

Auburn Planning Board Meeting Minutes November 10, 2015

Roll Call

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

Regular Members absent: 1 vacancy

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 Mia Poliquin Pross had recused herself and so with the vacancy and Mia not participating, both Nathan Hamlyn and Elaine Wickman would be acting as Full Members. He added that any action on the minutes would be bumped to the end of the meeting.

Public Hearings & New Business:

1) Michael Gotto, an agent for WolfPack Fitness, is seeking approval of a Special Exception and Site Plan Review application for the Recreational Use of Land in the Agricultural and Resource Protection zone for a property located at 432 East Waterman Road, pursuant to Sec. 60- 145 (b), 5; Sec. (Special Exception in Ag Zone); Section 60-1277 (Site Plan Review) and Sec. 60- 1336 (Special Exception).

Douglas presented slides via PowerPoint.

(05:52 on DVD)

Luke Robinson, founder of WolfPack Fitness and applicant spoke about his endeavor and the guiding principles of WolfPack Fitness.

(13:38 on DVD)

Douglas spoke about the regulatory aspects of the proposal. He went over the staff recommendations and continued with the PowerPoint presentation.

(26:33 on DVD)

Dan Philbrick asked if there would be any lighting or business signs. Michael Gotto of Stoneybrook Consultants, Inc replied that there was a small wooden business sign at the end of the mailbox. He said there was an outdoor light in the middle of the yard and a couple of lights on the building but explained that Luke preferred to use lanterns or candles placed on the ground to light the space.

Evan Cyr asked if the parking spaces on the grass were proposed for continual use and if so, why was there no request for them to be surfaced. Douglas stated that it would be a reasonable request. Michael Gotto agreed and said the area surface is currently worn and stable and some reclaim asphalt can certainly be spread over the top to make those spaces more permanent.

Open Public Input

Chairperson Bellefleur asked the more than 50 members of the audience to raise their hands if they were in favor of the proposal. Everyone raised their hands.

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

Robert Bowyer asked Douglas if the Ordinance contained language regarding standards that required parking spaces to have an all-weather surface. Douglas replied it does and said it refers to the surface as dustless and durable and that's why reclaimed asphalt is preferred over just normal gravel which tends to get dusty and more prone to erosion.

Dan Philbrick mentioned "not a detriment to the neighborhood" as being one of the conditions to Special Exception and asked if there was anyone in the audience that lived on the road that could comment about traffic. He said he was concerned about the impact especially since sometimes they go as late as 10:00 pm. Mike Gotto replied there are events that go later than 8:00 pm but so far there haven't been any complaints from immediate neighbors.

Chairperson Bellefleur asked what state and local fire and building codes are applied to Condition #5 which states "no recreation or activity shall take place in the barn unless it meets state and local fire and building code". Douglas read the code conditions which were submitted in a letter dated October 16, 2015 by David O'Connell, Fire Prevention Officer.

(41:30 on DVD)

A motion was made by Robert Bowyer and seconded by Dan Philbrick to approve the application for Special Exception for the recreational use by WolfPack Fitness subject to the findings that are on the staff recommended motion for approval dated November 10, 2015 and subject to the 6 Conditions of Approval that are also on that sheet.

Evan commented about adding a condition #7 regarding parking spaces numbered 8 thru 11. Mr. Bowyer accepted that as an amendment to his motion. Douglas mentioned for the record that Mia Poliquin Pross had recused herself therefore would not be voting on this motion.

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

Mia Poliquin returned as a voting member on the Board.

(48:00 on DVD)

2) The Auburn Planning Board will consider making a recommendation to the City Council of a final draft for a Form Based Code Text Amendment and Zoning Map Amendment for portions of Downtown Auburn and New Auburn. The Form Based Code Text Amendment will replace Division 14, Central Business District, amend related

sections of the Zoning Ordinance and create 5 new Form Based Code Districts (T-4.1, T-4.2, T-5.1, T-5.2 and T-6).

Douglas briefly updated the Board members of the timeline as to when this might be presented to the City Council and then proceeded to show slides via PowerPoint. The Board members made comments and gave suggestions as to how to make the presentation easier for the public to understand.

(01:42:35 on DVD)

Minutes:

October 13, 2015 Meeting Minutes:

Dan Philbrick commented that the minutes reflected 8 members voting instead of 7 members which is the maximum allowed for voting on a Planning Board. Douglas suggested tabling these minutes until he could verify how many members were present to vote.

A motion was made by Dan Philbrick and seconded by Evan Cyr to table the October 13, 2015 meeting minutes. After a vote of 7-0-0, the motion carried.

Old Business:

Douglas spoke about his experience bringing a presentation of the Moderate Density Residence Text Amendment to a City Council workshop. He said there were a number of critiques and criticisms and that ultimately, even though he mentioned to the Council that this was a recommendation in the Comprehensive Plan, was not received well by the City Council.

A discussion ensued amongst Planning Board members and Douglas about the proposal and how to move forward.

(01:59:50 on DVD)

ADJOURNMENT

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