

DRAFT
Planning Board Meeting Minutes
August 10, 2023

ROLL CALL: Toni Ferraro, Evan Cyr, Tim Deroche*, Stacey LeBlanc, Paul Jacques and Riley Bergeron

* = Elevated to full member

Absent: Amanda Guerette, David Trask & Darren Finnegan

MINUTES: No meeting minutes. All meetings are available on YouTube

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

PUBLIC HEARING: 405 Center Street: *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 presented by Katherine Cook

Motion to open Public Comment made by Riley Bergeron and seconded by Paul Jacques. Seeing no one, motion to close Public Comment made by Riley Bergeron and seconded by Evan Cyr.

Evan Cyr asks question about waiver.

Jim Corbin from Terradyn Consultants is a representative for the applicant answers questions and explains changes into layout/site plan.

Motion made by Riley Bergeron 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:

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

Seconded by Tim DeRoche **VOTE: 6-0-0 Motion Passes**

PUBLIC HEARING/ SPECIAL EXCEPTION: Reflections Auto Sales: *Jennifer Winship is proposing an auto sales business as 512 Washington Street North, Parcel I.D. 199-073. This proposal is pursuant to Chapter 60 Article XVI Division 2-Site Plan Review, Chapter 60, Article XVI, Division 3.- Special Exception, and Chapter 60, Article IV, Division 12.- General Business District.*

Staff Report presented by John Blais

Discussion with Planning Board members and Staff about site plan, tree buffer and parking questions. A lot of changes made to site plan to address traffic concerns.

Representative for the applicant answered questions from Planning Board.

Motion to open Public Comment

Evan Cyr makes a motion to approve the proposed car dealership at the existing building located at 512 Washington Street North. The Site Plan for the proposed development, meets the requirements pursuant to Chapter 60, Article IV Division 12, Sec. 60-499, (b), (3) and Division 2 and 3 of Article XVI, .Sec. 60-1277, and further that the application meets the requirements of Special Exception, Sec. 60-1336 of the City of Auburn Ordinances with the following condition.

- 1.) No more than 4 vehicles for sale at any one time.
- 2.) Note be added to the site plan, at least one spot on the lot shall remain for residential use.
- 3.) Project may not move forward until the applicant provides a buffer plan for the southwestern lot line that meets the requirements.

Seconded by Toni Ferarro **VOTE 5-1-0 Motion carries.**

Evan Cyr makes a motion to suspend rules and move item #7 to be moved up before item #5, seconded by Tim DeRoche VOTE 6-0-0

PUBLIC COMMENT:

Mike Ouellette 242 West Auburn Rd – concerned about the zone changing information being confusing. Frustrated with the process and information provided.

Stephen Beal 575 Johnson Rd – Speaks in support of Planning Staff and their workload, understanding there have been intense conversations and hard work done by Staff. Mr. Beal also clarified some of the comments made by the previous speaker.

WORKSHOP/ TEXT AMENDMENT: *Consider Amending Sec. 60-2.- Definitions to eliminate the minimum dwelling size pursuant to Chapter 60, Article XVII, Division 2- Amendment to the zoning ordinance or zoning map.*

Staff Report presented by John Blais, shares housing analysis. Discussion amongst staff and Planning Board members.

WORKSHOP/PROJECT INFORMATION: *Chestnut/Miller Street PAL Center update, street discontinuance and Land and Water Conservation Fund land swap.*

Staff Report presented by John Blais, shares map, discussing changes suggested for the new PAL Center Development.

Evan Cyr makes a motion to initiate Planning Board action to hold a Public Hearing for the discontinuance of Chestnut St and the realignment of Miller St. Seconded by Tim DeRoche

VOTE 6-0-0 Motion carries

MISCELLANEOUS:

- a. Upcoming Agenda Items
 - i. Recycling Facility
 - ii. Life Forest Conservation Cemetery
 - iii. Warehouse on Center St. extension request

ADJOURNMENT

Motion to Adjourn made by Evan Cyr and seconded by Riley Bergeron

VOTE 6-0-0 Motion carries