



City of Auburn, Maine
Economic & Community Development
Eric Cousens, Interim Director
60 Court Street | Auburn, Maine 04210
www.auburnmaine.gov | 207.333.6601

PLANNING BOARD AGENDA

Regular Meeting: January 12, 2021 – 6:00PM

ZOOM Video Conferencing

REGISTRATION LINK:

https://us02web.zoom.us/webinar/register/WN_Hr_pNK38SK6gRV51lusSIA

1. **ROLL CALL:**
2. **MINUTES:** December 08, 2020 Meeting Minutes – All meetings are also available on YouTube
3. **PRESENTATION:** 5-Year Capital Improvement Plan (Phil Crowell)
 - a. Planning Board to Provide Feedback at February Meeting
4. **ORDINANCE/MAP AMENDMENT/PUBLIC HEARING:** Proposed expansion of the form-based code zoning district T-4.2 Traditional Downtown Neighborhood, to replace the current zoning in the Multi-Family Urban district in the New Auburn neighborhood consisting of the streets from Riverside Drive to Ninth St. and portions of Broad and South Main St., pursuant to Chapter 60, Article XVII Amendments, of the City of Auburn Ordinances.
5. **ORDINANCE/MAP AMENDMENT/PUBLIC HEARING:** Proposed creation of a transition zone shown on the referenced map for adjacent parcels on the border of two form-based code zoning districts which would allow property owners to select one of the two districts to apply to their property in the area adjacent to Academy, Elm, Maple, Pleasant, High, Drummond and a portion of Spring Street and the Laurel Avenue and Newbury Street neighborhood pursuant to Chapter 60, Article XVIII Amendments, of the City of Auburn Ordinances.
6. **REVIEW/DISCUSSION:** Planning Board Policies and Procedures
 - a. Adopt Revised Attendance Policy
 - b. Adopt New Section Pertaining to Findings
 - c. Discussion on Codifying Motions in the Policies & Procedures



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PLANNING BOARD AGENDA

Regular Meeting: February 9, 2021 – 6:00PM

ZOOM Video Conferencing

REGISTRATION LINK:

https://us02web.zoom.us/webinar/register/WN_HnR3_at-QFm26FNcfH8mrA

1. **ROLL CALL:**
2. **MINUTES:** January 12, 2021 Meeting Minutes – All meetings are also available on YouTube
3. **Elect Chair/Vice Chair**
4. **FEEDBACK:** 5-Year Capital Improvement Plan
5. **ZONING MAP AMENDMENT/PUBLIC HEARING:** Proposed re-zoning of a portion of the following parcels on Trapp Road: PID 057-003, PID 057-003-001, 057-002, and 057-001 from Rural Residential to Agriculture/Resource Protection, pursuant to Chapter 60, Article XVII Amendments, of the City of Auburn Ordinances.
6. **ZONING MAP AMENDMENT/PUBLIC HEARING:** Proposed expansion of the form-based code zoning district T-4.2 Traditional Downtown Neighborhood, to replace the current zoning in a small portion of the Urban Residential district in the Court/Lake Street neighborhood and the Multifamily Urban/Neighborhood Business District in the area encompassing Lake Auburn Ave to Union Street and Lake Street to Whitney Street as shown on the referenced map, pursuant to Chapter 60, Article XVII Amendments, of the City of Auburn Ordinances.
7. **WORKSHOP:** Discuss Amending Section 60-34 of the Auburn Code of Ordinances, Buildings per Lot to allow secondary dwelling units where two-family homes are permitted.
8. **WORKSHOP:** Discuss the Following Ordinance Amendments
 - a. Discuss Correction of Improperly Referenced Ordinance Items, Spelling, Capitalization and Word Placement Errors and Consider Revising Ordinance Provisions Discussed during Project Reviews.
 - b. Discuss Amending Section 60-607(15) of the Auburn Code of Ordinances, Required Curb-Cut Widths Based on Number of Driveways.



