

Auburn Planning Board Meeting Minutes

September 15, 2015

Roll Call

Regular Members present: Mia Poliquin-Pross, Ken Bellefleur Presiding, Robert Bowyer, Marc Tardif and Dan Philbrick

Regular Members absent: Evan Cyr

Associate Members present: Elaine Wickman and Nathan Hamlyn

Associate Members absent: None

Also present representing City staff: Douglas Greene, City Planner

Chairperson Bellefleur stated that any action on the July 14, 2015 meeting minutes would be shifted to the end of the meeting. He also stated that because Evan Cyr was not present and with having a vacancy on the Board, both Nathan Hamlyn and Elaine Wickman would be acting as Full Members for this meeting.

Public Hearings:

Woodbury Heights Phase 2 - George Bouchles, Surveyor, and agent for Bouffard and McFarland Builders, is seeking approval of a major subdivision of 5 additional lots (lots 6-10), subsequent to 5 lots that were approved by the Planning Board at their March 10, 2015 meeting for a property located at 113 Woodbury Road, pursuant to Chapter 60, Division 4 Subdivision; Sections 1359 and 1362, of the Auburn Code of Ordinances.

Douglas presented slides via PowerPoint and went over the staff report. Questions were raised by the Board members which Douglas answered.

(18:39 on DVD)

Douglas mentioned for the record that there was a typographical error of a double negative on the bottom paragraph of the 1st page in the staff report. He said to be clear, it should read “the staff feels the subdivision Zoning Ordinance does not give that authority to the Planning Board....”

George Bouchlas, Surveyor who prepared the plans, answered questions that were raised by the Board members. He mentioned that the applicants did not have any objections to the notes and recommendations that were made by staff on page 5 of the staff report.

(23:00 on DVD)

Open Public Input

A motion was made by Mia Poliquin-Pross and seconded by Robert Bowyer to close the public input part of the meeting. After a vote of 7-0-0, the motion carried.

Robert Bowyer suggested that the following note be added to the decision and to the plans in the interest of prospective buyers, future residents and tax payers: “Woodbury Road is an older road that became a public way in a previous century. It does not meet current Engineering standards for a public street, has deep grades and is only partially paved. The City of Auburn has no plans for the improvement of Woodbury Road in the foreseeable future.” He also stated that the following condition be included in the decision: “prior to the execution of any purchase and sale agreement or the transfer of any lot with frontage on Woodbury Road, the developer shall provide the prospective buyer with a copy of the note.”

Mia Poliquin-Pross said she was uneasy with Mr. Bowyer’s suggestion. She said it felt a little heavy-handed. Robert Bowyer explained his reasoning for adding the note.

(31:02 on DVD)

Dan Philbrick said he agreed with Mia because he didn’t think it was the Planning Board’s purview to be consumer advocates. A discussion ensued amongst the Board members.

A motion was made by Mia Poliquin Pross and seconded by Dan Philbrick to approve the major subdivision of 5 additional lots (lots 6-10), subsequent to 5 lots that were approved by the Planning Board at their March 10, 2015 meeting for a property located at 113 Woodbury Road, pursuant to Chapter 60, Division 4 Subdivision; Sections 1359, 1362 and 1365, of the Auburn Code of Ordinances with conditions 1 thru 4 as laid out in the staff report dated September 15, 2015. After a vote of 6-1-0, the motion carried. Robert Bowyer opposed.

Jason Courbron, Land Use Consultant, and agent for John Vallieres, is seeking approval of a special exception and site plan review for a change in use from a gas station/service station to a used car auto sales/service station for property located at 204 Minot Avenue, pursuant to Chapter 60, Section 499 (b) (3) and Section 1277 Site Plan Review and 1336 Special Exception.

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

(50:30 on DVD)

Douglas apologized for this staff report. He said it was based in part as the staff report that was prepared back in May so a number of the comments and conditions listed on the report had been resolved. He then proceeded to go over the 4 waiver requests.

(01:10:30 on DVD)

George Courbron and Jason Courbron of Survey Works and John Vallieres, property owner, spoke about the proposal and answered questions that were raised by Board members. Douglas asked Mr. Vallieres to show the Board members the example by using his phone, of how he proposed to spruce up the building.

(01:17:40 on DVD)

Open Public Input

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

The following items were discussed amongst Board members, staff and the applicants:

- Angled parking
- Stacked parking
- Parking spaces and landscape area encroaching in the public way
- Workable layout for desired number of vehicles
- City Council's refusal to purchase site
- Landscaped buffers for off street parking

(01:46:00 on DVD)

Robert Bowyer stated that he would not be voting in favor of this plan because he felt there were other alternatives that needed to be pursued that could provide some degree of development, buffering and access points that would make it acceptable to the city.

Mia Poliquin Pross responded by saying her preference would be that the City Council would have purchased the site but this is a reasonable alternative even though it's not ideal. She said she was leaning in favor of the proposal.

The Board members addressed the waiver requests and voted on each one separately.

Waiver request #1-3: Minot Avenue southerly side - waiver to reduce from 10' to 4', Minot Avenue northerly side - waiver to reduce from 10' to 0' and High Street southerly side - waiver to reduce from 10' to 0'.

There was much discussion about the actual buffering distances and the wording of the waiver request. The Board members voted 5-2-0 in favor of this waiver as it was written. Robert Bowyer and Marc Tardif opposed.

Waiver request #4: Distance of the driveway from 105' down to 81'. The Board members voted 7-0-0 in favor of this waiver.

(01:55:56 on DVD)

Douglas went over the conditions listed in the staff report for the Board members.

A motion was made by Dan Philbrick and seconded by Mia Poliquin Pross to approve the special exception and site plan for a change in use from a gas station/service station to a used car auto sales/service station for property located at 204 Minot Avenue, pursuant to Chapter 60, Section 499 (b) (3) and Section 1277 Site Plan Review, including Conditions 1 through 4 of the staff report and Chapter 60, Section 60-1336 Special Exception, including Conditions 1 through 7 of the staff report and along with all waiver requests and conditions as noted tonight with the additional ones as noted by City staff. After a vote of 5-2-0, the motion carried. Robert Bowyer and Marc Tardif opposed.

Douglas reiterated to the applicants that the site plan would need to be revised as discussed at this meeting.

(02:04:15 on DVD)

Old Business:

Review and discussion of revised “Adaptive Re-use” Ordinance.

Douglas and Board members went over the draft document and suggestions were made to finalize the document.

(02:37:31 on DVD)

Minutes:

Robert Bowyer suggested adding an explanation to the last page stating the reason Emily Mottram was stepping down from the Board was because she was moving outside the city.

A motion was made by Robert Bowyer and seconded by Dan Philbrick to approve the July 14, 2015 meeting minutes as amended. After a vote of 7-0-0, the motion carried.

Discuss revised timeline for Form Based Code including possible work session.

Douglas explained the status of the Form Based Code and a brief discussion ensued between staff and Board members. Douglas said it was near ready of being molded into the ordinance.

(02:55:33 on DVD)

ADJOURNMENT

A motion was made by Mia Poliquin Pross and seconded by Dan Philbrick to adjourn. After a vote of 7-0-0, the motion carried.