

Auburn Planning Board Meeting Minutes July 14, 2015

Roll Call

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

Regular Members absent: None

Associate Members present: Elaine Wickman and Nathan Hamlyn

Associate Members absent: None

Also present representing City staff: Douglas Greene, City Planner

Minutes:

Chairperson Bellefleur stated that any action on the May 12, 2015 Minutes would be deferred until the end of the meeting.

Public Hearings:

The following item was postponed at the June 9, 2015 Planning Board meeting and a revised plan would be presented:

Jan Wiegman, Project Manager for Wright-Pierce Engineers, an agent for Lake Superior Corporation, is seeking approval for Special Exception and Site Plan Review for a Self Storage Facility, located at 900 Center Street (PID # 301-017-002) pursuant to Chapter 60, Section 499 (b. 17) General Business District (new buildings over 5,000 sf), Section 1335 Special Exception and Section 1276 Site Plan Review. The proposal includes 5 storage buildings totaling 27,450 sf. and associated improvements.

Douglas briefly explained the reasons as to why this item had been postpone. He asked that the applicants come forward to bring the Planning Board Members up to speed as to how the previous issues were rectified.

(02:24 on DVD)

Jan Wiegman, Engineer with Wright Pierce who is representing Lake Superior Corporation and Richard Raubeson spoke about the changes that were made to the current plans versus those that were submitted in June and specifically regarding the buffering between their property and the abutting property belonging to Norman and Mary Rose at 1215 Turner Street. He mentioned the following:

- Extend the sewer line to enable the Rose's to hook up to City sewer.
- Mr. Raubeson agreed to add to the back of the building to create a 20 foot wide building with access on both sides and a 20 foot buffer. Also, a fence would be located on the storage building side and the trees on the Rose's property side.

- The only change to the site plan was the increased width of what was originally a single sided building to a double sided building. In order to accommodate that change as well as the buffering in the back is the distance was decreased between the 2 buildings that run parallel to Center Street. A waiver has been requested for the shortened distance between these 2 buildings.
- Concerning the rear of the property near the Webb residence, the development will stop where the grading stops so there will not be any development to the 50 ft strip that runs to Turner Street and which abuts the Webb property.
- Developed a circulation plan for the Fire Department by taking a mock model of a fire truck through the development without it having to back up. The Fire Department will try it out once the development is built.
- Paperwork to petition the discontinuation of the Glenn Street ROW has been prepared.

(07:44 on DVD)

Douglas gave the Board members each a document of a potential motion of approval and said the same conditions apply as presented last month by the Fire Department. He presented a revised circulation plan via PowerPoint,

Mr. Wiegman pointed out an error on the drafted motion for approval just presented by Douglas to the Board Members that the waiver was for 25 feet and not 28 feet as written on the document. Douglas explain that City Staff fully supports this waiver request as it does meet the site plan law and in particular, the impacts to the adjacent property have been minimized by the accommodations made by the developer.

(12:20 on DVD)

Open Public Input

Shawn Webb stated on behalf of his mother, Joan Webb of 1257 Turner Street that they did not have any issues with the current plan as it was outlined but asked for clarification of where the fence line would be located and about the lack of buffering. He also asked that it be noted that the small strip of land at the end remains vacant. Douglas showed on the site plan where the grading ends, and where the fence and tree buffer are located. He said these are quite a ways away from the rear of Webb property.

A discussion ensued about the location of the district zoning lines.

(21:35 on DVD)

A motion was made by Robert Bowyer 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 Robert Bowyer, to approve the application at 900 Center Street and the language provided in the staff recommendation with the change in the 4th line from 28 foot separation to read 25 foot separation and that this motion is subject to the 3 conditions that are listed in the staff report.

Evan Cyr seconded the motion and after a vote of 7-0-0, the motion carried.

(25:00 on DVD)

Miscellaneous:

Staff will present a draft “Adaptive Re-use” Ordinance for the Planning Board review and discussion.

Douglas gave the Board members a brief overview of where this draft is now. A lengthy discussion ensued amongst the Board members, staff and Mr. Noel Smith who is a resident of Auburn and one of the owners of the St. Louis Church. They discussed among other things the following:

- That this was a good start but some would like to see more flexibility
- Some of the language in the draft is restrictive which might make it difficult to proceed with some projects.

(43:20 on DVD)

- Looked at Los Angeles as the leader in Adaptive Re-use – They’ve been very aggressive in their program since the late 80’s.
- Permitted in all zoning districts
- Parking would be evaluated on a case by case basis depending upon the use.
- Disagreement about the 10% development limitations
- Financial piece - asking a lot of an applicant
- Much discussion regarding the listed criteria
- Discussion regarding historical significance versus the age of a building
- Discussion regarding Community significance and Architectural significance
- Definition of adaptive re-use

(01:35:18 on DVD)

Board members took a brief break and reconvened 5 minutes later.

Old Business:

Staff will present a final draft Zoning Text Amendment to the City of Auburn’s Zoning Ordinance to create a “Moderate Density Residence District” to facilitate the implementation of the 2010 Comprehensive Plan’s recommendation for Moderate Density Residential Development in certain areas of Auburn.

Douglas explained there was a technical issue that caused the Public Hearing on this to be delayed until next month.

Robert Bowyer stated there was a conflict in yard requirements. Page 2 reads a 15 ft side yard setback and on the 1st page, 3B it reads a 50 ft yard on all sides.

A discussion ensued regarding setback definition, usable open space and compatibility with adjoining properties.

(01:49:40 on DVD)

Minutes:

A motion was made by Dan Philbrick and seconded by Evan Cyr to approve the May 12, 2015 meeting minutes as presented. After a vote of 7-0-0, the motion carried.

Douglas stated that Emily Mottram would be stepping down as a Board member because she was moving to another state and thanked her for all of her hard work and dedication to the Planning Board.

It was decided that the Board would meet for a workshop on July 28 to continue their work on Form Based Code.

(01:53:50 on DVD)

ADJOURNMENT

A motion was made by Evan Cyr and seconded by Emily Mottram to adjourn. After a vote of 7-0-0, the motion carried.