

City of Auburn, Maine

"Maine's City of Opportunity"

Office of Planning & Development

PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2nd Floor

Tuesday, January 12, 2016 6:00PM

1. ROLL CALL:

2. MINUTES: Approval request of the October 13, 2015 and the November 10, 2015 meeting minutes.

3. NEW BUSINESS and PUBLIC HEARING:

A. Stuart Davis, Professional Land Surveyor, an agent for CORG, LLC, is seeking approval of a Special Exception and Site Plan Review application for an Auto Sales and Auto Service business in the General Business (GB) District for a property located at 1194 Center Street (PID # 324-024), pursuant to Sec. 60- 499 (b), 3; (Special Exception in GB zone); Section 60-1277 (Site Plan Review) and Sec. 60- 1336 (Special Exception).

4. NEW BUSINESS:

A. The Staff will ask the Planning Board to initiate a Zoning Ordinance text amendment to Article XV, Board of Appeals.

5. OLD BUSINESS:

A. Staff will present a final draft of an "Adaptive Re-use" Ordinance, based on the Planning Board's discussion at its August 11th meeting.

B. Continued Discussion of Student Advisory Representative to the Auburn Planning Board.

6. MISCELLANEOUS:

7. PUBLIC COMMENT:

8. AJOURNMENT:

Next Planning Board Meeting is on February 9, 2016

City of Auburn, Maine

"Maine's City of Opportunity"

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PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2nd Floor

Tuesday, February 9, 2016 6:00PM

1. ROLL CALL:

- 2. MINUTES:** Approval request of the December 8, 2015 and the January 12, 2016 meeting minutes.

3. NEW BUSINESS and PUBLIC HEARING:

- A. Special Exception and Site Plan request of Kelly B. Boden of Verrill Dana, LLP, project representative for Verizon Wireless, for the installation of a 125' monopole tower with an equipment shelter at 200 Merrow Road (PID 178-005) pursuant to Chapter 60, Article XI (Wireless Communications Facilities) of the Ordinances of the City of Auburn.
- B. Public Hearing regarding an amendment to Chapter 60, Article XIV to allow for the Adaptive Re-use of Structures of Community Significance pursuant to Chapter 60, Article XVII.

5. OLD BUSINESS:

- A. Continued Discussion of Student Advisory Representative to the Auburn Planning Board.

6. MISCELLANEOUS:

7. PUBLIC COMMENT:

8. AJOURNMENT:

Next Planning Board Meeting is on March 8, 2016

City of Auburn, Maine

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PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2nd Floor

Tuesday, March 8, 2016 6:00PM

1. ROLL CALL:

2. MINUTES: Approval request of the February 9, 2016 meeting minutes.

3. NEW BUSINESS and PUBLIC HEARING:

A. Ronald and Lisa Bisson, owners of 175 and 199 Andrew Drive are seeking approval of an appeal in order to construct a new residence in the Agricultural and Resource Protection (AG/RP) zone pursuant to Section 60-81 (Abandonment) and Section 60-79, (5), (Change, Extension or Enlargement) of the Ordinances of the City of Auburn

B. Planning Board review and public hearing of amendments to Code Compliance regulations.

C. Election of Planning Board Officers

5. OLD BUSINESS:

A. Continued Discussion of Student Advisory Representative to the Auburn Planning Board.

6. MISCELLANEOUS:

7. PUBLIC COMMENT:

8. AJOURNMENT:

Next Planning Board Meeting is on April 12, 2016



City of Auburn, Maine

Office of Planning & Development

www.auburnmaine.gov | 60 Court Street

Auburn, Maine 04210

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PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2nd Floor

Tuesday - April 12, 2016 - 6:00PM

- 1. ROLL CALL:**
- 2. MINUTES:** Approval request of the March 8, 2016 meeting minutes.
- 3. NEW BUSINESS and PUBLIC HEARING:**
 - A. Form Based Code
 - B. Re-approval of 62 Spring Street mixed use project
 - C. Planning Board Annual Work Plan
 - D. Planning Board discussion of FY16-17 CIP plan
- 4. OLD BUSINESS:**
- 5. MISCELLANEOUS:**
- 6. PUBLIC COMMENT:**
- 7. AJOURNMENT:**