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9. **REVIEW/DISCUSSION:** Planning Board Policies and Procedures

- a. Roberts Rules of Order: Codifying Motions in the Policies & Procedures

10. **PUBLIC COMMENT:**

11. **PLANNING BOARD ITEMS FOR DISCUSSION**

- a. Comprehensive Plan Update

12. **MISCELLANEOUS:**

- a. Upcoming items for March

13. **ADJOURNMENT:**

Next Planning Board Meeting is on March 09, 2021



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PLANNING BOARD AGENDA

Regular Meeting: March 9, 2021 – 6:00PM

Auburn City Hall

1. ROLL CALL:

- a. Welcome to New Appointments!

2. MINUTES: February 09, 2021 Meeting Minutes – All meetings are also available on YouTube

3. FEEDBACK: 5-Year Capital Improvement Plan

4. PUBLIC HEARING/SITE PLAN/SPECIAL EXCEPTION: Proposed 18 acre, 4MW solar array at 1054 North River Road (PIDs: 325-030, 326-001 and 326-001-001), Auburn Solar, LLC on a parcel located in the Agriculture and Resource Protection Zoning District.

5. PUBLIC HEARING/SITE PLAN/SUBDIVISION: Proposed building renovation and creation of 5 apartment units with associated parking at 386 Minot Avenue (PID: 209-061), Terrace Apartments located in the General Business II Zoning District.

6. PUBLIC HEARING/ORDINANCE AMENDMENT: Proposed amendment of Section 60-34, Buildings per Lot of the Auburn Code of Ordinances to allow secondary dwelling units where two-family homes are permitted.

7. PUBLIC HEARING: Correction of improperly referenced ordinance items, specifically spelling, capitalization and word placement errors in Chapter 60.

8. WORKSHOP: Review the following five ordinance amendments:

- a. Lot Depth/Density Changes for Multifamily Suburban and Multifamily Urban Zoning Districts
- b. Remove Downtown Enterprise District, fix General Business II reference and add language under Sec. 60-553 explaining the purpose of the Conservation/Open Space Form-Based Code District.
- c. Amend Section 60-668(b)(1) to match current FEMA regulations and discuss amending Sec. 60-992 lot depth for Shoreland Zone.



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- d. Amend the ordinance provisions under Subdivision that pertain to Mylars and required number of submission copies and correct Staff Member references throughout ordinance to state Director of Planning and Permitting or their Designee.
- e. Discuss amending Sec. 60-1367: Recreation/Open Space Standards to specify that it applies only to single-family residential subdivisions.

9. **REVIEW/DISCUSSION:** Planning Board Policies and Procedures

10. **PUBLIC COMMENT:**

11. **PLANNING BOARD ITEMS FOR DISCUSSION**

- a. Comprehensive Plan Update
- b. Discuss Permitted Zones for Marijuana & Agricultural Crop Definition

