

Auburn Planning Board Meeting Minutes November 12, 2019

ROLL CALL:

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

Regular Members absent: Stephen Martelli

Associate and other Members present: John Engler

Associate and other Members absent: Kyle Pepin

Also present representing City staff: Megan Norwood, City Planner II and Eric Cousens, Deputy Director of Economic & Community Development

Chairperson Cyr called the meeting to order at 6:00 pm and stated there were 3 members absent for this meeting, Stephen Martelli, Kyle Pepin and San Scogin. He said Mr. Scogin had stepped down from the Board. He wished him best of luck and thanked him for his service on the Board. He then asked for a roll call.

MINUTES:

Approval Request for the October 8, 2019 meeting minutes.

A motion was made by Dan Carroll and seconded by Brian Carrier to approve the meeting minutes of the October 8, 2019 meeting. After a vote of 6-0-0, the motion carried.

Chairperson Cyr said the applicant of the 1st Public Hearing is a distant family member, so he felt it was appropriate to recuse himself. He asked Board members to appoint an acting chair for this Hearing. Board members elected Brian Carrier as the Acting Chair for this Hearing.

Acting Chairperson Carrier explained the process of Planning Board meetings and asked staff to present their report on the first item on the agenda

NEW BUSINESS and PUBLIC HEARING:

- 1. Proposed Construction of a Single-Family Home and Associated Driveway in the Resource Protection Shoreland Zone District located at 169 Stevens Mill Road (PID: 218-013 and Portion of 218-013-001), in the Suburban Residential Zoning District.**

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

Open Public Input

A motion was made by Dan Carroll and seconded by Katie Boss to open the public input part of the hearing. After a vote of 5-0-0, the motion carried.

No comments were made.

Close Public Input

A motion was made by Dan Carroll and seconded by Katie Boss to close the Public Input part of the hearing. After a vote of 5-0-0, the motion carried.

A motion was made by Dan Carroll and seconded by Mathieu Duvall to approve the construction of a Single-Family Home and Associated Driveway in the Resource Protection Shoreland Zone District located at 169 Stevens Mill Road (PID: 218-013 and Portion of 218-013-001), in the Suburban Residential Zoning District. After a vote of 5-0-0, the motion carried.

Chairperson Cyr returned to the Board as Chair for the remainder of the meeting.

(09:20 on Recording)

2. PUBLIC HEARING/PRELIMINARY PLAN: Proposed 3, 12-Unit Apartment Buildings and Associated Parking, Driveways, Landscaping, Utilities, and Other Site Improvements Located on North River Road (PID: 271-101), in the Shoreland Zone and General Business Zoning Districts.

Megan went over the staff report and presented slides via PowerPoint. She and Eric answered multiple questions from Board members. The following are some of the topics that were discussed: green space, boat launch, trail system, flood hazard and fill permits, number of units allowed on the site, character of the neighborhood, utilities available and additional clearing on the property.

(54:15 on Recording)

Jim Courbron, of SurveyWorks, Inc. and Zachary Quinn of Dirigo Architectural said they were there on behalf of River's Edge Apartments, LLC. They went over their proposal and answered questions from the Board.

Open Public Input

A motion was made by Brian Carrier and seconded by Mathieu Duvall to open the public input part of the hearing. After a vote of 6-0-0, the motion carried.

Sarah Raymond of 200 North River Road stated the following concerns:

- Directly affects her and her family
- Flooding in the area
- Area filled looks horrendous
- Trails no longer exist
- Amount of traffic this will cause
- No sidewalks and fast-moving traffic
- Boat launch is just a way to pacify the green space area
- Destroying wildlife
- Run-off and private sewerage

- Too many units in a small space

Holly Lasagna of 220 West Auburn Road and Ward 1 City Councilor said she appreciates how carefully the Board is looking at this. She said she has heard similar comments from other people in the neighborhood as was mentioned by the previous speaker. She is aware that it was approved by the DEP but is concerned about the potential run-off and mentioned we need to be conscientious about the flood zone.

Bob Braman of North River Road said he was very upset because when he first moved to that area it was in the middle of nowhere, but you had access to everything. He said putting these buildings there destroys that for him. He said the parking lots will be too close to the road and feels the map is not accurate

(01:13:05 on Recording)

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 6-0-0, the motion carried.

Chairperson Cyr explained to the public that this is when the Board has its deliberations and as the Chair, said he would try to give the Board some direction. He said the Board had 3 options, to approve, deny or table with specific feedback to City staff and applicant regarding the concerns the Planning Board has. A long discussion ensued, and the following are some of the items that the Board members wanted more information about:

- Greenspace - Boat launch (is it the best use of green space?)
- Parking
- Floodplain - Filled in area (approved by staff?)
- Storm water plan
- Type of units (market rate?)
- Sewer tie-in

Chairperson Cyr commented that the tone of the Board is one of caution and asked members how they wanted to proceed.

The following are concerns the Board felt needed to be addressed before a vote for approval could be made:

- Area appears to be prone to flooding and asked staff to provide the FEMA 5- & 100-year plans
- Other types of recreational uses other than a boat launch
- Complete Streets report on River Road
- Storm Water plan
- Fill and whether more would be done on the site
- Additional planned clearing for the project?
- Current photos of the site, across the street and boat launch area
- Future land use zones
- Market rate or tax subsidized apartments
- Actual bedroom count vs number parking spaces
- Applicant – share future uses of the area

(1:33:00 on Recording)

A motion was made by Brian Carrier and seconded by Katie Boss to table until the next meeting with the stipulation that the staff and applicant provide information in regard to the overall plan. After a vote of 6-0-0, the motion carried.

