

Auburn Planning Board Meeting Minutes

February 14, 2017

ROLL CALL:

Regular Members present: Mia Poliquin Pross, Robert Bowyer, Samuel Scogin, Dan Philbrick Presiding, Marc Tardif, and Evan Cyr.

Regular Members absent: Ken Bellefleur

Associate Members present: None

Associate Members absent: Elaine Wickman and Nathan Hamlyn

Also present representing City staff: Douglas Greene, Urban Development Specialist

Chairperson Philbrick called the meeting to order at 6:00 pm and asked the Board members to state their name and address for the record. He stated there was a quorum and then moved on to the minutes.

MINUTES:

January 10, 2017 Meeting Minutes Approval Request

A motion was made by Mia Poliquin Pross and seconded by Samuel Scogin to approve the January 10, 2017 meeting minutes as presented. After a vote of 6-0-0, the motion carried.

PUBLIC HEARINGS & NEW BUSINESS:

Future Land Use and Zoning Map Amendments for 121 and 127 Hampshire Street

Douglas went over the staff report and presented slides showing site maps and photos of the area via PowerPoint.

(11:35 on DVD)

James McPhee of 72 Hillcrest Street and representing the owners of Gowell's Variety stated that the owners, Bill and Bonnie Nolin were away on vacation. He introduced the Nolin's 2 children, Jordan and Sophia and explained why the Zoning Map Amendment was being requested. Jordan and Sophia each spoke about how dedicated they were to the business and what their goals were for the future of the business.

Board members asked about the set back / placement of the addition, language in the Neighborhood Business District, the Comprehensive Plan, the use of the buildings on the lot and hours of operation. These questions were answered by Doug and the applicants.

(41:40 on DVD)

Open Public Input

A motion was made by Samuel Scogin and seconded by Marc Tardif to open the public input part of the hearing. After a vote of 6-0-0, the motion carried.

Ken Estes of 66 Manley Road and a neighbor to the Gowell's lot said he was concerned about excess traffic in the area. He suggested that a fence be built between the two properties to help diffuse some of the noise and visual activity. Doug appreciated the comments by Mr. Estes and said staff would take the screening comments into consideration if and when the building permit request was submitted by the applicant.

A motion was made by Evan Cyr and seconded by Sam Scogin to close the Public Input part of the hearing. After a vote of 6-0-0, the motion carried.

Doug completed going over the staff report. He spoke about the neighborhood improvements that were being planned in the area and presented slides on the projector showing photos of the area as it existed and the improvements that were being proposed.

(54:16 on DVD)

A motion was made by Evan Cyr and seconded by Robert Bowyer to send a recommendation of approval to the City Council to amend the Future Land Use Plan for 121 and 127 Hampshire Street from High Density Neighborhood Conservation (HDNC) to Neighborhood Business (NB) with the Findings included in the staff report dated February 14, 2017 and to send a recommendation of approval to the City Council for the Zoning Map Amendment for 127 Hampshire Street from Multi-family Urban (MFU) to Neighborhood Business (NB) with the Findings included in the staff report dated February 14, 2017.

After a vote of 6-0-0, the motion carried.

MISCELLANEOUS:
Marijuana Regulation Discussion

Doug stated the Development Review Committee has had a lot of discussion on the subject of recreational marijuana for the City Council to consider. He said the City Council has directed staff to pull back on the restrictions.

Evan Cyr volunteered to go through the State Law and bring back definitions for the Board to consider.

OLD BUSINESS:

Doug mentioned the response from the City Attorney regarding the Adaptive Re-use was favorable.

ADJOURNMENT

A motion was made by Evan Cyr and seconded by Mia Poliquin Pross to adjourn. After a vote of 6-0-0, the motion carried.