

Auburn Planning Board Meeting Minutes February 10, 2015

Roll Call

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

Regular Members absent: Marc Tardif

Associate Members present: Elaine Wickman and Nathan Hamlyn

Associate Members absent: None

Also present representing City staff: Douglas Greene, City Planner, Eric Cousens, Deputy Director of Planning & Development and Alan Manoian, Economic Development Specialist.

Chairperson Bowyer called the meeting to order at 6:03 pm. He stated that since Marc Tardif was absent, Nathan Hamlyn would be acting as a regular member for this meeting.

Minutes

A request to approve the January 13, 2015 meeting minutes was made by staff.

A motion was made by Evan Cyr and seconded by Ken Bellefleur to approve the January 13, 2015 meeting minutes as presented. After a vote of 7-0-0, the motion carried.

Public Hearings:

No Public Hearings.

(02:23 on DVD)

OLD BUSINESS:

Adoption of Auburn Planning Board Policies and Procedures

Chairperson Bowyer thanked Douglas for providing a revision that was up to date and suggested placing cross reference documents onto the City's website where the Policies and Procedures document will be located. A few typographical errors were pointed out by some of the Board members.

(06:54 on DVD)

Mia Poliquin Pross suggested using hyperlinks on the City's website instead of attaching the actual references for better ease of maintaining the documents.

A motion was made by Dan Philbrick and seconded by Mia Poliquin Pross to rescind the document called Planning Board Bylaws dated May 14, 2002. After a vote of 7-0-0, the motion carried.

A motion was made by Ken Bellefleur and seconded by Dan Philbrick to approve the City of Auburn Planning Board Policies and Procedures dated February 10, 2015 with the changes that were suggested at this meeting. After a vote of 7-0-0, the motion carried.

Chairperson Bowyer thanked everyone for all of the work that went into completing the new document.

(09:32 on DVD)

Douglas updated the Board members on the status of the amendment to the Code of Ordinances for the Planning Board. He said the City Council had approved it at their meeting the night before. He spoke about Councilor Lee's questioning of the word *standing* in appeals. He said Councilor Lee explained that the word *party* was a better, limiting term so the Council amended the document with the change before approving it.

(12:45 on DVD)

Multi Family Text Amendment

The Board members were updated with the status on this proposal and slides were presented via PowerPoint. A lengthy discussion ensued and Douglas said he would incorporate the suggestions mentioned and come back with a revised document.

(01:09:22 on DVD)

Planning Board Review of 1st Draft Form Based Code- Alan Manoian

Alan Manoian presented visuals via PowerPoint and spoke about the different styles of buildings and roadways that were presented and also presented slides of maps showing where the T4, T5 and T6 corridors would be located.

(01:44:35 on DVD)

After Alan's presentation a discussion ensued between the Board members and City staff regarding building height, on-street parking, Main Street properties, include more neighborhoods than what is shown on maps, Spring Street and the Hannaford store building and how the Form Based Code would be incorporated into the Zoning Ordinance.

(02:39:33 on DVD)

There was a discussion on whether or not to have a work session in order to continue working on Form Based Code and after some deliberations it was decided that they would meet again for a workshop on Monday, February 23rd at 6:00 pm.

(02:46:10 on DVD)

Evan questioned what was specifically being brought back to the Board for review at the work shop. Alan replied that he was going to make a few changes to the regulating plan and would refine and collapse the document to make it more user-friendly. He said he would add a definition page for the Board members to review at the work shop and as per Chairperson Bowyer's suggestion, would make the document more tailor made for Auburn.

(02:56:20 on DVD)

NEW BUSINESS:

Annual Meeting- Election of Officers

Evan Cyr nominated Dan Philbrick as Chairperson. Dan thanked Evan and said he would like to experience a little more time on the Board before accepting the Chairperson nomination. He said he would consider being Vice-chair.

Evan Cyr then nominated Ken Bellefleur as Chairperson

Chairperson Bowyer nominated Emily Mottram as Chairperson. Mia Poliquin Pross seconded Chairperson Bowyer's nomination.

The Board members performed a private ballot to determine the next Chairperson of the Planning Board and Ken Bellefleur was voted in as the next Chairperson until the next election which is to be held in February 2016.

Chairperson Bowyer nominated Dan Philbrick as the Vice-chair.

Dan Philbrick nominated Mia Poliquin Pross as the Vice-chair. Mia thanked Dan for the nomination but said she preferred not to commit to the duties of Vice-chair.

After a show of hands, Dan was voted in as Vice-chair until the next election which is to be held in February 2016.

ADJOURNMENT

A motion was made by Ken Bellefleur and seconded by Emily Mottram to adjourn. After a vote of 7-0-0, the motion carried. Meeting was adjourned at 9:06 pm.