

PLANNING BOARD MEETING MINUTES

October 11, 2022 – 6:00PM

- 1. ROLL CALL:** Riley Bergeron, Stacey LeBlanc, Mathieu Duvall, Evan Cyr, Paul Jacques, Joshua Daigle, Brian Dubois and Darren Finnegan. ** Elevated to regular member due to absence.
Absent: Toni Ferraro
- 2. MINUTES:** Motion to approve September 13, 2022, meeting minutes made by Riley Bergeron and seconded by Paul Jacques. Mathieu Duvall abstained from vote due to absence previous meeting.
- 3. REVIEW OF TEXT AMENDMENT: Review Zoning Text Amendment to Chapter 60, Article XII. Environmental Regulations, Division 4. Lake Auburn Watershed, Section 60-952 (c) Agricultural buffer strip and (f) (1-5) Private sewage disposal systems pursuant to Chapter 60 Article XVII-Amendments. Sec. 60-1447.**
Evan Cyr makes clarification this agenda item is a review of Text Amendment and not a Public Hearing.
Review of amendment shared by Staff.
- 4. PUBLIC HEARING/ MAP AMENDMENT: Zoning Map Amendment including all or portions of 299 parcels within the Lake Auburn Watershed proposed to be changed from Rural Residential to Low-Density Country Residential pursuant to Chapter 60, Article XVII-Amendments.**
Riley Bergeron asks questions about buildable lots

Motion to open Public Comment made by Mathieu Duvall and seconded by Brian Dubois

Bruce Rioux of 85 Mary Carroll St questions the timing of the review and shares concerns about process. The water testing has shown clean water with existing standards over the past 30 years. Chairman Evan Cyr reminded him this is not a public hearing for Septic changes. Bruce Rioux says that the septic change relies on the zoning density change.

Julia Harper of Lewiston asks the Planning Board to table any voting on this agenda item. Suggests that the Board prepare for LD 2003 and not make any changes that could increase development in the Lake Auburn Watershed before we have more information confirming that there is a net reduction in housing near the lake.

Chris Robin of Lewiston asks the Planning Board to widen their constituency to include all who sue Lake Auburn's water and wait for the report before voting.

Joshua Nagine of Lewiston, a volunteer dedicated to monitoring water quality in Lake Auburn and Planning Board Member for the City of Lewiston, believes the septic standard is better, but they only apply to new systems, and they will encourage more

development. Asks to not vote for the change until there have been measures to ensure no more development around the lake.

Brenda Benner of 1660 Perkins Ridge Rd questions if her property impacted and will her taxes increase. Chairperson, Evan Cyr, suggested she speak with a staff person.

Adam Zeeman, Executive Director of Lake Stewards of Maine located at 24 Maple Hill Road, indicates his comments were originally geared towards septic systems.

Jim Wellehan of 60 Woodlawn Ave states that in the wake of a changing climate, protecting the land and the lake for the future must be prioritized. Indicates that development can occur in Auburn not around the lake.

Maureen O'Brien of 42 Winter Street is concerned with process that people are not being considered. References Brickyard Circle and negative environmental impacts.

Pam Rousseau of 745 West Auburn Rd shared opinion that the city is putting the cart before the horse and is unnerved by the process. Overall opposed

Fred Holler of 352 West Auburn Rd speaks opposed. Cannot rezone a watershed as a geological fact and urges the city to wait for all the information and consult with other towns.

Allie Thompson of 664 West Auburn Rd in favor of protecting the lake and is hopeful that the Planning Board is trying to do this but is skeptical referencing earlier decisions. Wonders if a lot under three acres will be "grandfathered".

Susan Brown of _____ pleads for the Planning Board and City to wait on deciding until they have complete understanding of the variables affecting the lake.

Motion to close public comment made by Mathieu Duvall and seconded by Brian Dubois

Staff shared written comments from a resident at 465 West Auburn Rd

Riley Bergeron makes a motion to table this recommendation until a date uncertain when we receive the CEI report, seconded by Mathieu Duvall

Vote 3 -4- 0 Motion Fails

Stacy LeBlanc makes a motion to forward a favorable recommendation to make a zoning map amendment of 1-acre minimum low-density rural residential district in the Lake Auburn watershed to 3-acre minimum low-density country residential district Seconded by Paul Jacques.

