

Planning Board Meeting Minutes 4/11/2023

1. **ROLL CALL:** Timothy Deroche*, David Jacques, Paul Trask, Stacey LeBlanc, Evan Cyr, Amanda Guerette* and Riley Bergeron.
*=elevated to full member for this meeting
Absent: Toni Ferraro and Darren Finnegan
2. **MINUTES:** March 28, 2023, meeting minutes will be reviewed on May 9, 2023. All meetings are available on YouTube <https://www.youtube.com/c/CityofAuburnMaine>
3. **PUBLIC HEARING/ SITE PLAN REVIEW: Auburn Suburban Baseball and Softball is proposing the development of a new ballfield facility comprised of three ball fields, one practice in-field, concessions and meeting building, field lighting, batting cages, and parking facilities. The development will take place on an approximately 29.93-acre parcel at Parcel I.D. 217-002, between Garfield Road, Stevens Mill Road and Hotel Road. This item is pursuant to Chapter 60, Article IV, Division 5- Suburban Residence (SR) District, Chapter 60, Chapter 60, Article XVI, Division 3- Special Exception, and Chapter 60, Article XVI, Division 2- Site Plan Review.**

Staff Report: John Blais

Evan Jones of Jones Associates, on behalf of applicant, discusses parking assessments and concerns with 2 fields in use and future foot path.

Planning Board members raise questions about limiting play to 2 fields; ask for clarification for parking prohibitions, parking enforcement, traffic, and speed concerns. Staff clarifies that traffic movement permit requests no parking on Stevens Mill Rd and Hotel Rd for first 300 feet and limits play to 2 fields. Staff cites police department and public works for parking enforcement.

Motion to open public comment made by Evan Cyr and seconded by Riley Bergeron.

VOTE: 7-0-0 Motion passes.

Tim Simpson of 57 Rafnell St speaks in favor of ballfield as a "great neighbor," voices concerns indicative of use regarding noise, light pollution, funding and pesticide issues with wetlands.

Motion to close public comment made by Evan Cyr and seconded by David Trask.

VOTE: 7-0-0 Motion passes.

Motion is made by Evan Cyr and seconded by David Trask to approve the Site Plan for the proposed Auburn Suburban Baseball & Softball fields, the project meets the requirements of Chapter 60, Article IV, Division 5- Suburban Residence (SR) District, Chapter 60, Article XVI, Division 3- Special Exception, and Chapter 60, Article XVI, Division 2- Site Plan Review with the following conditions:

- a. *No development activity until any bonding or inspection fees are determined by the Auburn Engineering Department.*
- b. *Approved Traffic Movement Permit.*
 - i. *No parking along Stevens Mills Road and Hotel Road along the first 800' in either direction at the intersection of Stevens Mills Road and Hotel Road.*
 - ii. *Stop Bar on Stevens Mill Road/Hotel Road.*
 - iii. *Tree Clearing on the corner of Stevens Mill Road/Hotel Road.*
 - iv. *Limit Playing on two fields at one time.*

VOTE: 7-0-0, Motion passes.

4. **PUBLIC HEARING/ SITE PLAN REVIEW: Jim Wu is proposing the development of a two (2) building, 21-unit apartment complex with parking on the 1.22-acre site at 405 Center Street, Parcel I.D. 271-065. This item is pursuant to Chapter 60, Article IV, Division 12- General Business (GB) District; and Chapter 60, Article XVI Division 2-Site Plan Review.**

Staff Report: Eric Cousens

Jim Corbyn from Terradyn Consultants, on behalf of applicant, presents site plans.

Motion to open public comment made by Paul Jacques and seconded by Riley Bergeron.

VOTE: 7-0-0, Motion passes.

No public comment.

Motion to close public comment made by Paul Jacques and seconded by Evan Cyr.

VOTE: 7-0-0, Motion passes.

Motion is made by David Trask and seconded by Tim DeRoche to approve the development of a two (2) building, 21-unit apartment complex with parking on the 1.22-acre site at 405 Center Street, Parcel I.D. 271-065 pursuant to Chapter 60, Article IV,

Division 12- General Business (GB) District; and Chapter 60, Article XVI Division 2-Site Plan Review, with the following conditions:

No development until any bonding or inspection fees are determined by the Auburn Engineering Department.

