

Committee Comments Regarding AG Zone

From: Kenneth Bellefleur

To: 'Auburn CPC

Sent: Sunday, March 22, 2009

Subject: Comments and questions regarding the 3/19 meeting

Hello all,

During the meeting there were some comments made regarding the city having to repave Jackson Hill Road for people from Minot, I think that the comments miss the mark a bit. Auburn is a service center community. A piece of that service center is business and retail. I would think that we would be looking at this as not something that was done for the people of Minot, but as something we did for our businesses. Our businesses pay the lions share of the taxes in Auburn and as has been stated many times provide the least burden on these services. One thing that business needs for their customers and employees to travel and to move their goods and materials around is good roads.

Comments were made about people profiting from converting AG land into buildable lots. The last change to the Comp Plan and land use map was just that. Land was converted from AG/RP to RR for a developer at the request of a councilor. This conversion would allow for the building of a new road to allow more lots. Without doing any research, I would bet that most conversions of AG/RP land were done for profits. That is the reality of the situation.

Comments were made regarding the comparison of Auburn and Turner overheads and tax bases being like comparing apples and oranges. In part, I can agree with this, but the comments seemed to insinuate that the advantage was to Turner. While Turner does not provide the same level of services as Auburn, Turner also has much less business than Auburn. As we have discussed many times on the committee, business in general pays more taxes than it demands in services. I am not so sure that the advantage is to Turner.

Mr. Miller commented that there was due process for making changes to the Comp Plan and Zoning Map. In the attachments sent out just prior to the meeting, I have documented an example of due process being manipulated by staff to deny me due process. I have also documented one example of staff approving a project that should not have been approved

based on the zoning ordinance and one example of staff recommending and supporting a project that was not supported by the zoning ordinance. As this is only one small sample area, I would speculate that there could be many more examples documented in the files at city hall. As a citizen and an effected party this concerns me. I would hope that it is also a concern to all of you.

Lastly, as we left the meeting it occurred to me that I was not clear on what we are trying to accomplish as an outcome of our discussions on the AG/RP zone. Are we trying to reach a decision on what we will do with the AG/RP zone? Are we trying to come up with some criteria we will apply when discussing the areas that we have broken the city into?

Thanks and Regards,

Ken

From: Dan Bilodeau

To: Auburn CPC

Sent: Tuesday, March 24, 2009

Subject: Comments and questions regarding the 3/19 meeting

I would agree with street frontage converted to RR on the North River Road, if any development is in the Androscoggin watershed, this development should be required to abide by Low Impact Development standards. What set back from the road are you proposing for the RR to extend to? 400 feet? Maybe think about reducing it to provide a "view shed"corridor along the river and provide a vegetative buffer for runoff create by RR permitted uses. 250-300 foot wide strip or a strip based on the topography and/or shoreland zoning might be recommended in the plan.

Dan

From: Richard Whiting

Sent: Friday, November 07, 2008

To: Roland Miller, David Galbraith

Subject: Ag Zone Idea

Hi Roland/David, I was listening to MPBN this afternoon and there was a great talk on Speaking in Maine by a Harvard MBA on "Grasping With Energy Crisis and Risk." I think it can be heard on their website, www.mpbn.org. He discussed the great inefficiencies of transporting fruit, vegetables, etc., great distances, which isn't a new idea, but it got me thinking about new uses for the AG zone that would make keeping it more defensible. We could encourage development of hydroponic greenhouses (like up in Skowhegan/Madison-tomatoes), encourage more interaction with USDA, and maybe ABDC could look to attract more agricultural processing/transportation taking advantage of industrial/transportation infrastructure near ARP zones.

Rick