12. **MISCELLANEOUS:**

- a. Upcoming items for April

13. **ADJOURNMENT:**

Next Planning Board Meeting is on April 13, 2021



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PLANNING BOARD AGENDA

Special Meeting: March 25, 2021 – 6:00PM

Auburn City Hall

1. **ROLL CALL:**
2. **PUBLIC HEARING/ORDINANCE AMENDMENT:** Proposed amendment of Chapter 60, Article II, Section 60-34, Buildings per Lot of the Auburn Code of Ordinances to allow secondary dwelling units where two-family homes are permitted.
3. **PUBLIC HEARING/ORDINANCE AMENDMENT:** Proposed amendment of Chapter 60, Article IV, Division 7 and 8, Sections 60-307(1)(2) and 60-335(1)(2) Dimensional Regulations, Multifamily Suburban District and Multifamily Urban District of the Auburn Code of Ordinances to Change Lot Depth/Density Requirements.
4. **PUBLIC HEARING/ORDINANCE AMENDMENT:** Proposed amendment of Chapter 60, Article IV, Division 10, to remove the Downtown Enterprise Zone from the Auburn Code of Ordinances.
5. **PUBLIC HEARING/ORDINANCE AMENDMENT:** Proposed amendment of Chapter 60, Article IV, Division 12, General Business II, Section 60-525(b)(14) of the Auburn code of Ordinances to Fix the Improper Reference from Section 60-499(a) to Section 60-525(a).
6. **PUBLIC HEARING/ORDINANCE AMENDMENT:** Proposed amendment Chapter 60, Division 14, Section 60-553 of the Auburn Code of Ordinances to Explain the Purpose of the Conservation/Open Space Form-Based Code District.
7. **PUBLIC HEARING/ORDINANCE AMENDMENT:** Proposed amendment of Chapter 60, Article XII, Division 2, Section 60-668(b)(1) of the Auburn Code of Ordinances to Match the Elevation Requirement to Current FEMA Regulations.
8. **PUBLIC HEARING/ORDINANCE AMENDMENT:** Proposed amendment of Chapter 60, Article XII, Division 5, Section 60-992 of the Auburn Code of Ordinances to Amend the Lot Depth Requirement for Nonconforming Lots in the Shoreland Zone.
9. **PUBLIC HEARING/ORDINANCE AMENDMENT:** Proposed amendment of Chapter 60, Article XVI, Division 4, Subdivision of the Auburn Code of Ordinances to Remove the Mylar Requirement, Reduce the Required Number of Copies for Submissions to 15 and Consistently Reference Staff Members as the Director of Planning and Permitting or their Designee.



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10. **PUBLIC HEARING/ORDINANCE AMENDMENT:** Proposed amendment of Chapter 60, Article XVI, Division 4, Section 60-1367 Recreation/Open Space Standards of the Auburn Code of Ordinances to specify that it only applies to Single-Family Residential Subdivisions.

11. **ADJOURNMENT:**

Next Planning Board Meeting is on April 13, 2021



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PLANNING BOARD AGENDA

Regular Meeting: April 13, 2021 – 6:00PM

Auburn City Hall

1. **ROLL CALL:**
2. **MINUTES:** March 09, 2021 & March 25, 2021 Meeting Minutes – All meetings are also available on YouTube
3. **PUBLIC HEARING/SUBDIVISION:** Proposed Commercial Subdivision (Auburn Commerce Center) consisting of 3 Lots Totaling Approximately 30 Acres and a 750-Foot Street from Harriman Drive into the Parcel Located on Kittyhawk Avenue (PID: 108-001) in the General Business Zoning District.
4. **TABLED PUBLIC HEARING/SITE PLAN/SUBDIVISION:** Proposed building renovation and creation of 5 apartment units with associated parking at 386 Minot Avenue (PID: 209-061), Terrace Apartments located in the General Business II Zoning District (Tabled at 3/9/21 Meeting).
5. **PUBLIC HEARING/SITE PLAN/SPECIAL EXCEPTION:** Proposed 116,000 Square Foot Expansion of Tambrands, Inc. (Procter & Gamble) Facility with Associated Paved Drives, Pads and Truck Maneuvering Areas and State Delegated Review for Site Location of Development, Located at 2879 Hotel Road (PID: 119-002 and 120-001) in the Industrial Zoning District.
6. **PUBLIC HEARING/SPECIAL EXCEPTION AMENDMENT:** Amendment to the Approval of BD Solar Auburn, LLC Granted on March 10, 2020 to Split the Approved Project into Two Projects with Two Ground Leases for State Regulatory Purposes and to Amend the Port of Auburn Planned Unit Development to Add Additional Land to Unit 4 at the Parcel Located on Lewiston Junction Road (PID: 142-007) in the Industrial Zoning District.
7. **PUBLIC HEARING/SPECIAL EXCEPTION:** Proposed 5,100 Square Foot Building and 139 Space Parking Expansion for Passenger and Fleet Vehicles at the Western Maine Transportation Services Facility Located at 76 Merrow Road (PID: 178-017) in the Industrial and Rural Residential Zoning Districts.
8. **WORKSHOP:** Planning Board Initiated Zoning Amendment to Section 60-1367: Recreation/Open Space Standards for Subdivisions to Discuss Alternatives that Meet the Goal of Open Space.
9. **PUBLIC COMMENT:**



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10. PLANNING BOARD ITEMS FOR DISCUSSION

- a. Comprehensive Plan Update
- b. Discuss Permitted Zones for Marijuana & Agricultural Crop Definition

11. MISCELLANEOUS:

- a. Upcoming items for May.

