City of Auburn, Maine

"Maine's City of Opportunity"

Office of Planning & Development

October 26, 2015

PLANNING BOARD REPORT TO THE CITY COUNCIL FOR:

Zoning Ordinance Text Amendment Moderate Density Residential District

I. **Background-** The Planning Staff was approached in the summer of 2014 by land owners interested in developing a low density (8 dwelling units per acre) multi-family development in an area currently zoned Urban Residential (UR). The Urban Residential zoning district allows, single family, duplex and attached townhomes housing styles but not multi-family development (3 or more dwelling units per structure). The Staff presented basic information to the Planning Board at their November 18, 2014 meeting and asked the Planning Board to initiate a zoning ordinance text amendment that would allow multi-family dwellings in a moderate density setting.

The Staff reviewed the current Zoning Ordinance for how it regulates densities in areas that allow multi-family structures. The existing zones that allow multi-family development are Multi-Family Suburban (MFS) and Multi-Family Urban (MFU) Districts. The MFS District allows 17 dwelling units per acre (for multi-family) and the MFU allows 26 dwelling units per acre (for multi-family). These densities are much higher than the interested land owner wanted to develop. The Staff concluded that the current Zoning Ordinance does not have a zone that would allow multi-family development with a lower density than MFS (17 du/ac) or MFU (26 du/ac).

The 2010 Comprehensive Plan contains a Future Land Use Map (Attachment 1) and land use category, "Moderate Density Residential Development" (Attachment 2), which recommends a residential land use category in 4 areas that would also allow multi-family development at a density of 6-8 dwelling units per acre. The Planning Board agreed to initiate the zoning text amendment and that staff proceed to produce a draft.

II. Basis and Justification for Zoning Text Amendment-

The 2010 Comprehensive Plan recommends the Moderate Density Residential Future Land Use designation for the areas as shown in Attachment 2. The Planning Board accepted these findings:

1. The Moderate Density Residential District text amendment is in compliance with the 2010 Comprehensive Plan's recommendation of a Moderate Density Residential District Future Land Use Category.

2. The Moderate Density Residential District text amendment provides adequate buffering, lot size requirement and density limits to protect surrounding areas from adverse impacts.
3. The Moderate Density Residential District will allow for a greater variety of choices to the housing market.
4. The Moderate Density Residential District will give approval authority to the City Planning Board through the Special Exception and Site Plan Review process.

III. Public Hearing Testimony-

No one spoke at the public hearing on August 11, 2015. Through the course of the 6 meetings the text amendment was discussed, 1 person did speak against it. James McPhee, an Auburn resident, argued of a negative impact of multi-family development in what is primarily single family area and that there wasn't land suitable for that kind of development. He also felt that city was obliged to implement all the recommendations of the 2010 Comprehensive Plan at the same time and that this approach was piecemeal.

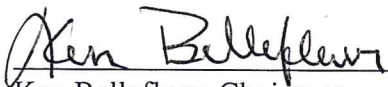
IV. Deliberation by Planning Board-

Through the course of 6 Planning Board reviews and subsequent revisions, the staff presented a final draft of a "Moderate Density Residential District" at the August 11, 2015 Planning Board meeting and public hearing. The Planning Board wanted to be sure the following issues were addressed:

1. Ensuring that any new multi-family dwellings would not diminish surrounding property values, be compatible to adjacent properties, and have adequate setbacks and buffering from adjacent properties.
2. Any multi-family proposal would be a special exception and site plan review that included notice to abutters and involve a thorough review by the Planning Board.
3. Any multi-family project would require at least 3 acres of land.
4. Any multi-family project would have to be located along a collector or arterial road.
5. Any multi-family project would be required to have access to public water and sanitary sewer service.

V. Final Action by the Planning Board-

Following the deliberations and discussion with the Staff, a motion was made by Robert Bowyer and seconded by Marc Tardiff to send a recommendation of approval of the proposed Moderate Density Residential District amendment to the City Council. After a vote of 7-0-0, the motion carried.



Ken Bellefluer, Chairman
Auburn Planning Board

Date: 10/26/15

City of Auburn, Maine

"Maine's City of Opportunity"

Office of Planning & Development

PLANNING BOARD STAFF REPORT

To: Auburn Planning Board

From: Douglas M. Greene; AICP, RLA
City Planner

Re: Proposed Moderate Density Residential Zone District Text Amendment

Date: August 11, 2015

I. PROPOSAL- the Planning Staff was approached last year by land owners interested in developing a low density (8 units/ac.) multi-family development in an area currently zoned Urban Residential (UR). The Urban Residential zoning district allows, single family, duplex and attached townhomes housing styles but not multi-family (3 or more dwelling units per structure) development. The Staff presented basic information to the Planning Board at their November 18, 2014 meeting and asked the Planning Board to initiate a zoning ordinance text amendment that would allow multi-family dwellings in a moderate density setting.

The Staff reviewed the current Zoning Ordinance for how it regulates densities in areas that allow multi-family structures. The existing zones that allow multi-family development are Multi-Family Suburban (MFS) and Multi-Family Urban (MRU) Districts. The MFS District allows 17 dwelling units per acre (for multi-family) and the MFU allows 26 dwelling units per acre (for multi-family). These densities are much higher than the interested land owner wanted to develop. The Staff concluded that the current Zoning Ordinance does not have a zone that would allow multi-family development with a lower density than MFS (17 du/ac) or MFU (26 du/ac).

The 2010 Comprehensive Plan contains a Future Land Use Map (Attachment 1) and land use category, "Moderate Density Residential Development" and (Attachment 2), which recommends a residential land use category in 4 areas that would also allow multi-family development at a density of 6-8 dwelling units per acre. (Attachment 3) The Planning Board agreed to initiate the zoning text amendment and that staff proceeded to produce a draft.

Through the course of 6 Planning Board meetings, the staff has arrived at a final draft of a "Moderate Density Residential District" to be considered now at a public hearing and as a recommendation on to the City Council for their consideration. The Planning Board wanted to be sure the following issues were addressed:

1. Ensuring that any new multi-family dwellings would not diminish surrounding property values, be compatible to adjacent properties, and have adequate set-backs and buffering from adjacent properties.
2. Any multi-family proposal would be a special exception and site plan review that included notice to abutters and involve a thorough review by the Planning Board.
3. Any multi-family project would require at least 3 acres of land.
4. Any multi-family project would have to be located along a collector or arterial road.
5. Any multi-family project would be required to have access to public water and sanitary sewer service.

Further research by the Staff showed that restricting moderate density multi-family development by lot size (3 acre minimum) would limit the number of possible areas this type of development. (Attachment 4)

II. DEPARTMENT REVIEW-

- a. Police- None
- b. Auburn Water and Sewer- None
- c. Fire Department- Expressed concern that new multi-family projects should have access to public water and sewer service.
- d. Engineering- None

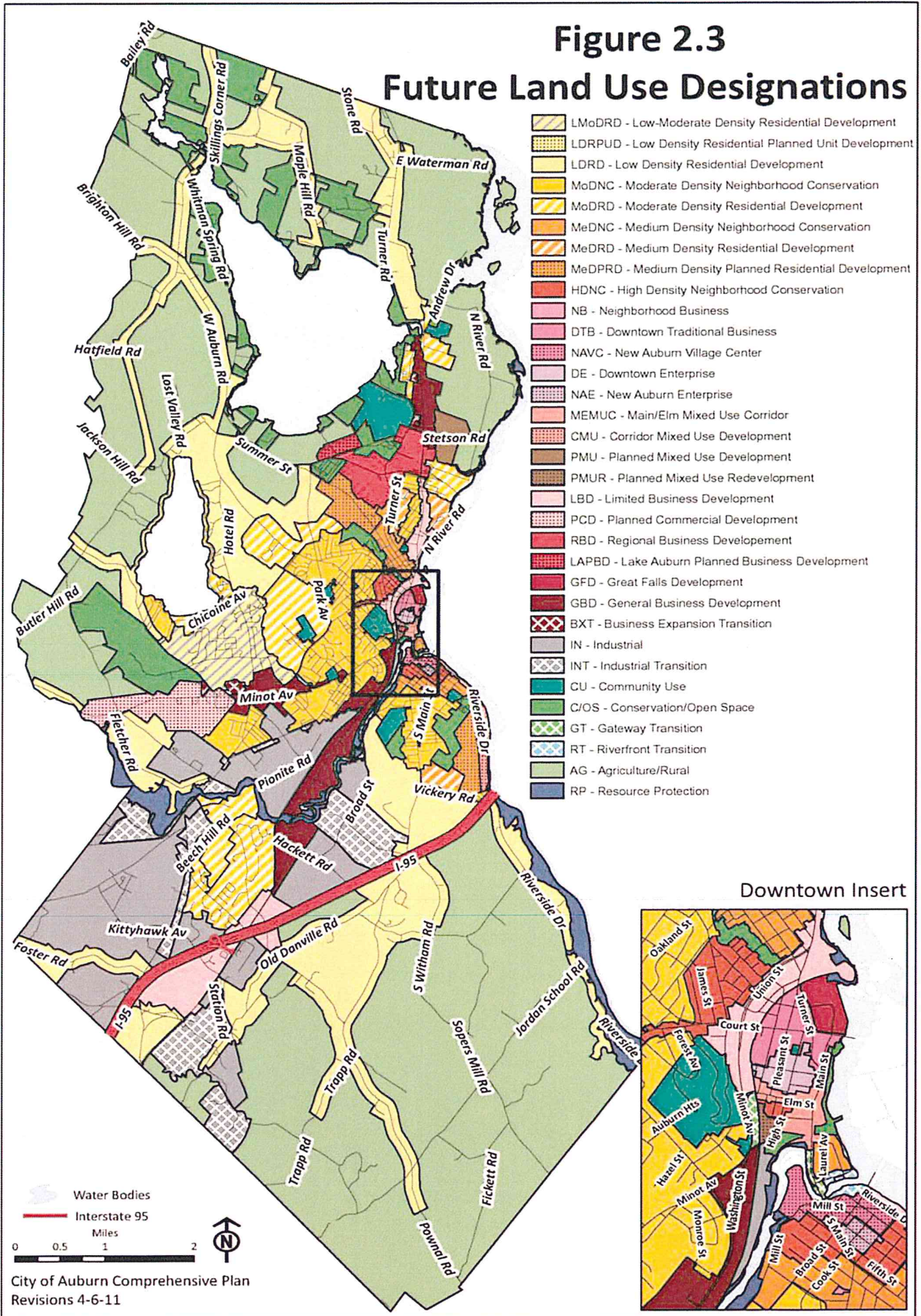
III. PLANNING BOARD ACTION- The Planning Board is being asked to review the draft zoning ordinance text amendment and forward its recommendation to the City Council for a final decision.

IV. STAFF RECOMMENDATION- The Staff recommends the Planning Board forward a recommendation of **APPROVAL** to the City Council with the following findings:

1. The Moderate Density Residential District text amendment is in compliance with the 2010 Comprehensive Plan's recommendation of a Moderate Density Residential District Future Land Use Category.
2. The Moderate Density Residential District text amendment provides adequate buffering, lot size requirement and density limits to protect surrounding areas from adverse impacts.
3. The Moderate Density Residential District will allow for a greater variety of choices to the housing market.
4. The Moderate Density Residential District will give approval authority to the City Planning Board through the Special Exception and Site Plan Review process.

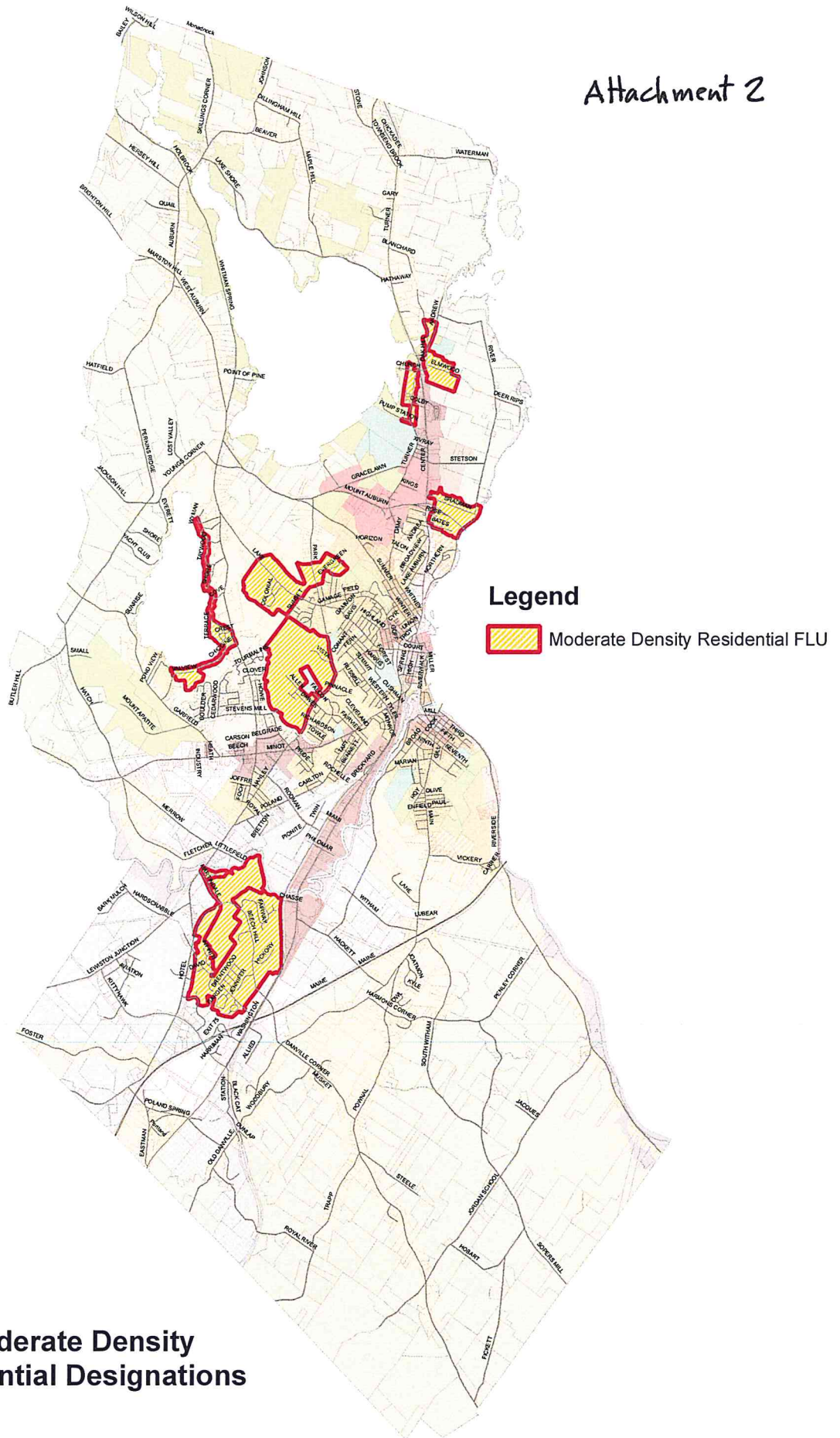

Douglas M. Greene, A.I.C.P., R.L.A.
City Planner

Figure 2.3 Future Land Use Designations



2010 Comprehensive Plan Future Land Use Map

Attachment 2



Moderate Density Residential Designations

subdivisions along existing roads should not be allowed. New development should be designed to minimize the number of vehicular access points to existing collector or other through roads. This designation is considered to be provisional for areas that are currently zoned Agriculture/Resource Protection – in this situation the current Ag/RP zoning or its equivalent should remain in place until a planned development proposal is under active consideration by the property owner.

Allowed Uses – The following general types of uses should be allowed as part of a planned development in the Medium Density Planned Residential Development District:

- detached single family and two-family homes
- attached town-house style homes
- multifamily housing
- elderly housing
- assisted living and retirement housing
- home occupations
- community services and government uses
- recreational facilities and open space

In addition, small-scale office and service uses (< 5,000 square feet) should be permitted as part of a planned development as long as the scale and intensity of the uses are compatible with the residential nature of the development and they are integrated into the overall development.

