



City of Auburn, Maine

Planning & Permitting Department

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PLANNING BOARD AGENDA

December 12, 2023 – 6:00 p.m.

City Council Chambers, 60 Court Street

1. **ROLL CALL:**
2. **MINUTES:** Review November 12, 2023, meeting minutes. All meetings are available on YouTube <https://www.youtube.com/c/CityofAuburnMaine>.
3. **PUBLIC HEARING/ MAP AMENDMENT (TABLED BY THE PLANNING BOARD ON NOVEMBER 14):** 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 by amending City Assessor’s Parcel ID 174-004-001, located on Riverside Drive, from the Agriculture and Resource Protection (AGRP) zoning district to the Low-Density Rural Residence or Rural Residence (RR) zoning district. This zoning amendment has been initiated via petition and is pursuant to Chapter 60, Article XVII, Division 2 Amendment to the Zoning Ordinance or Zoning Map.
4. **PUBLIC HEARING/ CONTINUANCE:** Consider granting a variance to continue a former lawfully nonconforming home with a new apiary at 170 Penley Corner Road, City Assessor’s Parcel I.D. 137-030. This proposal is pursuant to Chapter 60, Article IV, Division 2- Agriculture and Resource Protection District, and Sec. 60-79 (5).
5. **PUBLIC HEARING/ SITE PLAN REVIEW/ SPECIAL EXCEPTION:** Trillium Engineering Group is proposing a 16,950 square foot warehouse addition to their existing warehouse and office building at 353 Riverside Drive, City Assessor’s Parcel I.D. at 202-005. This proposal is pursuant to Chapter 60, Article IV, Division 12- General Business District, Article XVI, Division 2- Site Plan Review; and Division 3- Special Exception; and Article XIII, Division 2-Floodplain Overlay District.
6. **PUBLIC HEARING/ SITE PLAN REVIEW/ SPECIAL EXCEPTION:** American Development Group, LLC is seeking approval to a Site Plan Revision to Phase 2 of their Stable Ridge project located at 555 Court Street, City Assessor’s Parcel I.D. 229-007. The proposed revision consists of converting the single-story barn to a two-story multi-use barn with garage/ storage space, leasing office, and four apartments. This item is pursuant to Chapter 60, Article IV Division 14- Form Based Code; Division 2- Site Plan Review; and Division 3- Special Exception.
7. **EXTENSION:** BWC Gulf Island Pond, LLC, is requesting a one-year extension of the Site Plan approval for the project referred to as the Auburn Solar Project located at 224 East Waterman Road, City Assessor’s Parcel I.D. 393-010. The Planning Board will review the extension request under Sec. 60-1308 of the City of Auburn's Code of Ordinances- Expiration of Approval.
8. **WORKSHOP/ UPCOMING ZONING DISCUSSIONS:** Review possible zoning text and map amendments for future consideration. These include initiating zoning map amendments near Vickery Road and in East Auburn near Andrew Drive. Also consider possible amendments to Chapter 60 of the City of Auburn’s Code of Ordinances to comply with LD 2003.
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.