

Auburn Planning Board Meeting Minutes

April 8, 2014

(00:25 on DVD)

Roll Call

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

Associate Members present: Mia Poliquin Pross

Associate Member absent: 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 6:00 pm.

Minutes

A request to approve the March 11, 2014 meeting minutes was made by staff.

A motion was made by Robert Gagnon and seconded by Dan Bilodeau to approve the March 11, 2014 meeting minutes as submitted. After a vote of 7-0-0, the motion carried.

Public Hearings:

Kim Visbaras, Esquire, and agent for Ted Cooper, is seeking a Site Plan and Special Exception approval to construct a Sawmill at 2767 Turner Road (PID # 367-032), pursuant to Chapter 60, Sections 60-172 (b),(1); 60-1301 and 60-1336 of the City of Auburn Ordinances.

(02:10 on DVD)

Marc Tardif recused himself from participating on this public hearing so Mia Poliquin Pross was elevated to full membership status on this hearing.

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

(03:50 on DVD)

Douglas presented slides via Power Point of the proposal and then proceeded with the staff report.

(16:30 on DVD)

Dan Bilodeau spoke about the 36" requirement for a septic system in the Lake Auburn Watershed and questioned the \$2,250 fee that is shown on the Project Phosphorus Export Summary Worksheet 4. Eric explained projects still need to meet the local standards for phosphorus control in addition to any DEP standards.

(20:05 on DVD)

Kim Visbaras of 42 Hersey Hill Road and representative for the applicant spoke about the project.

(22:55 on DVD)

Chairperson Bowyer said he was concerned about the turning movements on and off Rte 4 and asked if there would be a retail sales establishment at the site. Mr. Visbaras replied no and explained the owner's intent.

Dan Philbrick questioned the 12 to 16 truck passings per day that was noted on the application. Mr. Visbaras replied that the number referred to combined traffic from the residence, Cooper Paving, the wood production operation and employees.

(26:50 on DVD)

Robert Gagnon asked how much noise would be emitted from the building. Mr. Visbaras replied it was a closed operation and any noise coming from it would be muffled by the trees and landscaping on the front of the property. He added the hours of operation were expected to be 9:00 to 5:00 Monday through Friday and if the business got busy they may occasionally do some Saturday hours.

Open Public Input

Deborah Desjardins of 2768 Turner Road stated she was the neighbor across the street and spoke in favor of the proposal. She said the Coopers are good neighbors and applauds them for trying to get the best use out of their property.

Mike Deyling from CES, Inc stated that his firm prepared the phosphorus study as required by the City of Auburn Phosphorus Control Ordinance and said the site did meet the local phosphorus export ordinance. He said he wanted to clarify that the fee mentioned earlier was related to the DEP and not a City of Auburn matter.

(31:13 on DVD)

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

A motion was made by Dan Bilodeau and seconded by Robert Gagnon to approve the Site Plan and Special Exception to construct a Sawmill at 2767 Turner Road (PID # 367-032), pursuant to Chapter 60, Sections 60-172 (b),(1); 60-1301 and 60-1336 of the City of Auburn Ordinances based on the Findings of Section A and B on page 4 of the staff report and Conditions 1 thru 4. After a vote of 7-0-0, the motion carried.

(32:45 on DVD)

Harriman Associates, an agent for Central Maine Community College, is seeking a Site Plan and Special Exception approval to construct a New Academic Building at 1250

Turner Road (PID # 299-003), pursuant to Chapter 60, Sections 60-255 (b) (1) and 60-229 (b),(13) and 60-1301 and 60-1336 of the City of Auburn Ordinances.

Robert Gagnon stated he was not currently involved in this project but had done survey work for the development in the past (2001) and asked the Board members if they felt he should recuse himself. Chairperson Bowyer asked if any of the Board members felt it was a conflict of interest to have Mr. Gagnon participating on this Hearing and seeing none, Chairperson Bowyer said he could participate.

(35:42 on DVD)

Douglas presented slides via Power Point of the proposal and then proceeded with the staff report.

(47:03 on DVD)

Robert Gagnon asked about the Fire Department's concern with the Amphitheater. Douglas replied it required an additional walkway to lead people out of the area.

Dan Philbrick asked when the last traffic study had been done.

Scott Knapp of 525 West Auburn Road and President of CMCC replied the traffic study had been done around 2001. Mr. Philbrick questioned whether another study should have been done since enrollment for the college had increased and wanted to make sure that the traffic study done in 2001 reflected today's numbers. Mr. Knapp replied that the college manages the schedule better today versus a decade ago so there isn't any stacking at the intersection. He stated their goal is to grow the campus without growing the size of the parking lots.

(50:25 on DVD)

Robert Gagnon asked how many of the students attending the college lived on campus. Mr. Knapp answered of the 3,100 students attending the college, approximately 280 live on campus. The discussion about college population continued between the Board members and Mr. Knapp.

(56:10 on DVD)

Dan Bilodeau commented about the detailed watershed line on the plans and asked about the public easement for recreation around Lake Auburn. Mr. Knapp said they were very much in favor of that and mentioned the Board of Trustees of the Maine Community College System had already approved granting that easement back when they had the initial discussion of it.

Dan Philbrick asked about the floor plans of the new building. Mr. Knapp and Frank Crabtree of Harriman gave a description of each floor.

(01:02:10 on DVD)

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

Douglas continued with the remaining portion of the Staff report.