Agriculture including animal husbandry should be allowed as an interim use in these areas,

Development Standards – Multifamily housing and townhouse style development should be allowed at a density of up to 10-12 units per acre, while single and two-family housing should be allowed at a density of up to 6-8 units per acre. The development standards should require that the development be designed to reflect the opportunities and constraints of the parcel and the adjacent area. Therefore, the standards should allow flexibility in how the units/lots are laid out, as long as the design is consistent with the site's characteristics. Planned developments should be required to set aside 15-25% of the gross area as open space or conservation land. New development should be designed to minimize the number of vehicular access points to existing collector or other through roads.

Moderate Density Residential Development District (MoDRD)

Objective – Allow for the development of a limited range of residential and community uses at a density of up to 6-8 units per acre in areas that are served or can be served by public sewerage and public water (see Figure 2.3). New development should be designed to minimize the number of vehicular access points to existing collector or other through roads.

Allowed Uses – The following general types of uses should be allowed within the Moderate Density Residential Development District:

- detached single family and two-family homes
- attached town-house style homes
- multifamily housing
- home occupations
- community services and government uses
- agriculture

Development Standards – Multifamily housing and townhouse style development should be allowed at a density of up to 6-8 units per acre while single and two-family housing should be allowed at a density of up to 4-6 units per acre. The development standards should allow for more dense development and smaller lots for projects that do not use existing collector or through roads for access to individual units/lots. The lot size for detached single family homes that are not part of a development should be as small as 7,500 – 10,000 square feet. Lot frontage requirements on existing collector and other through roads should be around 100 feet but should be reduced for lots that are accessed from existing local streets or streets within a development. In general, the minimum front setback should be 20-25 feet. Side and rear setbacks should be established that relate to the size and width of the lot.

Low-Moderate Density Residential Development District (LMO DRD)

Objective – Allow for the development of residential and community uses at a density of up to 2-3 units per acre in areas that are typically not served by public sewerage (see Figure 2.3). New development should be designed to minimize the number of vehicular access points to existing collector or other through roads.

Allowed Uses – The following general types of uses should be allowed within the Low-Moderate Density Residential Development District:

- detached single family and two-family homes
- attached town-house style homes
- home occupations
- community services and government uses
- agriculture

Development Standards – Single and two-family housing and townhouse style development should be allowed at a density of up to 2-3 units per acre. The development standards should allow for more dense development and smaller lots for projects that do not use existing collector or through roads for access to individual units/lots. The lot size for detached single family homes that are not part of a development should be as small as 15,000 to 20,000 square feet. Lot frontage requirements on existing collector and other through roads should be around

Summary Table of District Requirements

District	Minimum Lot			Minimum Lines			Max Lot Coverage %	Max Height Principal Bldg	Max Height Accessory Bldg	Min Distance Between Main Bldgs	Density Dwelling Units / Acre	Open Space / Coverage
	Area sf (ac.)	Width	Depth	Rear	Side	Front						
AG	435,600 (10)	250	200	25	15	25 ^(a)	None	35	65 ^(e)	None	1 (Per 10 Acres)	N/A
LDCR	130,680 (3)	325	200	50	25	50 ^(b)	None	35	65 ^(e)	None	1 (Per 3 Acres)	N/A
RR	43,560 (1)	250	150	25 ^(c)	15 ^(d)	25 ^(a)	None	35	65 ^(e)	None	1	N/A
SR	21,780 (0.5)	150	125	25 ^(c)	15 ^(d)	25 ^(a)	None	35	65 ^(e)	None	2 (Per Acre)	N/A
UR	10,000 (1-F) 12,000 (2-F)	100	100	25 ^(c)	15 ^(d)	25 ^(a)	None	35	65 ^(e)	None	4 (1 Fam) 6 (2 Fam)	N/A
MFS	10,000 (1-F)	100	100	25 ^(c)	15 ^(d)	25 ^(a)	None	35	65 ^(e)	30 ⁽ⁿ⁾	4 (1 Fam)	Open Space 50%
	12,000 (2-F)	100	100								6 (2 Fam)	
	14,000 (3-F)	100	100								9 (3 Fam)	
	16,000 (4-F)	100	100								10 (4 Fam)	
	Multi ^(f)	100	200								17 (Multi)	
MFU	5000 (1-F)	50	100	25 ^(c)	15 ^(d)	25 ^(a)	None	45	65 ^(r)	30 ⁽ⁿ⁾	8 (1 Fam)	Open Space 50%
	6,500 (2-F)	50	100								13 (2 Fam)	
	8,000 (3-F)	50	100								15 (3 Fam)	
	9,500 (4-F)	50	100								17 (4 Fam)	
	Multi ^(q)	50	100								26 (Multi)	
NB	None	None	None	35 ^(c)	25 ^(h)	25 ^(c)	40	35	65 ^(e)	None	None	Building Cov. 40%
GB GBII	10,000	100	100	35 ⁽ⁱ⁾	25 ⁽ⁱ⁾	25 ^(c)	30	45 ^(k)	None	30 ⁽ⁿ⁾	Same as for MFS District	Building Cov. 30%
CB	None	None	None	35 ^(m)	5	None	80	75	None	30 ⁽ⁿ⁾	More Than One ^(p)	Building Cov. 80%
ID	None	150	250	50 ^(m)	35 ^(o)	35 ^(g)	40	75 ^(k)	None	30 ⁽ⁿ⁾	Same as for CB District	Building Cov. 40%
DEZ	5000 (1-F)	50	100	25 ^(c)	5	10	75	45 ^(w) Max Height For Steeples & Towers 90 Feet	None	None	None	COVERAGE (Bld & Pk)
	7500 (2-F)	75	100									For Commercial: 75%
	10,000 (3-F)	100	100									For Residential: 65%
	10,000 (Multi) ^(u)											
	5000 (Townhouse) ^(v)											

Moderate Density Residential Zone Study

2010 Comp Plan MoDRD w 3 acre Vacant Parcels

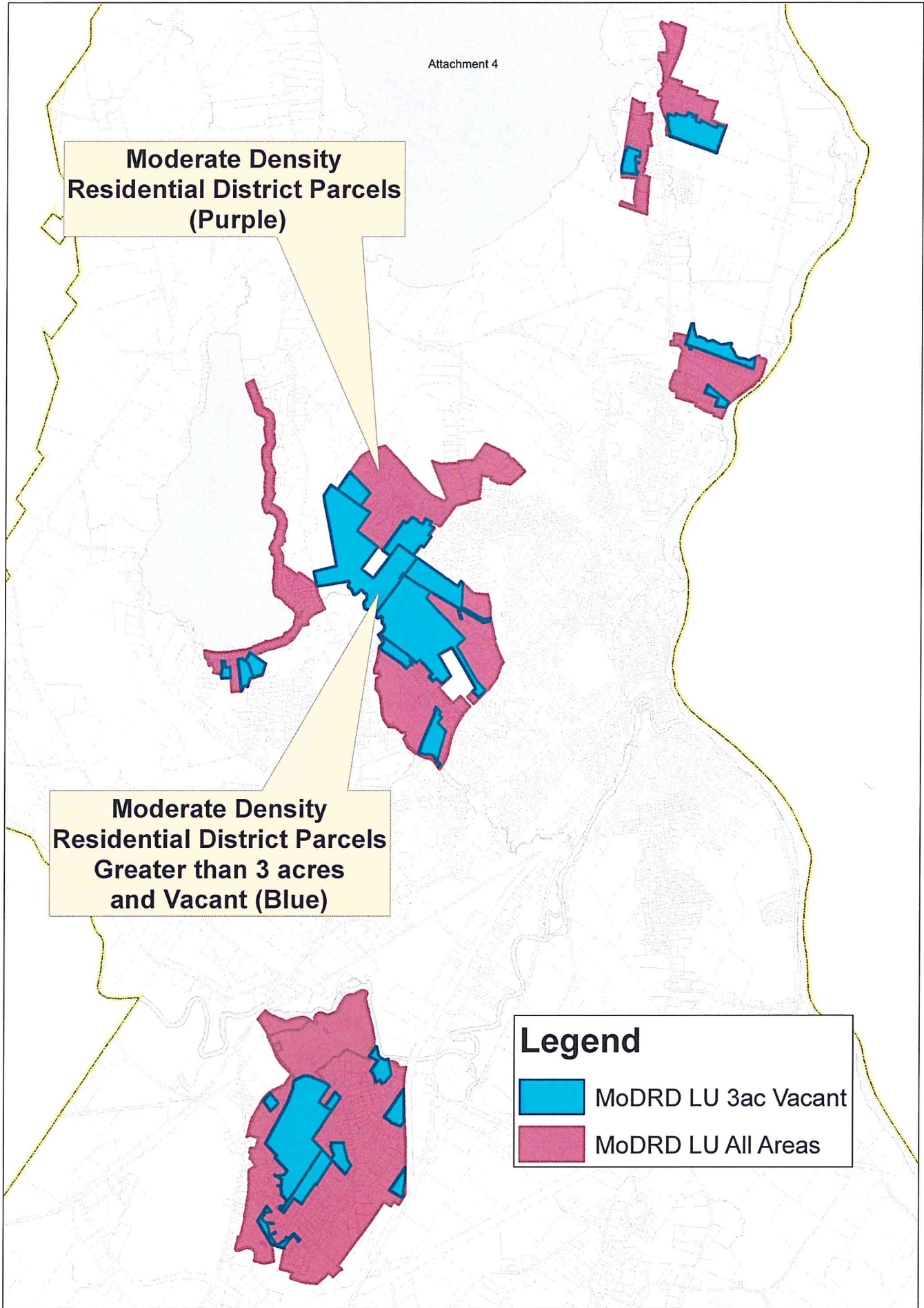
Attachment 4

Moderate Density Residential District Parcels (Purple)

Moderate Density Residential District Parcels Greater than 3 acres and Vacant (Blue)

Legend

- MoDRD LU 3ac Vacant
- MoDRD LU All Areas



Auburn Planning Board

Date: August 11, 2015

**Project: Zoning Ordinance Text Amendment
Moderate Density Residence District**



PROPOSED TEXT AMENDMENT-

The Planning Staff was approached last year by land owners interested in developing a low density (8 du/ac.) multi-family development in an area currently zoned Urban Residential (UR). The Urban Residential zoning district allows, single family, duplex and attached townhomes housing styles but **not multi-family** (3 or more dwelling units per structure) development. The Staff presented basic information to the Planning Board at their November 14, 2014 meeting and asked the Planning Board to initiate a zoning ordinance text amendment that would allow multi-family dwellings in a moderate density setting.

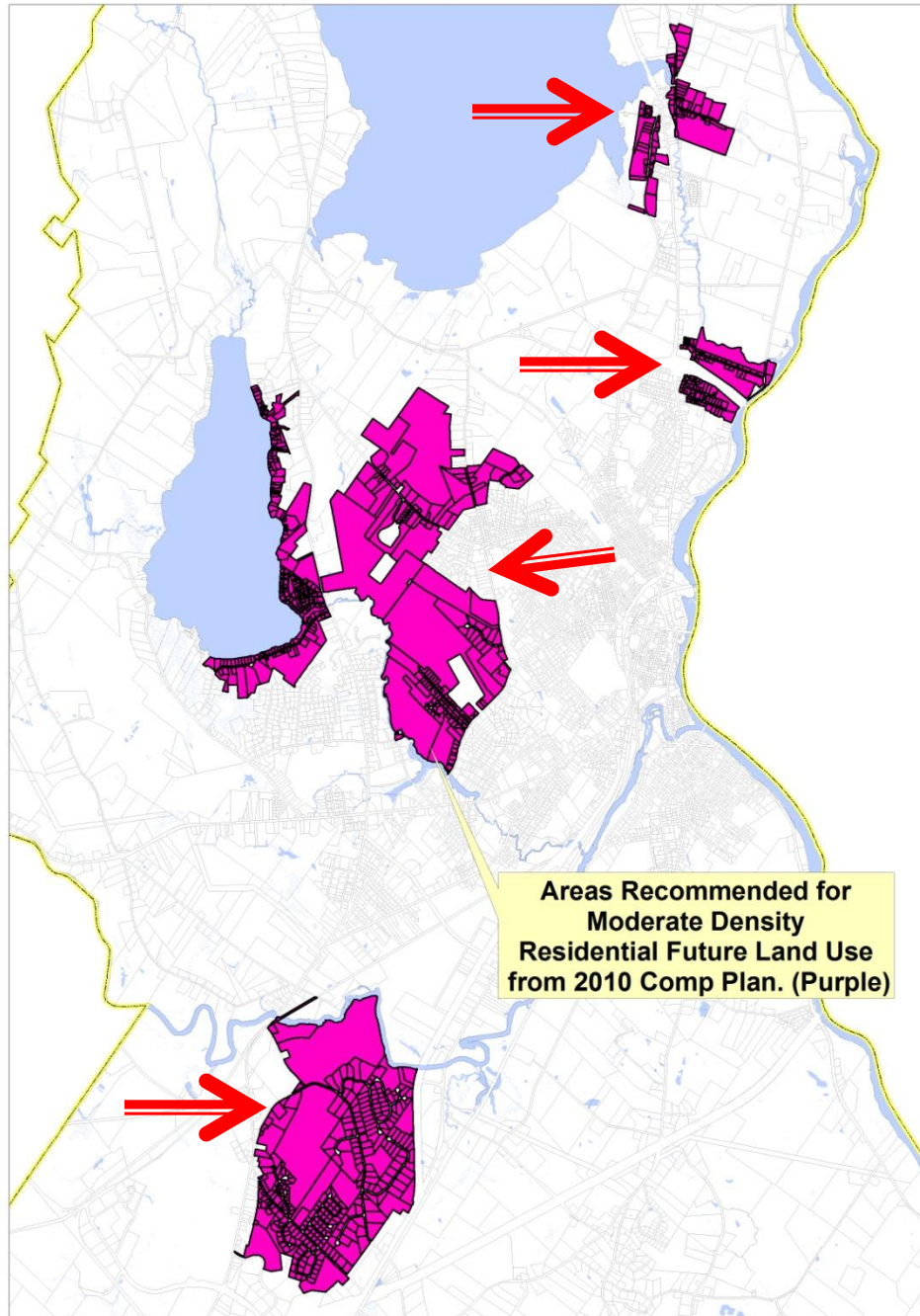
GUIDANCE FROM THE 2010 COMPREHENSIVE PLAN

The 2010 Comprehensive Plan contains a Land Use Category, **“Moderate Density Residential Development” (MoDRD)** that would allow multi-family development at a density of 8 dwelling units per acre.

The 2010 Comprehensive Plan also contains a Future Land Use Map, which recommends this type of residential land use category in 4 areas of Auburn.

Moderate Density Residential Zone Study

2010 Comp Plan MoDRD Future Land Use



EXISTING ZONING ORDINANCE AND MULTI-FAMILY DEVELOPMENT

The existing zones that allow multi-family development are Multi-Family Suburban (MFS), General Business (GB), Central Business District (CBD) and Multi-Family Urban (MRU) Districts.

