



City of Auburn, Maine

Planning & Permitting Department

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PLANNING BOARD AGENDA *as of February 6th 2024*

****Fairview Wedding Barn has been withdrawn and removed from the agenda****

February 13th 2024 – 6:00 p.m.

City Council Chambers, 60 Court Street

- 1. ROLL CALL:**
- 2. BOARD MEMBER RECOGNITION:**
- 3. CITY MANAGER CIP OVERVIEW:**
- 4. MINUTES:** Review January 9th, 2023, meeting minutes. All meetings are available on YouTube <https://www.youtube.com/c/CityofAuburnMaine>.
- 5. PUBLIC HEARING/ EXTENSION/ SITE PLAN AMENDMENT:** Hexagon Solar is requesting a second extension to their original planning board approval from March 2021, located at Parcel I.D.s 325-030, 326-001, and 326-001-001. The applicant also proposes a site plan amendment reducing the size of the project from 4 MW to 0.99 MW.
- 6. PUBLIC HEARING/ TEXT AMENDMENT:** Consider adding Sec. 60-1383. Effective Date and Applicability Date of Ordinance #26-112023. This text change would delay the applicability date of amending approximately 60 acres in parts of Parcel ID 289-001, 289-002, and 277-026 from the Agriculture and Resource Protection (AGRP) zoning district to the General Business (GB) zoning district until July 1, 2024. City Council has proposed this text change to allow residents and the City Council time to determine whether additional amendments related to this item are desirable. The proposal was initiated by the city and is pursuant to Chapter 60, Article XVII, Division 2 Amendment to the Zoning Ordinance or Zoning Map.
- 7. TEXT AMENDMENT/ ZONING BOARD OF APPEALS:** City Council initiated an amendment to the Auburn Code of Ordinances to reinstate the Zoning Board of Appeals by reincorporating the entirety of Chapter 60, Article XV with some amendments. This proposal is pursuant to Chapter 60, Article XVII, Division 2 Amendment to the Zoning Ordinance or Zoning Map.
- 8. PUBLIC COMMENT:**
- 9. CHAIRPERSON VOTE:** Vote on who will serve as chair and co-chair for 2024.
- 10. AD-HOC COMMITTEE VOTE:** Vote on two planning board members to join an Ad Hoc committee to review the City of Auburn's ordinances for consistency with Maine state law, LD 2003.
- 11. SNRB REPRESENTATIVE VOTE:**
- 12. WORKSHOP:** Review LD 2003 Rulemaking and interaction with Auburn Zoning Ordinances
- 13. MISCELLANEOUS:**
 - a. Upcoming Agenda Items
- 14. 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.