

# Auburn Planning Board Meeting Minutes

## December 16, 2014

### Roll Call

**Regular Members present:** Evan Cyr, Robert Bowyer Presiding, Dan Philbrick, Marc Tardif and Ken Bellefleur.

**Regular Members absent:** Mia Poliquin-Pross and Emily Mottram

**Associate Members present:** Elaine Wickman and Nathan Hamlyn

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

Chairperson Bowyer called the workshop portion of the meeting to order at 5:25 pm. The Board members worked on the draft of the Policies and Procedures. They ended the workshop at paragraph VI, Discussion and Action by the Board with the question of the written decision.

(37:32 on DVD)

At 6:01 pm, Chairperson Bowyer called the Planning Board meeting to order. He stated that since 2 of the regular members were absent, Elaine Wickman and Nathan Hamlyn would be acting as regular members for this meeting.

### **Minutes**

A request to approve the November 18, 2014 meeting minutes was made by staff.

Chairperson Bowyer stated he would prefer sitting members of the Board be referred to as regular members. He also pointed out an error on the last page of the minutes where By-Laws and Procedures should have been written as Policies and Procedures.

A motion was made by Dan Philbrick and seconded by Evan Cyr to approve the November 18, 2014 meeting minutes with stated corrections. After a vote of 7-0-0, the motion carried.

### **Public Hearings:**

**DuBois and King Inc., an agent for AutoZone, Inc. is applying for a Special Exception and Site Plan Review to construct a new 7,381 s.f. building at 192 Center Street, (PID # 261-008) pursuant to Auburn Zoning Ordinance Section 60-499 (b) (17), General Business, Section 60-1301, Site Plan and 60-1336, Special Exception.**

Chairperson Bowyer outlined the procedure that is used for Public Hearings.

(42:25 on DVD)

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

(49:26 on DVD)

Michael O'Donnell, Project Representative from DuBois & King, Inc added to the presentation. He spoke about, among other things, traffic flow to and from the site, the proposed landscaping, sidewalks, grading and drainage and summarized the 4 waiver requests. He then answered questions from Board members.

(1:08:50 on DVD)

**Open Public Input**

Kim Visbaras of 42 Hersey Hill Road stated that his office is directly across the street from the site and commended the Engineering Department for placing the right turn only exit onto Center Street at this location.

Dan Cunliff of Republic Jewelers at 212 Center Street commented about the Coburn Street entrance being hidden when buildings near the entrance encroached onto Center Street and suggested the new AutoZone building be placed further away from Center Street if possible.

A motion was made by Ken Bellefleur and seconded by Evan Cyr to close the public input part of the meeting. After a vote of 7-0-0, the motion carried.

(1:16:30 on DVD)

Douglas asked the applicant if they had ensured, to the greatest extent possible, that the trees they planned on reutilizing on the western side of the site would be protected during the grading of the property. He said in time, trees may die when their roots are damaged from this type of grading.

Mr. O'Donnell replied that he could place a bold line along the tree line on the grading site plan with text on one side of the tree line that states "limited grading" and on the other side of the tree line insert text that states "area to remain undisturbed". He also said he could add a note on the plan that would state "upon final inspection, if clearing limits have been exceeded, contractor shall replace the trees in coordination with City Planning staff".

(1:21:06 on DVD)

A motion was made by Dan Philbrick and seconded by Marc Tardif to approve the Special Exception and Site Plan Review along with the 4 waiver requests to construct a new 7,381 s.f. building at 192 Center Street, (PID # 261-008) pursuant to Auburn Zoning Ordinance Section 60-499 (b) (17), General Business, Section 60-1301, Site Plan and 60-1336, Special Exception based on the findings and conditions presented in the staff report and with the added condition that prior to construction, a no disturbance line shall be shown on the western side of the property of the construction drawings.

After a vote of 7-0-0, the motion carried.

**The Auburn Planning Board is requesting to amend the 2010 Comprehensive Plan Future Land Use for a property located 113 Woodbury Road (PID # 110-009) from Agriculture/Rural to Low Density Residential Development pursuant to Auburn Zoning Ordinance Article XVII Amendments, Section 60-1445.**

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

Chairperson Bowyer commented that another potential finding to consider is that the predominant land use in the area is Rural Residential so this would be consistent with the land use of the adjacent properties.

(1:36:24 on DVD)

**Open Public Input**

Kim Visbaras of 42 Hersey Hill Road gave a brief explanation of what had transpired with the property.

