



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

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## **PLANNING BOARD AGENDA**

### **February 14, 2023 – 6:00PM**

### **City Council Chambers, 60 Court Street**

1. **ROLL CALL:**
2. **MINUTES:** Approve January 10, 2023, meeting minutes. All meetings are available on YouTube.
3. **PUBLIC HEARING/ SITE PLAN REVIEW:** American Development Group, LLC (ADG) is proposing Phase 2 of the Stable Ridge Apartments project at Parcel I.D. 229-007, 555 Court Street. This proposal includes five 12-unit apartment buildings with a total of 60 units and four garage structures. This proposal is pursuant to Chapter 60, Article XVI Division 2- Site Plan Review, Division 3 Special Exception, Division 4- Subdivision, Article IV Division 14- Form-Based Code and Maine Revised Statutes 30–A. 4402(6).
4. **PUBLIC HEARING/ SUBDIVISION REVIEW:** Mathew Violette is proposing to divide the parcel at 118 Gamage Avenue, Parcel I.D. 250-060 to create three residential building lots. This item is pursuant to Article XVI Division 4- Subdivision: and Article IV Division 14- Form-Based Code.
5. **PUBLIC HEARING/ SUBDIVISION REVIEW:** James J. and Suzzanne V. McManus are proposing to divide the parcel, Parcel I.D. 250-028, to create three residential building lots on Oakland St. This item is pursuant to Article XVI Division 4- Subdivision: and Article IV Division 14- Form-Based Code.
6. **PUBLIC HEARING/ TEXT AMENDMENT:** Public hearing on a text amendment involving definitions and use standards related to Public

Safety Facilities, Detention Facilities, Correctional Facilities and/ or Government Offices at a site on which the use does not currently exist. The proposed text amendment includes amendments to Chapter 60, Article I, Section 60-2 Definitions and Chapter 60, Article IV. District Regulations. This item is pursuant to Chapter 60 Article XVII Division 2- Amendment to the Zoning Ordinance or Zoning Map.

7. **WORKSHOP/ 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 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. Review results of the survey and continue discussion. This item is pursuant to Chapter 2 Sec. 2-471 Workshop or informational meetings.
8. **ELECTION:** Designate new chairperson to serve on the planning board.
9. **PUBLIC COMMENT:**
10. **MISCELLANEOUS:**
  - a. Upcoming Agenda Items
  - b. Review of policies and procedures (time permitting)
11. **ADJOURNMENT**