

# PLANNING BOARD MEETING MINUTES

## February 14, 2023

1. **ROLL CALL:** Riley Bergeron, Darren Finnegan, David Trask, Paul Jacques, Evan Cyr, Tim DeRoche, Stacey LeBlanc, Toni Ferraro, and Amanda Guerette.
2. **MINUTES:** Motion to approve January 10, 2023, meeting minutes made by David Trask and seconded by Toni Ferraro VOTE: 7-0-0 Motion passes minutes accepted.

Evan Cyr speaks to the length of the agenda, suggestion to table item #7 WORKSHOP/ RESOLVE 06-09062022/ ORDER 151-11072022. Riley Bergeron makes a motion to amend the agenda and table item #7 to a Special Meeting to be held on February 28, 2023, seconded by Stacey LeBlanc VOTE 7-0-0 Motion passes.

Katherine Cook, City Planner reports the applicant for agenda item #5 wishes to table this. Riley Bergeron makes a motion to amend the agenda and table item #5 until a date uncertain, seconded by David Trask VOTE 7-0-0 Motion passes.

3. **PUBLIC HEARING/ SITE PLAN REVIEW:** *American Development Group, LLC (ADG) is proposing Phase 2 of the Stable Ridge Apartments project at Parcel I.D. 229-007, 555 Court Street. This proposal includes five 12-unit apartment buildings with a total of 60 units and four garage structures. This proposal is pursuant to Chapter 60, Article XVI Division 2- Site Plan Review, Division 3 Special Exception, Division 4- Subdivision, Article IV Division 14- Form-Based Code and Maine Revised Statutes 30-A. 4402(6).*

**Staff Report:** John Blais, Eric Cousens, Katherine Cook

Deliberation amongst Planning Board members and staff regarding the traffic study that was completed, specifically Phase 1 vs Phase 2 numbers.

Toni Ferraro inquires about blasting from Phase 1.  
Staff received and addressed noise complaints during Phase 1. Staff make note the applicant did expand the area of abutters notification from 300 ft to 600 ft.

Evan Cyr clarifies this project is being reviewed as a special exception, not subdivision.  
Staff concurs.

**Applicants:** Mike Gotto of Stoneybrook Land Use, INC , and Jessica Klimek of American Development Group.

Mr. Gotto discusses the traffic study further and does clarify there will be more blasting with Phase 2.

Ms. Klimek speaks to the current occupancy rate for the Phase 1 apartments. Expresses high demand for two bedrooms and they currently have a waitlist. Phase 2 will be all two-bedroom apartments.

Motion to open Public Comment made by Paul Jacques and seconded by Toni Ferraro. **VOTE:** 6-0-1, Riley Bergeron abstains, motion passes.

Spencer Dunn of 530 Court St speaks opposed to Phase 2 and cites additional safety concerns due to increase of traffic volumes, high speeds; proposed turning lane hinders daily life of local residents.

Pam Rousseau of 745 West Auburn Rd speaks opposed to project due change in character of neighborhood, concerns about the cost for traffic light and water utilities from pump station.

Ryan Smith of 15 Weaver St speaks opposed to project; questions project categorized as residential vs. commercial; cites traffic concerns on Court St with addition of turning lane; disappointed in overall project.

Stephen Beale of 575 Johnson Rd asks for clarification for location of turning lane.

Bobby Morrisette of 212 Lake St speaks in favor of project; speaks in favor of local developer, cites local job creation, comments about high quality of this project.

B. Gervais of Stable Ridge speaks in favor of project; comments he moved from California to accept employment position in Maine based on housing, comments Auburn should focus on existing properties that have depreciated.

Elizabeth Dunn of 530 Court St speaks opposed to the project; shares concerns regarding demolition, blasting, light pollution, debris not disposed of, and traffic safety concerns.

Jeffrey Harmon of 34 Vista Dr speaks opposed to the project, comments that plan does not meet T 4.2B zoning ordinance or 60-2 form based code.

Motion to close public comment made by Riley Bergeron and seconded by Stacey LeBlanc. **Vote:** 7-0-0 Motion passes.

Evan Cyr asks Auburn staff how setbacks from road are determined.

Staff shows diagrams based on T 4.2B.

Additionally, Evan Cyr asks for clarification of term frontage, definition of street vs. road found in form-based code.

Evan Cyr asks when materials were posted for public.

Staff ensures materials have been available to the public since February 2, 2023. Additional items were added on 2/10/23 and due to technical difficulties the links were lost and remedied first thing the morning of 2/13/23 when staff was made aware.

Planning Board discusses with Auburn staff materials being posted or available to public for appropriate time. Website being down deemed "excusable error," not failure.

David Trask asks about pickup for debris. Amanda Guerette asks if there is a construction fence to contain debris from site.

