

# Auburn Planning Board Meeting Minutes November 13, 2018

## ROLL CALL:

**Regular Members present:** Evan Cyr – Presiding, Dustin Boutin, Samuel Scogin, and Marc Tardif

**Regular Members absent:** Mia Poliquin Pross, Nathan Hamlyn and Robert Bowyer

**Associate and other Members present:** Brian Carrier

**Associate and other Members absent:** Stephen Martelli

**Also present representing City staff:** Audrey Knight, Auburn City Planner

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

## MINUTES:

None

Chairperson Cyr explained the process of Planning Board meetings and read the 1<sup>st</sup> item on the agenda.

## PUBLIC HEARINGS & NEW BUSINESS:

- 1. The Szanton Company requests a one-year extension for their approved Site Plan and Special Exception for 48 Hampshire Street, a 53 unit apartment complex, which is otherwise set to expire on December 19, 2018. This extension would grant approval for the project until December 19, 2019.**

Audrey Knight presented the staff report and displayed a couple of slides via PowerPoint.

Andy Jackson, representing The Szanton Company explained why the extension was being requested and answered questions from Board members.

(09:25 on Recording)

### Open Public Input

A motion was made by Sam Scogin and seconded by Brian Carrier 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 Sam Scogin and seconded by Brian Carrier to close the public input part of the hearing. After a vote of 5-0-0, the motion carried.

A motion was made by Brian Carrier and seconded by Marc Tardif to grant a one-year extension for the approved Site Plan and Special Exception for 48 Hampshire Street, a 53-unit apartment complex. After a vote of 5-0-0, the motion carried.

**2. Jon Whitten, agent for Mystique Way, LLC, is seeking approval for a four (4) lot subdivision of 32 acres, at 0 Industry Avenue (PID#206-058) in the Industrial Zoning District, pursuant to section 60-1359, Subdivision Guidelines. (Item differed for November meeting)**

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

(15:55 on Recording)

Jon Whitten of Plymouth Engineering, Inc. representing the applicants of Mystic Way, LLC, introduced Chris Lefever and Sean O'Brien of Mystic Way LLC. He spoke about the project and answered questions from Board members.

A motion was made by Sam Scogin and seconded by Brian Carrier 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 Sam Scogin and seconded by Dustin Boutin to close the public input part of the hearing. After a vote of 5-0-0, the motion carried.

Chairperson Cyr stated this appeared to be a straightforward project.

Sam Scogin said he would be remiss if he didn't mention what he thought would be Robert Bowyer's concern about approving a long cul-de-sac due to potential issues for emergency workers getting through to a property but seeing that it's a private road, he said he was a little less concerned.

(21:00 on Recording)

A motion was made by Sam Scogin and seconded by Brian Carrier to approve the request from Mystic Way, LLC for a 32 ft wide road extending 1,600 feet to form a cul-de-sac for a four (4) lot subdivision of 32 acres, at 0 Industry Avenue (PID 206-058) in the Industrial Zoning District, pursuant to section 60-1359, 1360, 1365 and 1366 Subdivision Guidelines and finding that the applicant follows the 8 conditions set forth in the staff recommendations of the staff report dated November 13, 2018.

**3. The Taylor Pond Association is seeking to amend Article IV, Zoning District Regulations, Division 2 Agriculture and Resource Protection District, Sec.60-145 (b) Special Exception Uses (17) to prohibit industrial use, including the manufacture, assembly and maintenance of recreational or agricultural equipment in the watershed areas of Lake Auburn and Taylor Pond.**

Marc Tardif stated that he would have to recuse himself because he was a board member of the Taylor Pond Association. Chairperson Cyr explained that because Mr. Tardif had to recuse himself, the Public Hearing could not continue as we no longer meet quorum. He said however, he would like to move

forward in a public discussion forum which means the Planning Board will not be able to take action at this time but will hear the staff report and open it up to the public for input on the discussion.

(23:50 on Recording)

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

Chairperson Cyr asked Audrey for clarification of home-based businesses. He then said the rest of the topic would be treated as a workshop and asked if any member of the audience would like to speak.

(34:55 on Recording)

Barbara Mitchel of 179 West Shore Road said their purpose is to protect Lake Auburn and Taylor Pond from unnecessary damage to the water quality and anything that could endanger public health and protect property values resulting in loss of tax revenues for the City of Auburn. She spoke about the water quality report and a report from the President of the Taylor Pond Association. She concluded by saying this is a very fragile area and we would hate to see anything happen to it.

(40:10 on Recording)

Jan Phillips of West Shore Road said she was also a Board member of the Taylor Pond Association. She spoke about the ordinance amendment that took place last year which opened the possibility for commercial or residential development next to the major recreational areas in the City and at the same time it added this special project specific exemption to permit the industrial use at Lost Valley. She commented about this new ordinance reverting to a new default and concluded by saying that it's better to err in the direction of protecting more rather than little in these watersheds.

Chairperson Cyr thanked Ms. Mitchel and Ms. Phillips for sharing their comments and said this would most likely be on next month's agenda.

(46:30 on Recording)

**OLD BUSINESS:**

Chairperson Cyr said we would be going over item B first.

**b. Mayor's Action Group on Agriculture & Resource Protection – update & need for member**

Brian Carrier updated Board members of items discussed at recent MAG-ARP meetings.

(54:30 on Recording)

**a. Recreation and Open Space requirements for Subdivisions and Site Plan – Informational**

Audrey gave an overview about Recreation & Open Space and presented slides via PowerPoint. A lengthy discussion ensued amongst all regarding this topic.

(100:20 on Recording)

**MISCELLANEOUS:**

**a. Updates from Planning Board members on projects and communications**

Chairperson Cyr spoke briefly about the discussion he had with Katy Grondin, School Superintendent regarding new development and how it affected school enrollment.

(110:20 on Recording)

**ADJOURNMENT**

A motion was made by Sam Scogin and seconded by Brian Carrier to adjourn. After a vote of 5-0-0, the motion carried.

DRAFT