

Planning Board Meeting Minutes

July 12, 2022

1. **ROLL CALL:** Riley Bergeron, Toni Ferraro, Evan Cy, Mathieu Duvall, Paul Jacques, Brian Dubois and Darren Finnegan
ABSENT: Stacey Leblanc & Josh Daigle
** Paul Jacques elevated to a full member for this meeting.
2. **MEETING MINUTES:** Mathieu Duvall Page 4 of the 6/21 meeting minutes Correction of Brian Dubois' last name on Page 4 Request for full names to be used throughout the minutes going forward. Motion to accept the minutes made by Mathieu Duvall and seconded Riley Bergeron. 6/28 Minutes Page 3 vote should read 6-1-0
3. **PUBLIC HEARING:** Auburn Center Street, LLC is proposing a 5,000 square foot Convenient MD medical office building located at 600 Center Street identified as Parcel I.D. 291-001, including the creation of an outparcel. This property, currently owned by Shaw's Realty Co., is in the General Business (GB) zone. The proposal is pursuant to Chapter 60, Article IV, Division 12 and Chapter 60, Article XVI Divisions 2, 3, and 4.

Staff report is shared. Questions from board members about sidewalks, asked to see visual of where the new sidewalk would be extended.

Applicants: Michael Kaufman & David Sanderson speak and share more information about Convenient MD. Clarify that all medical waste is handled inside the building and picked up by a third party.

Toni Ferraro brings up concerns of the dumpster location, having staff walking out in the dark at night to bring out the trash.

Motion to open Public Comment made by Mathieu Duvall and seconded by Paul Jacques.

Pam Russo – inquires “why” this specific location with St. Mary's urgent care close by.

Motion to close Public Comment made by Mathieu Duvall and seconded by Darren Finnegan.

Vote 7-0-0 motion passes

Deliberation amongst board members.

Phillip Henry with Civil Design Group explains the reason for the layout of the dumpster in the parking lot.

Evan Cyr seeks a motion to approve a 5,000+/- square foot Convenient MD medical office building located at 600 Center Street identified as Parcel I.D. 291-001, including the creation of a new 13,700 +/- outparcel with 100 foot of road frontage on Center Street within the existing 15.7 +/- lot with the following conditions:

1. Move and adjust alignment of the slip lane to maximize site distance to the greatest extent possible and increase the distance between curb cuts and driveways to the greatest extend possible.
2. Install 300 +/- ft of new sidewalk lining where Center Street meets the accessway to the parcel.
3. Install new yield sign as determined in the site plan
4. Install and delineate wayfinding signs and travel lanes to the south outlet as defined in the site plan
5. That the trash receptacle be placed in proximity to of parking area labeled as #7 on page 5 and with screening
6. A landscaping plan approved by staff.

So moved by Mathieu Duvall and seconded by Toni Ferraro

Vote 7-0-0 Motion passes

4. **PUBLIC HEARING:** Hyde Park Maine I, LLC, (Five Guys) is proposing a pickup window at their existing building located at 223 Center Street (Parcel I.D. 261-019) and is in the General Business District (GB). The project was originally approved on February 2, 2022. This request is pursuant to Chapter 60, Article IV Division 12, Sec. 60-499, (b), (8) and Division 2 and 3 of Article XVI.

Staff report presented, emphasis this is not a drive thru, only a drive-up window.

Mike Gotto spoke on behalf of the applicant, explained the history of the building established approximately 1973. Evan Cyr emphasized this building has utilized a drive thru window before during other ownership/ businesses. Mr. Gotto also explained further the technology that will be used to ensure orders are ready (based on GPS location) estimated 13 seconds at the window to pick up food, no orders will be taken, or money exchanged.

Motion to open Public Comment made by Riley Bergeron and seconded by Mathieu Duvall

Seeing none, a motion to close Public Comment made by Mathieu Duvall and seconded by Darren Finnegan

Continued deliberation amongst board members. Discussion of possibility of moving signage to direct vehicles into the parking lot a different way.

Mathieu Duvall make a motion to approve the proposed pickup window at the existing building located at 223 Center Street. The Site Plan for the proposed development, meets the requirements pursuant to Chapter 60, Article IV Division 12, Sec. 60-499, (b), (8) and

Division 2 and 3 of Article XVI, Sec. 60-1277, and further that the application meets the requirements of Special Exception Law, Sec. 60-1336 with no conditions. Seconded by Paul Jacques

Vote 7-0-0 motion passes

5. **PUBLIC HEARING:** Kittyhawk Property Development, LLC requests an extension for the Commercial Subdivision (Auburn Commerce Center) consisting of three lots totaling approximately 30 acres and a 680-foot street from Harriman Drive into the Parcel Located on Kittyhawk Avenue (Parcel I.D. 108-001) in the General Business (GB) zoning district. The project was originally approved on April 13, 2021. This request is pursuant to Chapter 60 Article XVI Division 2 Sec. 60-1308.

Staff report explaining the need for the extension.

Motion to open Public Comment made by Mathieu Duvall and seconded by Riley Bergeron.

Seeing none, a motion to close Public Comment made by Mathieu Duvall and seconded by Riley Bergeron.

Brian Dubois makes motion to approve a one-year extension for approval under Sec. 60-1308 for the construction of a commercial subdivision (Auburn Commerce Center) consisting of three lots totaling approximately 30 acres and a 680-foot street from Harriman Drive into the parcel located on Kittyhawk Ave. (Parcel I.D. 108-001) In the General Business (GB) District with the following condition:

1. Applicant must send the plan to the City Engineer prior to beginning construction.

Motion was seconded by Mathieu Duvall

Vote 7-0-0 motion carries unanimously

6. **WORKSHOP:** Update on lot analysis regarding changing the Rural Residential (RR) Zone to the Low-Density Country Residential (LDCR) Zone within the Lake Auburn Watershed.

Staff Report presented by Evan Ma, Intern with the Planning and Permitting Department.

Open Public Comment

Adam Lee of _____ asked questions about the availability of the Story Map that was used in presentation by Evan Ma.

Staff confirms it is available online

Pam Russo of 745 West Auburn Rd. is concerned about buffers, what can be done has a homeowner to do this and highlights thoughts of filtration systems do not help the lake.

Susan Brown of 152 Dillingham Hill Rd speaks in concern for dead trees, Brown Tail Moth and is frustrated this conversation continues. Expresses concern for more apartments being built instead of single-family homes.

Bruce Rioux 85 Mary Carroll St. questions new development in the watershed (Evan Cyr clarifies this statement was applicable to other towns/cities, not Auburn specifically) Suggested a Code change regarding the new septic systems being built/installed.

Evan Cyr clarifies that the role of the Planning Board is not to decide whether a project is great or not, it is to ensure the project follows rules, criteria, and guidelines.

7. PUBLIC COMMENT:

- a. None

8. MISCELLANEOUS:

- a. Upcoming items for August
 - i. Public Hearing – Change RR to LCDR in the Lake Auburn Watershed
 - 1. Suggestion of workshop first then Public Hearing
 - ii. Public Hearing- Change Court Street area from T-4.2 to T-4.2B

9. ADJOURNMENT:

Motion to adjourn made by Mathieu Duvall and seconded by Toni Ferraro

Next Planning Board Meeting is on August 9, 2022