

Auburn Planning Board Meeting Minutes October 9, 2018

ROLL CALL:

Regular Members present: Evan Cyr – Presiding, Robert Bowyer, Mia Poliquin Pross, Dustin Boutin and Nathan Hamlyn

Regular Members absent: Samuel Scogin and Marc Tardif

Associate and other Members present: Stephen Martelli and Brian Carrier

Associate and other Members absent: None

Also present representing City staff: Audrey Knight, Auburn City Planner and Eric Cousens, Deputy Director of Economic & Community Development

Chairperson Cyr called the meeting to order at 6:05 pm and asked for a roll call. He stated due to having 2 Full members absent, Brian Carrier and Stephen Martelli's statuses would be elevated to full voting rights for this meeting.

MINUTES:

September 11, 2018 Meeting Minutes Approval Request

A motion was made by Brian Carrier and seconded by Robert Bowyer to approve the September 11, 2018 meeting minutes as presented. After a vote of 7-0-0, the motion carried.

Chairperson Cyr stated the 1st item on the agenda will be deferred to the November meeting.

PUBLIC HEARINGS & NEW BUSINESS:

- 1. Michael Gotto, agent for Millbran, LLC, is seeking site plan and subdivision approval of a 48-unit multi-family residential development for the property at 1048 Turner Street (PID # 290-011), in the General Business Zoning District pursuant to sections 60-1276 & 60-1359, Subdivision Guidelines.**

Chairperson Cyr introduced the new City Planner, Audrey Knight and explained the process of Planning Board meetings. He then asked her to present the staff report.

Audrey Knight went over the staff report and presented slides via PowerPoint.

(32:15 on Recording)

Katy Grondin, Superintendent of Schools provided documents on school enrollment in each school and explained that with all the recent new development it was important to go over the enrollment numbers and the impact new development has to the area schools. Board members asked questions regarding

school capacity, taxable value of the proposed development, emergency means of egress from the site, future landscape plan with input from Board, what triggered the subdivision regulations. sidewalks, tree stand and open space.

(61:30 on Recording)

Michael Gotto, representing Millbran LLC said he had a lot of differences of opinions with Ms. Knight and said he thought his proposal was being reviewed as a site plan review. He spoke about parking, 2nd means of access, grading, site distance, entrance location, Gracelawn Memorial Park fence and buffering, catch basin & curbing situation, lighting, traffic study, etc.

Robert Bowyer questioned the 54% of outdoor open space for the residence of the complex mentioned earlier by Mr. Gotto. Mr. Gotto explained his position and said if the interpretation is different from his, then he would adjust the plans.

A discussion ensued amongst Board members, Staff and Mr. Gotto regarding the definitions of open space and green areas and whether the Board would be reviewing this as a Subdivision Review or a Site Plan Review.

(92:49 on Recording)

Open Public Input

A motion was made by Brian Carrier and seconded by Nathan Hamlyn to open the public input part of the hearing. After a vote of 7-0-0, the motion carried.

Leroy Walker of 41 Broad Street stated that Mr. Gotto has come before the Board many times and has always presented the projects well. He mentioned there is a lot of recreation available in the area of this project such as the many softball and baseball fields and the hockey rink down the road. He asked that we don't make it harder for people to develop projects that would bring in more tax revenues.

A motion was made by Brian Carrier and seconded by Stephen Martelli to close the Public Input part of the hearing. After a vote of 7-0-0, the motion carried.

After a lengthy discussion, the following motion was made:

(115:00 on Recording)

A motion was made by Brian Carrier and seconded by Mia Poliquin Pross to review this project as a subdivision plan with a possible waiver as opposed to a site plan review. After a vote of 6-0-1, the motion carried. (Robert Bowyer did not vote)

(119:30 on Recording)

A motion was made by Mia Poliquin Pross and seconded by Stephen Martelli to approve a 48-unit multi-family residential development for the property at 1048 Turner Street (PID # 290-011), in the General Business Zoning District pursuant to section 60-1359 through section 60-1367, Subdivision Guidelines, and incorporating the Conditions 1-4 as written in the staff report and granting a waiver pursuant to section 60-1366 parts C & D which waives the recreational requirements in section 60-1367 and incorporating the utility and landscaping plan that was presented at this meeting tonight. After a vote of 6-0-1, the motion carried. (Robert Bowyer abstained)

OLD BUSINESS:

None

MISCELLANEOUS:

Discuss Improving Relations with City Council

Chairperson Cyr asked Board members if they had any comments regarding the communication received from Mr. Bowyer & Mr. Martelli. Mr. Bowyer explained his position on the subject. A discussion ensued amongst Board members. Chairperson Cyr stated that after reading Mr. Bowyer's letter he could see 2 things that Board members could commit to immediately to help build a stronger relationship with the City Council. The 1st would be to have at least 1 Planning Board member attend the City Council meetings and the 2nd is to get to know their ward councilors in such a way as to introduce ourselves. Eric added that Councilors are asking to improve communication with the Planning Board and their openness to renew the line of communication is a great opportunity to build the trust and reliance between the 2 boards.

(131:50 on Recording)

Chairperson Cyr asked City staff to schedule a workshop with the City Council after the Planning Board appointments are completed in the new year.

Mr. Martelli spoke about the Great Falls drainage inspection report which will be completed by the end of November.

Chairperson Cyr mentioned that the City had a new vision around growth, quality and investment. He said the vision is just 3 sentences long with one of those ideas in each sentence and added that each represented a short-term committee. He said we are being asked to represent the Planning Board on those committees and asked the members to read up on the committees and to let him know by Friday if they would like to volunteer to be a member of one of the committees.

ADJOURNMENT

A motion was made by Stephen Martelli and seconded by Robert Bowyer to adjourn. After a vote of 7-0-0, the motion carried.