



# City of Auburn, Maine

Planning & Permitting Department

Eric Cousens, Director

60 Court Street | Auburn, Maine 04210

[www.auburnmaine.gov](http://www.auburnmaine.gov) | 207.333.6601

## PLANNING BOARD AGENDA

June 6, 2023 – 6:00PM

City Council Chambers, 60 Court Street

1. **ROLL CALL:**
2. **MINUTES:** Review May 9, 2023, meeting minutes. All meetings are available on YouTube <https://www.youtube.com/c/CityofAuburnMaine>
3. **PUBLIC HEARING/ZONING TEXT AMENDMENT:** The City Council directed the Planning Board to make a recommendation on whether to eliminate the income standard in all areas outside the Lake Auburn watershed overlay district as an ordinance text amendment within Chapter 60, Article IV, Division 2-Agriculture and Resource Protection District. (It also affects Chapter 60, Article I-In General (Definitions)). This public hearing will consider two proposed sets of text amendments: "Proposal A", the same proposal considered at the public hearing on May 9, 2023; and "Proposal B", as the Planning Board directed staff to prepare at its May 9, 2023 meeting. The proposed text changes are 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 XVII, Division 2-Amendment to the Zoning Ordinance, and Division 3-Public Hearing.
4. **PUBLIC HEARING/SPECIAL EXCEPTION/SITE PLAN REVIEW:** JCS 18, LLC is proposing to develop a City-owned parcel of land located at 186 Main Street, Parcel I.D. 231-020. The proposal includes a new five-story mixed-use building that will be three floors with 18 units of multi-family apartment housing and 1,118 square feet of retail/commercial space and one floor with an 118-seat restaurant/brewery space. The proposal is pursuant to Chapter 60, Article IV, Division 14-Form-Based Code-T-5.1; 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. **PUBLIC HEARING/ZONING MAP AMENDMENT:** Auburn voters submitted a petition to amend the zoning of a 15.5-acre parcel of land at 37 Loring Avenue (Parcel I.D. 211-282) from the Urban Residential (UR) district to the Multi-Family Suburban (MFS) district in order to support higher density opportunities in a residentially zoned

neighborhood along Loring Avenue. This item is pursuant to Chapter 60, Article XVII, Division 2-Amendment to the Zoning Ordinance or Zoning Map.

6. **PUBLIC HEARING/ZONING TEXT AMENDMENT:** This public hearing will consider amending Sec. 60-500(2), Sec. 60-526(2), and Sec. 60-579(2) of the Zoning Ordinance to increase the maximum building coverage in the General Business (GB) and Minot Avenue (GBII) zoning districts from 30% coverage to 60% coverage, and increase the maximum building coverage in the Industrial (ID) zoning district from 40% coverage to 60% coverage. This item is pursuant to Chapter 60, Article XVII, Division 2-Amendment to the Zoning Ordinance, and Division 3-Public Hearing.
7. **EXTENSION:** 607 Lewiston Junction Road, LLC is requesting a one-year extension, for approval under Sec. 60-1308 for the construction of a solid waste processing facility in the Industrial District, (PID 142-004), 607 Lewiston Junction Road. Timing for the start of the project is delayed because the applicant is still waiting for all the necessary licensing. The request is pursuant to Sec. 60-1308- Expiration of approval.

**8. REVIEW PLANNING BOARD POLICIES AND PROCEDURES:**

**9. PUBLIC COMMENT:**

**10. MISCELLANEOUS:**

- a. Upcoming Agenda Items
  - i. Update on Lake Auburn watershed discussions
  - ii. Upcoming zoning discussions

**11. 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.