

Auburn Planning Board Meeting Minutes October 8, 2019

ROLL CALL:

Regular Members present: Evan Cyr – Presiding, Brian Carrier, Katherine Boss, Dan Carroll, Stephen Martelli, and Mathieu Duval

Regular Members absent: Sam Scogin

Associate and other Members present: Kyle Pepin and John Engler

Associate and other Members absent: None

Also present representing City staff: Audrey Knight, Auburn City Planner and Megan Norwood, City Planner II

Chairperson Cyr called the meeting to order at 6:00 pm and asked for a roll call. He noted that Sam Scogin was absent so appointed John Engler as a Full voting member for this meeting

MINUTES:

Approval Request for the August 13, 2019 and September 10, 2019 meeting minutes.

A motion was made by Brian Carrier and seconded by Dan Carroll to approve the meeting minutes of the August 13, 2019 and September 10, 2019 meetings. After a vote of 7-0-0, the motion carried.

Chairperson Cyr explained the process of Planning Board meetings and asked for the staff report of the 1st item on the agenda

NEW BUSINESS and PUBLIC HEARING:

Proposed rezoning of 2.35 acres of land, located generally at 965 Minot Avenue (PID: 217-002), from Suburban Residential to General Business II, extending the existing frontage zoning to the rear of Petro's Ace Hardware.

Audrey went over the staff report and presented slides via PowerPoint. She then answered questions from Board members.

(24:00 on Recording)

John Petrocelli, Applicant, answered questions from Board members.

Open Public Input

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

No comments were made.

Close Public Input

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

A discussion ensued amongst Board members and City staff.

(31:40on Recording)

A motion was made by Dan Carroll and seconded by Brian Carrier to recommend approval to the City Council to change the Zoning District for the 2.35 acres delineated by the applicant, otherwise known as a portion of PID: 217-002, from Suburban Residential to General Business II, and further recommend amending the General Plan Land Use Map to Planned Commercial Development. The Planning Board further recommends changing the zoning and future land use classification of the remainder of the triangular portion of parcel 217-002 to Urban Residential and Low Moderate Density Residential respectively. After a vote of 7-0-0, the motion carried.

Chairperson Cyr explained to the members of the audience that this would now go to the City Council for a workshop and 2 additional council meetings before the process is finalized.

PUBLIC HEARING: Proposed Phase 3 expansion of Futureguard at 101 Merrow Road (PID: 186-015) to construct a 36,094 square foot addition to the east side of the existing building in two phases with a parking area expansion: Phase 3A will add about 18,047 square feet of space at the rear corner of the existing building for six new loading docks and additional workspace. Phase 3B will add about 18,047 square feet for production space for product assembly and finish operations.

Megan went over the staff report and presented slides via PowerPoint. She then answered questions from Board members.

(42:35 Recording)

Mike Gotto, representing Futureguard Holdings answered questions from Board members.

Open Public Input

A motion was made by Mathieu Duvall and seconded by Dan Carroll to open the public input part of the hearing. After a vote of 7-0-0, the motion carried.

Alfreda Fournier of 33 Cherryvale Circle said she was speaking as a citizen when saying she has heard from numerous people that Auburn is not a business-friendly city. She said we need to do all we can to maintain our businesses and support them and to entice businesses to come to Auburn. She said Futureguard is a good business and employs good people and we should listen to their needs and support and promote them.

Rollie Heckethorn of 8 Littelfield Rd said he has lived there since 1983 and has seen increased traffic flow over the years and is concerned. He asked if there was a possibility of having a traffic light installed at the intersection of Littlefield Road and Hotel Road.

Close Public Input

A motion was made by Dan Carroll and seconded by John Engler to close the Public Input part of the hearing. After a vote of 7-0-0, the motion carried.

Chairperson Cyr commented that we don't usually respond to questions asked during public comment but in this instance, a traffic light would be well off the site so he's not sure if the Planning Board would have authority to require one. He said it's an important concern so the Planning Board could be amenable to drafting a letter in conjunction with any action that is taken on the project asking the City Council to specifically look at a traffic light at that intersection.

A discussion ensued amongst Board members, City staff and Mr. Gotto regarding the potential for increased traffic at the site.

Chairperson Cyr stated there should be 2 motions for this project and asked if any Board member was ready to make the 1st one.

(57:55 Recording)

A motion was made by Brian Carrier and seconded by Dan Carroll to approve the 1-year extension to allow the applicant to move forward with the October 2018 Site Plan approval issued by Staff. After a vote of 7-0-0, the motion carried.

A motion was made by Mathieu Duvall and seconded by Dan Carroll to approve the Site Plan for a Phase 3 expansion of Futureguard at 101 Merrow Road (PID: 186-015) to construct a 36,094 Square Foot addition to the east side of the existing building in two phases with a parking expansion and the following conditions:

- a. No development activity until any bonding or inspection fees is determined by the Auburn Engineering Department. Due to the vicinity of the stream and need for the PBR, this will require city inspection and triggers the bonding and inspection fee.
- b. A double row of erosion controls will be required to protect all critical areas, such as streams and wetlands during any earth disturbance and construction.
- c. The Auburn Airport shall be notified a minimum of five days in advance of any crane higher than 75-feet in height used on-site: 1-207-786-0631.
- d. Internal building circulation shall be reviewed by the Fire Department and Code Enforcement before the issuance of a Building Permit.
- e. A landscaping plan shall be provided to Staff for review that meets Sec. 60-579(3)(g) of the City's Code of Ordinances before the issuance of a Certificate of Occupancy.