Staff cites construction dumpsters on site and there is some fence (not a construction fence.) Staff defers to developer regarding safety fence.

Paul Jacques speaks in favor of the development for economic reasons. He agrees with need for different price points of properties in the city and diversifies the income for different neighborhoods.

Paul Jacques makes a motion to approve the Site Plan for the construction of the 60-unit multifamily housing project consisting of building 5-16,000 square feet, 3 story buildings with 90 parking spaces that exceeds the parking requirement of 75 spaces. The project meets the requirements of Sec. 60-1277, and further that the application meets the requirements of Site Plan Ordinance, Sec. 60-45, Sec.60.549, Sec. 60-554 of Multi-Family-Permitted Uses Under Division 14, T-4.2 of the Formed Based Code with the following conditions:

- a. No development activity until any bonding or inspection fees is determined by the Auburn Engineering Department.
- b. The applicant complies with AWSO letter dated January 19, 2023
- c. In-leu fee for off-site improvements related to transportation of \$37,809.30 to be paid upon the Certificate of Occupancy for the first constructed building in Phase II

Motion seconded by Darren Finnegan **Vote:** 3-4-0 Motion fails. \* *Note, YouTube recording verbalize tally of vote inaccurately (2-5-0)*

Evan Cyr calls a 3-minute recess.

**4. PUBLIC HEARING/ SUBDIVISION REVIEW:** *Mathew Violette is proposing to divide the parcel at 118 Gamage Avenue, Parcel I.D. 250-060 to create three residential building lots. This item is pursuant to Article XVI Division 4- Subdivision: and Article IV Division 14- Form-Based Code.*

Toni Ferraro discloses she was listing agent on this property in 2021. She cites she has zero monetary interest; sale of lot was not contingent on subdivision and was not a member of the Planning Board at that time.

Evan Cyr calls for a vote to allow Toni Ferraro to continue with the item without being biased. All members vote in favor. Toni Ferraro is allowed to continue on.

**Staff Report:** Katherine Cook

Planning Board and Staff deliberation regarding lot size and other specs. Staff referenced the packet of information.

Applicant: Jim Corbin of Terradyn Consultants representing owner, Matthew Violette. Corbin recognizes need for shared driveway, all access from existing curb cuts.

Motion to open public comment made by Darren Finnegan and seconded by David Trask.

Matt Kovacevich of 112 Gamage Ave states speaks opposed; concerns regarding curb cutouts and storm runoff resulting in flooding.

Audrey Murphy of 4 Pineway Dr speaks opposed; she continues to read Matt Kovacevich's prepared statement. Shares concerns for development.

Jordy Knoren of 119 Gamage Ave speaks opposed due to privacy issues.

Stephen Beale of Shepley St speaks opposed due to driveway access and exits.

Motion to close public info session made by Toni Ferraro and seconded by Darren Finnegan **Vote:** 7-0-0 Motion passes.

Darren Finnegan makes a motion to approve the subdivision of the parcel at 118 Gamage Avenue, Parcel I.D. 250-060 to create three residential building lots and waive the Sec. 60-1367 recreation requirements.

. Seconded by Toni Ferraro. **Vote:** 5-2-0 Motion passes.

Motion to proceed with items 6, 8, and 9 not to exceed a time limit of 10:30pm made by Stacey LeBlanc and seconded by Riley Bergeron. **Vote:** Unanimous Motion passes.

- 5. PUBLIC HEARING/ TEXT AMENDMENT:** Public hearing on a text amendment involving definitions and use standards related to Public Safety Facilities, Detention Facilities, Correctional Facilities and/ or Government Offices at a site on which the use does not currently exist. The proposed text amendment includes amendments to Chapter 60, Article I, Section 60-2 Definitions and Chapter 60, Article IV. District Regulations. This item is pursuant to Chapter 60 Article XVII Division 2- Amendment to the Zoning Ordinance or Zoning Map.

**Staff Report:** Eric Cousens

Motion to open public comment made by Stacey LeBlanc and seconded by David Trask

Seeing none, motion to close public comment made by David Trask and seconded by Toni Ferraro

Riley Bergeron make a motion for a favorable recommendation

**6. ELECTION:**

Designate new chairperson to serve on the planning board. Toni Ferraro nominates Stacey LeBlanc as chairperson. **Vote:** 6-0-1, motion passes. Riley Bergeron nominates Paul Jacques as vice chairperson. **Vote:** 6-0-1, motion passes.

**7. PUBLIC COMMENT:**

**8. MISCELLANEOUS:**

Upcoming Agenda Items  
Review of policies and procedures (time permitting)

**9. ADJOURNMENT:**

Motion to adjourn is made by Toni Ferraro and seconded by Riley Bergeron. **Vote:** 7-0-0 Motion passes, meeting adjourned.