

# Auburn Planning Board Workshop Minutes

## January 14, 2014

(01:23 on DVD)

### Roll Call

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

**Full Member absent:** 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.

### Minutes

A request to approve the minutes of the November 12, 2013 and December 10, 2013 Planning Board meetings was made by staff.

A motion was made by Robert Gagnon and seconded by Dan Bilodeau to approve the minutes of the November 12, 2013 and December 10, 2013 Planning Board meetings as presented. After a vote of 6-0-0, the motion carried.

(03:49 on DVD)

Chairperson Bowyer stated that because Marc Tardif was absent, the Associate member elevated to Full member status for this meeting would be Mia Poliquin Pross.

### Public Hearings:

**Planning Board Workshop on a proposal to amend the City Of Auburn Zoning Ordinance, Chapter 60, Section 60-172.a (1) to modify the restriction on residential homes in the Agriculture and Resource Protection District pursuant to Article IV, Division 3- Use Regulations of the City of Auburn Ordinances. *This item was originally considered at the December 10, 2013 meeting and was tabled.***

Chairperson Bowyer stated that the remainder of this meeting would be conducted as a workshop so therefore would be a more informal meeting but explained that the Board would accept public comment at some point.

A motion was made by Evan Cyr and seconded by Robert Gagnon to remove this item from the table. After a vote of 7-0-0, the motion carried.

(08:23 on DVD)

Douglas gave a summary of the Agricultural Zone Text Amendment and then proceeded to read the staff report.

(33:00 on DVD)

A lengthy discussion ensued amongst the Board members and City staff regarding clarification of some of the items in the staff report. The meeting was then opened up for public comment.

(57:50 on DVD)

### **Open Public Input**

Joe Gray of Sopers Mill Road gave an example of people living near his farm not liking the odors being caused by his farm animals. He said it can be a problem for residents living near farming operations and said the City is causing the problem by strip zoning near the road instead of keeping the population more toward the middle of the city. Mr. Gray also spoke about the tax revenue being lost when placing LDCR land into conservation.

(1:02:50 on DVD)

Bently Rathbun of North River Road said he was confused about the switching of zones on a single property. Chairperson Bowyer explained what they were talking about was a person exercising their right to build a home in the Ag and Resource Protection zone by giving up their right for any further development on the Low Density Residential land. The discussion continued between Mr. Rathbun, City staff and Planning Board members.

(01:11:35 on DVD)

Chairperson Bowyer closed the public input portion of the workshop.

A long conversation occurred amongst the Board members and City staff about the different options that could be used for this proposal. Each member stated their opinion on how the Board should proceed. The majority of Board members liked the idea of doing a case by case basis and having to come up with the language for a Special Exception. A few members stated they were happy leaving the Agricultural Zoning District the way it was because they felt that was the intent of the recently adopted Comprehensive Plan.

(01:25:05 on DVD)

Chairperson Bowyer stated that the difficulty with going the Special Exception route is we don't have a mechanism for enforcement. He said if you are going to have easements, you are going to have to have a second party that's capable of policing it. He added the City doesn't seem to have a good mechanism for keeping track of restrictive provisions of exceptions. Douglas replied conditions that are placed on Special Exceptions and generated by complaints are enforced by the City's Code Enforcement. Chairperson Bowyer stated that there needs to be another mechanism other than being generated by complaints such as a record popping up that indicates there is a recorded set of conditions that needs to be honored if someone takes out an application for a particular parcel. He ended by saying his general reaction is not to proceed as this has raised a number of complicating issues and hopes that the owners in question who are petitioning have enough flexibility within their own parcel to accommodate their needs.

(01:30:42 on DVD)

George Dycio of Lewiston stated that it might be more beneficial if the petitioners were available to answer questions from the Board. Chairperson Bowyer responded saying there

was a public hearing in which the petitioners were here and gave the Board a full exposition of what they were trying to do.

The discussion continued between Board members and City staff.

**(01:36:20 on DVD)**

Douglas stated the Comprehensive Plan specifically says this should happen but says as staff has evaluated this, we are all discovering this is not that easy to achieve. He said it helps to narrow the focus to a Special Exception and will work to bring something back to the Board at a future meeting.

**(1:38:40 on DVD)**

Chairperson Bowyer called a halt to this part of the workshop and said there would be a brief recess after which Alan Manoian would lead the Board on a discussion on Form Based Code.

**(1:41:55 on DVD)**

Douglas introduced Alan Manoian, Economic Development Specialist for the City of Auburn. Mr. Manoian spoke about Form Based Codes and presented some slides on the projector showing Yarmouth, Maine's Character Based Codes.

**(3:08:55 on DVD)**

**OLD BUSINESS:**

None at this time.

**MISCELLANEOUS**

None at this time.

**ADJOURNMENT**