

Meeting Minutes

9/13/22

- 1. Roll Call:** Riley Bergeron, Toni Ferraro, Stacey LeBlanc, Evan Cyr, Paul Jacques, Josh Daigle, Brian Dubois, and Darren Finnegan **Absent:** Mathieu Duvall, *Josh Daigle will act as full member for this meeting.*
- 2. Minutes:** Motion to approve minutes from August 9, 2022, made by Riley Bergeron seconded by Toni Ferraro.

Vote: 6-0-1 Brian Dubois abstained due to not being present at the August meeting.

- 3. PUBLIC HEARING: Zoning Text and Map Amendments to Create the Traditional Neighborhood Form Based Code T-4.2B zoning district and to include 1,687.41 acres of property located in the Court Street/City Residential Core area of the City within the new zoning district.**
 - a. John Blais shared Staff Opinion letter from Attorney.
 - b. Katherine Cook shares Story Map to explain.

Motion to open Public Comment made by Brian Dubois and seconded by Riley Bergeron.

Ryan Smith of 14 Weaver – shares disagreement that LD2003 passed with bipartisan support. Shares concerns about lack of community input, and desire for new process and suggestion for zone change.

Resident (inaudible) shares concerns about high property taxes.

Jeffrey Harmon of 34 Vista Dr. shares support for form-based code but concerns of limited public process. Suggests a professional planning process with stakeholders, staff, board, and community involvement.

Scott Barry of 179 Davis Ave shares a photo of a storefront with illuminated sign. Shares support of zoning proposal citing housing equality and opportunity. Concerns bright storefront signs will devalue properties.

Elizabeth Dunn of 530 Court St. States that first opportunity to engage in process was beginning of 2022. Shares concern that density example photos do not represent outer edges of Court Street. Concern that some houses will become nonconforming. Shares objections about 555 Court Street apartments.

Bob Hayes shares concerns about applying code made for downtown to Court Street as a broad sweep. Suggests that T-4.1 Might be more appropriate for parts of this area.

Nancy Greene of 134 Granite St. Feels process is being rushed because of the passage of LD 2003. Shares story of negative interaction with city leader during community meeting. Shares concern about traffic.

John Cleveland of 183 Davis Ave share concerns the process is backwards citing council acting before planning board. Discusses what is permitted in the law. and speaks opposed.

Robert Daigle of 172 Lake Auburn Avenue shares concerns about the process and wishes to keep single family neighborhood the way it is. Concern that there is lack of greenspace with higher density.

Pam Russo of 745 West Auburn Rd. shares concerns that expanding the city core does not make sense for the whole area. Pleads that the board listen to the people.

Motion to close Public Comment made by Riley Bergeron and seconded by Toni Ferraro.

Riley Bergeron has questions about variance, is it possible to approve changes on case-by-case basis instead of making a full zoning change.

Staff responds that it would require every request to come to Planning Board for review and that is not possible at this time.

Brian Dubois talks about 80% non-conforming lots.

Riley Bergeron suggested to exclude everything North of Park Ave in the zone change.

Paul Jacques speaks in favor and shares history of living in Auburn. Emphasizes equity in Auburn.

Brian Dubois makes note of observation from public comment, majority of feedback surrounds procedure of the change rather than content of the change.

Motion made by Brian Dubois to forward a recommendation to the City Council to adopt the zoning text and map amendments to create the traditional neighborhood form-based code T-4.2B zoning district and to include 1,687.41 acres of property located in the Court Street residential core area of the city within the new zoning district as proposed and presented within the staff report presented at the September 13th, 2022, meeting of the planning board.

Seconded by Stacey LeBlanc.

Motion passes 5-2-0

4. Public Comment: None.

5. Miscellaneous:

- a. Mayors Ad Hoc Committee to develop permit-ready housing plans

- i. Paul Jacques, Toni Ferraro and Brain Dubois all volunteer for the Ad Hoc Committee. Motion to appoint all three made by Evan Cyr and seconded by Josh Daigle
 - b. Upcoming items for October (tentative)
 - i. Public Hearing – Change RR to LCDR in the Lake Auburn Watershed and septic standard change
 - ii. Public Hearing – Consider Changing Area A (South Main area) and Area B (Vickery area) to T-4.2B
 - iii. Public Hearing – Suburban Little League Ball Fields
 - iv. Public Hearing – Hockey Dormitory
- 6. **Adjournment:** Motion to adjourn made by Riley Bergeron and seconded by Toni Ferraro.

Next Planning Board Meeting is on October 11, 2022