



City of Auburn, Maine

Planning & Permitting Department

Eric Cousens, Director

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PLANNING BOARD AGENDA

May 9, 2023 – 6:00PM

City Council Chambers, 60 Court Street

1. **ROLL CALL:**
2. **MINUTES:** Review March 28, 2023, and April 11, 2023, meeting minutes. All meetings are available on YouTube <https://www.youtube.com/c/CityofAuburnMaine>
3. **PUBLIC HEARING/ TEXT AMENDMENT:** City Council Directs Planning Board to make a recommendation on whether to eliminate the income standard in all areas outside the Lake Auburn watershed overlay as an ordinance text amendment as shown on the attached proposed text changes. This item is pursuant to Article XVII Division 2 & 3. as shown on the proposed text changes available at <https://www.auburnmaine.gov/pages/government/planning-board-agendas> and in the planning department in city hall. This item is pursuant to Chapter 60, Article XVI, Division 2- Amendment to the Zoning Ordinance or Zoning Map.
4. **PUBLIC HEARING/ SPECIAL EXCEPTION/ SITE PLAN REVIEW:** John F. Murphy Homes, Inc is proposing an eight-bed care home located off Hotel Road, Parcel I.D. 237-070-001. The proposal is pursuant to Chapter 60, Division 5- Suburban Residence (SR) District, Chapter 60, Article XVI, Division 2- Site Plan Review, Chapter 60, Article XVI, Division 3- Special Exception, and Chapter 60, Article XII, Division 5- Shoreland Overlay District (SLO).
5. **WORKSHOP/ TEXT AMENDMENT:** Consider amending Sec. 60-500 (2), Sec. 60-526 (2), and Sec. 60-579 (2) of the zoning ordinances to increase the maximum building coverage in the General Business (GB) and Minot Avenue (GBII) zoning districts from 30 percent coverage to 60 percent coverage, and increase the maximum building coverage in the Industrial (ID) zoning district from 40 percent coverage to 60 percent coverage as shown on the attached proposed text amendments. This topic is pursuant to Sec. 2-471.- Workshop or informational meetings.
6. **REVIEW PLANNING BOARD POLICIES AND PROCEDURES:**
7. **PUBLIC COMMENT:**
8. **MISCELLANEOUS:**
 - a. Reschedule June 13th meeting due to conflict with election night.
 - b. Upcoming Agenda Items
 - i. Update on Lake Auburn watershed discussions
 - ii. Upcoming zoning discussions
9. **ADJOURNMENT**

Auburn Planning Board meetings can be viewed LIVE on the City of Auburn YouTube channel (<https://www.youtube.com/c/CityofAuburnMaine>), and on Great Falls Television (Spectrum Cable Channel 11) when they are held.

Following live broadcasts, Planning Board meetings are *rebroadcast* at 7:00AM, noon, and 7:00PM on Tuesdays on GFTV and are available anytime on our YouTube channel.