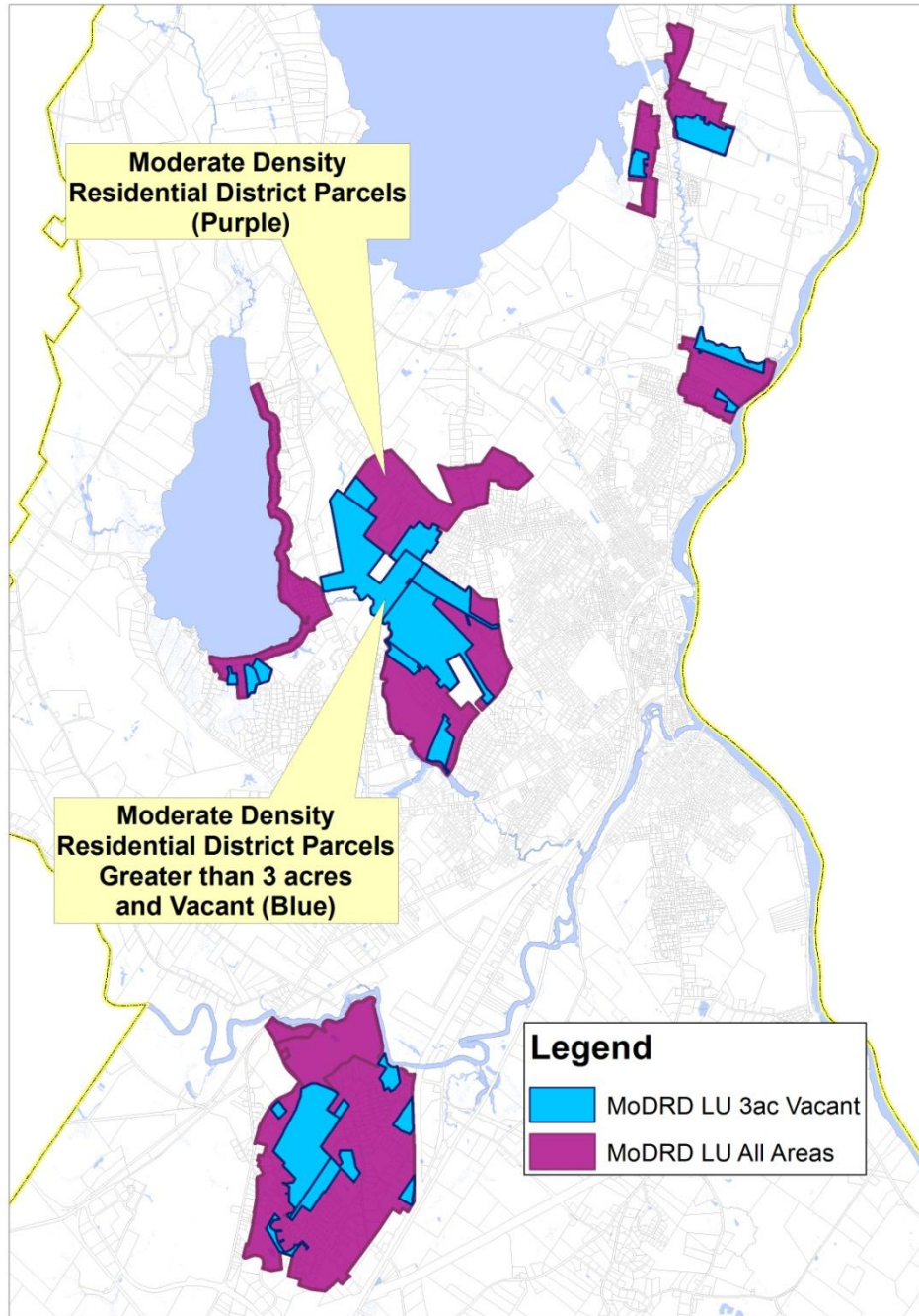
The MFS, GB and CBD Districts allows **17 dwelling units per acre** (for multi-family) and the MFU allows **26 dwelling units per acre** (for multi-family).

These densities are much higher than the density recommended in the 2010 Comprehensive Plan's Future Land Use for Moderate Density Residential Development of **8 dwelling units** per acre. The Staff concluded that the current Zoning Ordinance that allows multi-family development at a density of 17 du/ac or 26 du/ac is not compatible with multi-family development at 8 du/ac.

Where can this type of development occur?

Moderate Density Residential Zone Study

2010 Comp Plan MoDRD w 3 acre Vacant Parcels



21 parcels
643.23 ac.

Through the course of 4 Planning Board reviews and subsequent revisions, the staff has arrived at a final draft of a "Moderate Density Residential District" to be considered now at a public hearing and as a recommendation on to the City Council for their consideration. The Planning Board wanted to be sure the following issues were addressed:

1. Ensuring that any new multi-family dwellings would not diminish surrounding property values, be compatible to adjacent properties, and have adequate set-backs and buffering from adjacent properties.
2. Any multi-family proposal would be a special exception and site plan review that included notice to abutters and involve a thorough review by the Planning Board.
3. Any multi-family project would require at least 3 acres of land.
4. Any multi-family project would have to be located along a collector or arterial road.
5. Any multi-family project would be required to have access to public water and sanitary sewer service.

Highlights of the Moderate Density Residential District Text Amendment

PURPOSE STATEMENT

Sec. 60-285. - Purpose.

This district is intended to allow moderate density residential development as recommended in the adopted 2010 Comprehensive Plan. This district provides for and encourages a wide variety of residential types and a mixture of rental and home ownership. This zone has a maximum density of 4 to 6 dwelling units per acre for single family dwellings and a maximum of 8 dwelling units per acre for multi-family dwellings, and with a requirement of 15 percent usable open space. It is intended that this district will provide the maximum possible freedom in the design of structures and their grouping and will encourage flexible and imaginative layouts and designs.

MULTI-FAMILY DEVELOPMENT WILL BE A SPECIAL EXCEPTION, SUBJECT TO PLANNING BOARD REVIEW

Section 60-286 Use Regulations-

b. Special Exception

(3) Multi-Family Dwellings

- a. **Special Buffering Conditions**- Landscaping or fencing buffers may be added as conditions by the Planning Board for proposed Multi-Family Dwellings.
- b. **Compatibility**- The Proposed Multi-Family Dwelling(s) shall be compatible with the adjacent and surrounding area. *Compatibility* shall mean the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass and bulk of structures. Other characteristics include pedestrian or vehicular traffic, circulation, access and parking impacts. Other important characteristics that affect compatibility are landscaping, lighting, noise, odor, exterior treatment and architecture. Compatibility does not mean "the same as" rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing development.
- c. **Street Location**- Proposed Multi-Family Dwelling shall be located on an Arterial or Collector Road.

MULTI-FAMILY DEVELOPMENT WILL REQUIRE A 3 ACRE MINIMUM LOT SIZE AND 15% USABLE OPEN SPACE

Sec. 60-287. - Dimensional regulations.

All structures in this district, except as noted, shall be subject to the following dimensional regulations.

(1) *Minimum lot area, width and depth.* For each building erected, there shall be provided lot areas as follows:

- a. Building housing one family: 10,000 square feet minimum lot area, not less than 100 feet width, and 100 feet in depth.
- b. Buildings housing two families: 12,000 square feet minimum lot area, not less than 100 feet width, and 100 feet in depth.
- c. **Multifamily buildings: 3 acre minimum lot area for the first multi-family dwelling unit and 5,000 square feet minimum lot area for each additional dwelling unit.** No lot shall be less than 200 feet width and 200 feet in depth. More than one principal building per lot is allowed.

(6) **Usable Open Space-** Not less than 15 percent of the property shall be devoted to useable open or green space. Usable open or green space shall be accessible for the use and enjoyment of residents, shall not be steep sloped (over 10% slope), shall not include wetlands, or required buffer areas, may include pedestrian walkways or trails or open areas for play.

STAFF RECOMMENDATION- The Staff recommends the Planning Board forward a recommendation of **APPROVAL** to the City Council with the following findings:

1. The Moderate Density Residential District text amendment is in compliance with the 2010 Comprehensive Plan's recommendation of a Moderate Density Residential District Future Land Use Category.
2. The Moderate Density Residential District text amendment provides adequate buffering, lot size requirement and density limits to protect surrounding areas from adverse impacts.
3. The Moderate Density Residential District will allow for a greater variety of choices to the housing market.
4. The Moderate Density Residential District will give approval authority to the City Planning Board through the Special Exception and Site Plan Review process.

QUESTIONS?

Auburn Planning Board Meeting Minutes

August 11, 2015

Roll Call

Regular Members present: Mia Poliquin-Pross, Evan Cyr, Ken Bellefleur Presiding, Robert Bowyer, Marc Tardif and Dan Philbrick

Regular Members absent: None

Associate Members present: Elaine Wickman and Nathan Hamlyn

Associate Members absent: None

Also present representing City staff: Douglas Greene, City Planner

Chairperson Bellefleur stated that Nathan Hamlyn would be acting as Full Member for this meeting.

Public Hearings:

Dan Bilodeau, representing the Lake Auburn Community Center, is seeking an amended Site Plan and Special Exception approval for modifications of a recreational use of land intended or designed for public use and associated site improvements at 115 North Auburn Road (PID # 363-035), pursuant to Chapter 60, Section 60-172(b)(5) of the City of Auburn Ordinances.

Dan Bilodeau, representing the Lake Auburn Community Center and 2 LACC youth representatives spoke to the Board members about why they felt the proposal should pass.

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

(06:49 on DVD)

Several Board members asked for clarification regarding the parking plan and whether the limitations set were for the number of people at the site or the number of vehicles. Douglas explained that Condition #1 was added in error and suggested that it be removed to simplify things and avoid having to count heads.

(17:38 on DVD)

Dan Philbrick asked if the Fire Departments' concerns were addressed. Dan Bilodeau explained the situation of the ice house and said any remaining issues would be addressed with the building permit.

Dan Philbrick asked if there would be a burden on the sewer system if they were to get a greater amount of people than the system was designed for. Mr. Bilodeau explained the capacity of the system that's currently in place and mentioned running a water meter to monitor the use.

Douglas added that staff would be getting reports on the usage of water for the 1st 12 months and if any problems arise within that time, staff would work with Mr. Bilodeau to either expand the septic field or limit the capacity.

Mia Poliquin Pross suggested that if they anticipated a big event and expected a large number of people that they could bring in a porta-potty for a day.

Douglas stated that staff would recommend sticking with the 15 parking spaces which is an increase of 2 spaces and use reasonable judgment on the people capacity of the facility.

(25:50 on DVD)

Open Public Input

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

Robert Bowyer and Marc Tardif both stated reasons why they were supportive of the proposal.

A motion was made by Evan Cyr, to approve the amended Site Plan and Special Exception approval for modifications of a recreational use of land intended or designed for public use and associated site improvements at 115 North Auburn Road (PID # 363-035), pursuant to Chapter 60, Section 60-172(b)(5) of the City of Auburn Ordinances, based on the findings as presented in the staff report including Conditions # 2 & 3 contained in the staff report.

Mia Poliquin Pross seconded the motion and after a vote of 7-0-0, the motion carried.

The Staff will present a final draft Zoning Text Amendment to the City of Auburn's Zoning Ordinance to create a "Moderate Density Residence District" to facilitate the implementation of the 2010 Comprehensive Plan's recommendation for Moderate Density Residential Development in certain areas of Auburn.

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

(40:50 on DVD)

A lengthy discussion ensued amongst the Board members and staff regarding among other things, the following:

- City Sewer & Water accessibility vs. being adequately covered
- Professional offices and whether or not to include in the District
- Collector Roads
- Buffering, setbacks and the 15% open space
- Dimensional regulations
- Uses permitted by Special Exception in various zones
- "Cleaning up" the Zoning Ordinance

(01:11:20 on DVD)

Douglas completed going over the staff report.

Board members and staff continued reviewing the draft. Douglas went over the changes that Board members suggested.

(01:33:28 on DVD)

A motion was made by Robert Bowyer and seconded by Marc Tardif to remove the word “are” in Subsection 1, to make the change to Division 6 as discussed and to delete Section 2 in its entirety. After a vote of 7-0-0, the motion carried.

The review of the draft document continued to the end of the document.

(01:38:00 on DVD)

A motion was made by Robert Bowyer and seconded by Marc Tardif to send this proposed amendment of the ordinance with mentioned changes as a favorable recommendation to the City Council. After a vote of 7-0-0, the motion carried.

(01:47:25 on DVD)

Old Business:

Staff will continue its discussion with the Planning Board on an “Adaptive Re-use” Ordinance.

The Board members and staff went over the draft document. Recommendations were made which resulted in a lengthy discussion.

(02:54:50 on DVD)

Minutes:

A motion was made by Mia Poliquin Pross and seconded by Evan Cyr to approve the June 9, 2015 meeting minutes as presented. After a vote of 7-0-1, the motion carried. Robert Bowyer abstained as he was not present at the June 9 meeting.

Miscellaneous:

Douglas spoke briefly about the following:

1. The closure of Glenn Street
2. Tentative date was set for Form Based Code workshop – August 25, 2015
3. Letter inviting Planning Board members to Northeast New England Rally for Passenger Rail on September 24, 2015 from 5:00 to 8:00 pm at the Hilton Gardens

(02:57:25 on DVD)

ADJOURNMENT

A motion was made by Marc Tardif and seconded by Robert Bowyer to adjourn. After a vote of 7-0-0, the motion carried.



City Council Agenda Information Sheet

City of Auburn

Council Workshop Date: November 2, 2015

Author: Eric J. Cousens, Deputy Director of Planning and Development

Subject: Property owner proposal to acquire 14 Newbury Street and combine it with his parcel at 12 Newbury Street.

Information: Matthew Darlington addressed a written proposal to the City Council to acquire 14 Newbury Street and combine it with his parcel at 12 Newbury Street or to obtain approval to construct a driveway and add landscaping to the parcel. The City recently purchased a blighted vacant building at 14 Newbury Street and demolished in an effort to improve the neighborhood. The City parcel is between the Darlington property and Newbury Street as shown on the attached map. It appears that the parcels were combined at one time but were separated before the zoning ordinance required street frontage. The proposal would make 12 Newbury Street a conforming lot and allow for improvements to the parcel. The attached letter and plot plan further explains the proposal and options suggested by Mr. Darlington. At this time there has been no monetary offer to purchase the property and staff needs input from the Council. The future development of 14 Newbury Street is very limited based on the existing walkway easement and utility services serving 12 Newbury Street at the center of the parcel. The City could:

1. Sell the Parcel. Mr. Darlington would need to make a monetary offer for the City to consider.
2. Allow Mr. Darlington to acquire the parcel based on his furthering the goals of the Council on neighborhood improvement. This would allow for Mr. Darlington to complete improvements and result in a small increase in his property value, and an overall visual improvement to the entrance to Newbury Street (From Main). This would also dispose of City maintenance responsibility.
3. Grant an easement for the driveway in exchange for maintenance of the entire parcel. This would not allow for the construction of a farmers porch, but would preserve most of the very limited development potential of the City parcel for the future.
4. Decide not to sell or grant any further easements. Utilities exist and the walkway could be improved. Mowing the parcel would remain a City responsibility and the farmers porch and landscaping improvements planned by Mr. Darlington would not be allowable.

This is a preliminary discussion to see if the Council would consider any of the above options and Give Mr. Darlington direction on his proposal. Based on the existing easement and utility limitations of the parcel and the prominent location of the parcel, when viewing Newbury Street from Main Street, staff recommends we find a way to complete one of the first three options noted above.

Pros:

- Vary based on the options proposed by the property owner.

Cons:

- Vary based on the options proposed by the property owner.

Financial: Minimal. Potentially add a small amount of property value in the short term, but could result in an overall improvement to the appearance of the neighborhood. Transferring the property or providing an easement to the abutter could avoid City mowing responsibilities for the future.

**City Council
Agenda Information Sheet**

City of Auburn

Action Requested at this Meeting: Discussion of the options.

Previous Meetings and History: Open Session on October 19, 2015.

Attachments: Letter from Mr. Darlington dated October 2, 2015, map of area and plot plan.

matthew darlington



12 Newbury Street, Auburn, Maine, 04210 Phone: 207.699.7731
E-Mail: [Your E-Mail] Web: [Web Address]

Date: October 2, 2015

Auburn City Council
60 Court Street
Auburn, Maine
04210

City Councilors:

This proposal is in regards to a piece of property that the city has recently acquired, namely, the house lot at 14 Newbury Street, Auburn. The City acquired the property in order to improve the neighborhood by demolishing the derelict building that was on the site.

My property is at 12 Newbury Street, located behind the lot in question and abutting Bonney Park. I purchased the house in 2009 through Auburn Community Development and improved the building with Community Development loans. Currently, I have a deeded right-of-way across the 14 Newbury Street lot, specifically across a concrete walkway that used to pass directly from my front door along the west side of the building at 14 Newbury Street to the street. Some of my utilities cross this property (sewer and water is underneath the driveway and telephone/cable are overhead). My services (refuse pickup and mail delivery) currently use Newbury Street and the right-of-way. For vehicle access, I have been using the driveway on the boundary that abuts Bonney Park.