VOTE: 7-0-0, Motion passes.

5. **PUBLIC HEARING/ SPECIAL EXCEPTION: Isabella Pray is proposing adding an outdoor walk-up window use to their existing business at 41 Steven's Mill Rd., Parcel I.D. 208-043. This item is pursuant to Chapter 60, Article IV, Division 13- Minot Avenue (GBII), and Chapter 60, Article XVI, Division 3- Special Exception.**

Staff Report: Eric Cousens

Applicant not present.

Motion to open public comment made by Riley Bergeron and seconded by Evan Cyr.

VOTE: 7-0-0, Motion passes.

No public comment.

Motion to close public comment made by Evan Cyr and seconded by David Trask. **VOTE:** 7-0-0, Motion passes.

Planning Board discusses parking and traffic concerns at intersection of Court St and Stevens Mills Rd.

Motion is made by Tim DeRoche and seconded by Evan Cyr to approve an outdoor walk-up window use at the existing business at 41 Stevens Mill Rd., Parcel I.D. 208-043 pursuant to Chapter 60, Article IV, Division 13- Minot Avenue (GBII), Chapter 60, Article XVI, Division 3- Special Exception, and Chapter 60, Article XVI Division 2-Site Plan Review.

Subject to the following conditions:

Applicant must have available bathroom for customers and no parking signs posted on Court St in front of said establishment and on Stevens Mills Rd beside said establishment.

VOTE: 7-0-0, Motion passes.

6. **PUBLIC HEARING/ SPECIAL EXCEPTION/ SITE PLAN REVIEW: John F. Murphy Homes, Inc is proposing an eight-bed care home located off Hotel Road, Parcel I.D. 237-070-001. The proposal is pursuant to Chapter 60, Division 5- Suburban Residence (SR) District, Chapter 60, Article XVI, Division 2- Site Plan Review, Chapter 60, Article XVI, Division 3- Special Exception, and Chapter 60, Article XII, Division 5- Shoreland Overlay District (SLO).**

Staff Report: John Blais and Eric Cousens

Mike Gotto from Stoneybrook Land Use, Inc., on behalf of the applicant, presents site plans.

Motion to open public comment made by Evan Cyr and seconded by Riley Bergeron.

VOTE: 7-0-0, Motion passes.

Morgan Hopkins of 16 Topaz Circle in Granite Mill Estates speaks opposed to approving the facility; cites concerns about zoning, ordinance and special exception conditions being met.

Ryan Smith of 14 Weaver St speaks about state statute regarding intermediate care facilities with 8 or fewer persons licensed by the state considered single family use for zoning purposes; has concerns about Shoreland zoning and buffering for residents.

Resident of 32 Lepidolite Ct in Granite Mill Estates speaks opposed to approving the facility; cites concerns about light pollution in parking lot, depreciation of property value.

Suzanne Levesque of 50 Rubellite Ln in Granite Mill Estates speaks opposed to approving the facility, cites concerns about light pollution, ground water issues, depreciation of property value, staff security on premise.

Motion made by Evan Cyr and seconded by David Trask to close public comment. **VOTE:** 7-0-0, Motion passes.

Discussion amongst Planning Board and Staff regarding beaver dams on Taylor Brook, potential tax contributions from facility, concerns/solutions regarding light pollution from proposed parking lot.

Mike Gotto discusses options to turn lights off in parking lot for night shift or adding a shield.

Further discussion amongst Planning Board regarding buffering, conditions to mitigate light pollution.

Motion made by Evan Cyr and seconded by Riley Bergeron to table public hearing to a date certain to be the next Planning Board meeting to allow the applicant and developer to address concerns regarding buffering on the site.

Staff clarifies the next Planning Board meeting is May 9, 2023.

VOTE: 6-1-0, Motion passes.

7. **PUBLIC COMMENT:**

8. **MISCELLANEOUS:**

- a. Upcoming Agenda Items
- b. Review of policies and procedures (time permitting)

9. **ADJOURNMENT**

Motion to adjourn made by Tim DeRoche and seconded by Evan Cyr. **VOTE:**7-0-0, Motion passes.