12. ADJOURNMENT:

Next Planning Board Meeting is on May 11, 2021



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PLANNING BOARD AGENDA

Regular Meeting: May 11, 2021 – 6:00PM

Auburn City Hall

1. **ROLL CALL:**
2. **MINUTES:** April 13, 2021 Meeting Minutes – All meetings are also available on YouTube
3. **TABLED PUBLIC HEARING/SPECIAL EXCEPTION:** Proposed 5,100 Square Foot Building and 139 Space Parking Expansion for Passenger and Fleet Vehicles at the Western Maine Transportation Services Facility Located at 76 Merrow Road (PID: 178-017) in the Industrial and Rural Residential Zoning Districts.
4. **PUBLIC HEARING/ADDRESSING:** Assign Street Name per Sec. 46-182(6)(c)(1)(i) to Flower Lane, located off of Mystique Way.
5. **WORKSHOP:** Request Feedback from the Agriculture Committee on Including Marijuana in the Agricultural Crop definition for the Rural Residential and Low Density Country Residential Zoning Districts.
6. **WORKSHOP:** Initiate a Planning Board recommended Amendment to Chapter 60, Article IV, Division 8, Multifamily Urban to Remove the Multifamily Urban Zoning District from the Auburn Code of Ordinances as it no longer exists.
7. **PUBLIC COMMENT:**
8. **PLANNING BOARD ITEMS FOR DISCUSSION**
 - a. Comprehensive Plan Update
9. **MISCELLANEOUS:**
 - a. Upcoming items for June

Conduct Meeting via Zoom due to Election or Select New Location



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10. ADJOURNMENT:

Next Planning Board Meeting is on June 08, 2021



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PLANNING BOARD AGENDA

Regular Meeting: June 8, 2021 – 6:00PM

Via ZOOM:

https://us02web.zoom.us/webinar/register/WN_Gly3ZcqnRWuM-nZs-Q9nLg

1. **ROLL CALL:**
2. **MINUTES:** May 11, 2021 Meeting Minutes – All meetings are also available on YouTube
3. **PUBLIC HEARING/SPECIAL EXCEPTION:** Proposed storage site expansion to include a 2.4 acre grassy lay down area for material storage, a .53 acre, 30 foot wide gravel access road and associated stormwater infrastructure and State Delegated Review for Site Location of Development, located at 2898 Hotel Road (PIDs: 120-021, 120-022, 107-021 and 120-024) in the General Business Zoning District.
4. **PUBLIC HEARING/ZONING ORDINANCE AMENDMENT:** Proposed Amendment to Chapter 60, Article IV, Division 8, Multifamily Urban to Remove the Multifamily Urban Zoning District from the Auburn Code of Ordinances as the District no longer exists on the Zoning map.
5. **PUBLIC HEARING/ZONING ORDINANCE AMENDMENT:** Proposed Amendment to Section 60-201(a) to allow two-family dwellings in the Low-Density Country Residential Zoning District.
6. **PUBLIC HEARING ZONING MAP AMENDMENT:** Proposed Amendment to the Low Density Country Residential and Rural Residential Strips abutting the Agriculture/Resource Protection Zone to expand from a Width of 450 feet to a Width of 750 Feet from center line of roadways.
7. **PUBLIC HEARING/ZONING ORINANCE AMENDMENT:** Proposed Amendment to Chapter 60, Article IV, Division 13, Section 60-525(b) of the Auburn Code of Ordinances to add Automobile and Marine Sales Lots and Sales and Service Agencies to the List of Special Exception Uses in the Minot Avenue (GBII) Zoning District.
8. **PUBLIC HEARING/ZONING ORDINANCE AMENDMENT:** Proposed Amendment to Chapter 60, Article V, Section 60-608 to Remove Minimum Off-Street Parking Requirements for all Land Uses.