This situation has caused a number of complicated problems:

Since I have to maintain access to both Bonney Park and Newbury Street, there is always a clear passage between the two, and many people have taken advantage of this to “cut through” to and from the park. There is a criminal element in the neighborhood that has used this passage to deal drugs, get away from the police, etc. This problem was exasperated when 14 Newbury Street was occupied with criminals, so at that time, I fenced off my right-of-way and had been using the alley between 14 and 16 Newbury Street for street access.

Because my tenants and I were using the alley for street access, on numerous occasions, the postal service has been unable to deliver my mail. I also suspect that, in the event of a fire, the fire department would have had a difficult time accessing my property in time to save it.

My tenants and I have had not been able to take advantage of city plowing services. Since my vehicle access has been through Bonney Park, my plowing service has been through the Parks Department, and there is a lower priority for plowing the parks than the streets. In fact, some storms are not plowed at all. This has resulted in being snowed in on several occasions, and has caused conflict with my tenants and the only thing I can do about it is to plow the park myself, which I have done on numerous occasions. Also, the only place the Parks Department has to push the snow is right in front of my driveway, so I am constantly having to re-plow so maintain vehicle access to my house.



My tenants and I have been parked in occasionally, and there is nothing we can do about it. Bonney Park only has six or seven parking spaces, so people park in front of my driveway when the park is full. This has led to conflicts between my tenants and I and the people trying to enjoy the park.

My tenants and I have been isolated from the neighborhood. The limited access has made it difficult for people to find, and it has been difficult to develop relationships with our neighbors. It feels like we are not a part of any neighborhood.

When the building was demolished last week, while I am thrilled that it is gone, they spread loam over the entire lot, covering up the walkway, so my access to the street is covered with 6 inches of mud. I have done some work by hand to clear the right-of-way, but it is going to need more repair. My right-of-way has always been a point of contention with whoever owns the property so that I haven't been able to make improvements on it. I am proposing that we can come to a permanent solution to this problem so that I can plan accordingly.

My first proposal is that I be allowed to improve the driveway and use it until some plan has been made for building on the property. I would maintain the driveway and the grass. Also I would do some necessary tree-work on the property line, as there is a sick Elm tree, and a maple tree that is leaning over my roof.

My second proposal is that the city convey a strip of land along the West side of the property for my utilities, and for my tenants and I to use as a driveway. This would be just enough to make a clear path for the Postal Service and give my tenants access to plowing services. The sewer and water pipes are approximately 25 feet from the CNBrown property line.

My third proposal is that I trade my park access for the lot at 14 Newbury Street. I would put a fence along the park boundary of my property, and I would landscape the lot to be more inviting to the street. I think that if I have the chance to improve the lot, the property values in the neighborhood will improve, my tenants and I will be able to take better advantage of city services, and crime will decrease because the clear access to the park will disappear.

Because of it's location, my property is highly visible, and I think that any improvements I make will have a positive affect on the neighborhood. Since I already use the property for my right-of-way, I have to maintain it. I have done many improvements on the side of my property that abuts Bonney Park, and I would like the chance to improve the Newbury Street side of my property and make it more open to the neighborhood. . I think it would benefit the neighborhood as well as my tenants and I. My house is currently in negative equity and will likely remain this way even with the addition of the lot. My property value will not increase by much, but the values in the neighborhood will increase.

If none of my proposals are accepted I would like the city to grant me first option to purchase before any plans are made for development of the lot.

Sincerely,

Matthew Darlington



Bonney Park

Proposed fence

existing driveway

12 Newbury

Main Street


Big Apple

Property line

Proposed driveway

over-head wires

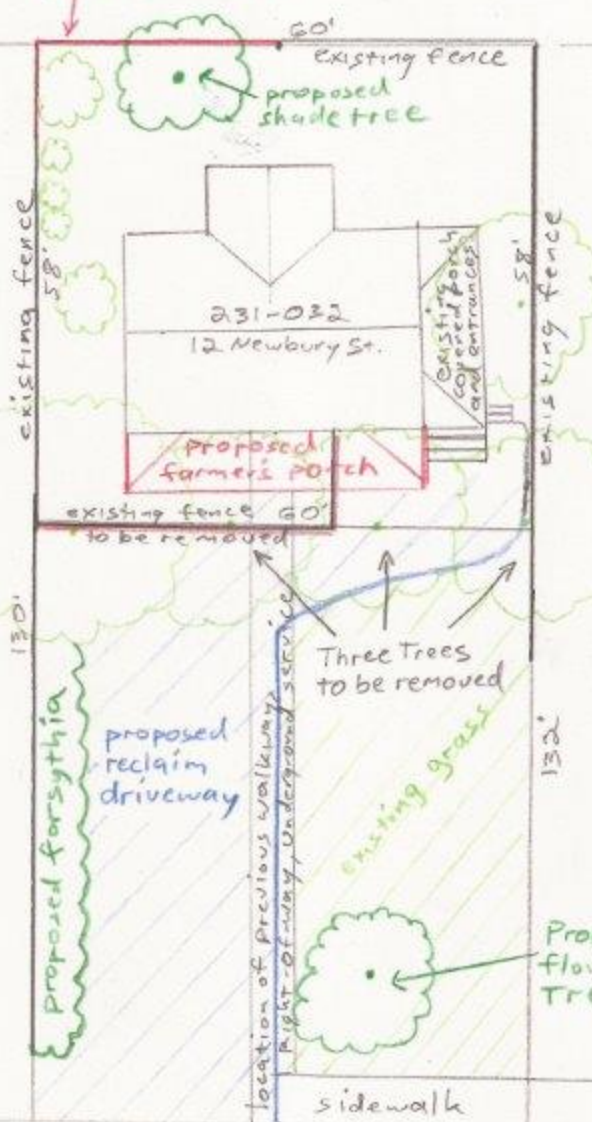
Right-of-way - water and sewer underground

Newbury St

Laurel Street



proposed fence



Scale: 1" = 15'



City Council Information Sheet

City of Auburn

Council Meeting Date: 11/2/2015

Subject: Executive Session

Information: Discussion regarding an lease agreement, pursuant to 1 M.R.S.A. Section 405(6)(C).

Executive Session: On occasion, the City Council discusses matters which are required or allowed by State law to be considered in executive session. Executive sessions are not open to the public. The matters that are discussed in executive session are required to be kept confidential until they become a matter of public discussion. In order to go into executive session, a Councilor must make a motion in public. The motion must be recorded, and 3/5 of the members of the Council must vote to go into executive session. An executive session is not required to be scheduled in advance as an agenda item, although when it is known at the time that the agenda is finalized, it will be listed on the agenda. The only topics which may be discussed in executive session are those that fall within one of the categories set forth in Title 1 M.R.S.A. Section 405(6). Those applicable to municipal government are:

A. Discussion or consideration of the employment, appointment, assignment, duties, promotion, demotion, compensation, evaluation, disciplining, resignation or dismissal of an individual or group of public officials, appointees or employees of the body or agency or the investigation or hearing of charges or complaints against a person or persons subject to the following conditions:

- (1) An executive session may be held only if public discussion could be reasonably expected to cause damage to the individual's reputation or the individual's right to privacy would be violated;
- (2) Any person charged or investigated must be permitted to be present at an executive session if that person so desires;
- (3) Any person charged or investigated may request in writing that the investigation or hearing of charges or complaints against that person be conducted in open session. A request, if made to the agency, must be honored; and
- (4) Any person bringing charges, complaints or allegations of misconduct against the individual under discussion must be permitted to be present.

This paragraph does not apply to discussion of a budget or budget proposal;

B. Discussion or consideration by a school board of suspension or expulsion of a public school student or a student at a private school, the cost of whose education is paid from public funds, as long as:

- (1) The student and legal counsel and, if the student is a minor, the student's parents or legal guardians are permitted to be present at an executive session if the student, parents or guardians so desire;

C. Discussion or consideration of the condition, acquisition or the use of real or personal property permanently attached to real property or interests therein or disposition of publicly held property or economic development only if premature disclosures of the information would prejudice the competitive or bargaining position of the body or agency;

D. Discussion of labor contracts and proposals and meetings between a public agency and its negotiators. The parties must be named before the body or agency may go into executive session. Negotiations between the representatives of a public employer and public employees may be open to the public if both parties agree to conduct negotiations in open sessions;

E. Consultations between a body or agency and its attorney concerning the legal rights and duties of the body or agency, pending or contemplated litigation, settlement offers and matters where the duties of the public body's or agency's counsel to the attorney's client pursuant to the code of professional responsibility clearly conflict with this subchapter or where premature general public knowledge would clearly place the State, municipality or other public agency or person at a substantial disadvantage;

F. Discussions of information contained in records made, maintained or received by a body or agency when access by the general public to those records is prohibited by statute;

G. Discussion or approval of the content of examinations administered by a body or agency for licensing, permitting or employment purposes; consultation between a body or agency and any entity that provides examination services to that body or agency regarding the content of an examination; and review of examinations with the person examined; and

H. Consultations between municipal officers and a code enforcement officer representing the municipality pursuant to Title 30-A, section 4452, subsection 1, paragraph C in the prosecution of an enforcement matter pending in District Court when the consultation relates to that pending enforcement matter.



City Council Information Sheet

City of Auburn

Council Workshop or Meeting Date: November 2, 2015

Author: Gary Johnson, Assistant City Engineer

Subject: Acceptance of Hickory Drive as a City Street

Information: B & M Developers is requesting the City accept Hickory Drive as a city street.

The street is a rural residential design, 2950' ± in length, with a 75' radius circular turnaround, and has been constructed to the standards as required by City of Auburn Ordinances, Chapter 46, Article V. - Design and Construction Standards. Hickory Drive is laid out and dedicated for public use on the following plans approved by the Auburn Planning Board and recorded at the Androscoggin County Registry of Deeds: (a) "Final Subdivision Plan, Hickory Ridge", prepared by Geo-Systems, last revised on May 9, 2005 and recorded in said Registry in Plan Book 44. Page 112 (excluding a portion of the cul-de-sac depicted on the Plan), and (b) "Subdivision Plan, Hickory Ridge – Phase II", prepared by Geo-Systems, last revised on November 18, 2005 and recorded in said Registry in Plan Book 45, Page 133.

Advantages: Provides access and required frontage to 26 residential lots, 25 of them already with homes.

Disadvantages: Additional street infrastructure to maintain.

City Budgetary Impacts: An additional 0.55 miles of street to maintain. Over the next 25-30 years, the cost of winter maintenance and the collection of solid waste & recycling.

Staff Recommended Action: Approve the request to accept Hickory Drive.

Previous Meetings and History: N/A

Attachments: Petition to Accept
Sketch Plan of Hickory Drive.

PETITION TO ACCEPT HICKORY DRIVE AS A PUBLIC STREET

October 12, 2015

To the Honorable Mayor and City Council:

The undersigned petitioner(s) respectfully request that Hickory Drive be accepted as a public street of the City of Auburn and present and state as follows:

That Hickory Drive is laid out and dedicated for public use on the following plans approved by the Auburn Planning Board and recorded at the Androscoggin County Registry of Deeds: (a) "Final Subdivision Plan, Hickory Ridge", prepared by Geo-Systems, last revised on May 9, 2005 and recorded in said Registry in Plan Book 44, Page 112 (excluding a portion of the cul-de-sac depicted on the Plan), and (b) "Subdivision Plan, Hickory Ridge - Phase II", prepared by Geo-Systems, last revised on November 18, 2005 and recorded in said Registry in Plan Book 45, Page 133.

That Hickory Drive has been constructed to the standards as required by City of Auburn Ordinances, Chapter 46, Article V. - Design and Construction Standards.

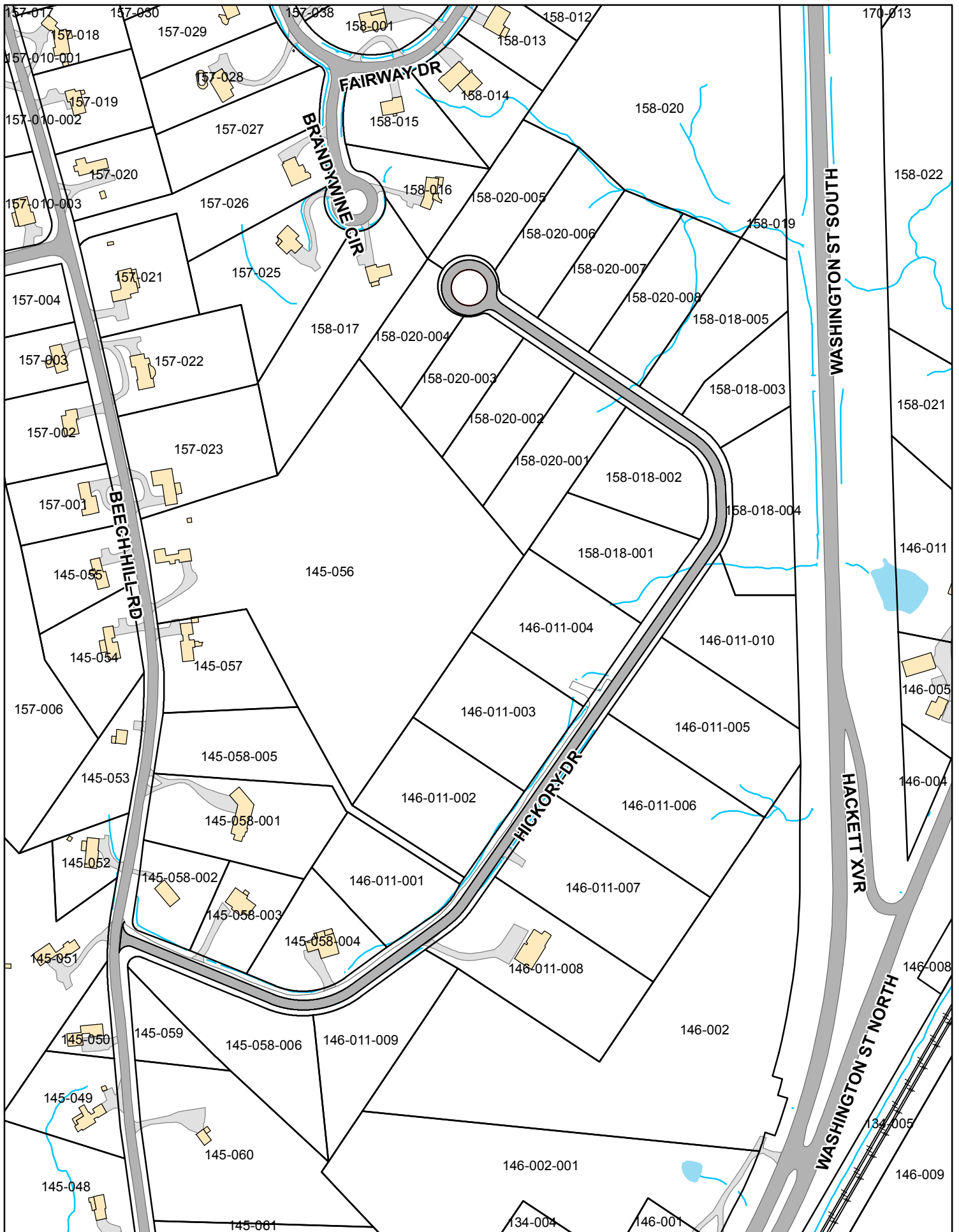
Description of street to be accepted:

Beginning on the easterly line of Beech Hill Road, at the location as depicted on the above referenced plans; thence extending easterly, northeasterly, and northwesterly two thousand eight hundred fifty (2850) feet, more or less, to and including a seventy five (75) foot radius cul-de-sac; said street being sixty (60) feet in width as depicted on the above referenced plans, and being the same as described in a warranty deed of B & M Developers, Inc. to the City of Auburn to be recorded in said Registry.

Kelsey E. Bouffard

B & M Developers Vice President
Kelsey Bouffard

Hickory Drive



300 150 0 300 Feet



City Council Information Sheet

City of Auburn

Council Workshop or Meeting Date: Nov. 2, 2015

Author: Dan Goyette

Subject: Recreational Trails Program Grant

Information:

Recreational Trails Program Grant:

The grant will be used to rehabilitate the existing trail system, widening stream crossings, improving signage, and possibly creating new rest areas within the trail system. The Recreational Trails Program grants are made on a matching basis. The federal share of the project costs is 80% (maximum grant amounts is \$100,000). The local share may consist of cash or approved donations of labor and/or materials.