3. PUBLIC HEARING/DISCUSSION: Review, Discussion and Recommendations to City Council regarding the Adoption of an Ordinance Regulating Commercial Solar Installations.

Chairperson Cyr commented that having met with City staff previously, we discussed the idea that while this is a public hearing, we are unlikely to have enough information to make a comprehensive decision tonight. He asked the Board members if anyone objected to hear the staff report anyway and seeing no objections, Megan presented the staff report along with slides via PowerPoint.

A motion was made by Dan Carroll and seconded by John Engler to table until the December meeting. After a vote of 6-0-0, the motion carried.

(1:43:10 on Recording)

4. NEW BUSINESS/RULING: Change Street Name per Sec. 46-182(6)(c)(1)(i) from Balsam Drive to Kassbohrer Way.

Megan presented the staff report and answered questions from the Board.

Rosemary Mosher, GIS Manager and Addressing Officer for the City of Auburn answered questions from Board members.

A motion was made by John Engler and seconded by Dan Carroll to accept changing the name per Sec. 46-182(6)(c)(1)(i) from Balsam Drive to Kassbohrer Way. After a vote of 6-0-0, the motion carried.

5. PUBLIC HEARING: Review, Discussion and Recommendations to the City Council Regarding the Creation, Composition and Roles and Responsibilities Outlined in the Draft: Division 8 – Agriculture Committee.

Eric went over the staff report which provided a recap of the Planning Board workshop. A lengthy discussion ensued amongst staff and Board members.

(2:16:25 on Recording)

Chairperson Cyr asked Holly Lasagna, Ward 1 City Councilor to take part in the discussion. After sharing her comments, the discussion continued.

(2:29:00 on Recording)

A motion was made by Brian Carrier and seconded by Katie Boss to accept the following language for the Purpose recommendations as written by Megan:

The purpose of the Agriculture Committee shall be to proactively build a stronger food, agricultural, and resource economy in Auburn and to address the ongoing needs of protecting/promoting farms, farmland,

forestry businesses, woodlots, local agriculture economy and local forestry economy. After a vote of 6-0-0, the motion carried.

Board members discussed the language for Committee Established recommendations and the following motion was made:

A motion was made by Brian Carrier and seconded by Dan Carroll to accept the following language for the Committee Established recommendations as written by Megan:

Amend the language to reflect that the committee works throughout the entire city, not just the agriculture zone by striking the end of the first paragraph "Agriculture and Resource Protection Zoning District" and ending that sentence with "Agriculture and Forestry" The 7 regular members shall all be residents. The other Nonvoting members must be residents or landowners. The 7 regular members as appointed by City Council shall then appoint up to 2 nonvoting members. After a vote of 6-0-0, the motion carried.

Board members discussed the language for Qualification recommendations.

A motion was made by Brian Carrier and seconded by Dan Carroll to accept the following language for the Qualification recommendations as written by Megan:

Strike two-thirds and state all voting members shall be residents of the City. Add interests after active involvement, strike wildlife protection or preservation, conservation of natural resources. After a vote of 6-0-0, the motion carried.

An amendment to the previous language of the Committee Established recommendations was proposed to add after: *The 7 regular members shall all be residents with at least one having professional experience in an area directly related to forestry and with at least one having professional experience in an area directly related to agriculture.*

A motion was made by Brian Carrier and seconded by Katie Boss to accept the amendment of the Committee Established recommendations. After a vote of 6-0-0, the motion carried.

Chairperson Cyr commented that we want the Powers and Duties to reflect our recommendations regarding the purpose, the establishments and the qualifications. After a discussion, the following motion was made:

A motion was made by Katie Boss and seconded by Dan Carroll to accept the following language for the Powers and Duties recommendations as written by Megan:

Reflect statements made by the Planning Board regarding the purpose, committee established and qualifications and that the City Council consider the scope of the work proposed and whether or not it is reasonable. 1) Update #1 to add promoting farms, 2) Should any project in the City require submission of a farm plan, the Agriculture Committee shall review the farm plans and provide a recommendation to Planning Board. After a vote of 6-0-0, the motion carried.

Megan said she would use the language she drafted and send it to all Board members for review and comments. Once she receives the ok from Board members, Evan will sign the document for City Council.

Chairperson Cyr, after noting that the time was 9:00 pm, stated the Board must vote if they want to continue the meeting.

(2:58:10 on Recording)

A motion was made by Katie Boss and seconded by John Engler to continue with items 10 and 11 on the agenda. After a vote of 6-0-0, the motion carried.

PUBLIC COMMENT:

Holly Lasagna of 220 West Auburn Road said she appreciated all the time, energy and thought that was put into this. She said the Board should rethink what they recommended about the non-voting members having to be residents or landowners and gave the example of the owner of Ricker Farms or someone from the State who might be a nonvoting member that could give valuable information. She spoke about farm plans and said there was a template that people could use to fill out so it shouldn't be too complicated. She thanked the Board again and said they made good recommendations to send to the City Council.

Chairperson Cyr closed the Public Comment part of the meeting

MISCELLANEOUS:

Megan went over the items that were coming before the Board in December and January. She also stated that there were several appointments that were expiring in January and to be on the lookout for communications from the City Clerk regarding that.

(3:06:15 on Recording)

ADJOURNMENT

A motion was made by Brian Carrier and seconded by Dan Carroll to adjourn. After a vote of 6-0-0, the motion carried.