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9. PUBLIC HEARING/ZONING ORDINANCE AMENDMENT: Proposed Amendment to Chapter 60, Article IV, Division 14, Section 60-554 to Remove all Parking Requirements in the Form-Based Code Zoning Districts.

10. WORKSHOP: First Review of Revised Recreation/Open Space Chapter

11. PUBLIC COMMENT:

12. PLANNING BOARD ITEMS FOR DISCUSSION

a. Comprehensive Plan Update

13. MISCELLANEOUS:

a. Upcoming items for July

14. ADJOURNMENT:

Next Planning Board Meeting is on July 13, 2021



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PLANNING BOARD AGENDA

Regular Meeting: July 13, 2021 – 6:00PM

City Council Chambers, 60 Court Street

The State/Cities last remaining face covering requirement, which only applies to indoor preK-12 schools and childcare settings, just ended on June 30, 2021. However, Maine CDC will continue to recommend, though not require, that unvaccinated people – including those under 12 who are not yet eligible for a COVID vaccine – wear face coverings indoors. The State of Maine, Civil Emergency ended on June 30, 2021.

1. **ROLL CALL:**
2. **MINUTES:** June 08, 2021 Meeting Minutes – All meetings are also available on YouTube.
3. **PUBLIC HEARING/ZONING MAP AMENDMENT:** Proposed rezoning of a 0.56 acre parcel of land at 41 Stevens Mill Road (PID: 208-043), from Suburban Residential to General Business II.
4. **PUBLIC HEARING/SPECIAL EXCEPTION:** Proposed two-phase construction of the F.W. Webb Facility located at 2019 Washington Street (PID: 109-001-001) in the General Business Zoning District and State Delegated Review for Site Location of Development. Phase I will consist of a 66,715 square foot warehouse/distribution facility and a 53,110 square foot rear exterior storage yard. Phase II will consist of a 20,000 square foot building expansion and a 1,500 square foot increase in the rear storage yard.
5. **PUBLIC HEARING:** Proposed ordinance amendment, Chapter 60, Article XII, Division 5, Section 60-992(b) of the Auburn Code of Ordinances to allow as a Special Local Condition Overlay in identified areas of the Shoreland Zone, the height of all principal or accessory structures to exceed the 35-foot height limit to a maximum of 50-feet. Recommendation to City Council.
6. **PUBLIC HEARING:** Proposed ordinance amendment, Chapter 60, Article IV, Division 14, Section 60-553/554 of the Auburn Code of Ordinances, in transect 6 which is the Conservation/Open Space Formed Based Code District to allow underground utilities and limited structural development and impervious surfaces.
7. **PUBLIC HEARING/ADDRESSING:** Assign Street Name per Sec. 46-182(6)(c)(1)(i) as Auburn Crossing Drive or Interchange Way, located at Auburn Crossing.



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8. **ZONING MAP AMENDMENT/UPDATE FROM CITY COUNCIL:** Proposed Amendment to the Low Density Country Residential and Rural Residential Strips abutting the Agriculture/Resource Protection Zone to expand from a Width of 450 feet to a Width of 750 Feet from center line of roadways.
9. **WORKSHOP:** Comprehensive Plan Chapter 1: Goals, Policies & Strategies, Section G: Transportation Policies. First review.
10. **WORKSHOP:** Comprehensive Plan Chapter 1: Goals, Policies & Strategies, Section K: Promoting Food Access and Production and Growing the Agriculture Economy Policies. First review.
11. **PUBLIC COMMENT:**
12. **PLANNING BOARD ITEMS FOR DISCUSSION**
13. **MISCELLANEOUS:**
 - a. Upcoming items for August
14. **ADJOURNMENT:**

Next Planning Board Meeting is on August 10, 2021



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PLANNING BOARD AGENDA

Regular Meeting: August 10, 2021 – 6:00PM

City Council Chambers, 60 Court Street

The State/Cities last remaining face covering requirement, which only applies to indoor preK-12 schools and childcare settings, just ended on June 30, 2021. However, Maine CDC will continue to recommend, though not require, that unvaccinated people – including those under 12 who are not yet eligible for a COVID vaccine – wear face coverings indoors. The State of Maine, Civil Emergency ended on June 30, 2021.