Advantages: The Grant will allow the City to complete needed repairs throughout the trail system.

Disadvantages: The grant will require staff time to administer and coordinate as well as staff time to complete the matching portion of the work.

City Budgetary Impacts: There should be no financial impact to the budget other than staff time which has already been accounted for within department budgets.

Staff Recommended Action: Approve and endorse the pursuit of the grant by staff.

Previous Meetings and History:

Attachments:



City Council Information Sheet

City of Auburn

Council Workshop or Meeting Date: 11-2-2015

Order 89-11022015*

Author: Sue Clements-Dallaire

Subject: Appointment of Wardens and Ward Clerks for the November 3, 2015 Election.

Information: The City Clerk nominates Wardens and Ward Clerks to be appointed by the City Council. Appointments were made for all 5 Warden and Ward Clerk positions on 12/02/2013 for a term that would run from December of 2013 through December of 2015. These appointments fill the vacant Warden and Ward Clerk positions.

Ariel Gill	Warden
Robert Gardner	Ward Clerk
Whitney Blondeau	Warden
Rick Duchesneau	Ward Clerk
Patricia Phillips	Warden
Linda Sherwood	Ward Clerk

Sec. 5.2. - Wardens and ward clerks.

The city clerk shall nominate wardens and ward clerks who shall be confirmed by the city council. Wardens and ward clerks shall be residents of the city and shall hold office for two years from the first Monday in December following the regular municipal election or until a replacement has been confirmed. Wardens and ward clerks shall swear their faithful performance of duties to the city clerk or deputy city clerk.

Advantages: Passage of this order fills these vacant positions and in compliance with State Election Law.

Disadvantages: We would not be in compliance with State Election Law if we did not appoint a Warden and Ward Clerk for each polling place. It has been extremely challenging to find qualified candidates to fill these positions.

City Budgetary Impacts: None

Staff Recommended Action: Staff recommends passage of the order

Previous Meetings and History: N/A

Attachments:

Order 89-11022015

Tizz E. H. Crowley, Ward One
Robert Hayes, Ward Two
Mary Lafontaine, Ward Three
Adam Lee, Ward Four



Leroy Walker, Ward Five
Belinda Gerry, At Large
David Young, At Large

Jonathan P. LaBonte, Mayor

IN CITY COUNCIL

ORDER 89-11022015

ORDERED, that the City Council hereby appoints the following individuals to fill the vacant Warden and Ward Clerk positions for the November 3, 2015 Election:

Wardens

Ariel Gill
Whitney Blondeau
Patricia Philips

Ward Clerks

Rick Duchesneau
Robert Gardner
Linda Sherwood

IN COUNCIL REGULAR MEETING OCTOBER 19, 2015 VOL. 34 PAGE 186

Mayor LaBonté called the meeting to order at 7:06 P.M. in the Council Chambers of Auburn Hall. The 077th Composite Squadron Color Guard presented the colors leading the assembly in the salute to the flag. Councilor LaFontaine had an excused absence. All other Councilors were present.

I. Consent Items

1. Order 82-10192015*

Approving the temporary sign request for the Auburn Ski Association.

Motion was made by Councilor Hayes and seconded by Councilor Walker approving the temporary sign request for the Auburn Ski Association as presented. Passage 6-0.

II. Minutes

- October 5, 2015 Regular Council Meeting

Motion was made by Councilor Walker and seconded by Councilor Gerry accepting the minutes of the October 5, 2015 Council meeting. Passage 5-0-1 (Councilor Hayes abstained as he was not present for the that meeting).

III. Communications, Presentations and Recognitions

- Proclamation - Extra Mile Day, November 1st, 2015
Mayor LaBonté wanted to publicly recognize a few individuals for their contributions to the community and for going the “extra mile”.
Those recognized were:
John Wing (Public Services staff member)
Leroy Walker (City Councilor)
Larry Pelletier (Auburn resident)
Connie Bilodeau (Auburn resident)
- Proclamation – Red Ribbon Week
- Norway Savings Bank Arena Update – Marc Gosselin

V. Open Session – Members of the public are invited to speak to the Council about any issue directly related to City business which is *not on this agenda*.

Alfreda Fournier, 43 Davis Ave. and District 5 County Commissioner thanked Marc Gosselin for his work at the Norway Savings Bank Arena adding that Marc is a “good leader who thinks out of the box”. She also thanked Mr. Wing who is “ever present on the streets”. She also thanked City Manager Howard Kroll and City Engineer Tony Beaulieu who both went out to inspect the progress of the work being done in the Davis Ave. area project. As a result of that, the work is progressing and she commented that “it will be safe on Halloween night” in that area.

IN COUNCIL REGULAR MEETING OCTOBER 19, 2015 VOL. 34 PAGE 187

Matt Darlington, 12 Newbury Street spoke in regards to a proposal he forwarded regarding some land that the City has recently acquired and he was hoping it would appear on a future agenda.

VI. Unfinished Business

1. Ordinance 14-10052015

Adopting the new general assistance appendices A, C, and D for October 1, 2015 through September 30, 2016. Second reading.

Motion was made by Councilor Gerry and seconded by Councilor Hayes adopting the new general assistance appendices A, C, and D for October 1, 2015 through September 30, 2016.

Public comment – no one from the public spoke. Passage 6-0. A roll call vote was taken.

VI. New Business

1. Resolve 07-10192015

Approving Tree Inventory and 2016 TD Green Streets Program Grants.

Motion was made by Councilor Lee and seconded by Councilor Crowley approving the Tree Inventory and 2016 TD Green Streets Program Grants.

Public comment – no one from the public spoke. Passage 6-0.

2. Order 83-10192015

Authorizing the City Manager to fund \$50,000 for the passenger rail study.

Motion was made by Councilor Lee and seconded by Councilor Walker authorizing the City Manager to fund \$50,000 for the passenger rail study.

Public comment –

Jarod Golden, State Representative spoke in support of the study and provided a letter which has been placed on file.

Paul Landry, co-chair of the Business Advocacy of the local Chamber, Chuck Gill, Central Maine Medical Center Vice President of Public Affairs, Paul Weiss, Cumberland resident and member of the Maine Rail Transit Coalition and Chair of the Maine Sierra Clubs Transportation and Energy Task Force and was on the Technical Advisory Committee of the State of Maine Rail Plan all spoke in support of the study.

Larry Pelletier, 129 Second Street stated that would be supportive unless it is between Rail Service and the new High School in which case he would go for the High School.

Bob Stone spoke in opposition of funding this study.

Amanda Burgess, student at the Muskie School of Public Service and ELHS graduate, Wayne Werts, 556 Pownal Road, and also served on the 126th Legislatures Transportation Committee, Grady Burns, 25 Hillsdale Street all spoke in support of the study.

Andy Titus, 24 Rubellite Lane stated that he would liked to have more time before having to make a decision because there are still a lot of unknowns.

Linda Wooten, Auburn resident commented that she was concerned about a passenger rail bringing an influx of homeless people here from Portland, Boston or other areas and would like Council to consider that.

Passage 6-0.

3. Order 84-10192015

Approving the renewal of the Auto Graveyard/Junkyard permit for M & P Auto located at 227 Merrow Road.

Motion was made by Councilor Lee and seconded by Councilor Walker to approve the renewal of the Auto Graveyard/Junkyard permit for M & P Auto located at 227 Merrow Road.

Public hearing - no one from the public spoke. Passage 6-0.

4. Order 85-10192015

Approving the renewal of the Auto Graveyard/Junkyard permit for Randy's Auto Parts located at 899 Broad Street.

Motion was made by Councilor Lee and seconded by Councilor Crowley to approve the renewal of the Auto Graveyard/Junkyard permit for Randy's Auto Parts located at 899 Broad Street.

Public hearing - no one from the public spoke. Passage 6-0.

5. Order 86-10192015

Approving the renewal of the Auto Graveyard/Junkyard permit for Prolerized New England Company, LLC located at 522 Washington St. N.

Motion was made by Councilor Lee and seconded by Councilor Walker to approve the renewal of the Auto Graveyard/Junkyard permit for Prolerized New England Company, LLC located at 522 Washington St. N.

Public hearing - no one from the public spoke. Passage 6-0.

6. Order 87-10192015

IN COUNCIL REGULAR MEETING OCTOBER 19, 2015 VOL. 34 PAGE 189

Approving the renewal of the Auto Graveyard/Junkyard permit for Isadore T. Miller Co., a Division of Schnitzer NE located at 78 & 80 Hotel Road.

Motion was made by Councilor Lee and seconded by Councilor Walker to approve the renewal of the Auto Graveyard/Junkyard permit for Isadore T. Miller Co., a Division of Schnitzer NE located at 78 & 80 Hotel Road.

Public hearing - no one from the public spoke. Passage 6-0.

7. Order 88-10192015

Approving the renewal of the Auto Graveyard/Junkyard permit for Morris Auto Parts located at 940 Washington St. N.

Motion was made by Councilor Lee and seconded by Councilor Walker to approve the renewal of the Auto Graveyard/Junkyard permit for Morris Auto Parts located at 940 Washington St. N.

Public hearing - no one from the public spoke. Passage 6-0.

Motion was made by Councilor Lee and seconded by Councilor Crowley to amend by adding the condition that the unsafe structure would be removed within 60 days. Passage of the amendment 5-0-1 (Councilor Walker abstained).

Passage of the Order as amended 6-0.

8. Resolve 08-10192015

Authorizing the City Manager and/or his designee to negotiate and execute a ground lease agreement with Cremation Care of Maine, LLC for a Crematorium at Oak Hill Cemetery with possible executive session pursuant to 1 M.R.S.A. Sec. 405(6)(C).

Motion was made by Councilor Lee and seconded by Councilor Walker authorizing the City Manager and/or his designee to negotiate and execute a ground lease agreement with Cremation Care of Maine, LLC for a Crematorium at Oak Hill.

Public comment – no one from the public spoke. Passage 6-0.

VII. Executive Session - none

VII. Reports

Mayor LaBonté – Encouraged everyone to show their support for the University of Maine who will be here (Norway Savings Bank Arena) this weekend. He also noted that there will be a Celebration of City employees and all of the work they do on Wednesday, October 21st. He asked that the City Manager report back at the next Council meeting on employees recognized. Also on Wednesday at 3PM in Great Falls Plaza, there will be a press conference to make an announcement about public transportation and an exciting opportunity coming to the downtown area.

Councilor Gerry – reported on the Androscoggin County Budget.

Councilor Walker – Talked about Santa Clause coming to Auburn, Lewiston, and New Auburn area. The request to come from Lewiston, through New Auburn on the 28th has been denied. The United New Auburn Association will have their own parade on December 5th with Santa coming to the New Auburn area. He said he would like to propose that Auburn to have their own parade next year, separate of Lewiston.

Councilor Lee – commented on how fantastic the new Ingersoll Turf Facility is. He also noted that he will be attending the Candid Candidates event scheduled for Tuesday, October 20th.

Councilor Hayes – read his departure statement (he is not running for municipal office this year). He thanked Ward 2 residents for the opportunity to be a Councilor for the past 11 years, he provided his thoughts regarding the Lewiston/Auburn merger discussion, he noted that he sees that the relationship with Lewiston has eroded, he said he is hopeful that future Councils will work more constructively within and for the betterment of Androscoggin County and refraining from thinking that Auburn should splinter off from Androscoggin County and he encouraged Lewiston and Auburn residents to read a paper dated back to the 1960's called the Rockland Papers or Rockland Experience regarding discussions between Lewiston and Auburn at that time. Council should allow the manager to truly manage and work collaboratively with Lewiston.

Councilor Crowley – Auburn Water District report – there will be a community presentation on November 5th at Auburn Hall. Steve Norton will be presenting findings of the Lake Auburn Sediment Sampling Project. The Board of Trustees met on Sept. 16th, and the budget forecast is favorable. They are discussing rate increase in 2017.

The Auburn Sewerage Board of Trustees met on Tuesday, Sept. 15th. They will not meet budget at year end, and there is discussion of a rate increases of as much as 10% by mid 2016. Tentative sewer projects include South Main Street, Highland Avenue, Lake Street, and Park Avenue. The new delinquent account procedure is now in effect, a new Superintendent should be hired soon, and she provided her sewer tip of the month.

The Recreation Advisory Board meeting scheduled for October was cancelled due to no quorum. This is the third or fourth month there has been no quorum and work is being delayed. She is urging the City to post openings based on the current ordinance in order to increase membership.

Ward 1 Report- she gave thanks to various community groups for getting the message out for Breast Cancer Awareness month. She talked about the Lake Auburn Community Center's Pink Bridge, October 20th absentee voting at Schooner Estates, City Hall is open for absentee voting and October 29th is the deadline to request an absentee ballot. Wednesday, October 21st is an Employee Appreciation event for city employees. The Great Falls TV meeting is held on the same night and she would encourage the meeting

be taped. October 28th is a meeting of the Parks sub-committee. Friday October 30th there is a Pink Ribbon Tea and all Girl Scouts and former Girl Scouts are invited (Women's Literary Union located in the Foss Mansion). Juliette Low, the founder of girl scouts of America died of Breast Cancer and the date was chosen because October 30th is her birthday. The women's hockey program will be on Friday night at Norway Savings Bank Arena. Tuesday, November 3rd is Election Day. She encouraged folks to get to know the candidates who have stepped up to serve. November 11th from 3-6 PM at the Foss Mansion she will be hosting a small thank you reception for staff, constituents, and friends who have helped her during her term in office. She also wanted to reach out for a program called Coats for Kids where people can donate warm clothes for needy – the contact is Natalie Ray at Great Falls Credit Union.

Councilor Young – attended the Dempsey challenge and got the Mayor on video during his run.

City Manager Report – Thanked the Council and Marc Gosselin for University of Maine Women's hockey team that is coming to the Norway Savings Bank Arena. He commented on the grand opening of the new wing at Central Maine Community College. There is also a ribbon cutting event at IHOP at 11AM on Thursday, and there will be an Open House at the Fire Department on Saturday, October 24th.

Finance Director, Jill Eastman – September 2015 Monthly Finance Report

Motion was made by Councilor Crowley and seconded by Councilor Lee to accept and place on file the September 2015 monthly finance report. Passage 6-0.

- IX. Open Session** - Members of the public are invited to speak to the Council about any issue directly related to City business which is *not on this agenda*.

Andy Titus, 24 Rubellite Lane, commented on the County Budget Process and the litigation going on.

- X. Adjournment**

Motion was made by Councilor Lee and seconded by Councilor Young to adjourn. All were in favor, the meeting adjourned at 9:12 PM.

A True Copy.

ATTEST 
Susan Clements-Dallaire, City Clerk



City Council Information Sheet

City of Auburn

Council Workshop or Meeting Date: November 2, 2015

Order 90-11022015

Author: Gary Johnson, Assistant City Engineer

Subject: Acceptance of First Flight Drive as a City Street

Information: Hartt Transportation is requesting the City accept First Flight Drive. First Flight Drive is a commercial/industrial designed street, 1100' ± in length, with a hammerhead turnaround. The street is laid out on the plan of the Kittyhawk Business Park Subdivision-Revision Three, as approved by the Auburn Planning Board on September 11, 2015, and recorded at the Androscoggin County Registry of Deeds in Plan Book 51, Page 45. This street is an extension across Kittyhawk Avenue of First Flight Drive that was accepted by the City on February 23, 1993. The street has been designed and constructed in conformance with the approved plans and City Design and Construction Standards.

Advantages: Provides access and required frontage to several commercial/industrial lots.

Disadvantages: Additional street infrastructure to maintain.

City Budgetary Impacts: Additional 0.2 miles of street infrastructure to maintain.

Staff Recommended Action: Approve the request to accept First Flight Drive.

Previous Meetings and History: October 19, 2015 Council

Attachments: Cover Letter and Petition to Accept
Kittyhawk Business Park Subdivision
Order 90-11022015

HARTT

TRANSPORTATION SYSTEMS, INC.



