

Auburn Planning Board Meeting Minutes

November 18, 2014

Roll Call

Regular Members present: Mia Poliquin Pross, Evan Cyr, Emily Mottram, Robert Bowyer Presiding, and Dan Philbrick.

Regular Members absent: Ken Bellefleur and Marc Tardif

Associate Members present: Elaine Wickman and Nathan Hamlyn

Also present representing City staff: Douglas Greene, City Planner.

Chairperson Bowyer called the meeting to order at 6:02 pm and stated that action on the minutes would be deferred until after the Public Hearings. He mentioned because Ken Bellefleur and Marc Tardif were not present, Nathan Hamlyn and Elaine Wickman would be acting as regular members for this meeting. He then explained the procedure that is followed for public hearings.

Public Hearings:

Studio A Architecture, an agent for the Roman Catholic Bishop of Portland is seeking approval of a Special Exception and Site Plan Review application to revise lotting and associated variance request of a side yard setback for the St. Louis Church property at 24 Dunn Street, pursuant to Chapter 60, Sections 60-1301; 60-1312 and 60-1336 of the City of Auburn Ordinances.

Douglas Greene went over a portion of the staff report and presented slides via PowerPoint.

(12:50 on DVD)

Mr. O'Brien, Business Manager of the Immaculate Heart of Mary Parish in Auburn spoke about the project. He said they were here because they feel they have the opportunity to save the building for the people of Auburn and by separating these 2 properties, they have the opportunity to work with some people who will bring new life to the St. Louis Church.

Noel Smith, of Studio A Architecture continued explaining the proposal and answered questions from the Board members.

(19:10 on DVD)

Open Public Input

Tom Kelly, Attorney representing the Roman Catholic Diocese explained his part and answered questions from the Board members.

A motion was made by Emily Mottram and seconded by Elaine Wickman to close the public input part of the meeting. After a vote of 7-0-0, the motion carried.

(27:55 on DVD)

Douglas concluded the staff report.

Evan Cyr disclosed that he was a member of the parish and attended the St. Louis Church when it acted as a church. Chairperson Bowyer explained that conflict of interest typically relates to financial interests and therefore does not pertain to this hearing.

A motion was made by Evan Cyr and seconded by Emily Mottram to approve the Special Exception and Site Plan Review application to revise lotting and associated variance request of a side yard setback for the St. Louis Church property at 24 Dunn Street, pursuant to Chapter 60, Sections 60-1301; 60-1312 and 60-1336 of the City of Auburn Ordinances based on the findings and conditions present in the staff report as presented by staff.

Chairperson Bowyer declared a recess a 6:35 pm and called the meeting back to order at 6:37 pm.

(36:16 on DVD)

Minutes

A request to approve the October 14, 2014 meeting minutes was made by staff.

A motion was made by Mia Poliquin Pross and seconded by Evan Cyr to approve the October 14, 2014 meeting minutes as submitted. After a vote of 7-0-0, the motion carried.

NEW BUSINESS:

Discuss Planning Board initiation of an amendment to the 2010 Comprehensive Plan to change a future land use designation from Agricultural to Low Density Residential Development.

Douglas explained the situation and presented slides via PowerPoint. He said the Board is not being asked to take action at this point.

(46:25 on DVD)

George Bouchlas, land surveyor and representing the owners of the property, spoke about the intent of the proposal.

A discussion ensued amongst the Board members, City staff and Mr. Bouchlas.

(01:29:20 on DVD)

A motion was made by Evan Cyr and seconded by Dan Philbrick to initiate the amendment process to the 2010 Comprehensive Plan Land Use Map specific to the property on Woodbury Rd PID # 110-009. After a vote of 7-0-0, the motion carried.

Form Code Update

Alan Manoian, Economic Development Specialist briefly updated the Board members on the status of the Form Based Code.

Chairperson Bowyer stated at 7:35 pm that Mia Poliquin Pross would be leaving the meeting and Ken Bellefleur would be returning to the meeting so the current member status of the Board is 5 Regular and 2 Associate.

(01:38:45 on DVD)

Discuss Planning Board initiation of an amendment to the City of Auburn's Zoning Ordinance to meet the recommendation for Moderate Density Residential Development as recommended in the 2010 Comprehensive Plan.

Douglas explained the proposal and presented slides via PowerPoint.

A lengthy discussion ensued regarding the various zones and the implementation of the recommendations of the Comprehensive Plan.

(02:32:34 on DVD)

Board members discussed coming earlier to the meetings in order to work on the Policies and Procedures. It was decided that for the next meeting, the Board members would have a work session from 5:00-7:00 pm and Public Hearings would start at 7:00 pm.

(02:35:55 on DVD)

ADJOURNMENT

A motion was made by Emily Mottram and seconded by Elaine Wickman to adjourn. After a vote of 7-0-0, the motion carried. Meeting was adjourned at 8:37 pm.