



# City of Auburn, Maine

Planning & Permitting Department

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## PLANNING BOARD AGENDA

October 10, 2023 – 6:00 p.m.

City Council Chambers, 60 Court Street

**Revised 10/05/2023**

1. **ROLL CALL:**
2. **MINUTES:** Review September 12, meeting minutes. All meetings are available on YouTube <https://www.youtube.com/c/CityofAuburnMaine>
3. **PUBLIC HEARING/ZONING MAP AMENDMENT T-4.2B “AREA B”:** Amend the official zoning map of the City of Auburn entitled “City of Auburn, Zoning Map, dated May 16, 2016,” revised through its current date and revisions, as provided under Sec. 60-5 of the Zoning Ordinance, to rezone certain land area from the Urban Residence zoning district and the Low-Density Country Residence zoning district to the Traditional Neighborhood Form Based Code T-4.2B zoning district. This area is generally located near Vickery Road. This item was initiated by the City Council and is pursuant to Chapter 60, Article XVII, Division 2 of the Code of Ordinances.
4. **PUBLIC HEARING/ZONING TEXT AMENDMENT:** Amend Sec. 60-2- (Definitions) of the Zoning Ordinance to reduce the minimum dwelling unit size from 700 square feet to 400 square feet and to reduce the minimum accessory dwelling unit size from 700 square feet to 190 square feet. This item was initiated by the Planning Board and is pursuant to Chapter 60, Article XVII, Division 2 of the Code of Ordinances.
5. **WORKSHOP/ TEXT AMENDMENT:** Proposed Amendments to Chapter 60, Article XII, Division 4- Lake Auburn Watershed Overlay District pertaining to animal farms, agricultural buffer strips, septic system buffer strips, and private sewage disposal systems and subsurface wastewater standards and requirements. The text changes in this proposal have been initiated by the City Council and are pursuant to Chapter 60, Article XVII, Division 2- Amendment to the Zoning Ordinance or Zoning Map.
6. **WORKSHOP/ MAP AMENDMENT:** Consider amending the official zoning map of the City of Auburn entitled “City of Auburn, Zoning Map, dated May 16, 2016,” revised through its current date and revisions, as provided under Sec. 60-5 of the Zoning Ordinance changing all areas in the Low-Density Rural Residence or Rural Residence (RR) zoning district within the Lake Auburn watershed to the Low-Density Country Residence (LDCR) zoning district. This map change is pursuant to Chapter 60, Article XVII, Division 2- Amendment to the Zoning Ordinance or Zoning Map.
7. **WORKSHOP/ MAP AMENDMENT:** Consider Changing the Lake Auburn Watershed Boundary to reflect the actual drainage boundary based on existing topography of the land and

known groundwater flows. This new boundary matches the conservative DWP potential boundary line which was peer reviewed and agreed upon by Maine Drinking Water Program and recommended by the Lake Auburn Ad-Hoc Group. This map change is pursuant to Chapter 60, Article XVII, Division 2- Amendment to the Zoning Ordinance or Zoning Map.

8. **WORKSHOP/ MAP AMENDMENT:** New zone considerations for area outside the new Lake Auburn watershed boundary in the Gracelawn Road/ Mount Auburn Avenue area.

9. **PUBLIC COMMENT:**

10. **MISCELLANEOUS:**

- a. Upcoming Agenda Items

11. **ADJOURNMENT**

Auburn Planning Board meetings can be viewed LIVE on the City of Auburn YouTube channel (<https://www.youtube.com/c/CityofAuburnMaine>), and on Great Falls Television (Spectrum Cable Channel 11) when they are held.

Following live broadcasts, Planning Board meetings are *rebroadcast* at 7:00AM, noon, and 7:00PM on Tuesdays on GFTV and are available anytime on our YouTube channel.