

Planning Board

Meeting Minutes

June 28, 2022

1. **ROLL CALL:** Riley Bergeron, Toni Ferraro, Stacey LeBlanc, Evan Cyr, Mathieu Duvall, Paul Jacques, Brian Dubois, and Joshua Daigle

Absent: Darren Finnegan

*Joshua Daigle will be elevated to a regular member and vote

2. **MINUTES:** All meetings are available on YouTube. *June 21st minutes not available during this meeting.

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

- a. For the record: The Public Hearing to re-zone Areas A-D has not been rescheduled. A Public Notice to all abutters of these areas will be sent prior to any future public hearing meeting pursuant to City Ordinance (Chapter 60 Article XVII Division 3).
- b. Advisory Opinion of the Auburn Ethics Panel was adopted May 17, 2022. Legal Counsel could be requested by the board of any questions exist from The Planning Board. (See Attached #1)
- c. Update to Comprehensive Plan: Timeline is set in Chapter 208 requirements for State Approval for the State Comprehensive Plan. (See attached #2)
 - i. Important dates for the state's review of the Comp Plan:
 - ii. 6/14/2022: Due date for public and state agency comments
 - iii. 6/29/2022: Deadline for state completeness review
 - iv. 7/14/2022: If applicable, deadline for state consistency review

4. **PUBLIC HEARING: Brickyard Commons:** JIG Investments is proposing a project to build a 96-unit apartment complex on about 10.9 acres identified as Parcel I.D. 199-052. The development is proposed within the T-5.1 District, located off Brickyard Circle. The proposal is pursuant to Chapter 60 Division 14 Form-Based Code.

Questions from board members, inquiring about sidewalks and public transportation to the area

Staff points out the deceleration lane is an improvement

Applicant, Mike Gotto speaks about the proposed project.

Evan Cyr has questions about improvements suggested from the City and how the developer is willing to help.

Discussion about traffic improvements

A motion to open Public Comment is made by Brian Dubois and seconded by Mathieu Duvall.

Steve Cox, from Service Master speaks in opposition, he states the location cannot handle this volume and concerned about emergency vehicles getting in and out in a timely fashion. General traffic concerns for the area.

Peter Hornstien owner of commercial property at 24 Brickyard Circle spoke in concern of potential contamination of the spring water.

Carol Lane of 30 Arbania St spoke with concerns of noise level if trees are removed. She speaks of the negative impact from sound pollution.

Marcel Larose of Brickyard Circle concerned about flooding and the chemicals that could potentially be released into the ground and air (from an existing business)

Rena Larose of Bennett Ave speaks in opposition, sighting safety and traffic concerns.

___ of 422 Washington St. North speaks opposed

Dylan Larose of Bennett Ave does agree that housing is needed and does speak with concerns about the water quality as well as potential flooding.

A motion to close public comment made by Mathieu Duvall and seconded by Riley Bergeron

Vote 7-0-0 motion passes

Brian Dubois asks the connectivity piece of this project; staff explains the future plans/ development would be to connect this proposed area to the other end of Washington St and near the train tracks.

Board members note safety concerns brought up during public comment, specifically about emergency vehicles. Staff confirms that Emergency/ Public Safety staff have reviewed these site plans.

Board members ask for clarification of NRPA – Staff note conditions of approval are typical.

Paul Jacques has environmental concerns

Riley asked fellow board member Josh Daigle his thoughts regarding the Fire Department perspective.

Brian Dubois makes a motion to take staff's recommendation that we move this forward with the condition that Must receive wetlands NRPA permit approval from Maine DEP and USACE general permit. Seconded by Toni Ferraro

Evan Cyr makes the motion to amend that no development activity until any bonding or inspection fees are determined by the City of Auburn Engineering department be added. Seconded by Mathieu Duvall.

