

# **Auburn Planning Board Meeting Minutes**

## **May 9, 2017**

**\*This meeting took place in the 2<sup>nd</sup> floor Community Conference room of Auburn Hall**

### **ROLL CALL:**

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

**Regular Members absent:** None

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

**Associate Members absent:** None

**Also present representing City staff:** Douglas Greene, Urban Development Specialist and Zach Mosher, City Planner

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.

### **MINUTES:**

#### **February 14, 2017 Meeting Minutes Approval Request**

A motion was made by Samuel Scogin and seconded by Robert Bowyer to approve the February 14, 2017 meeting minutes as presented. After a vote of 7-0-0, the motion carried.

#### **March 21, 2017 Meeting Minutes Approval Request**

A motion was made by Robert Bowyer and seconded by Samuel Scogin to approve the March 21, 2017 meeting minutes as presented. After a vote of 5-0-0, the motion carried. Mia Poliquin Pross and Evan Cyr did not vote as they were absent for this meeting.

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

#### **A. Building Addition to East Auburn Baptist Church – 560 Park Street Special Exception and Site Plan Review (new building over 5,000 sf.)**

Douglas introduced the new City Planner, Zach Mosher to the Board and proceeded to present the staff report via PowerPoint.

**(10:00 on DVD)**

Frank Crabtree P. E. from Harriman Associates added to the presentation and answered questions from the Board members.

### **Open Public Input**

A motion was made by Mia Poliquin Pross and seconded by Evan Cyr to open the public input part of the hearing. After a vote of 7-0-0, the motion carried.

A motion was made by Sam Scogin and seconded by Evan Cyr to close the Public Input part of the hearing. After a vote of 7-0-0, the motion carried.

(18:20 on DVD)

A motion was made by Evan Cyr and seconded by Marc Tardif to approve the Special Exception for the East Auburn Baptist Church, located at 560 Park Avenue, as the application meets the requirements of Special Exception Law, Section 60-1336 and based on the findings found in the staff report dated May 9, 2017 as well as the approval of the Site Plan Review for the proposed development of the East Auburn Baptist Church, located at 560 Park Avenue as the Site Plan meets the requirements of the Site Plan Law *Sec. 60-1277* based on the findings the staff report dated May 9, 2017 subject to the condition that no development activity until any bonding or inspection fees is determined by the Auburn Engineering Department.

After a vote of 7-0-0, the motion carried.

**B. Subdivision Plan Amendment - Omni Circle (PID # 143-013) A request to amend previous notes and conditions to allow future development.**

Douglas introduced Rick Lanman, Auburn-Lewiston Airport Manager and then presented the staff report via PowerPoint.

Mr. Lanman spoke briefly about the reasoning behind the proposal and answered a couple of question from the Board.

**Open Public Input**

A motion was made by Sam Scogin and seconded by Evan Cyr to open the public input part of the hearing. After a vote of 7-0-0, the motion carried.

A motion was made by Sam Scogin and seconded by Nathan Hamlyn to close the Public Input part of the hearing. After a vote of 7-0-0, the motion carried.

(31:50 on DVD)

A motion was made by Sam Scogin and seconded by Marc Tardif to approve the amended subdivision plan for parcel PID # 143-013 as the application meets the requirements of Section 60-1365, General Requirements subject to the following conditions:

1. Add note stating, "Required Lot Area is 20,000 sq. ft."
2. Add note that eliminates the required landscaping for Parcel PID # 143-013
3. Add note to the plan designating an address and lot number/identification for Parcel PID # 143-013.
4. Add note to the plan stating that Parcel PID # 143-013 is a developable lot.

Evan Cyr questioned the minimum lot dimensions in the zone. After a lengthy discussion, the motion was amended to change Condition #1 to read "Note 7 from the 1125A1 Subdivision Plan

requiring the lot area to be 40,000 sf is exempt for this parcel (PID 143-013)”. The amendment to the motion was accepted by Sam Scogin & Marc Tardif. After a vote of 7-0-0, the motion carried.

**Title 2 (05:25 on DVD)**

**C. Council initiated text amendment to allow sales and service of equipment accessory and complimentary to outdoor recreation in the Agricultural and Resource Protection (AGRP) and Low Density Country Residential (LDCR) districts.**

Douglas introduced Michael Malloy, City Attorney and then proceeded to explain the proposed text amendment. A long discussion ensued amongst Board members and City staff.

**Title 3 (00:40 on DVD)**

Mike Gotto, of Stoney Brook LLC and consultant under contract with Kassbohrer ATV, Inc. introduced Josh Nelson, KATV Regional Sales and Operations Manager. Mr. Gotto spoke about the history between Lost Valley and Kassbohrer and explained why the text amendment was necessary.

**Title 3 (09:40 on DVD)**

**Open Public Input**

A motion was made by Evan Cyr and seconded by Sam Scogin to open the public input part of the hearing. After a vote of 7-0-0, the motion carried.

Richard Whiting of 24 Beaver Road, former member of the Planning Board and Co-Chair of the Comp Plan Committee said this fits right in with what they talked about with the Comprehensive Plan.

A motion was made by Mia Poliquin Pross and seconded by Evan Cyr to close the Public Input part of the hearing. After a vote of 7-0-0, the motion carried.

A lengthy discussion ensued amongst Board members and staff. Several members were concerned about the wording of the proposal and Mike Malloy, City Attorney helped clarify a few points. A brief recess was taken in order to allow staff some time to draft the staff report to include the Board’s recommendations.

**Title 4 (00:05 on DVD)**

Chairperson Philbrick said they would suspend item C on the agenda for now and go on to the miscellaneous item on the agenda.

**MISCELLANEOUS:**

**A. Discussion of Kennels**

Zach Mosher, City Planner explained the proposal.

Terry Dailey of 1054 North River Road spoke about his plans to build an approximately 2,900 sf building and install a new septic and well but said he does not want to go forward with any of his plans until he is certain a kennel is allowed in the Ag zone.

**Title 4 (26:05 on DVD)**

A motion was made by Evan Cyr and seconded by Marc Tardif that the Planning Board initiates a text amendment to include overnight boarding of domestic animals in the Ag Zoning District. City staff will prepare the draft for Planning Board approval.

After a vote of 7-0-0, the motion carried.

Chairperson Philbrick stated they would now be returning to item C of the agenda.

Eric went over the amended staff report that was passed out to Board members. The Board members discussed at length, the time line (5 or 10 years), accessory use and the term, substantial.

**Title 5 (07:05 on DVD)**

A motion was made by Robert Bowyer and seconded by Marc Tardif to support the redraft and forward the proposed amendment to the zoning ordinance as a favorable recommendation to the City Council.

Evan Cyr said he would support it but would prefer to include language that asks the City Council to consider ways to address the concept of substantial use verses a minor use.

Mia Poliquin Pross said she would like to go with Eric's suggestion that narrows the parcels to those that are at least 100 acres in size. Evan said he would support Mia's suggestion. Mr. Bowyer and Mr. Tardif both accepted the amendment to the motion.

**Title 5 (11:48 on DVD)**

After a vote of 7-0-0, the motion carried.

**D. Election of Planning Board Officers**

Nomination for Chair:

Evan Cyr nominated Dan Philbrick as Chairperson of the Board. Robert Bowyer seconded. Dan Philbrick accepted the nomination. After a vote of 6-0-1, the nomination carried. (Dan Philbrick did not vote.)

Nomination for Vice - Chair:

Marc Tardif nominated Evan Cyr as Vice - Chairperson of the Board. Sam Scogin seconded. Evan Cyr accepted the nomination. After a vote of 7-0-0, the nomination carried.

**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.