

## Planning Board Meeting Minutes 5/9/2023

1. **ROLL CALL:** Amanda Guerette\*, Timothy Deroche\*, Evan Cyr, Paul Jacques\*\*, David Trask, Darren Finnegan and Riley Bergeron.

\*=elevated to full member for this meeting

\*\*=elevated to Chair

**Absent:** Toni Ferraro and Stacey LeBlanc

2. **MINUTES:** Motion to approve March 28, 2023, and April 11, 2023, meeting minutes made by Evan Cyr and seconded by David Trask. VOTE: 7-0-0 Motion passes minutes accepted. All meetings are available on YouTube

<https://www.youtube.com/c/CityofAuburnMaine>

3. **PUBLIC HEARING/ TEXT AMENDMENT: City Council Directs Planning Board to make a recommendation on whether to eliminate the income standard in all areas outside the Lake Auburn watershed overlay as an ordinance text amendment as shown on the attached proposed text changes. This item is pursuant to Article XVII Division 2 & 3. as shown on the proposed text changes available at**  
<https://www.auburnmaine.gov/pages/government/planning-board-agendas> and in the planning department in city hall. This item is pursuant to Chapter 60, Article XVI, Division 2-Amendment to the Zoning Ordinance or Zoning Map

**Staff Report:** Eric Cousens

Planning Board members discuss and raise questions regarding the City's Comprehensive Plan, LD 2003, and resource protections currently in place. Staff clarifies that LD 2003 is going through the State House. Staff gives examples of resource protections in place: shoreland zoning, flood plan ordinance, Taylor Pond Watershed, and state standards for protecting natural resources.

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

Jeff Harmon of 34 Vista Dr speaks against making a text amendment, urges Planning Board to review the goals of the Comprehensive Plan.

Stephen Beal of 575 Johnson Rd discusses four proposals, suggests utilizing Federal Land Bank and Farm Credit Service for value judgments.

Camille Parrish of 42 Lake St speaks opposed to text amendment to Ag zone, cites potential unnecessary increase in property taxes due to sprawl.

Katie Boss of 7 Morse St speaks in favor of city staff recommendation, urges Planning Board to determine how proposals align with Comprehensive Plan and the consequences of moving away from that plan.

Rita Mae Morin representing 150 Sopers Mill Rd, 4<sup>th</sup> generation farmer, speaks in favor of protecting the AGRP zone in order to preserve function of working farms.

Chelsea Eaton of 576 Trapp Rd speaks about concerns in dip of city services, increase in property taxes due to sprawl.

John Cleveland of 183 Davis Ave speaks about legal jeopardy that arises from inconsistencies between zoning changes and Comprehensive Plan.

Rob Nielson of 1045 Old Danville Rd speaks in favor of preserving Ag zone for wildlife habitat and open space for recreation.

Ryan Smith of 14 Weaver St refers to LD 2003 and Comprehensive Plan to help define zoning, asks about results from community surveys regarding zoning.

Pam Rousseau of 745 West Auburn Rd speaks in favor of preserving Ag zone for open space for recreation, states taxes will not cover city services needed.

Mike Ouellette of 242 West Auburn Rd speaks opposed to rezoning of AGRP zone, recognizes need for new housing but states proposed changes in zoning would result in large development of subdivision, doesn't coincide with city's Comprehensive Plan.

Peter Moore of Pownal Rd and Jordan School Rd speaks in support of proposed zoning text changes to Ag zone, states non-resident landowners in Ag zone should have same rights as existing Ag zone residents.

David Haines of 384 Butler Hill Rd

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

4. **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).**

**WORKSHOP/ TEXT AMENDMENT: Consider amending Sec. 60-500 (2), Sec. 60-526 (2), and Sec. 60-579 (2) of the zoning ordinances to increase the maximum building coverage in the General Business (GB) and Minot Avenue (GBII) zoning districts from 30 percent coverage to 60 percent coverage, and increase the maximum building coverage in the Industrial (ID) zoning district from 40 percent coverage to 60 percent coverage as shown on the attached proposed text amendments. This topic is pursuant to Sec. 2-471.- Workshop or informational meetings.**

**REVIEW PLANNING BOARD POLICIES AND PROCEDURES:**

**5. PUBLIC COMMENT:**

**6. MISCELLANEOUS:**

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

**7. ADJOURNMENT**