

# **Auburn Planning Board Meeting Minutes**

## **August 11, 2015**

### **Roll Call**

**Regular Members present:** Mia Poliquin-Pross, Evan Cyr, 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

Chairperson Bellefleur stated that Nathan Hamlyn would be acting as Full Member for this meeting.

### **Public Hearings:**

**Dan Bilodeau, representing the Lake Auburn Community Center, is seeking an amended Site Plan and Special Exception approval for modifications of a recreational use of land intended or designed for public use and associated site improvements at 115 North Auburn Road (PID # 363-035), pursuant to Chapter 60, Section 60-172(b)(5) of the City of Auburn Ordinances.**

Dan Bilodeau, representing the Lake Auburn Community Center and 2 LACC youth representatives spoke to the Board members about why they felt the proposal should pass.

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

**(06:49 on DVD)**

Several Board members asked for clarification regarding the parking plan and whether the limitations set were for the number of people at the site or the number of vehicles. Douglas explained that Condition #1 was added in error and suggested that it be removed to simplify things and avoid having to count heads.

**(17:38 on DVD)**

Dan Philbrick asked if the Fire Departments' concerns were addressed. Dan Bilodeau explained the situation of the ice house and said any remaining issues would be addressed with the building permit.

Dan Philbrick asked if there would be a burden on the sewer system if they were to get a greater amount of people than the system was designed for. Mr. Bilodeau explained the capacity of the system that's currently in place and mentioned running a water meter to monitor the use.

Douglas added that staff would be getting reports on the usage of water for the 1<sup>st</sup> 12 months and if any problems arise within that time, staff would work with Mr. Bilodeau to either expand the septic field or limit the capacity.

Mia Poliquin Pross suggested that if they anticipated a big event and expected a large number of people that they could bring in a porta-potty for a day.

Douglas stated that staff would recommend sticking with the 15 parking spaces which is an increase of 2 spaces and use reasonable judgment on the people capacity of the facility.

(25:50 on DVD)

### **Open Public Input**

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

Robert Bowyer and Marc Tardif both stated reasons why they were supportive of the proposal.

A motion was made by Evan Cyr, to approve the amended Site Plan and Special Exception approval for modifications of a recreational use of land intended or designed for public use and associated site improvements at 115 North Auburn Road (PID # 363-035), pursuant to Chapter 60, Section 60-172(b)(5) of the City of Auburn Ordinances, based on the findings as presented in the staff report including Conditions # 2 & 3 contained in the staff report.

Mia Poliquin Pross seconded the motion and after a vote of 7-0-0, the motion carried.

**The 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 presented slides via PowerPoint and went over a portion of the staff report.

(40:50 on DVD)

A lengthy discussion ensued amongst the Board members and staff regarding among other things, the following:

- City Sewer & Water accessibility vs. being adequately covered
- Professional offices and whether or not to include in the District
- Collector Roads
- Buffering, setbacks and the 15% open space
- Dimensional regulations
- Uses permitted by Special Exception in various zones
- "Cleaning up" the Zoning Ordinance

(01:11:20 on DVD)

Douglas completed going over the staff report.

Board members and staff continued reviewing the draft. Douglas went over the changes that Board members suggested.

(01:33:28 on DVD)

A motion was made by Robert Bowyer and seconded by Marc Tardif to remove the word “are” in Subsection 1, to make the change to Division 6 as discussed and to delete Section 2 in its entirety. After a vote of 7-0-0, the motion carried.

The review of the draft document continued to the end of the document.

(01:38:00 on DVD)

A motion was made by Robert Bowyer and seconded by Marc Tardif to send this proposed amendment of the ordinance with mentioned changes as a favorable recommendation to the City Council. After a vote of 7-0-0, the motion carried.

(01:47:25 on DVD)

**Old Business:**

**Staff will continue its discussion with the Planning Board on an “Adaptive Re-use” Ordinance.**

The Board members and staff went over the draft document. Recommendations were made which resulted in a lengthy discussion.

(02:54:50 on DVD)

**Minutes:**

A motion was made by Mia Poliquin Pross and seconded by Evan Cyr to approve the June 9, 2015 meeting minutes as presented. After a vote of 7-0-1, the motion carried. Robert Bowyer abstained as he was not present at the June 9 meeting.

**Miscellaneous:**

Douglas spoke briefly about the following:

1. The closure of Glenn Street
2. Tentative date was set for Form Based Code workshop – August 25, 2015
3. Letter inviting Planning Board members to Northeast New England Rally for Passenger Rail on September 24, 2015 from 5:00 to 8:00 pm at the Hilton Gardens

(02:57:25 on DVD)

**ADJOURNMENT**

A motion was made by Marc Tardif and seconded by Robert Bowyer to adjourn. After a vote of 7-0-0, the motion carried.