1. **ROLL CALL:**
2. **MINUTES:** July 13, 2021 Meeting Minutes – All meetings are also available on YouTube.
3. **ZONING MAP AMENDMENT/PUBLIC HEARING:** Proposed Amendment to the Low-Density Country Residential and Rural Residential Strips abutting the Agriculture/Resource Protection Zone to expand from a Width of 450 feet to a Width of 750 Feet from center line of roadways. Discuss updated maps with planning board members.
4. **COMPREHENSIVE PLAN UPDATE/PUBLIC HEARING:** Comprehensive Plan Chapter 1: Goals, Policies & Strategies, Section G: Transportation Policies. First review.
5. **COMPREHENSIVE PLAN UPDATE/PUBLIC HEARING:** Comprehensive Plan Chapter 1: Goals, Policies & Strategies, Section K: Promoting Food Access and Production and Growing the Agriculture Economy Policies. First review.
6. **WORKSHOP:** Comprehensive Plan Chapter 2: Future Land Use Plan. (Draft Mapping & Zoning Updates)
7. **PUBLIC COMMENT:**
8. **ATTENDANCE DISCUSSION:** Possible executive session; personnel matter, pursuant to 1 M.R.S.A Sec 405 (6) (a).



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9. MISCELLANEOUS:

- a. Upcoming items for August

10. ADJOURNMENT:

Next Planning Board Meeting is on September 14, 2021



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PLANNING BOARD AGENDA

Regular Meeting: September 14, 2021 – 6:00PM

City Council Chambers, 60 Court Street

The State/Cities last remaining face covering requirement, which only applies to indoor preK-12 schools and childcare settings, just ended on June 30, 2021. However, Maine CDC will continue to recommend, though not require, that unvaccinated people – including those under 12 who are not yet eligible for a COVID vaccine – wear face coverings indoors. The State of Maine, Civil Emergency ended on June 30, 2021.

1. **ROLL CALL:**
2. **MINUTES:** August 10, 2021 Meeting Minutes – All meetings are also available on YouTube.
3. **PUBLIC HEARING/SPECIAL EXCEPTION:** Proposed 128-unit multifamily project located on Mt. Auburn Avenue (PID 279-004,006-001 & 007) in the General Business Zoning District. The project will consist of two, 4-story apartment buildings connected by a clubhouse complete with leasing office, gym, pool, and parking. Each building includes 64 units with a mix of one and two-bedroom units. **(Staff recommends tabling decision until October 12th to address traffic).**
4. **ZONING MAP AMENDMENT/PUBLIC HEARING:** Proposed Amendment to the Low-Density Country Residential and Rural Residential Strips abutting the Agriculture/Resource Protection Zone to expand from a Width of 450 feet to a Width of 750 Feet from center line of roadways. Discuss updated maps with Planning Board members.
5. **PUBLIC HEARING/RECOMMENDATION COUNCIL:** Comprehensive Plan Chapter 2: Future Land Use Plan (Draft Mapping & Zoning Updates).
6. **PUBLIC COMMENT:**
7. **ATTENDANCE DISCUSSION:** Possible executive session; personnel matter, pursuant to 1 M.R.S.A Sec 405 (6) (a).
8. **MISCELLANEOUS:**

- a. Upcoming items for October Planning Board Meeting:

616 West Auburn Road-Horse Farm

9. ADJOURNMENT:

Next Planning Board Meeting is on October 12, 2021



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PLANNING BOARD AGENDA

Regular Meeting: October 12, 2021 – 6:00PM

City Council Chambers, 60 Court Street

The State/Cities last remaining face covering requirement, which only applies to indoor pre K-12 schools and childcare settings, just ended on June 30, 2021. However, Maine CDC will continue to recommend, though not require, that unvaccinated people – including those under 12 who are not yet eligible for a COVID vaccine – wear face coverings indoors. The State of Maine, Civil Emergency ended on June 30, 2021.

