



# City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

60 Court Street | Auburn, Maine 04210

[www.auburnmaine.gov](http://www.auburnmaine.gov) | 207.333.6601

Date: October 10, 2023

To: Auburn Planning Board

From: Katherine Cook, Planning Coordinator

**Re: Staff Report on proposed map change to move the Lake Auburn Watershed Overlay boundary to match topographical watershed**

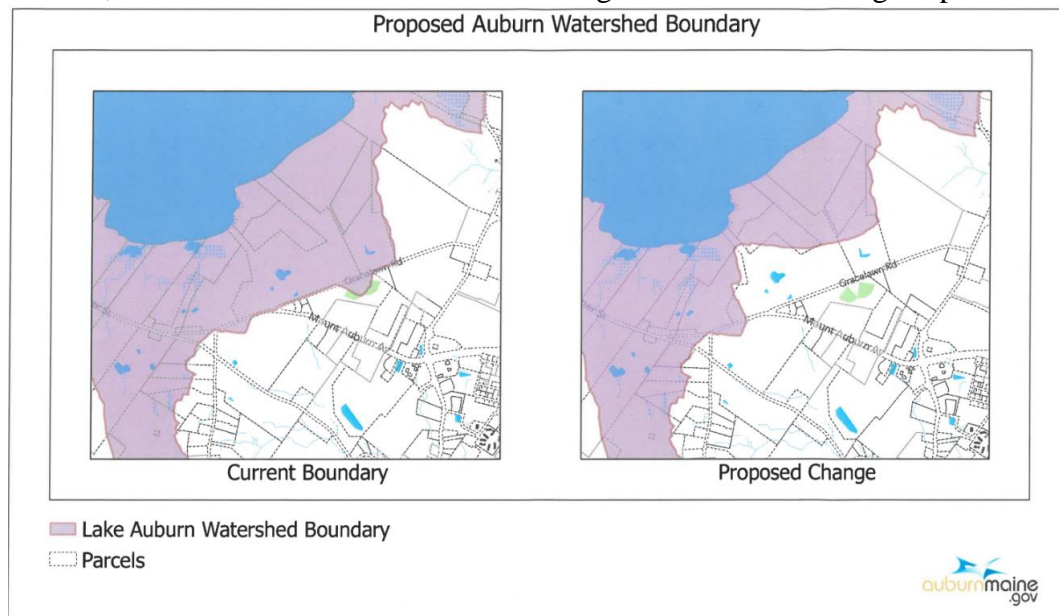
**Updated 10/5/2023**

- I. **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 line which was peer reviewed and agreed upon the 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.

- II. **Background:** The City recognized that the Lake Auburn Watershed Boundary had changed from their previous understanding at the end of 2021 based on the report, “A Regulatory, Environmental, and Economic Analysis of Water supply Protection in Auburn, ME”. In the months that followed, the Planning Board and City Council held several hearings on changing the

zoning in the area that was formally, but no longer in the Lake Auburn Watershed from Agriculture and Resource protection to the GB district and move the boundary in the Future Land Use Plan in the Comprehensive Plan to the Community Development District (CDD). Following a petition to change the Lake Auburn Watershed Overlay boundary, the watershed boundary line reverted to what it was prior to March 21, 2022. Since then, the Auburn Water and Sewer District, the City of Auburn, and the City of Lewiston have conducted peer reviews of the hydrogeological features of the Gracelawn area. The Maine Drinking Water Program (DWP) agrees with the CDM Smith finding that the “DWP Potential Boundary” shown in the attached memo is a conservative boundary that can be established with available data. DWP also suggested that further studies should be conducted to move the boundary even closer to the lake in this area. All parties involved in the long process to delineate the accurate Lake Auburn watershed boundary agree that the “DWP Potential Boundary” is the best delineation based on available data.

The purpose of this workshop is to update the City’s Lake Auburn Watershed Overlay Map on our GIS system to match the agreed upon boundary shown as “DWP Potential Boundary” in Figure 1 - 0



Site Plan Depicting Areas of Uncertainty, and “Proposed Change” in the Proposed Auburn Watershed Boundary Map (attached). The purpose of this workshop is to discuss these changes, answer any questions that the planning board has outlying, and prepare for a public hearing and action in November. Relevant meetings and actions up to this point have been listed below.

### **Previous Meetings and Actions:**

- **Oct. 1, 2021**—A Regulator, Environmental, and Economic Analysis of Water Supply Protection in, Auburn ME. Report resulted in a watershed boundary change.
- **Dec. 21, 2021**—City Council directive to forward recommendation on changing Gracelawn area (148 acres) from AG to CDD and moving CDD boundary to match new watershed boundary.
- **Jan. 3, 2022**—City Council Workshop on changing 148 acres from AG to CDD boundary to match new watershed boundary on the southern part of Lake Auburn.
- **Jan. 11, 2023**—Planning Board Workshop on amending 148 acres near the Gracelawn area from AG to CDD to match the watershed boundary.
- **Feb. 8, 2022**—Planning Board Public Hearing on changing Gracelawn Area zoning from AG to GB and moving CDD boundary update from 2021 Comprehensive Plan. Favorable Recommendation.
- **Mar. 7, 2022**—City Council first reading on amending 148 acres in the Gracelawn area to GB and moving CDD to match the new watershed boundary.
- **Mar. 21, 2022**—City Council second reading on amending what has changed to 120 acres in the Gracelawn area to GB and moving CDD to match the new watershed boundary. Passes.
- **Aug. 9, 2022**—City Clerk verifies a citizens’ petition to repeal Ordinance 08-03072022
- **Sept. 6, 2022**—City Council Repeals Ordinance 08-03072022 which reverts the watershed boundary to what it was before March 21, 2022, and reverts the zoning in this area from GB back to AGRP.
- **Sept. 5, 2023**—Maine Drinking Water Program (DWP) concurs with the “DWP Potential Boundary” depicted in in Figure 1 – Site Map Depicting Area of Uncertainty
- **Sept. 18, 2023**— “DWP Potential Boundary” was approved by Maine Drinking water following a peer review.
- **Sept. 26, 2023**—Lake Auburn Water Quality Ad-Hoc Committee issues memorandum recommending that AWSO and LWD forward the new watershed boundary to Maine Drinking Water for Approval.

III. **Planning Board Action:** Provide questions, comments, feedback, staff, and initiate a public hearing on these items in November.