

Auburn Planning Board Meeting Minutes June 9, 2015

Roll Call

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

Regular Members absent: Robert Bowyer and Marc Tardif

Associate Members present: Elaine Wickman and Nathan Hamlyn

Associate Members absent: None

Also present representing City staff: Douglas Greene, City Planner

Chairperson Bellefleur stated there were 2 Full members absent for this meeting so both Associate members, Elaine Wickman and Nathan Hamlyn would be acting as Full members for this meeting.

Minutes - None available for review and approval at this time.

Public Hearings:

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 explained the Planning Board procedure. He then went over the staff report and presented slides via PowerPoint.

(20:00 on DVD)

Jan Wiegman, Engineer with Wright Pierce who is representing Lake Superior Corporation and Richard Raubeson, spoke about the project. He explained the land swap between Lake Superior Corporation and Mr. Raubeson.

(26:17 on DVD)

Dan Philbrick asked what hours of the day the self storage facility would be accessible and Mr. Wiegman replied that he believed it would be accessible 24 hours a day, 7 days a week.

Chairperson Bellefleur asked about security at the facility. Mr. Wiegman replied that there would be security cameras on the buildings.

Emily Mottram asked if the motion lights were full cut-off and Mr. Wiegman replied they were. He added that there was no lighting in the back of the building so the residential properties would not be affected by any lighting.

Mia Poliquin-Pross asked for clarification of where the fencing would be located. Mr. Wiegman explained that the fence cuts across the gravel access road in the back and follows the property line. Mr. Wiegman passed around a large drawing depicting a simulation of the building and terrain.

Evan Cyr asked what the type of evergreen depicted on the plans was and Mr. Wiegman replied they would be 6 ft evergreens, possibly Arborvitae.

(34:42 on DVD)

Open Public Input

Shane Wright, spoke on behalf of Joan Webb, owner of the abutting property at 1257 Turner Street and her son, John Webb. He asked that if this was approved, that the existing tree cover wouldn't be removed in the area of the property that goes up to Turner Street and abuts the Webb property. He said this may deter people from having a place to use as a potential dumping ground. He spoke about the history of area's zoning boundaries, which he said appears to still have some loose ends and mentioned the paper street. He concluded by saying the Webb's did not have any issues with the plan as proposed, but they hoped there would be restrictions that it didn't get developed into the area that goes up to Turner Street and abuts their property.

(39:42 on DVD)

Douglas presented a tax map via PowerPoint which depicted the paper streets and zoning boundaries. He said new information was still being discovered regarding where the zoning lines were located, how they got to be where they are today and if anything, what impact that might have on this development. He explained this newest information was not part of the Planning Board member's packet material but was hopeful that within the next coming weeks they would be able to pull all of the records and determine what the status of the zoning is.

(44:28 on DVD)

A motion was made by Emily Mottram 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 discussion ensued amongst the Board members, the applicant and staff regarding among other things, the zoning discrepancy and the possibility of adding extra conditions to help resolve some of the concerns.

(50:22 on DVD)

Douglas continued with the staff report and presented slides via PowerPoint. Once he was finished, he answered questions from the Board members.

(1:01:08 on DVD)

A motion was made by Evan Cyr, to table until further information is received regarding staff concerns specifically to those tied to 1215 Turner Street and 1257 Turner Street.

Chairperson Bellefleur commented that it's pretty rare that the Board gets this caliber of concern with development near a residential neighborhood and said he appreciated the excellent comments and concerns with options and well thought-out arguments from the abutters of this neighborhood.

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

Miscellaneous:

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

Douglas spoke about why and when the Adaptive Re-use Ordinance was created. He mentioned the St. Louis Church as being in the forefront for this draft as its future was in question. He said we didn't want to just focus on the St. Louis Church alone as there are a number of selective key structures across the city that could benefit from this.

After a lengthy discussion between Board members and staff, it was decided staff would come up with a check list of a more defined criteria.

(01:38:10 on DVD)

Old Business:

Continued discussion of a draft Zoning Text Amendment to the City of Auburn's Zoning Ordinance to facilitate the implementation of the 2010 Comprehensive Plan's recommendation for Moderate Density Residential Development.

Douglas explained this was a quick refresher of what had been discussed in the past and presented slides via PowerPoint. After suggestions were made by the Board members, Douglas said he would be back to present this as a Public Hearing.

(02:02:00 on DVD)

Miscellaneous:

A request by Christopher Branch, P.E. of Sebago Technics, an agent for the Auburn Housing Authority, is seeking re-approval of a Special Exception, Site Plan Review and Design Guidelines Review at 62 Spring Street that was approved last year.

A motion was made by Evan Cyr and seconded by Emily Mottram to re-approve a Special Exception, Site Plan Review and Design Guidelines Review at 62 Spring Street that was approved last year. After a vote of 7-0-0, the motion carried.

The Board members discussed which date would be best to workshop the Form Based Code. It was decided they would have the workshop on Tuesday, June 23rd.

(02:05:53 on DVD)

ADJOURNMENT

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