



City of Auburn, Maine

Planning & Permitting Department

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PLANNING BOARD AGENDA

July 11, 2023 – 6:00PM

City Council Chambers, 60 Court Street

1. **ROLL CALL:**
2. **MINUTES:** Review June 6, 2023, meeting minutes. All meetings are available on YouTube <https://www.youtube.com/c/CityofAuburnMaine>
3. **PUBLIC HEARING/ SPECIAL EXCEPTION: 431 Turner Street:** Toni Ferraro, owner of Ferraro Realty, is requesting a change of use from retail to professional office at 431 Turner Street (Parcel I.D. 260-108). This proposal is pursuant to Chapter 60, Article XVI, Division 3- Special Exception, and Chapter 60, Article IV, Division 14- Form-Based Code.
4. **PUBLIC HEARING/ ZONING TEXT AMENDMENT/ PETITION:** Consider a proposed text change to Sec. 60-548B- *Front Setback, Principal* for Traditional Downtown Neighborhood T-4.2B as shown in the Citizen's Petition submitted June 12, 2023. This item is pursuant to Chapter 60, Article XVII, Division 2- Amendment to the zoning ordinance or zoning map.
5. **PUBLIC HEARING/ ZONING MAP AMENDMENTS PART II; T-4.2B AREA A:** Consider changing the zoning within 936 acres within the New Auburn Residential areas and near Broad Street from Urban Residential, Multi-Family Suburban, Rural Residential and Low-Density Country Residential Districts to the Traditional Neighborhood Development District, T-4.2B as defined in the Comprehensive Plan. This item is pursuant to Chapter 60, Article XVII, Division 2 Amendment to the Zoning Ordinance or Zoning Map.
6. **PUBLIC HEARING/ ZONING MAP AMENDMENTS PART II; T-4.2B AREA B:** Consider changing the zoning for 19 acres in the Vickery Road area from Urban Residential District to the Traditional Neighborhood Development District, T-4.2B as defined in the Comprehensive Plan This item is pursuant to Chapter 60, Article XVII, Division 2 Amendment to the Zoning Ordinance or Zoning Map.
7. **PUBLIC HEARING/ ZONING MAP AMENDMENTS PART II; T-4.2B AREA C:** Consider changing the zoning for approximately 148 acres within the Poland, Manley, Hotel

Road Residential area from Suburban Residential and Urban Residential zoning districts to the Traditional Neighborhood Development District, T-4.2B as defined in the Comprehensive Plan. This item is pursuant to Chapter 60, Article XVII, Division 2 Amendment to the Zoning Ordinance or Zoning Map.

8. **PUBLIC HEARING/ ZONING MAP AMENDMENTS PART II; T-4.2B AREA D:** Consider changing 288 acres within the Bates, Bradman, Stetson Road Residential area from Urban Residential, General Business and Multi-Family Suburban zoning districts to the Traditional Neighborhood Development District, T-4.2B as defined in the Comprehensive Plan. This item is pursuant to Chapter 60, Article XVII, Division 2 Amendment to the Zoning Ordinance or Zoning Map.

9. **EXTENSION:** Brickyard Commons is requesting an extension of the approvals for the Brickyard Commons project originally approved on June 28, 2022. this item is pursuant to Sec. 60-1308.- Expiration of approval.

10. **PUBLIC COMMENT:**

11. **MISCELLANEOUS:**
 - a. Upcoming Agenda Items

12. **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.