Eric Heimerl of 160 Woodbury Road said he was against a development as it would change the experience of living on Woodbury Road and he did not want to see it change.

Amy Heimerl of 160 Woodbury Road said her grandmother received a letter but could not make it to the meeting so she was here on her behalf. She questioned why she and her husband Eric and other neighbors had not received a letter informing them of this meeting. She said there would be more people in attendance had everyone in the area been notified. Mrs. Heimerl agreed with her husband about not wanting to see changes on Woodbury Road. She said she did not want to see her taxes go up and asked what would happen to her living experience on this road if this was approved.

(1:47:15 on DVD)

Douglas replied plans were being developed by the property owner but staff had not seen them yet as this had to happen first. He said the City had no intentions of adding more paved roads and that without plans in place; we have no way of measuring the potential impacts.

Chairperson Bowyer added there would be a limit to the type of development and number of units allowed because the zoning district dictates what's allowed.

Kim Vibaras stated there were several conceptual plans that were developed so far and added that the pipeline is another limitation that wasn't mentioned. He said Bouffard McFarland do not do manufactured housing but typically do high-end homes.

A motion was made by Ken Bellefleur and seconded by Dan Philbrick to close the public input part of the meeting. After a vote of 7-0-0, the motion carried.

(1:55:38 on DVD)

Evan Cyr commented that we've been talking about the possibility of a development but it's important as we move forward in the discussion that the Board focuses on a perceived inconsistency with the map that currently exists in the Comprehensive Plan and the possible intent of the drafters of that map. Elaine said she agreed with Evan.

Chairperson Bowyer and Ken Bellefleur were both members of the Comprehensive Planning Committee and said neither can recall any specific discussion about this property when the Comprehensive Plan was being drafted.

Elaine Wickman commented that abutters to the property would have an opportunity to voice their concerns at future Council meetings regarding a development at that location.

Douglas mentioned there would be notification at the Council level when this land use change is being considered by them and also notification if and when a plan is filed with the Planning Board.

A motion was made by Ken Bellefleur and seconded by Elaine Wickman to forward a favorable recommendation to the City Council to amend the 2010 Comprehensive Plan Future Land Use for a property located 113 Woodbury Road (PID # 110-009) from Agriculture/Rural to Low Density Residential Development pursuant to Auburn Zoning Ordinance Article XVII Amendments, Section 60-1445.

Douglas confirmed with the Board that they wanted him to add a 4<sup>th</sup> finding that stated the predominant land use in the area is Rural Residential.

Evan commented that he had an issue with Finding #3 which referenced meeting the consideration that the strips be extended along improved roads. He said this should be amended or removed because the entire property does not meet that requirement. Chairperson Bowyer agreed because the issue is not rural residential strips but a rather large parcel of land surrounded by some other large parcels of land.

Ken Bellefleur amended his motion to strike part of Finding #3 and keep only the beginning which states: The property at 113 Woodbury Road has 1,100 feet of improved road frontage along Danville Corner Road. Elaine Wickman accepted the amendment to the motion.

(2:08:05 on DVD)

After a vote of 7-0-0, the motion carried.

Chairperson Bowyer commented that in the recommendation to the Council, it would be helpful for the Council and for this process to say that issues raised about a future development scenario for the property are premature at this stage and that subsequent stages of the City's ordinances would allow for detailed review of site characteristics and any development proposal that comes forward. He said this is a way of saying that if there's a subdivision plan submitted or zoning actions that are required then that's the time to address specific development proposals rather than confusing the issue at the moment.

### **NEW BUSINESS:**

#### **Discuss Planning Board's involvement in upcoming Study of Auburn's Agricultural and Resource Protection Zone.**

Douglas updated the Board members and talked about the soon to be coming full board study of the Agricultural and Resource Protection zone. He reiterated the enormity of the task and said this would have lots of impacts for both downtown as well as in the rural areas. He added it's not just about agriculture but about timber, property rights, tax valuations and a number of things that are interspersed with this topic.

(2:15:57 on DVD)

Douglas mentioned that Evan Cyr and Dan Philbrick's terms on the Board expired in January 2015 and said he would send them each an application to reapply. Chairperson Bowyer commented that either the Ordinance or Planning Board rules states they could continue to serve on the Board until their replacement is appointed and sworn in.

### **ADJOURNMENT**

A motion was made by Ken Bellefleur and seconded by Marc Tardif to adjourn. After a vote of 7-0-0, the motion carried. Meeting was adjourned at 7:40 pm.