Next Planning Board Meeting is on May 10, 2016



PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2nd Floor

Tuesday, May 10, 2016 - 6:00PM

1. **ROLL CALL:**
2. **MINUTES:** Approval request of the April 12, 2016 meeting minutes.
3. **NEW BUSINESS and PUBLIC HEARING:**
 - A. St. Dominic Academy Ballfield Project- 121 Gracelawn Road- Special Exception and Site Plan Review
 - B. Auburn Lewiston YMCA Ballfield Project- 590 North River Road- Special Exception and Site Plan Review
 - C. Staff report on Planning Board CIP and Work Plan recommendations to the City Council Community and Economic Development Committee (4/21)
 - D. Short Staff Presentation on New Urbanism
4. **OLD BUSINESS:**
 - A. Continued Discussion of Student Representative to the Planning Board
5. **MISCELLANEOUS:**
 - A. Staff updates
6. **PUBLIC COMMENT:**
7. **AJOURNMENT:**

Next Planning Board Meeting is on June 14, 2016



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PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2nd Floor

Tuesday, June 14, 2016 - 6:00PM

1. ROLL CALL:

2. MINUTES: Approval request of the May 10, 2016 meeting minutes.

3. NEW BUSINESS and PUBLIC HEARING:

- A. George Bouchles, an agent for PDB Rancourt Realty, LLC, is seeking approval of a Site Plan Review application to construct a 2,400 sf commercial building at a property located at 411 Center Street (PID #271-064) pursuant to Section 60-1277 (Site Plan Review), 60-1278 (2) (Applicability) and, Section 60- 1312 (Review of Planning Board Needed for Variance) of the Auburn Code of Ordinances.
- B. E. S. Coffin Engineering and Surveying, Inc., an agent for R. A. Cummings Inc., is seeking approval of a Rock Quarry at a property located at Brown's Crossing Road, (PID # 055-009) pursuant to Article VIII (Excavation Permit Regulations) of the Auburn Code of Ordinances.
- C. Scott Shanaman, President of Lost Valley Management, LLC, is seeking approval of a Special Exception and Site Plan Review for various outdoor recreation activities in the Agricultural and Resource Protection Zone and a digital sign in the Low Density Country Residential Zone at a property located at 150 Lost Valley Road (PID # 295-008) pursuant to Section 60-145 b, 5 (Recreational Use of Land in the Ag Zone, Special Exception), Section 60-1277, (Site Plan Review) and Section 60-638 (b) 5 (Signs, on-premises; in a Residential District) of the Auburn Code of Ordinances.

4. OLD BUSINESS:

5. MISCELLANEOUS:

A. Invitation to Build Maine Conference- June 22-23

6. PUBLIC COMMENT:

7. AJOURNMENT:

Next Planning Board Meeting is on July 12, 2016



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PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2nd Floor

Tuesday, July 12, 2016 - 6:00PM

1. ROLL CALL:

2. MINUTES: No minutes this month.

3. NEW BUSINESS and PUBLIC HEARING:

A. Project Amendment for the Colonial Ridge Planned Unit Development, located of East Hard Scrabble Road.

B. Special Exception and Site Plan Review for a 9,600 sf storage building located at 845 Washington Street.

C. Rezoning petition (Suburban Residential to General Business) by Evergreen Subaru for properties located at 16 Malibu Drive, 32 Malibu Drive, 40 Malibu Drive and 40 Niskayuna Street.

4. OLD BUSINESS:

A. Continuation of a Special Exception and Site Plan Review application for various outdoor recreation activities in the Agricultural and Resource Protection Zone for Lost Valley Management, LLC, at a property located at 150 Lost Valley Road from the June 14 meeting.

5. MISCELLANEOUS:

6. PUBLIC COMMENT:

7. AJOURNMENT:

Next Planning Board Meeting is on August 9, 2016



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PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2nd Floor

