

# **Auburn Planning Board Meeting Minutes March 21, 2017**

## **ROLL CALL:**

**Regular Members present:** Robert Bowyer, Samuel Scogin, Dan Philbrick Presiding, Nathan Hamlyn and Marc Tardif

**Regular Members absent:** Mia Poliquin Pross and Evan Cyr

**Associate Members present:** Dustin Boutin and Christopher Lewis

**Associate Members absent:** None

**Also present representing City staff:** Douglas Greene, Urban Development Specialist and Michael Malloy, City Attorney

Chairperson Philbrick called the meeting to order at 6:05 pm and asked the Board members to state their name and address for the record. He publicly thanked the former Chair, Kenneth Bellefleur and held up a certificate that he will be receiving recognizing him for his years of service to the City. He then introduced the 2 new Associate Members; Dustin Boutin and Christopher Lewis.

## **MINUTES:**

None at this time

Chairperson Philbrick stated the Board would be hearing item B on the agenda first.

## **PUBLIC HEARINGS & NEW BUSINESS:**

### **B) Planning Board discussion of FY16-17 CIP plan**

Douglas gave a brief update of the FY16-17 CIP plan and presented a few slides of the plan via PowerPoint. A lengthy discussion ensued amongst Board members and City staff. Douglas stated he would update the plan and send a copy to the City Council.

**(24:20 on DVD)**

### **A) Public Hearing on a Text Amendment for Adaptive Re-use of Structures of Community Significance**

Douglas updated the Board members and stated that it had been favorably received at the City Council workshop the night before. Several members of the Board made comments regarding the proposal and Michael Malloy; City Attorney answered several questions that were asked by Board members.

**(41:15 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 5-0-0, the motion carried.

Clint Robinson, Pastor of the Auburn Baptist Church at 227 Poland Road said he was in favor of the proposal. He said it would be beneficial for the church and for the City if this were to pass.

Michael Malloy stated that the ordinance is complex and suggested that the Board considers placing the language of the Adaptive Re-Use of Structures of Community Significance in every single district that allows it in order to make it as reader friendly as possible and to promote and make sure that people understand they do have all of these options if the structure qualifies as significant.

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

Robert Bowyer said he found the draftsmanship to be challenging and spoke about cumulative zoning. He suggested the whole set of criteria and explanation for the Adaptive Re-Use of Structures of Community Significance be in one of the text sections of the ordinance (not the definition area) and have the simple cross reference such as: Adaptive Re-Use See Section --- in every district where it would apply.

A lengthy discussion continued amongst Board members and City staff.

**(1:09:16 on DVD)**

A motion was made by Marc Tardif to send a recommendation of approval to the City Council with the ordinance revisions concerning Adaptive Re-Use as it is outlined in the staff report with the 2<sup>nd</sup> option in terms of where in the ordinance the references are made.

The discussion on the motion ensued and the following amendments were made: Would like to add the Adaptive Re-Use as a Special Exception to every district in the ordinance, add the discretion to waive the fee by amending Section 60-1302 and to keep the language as it is stated in the staff report.

**(1:15:10 on DVD)**

A motion was made by Marc Tardif a 2<sup>nd</sup> time in order to re-iterate sending a recommendation of approval to the City Council the ordinance revisions for Adaptive Re-Use that are detailed in the staff report and that references made in each district to recognize that the Adaptive Re-Use is acceptable in each district.

The motion was seconded by Samuel Scogin and after a vote of 5-0-0, the motion carried.

### **C) Election of Planning Board Officers**

Chairperson Philbrick stated the election of officers would be postponed until the next meeting due to the absence of two regular members.

### **MISCELLANEOUS:**

After a short break, Douglas updated the Board members on the Ag Study. He said an RFP had gone out and staff would be reporting results to the City Council and Planning Board in the near future.

**OLD BUSINESS:**

None

**ADJOURNMENT**

A motion was made by Samuel Scogin and seconded by Marc Tardif to adjourn. After a vote of 5-0-0, the motion carried.