1. **ROLL CALL:**
2. **MINUTES:** September 14, 2021 Meeting Minutes – All meetings are also available on YouTube.
3. **PUBLIC HEARING/SPECIAL EXCEPTION:** Proposed 128-unit multifamily project located on Mt. Auburn Avenue (PID 279-004,006-001 & 007) in the General Business Zoning District. The project will consist of two, 4-story apartment buildings connected by a clubhouse complete with leasing office, gym, pool, and parking. Each building includes 64 units with a mix of one and two-bedroom units.
4. **PUBLIC HEARING/SPECIAL EXCEPTION:** Proposed and equestrian training area located 616 West Auburn Road (PID 341-056) in the Rural Residential (RR) and Agriculture and Resource Protection (AG) Zoning Districts. The applicant is submitting a development review application to be reviewed under special exception and the site plan review process for a recreation use project under SEC 60-145 (b) (5) of the AG/RP & RR zoning ordinance.
5. **PUBLIC HEARING/SPECIAL EXCEPTION:** Proposed 6,600 square foot Olive Garden to Replace the Existing Ruby Tuesday at 649 Turner Street (PID 280-013-000-001) in the General Business Zoning District.
6. **PUBLIC HEARING/SPECIAL EXCEPTION:** Proposed 20 acre, 2.5MW solar array at 100 Penley Corner Road (PID: 139-012), Auburn Renewables 2, LLC on a parcel located in the Agriculture and Resource Protection Zoning District.
7. **TABLED DISCUSSION FUTURE LAND USE MAP:** Planning Board to remove this item



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from the table and retable to a date certain (Staff suggests a special Planning Board meeting).

8. **TABLED DISCUSSION STRIP ZONES:** Planning Board to remove this item from the table and retable to a date certain (Staff suggests the November Planning Board meeting).

9. **PUBLIC COMMENT**

10. **PLANNING BOARD ITEMS FOR DISCUSSION**

11. **MISCELLANEOUS:**

- a. Upcoming items for November

12. **ADJOURNMENT:**

Next Planning Board Meeting is on November 09, 2021



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PLANNING BOARD AGENDA

SPECIAL Meeting: October 26, 2021 – 6:00PM

City Council Chambers, 60 Court Street

The State/Cities last remaining face covering requirement, which only applies to indoor pre K-12 schools and childcare settings, just ended on June 30, 2021. However, Maine CDC will continue to recommend, though not require, that unvaccinated people – including those under 12 who are not yet eligible for a COVID vaccine – wear face coverings indoors. The State of Maine, Civil Emergency ended on June 30, 2021.

- 1. ROLL CALL:**
- 2. PUBLIC HEARING/RECOMMENDATION TO COUNCIL:** Comprehensive Plan Chapter 2: Future Land Use Plan. *(Draft Mapping & Zoning Updates)*
- 3. ADJOURNMENT:**

Next Planning Board Meeting is on November 09, 2021



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PLANNING BOARD AGENDA

Regular Meeting: November 09, 2021 – 6:00PM

City Council Chambers, 60 Court Street

The State/Cities last remaining face covering requirement, which only applies to indoor pre K-12 schools and childcare settings, just ended on June 30, 2021. However, Maine CDC will continue to recommend, though not require, that unvaccinated people – including those under 12 who are not yet eligible for a COVID vaccine – wear face coverings indoors. The State of Maine, Civil Emergency ended on June 30, 2021.