Tuesday, August 9, 2016 - 6:00PM

- 1. ROLL CALL:**
- 2. MINUTES:** Approval request for the minutes from the June 14, 2016 meeting.
- 3. NEW BUSINESS and PUBLIC HEARING:**
 - A. Special Exception and Site Plan Review for an 8,400 sf commercial building and drive through restaurant located at 410 Center Street, 10 Blackmer Street and 19 West Dartmouth Street submitted by R & D Resources, LLD
 - B. Special Exception and Site Plan Review for an auto sales and service facility at 204 Minot Avenue for Phase 2 and Amended Phase 1 of Vallaries Auto Sales.
 - C. A Special Exception and Site Plan Review for a 39,152 sf, mixed use building on a property located at 62 Spring Street by the Auburn Housing Development Corporation.
 - D. The Auburn City Council has initiated a zoning map amendment for properties along Pownal Road. The Properties include: a portion of 1807 Pownal Road, a portion of 1850 Pownal Road, a portion of PID # 021-012 Pownal Road, 1890 Pownal Road, 1863 Pownal Road and a portion of PID # 021-012-001.
 - E. The Auburn Planning Board has initiated a zoning map amendment in Colonial Ridge PUD for a .81 acre area of the southwest portion of lots 8 and 9 and an adjacent open space area from Industrial District to Suburban Residential District.
 - F. Reggie Bouffard, Home Builder, is seeking approval of a 2 lot subdivision located at Woodbury Road (PID # 110-008)
- 4. OLD BUSINESS:**
 - A. Staff discussion of the Adaptive Re-Use Ordinance.
- 5. MISCELLANEOUS:**
- 6. PUBLIC COMMENT:**
- 7. AJOURNMENT:**

Next Planning Board Meeting is on September 13, 2016



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PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2nd Floor

Tuesday, September 13, 2016 - 6:00PM

1. ROLL CALL:

2. MINUTES: Approval request for the minutes from the July 12, 2016 meeting.

3. NEW BUSINESS and PUBLIC HEARING:

A. Zoning map amendment for a portion of 1807 Pownal Road, a portion of 1850 Pownal Road, a portion of PID # 021-012, 1890 Pownal Road, 1863 Pownal Road and a portion of PID # 021-012-001 from Agricultural Resource Protection District to Low Density Rural Residential District pursuant to Section 60-1445 Amendments to the Zoning Map. *Proposal was heard and tabled August 9, 2016.*

B. Recommendation to the Council on an amendment to Chapter 60, Article XVI, Division 2, Subdivision 1, Sec. 60-1301(14) pursuant to Chapter 60 Article XVII- Amendments, Division 2- Amendment to the Zoning Map of the Auburn Code of Ordinances. The changes amend references to State Stormwater Standards to allow the City to maintain Delegated Review Authority.

4. OLD BUSINESS:

5. MISCELLANEOUS:

A. Staff updates

6. PUBLIC COMMENT:

7. AJOURNMENT:

Next Planning Board Meeting is on October 11, 2016



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PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2nd Floor

Tuesday, October 18, 2016 - 6:00PM

1. ROLL CALL:

2. MINUTES: Approval request for the minutes from the August 9, 2016 and September 13, 2016 meetings.

3. NEW BUSINESS and PUBLIC HEARING:

A. An amendment to Chapter 60 Zoning, Section 60-1 Definitions, Section 60-499 General Business Use Regulations and Section 60-525 General Business II Use Regulations to modify the light industrial use group to allow for industrial uses whose main process includes fabrication and not limit the use to the assembly of prefabricated parts if certain conditions are met.

4. OLD BUSINESS:

A. Discuss an alternative strategy to the Adaptive Re-use of Structures of Community Significance text amendment. The staff would like the Planning Board to consider initiating a zone change to expand Form Based Code districts further into New Auburn.

5. MISCELLANEOUS:

A. Staff updates

1. New Auburn Village Center Plan Final Design

2. Agriculture and Resource Protection Zone Study

6. PUBLIC COMMENT:

7. AJOURNMENT:

Next Planning Board Meeting is on November 8, 2016

No Planning Board Meeting in November 2016



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PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2nd Floor

Tuesday, December 13, 2016 - 6:00PM

- 1. ROLL CALL:**
- 2. MINUTES:** Approval request for the minutes from the October 18, 2016 meeting.
- 3. NEW BUSINESS:**
 - A. None
- 4. OLD BUSINESS:**
 - A. Staff will present an alternative strategy to the Adaptive Re-use of Structures of Community Significance text amendment.
- 5. MISCELLANEOUS:**
 - A. Staff updates**
 - 1. New Auburn Village Center Plan**
 - 2. Agriculture and Resource Protection Zone**
- 6. PUBLIC COMMENT:**
- 7. AJOURNMENT:**

Next Planning Board Meeting is on January 10, 2017