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

Chairperson Cyr said he would draft a letter regarding the traffic light and forward it to staff for review. Staff will make any edits if needed and then will forward to all Planning Board members for their review. Once all edits have been made, the letter will be signed by all Planning Board members before it is sent on to the City Council.

PUBLIC HEARING: Review, discussion and recommendations to City Council regarding the Adoption of Statewide Timber Harvest Standards in the Shoreland Overlay Zone.

Audrey distributed a letter to the Board members and presented the staff report.

(1:10:27 Recording)

Open Public Input

A motion was made by Dan Carroll and seconded by Mathieu Duvall to open the public input part of the hearing. After a vote of 7-0-0, the motion carried.

Bill Sylvester of 1128 Riverside Drive said he recommended Option #1 and stated his reasons why.

Close Public Input

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

Chairperson Cyr asked the Board members to develop the Findings justifying their choice for Option # 1 and they came up with the following:

1. Aids in reducing burden on staff
2. Allows the City to use free state services/resources
3. The expertise is not currently available on City staff to administer Options 2 or 3 effectively
4. Commercial forestry is not a large enough sector of our local economy to justify the required investments to implement Options 2 or 3 effectively

A motion was made by Dan Carroll and seconded by Brian Carrier to forward a favorable recommendation to the City Council for Option #1 that the City repeal Sec. 60-1003 and enable the State Forest Service to administer and enforce timber harvests in the Shoreland Zone with the findings as stated by the Chairperson. After a vote of 7-0-0, the motion carried.

(1:18:22 Recording)

PUBLIC HEARING: Review, discussion and recommendations to City Council regarding the creation, composition and roles and responsibilities outlined in the draft: Division 8- Agriculture Committee.

Audrey went over the staff report and presented slides via PowerPoint. A discussion ensued amongst Board members and staff.

(1:31:40 Recording)

Open Public Input

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

Jan Philips of West Shore Road said she does not see this as competition with Agricultural or Forestry and would like to see Natural Resources re-inserted in the Powers & Duties section. She spoke about watersheds and other parts of the City where the wooded nature, open space nature are important to our quality of life.

Mary Sylvester of 208 Maple Hill Road mentioned she was the Chair of the first Ad-Hoc Committee and said she was in support of the general flow of this proposal and supports its advisory role. She said some

October 8, 2019 - Auburn Planning Board Meeting Minutes

of the language is directly from the Crossroads recommendations so considers this a really good template. She said she realized while being on the first committee as a listener and facilitator, was that there was a lot to learn from people who are actively involved in Agriculture.

Bill Sylvester of 1128 Riverside Drive said he was on both AG committees and explained that Natural Resources don't include Agriculture, but Agriculture uses Natural Resources and that Forestry is a Natural Resource. He said this needs to be reviewed before recommendations are taken from the MAG-ARP Committee. He said that the AG Zone consisted of 74% forest so the AG committee should have 74% foresters.

Close Public Input

A motion was made by Stephen Martelli and seconded by John Engler 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:

(2:46:45 Recording)

A motion was made by Mathieu Duvall and seconded by Brian Carrier to table to a date uncertain. After a vote of 7-0-0, the motion carried.

OLD BUSINESS:

Minor revision to Conditions of Approval, 185 Summer Street Subdivision decision of September 10, 2019 Planning Board Findings.

Megan Norwood explained the situation and answered questions from Board members. After a short discussion, the following motion was made:

A motion was made by Dan Carroll and seconded by Brian Carrier to amend the original Findings of Fact for the approval of 185 Summer Street Subdivision to the Findings of Fact proposed on today's date. After a vote of 7-0-0, the motion carried.

PUBLIC COMMENT:

Bill Sylvester of 1128 Riverside Drive said we shouldn't eliminate anybody, whether they were Auburn residents or not, that wants to participate on an AG committee.

Michelle Malaragno, owner of property on Trapp Road asked staff if they had received the latest recommendation from the Conservation Commission regarding the formation of the AG Commission. Audrey replied that she had not received it. Ms. Malaragno said nobody knew about tonight's meeting so that's why nobody is here. In terms of the formation of the group, she asked why are we giving away 3 positions to non-residents, fully one third of an Auburn Commission to non-residents. She fully agrees and supports bringing in consultants and experts from other areas but as our commission is here in Auburn, let's keep it Auburn.

Jan Philips of West Shore Road said you may not get a lot of people here, but you get a lot from the people who are here. She said she wants to echo Audrey's suggestion that anything you can do to strengthen the connection between the AG Committee and the Conservation Commission is all for the good.

Alfreda Fournier of 33 Cherry Vale Circle wanted to make clear that the draft has not come before the Council so many on the Council may not have seen it yet.

Chairperson Cyr closed the Public Comment part of the meeting

(2:58:00 on Recording)

MISCELLANEOUS:

a. Performance Standards for Community Solar Development Projects in the Industrial District

Megan presented the staff report. After receiving some feedback from the Board members, staff said they would move forward with a draft for the Board's review.

b. Bates College Agriculture Survey & Special Joint Meetings with City Council

Chairperson Cyr spoke about the upcoming joint meeting with the City Council and suggested that the Planning Board meet prior to the joint meeting to make sure everyone was on the same page. After some discussion, it was decided that the Board would have a workshop meeting on Thursday, October 17, 2019 at 5:30 pm to discuss proposed amendments to the AG Zone and to add item #6 that was tabled at this meeting.

c. Upcoming items for November

Audrey went over the upcoming project for the November Planning Board meeting.

d. Planning Board Other Items for Discussion

Stephen Martelli stated that he would not be able to attend the November Planning Board meeting.

(3:18:49 on Recording)

ADJOURNMENT

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