



City of Auburn, Maine

Office Economic and Community Development

www.auburnmaine.gov | 60 Court Street

Auburn, Maine 04210

207.333.6601

PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2nd Floor

Tuesday, January 10, 2017 - 6:00PM

- 1. ROLL CALL:**
- 2. MINUTES:** Approval request for the minutes from the December 13, 2016 meeting.
- 3. NEW BUSINESS:**
 - A. Woodbury Heights Subdivision- Phase 2 Amended- Add 1 new lot
- 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. Discuss Planning Board members terms
- 6. PUBLIC COMMENT:**
- 7. AJOURNMENT:**

Next Planning Board Meeting is on February 14, 2017



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PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2nd Floor

Tuesday, February 14, 2017 - 6:00PM

- 1. ROLL CALL:**
- 2. MINUTES:** Approval request for the minutes from the January 10, 2017 meeting
- 3. NEW BUSINESS and PUBLIC HEARING:**
 - A. Future Land Use and Zoning Map Amendments for 121 and 127 Hampshire Street
- 4. OLD BUSINESS:**
 - A. None
- 5. MISCELLANEOUS:**
 - A. Discuss Recreational Marijuana Regulations
- 6. PUBLIC COMMENT:**
- 7. AJOURNMENT:**

Next Planning Board Meeting is on March 14, 2017



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PLANNING BOARD AGENDA

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~~Tuesday, March 14, 2017 – 6:00PM – Meeting Postponed~~

RESCHEDULED TO: Tuesday, March 21, 2017 @ 6:00 PM

- 1. ROLL CALL:**
- 2. MINUTES:** The February minutes are not available for this meeting.
- 3. NEW BUSINESS and PUBLIC HEARING:**
 - A. Public Hearing on a Text Amendment for Adaptive Re-use of Structures of Community Significance
 - B. Planning Board discussion of FY16-17 CIP plan
 - C. Election of Planning Board Officers
- 4. OLD BUSINESS:**
 - A. None
- 5. MISCELLANEOUS:**
 - A. AGRP Study RFP
- 6. PUBLIC COMMENT:**
- 7. AJOURNMENT:**

Next Planning Board Meeting is on April 11, 2017

April 11, 2017

No Planning Board Meeting



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PLANNING BOARD AGENDA

Auburn City Hall, Community Room 2nd Floor

Tuesday, May 9, 2017 - 6:00PM

- 1. ROLL CALL:**
- 2. MINUTES:** Approval request of the February 14, 2017 and March 21, 2017 meeting minutes.
- 3. NEW BUSINESS and PUBLIC HEARING:**
 - A. Building Addition to East Auburn Baptist Church – 560 Park Street Special Exception and Site Plan Review (new building over 5,000 sf.)
 - B. Subdivision Plan Amendment - Omni Circle (PID # 143-013) A request to amend previous notes and conditions to allow future development.
 - C. Council initiated text amendment to allow sales and service of equipment accessory and complimentary to outdoor recreation in the Agricultural and Resource Protection (AGRP) and Low Density Country Residential (LDCR) districts.
 - D. Election of Planning Board Officers
- 4. OLD BUSINESS:**
 - A. None
- 5. MISCELLANEOUS:**
 - A. Discussion of Kennels
- 6. PUBLIC COMMENT:**
- 7. AJOURNMENT:**

Next Planning Board Meeting is on June 13, 2017



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PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2nd Floor

Tuesday, June 13, 2017 - 6:00PM

1. ROLL CALL:

2. MINUTES: Approval request of the May 9, 2017 meeting minutes.

3. NEW BUSINESS and PUBLIC HEARING:

- A. Major Subdivision (13 residential lots) – Woodbury Heights Phase III (PID: 110-009) at 113 Woodbury Road and Danville Corner Road, pursuant to Chapter 60, Division 4 Subdivision; Sections 1359 Subdivision and 1361 Major Preliminary Subdivision Plan of the Auburn Code of Ordinances.
- B. Planning Board initiated text amendment to allow dog kennels in the Agricultural and Resource Protection (AGRP) pursuant to Chapter 60, Sec. 60-145 (b) of the Auburn Code of Ordinances.

4. OLD BUSINESS:

- A. None

5. MISCELLANEOUS:

- A. Discussion of Proposed Zoning Changes by Lewiston-Auburn Airport Board.
- B. Discussion of Auburn Planning Board Student Representative.