(01:12:43 on DVD)

A motion was made by Evan Cyr and seconded by Robert Gagnon to approve the Site Plan and Special Exception request to construct a New Academic Building at 1250 Turner Road (PID # 299-003), pursuant to Chapter 60, Sections 60-255 (b) (1) and 60-229 (b),(13) and 60-1301 and 60-1336 of the City of Auburn Ordinances based on the Findings in section B & C on page 5 of the Staff report with the additional approval of the waiver of maximum height from 35 ft to 75 ft based on the Findings in Section A on page 5 of the Staff report and to include Conditions 1 thru 3 on page 6 of the Staff report.

Dan Bilodeau commented that the new intersection created at Turner Road and Turner Street is awkward and any addition to the traffic through that location will only add to the awkwardness. Eric replied it was intended to reduce the through traffic headed north on Rte 4.

(01:16:25 on DVD)

Dan Philbrick asked what was considered a neighbor as listed in the Findings of the Staff report. After some discussion, Doug said staff will be more cognizant of the language used in future staff reports when visual site lines are being considered.

(01:18:29 on DVD)

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

A discussion ensued between Chairperson Bowyer and the applicants regarding the traffic study.

(01:24:00 on DVD)

Chairperson Bowyer called for a 5 minute recess and called the meeting back into session at 7:30 pm.

Northeast Civil Solutions, Inc., an agent for Dollar General Retail Store, is seeking a Site Plan and Special Exception approval to construct a Retail Store at 807 Minot Avenue, (PID # 208-024), pursuant to Chapter 60, Sections 60-525 (b),(14); 60-1301 and 60-1336 of the City of Auburn Ordinances.

(01:25:10 on DVD)

Douglas presented slides via Power Point and read the staff report.

(01:33:45 on DVD)

Emily Mottram asked about the setback requirements in the area. Douglas replied the setbacks are 25 feet from the front and side property lines.

(01:40:15 on DVD)

The applicants, Lee Allen of Northeast Civil Solutions, Inc in Scarborough, ME and Bob Gage of GBT Realty in Nashville, TN spoke about the project and answered questions from the Board members.

(01:43:25 on DVD)

A long discussion ensued amongst the Planning Board members, City staff and the applicants regarding the customer traffic and truck deliveries to the site, building location on the site plan, the building design and exterior appearance and landscaping.

(02:16:32 on DVD)

A motion was made by Dan Bilodeau and seconded by Dan Philbrick to approve the Site Plan and Special Exception request to construct a Retail Store at 807 Minot Avenue, (PID # 208-024), pursuant to Chapter 60, Sections 60-525 (b),(14); 60-1301 and 60-1336 of the City of Auburn Ordinances with all of the Conditions listed on page 4 of the staff report as amended by staff with regard to the positive characteristics to the neighborhood. After a vote of 6-0-1, the motion carried. Chairperson Bowyer voted present.

(02:18:45 on DVD)

A proposed zoning map amendment from General Business Zoning District to Central Business District for properties located at 178 Court St. (240-264), 184 Court St. (240-265), 62 Spring St. (240-257), 71 Spring St. (240-263), 88 Spring St. (240-258), 95 Spring St. (240-262), 75 Pleasant St. (240-253) and 83 Pleasant St. (240-252).

Chairperson Bowyer spoke about a press release that had occurred earlier in the day and Eric explained it was regarding the Auburn Housing Authority, a private housing developer and commercial developer's proposed plan to redevelop the Engine House and build a new mixed use building at the former Dillingham Funeral Home location on Spring Street. They discussed the current zoning in that area and the proposed rezoning along with the differences in setback and parking requirements.

(02:31:50 on DVD)

A motion was made by Robert Gagnon and seconded by Emily Mottram to forward a favorable recommendation to the City Council to amend the zoning map from General Business Zoning District to Central Business District for properties located at 178 Court St. (240-264), 184 Court St. (240-265), 62 Spring St. (240-257), 71 Spring St. (240-263), 88 Spring St. (240-258), 95 Spring St. (240-262), 75 Pleasant St. (240-253) and 83 Pleasant St. (240-252).

Evan Cyr said he is in favor of the proposal but would like the motion to extend to Elm Street. Robert Gagnon amended the motion to add as far as Elm Street.

(02:34:46 on DVD)

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

Eric relayed some of the comments that he had heard from the public regarding this topic.

(02:36:25 on DVD)

Amendments to the 2010 Comprehensive Plan to ensure that any plans for locating passenger rail service in Auburn prioritize Downtown Auburn over any previous locations and seek a recommendation from the Planning Board that will be forwarded to the City Council.

Chairperson Bowyer spoke about his experience working on commuter rail improvements for the MBTA in Boston. He questioned the feasibility and desirability of a commuter rail station in downtown Auburn in part because a large parking lot would be required. He mentioned express busses as an alternative to the commuter rail. There was much discussion amongst Board members and City staff about the feasibility study and keeping all of the options open.

(03:08:34 on DVD)

A motion was made by Dan Bilodeau and seconded by Evan Cyr to table the matter with the understanding that City staff would prepare some revised edits and bring it back to the Board at their next scheduled meeting. After a vote of 7-0-0, the motion carried.

MISCELLANEOUS

(03:10:40 on DVD)

Required notice to the Planning Board of a petition to vacate Foss Street by the developers of the Family Dollar Store at 850 Minot Avenue.

Douglas explained the process that was being used for the vacation of Foss Street.

OLD BUSINESS:

None

ADJOURNMENT

A motion was made by Evan Cyr and seconded by Robert Gagnon to adjourn. After a vote of 7-0-0, the motion carried. Meeting was adjourned at 9:20 pm.