

Auburn Planning Board Meeting Minutes September 11, 2018

ROLL CALL:

Regular Members present: Evan Cyr – Presiding, Robert Bowyer, Samuel Scogin, Dustin Boutin, Nathan Hamlyn and Marc Tardif

Regular Members absent: Mia Poliquin Pross

Associate and other Members present: Stephen Martelli and Brian Carrier

Associate and other Members absent: None

Also present representing City staff: 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 a Full member absence, Brian Carrier's status would be elevated to full voting rights for this meeting.

MINUTES:

May 8, 2018 Meeting Minutes Approval Request

A motion was made by Samuel Scogin and seconded by Brian Carrier to approve the May 8, 2018 meeting minutes as presented. After a vote of 7-0-0, the motion carried.

PUBLIC HEARINGS & NEW BUSINESS:

- 1. Dereck Glaser, agent for Maine Oxy and the New England School of Metalwork located 54 Washington Street North (PID # 220-094) is seeking approval of a special exception and site plan review for an 850-sf. building addition in the General Business Zoning District, pursuant to Chapter 60, sections 60-45 (a) Projects requiring Site/Plan and Special Exception review.**

Chairperson Cyr explained the process of Planning Board meetings and asked Eric to present the staff report.

Dereck Glaser, agent for Maine Oxy and the New England School of Metalwork and Tom Perkins, PE for Dirigo AE explained the reasons for the proposal and answered questions from Board members.

Open Public Input

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

No comments from the public.

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

(17:30 on Recording)

A motion was made by Brian Carrier and seconded by Samuel Scogin to approve the special exception and site plan review for an 850-sf. building addition in the General Business Zoning District, pursuant to Chapter 60, sections 60-45 (a) Projects requiring Site/Plan and Special Exception review.

The motion was amended by Mr. Carrier to include the waiver request to continue a nonconforming rear setback line at no closer than the existing building at 19' from the property line. Mr. Scogin accepted the amendment. After a vote of 7-0-0, the motion carried.

- 2. Michael Gotto, agent for Schilling Drive LLC. is seeking an amendment to the Mt. Auburn Plaza Subdivision to create individual parcels around existing approved pad sites to allow buyers to own the land and associated parking on each site at 649 Turner Street (PID # 280-013) pursuant to section 60-1359, Subdivision Guidelines.**

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

(40.02 on Recording)

Mike Gotto, representing Schilling Drive, LLC added to the presentation and answered questions from Board members.

Open Public Input

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

No comments from the public.

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

(58:45 on Recording)

A motion was made by Marc Tardif and seconded by Samuel Scogin to approve the Minor Subdivision amendment to a Commercial PUD in the General Business zoning district, located at 649 Turner Street commonly known as Mount Auburn Plaza pursuant to Division 4 Subdivision, Chapter 60 - Sections 1359 Subdivision Guidelines, 1360 Minor Subdivision Plan and 1365 General Requirements, of the Auburn Code of Ordinance subject to the 4 conditions recommended in the staff report with the finding that it meets the requirements of Chapter 60, Sections 1359, 1360 and 1365 of the Auburn Code of Ordinance.

Sam Scogin asked if the motion could be amended to include the 5th Condition as stated in the staff report. Mr. Tardif amended his motion and the motion was seconded by Sam Scogin. After a vote of 7-0-0, the motion carried.

Chairperson Cyr asked for a 5-minute break. The Board reconvened at 7:05 PM.

- 3. Oleg Opalnyk, President of OPO Custom Design is seeking site plan and subdivision approval of a 10-unit residential redevelopment of the property at 34 & 35 Laurel Av (PID #'s 221-050 & 221-051) pursuant to Chapter 60, sections 60-45 (a) Projects requiring Site/Plan and Special Exception review and section 60-1359, Subdivision Guidelines.**

Eric went over the staff report and presented slides via PowerPoint. He then answered several questions from Board members specifically regarding the parking plan.

(1:18:15 on Recording)

Oleg Opalnyk, President of OPO Custom Design spoke about the proposal and answered questions from the Board members.

Open Public Input

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

Leroy Walker of New Auburn said he was in favor of the proposal and gave his reasons why.

