

# PLANNING BOARD MEETING MINUTES

## January 10, 2023

- 1. ROLL CALL:** Evan Cyr, Riley Bergeron, Amanda Guerette\*, Stacey LeBlanc, Timothy DeRoche, Darren Finnegan, David Trask and Paul Jacques.  
\* = elevated to full member for this meeting  
**Absent:** Toni Ferraro
- 2. MINUTES:** David Trask mentions a name left off notes during Public Comment, Add Marcy Hutchinson  
Motion to approve amended minutes made by Paul Jacques and seconded by Riley Bergeron **VOTE:** 7-0-0 Motion passes.
- 3. PUBLIC HEARING/ MAP AMENDMENT:** *Petition to amend the areas outside the Lake Auburn watershed: 33.49 +/- acres of 38.22 total acres on 150 Andrew Drive (Parcel I.D. 347-003) from Agricultural and Resource Protection (AG), occupying 29.92 +/- acres, and Low-Density Country Residential (LDCR), occupying 3.57 +/- acres, zoning districts to Suburban Residential (SR). The remaining 4.73 +/- acres in the Lake Auburn Watershed District would remain protected through an AG zone designation. The proposal is pursuant to Chapter 60 Article XVII Division 2— Amendment to the Zoning Ordinance or Zoning Map.*

Evan Cyr clarified this agenda item is being presented as a new item, previous discussion of this agenda item should not be considered.

Staff Report presented by Katherine Cook

David Trask asks if the change in zoning would impact assessing.

Staff clarifies that mathematically 1 residential unit per .50 acre would compute to approximately 60 units however there are environmental constraints that would allow for less than 60 units.

No questions from Planning Board for the Petitioner and owner of the property.

Motion to open Public Comment made by Riley Bergeron and seconded by Paul Jacques  
**VOTE:** 7-0-0 Motion passes.

Stephen Beal of 575 Johnson Rd: Brings up watershed concerns. Discusses Topographical map and the slopes. Utilized assistance from another member of the public to adjust the map to show slopes and elevation. Speaks opposed to this change.

Pam Rousseau of 745 West Auburn Rd shares her history and education with maps, she helped Mr. Beal with the map he referenced in his comments. Ms. Rousseau encourages Planning Board members to drive to the area and look at the slopes in person.

Razel Ward of 1372 North River Rd points out concerns for storm water drainage.

Lisa Bisson of 199 Andrew Drive presents a petition signed by 41 members of the East Auburn community, shows a map to display where these 41 members reside. Expresses concern about traffic and public safety.

Ryan Smith of 14 Weaver St shares concerns of what could potentially be developed if change occurs.

Jeff Harmon of Vista Drive shares concerns about previous discussions that happened without public input.

John Cleveland of 183 Davis Ave shares his background of doing consulting for Planning & Comprehensive Plan for smaller communities, speaks opposed to this change.

Motion to close Public Comment

Evan Cyr asks Staff if there could potentially be a clustered subdivision.  
Staff: Yes

Stacey LeBlanc confirms the petition received tonight holds no impact for tonight's meeting.  
Staff highlights, the petition need approval, review, and verification of signatures.

Discussion continues amongst Staff and Planning Board Members, highlighting mathematical numbers VS geographical limitations.

Riley Bergeron attempts to make a motion however he is opposed to both options suggested by staff.

Debated amongst Planning Board Members

Stacey LeBlanc makes a motion to recommend amending 33.49 acres of 38.22 total areas on 150 Andrew Drive (Parcel I.D. 347-003) from Agriculture and Resource Protection (AG), occupying 29.902 +/- acres, and Low-Density Country Residential (LDCR), occupying 3.57 +/- acres, zoning districts to Suburban Residential (SR). The remaining 4.73 +/- acres in the Lake Auburn Watershed District would remain protected through an AG zone designation as depicted in figure 1.

Seconded by Paul Jacques

**VOTE:** 5-2-0 Motion carries

- 4. WORKSHOP/ RESOLVE 06-09062022/ ORDER 151-11072022: Proposal: City Council directs the Planning Board after consultation with the Sustainability and Natural Resource Management Board to conduct a public hearing pursuant to Chapter 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. This item is pursuant to Chapter 2 Sec. 2-471 Workshop or informational meetings.**

Staff Report: Katherine Cook, shared matrix, reference to Comp Plan

Discussion of possible public input/ survey

**5. WORKSHOP/ CITY COUNCIL ORDINANCE 07-02072022: 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.**

Staff Report: John Blais

Discussion and explanation of current definitions and scenarios between Staff and Planning Board Members. Looked at the Matrix to see differences.

**6. PUBLIC COMMENT:**

Joe Gray of Sopers Mill Rd. speaks with confusion about what happens while public opinion is shared during meetings, feels members should listen to the opinions. Speaks about Comp Plan as a guide.

**7. MISCELLANEOUS:**

- a. Upcoming Agenda Items
  - i. Next month – Subdivision proposal
  - ii. AG Zone workshop
  - iii. Public Hearing for Public Safety Buildings
  - iv. Phase 2 Stable Ridge
  - v. Additional 21-unit development, not for February but soon, still under review.
  - vi. Election of Officers for the new Planning Board year.

**8. ADJOURNMENT**

Motion to adjourn made by David Trask and seconded by Stacey LeBlanc Vote 7-0-0  
Motion passes, meeting adjourned.