

Auburn Planning Board Meeting Minutes November 14, 2017

ROLL CALL:

Regular Members present: Robert Bowyer, Evan Cyr - Presiding and Nathan Hamlyn

Regular Members absent: Mia Poliquin Pross, Samuel Scogin, Dan Philbrick and Marc Tardif

Associate and other Members present: Dustin Boutin, Christopher Lewis and Bilal Hussein, Planning Board Student Representative.

Associate and other Members absent: None

Also present representing City staff: Zach Mosher, Auburn City Planner

Assistant Chairperson Cyr called the meeting to order at 6:00 pm and asked for a roll call from the members. He said due to 4 regular members being absent, both associate members, Dustin Boutin and Christopher Lewis would be acting as full members for this meeting. He then asked for a motion on the minutes.

MINUTES:

October 10, 2017 Meeting Minutes Approval Request

A motion was made by Robert Bowyer and seconded by Nathan Hamlyn to approve the October 10, 2017 meeting minutes as presented. After a vote of 5-0-0, the motion carried.

Chairperson Cyr explained the process of the Planning Board meeting.

PUBLIC HEARINGS & NEW BUSINESS:

- A. Special Exception and Site Plan Review for an Auto Repair Business (Pride Garage) within the General Business district (GB), located at 295 Rodman Rd (PID 198-044) pursuant to Chapter 60, Sec. 60-499 (b) (2); Chapter 60, Sec. 60-1336, Special Exception; and Chapter 60, Sec. 60-1277 Site Plan Review of the Auburn Code of Ordinances**

Zach Mosher, Auburn City Planner went over the staff report and presented slides via PowerPoint. He explained the waivers that were requested by the applicant.

(07:50 on DVD)

Mike Smith, applicant, explained his proposal.

Open Public Input

A motion was made by Robert Bowyer and seconded by Nathan Hamlyn to open the public input part of the hearing. After a vote of 5-0-0, the motion carried.

No comments.

A motion was made by Dustin Boutin and seconded by Robert Bowyer to close the Public Input part of the hearing. After a vote of 5-0-0, the motion carried.

A motion was made by Robert Bowyer and seconded by Nathan Hamlyn to approve the Special Exception and Site Plan Review for an Auto Repair Business (Pride Garage) within the General Business district (GB), located at 295 Rodman Rd (PID 198-044) pursuant to Chapter 60, Sec. 60-499 (b) (2); Chapter 60, Sec. 60-1336, Special Exception; and Chapter 60, Sec. 60-1277 Site Plan Review of the Auburn Code of Ordinances including the condition that there be no outside storage of junk vehicles and or auto parts. After a vote of 5-0-0, the motion passed.

B. Site Plan Review for a new Seventy-Two (72) Sq. Ft. Sign at St Philips Church located within the Low Density Country Residential district (LDCR) at 2365 Turner Rd (PID 345-034), pursuant to Chapter 60, Sec. 60-638 (b) (5); and Chapter 60, Sec. 60-1277 Site Plan Review of the Auburn Code of Ordinances.

Zach went over the staff report and presented slides via PowerPoint. He explained the waivers requested by the applicant.

(15:30 on DVD)

Patrick Bolduc of Neokraft Signs and Ashley O'Brien, Business Manager for Immaculate Heart of Mary Parish answered questions from the Board members, specifically regarding scrolling messages.

Open Public Input

A motion was made by Dustin Boutin and seconded by Nathan Hamlyn to open the public input part of the hearing. After a vote of 5-0-0, the motion carried.

(21:33 on DVD)

Diane Olmstead of Neokraft Signs briefly wanted to address the concerns of the Board regarding the message scrolling by stating as per the law in the State of Maine, anyone who owns or operates a message center is not allowed to scroll or flash and clients are made aware of that law. She said Neokraft is fully aware of that issue and supports it fully.

A motion was made by Dustin Boutin and seconded by Robert Bowyer to close the Public Input part of the hearing. After a vote of 5-0-0, the motion carried.

A motion was made by Robert Bowyer and seconded by Nathan Hamlyn to approve the Site Plan Review for a new Seventy-Two (72) Sq. Ft. Sign at St Philips Church located within the Low Density Country Residential district (LDCR) at 2365 Turner Rd (PID 345-034), pursuant to Chapter 60, Sec. 60-638 (b) (5); and Chapter 60, Sec. 60-1277 Site Plan Review of the Auburn Code of Ordinances and that the approval recognizes that this church is located on a high speed state highway, therefore a larger sign is warranted. The approval also includes the condition that if the changeable message sign is utilized in a way that causes a safety concern or negatively impacts abutting residences then the property owner shall limit hours of operation to daylight hours, dim or operate the sign as required by the Police or Economic and Community Development Department(s) to correct the concern.

After a vote of 5-0-0, the motion carried.

OLD BUSINESS:

None

(28:20 on DVD)

MISCELLANEOUS:

A. Discuss rezoning 186 Main Street

Zach explained the intent of the proposal and presented aerial photos of the property via PowerPoint. After a brief discussion, the following motion was made:

A motion was made by Robert Bowyer and seconded by Nathan Hamlyn to direct staff to proceed with the proposed amendment to add 186 Main Street to the T-5.1 District. After a vote of 5-0-0, the motion carried.

Zach spoke briefly about the discontinuance of Troy Street and how it was a legal requirement to notify the Planning Board.

ADJOURNMENT

A motion was made by Dustin Boutin and seconded by Nathan Hamlyn to adjourn. After a vote of 5-0-0, the motion passed.