



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

PLANNING BOARD AGENDA

December 13, 2022 – 6:00PM

City Council Chambers, 60 Court Street

1. **ROLL CALL:**
2. **MINUTES:** Approve November 15, 2022, meeting minutes. All meetings are available on YouTube.
3. **PUBLIC HEARING/ SITE PLAN AND SPECIAL EXCEPTION: 1.83 MWdc Solar Array and 1,020kW Samsung SDI Battery:** BWC Gulf Island Pond, LLC is proposing to a 1.83 MWdc solar array (Project) at 224 East Waterman Rd. (Parcel I.D. 393-010). BlueWave is also proposing a DC-Coupled Battery Energy Storage System (BESS) consisting of one 1,020kW Samsung SDI Battery. The system is anticipated to be a two-hour duration BESS resulting in a total expected energy capacity of approximately 2,040kWhs. The proposal is pursuant to Chapter 60 Article IV Division 2- Agriculture and Resource Protection District, Article XVIII-Solar Energy Generating Systems, and Article XVI Division 2 and 3- Site Plan Review and Special Exception.
4. **WORKSHOP/ SNRB PRESENTATION/ Resolve 06-09062022/ Order 151-11072022:** City Council directs the Planning Board after consultation with the Sustainability and Natural Resource Management Board to conduct a public hearing pursuant to Chapter 60 Article XVII, Division 3 of the Zoning Ordinance and report in writing the results of the hearing and recommendations of the Planning Board pursuant to Chapter 60 Article XVII Division 4 of the Zoning Ordinance to the City Council no later than March 20, 2023, on whether to eliminate the income standard and the current strip zoning limitations in all areas outside of the Lake Auburn Watershed overlay as an ordinance text amendment as shown on the attached proposed text changes. The Sustainability and Natural Resources Board will present their recommendation. This item is pursuant to Chapter 2 Sec. 2-471 Workshop or informational meetings.
5. **WORKSHOP/ City Council Ordinance 07-02222022:** Discuss the moratorium on development proposals involving definitions around Public Safety Facilities, Detention Facilities, Correctional Facilities and/ or Government Offices at a site on which one does not currently exist. This item is pursuant to Chapter 2 Sec. 2-471 Workshop or informational meetings.

- 6. PUBLIC COMMENT:**
- 7. MISCELLANEOUS:**
 - a. Upcoming Agenda Items
- 8. ADJOURNMENT**