Vote, Motion Passes 7-0-0

Mathieu Duvall proposes an amendment that we add a Condition C the offsite improvements in the view of \$320,000.00 be granted to the City (striking B and increasing it with simpler language) Seconded by Riley Bergeron

Vote, Motion Passes 6-1-0

Mathieu Duvall would like to make an amendment for a final condition that if a gas easement is agreed upon that runs to Poland Road, that a multi-use path should be constructed that grants access to those neighborhoods. This would be a non-motor vehicle path. This would be conditional on the easement being created.

No second, motion dies

Evan Cyr makes a motion to amend the main motion to include an additional condition that there be design and compensation for a left-hand turning lane on the north end of Brickyard Circle with approximately 100 feet stacking and 165 feet taper Seconded by Mathieu Duvall

Mathieu Duvall makes a secondary amendment to add the words as part of the forementioned offsite improvements, Seconded by Evan Cyr

Vote, Motion Passes 7-0-0

All those in favor of the main motion to approve including the conditions as amended

Vote, Motion Passes 5-2-0

- 5. PUBLIC HEARING: Auburn Recycling Facility:** 607 Lewiston Junction Rd, LLC, is proposing a new solid waste processing facility in the Industrial District at 607 Lewiston Junction Rd and Parcel I.D. 142-004. The proposal is to occupy 7 +/- acre area within an 8.6 acre clearing in the easterly portion of the property which is 40 +/- acres total. 607 Lewiston Junction Rd. Is in the Industrial (ID) Zone and is pursuant to Sec, 60 Division 15-Industrial District 60-578(b)(11) Junkyard.

Staff report

Applicant: Shawn Frank of Sebago Technics shared information as well as answered questions from Staff and the Board

A motion to open public comment made by Mathieu Duvall and seconded by Joshua Daigle

Seeing none, a motion was made to close public comment and seconded by Toni Ferraro

Mathieu Duvall makes a motion to approve the proposed 7+/- acre development, Auburn Recycling Facility: 607 Lewiston Junction Rd, LLC, shown as Parcel I.D. 142-004 on Auburn's Tax Map within a cleared 8.6 acre area at the easterly portion of the lot. This motion is subject to the following terms and conditions:

1. The project must receive an NRPA and ACOE tier-1 wetland permit prior to construction,
2. Must receive a General Permit/ Industrial stormwater discharge permit under the DEP's Department of Remediation and Waste Management and comply with the solid waste program to include stormwater, site law, and solid waste,
3. Increased stormwater discharges to wetlands should be sheet flow through level spreaders,
4. The discharge of runoff to wetland due to a two-year storm may not increase the mean storage depth within a wetland by more than 2 inches above predevelopment levels for more than 24 hours from the end of the storm event unless otherwise approved. The submitted HydroCAD model identifies an increased risk in peak elevation of greater than two inches for wetlands one and two, and a significant increase in the storage volume utilized. The applicant should address how this standard is being met
5. No development activity until any bonding or inspection fees as determined by the Auburn Engineering Department,
6. That the shredder run from 7:00 a.m. to 7:00 p.m. with a maximum of 7 dBA pursuant of Article XIII Sec. 60-1037
7. Planning Board has waived the building separation standards and the landscaping standards on the sides and the back.

Seconded by Riley Bergeron

Vote, Motion Passes 7-0- 0, Project is approved

6. **WORKSHOP:** Planning Board confirm written report to council on new zone T-4.2B. Staff and Board members discuss what motions came from the meeting on 6/21/22. If the council would like to send this back to Planning Board, they can. Given the information on hand, there was not enough to decide. Waiting until Council finalizes T4.2B before moving forward and applying this to other areas within the city.
7. **PUBLIC COMMENT:** None at this time
8. **MISCELLANEOUS:**
 - a. Upcoming items for July
 - i. Convenient MD review
 - ii. Extension for Kittyhawk 3 lot subdivision

- iii. RR to LCDR (1 acre to 3-acre lot analysis)
- iv. Five Guys pick-up window review

9. ADJOURNMENT:

Next Planning Board Meeting is on July 12, 2022