1. **ROLL CALL:**
2. **MINUTES:** October 12, 2021 & October 26, 2021 Meeting Minutes – All meetings are also available on YouTube.
3. **TABLED DISCUSSION ZONING MAP AMENDMENT/PUBLIC HEARING:** Proposed Amendment to the Low-Density Country Residential and Rural Residential Strips abutting the Agriculture/Resource Protection Zone to expand from a Width of 450 feet to a Width of 750 Feet from center line of roadways. Discuss updated maps with planning board members.
4. **PUBLIC HEARING/ADDRESSING:** Assign Street Name per Sec. 46-182(6)(1)(i) to Blue Dream Drive.
5. **WORKSHOP:** Proposed Amendment to Section 60-989 to add language that reflects recent legislature requirements for photographic evidence of the shoreline of all development projects located in the Shoreland Zone.
6. **WORKSHOP:** Proposed Amendment to Section 60-1507 to add the requirement that a decommissioning plan for a solar project be approved by the Maine DEP with accompanying financial assurance for all projects occupying 3 or more acres.
7. **WORKSHOP:** Proposed Amendment to the ordinance to add a definition for Tiny Homes and/or adjust the 700 square foot requirement for habitable space to be considered a single-family dwelling.
8. **WORKSHOP/DISCUSSION:** Explore existing and possibly additional provisions for grandfathering parcels that have been rezoned by Planning Board and City Council action.



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PLANNING BOARD AGENDA

Regular Meeting: December 14, 2021 – 6:00PM

City Council Chambers, 60 Court Street

The State/Cities last remaining face covering requirement, which only applies to indoor pre K-12 schools and childcare settings, just ended on June 30, 2021. However, Maine CDC will continue to recommend, though not require, that unvaccinated people – including those under 12 who are not yet eligible for a COVID vaccine – wear face coverings indoors. The State of Maine, Civil Emergency ended on June 30, 2021.

1. **ROLL CALL:**
2. **MINUTES:** November 9, 2021 Meeting Minutes – All meetings are also available on YouTube.
3. **DISCUSSION ZONING MAP AMENDMENT:** Proposed Amendment to the Low-Density Country Residential and Rural Residential Strips abutting the Agriculture/Resource Protection Zone to expand from a Width of 450 feet to a Width of 750 Feet from center line of roadways. Discussion/Vote; City Manager's letter to the Mayor and City Council Regarding; On November 9, 2021, the Planning Board failed to meet their obligation with a "negative" vote to order 31-07192021 with no findings of fact or reason(s). On December 6th the Council voted to indefinitely post pone residential strip expansion from 450 feet to 750 feet. With a vote of 4-3.
4. **WORKSHOP:** Proposed Amendment to Phosphorous Ordinance Section 60-1070 This change addresses utilization of the most current design standards set forth by Maine Department of Environmental Protection to treat phosphorus export for a project or projects over 575 square feet of ground floor area within the Taylor Pond and Lake Auburn watershed. The technical guide for design standards of Phosphorus Control Best Management Practices will be updated from the May 1990 to the March 2016 version.
5. **PUBLIC COMMENT**



City of Auburn, Maine

Office of Planning & Permitting

Eric J. Cousens, Director

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6. PLANNING BOARD ITEMS FOR DISCUSSION

- a. Upcoming income standards proposed under State Statute.
- b. Effective October 18, 2021, a new law requires municipalities to permit tiny homes to be placed or erected on individual lots where single-family dwellings are allowed or as an accessory structure, subject to all applicable land use requirements as single-family dwellings or as an accessory structure. For purposes of this new law, “tiny home” has the same definition as previously outlined in the law (Title 29-A M.R.S. Section 101 (80)-Staff will look at Proposed Amendment locations to the ordinance to add a definition for Tiny Homes and/or adjust the 700 square foot requirement for habitable space to be considered a single-family dwelling.
- c. Pick-up window/parking spot for various businesses. (Restaurants, parts, grocery, retail etc.)

7. MISCELLANEOUS:

- a. Upcoming items for January

8. ADJOURNMENT:

Next Planning Board Meeting is on January 11, 2022



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9. PUBLIC COMMENT

10. PLANNING BOARD ITEMS FOR DISCUSSION

a. Covid Policy

b. Board Membership and Chair Duties (Expirations, Elections, etc.)

11. MISCELLANEOUS:

a. Upcoming items for December

12. ADJOURNMENT:

Next Planning Board Meeting is on December 14, 2021