



City of Auburn, Maine

Office of Planning & Permitting

Eric J. Cousens, Director

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# PLANNING BOARD AGENDA

**Regular Meeting: April 12, 2022 – 5:30PM**

**City Council Chambers, 60 Court Street**

*The State/Cities last remaining face covering requirement, which only applies to indoor pre-K-12 schools and childcare settings, just ended on June 30, 2021. However, Maine CDC will continue to recommend, though not require, that unvaccinated people – including those under 12 who are not yet eligible for a COVID vaccine – wear face coverings indoors. The State of Maine, Civil Emergency ended on June 30, 2021.*

**1. ROLL CALL:**

**2. MINUTES:** March 8th, 2022 Meeting Minutes – All meetings are also available on YouTube.

**3. WORKSHOP: Proposed Lake Auburn Watershed Ordinance:** Updating Sec 60-952 (f) (1-5) and (c) Subsurface wastewater systems in the Lake Auburn Watershed; and Sec 60-1066 (1) Phosphorous control for any new building or structure with more than 200 sq. ft. of ground floor area.

**4. UPDATE/DISCUSSION:** Capital Investment Plan (CIP); City of Auburns yearly outlook on capital projects by City Manager, Phil Crowell and CIP Director, Dan Goyette.

**5. WORKSHOP:** Michael S. Malloy Legal Counsel; Overview of Planning Board duties.

**6. PUBLIC HEARING: Proposed Lake Auburn Watershed Ordinance;** Updating Sec 60-952 (f) (1-5) and (c) Subsurface wastewater systems in the Lake Auburn Watershed; and Sec 60-1066 (1) Phosphorous control for any new building or structure with more than 200 sq. ft. of ground floor area.

**7. EXTENSION/SPECIAL EXCEPTION:** BD Solar Auburn LLC and BD Solar Lewiston Junction LLC is requesting a one-year extension for approval under Sec. 60-1308 for the construction of a solar project of 14.6MW on a 142.74-acre parcel (PID 142-007), Lewiston Junction Road. Timing for the start of the project was delayed from power integration and approval from CMP.

**8. PUBLIC HEARING/SPECIAL EXCEPTION: 555 Court Street-Stable Ridge Apartments;** American Development Group out of Naples, Maine is proposing five (5), twelve (12) unit apartment buildings for a total of 60-unit apartment complex that was designed under Sec.60.549-.3 and 60-554 in the Formed Base Code T-4.2 zoning district.

The site is approximately 13.25 acres and is depicted on PID 229-007.

- 9. WORKSHOP ON PART II; T-4.2 A-D** Consider changing four areas of the City from Rural Residential, Urban Residential, Suburban Residential, and Multi-Family Suburban areas to the Traditional Neighborhood Development District as defined in the Comprehensive Plan. **Area A:** includes 936 acres of Urban Residential, Multi-Family Suburban and Rural Residential within the New Auburn Urban Residential areas and to Broad Street; **Area B:** includes 19 acres of Urban Residential within the Vickery Road area; **Area C:** includes 148 acres of Suburban Residential and Urban Residential within the Poland, Manley, Hotel Road Residential area; and **Area D:** includes 288 acres of Urban Residential and Multi-Family Suburban within the Bates, Bradman, Stetson Road Residential area.

**10. PUBLIC COMMENT:**

**11. PLANNING BOARD ITEMS FOR DISCUSSION:**

**12. MISCELLANEOUS:**

- a. Upcoming items for May

**13. ADJOURNMENT:**

Next Planning Board Meeting is on May 10, 2022