6. PUBLIC COMMENT:

7. AJOURNMENT:

Next Planning Board Meeting is on July 11, 2017



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PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2nd Floor

Tuesday, July 11, 2017 - 6:00PM

- 1. ROLL CALL:**
- 2. MINUTES:** Approval request of the June 13, 2017 meeting minutes.
- 3. NEW BUSINESS and PUBLIC HEARING:**
 - A. Major Subdivision (13 residential lots) – Woodbury Heights Phase III (PID: 110-009) at 113 Woodbury Road and Danville Corner Road, pursuant to Chapter 60, Division 4 Subdivision; Sections 1359 Subdivision and 1362 Major Final Subdivision Plan of the Auburn Code of Ordinances.
 - B. Planning Board initiated text amendment to allow dog kennels in the Agricultural and Resource Protection (AGRP) pursuant to Chapter 60, Sec. 60-145 (b) of the Auburn Code of Ordinances.
- 4. OLD BUSINESS:**
 - A. None
- 5. MISCELLANEOUS:**
 - A. Discussion of Proposed Zoning Changes by Lewiston-Auburn Airport Board.
 - B. Discussion of Planning Board Initiated Text Amendment for Livestock.
 - C. Discussion of Ag Study & Crossroads Proposal.
- 6. PUBLIC COMMENT:**
- 7. AJOURNMENT:**

Next Planning Board Meeting is on August 8, 2017



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PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2nd Floor

Tuesday, August 8, 2017 - 6:00PM

1. ROLL CALL:

2. MINUTES: None available at this time.

3. NEW BUSINESS and PUBLIC HEARINGS:

- A. Special Exception and Site Plan Review for a Child Day Care Center (Annette's Day Care) within the Rural Residential District (RR), located at 2020 Hotel Rd pursuant to Chapter 60, Sec. 60-229 (b) (4) Rural Residential use regulations; Chapter 60-1336, Special Exception Conditions of Auburn Code of Ordinances.
- B. Joy and Hamilton Architects, Inc., an agent for John F. Murphy Homes is seeking approval of a Special Exception and Site Plan Review application to construct a new, 14 bed, 14,000 s.f. nursing home for people with intellectual disabilities near the corner of Summer St and Mayfield Rd (PID: 270-007) pursuant to Chapter 60, Sections 60-255 (b), (1) Suburban Residential District use regulations; Chapter 60, Sec. 60-1300 and 60-1336 of the Auburn Code of Ordinances.
- C. A proposed zoning map amendment from General Business Zoning District to T 5.1-Downtown Tradition Center for parcels on Library Ave, Troy, Hampshire and Union Streets including 31 Library Ave (PID: 240-201), 35 Union St (PID: 240-215), 39 Union St (PID: 240-214), 43 Union St (PID: 240-213), 52 Hampshire St (PID: 240-211), 50 Hampshire St (PID: 240-210), 29 Library Ave (PID: 240-202), and Troy St (PID: 240-212).

4. OLD BUSINESS:

- A. Request for approval of Updated findings for existing project at 62 Spring St., pursuant to Chapter 60, Division 4 Subdivision regulations of the Auburn Code of Ordinances; and Maine Revised Statutes, Title 30-A: Municipalities and Counties, Chapter 187: Planning and Land Use Regulation, Section 4401.

5. MISCELLANEOUS:

- A. Discussion of Planning Board Initiated Text Amendment for Livestock.

6. PUBLIC COMMENT:

7. AJOURNMENT:

Next Planning Board Meeting is on September 12, 2017



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PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2nd Floor

Tuesday, September 12, 2017 - 6:00PM

1. ROLL CALL:

2. MINUTES: Approval request of the July 11, 2017 & August 8, 2017 meeting minutes.

3. NEW BUSINESS and PUBLIC HEARINGS:

A. Site Plan Review and Subdivision Review for a 36 Unit Residential Planned Unit Development (R-PUD), located at 477 Minot Ave, pursuant to Chapter 60 Article IV Division 9, Planned Unit Developments; Chapter 60 Article XVI Division 2, Site Plan Review and Chapter 60 Article XVI Division 4, Subdivision of the Auburn Code of Ordinances.

4. OLD BUSINESS:

A. Joy and Hamilton Architects, Inc., an agent for John F. Murphy Homes is seeking approval of a Special Exception and Site Plan Review application to construct a new, 14 bed, 14,000 s.f. nursing home for people with intellectual disabilities near the corner of Summer St and Mayfield Rd (PID: 270-007) pursuant to Chapter 60, Sections 60-255 (b), (1) Suburban Residential District use regulations; Chapter 60, Sec. 60-1301 and 60-1336 of the Auburn Code of Ordinances.

5. MISCELLANEOUS:

A. Text Amendment concerning contradictory definitions of Livestock, Animals, and Pets pursuant to Chapter 8, Article I Sec 8-1 and Chapter 60, Article I Sec. 60-2.