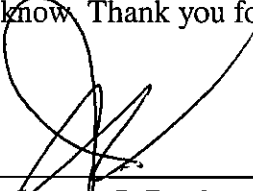
September 14, 2015

Ms. Susan Clements-Dallaire
City Clerk
City of Auburn
60 Court Street
Auburn, ME 04210

Dear Susan,

We are coming to the end of our project to extend First Flight Drive and inhabit our beautiful new building, so it is time for us to dedicate the road to the City of Auburn. Attached please find our petition for Auburn to accept First Flight Drive as a public Street and a copy of the recorded plat of the final sub-division plan.

Can you please put this on the City Council's meeting agenda as soon as possible? Also, do we need to be present for the meetings? If I need to provide anything else, please let me know. Thank you for your assistance in this matter.


By: Joanna S. Bradeen, CFO
PO Box 1385
Bangor, ME 04402
207-992-5909

PETITION TO ACCEPT FIRST FLIGHT DRIVE AS A PUBLIC STREET

September 14, 2015

To the Honorable Mayor and City Council:

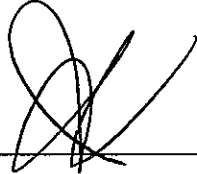
The undersigned petitioner(s) respectfully request that First Flight Drive be accepted as a public street of the City of Auburn and present and state as follows:

That First Flight Drive is laid out and dedicated for public use on the plan of Kittyhawk Business Park Subdivision – Revision Three, as approved by the City of Auburn Planning Board on 12/11/15 and recorded at the Androscoggin County Registry of Deeds in Plan Book 51, Page 45.

That First Flight Drive has been constructed to the standards as required by City of Auburn Ordinances, Chapter 46, Article V. - Design and Construction Standards.

Description of street to be accepted:

Beginning on the southwesterly line of Kittyhawk Avenue, directly across said Kittyhawk Avenue from that portion of First Flight Drive as was accepted by the Auburn City Council on February 23, 1994; thence extending southwesterly and westerly one thousand twenty four (1024) feet, more or less, to and including a hammerhead turnaround; said street varying in width, being the same as shown on plan of Kittyhawk Business Park Subdivision – Revision Three, dated September 14, 2015 and recorded at the Androscoggin County Registry of Deeds in Plan Book 51, Page 45.



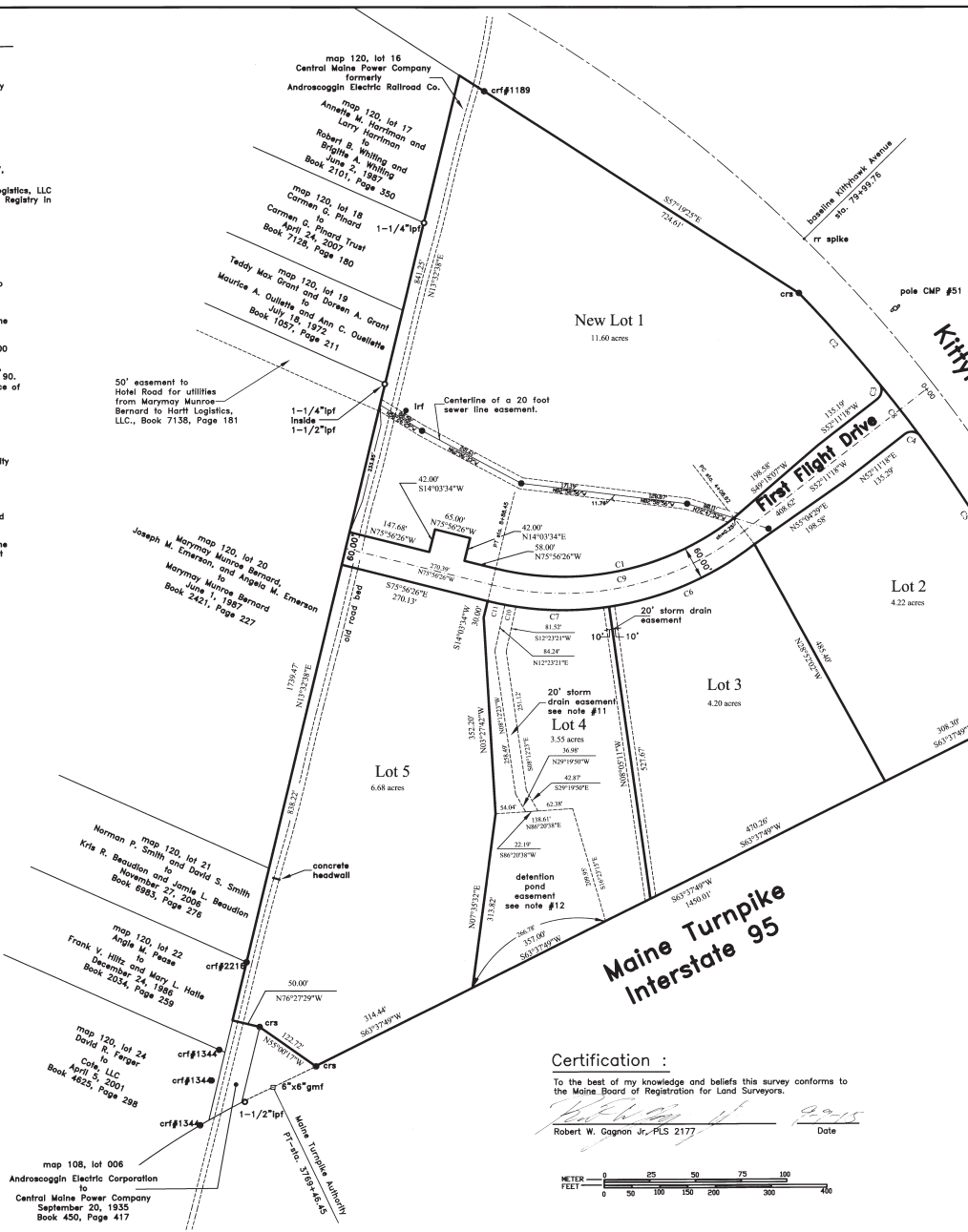
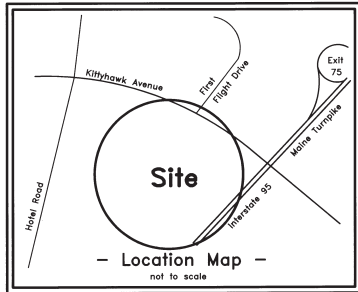
James Bracken, CFO

Notes :

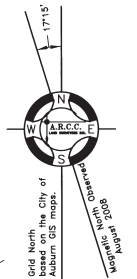
- All Book and Page references as shown hereon are from the Androscoggin County Registry of Deeds.
- Lines shown and not labeled (bearing & distances) are illustrative only, they are based on tax maps and are not verified by this surveyor.
- Kithhawk Avenue and the Maine Turnpike location is based on existing monumentation found.
- Area of property is 31.266 acres.
- Source deed -
 - Stephen J. Bernard to Hart Logistics, LLC, by deed dated October 17, 2005, and recorded in said Registry in Book 7138, Page 182.
 - Corrective Quitclaim Deed - Central Maine Power Company to Hart Logistics, LLC Logistics, LLC by deed dated January 26, 2009, and recorded in said Registry in Book 7616, Page 149.
- Properties lies within the Industrial Zone.
Dimensional requirements
Minimum lot width and depth - 150' width - 250' depth
Yard Requirements - rear 50' - side 35' - front 35'
- Practition of closure was one foot in 108,792 feet, traverse was adjusted to close.
- Reference plans -
 - Maine Turnpike Authority Section 2 - Portland to Augusta, dated June 1954, Sheets 2 & 3 of 6, recorded in said Registry Book of Plans, Book 11, Page 572 & 573.
 - State of Maine Department of Transportation, State Project No. 198.00 dated July 1985, sheets 8 & 9 of 13, D.O.T. File No. 1-173.
 - Standard Boundary Survey for Raymond Plinard, dated September 28, 1985, and recorded in said registry Book of Plans, Book 34, Page 90.
 - Boundary Survey for Cote, LLC, dated July 2002, on file at the office of Construction Consultants, Inc. Livermore, Maine.
 - Revision One Kithhawk Business Park, dated March 23, 2012, and recorded in said Registry in Book of plans Book 49, Page 91.
 - Revision Two Kithhawk Business Park, dated November 6, 2012 and recorded in said Registry in Book of plans Book 49, Page 143.
- Property does not lie within the 100 year flood hazard zone, per the Flood Insurance Rate Maps for the City of Auburn, panel 9 & 12 of 16, Community Panel Number 230001 0009 & 0012 C, revised date October 16, 1995.
- Property is shown on the City of Auburn tax map no. 120, lot 15.
- A 20 foot easement to the City of Auburn for the purpose of operating and maintaining the storm drainage system as part of First Flight Drive.
- An easement to the City of Auburn to convey water across lot #4 through the wet pond. The pond to be owned and maintained by the owner of lot #4 at no cost to the City of Auburn.

Legend :

- lrf Iron rod found
 - lpf Iron pipe found
 - gmf granite monument found
 - crf capped rebar found
 - crs capped 3/4 inch rebar set I.D. #2177
- map 120, lot 15 map / lot per city's tax maps

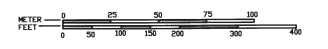


No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	S1°32'21"	560.00	452.67	431.57	S78°07'24"W
C2	04°53'18"	2569.42	120.71	120.64	S81°15'56"E
C3	79°11'34"	20.00	27.64	25.50	S12°17'41"W
C4	102°32'20"	20.00	35.73	31.16	S76°36'01"E
C5	07°07'52"	2569.42	139.79	139.59	S32°32'52"E
C6	29°22'53"	560.00	287.17	284.03	N66°52'44"E
C7	22°29'28"	560.00	219.82	218.42	S87°11'07"E
C8	07°41'28"	2569.42	120.68	120.67	S37°47'32"E
C9	51°52'12"	153.00	479.82	463.60	S82°05'22"E
C10	02°02'55"	560.00	20.02	20.02	S80°12'38"E
C11	03°14'45"	560.00	31.72	31.72	S77°33'33"E



Certification :
To the best of my knowledge and beliefs this survey conforms to the Maine Book of Registration for Land Surveyors.

Robert W. Gagon Jr. PLS 2177 Date _____



Approved: City of Auburn Planning Board

Eric Cousens 9/11/15
Eric Cousens / Deputy Director of Planning & Development Date
Marianne Clements-Balawic 9/11/15
City Clerk Date

This plan is amended pursuant to Section 60-1366 - Staff approvals and voters - of the Ordinances of the City of Auburn. Staff finds that the plans needed to be modified due to changes beyond the developer's control and that the amendments may be approved without detriment to the health, safety and welfare of the community. Changes to this plan include the eliminations of the 90' radius turnaround to a tee turnaround, changes to the area of lots 1, 6, and 7; and the addition of a storm drain easement between lots 5 and 6, and an addition of a sewer line easement, and the change to Lot 1, (Combining old lots 1, 2, 3A, & 3B, and the change to Lot New Lot 1 (1 acre), and to change lot no. 4 to lot no. 2, lot no. 5 to lot no. 3, lot no. 6 to lot no. 4, and lot no. 7 to lot no. 5.

Androscoggin County Registry of Deeds
Received September 14, 2015 at 14 57 M
and Recorded in Book 51 Page 45
Attest _____ Registrar

This plan was prepared under the responsibility of Robert W. Gagon Jr., PLS 2177, P.O. Box 284 Auburn, Maine.

STATE OF MAINE
ROBERT W. GAGON JR.
PLS 2177
LAND SURVEYOR

A.R.C.C.
LAND SURVEYORS INC.
1000 N. MAINE ST. SUITE 204
AUBURN, MAINE 04212-0294
PHONE: 603.552.1234 FAX: 603.552.1237

Revision Three
Kithhawk Business Park
for
Kithhawk Avenue
Androscoggin County
Auburn, Maine 04210

Subdivision Plan
for
Kithhawk Avenue
Record Owner - Hart Logistics, LLC
Androscoggin County
Auburn, Maine 04210

One
OF
15-042

Tizz E. H. Crowley, Ward One
Robert Hayes, Ward Two
Mary Lafontaine, Ward Three
Adam R. Lee, Ward Four



Leroy Walker, Ward Five
Belinda Gerry, At Large
David Young, At Large

Jonathan P. LaBonte, Mayor

IN CITY COUNCIL

ORDER 90-11022015

ORDERED, by the Auburn City Council that: First Flight Drive, as laid out on the plan of the Kittyhawk Business Park Subdivision-Revision Three, as approved by the Auburn Planning Board on September 11, 2015, and recorded at the Androscoggin County Registry of Deeds in Plan Book 51, Page 45, is hereby accepted as a City Street as provided in Title 23 M.R.S.A. § 3026 et sequ:



City Council Information Sheet

City of Auburn

Council Workshop or Meeting Date: 11-2-2015

Order 91-11022015

Author: Sue Clements-Dallaire

Subject: LA Arts Proposal

Information: LA Arts is seeking matching funds for a Maine Arts Commission grant they received to create a Cultural Plan for Lewiston/Auburn with a 30 member steering committee. It is a joint L/A Arts and Arts and Culture L/A request, which will directly involve members from the City of Auburn and outcomes will be for both sides of the river.

Advantages: Develops and promotes arts and cultural programs to the area. It will provide recreational opportunities to residents while also attracting people from other communities.

Disadvantages:

City Budgetary Impacts: \$5,000

Staff Recommended Action: Recommend passage

Previous Meetings and History: 10/19/2015 workshop

Attachments: LA Arts Proposal



www.laarts.org



City Auburn Proposal – September 1st, 2015:

L/A Arts is pleased to submit this proposal to the City of Auburn for \$5,000 (it has been funded for \$5,000 already from the City of Lewiston as of 9/16/15) in matching funds from a recent \$10,000 grant it has received from the Maine Arts Commission entitled Creative Communities = Economic Development (CCED). This phase I grant will help support L/A Arts and Arts and Culture L/A in the creation of Cultural Plan Lewiston/Auburn 2015-16. ***Once the cultural plan is completed, partners will be reapplying for Phase II of the CCED grant, which if received the award is \$75,000 over three years to put the strategies outlined in the proposal into implementation and completion.***

L/A ARTS AND ARTS & CULTURE L/A RECEIVE PRESTIGIOUS GRANT RECEPTION

L/A Arts and Arts & Culture Lewiston Auburn (ACLA) have received an important seed grant from the Maine Arts Commission called Creative Communities = Economic Development (CCED). The grant will enable these organizations to create Cultural Plan L/A, a strategic plan to define and implement goals for the arts and culture in Lewiston/Auburn. With L/A Arts as the lead and the 15+ member Arts and Culture L/A as partners, this project will bring together leaders and members of the community to establish meaningful partnerships and develop projects which will elevate the creative sector in the Twin Cities. “L/A Arts and Arts and Culture L/A are in a great position to lead this process in an area where arts and culture continue to be recognized as economic drivers,” says Julie Richard, Executive Director of the Maine Arts Commission. “All of us at the Maine Arts Commission look forward to working with them more closely as their Cultural Plan develops.”

This process is part of L/A Arts re-establishing its historical role as the local arts agency, where it aims to connect the creative sector with other industries to realize shared interests in continuing the revitalization of the area. “The development of a Cultural Plan follows nicely with the Economic Growth Strategy that we are completing,” says John Holden, President of the Lewiston Auburn

Economic Growth Council — they complement one another as we seek to build a Place for People and Prosperity in LA Maine. I look forward to working with LA Arts to continue to build upon our assets.” A thirty member steering committee, made up of leaders from business, municipalities and creative sectors will guide the planning process. Assessment surveys will collect data from the public about how they perceive the current value of the arts and culture, and what ideas and feedback they have on the future of this important industry. “Receiving this grant is an honor for L/A Arts and opens the door to collaboration with a wide swath of local leaders and community members“ says program coordinator of L/A Arts Tyson Pease, “all in the name of celebrating and elevating the quality of life of the Twin Cities. It's an exciting time to be in Lewiston-Auburn.”

