

# **Auburn Planning Board Meeting Minutes March 10, 2015**

## **Roll Call**

**Regular Members present:** Evan Cyr, Robert Bowyer, Dan Philbrick, Ken Bellefleur Presiding, and Marc Tardif.

**Regular Members absent:** Mia Poliquin-Pross and Emily Mottram

**Associate Members present:** Elaine Wickman and Nathan Hamlyn

**Associate Members absent:** None

**Also present representing City staff:** Douglas Greene, City Planner and Alan Manoian, Economic Development Specialist.

Chairperson Bellefleur called the meeting to order at 6:00 pm. He stated since 2 regular members were absent, Nathan Hamlyn and Elaine Wickman would be acting as regular members for this meeting.

## **Minutes**

A request to approve the February 10, 2015 meeting minutes was made by staff.

Dan Philbrick pointed out that Evan's name was misspelled on the last page.

A motion was made by Dan Philbrick and seconded by Evan Cyr to approve the February 10, 2015 meeting minutes with corrections. After a vote of 7-0-0, the motion carried.

## **Public Hearings:**

**George Bouchles, Surveyor, and agent for Bouffard and McFarland Builders, is seeking approval for a 5 lot, minor subdivision at property located at 113 Woodbury Road, pursuant to Chapter 60, Sections 1359 and 1360, Division 4 Subdivision of the Auburn Code of Ordinances.**

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

**(08:35 on DVD)**

Douglas mentioned that the staff report reflected there were no comments or concerns from the Police Department and that the Water & Sewer Division did not have plans to connect this property to their services even though service lines were available approximately 2,000 feet from the property. He said David O'Connell, the City's Fire Prevention Officer was ok with this plan but wanted mentioned for the record that there were no fire hydrants at the property and if this development moved forward, the property owners would have to deal with insurance companies and the consequences of not having hydrants nearby.

Questions were raised by the Board members regarding road conditions, petroleum pipeline, lot 5 buffer, definitions of minor vs. major subdivisions, and a clarification regarding lot 5 was requested.

(31:35 on DVD)

Douglas read Section 60-2 (Definitions) for lot frontage and width in the Chapter 60, Zoning Ordinance and went to the map to explain how and where the lot width was determined.

(37:38 on DVD)

Kim Visbaras of 42 Hersey Hill Road and Attorney representing the applicants explained his understanding of width definition and answered the questions that had been asked by the Board members.

(50:02 on DVD)

### **Open Public Input**

Tom Michaud of 281 Danville Corner Road said he was concerned that the run-off from the pipeline area would end up on his property because of the way the property sloped as depicted on the topographical maps.

Mr. Visbaras explained that the developer had no intention to divert all of the water from the pipeline into Mr. Michaud's property or lots 1 and 2. A discussion ensued between the 2 gentlemen on the subject.

Robert Bowyer explained that the Board could add a condition of approval stating the applicant must demonstrate remedies of potential runoff to avoid any surface water running onto any of the adjoining properties.

(57:30 on DVD)

Pam Jeffry, speaking on behalf of Jane Tyler who resides at 285 Woodbury Road, stated that Ms. Tyler had noticed that at least 4 or 5 trees had been marked to come down near her property and was concerned about the impact down her end of that property. Mr. Visbaras replied that the owner did not have any plans to cut down any trees at that end of the property but may have marked the trees for survey purposes. It was later determined that the area where the trees were marked was not owned by Bouffard and McFarland.

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

Evan Cyr and Robert Bowyer commented about their concerns with lot 5.

(01:11:11 on DVD)

Douglas read the staff recommendations as stated in the staff report.

A motion was made by Robert Bowyer and seconded by Elaine Whitman to approve the request for a 5 lot, minor subdivision at property located at 113 Woodbury Road, pursuant to Chapter 60, Sections 1359 and 1360, Division 4 Subdivision of the Auburn Code of Ordinances with the addition of the following 2 conditions: incorporate the language of the staff recommendations

that Doug had just read and add in reference to the subdivision, the date of the plan included in the motion which in this case is February 10, 2015. After a vote of 7-0-0, the motion carried.

Robert Bowyer requested that the minutes reflect for the record, the concerns expressed by some of the Board members about improvements in the future to Woodbury Road and the need to review this subdivision as an example of shortcomings in our ordinances that deal with lot width and various other things that were discussed at this meeting.

(01:15:48 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 presented slides via PowerPoint.

A discussion ensued amongst the Board members and staff. It was decided that at their next meeting, Douglas would provide an inventory of the lots that might be affected and an updated draft showing suggested text amendments from the Board members.

(01:49:10 on DVD)

Jim McPhee of 72 Hillcrest Street said he was extremely dismayed that the Planning Board is taking this on at this time. He explained why Comprehensive Planning came about and the reasons he opposed this proposal.

(02:13:00 on DVD)

The Board members took a brief recess and reconvened at 8:18 pm.

Alan Manoian, Economic Development Specialist for the City of Auburn presented slides via PowerPoint and spoke about the modified Form Based Code document.

Several Board members asked questions and made comments about the draft.

(02:34:40 on DVD)

Chairperson Bellefleur stated that for the next meeting, the Board members should be ready to discuss whether or not the Form Based Code should be a standalone document or be integrated into the current Zoning Ordinance and have an example of each type provided by staff.

(02:43:20 on DVD)

**ADJOURNMENT**

A motion was made by Evan Cyr and seconded by Nathan Hamlyn to adjourn. After a vote of 7-0-0, the motion carried. Meeting was adjourned at 8:48 pm.