6. PUBLIC COMMENT:

7. AJOURNMENT:

Next Planning Board Meeting is on October 10, 2017



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PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2nd Floor

Tuesday, October 10, 2017 - 6:00PM

1. ROLL CALL:

2. MINUTES: Approval request of the September 12, 2017 meeting minutes.

3. NEW BUSINESS and PUBLIC HEARINGS:

A. Special Exception, Site Plan Review and Site Location of Development Review for expansion of Central Maine Community College recreational fields located at 1250 Turner St, pursuant to Chapter 60 Article XVI Division 3 Special Exception; Chapter 60 Article XVI Division 2, Site Plan Review of the Auburn Code of Ordinances and 38 M.R.S.A. Section 489-A of Maine Revised Statutes, Site Law.

4. OLD BUSINESS:

5. MISCELLANEOUS:

6. PUBLIC COMMENT:

7. AJOURNMENT:

Next Planning Board Meeting is on November 14, 2017



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PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2nd Floor

Tuesday, November 14, 2017 - 6:00PM

1. ROLL CALL:

2. MINUTES: Approval request of the October 10, 2017 Minutes.

3. NEW BUSINESS and PUBLIC HEARINGS:

- A. Special Exception and Site Plan Review for an Auto Repair Business (Pride Garage) within the General Business district (GB), located at 295 Rodman Rd (PID 198-044) pursuant to Chapter 60, Sec. 60-499 (b) (2); Chapter 60, Sec. 60-1336, Special Exception; and Chapter 60, Sec. 60-1277 Site Plan Review of the Auburn Code of Ordinances

- B. Site Plan Review for a new Seventy-Two (72) Sq. Ft. Sign at St Philips Church located within the Low Density Country Residential district (LDCR) at 2365 Turner Rd (PID 345-034), pursuant to Chapter 60, Sec. 60-638 (b) (5); and Chapter 60, Sec. 60-1277 Site Plan Review of the Auburn Code of Ordinances.

4. OLD BUSINESS:

5. MISCELLANEOUS:

- A. Discuss rezoning 186 Main Street

- B. Discuss discontinuance of Troy St.

6. PUBLIC COMMENT:

7. AJOURNMENT:

Next Planning Board Meeting is on December 12, 2017



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PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2nd Floor

December 12, 2017 - 6:00PM

1. ROLL CALL:

2. MINUTES: Approval request of the November 14, 2017 meeting minutes.

3. NEW BUSINESS and PUBLIC HEARING:

- A. Major Preliminary Subdivision (7 residential lots and new 668 ft cul-de-sac street) – Woodbury Heights Phase IV (PID: 110-009) at 113 Woodbury Road and Danville Corner Road, pursuant to Chapter 60, Division 4 Subdivision; Sections 1359 Subdivision and 1361 Major Preliminary Subdivision Plan of the Auburn Code of Ordinances.
- B. Special Exception, Site Plan Review and Subdivision Review for a 51 unit apartment building by the Szanton Company on a vacant property (Parcel # 240-212) located on Troy Street, pursuant to Chapter 60-550 Downtown Traditional Center (T-5.1) and Chapter 60-556 Form Based Code Plan Types (b) (3) projects over 12,000 sf. and 60-1359 Subdivision of the Auburn Code of Ordinances.
- C. Special Exception and Site Plan Review for Becket Academy, Inc to occupy the Auburn Baptist Church located at 227 Poland Rd for their school programs, pursuant to Chapter 60, Division 3 Sec. 60-1336 Special Exception and Chapter 60, Division 2 Sec.60-1277 Site Plan Review of the Auburn Code of Ordinances.
- D. Minor Subdivision Amendment request to a Commercial Subdivision for the creation of an additional lot, a minor amendment to an existing Special Exception and setback waiver for both the parent and child parcels at 65 Mount Auburn Ave, pursuant to Chapter 60, Article XVI, Division 4- Subdivision, of the City of Auburn Ordinances; and Chapter 60, Article XVI, Division 2 Sec. 60-1312 of the City of Auburn Ordinances.
- E. Minor Subdivision Amendment request for the reconfiguration (including the creation of an additional lot) of the Merrow Road Business Planned Unit Development located at 200 Merrow Road, pursuant to Chapter 60, Article XVI, Division 4- Subdivision of Auburn Ordinances.

4. OLD BUSINESS: None

5. MISCELLANEOUS:

6. PUBLIC COMMENT:

7. AJOURNMENT:

Next Planning Board Meeting is on January 9, 2018