Vote 5-2-0
Motion carries

5. PUBLIC HEARING/ SITE PLAN REVIEW: Site Plan and Special Exception for the proposed Twin City Thunder Hockey Academy, located at 1400 Hotel Road, Parcel I.D. 217-071, to repurpose a portion of the existing site and building as a hockey training area with a dormitory. The proposal is pursuant to Chapter 60, Article IV, Division 12-General Business District, and Chapter 60 Article XVI Administration and Enforcement, Division 3-Special Exception.

Staff shares report and site plans.

Mathieu Duvall asks if food will be provided to the players

Applicant, Travis Nadeau shares there will be no commercial kitchen. Will have microwave for cooking. Each team will be run by a Coach and RA who will be present/ lodging with the players. There will be 12 room with 2 - 3 bunks.

Motion to open public comment made by Mathieu Duvall and seconded by Brian Dubois

Anne White of 19 Kendall Rd questions how the dormitory will affect the neighborhood and wants to know if it is a hockey arena or housing.

Maureen O'Brien of 42 Winter St is concerned who is paying for this. Concerned that it is the city in connection with the Norway Arena.

Susan Brown of 152 Dillingham Hill Rd shares concerns about the lake.

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

Planning Board members asked questions of the applicant, inquired about traffic, most direct route given this location and they will have busses or carpool options. This location works for the proximity of the Arena and School.

These students are currently housed in private homes.

This is not a collaboration with the city and is privately funded by Twin City Thunder Hockey Academy.

Motion to approve made by Brian Dubois to approve repurposing a portion of the existing site and 11,085 square feet of the building located at 1400 Hotel Road, Parcel I.D. 217-071 as a lodging house subject to the following conditions:

1. A building permit must be issued by the City of Auburn's building inspector and associated fees must be paid prior to commencing construction.

Motion seconded by Paul Jacques

Vote 7-0-0

Motion passes

6. **WORKSHOP: City Council directs the Planning Board after consultation from the Sustainability and Natural Resource Management Board to provide an opinion and deliver recommendations to the City Council no later than March 20, 2023, on whether or not to eliminate the income standard and the current strip zoning limitations in all areas outside of the Lake Auburn Watershed overlay.**

Staff shared the staff report.

7. **PUBLIC COMMENT:**

Pam Rousseau of 745 West Auburn Rd has questions about clear cutting if it moves to 3 acres lots. What is included in buildable units, what is allowed? Concerns about lake pollution. Question about the strip zones. Believes timeline to be unreasonable to make a recommendation regarding the income restriction and strip zones. Hopes that the income standard will remain. Concerns that it is a way to build big houses and eat up the land. AG zone is needed for agricultural purposes, specifically hay for live stalk.

Brian Dubois business supports Auburn Suburban Baseball and Softball and Evan Cyr coaches.

8. **MISCELLANEOUS:**

a. Upcoming items for November:

1. **PUBLIC HEARING/ MAP AMENDMENT:** Zoning Map amendment applied to **Area A** encompassing 936 +/- acres of Urban Residential, Multi-Family Suburban and Rural Residential within the New Auburn residential areas and along Broad Street to the Traditional Neighborhood Development District T-4.2B pursuant to Chapter 60, Article XVII-Amendments.
2. **PUBLIC HEARING/ MAP AMENDMENT:** Zoning Map Amendment applied to **Area B** Vickery Road encompassing 19 +/- acres of property within the Urban Residential District to the Traditional Neighborhood Development District T-4.2B pursuant to Chapter 60, Article XVII-Amendments.
3. **PUBLIC HEARING:** Auburn Suburban Baseball and Softball is proposing a new ballfield facility located at the corner of Hotel Rd. And Stevens Mill Rd Parcel I.D. 217-002 little league size fields, one Babe Ruth size field, a practice field, and two batting cages. The proposal is pursuant to Chapter 60, Article IV, Division 5- Suburban Residence District, Chapter 60, Article IV, Division 4- Low Density Rural Residence District, and Chapter 60, Article XVI Division 2 and 3- Site Plan Review and Special Exception.

9. **ADJOURNMENT**

- a. Next meeting November 15th