

Auburn Planning Board Meeting Minutes

March 11, 2014

(02:40 on DVD)

Roll Call

Full Members present: Robert Gagnon, Evan Cyr, Robert Bowyer Presiding, Dan Philbrick and Dan Bilodeau.

Full Members absent: Emily Mottram and Marc Tardif

Associate Members present: Mia Poliquin Pross and Kenneth Bellefleur

Also present representing City staff: Eric Cousens, Director of Planning & Permitting and Douglas Greene, City Planner.

Chairperson Bowyer called the meeting to order at 6:03 pm.

Minutes

A request to approve the January 14, 2014 and February 11, 2014 meeting minutes was made by staff.

A motion was made by Robert Gagnon and seconded by Dan Bilodeau to approve the January 14, 2014 meeting minutes as presented. After a vote of 5-0-0, the motion carried.

A motion was made by Kenneth Bellefleur and seconded by Evan Cyr to approve the February 11, 2014 meeting minutes as presented. After a vote of 5-0-0, the motion carried.

Public Hearings:

Ransom Consulting, Inc., an agent for Hunt Real Estate Services, is seeking a Site Plan and Special Exception approval to construct a Family Dollar Store at 850 Minot Avenue (PID # 207-078), pursuant to Chapter 60, Sections 60-525 (b),(14); 60-1301 and 60-1335 of the City of Auburn Ordinances.

(05:18 on DVD)

Chairperson Bowyer stated that because 2 of the regular members were absent, Mia Poliquin Pross and Kenneth Bellefleur would be acting as regular members of the Board for this meeting. He asked if there were any conflicts of interest between the Board members and this public hearing. Seeing none, he explained the procedure that is used for Public Hearings.

(07:27 on DVD)

Douglas stated that before he proceeded with the staff report, he wanted to preface that he had received information earlier in the week about the status of a paper street. He commented that it may not be wise for the Board to render their decision at this time because of the issues revolving around this paper street and its disposition. He explained that because they had made so much

progress in working through all of the other issues of the site plan and special exceptions, staff still wanted to go ahead and present the plan as they had prepared leading into this meeting. He then proceeded with the staff report.

(38:00 on DVD)

Maureen McGlone, Project Engineer from Ransom Consulting, Inc and Mac Simpson representing Hunt Real Estate Services, Inc. spoke about the proposal. They presented a site plan and explained how delivery vehicles would be entering and exiting the property. Ms. McGlone stated that they did not need to apply for a permit to DEP to fill in the wetlands because combined with the wetlands on the Tim Horton's site; it was still under the 4,300 sq ft threshold. She stated that a waiver from the DOT was forthcoming for the pylon sign location. She spoke about the proposed landscaping, tying into the City's sewer and the rerouting of the site's drainage pipe.

(54:00 on DVD)

Chairperson Bowyer and Robert Gagnon expressed their concern about the supply truck blocking the Hotel Road entrance when making deliveries. Max Simpson explained that deliveries to Family Dollar are made only once a week during off peak hours unlike other convenience stores where deliveries are made on a daily basis. He said the employees of the store unload the truck and the truck driver is instructed to stay out of the right-of-way as best as he/she can.

(1:02:40 on DVD)

Open Public Input

Reed and Marie Lizotte of 18 Swett Avenue asked if the developer could add a few more feet of stockade fencing on Swett Avenue to help deter foot traffic crossing onto the neighboring residential property. Mr. Lizotte also said he hoped Swett Avenue was never opened up again as a thru street to where all of the residents were located. Mr. Simpson replied that Family Dollar had no plans to continue Swett Avenue and their discussion with the City indicated that the City was not going to require Swett Avenue to be extended based on the wetland impacts and the cost associated with continuing a street.

(1:08:26 on DVD)

Mr. Lizotte finished by saying as neighbors, they were happy for Family Dollar and wished them good luck.

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

(01:10:55 on DVD)

Mac Simpson explained what had transpired in regards to the Foss Street right-of-way and what they had to do to rectify the situation before Family Dollar could proceed. There was much discussion between the applicants, Board members and City staff regarding whether or not this item should be tabled or approved with the added condition that no permits or development activity be allowed until a clear title for Foss Street is obtained.

(01:28:00 on DVD)

A motion was made by Robert Gagnon and seconded by Dan Bilodeau to approve the Site Plan and Special Exception request to construct a Family Dollar Store at 850 Minot Avenue (PID # 207-078), pursuant to Chapter 60, Sections 60-525 (b),(14); 60-1301 and 60-1335 of the City of Auburn Ordinances with conditions A through D as stated in the staff report and with the following additional conditions: E) Additional fencing be added along Swett Avenue, F) A waiver for setback be granted from 35' to 30', G) Title issue on Foss Street be cleaned up and H) the addition of 1 tree on the site.

(01:31:35 on DVD)

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

Chairperson Bowyer called for a 10 minute recess.

MISCELLANEOUS

Chairperson Bowyer called the meeting back to order at 7:42 pm and said they would next discuss the proposed Spring Street rezoning.

Eric presented some slides which showed the current zone and proposed change to zoning along the Spring Street corridor. He said the Comp Plan recommended going with more of a Downtown Business District zone which was consistent with our Central Business zone. He said there would be further discussions on this later this summer but right now there was a possibility of a substantial project downtown that would be consistent with the Downtown Business District; buildings up to the street, commercial storefronts on the first floor, parking tucked underneath in the back and residential uses up above that the current General Business designation would actually prevent. He asked if the Board would consider taking up a zoning boundary amendment that would mirror the Comprehensive Plan Future Land Use map.

(01:38:17 on DVD)

A motion was made by Ken Bellefleur and seconded by Robert Gagnon to approve directing staff to prepare the amendment for consideration. After a vote of 7-0-0, the motion carried.

The discussion about the Spring Street corridor rezoning amendment continued amongst the Board members and City staff.

(01:43:35 on DVD)

Evan Cyr proposed sending a recommendation to the City Council that the current Associate members of the Planning Board have their status elevated to Full membership status and any new members start out as Associate members so they can get training and get a feel of how the Board operates before they become Full members.

A lengthy discussion ensued amongst the Board members and City staff about Planning Board member status and sending a letter to the City Council conveying the Board's suggestions.

(01:54:00 on DVD)

OLD BUSINESS:

Discussion on Revised Planning Board By-Laws and Procedures.

The Board members and City staff continued their task of creating a City of Auburn Planning Board Policies and Procedures manual. A workshop meeting was scheduled for Thursday, March 27, 2014 at 6:00 pm so they could continue working on the manual.

ADJOURNMENT

Meeting was adjourned at 8:45 pm.