Cultural Plan Lewiston/Auburn:

L/A Arts and Arts & Culture Lewiston Auburn (ACLA) are collaborating on a new initiative to develop Cultural Plan L/A for Lewiston and Auburn Maine. This project will bring together cross-sector leaders from our community to engage in a 12–18 month process of developing strategies that will elevate the arts and culture in the Twin Cities. This is an outstanding opportunity to establish new and meaningful partnerships between the arts and other sectors, strengthen L/A’s creative economy, and bolster funding and revenue for local arts projects. By pulling together rich and varied perspectives from cross sector leaders, the intended plan stands to tap into the rich intellectual and innovative resources of our community to realize best practices in arts and culture into the future.

The specific outcomes created in this plan, realized over 3 years following the plan’s creation, may include:

- Public art
- Arts in education
- Audience development
- Promotion and marketing for the arts and culture
- Retail space and housing for artists & creative industry entrepreneurs
- Arts and culture central building
- New and meaningful partnerships between the arts and culture and other sectors (including economic)
- Additional ideas, based on steering committee members and Twin City-wide survey data, for how to grow Lewiston / Auburn’s cultural landscape

CCED Grant:

L/A Arts and its partners are pleased to have recently received Phase I of the CCED grant, a crucial piece of their development of a cultural plan. L/A Arts staff, ACLA members, and Maine based Reinholt Consulting from the High Peak’s Arts Council will administer the cultural planning process. CCED Grant: <http://mainearts.maine.gov/Pages/Grants/CCED-Grant>

The timeline for the plan:

1. Cultural plan launching meeting - Fall 2015
2. Strategies and data collection meeting - Late Fall/Winter 2015
3. Data gathering and assessment meeting - Winter 2016

4. Task forces and draft recommendations - Spring 2016
5. Final draft and plan endorsement - Spring/Summer 2016

L/A Arts is pleased to have received letters of support from Auburn's Mayor Jonathan Labonte and Lewiston Mayor Robert MacDonald for the grant proposal. To be effective, this plan needs the support of a 20-25 member steering committee made up of community leaders who can lend insights and actions from their areas of expertise. Among an expert steering committee, the partnering organizations are proud to have confirmed the participation of city staff members from Lewiston.

Cultural Plan L/A: Steering Committee

Confirmed Members - April 2015

1. Chip Morrison, President, Androscoggin Chamber of Commerce
2. Lincoln Jeffers, Director of Economic & Community Development, City of Lewiston
3. Misty Parker, Economic Development Specialist, City of Lewiston
4. Grayling Cunningham, Artist; Founder, Artwalk L/A; Advisory Board President, Outright L/A; Co-Founder, Confess Studios; Creative Director, Orbit Hair Styling
5. Judy Andrucki, Attorney, Andrucki & King Law Offices
6. Mary LaFontaine, Councilor, City of Auburn, Auburn School Committee Member
7. Darby Ray, Director, Harward Center for Community Partnerships, Bates College
8. Alan Manoian, Economic Development Specialist, City of Auburn
9. John Holden, President and Co-Chair, Lewiston-Auburn Economic Growth Council
10. Dina Jackson, Economic Development Specialist, Androscoggin Valley Council of Governments; Grant Manager, Maine's Lakes & Mountains Tourism Council
11. Rick Speer, Director, Lewiston Public Library
12. Janet Mitchko, Co-Artistic Director, Public Theater
13. Chris L'Hommedieu, President, Community Little Theater; Attorney, L'Hommedieu Law
14. Jim Parakilas, Faculty, James L. Moody, Jr. Family Professor of Performing Arts at Bates College
15. Mike Davis, Principal, Walton Elementary School
16. Jill Hyland, Educator, Edward Little High School
17. Jana Mates, Assistant Principal, Longley Elementary School
18. Bill Low, Curator, Bates College Museum of Art
19. Charlie Hewitt, Artist; Developer
20. David Blocher, Board Director, Maine Music Society; Member, Arts & Culture Lewiston-Auburn
21. Heather Morin, Owner, She Doesn't Like Guthries Restaurant & Cafe
22. Margaret Craven, Senator, State of Maine
23. Rob Little, Artist
24. Corallina Breuer, Artist; Secretary, Downeast Friends of the Folk Arts
25. Sheri Withers, Owner, Downtown Handmade & Vintage
26. Jared Lussier, Editor, Current Magazine
27. Dianna Pozdniakov, Founder and Designer, SofiaFima
28. Kirsten Nunnery, Box Office Manager, Franco Center

CCED Grant Overview:

L/A Arts is the designated local arts agency for Lewiston-Auburn. Its mission: engage and inspire a vibrant L/A community through arts and culture. Since 1973, L/A Arts has earned local, regional and national recognition for its cultural programs in education, performance and community service. The organization maintains a strong artist residency program at local schools, coordinates annual arts events and publicly displayed works, and facilitates Arts & Culture Lewiston-Auburn (ACLA).

ACLA is a group of 15 local organizations. Its mission: develop, advocate and promote public arts and cultural experiences. Projects include info kiosks, an online arts and culture events calendar, and a brochure highlighting its organizations and projects.

L/A Arts and ACLA will bring together a 28+ member steering committee of local community leaders from sectors including arts and culture, municipalities, businesses, economic development, tourism, and education. It is a vibrant collection of individuals that L/A Arts is thrilled to work with for the next 12- 18 months to shape the plan.

Committee members will participate in strategic planning meetings throughout the development window, which will involve shaping overall strategies, focusing priorities pulled from survey data, and reviewing and approving the cultural plan. This work will be led by Reinholt Consulting, a Maine based firm.

Saskia Reinholt (DBA Reinholt Consulting) graduated from University of Maine Farmington with a bachelor's degree in Studio Arts. In Lebanon, NH she led a public planning process and wrote the Master Plan for Public Art for the city. Saskia has held posts with many arts and cultural organizations across the country, eventually relocating to Maine. There, she has started a cooperative art gallery and the Kingfield Artwalk.

Most recently, Saskia created the cultural plan and CCED application for Maine's High Peaks Region, a yearlong coordinating and consulting process. She began by recruiting a steering committee made up of representatives of local municipal leaders, business associations, and arts and heritage organizations. She then led the committee through a process of assessing the cultural needs of the region, held multiple focus meetings with the steering committee to create the region's current asset map, and followed a detailed SWOT analysis to assess planning process goals. To capture the attitudes, ideas, needs, gaps, and aspirations of the general population and local cultural organizations, Saskia crafted and carried out multiple surveys. By analyzing the collected data, she uncovered eight priorities, which she then presented to the steering committee to integrate into its collective vision. From this Saskia developed a cultural plan for the region that has since successfully guided the subsequent actions of the High Peaks Creative Council.

Cultural Plan L/A Research Goals:

1. Assess what creative placemaking innovation is happening locally, statewide, and nationally and how this can play into L/A's cultural planning efforts.

2. Assess the relationships and value of arts and culture to L/A leaders in government, business, tourism, education, economic development, and community development.
3. Understand what L/A residents and visitors think about their access to and the value and relevance of cultural resources.
4. Assess what kind of image and reputation L/A wants to have and how the arts and culture resources in the community can further contribute to that image.

To build context for their cross-sector work, L/A Arts and its consultant will review L/A comprehensive and riverfront plans and master plans for economic development, all tourism sectors, K-12 and higher education, and community and neighborhood development. This will provide an understanding of other effective plans, working relations between cultural and private sectors, and the potential value of stronger working links between them. L/A Arts, ACLA and its consultant will also review extensive quantitative and qualitative data gathered by the Maine Arts Commission for its upcoming Maine State Cultural Plan. Looking to national creative placemaking efforts will provide a broader base of ideas for L/A's cultural planning.

With this research complete, L/A Arts and its consultant will meet with the steering committee, municipal leaders, and area arts organization leaders to collect preliminary ideas about cultural plan priorities and outcomes. These discussions will hone project work and (encouraged) create a Project Leadership Team: a small advisory group to ensure the planning process stays on course, meets all goals, and builds ownership and commitment for plan implementation.

L/A Arts, ACLA and its consultant will carry out a series of focus groups of arts organizations and practitioners to extend the data collection with their expertise. The consultant will convene these focus groups with assistance from facilitators at easily accessible locations.

Given the findings that emerge from focus groups, L/A Arts, ACLA and its consultant will create field-tested surveys for artists, arts and culture organizations, and other constituent groups. Hard copy and phone-based surveys will be available as needed. Work will include survey design, programming, monitoring, synthesizing, and compiling a Findings Report. The result will be an accurate, quantitative analysis of L/A's arts and cultural organizations and the Twin Cities' current cultural strengths.

To assess perceived value and relevance of the arts from the public, L/A Arts, ACLA and its partners will supplement the Maine Arts Commission public opinion data with that from L/A's wide range of local perspectives. These groups include French-Canadian, Irish, Lithuanian, Somali, Somali Bantu, and English cultures, and the sectors mentioned in the description of community partners. L/A Arts and its consultant will design a street-friendly public opinion survey, which will be used to collect data in-person (at key events and public spaces) and online (via local print, social media, and steering committee networks). This effort will promote survey completion from people within and outside L/A, who are either typically served by L/A arts and culture offerings, or underserved. This process will secure a broad representative sample of opinions to inform plan priorities and raise visibility for L/A Arts.

Final Assessments:

The final assessment of the Cultural Plan will take place in stages after the final draft plan and endorsement from the steering and guidance committees, and will consist of:

1. The endorsement & delivery of full Cultural Plan
2. The realization of strategies in Phase II of Cultural Plan – Implementation
3. Assessment of impact of the delivery of these goals on the arts and culture community in L/A through:
 - a. Ongoing financial and qualitative survey's
 - b. Tangible realization of goals in the community
 - c. Assessment of economic impact of goals through internal survey's
 - d. Impact on audience and marketing development through ACLA
 - e. Other measurements as defined by post-reflection meetings on Cultural Plan

Budget Summary: Cultural Plan Lewiston/Auburn 2015-16:**Budget Supplementary Narrative:**

Phase I of the CCED grant mandates a 10,000 match from the recipient for Maine Arts Commission funds, and that a reputable consultant is hired to lead the cultural planning process. Reinholt Consulting was recommended to L/A Arts by the Maine Arts Commission to be the consulting firm for this initiative. Meeting space funding will be at L/A Arts, the Lewiston Public Library and other facilities necessary to effectively meet and prepare the plan, the expense for which will be donated in-kind. Postage and electronic distribution and social media costs will be incurred from data collection and analysis, while mileage and tolls will be paid to staff and leadership team for any essential travel to execute the proposal. Administrative costs will be incurred for the executive director and administrative program coordinator for L/A Arts, as well as supportive administrative work from ACLA leadership. Any additional funding received by for the project will go toward the implementation of strategies generated in the Cultural Plan.

Income:
Maine Art Commission: \$10,000
City Auburn: (Grant Match - Projected) \$5,000
City Lewiston: (Grant Match - Projected) \$5,000
ACLA Members (Projected): \$2,500
Foundations (Projected): \$4,500
Corporate Donations (Projected): \$5,000
Total: \$32,000

Bidder's Organization Name: Reinholt Consulting**Expenses: Fixed Costs**

1. **Research & Development** - Materials and research review -\$2,000
 Seek L/A Arts inputs
 Reinholt 1 day onsite plus prep and synthesis (includes travel) - \$1,500

Key sector convenings and interviews, plus prep and synthesis (includes travel) -\$1,500
 Arts organization and artists convenings, plus prep and synthesis (includes travel) - \$1,500
 Arts organization and artists surveying: design, vet, track, and synthesize data - \$2,000
 Public opinion surveying , design, vet, track, and synthesize data -\$2,000

Research & Development Total: \$10,500

2. Strategic Cultural Plan Report

Synthesize cumulative results and write findings report - \$3,500
 Reinhold on site to share assessment results, collect L/A Arts, Project Leadership Team, and stakeholder feedback with prep and follow-up (includes travel) - \$1,500
 Write draft plan - \$3,500
 Vet draft plan (includes travel) - \$1,000
 Incorporate feedback and present final report and deliverables (includes travel) - \$2,000

Cultural Plan Report Total: \$11,500

Indirect Costs: L/A Arts & ACLA

Executive Director (5% + 10% taxes): \$3,460
 Administrative Program Coordinator: (15% + 10% taxes): \$2917
 Administrative support from ACLA (IK): \$1,500 – 0.

Total: \$6,377

Direct Costs: General Cultural Planning

Event, Studio, Meeting, or Office Space: \$750 In-Kind (L/A Arts, Bates College)
 Print set-up, Postage (Data Collection): \$2,000
 Electronic Distribution: Qualtrics/Lime/Survey Monkey Survey Software - \$250
 Internet or Social Media Costs (Survey Monkey, Constant Contact, Other...): \$375
 Travel, Mileage, Tolls, etc. (Data Collection, meetings): \$450
 Advertisement: \$950

Total Direct Expenses: \$4,025

TOTAL EXPENSES: 32,402

Arts and Culture L/A

www.artsandculturela.org

L/A Arts is a founding and facilitating member of *Arts and Culture Lewiston/ Auburn* (www.artsandculturela.org), which is a group of nineteen arts and cultural organizations in Central Maine tasked with advocating and marketing their work to the public. ACLA has begun to develop audiences and increase awareness of arts and cultural experiences for the L/A community by officially launching the group in a public press conference, helping to develop an online arts and cultural events calendar, and fostering the coordination of partnership projects. Arts and Culture L/A has been working to unite the arts and cultural organizations in this region to further promote the contributions of the sector and develop new strategies to expand its efforts and strengths.

Members of ACLA include:

The Androscoggin Historical Society, Art Walk Lewiston Auburn, Atrium Art Gallery at USM, the Auburn Community Concert Band, the Auburn Public Library, the Bates Arts Collaborative, the Bates Dance Festival, the Bates Museum of Art, Community Little Theater, the Franco-American Collection at USM, the Franco Center, L/A Arts, the Lewiston Public Library, the Lewiston Auburn Film Festival, Maine Music Society, the Midcoast Symphony Orchestra, Museum L-A, the Public theater, and the Youth Orchestra of Lewiston Auburn.

It's work includes:

- Inclusion on 4 CTM kiosks in various locations around L/A through Chamber of Commerce
- Creation of ACLA kiosk at the Franco Center
- Press conference officially launching the group to the public
- Official ACLA website (www.artsandculturela.com) including profiles of member organizations, an updated events calendar
- Signage in all ACLA organizations

2015-16 Projected Goals:

- Hiring of part-time ACLA social media coordinator whose responsibilities will include:
 - a. Website updates including summaries of upcoming events online
 - b. Facebook & Twitter updates
 - c. Calendar updating
 - d. Press releases for member organizations
- Completion of Cultural Plan L/A including successful reapplication for Phase II

SUMMARY/EVIDENCE:

This effort to successfully create and implement to completion Cultural Plan L/A is supported by robust objectives L/A Arts and ACLA has for the contributions the arts and culture have to the Twin Cities. These strategies are supported by national and local evidence and/or outcomes that are sited below. Most notably these are:

- The nationally positive economic and social implications the arts and culture have on the United States from research by Americans for the Arts.
- Local economic, tourism, and community service data from the Arts and Culture Lewiston/Auburn 2015 Impact Survey.
- Connections between strategic vision goals in the Auburn Comprehensive Plan (2010) and the potential contributions Cultural Plan L/A and it implemented outcomes would have on these endeavors:
 - a. The cultural plan has the opportunity to allow the arts and culture to create a more lively, vibrant Auburn communities which connects people, gives them a positive sense of place, and further attracts them to the area.
 - b. The strong contributions the arts and culture make toward a thriving economy.

- c. The promotion of the arts and festivals to enhance the recreational life of Auburn’s residents.
- d. The potential to extend ACLA’s current initiatives to expand marketing and promotion of arts and cultural programs and events in L/A.
- e. Contribute to the social and economic vibrancy of the downtown and New Auburn by supporting and encouraging new business development.

