



City of Auburn, Maine  
Office Economic and Community Development  
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To: MAYOR'S ACTION GROUP ON AGRICULTURE & RESOURCE PROTECTION

From: Eric Cousens, Deputy Director of Economic and Community Development

Re: Meeting Materials for the October 25, 2018

Date: October 19, 2018

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Materials Requested from the October 11, 2018 Meeting:

- 1. Planning board and Conservation board authority with regards to Ag Land** – Ordinances attached (Page1) with duties, responsibilities and jurisdiction highlighted.
- 2. Population density by zone in Auburn** – Map and data being prepared for the meeting but are not ready at this time.
- 3. Sewer and Water overlay of Auburn to include future plans** – PDF maps of existing service areas attached (Page 3). Interactive maps are available online and will be available at the meeting if we need to zoom to specific areas. For future plans we could invite AWSO to an upcoming meeting to explain if needed. In general, they do not use existing rate payer funds for service area expansions due to PUC rules.
- 4. Current rules regarding development/ordinances in ag land** – Agriculture related zoning ordinances excerpts attached (Page 10). Also attached (Page 17) are the Comprehensive Plan excerpts related to agriculture and ARRP zoning.
- 5. Homes built on ag land since 1964** - Map and data being prepared for the meeting but are not ready at this time. Attached (Page 25) is a scanned version of an earlier map that will be available at the meeting at full-size but we recognize that the scan and smaller scale printing is difficult to read. There were 182 properties in the AGRP zone with the assessment code 01 representing a single-family home when the map was printed, and the parcels are highlighted in yellow. The assumed age of each home is noted on the date table at the right. It must be recognized that the age of older homes is often an estimate based on the best records available.
- 6. What areas were removed from Ag land and why over last 20 years** – This would take a lot of research time to complete. We can discuss this generally at the meeting but if a detailed report on all zoning changes is needed we will need to budget for a research project. I would estimate 40+ hours for a report that covers the past 20 years to include pulling Council and Planning Board minutes to explain why; we can refine that estimate if needed. A summary of significant historic points regarding the Ag Zone is attached (Page 26).

7. **Value of homes in ag land versus rural residential, versus downtown** – The Assessors office is providing examples of assessed values and will be available to explain methodologies at the meeting.
8. **Tax graph** – The Assessors office will provide information on this.

After listening to the meeting tape, particularly the discussion about some slow release of house lots, it seems the committee discussion has a lot of similarities to some historic discussions. I have attached (Page 39) some ordinance or policy examples from a similar discussion that took place in 1984 for review. These and other historic documents are available on the website at <http://www.auburnmaine.gov/pages/government/agriculture-and-natural-resource-economy> under “View Historic Documents” at the bottom of the webpage.