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

(1:40:50 on Recording)

A motion was made by Samuel Scogin and seconded by Marc Tardif to approve site plan and subdivision request of a 10-unit residential redevelopment of the property at 34 & 35 Laurel Av (PID #'s 221-050 & 221-051) pursuant to Chapter 60, sections 60-45 (a) Projects requiring Site/Plan and Special Exception review and section 60-1359, Subdivision Guidelines with the conditions stated in the staff report including that the owner may use either parking plan that was submitted, including parking plan A.

After a vote of 6-0-1, the motion carried. Robert Bowyer opposed.

OLD BUSINESS:

- 1. 477 Minot Avenue – 1 Year Extension of Approval Request: Stantec Consulting Services, Inc. is requesting a 1-year extension of the site plan approval granted by the Planning Board related to the multi-family housing project proposed at 477 Minot Avenue.**

Eric explained the reasoning for the approval extension. A discussion ensued amongst Board members regarding the history of the original public hearing.

A motion was made by Robert Bowyer and seconded by Samuel Scogin to approve the 1 Year Extension of approval requested by Stantec Consulting Services, Inc. of the site plan approval granted by the Planning Board related to the multi-family housing project proposed at 477 Minot Avenue. After a vote of 7-0-0, the motion carried.

PUBLIC COMMENT:

Stan Bennett of 271 Fletcher Road commented that he and his wife purchased their property in December 2015 and since that time they've had some major construction take place abutting their property; a cell tower and more recently, a 21,000-sf warehouse for a company called Piston Bully. He said he never received a notice for a public hearing for either of the 2 developments or any zoning change in the area. He said the abutter letters were sent to the previous owners even after he and his wife owned the property 2 years, so they didn't get an opportunity to come before the Board to discuss their concerns. He said there is a lot of construction noise coming from the warehouse business and is concerned that no one would want to purchase his property if he wanted to sell in the future because of the noise and proximity of the warehouse to his property. He said once the trees lose their leaves it will be a full view of the structure right behind his house. There's nothing blocking the noise or the view so is concerned about the value of his property at this point. He questioned why he received a tax bill immediately after purchasing the property, but the public hearing abutter letter came in the name of the previous owner 2 years after he owned it.

Sam Scogin asked Mr. Bennett if he had spoken to the owner of the warehouse to voice his concerns and Mr. Bennett said he had contacted the consultant who worked with the contractor and discussed the lighting and screening issues. Mr. Scogin suggested that Mr. Bennett push to have the warehouse owners install some evergreens to help mitigate the problem. Chairperson Cyr apologized that he didn't receive the public hearing letters and reiterated Mr. Scogin's advice.

Mr. Bennett asked why important notices aren't sent certified mail and Eric replied letters are mailed regular mail and not certified mostly because of cost. He said it would be \$5-\$7 for each certified letter versus \$.50 for regular mail. Eric also apologized and said there's no excuse for the letter to go to the previous owner 2 years after purchase. He explained that if a property owner purchased a property on April 2nd, it could conceivably be 15 months before the assessor's record is updated to the GIS because it would be the following year's commitment before that happened. Returned letters are placed in the property file.

A discussion ensued amongst Board members, Eric and Mr. Bennett regarding Mr. Bennett's concerns of not getting the proper notice of a public hearing and how this could be prevented in the future. Chairperson Cyr suggested to Mr. Bennett that he reach out to the Board or staff if he needs help connecting with the warehouse owners to go over some issues impacting his property.

MISCELLANEOUS:

(2:20:00 on Recording)

Chairperson Cyr updated the members about his presentation to the City Council the night before. He asked members to come up with ideas on how the Planning Board could communicate better to the City Council and to bring those ideas to the next meeting. He also spoke about the Ad-Hoc committee and asked members to familiarize themselves with the findings on the City website.

Leroy Walker, Councilor from Ward 5 spoke at length about the Ag study. Eric went over potential development that was coming down the pipeline.

ADJOURNMENT

A motion was made by Samuel Scogin and seconded by Brian Carrier to adjourn. After a vote of 7-0-0, the motion carried.