From Americans for the Arts:

<http://www.americansforthearts.org/by-program/reports-and-data/research-studies-publications/arts-economic-prosperity-iv>

“Arts & Economic Prosperity IV is our fourth study of the nonprofit arts and culture industry’s impact on the economy. The most comprehensive study of its kind ever conducted, it gives us a quantifiable economic impact of nonprofit arts and culture organizations and their audiences. Using findings from 182 regions representing all 50 states and the District of Columbia, an input-output economic model is able to deliver national estimates.

Quick Facts

Nationally, the industry generated **\$135.2 billion of economic activity—\$61.1 billion by the nation’s nonprofit arts and culture organizations** in addition to **\$74.1 billion in event-related expenditures by their audiences**. This economic activity supports **4.13 million full-time jobs** and generates **\$86.68 billion in resident household income**. Our industry also generates **\$22.3 billion in revenue to local, state, and federal governments every year**—a yield well beyond their collective \$4 billion in arts allocations. Despite the economic headwinds that our country faced in 2010, the results are impressive.

AREA OF IMPACT	ORGANIZATIONS	AUDIENCES	TOTAL
TOTAL DIRECT EXPENDITURES	\$61.12 BIL +	\$74.08 BIL	= \$135.20 BIL
FULL-TIME EQUIVALENT JOBS	2.24 MIL +	1.89 MIL	= 4.13 MIL
RESIDENT HOUSEHOLD INCOME	\$47.53 BIL +	\$39.15 BIL	= \$86.68 BIL
LOCAL GOVERNMENT REVENUE	\$2.24 BIL +	\$3.83 BIL	= \$6.07 BIL
STATE GOVERNMENT REVENUE	\$2.75 BIL +	\$3.92 BIL	= \$6.67 BIL
FEDERAL INCOME TAX REVENUE	\$5.26 BIL +	\$4.33 BIL	= \$9.59 BIL

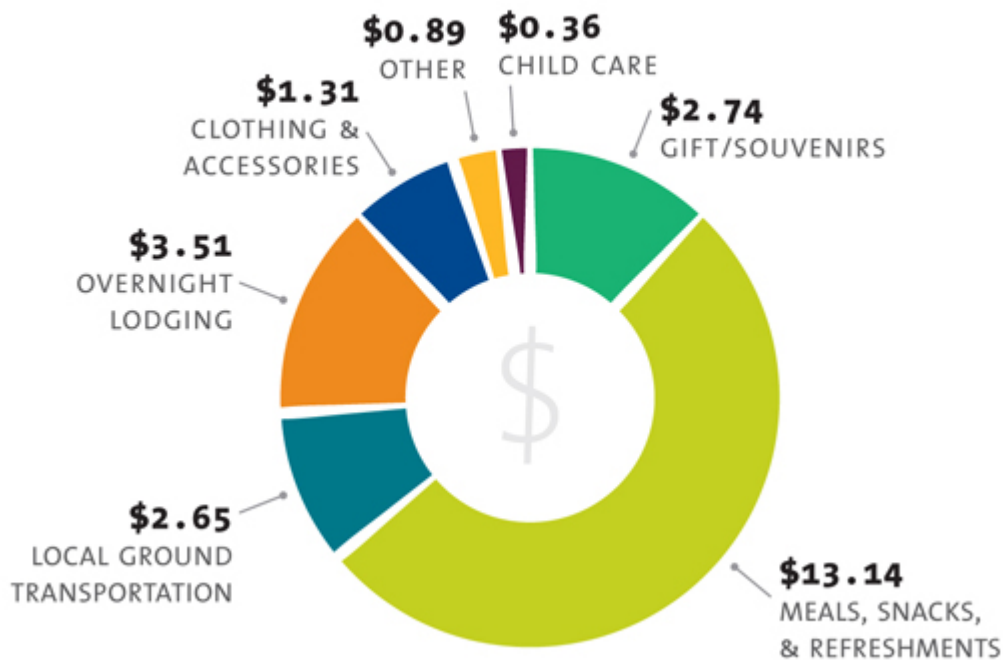
Organizations

In 2010, nonprofit arts and culture organizations pumped an estimated **\$61.1 billion** into the economy. Nonprofit arts and culture organizations are employers, producers, consumers, and key promoters of their cities and regions. Most of all they are valuable contributors to the business community.

Audiences

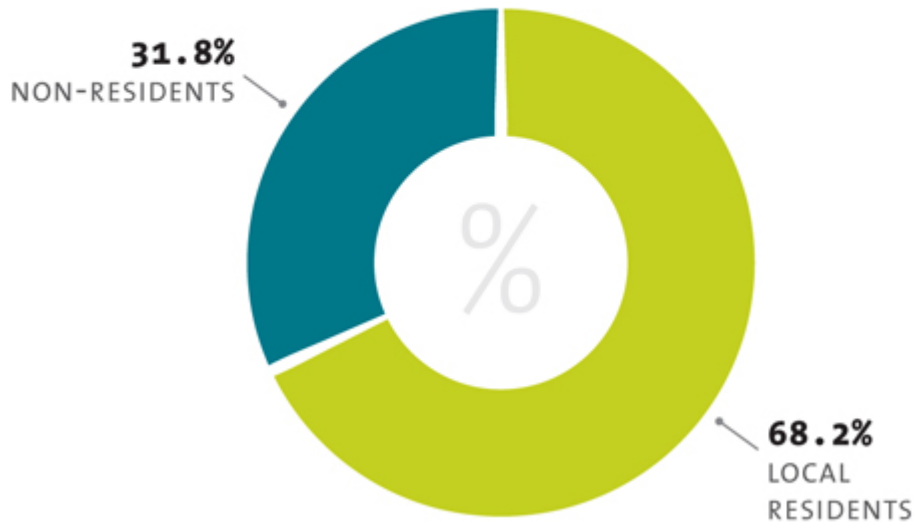
Dinner and a show go hand-in-hand. Attendance at arts events generates income for local businesses—restaurants, parking garages, hotels, retail stores. An average arts attendee spends **\$24.60 per event**, not including the cost of admission. On the national level, these audiences provided **\$74.1 billion** of valuable revenue for local merchants and their communities.

AVERAGE PER PERSON AUDIENCE EXPENDITURES: \$24.60



In addition, to spending data, researchers asked each of the 151,802 survey respondents to provide his/her home ZIP code. Analysis of this data enabled a comparison of even-related spending by local and nonlocal attendees. While the ratio of local to nonlocal attendees is different in every community, the national sample revealed that **31.8 percent of attendees traveled from outside of the county** in which the event took place and 68.2 percent of attendees were local (resided inside the county).

LOCAL VS. NONLOCAL AUDIENCES



Previous economic and tourism research has shown that nonlocal attendees spend more than their local counterparts and this study reflects those findings. Data shows that nonlocal attendees spent **twice as much** as local attendees (\$39.96 vs. \$17.42), demonstrating that when a community attracts cultural tourists, it harnesses significant economic rewards.

EVENT-RELATED SPENDING BY LOCAL VS. NONLOCAL AUDIENCES



Arts & Economic Prosperity IV demonstrates that America's arts industry is not only resilient in times of economic uncertainty, but is also a key component to our nation's economic recovery and future prosperity. Business and elected leaders need not feel that a choice must be made between arts funding and economic prosperity. This study proves that they can choose both. Nationally as well as locally, *the arts mean business!*

City of Auburn Comprehensive Plan - 2010

[https://www.auburnmaine.gov/CMSContent/Planning/Comprehensive Plan FINAL Approved 4 19 11.pdf](https://www.auburnmaine.gov/CMSContent/Planning/Comprehensive%20Plan%20FINAL%20Approved%204%2019%2011.pdf)

“Executive Summary:

Our Vision for Auburn

- Cultural Recreation Vision – provide a rich diversity of cultural activities with a focus on multi-use community space and the promotion of arts and festivals. Auburn has numerous community art spaces and places for music, performances, and community gatherings. The City prides itself on its cultural amenities. It has expanded museums and a newly-created large-scale outdoor area for festivals.
- Economic Vision – foster a strong, diverse economy with a focus on high quality, well-paying, skilled job opportunities.

9. Economic Development • Continue to invest in and promote Downtown Auburn and New Auburn
 • Work with developers in order to extend infrastructure to serve targeted industrial development areas, particularly through the use of TIFs or other financing strategies • Assure that local residents have the skills needed by current and future businesses

Chapter 1: Goals, Policies, & Strategies Approved 4/19/2011 32

E. RECREATION (AND OPEN SPACE) POLICIES

Objective E.1.6: Provide a wide range of cultural and arts amenities.

Strategies to achieve this objective:

Strategy E.1.6.a: Continue to collaborate with Lewiston to expand and promote cultural venues within the two cities.

Strategy E.1.6.b: Develop marketing materials to expand public awareness of local cultural amenities, such as offerings at the Great Falls Community Center and at museums throughout Auburn.

Strategy E.1.6.c: Solicit input from the community for potential reuse or redevelopment of the Great Falls School site.

POLICIES I. 1 DOWNTOWN DEVELOPMENT

Goal I.1: A vibrant downtown that attracts and retains a variety of businesses.

Objective I.1.1: Attract and retain a wide range of small and medium size businesses to the Auburn and New Auburn downtowns that promote and enhance a vibrant urban environment. Strategies to achieve this objective:

Strategy I.1.1.a: Establish a traditional downtown business district that promotes local business development, encourages creative reuse of existing buildings, and supports the continuation of an urban development pattern (see Chapter 2. Future Land Use Plan).

Strategy I.1.1.c: Continue efforts to implement the ADAPT plan, including the expansion of the defined Downtown TIF District to include the New Auburn Village Center District, as a means of generating funds for the implementation of the New Auburn Master Plan.

Strategy I.1.1.d: Work to promote downtown Auburn and New Auburn as desirable business locations. i. Support the Auburn Business Association, and continue to work with area economic development organizations, to promote existing downtown Auburn businesses and to attract new businesses to invest in available downtown commercial space. ii. Continue to provide CDBG assistance to property owners to improve business properties. iii. Review the Downtown Study from Young People of the Lewiston Auburn Area (YPLAA) to help improve downtown Auburn.

2 CITY-WIDE ECONOMIC GROWTH AND DEVELOPMENT

Goal I.2: Maintain Auburn’s role as a regional economic center with a diverse economic base, and support continued opportunities for appropriate business growth and development.

Objective I.2.1: Maintain an active role in regional economic development organizations.

Strategies to achieve this objective:

Strategy I.2.1.a: Promote the L/A brand and economic growth activities within the region by maintaining membership in and support for the Lewiston Auburn Economic Growth Council, the Androscoggin Valley Chamber of Commerce, as well as Young People of the Lewiston Auburn Area (YPLAA), and other regional economic development agencies.

POLICIES H.1 NEIGHBORHOOD ACTIONS

Goal H.1: Foster a sense of place within Auburn’s neighborhoods. Auburn’s neighborhoods are the backbone of the community. They are among the City’s most valuable assets in attracting and retaining residents. Safe and attractive neighborhoods that provide adequate facilities and amenities to meet the needs of a wide range of household types are essential. Auburn currently has a number of different types of neighborhoods: from high- density urban areas that provide options for individuals and families seeking an urban lifestyle, to suburban single family subdivisions in a rural setting, and everything in between. Enhancing, protecting, and in some cases expanding these neighborhoods will ensure that Auburn continues to provide current and future residents with housing options.”

For more information on this proposal please contact Joshua Vink, Executive Director of L/A Arts at: 221 Lisbon Street, Lewiston Maine. Josh.vink@laarts.org or call: 207-782-7228



Executive Department

Robert E. Macdonald
Mayor



April 7th, 2015

CCED Grant Review Committee
Maine Arts Commission
193 State Street
25 State House Station
Augusta, Maine 04333-0025

Dear Review Committee,

It is with enthusiasm that I write this letter in support of L/A Arts and Arts & Culture Lewiston Auburn's proposal for the Creative Communities = Economic Development grant at the Maine Arts Commission. The City recognizes that the arts play an essential role in the economic vitality of our community. It is one of the redevelopment strategies outlined in our recently updated Comprehensive Plan. The arts will benefit from the proposed planning effort and our community will be better for it.

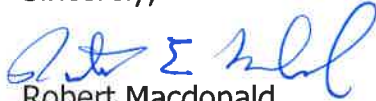
Lewiston has supported L/A Arts since their founding in 1973. L/A Arts combined with the 19 members of Arts & Culture L/A and others invited to participate on the steering committee possess diverse expertise that will result in a valuable plan. The individuals who compose these organizations are leaders who have demonstrated their dedication and expertise in bringing quality arts programming to our area.

Many of the organizations have been bringing arts and culture to the region for decades. Arts & Culture L/A, and the repositioning of L/A Arts as the local arts agency, represent necessary and evolutionary changes toward arts and cultural institutions coming together to develop shared strategies. Not only will this work build capacity for these organizations, it will also shift thinking toward development of programs that will both extend the reach and more deeply serve our region.

This is an important time in Lewiston. We have moved beyond the crossroad of our industrial past into a future with the economy driven by health care, financial services, education, and precision manufacturing. The arts are what distinguish a community and make it a desirable place to live, work and play. The creation of a cultural plan will result in a strategy that weaves creativity into the fabric of our region. It will help drive the creative economy forward.

There are several new arts and cultural initiatives getting underway, building upon and adding to the success of established arts and cultural programs in our area. It is crucial that we build upon these successes and support the entrepreneurial spirit that will move the community forward, with the arts at the forefront of that effort. I encourage you to fund L/A Arts and Arts and Culture Lewiston Auburn CCED grant application.

Sincerely,



Robert Macdonald

City of Auburn, Maine

Office of the Mayor



April 5, 2015

CCED Grant Review Committee
Maine Arts Commission
193 State Street
25 State House Station
Augusta, Maine 04333-0025

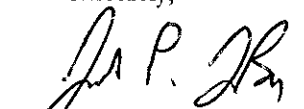
Review Committee,

It is with pleasure that I write this letter in support of L/A Arts and Arts & Culture Lewiston Auburn's proposal for the Creative Communities = Economic Development grant at the Maine Arts Commission. These groups and the steering committee being generated have established themselves as strong candidates to serve Lewiston Auburn with the development of a cultural plan.

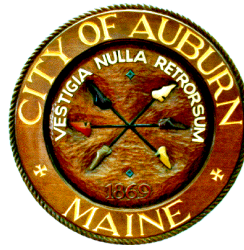
I am encouraged by the individuals who compose these organizations, leaders who have demonstrated their dedication and expertise in bringing quality arts programming to our area. As a whole, their work impacts all areas of the arts (and include a long history of service to the area), which brings rich perspectives to this cultural plan. Arts & Culture L/A, and the repositioning of L/A Arts as the local arts agency, represent necessary changes toward arts and cultural institutions coming together to develop shared strategies. Not only will this work help build capacity for these organizations, but also shift thinking toward the development of programs which broadly and more deeply serve our region. In addition, the inclusion of the perspectives of cross-sector leaders on the steering committee will contribute greatly to the project, and emphasize the balance between economic development and creative enterprise. These foundational groups make an effective team for realizing this initiative and I feel make strong candidates for receiving the CCED grant.

The potential outcomes of this proposal to drive the creative economy through marketing and promotion of the arts, bolstering events, and developing models for the inclusion of creativity into the fabric of our region make it an exciting one. Adding to the success of established arts and cultural programs in our area, in recent times several new initiatives have begun, marking an important time in our cities. We look to continue to develop such work so we may increasingly become a destination point for hardworking innovative individuals and tourists who can come and enjoy the strong culture and heritage here. It is our interest to support this initiative throughout its development and implementation. Feel free to contact me with any questions moving forward.

Sincerely,


Jonathan P. LaBonté
Mayor

Tizz E. H. Crowley, Ward One
Robert Hayes, Ward Two
Mary Lafontaine, Ward Three
Adam R. Lee, Ward Four



Leroy Walker, Ward Five
Belinda Gerry, At Large
David Young, At Large

Jonathan P. LaBonte, Mayor

IN CITY COUNCIL

ORDER 91-11022015

ORDERED, that the City Council hereby authorizes funding LA Arts \$5,000 in matching funds for a Maine Arts Commission grant they received to create a Cultural Plan for Lewiston/Auburn.