

# Planning Board Meeting Minutes

8/9/2022

1. **ROLL CALL:** Joshua Daigle, Darren Finnegan, Mathieu Duvall, Toni Ferraro, Paul Jacques (elevated to full member temporarily), Stacey LeBlanc, Evan Cyr and Riley Bergeron (late arrival)  
**Absent:** Brian Dubois

2. **WORKSHOP:** *Review FB Environmental report RE: updating (60-952 (f) (1-5) for subsurface wastewater systems in Division 4 – Lake Auburn Watershed.*

Report shared by John Blais, Deputy Director of Planning and Permitting.

3. **WORKSHOP:** *Schedule Update for T-4.2B Public Process*  
Update read by Eric Cousens, Director of Planning and Permitting
4. **WORKSHOP: PART II T-4.2B Zoning Map Amendment** *Consider changing area A, South Main Street to Broad Street area from Rural Residential, Urban Residential, Suburban Residential, and Multi-Family Suburban areas to the Traditional Neighborhood Development District as defined in the Comprehensive Plan. Area A: includes 936 acres of Urban Residential, Multi-Family Suburban and Rural Residential within the New Auburn Urban Residential areas and to Broad Street.*  
Staff Report read by Katherine Cook, Planning Coordinator.

## Open Public Comment:

Mona Ervin of 177 Cook St. shares feedback about terminology used in the Public Notices, also concerns about the size of the maps. Specifically wants clearly delineated full size map. Questions definition of Traditional Neighborhood District. Questions what 16 units per acre means. Speaks of increased traffic and cars if there were additional housing in the area. Concerns about safety and the need for plan prior to increasing density.

Peter Cyr of 121 Sixth St. shares concerns about setbacks and terminology used, he would like more user-friendly terms. Specifically, questions about the importance of bringing buildings into compliance as a main reason to change zoning.

Daria Simmons of 172 Cook St. shares concerns about the wildlife being impacted and notes the deer activity in the neighborhood. Questions about businesses that could come into the neighborhood and how the taxes may be impacted as a result.

Tina Lajoie of 117 Sixth St. shares concerns about the sprinkler system rules for the Multi Family building she owns.

*Staff clarifies this is a requirement at the State level and beyond the City's control. Staff will follow up with Ms. Lajoie in a separate conversation.*

Elizabeth Dunn of 530 Court St. shares concerns about the process and the current construction happening on Court St. Requests more opportunities of community conversations to incorporate the public's opinions.

Ryan Smith of 14 Weaver St. shares concerns about process of public comment, does not feel the members of the community have been heard. Specifically concerns about location of meetings and effort to engage more people. Comments about not discussing change of uses in T-4.2B.

Motion to close Public Comment.

5. **MINUTES:** A motion to accept the meeting minutes for July 12<sup>th</sup> made by Mathieu Duvall and Seconded by \_\_\_\_ Vote 7-0-0 Motion Passes.
6. **PUBLIC HEARING:** *Camp K9, LLC is requesting a Special Exception in the General Business (GB) Zone to expand their current business model, into other areas of pet-related services to complement their existing dog grooming and retail business. Camp K9 is located at 314 Center Street, Parcel I.D. 271-021. This proposal is pursuant to Chapter 60 Article IV Division 12 – General Business District, and Chapter 60 Article XVI Division 3 – Special Exception.*  
Staff report presented by John Blais

Planning Board members had questions about the disinfectant spray to be used, concerns about fencing and if there is a plan to control barking.

Chris Bain, Applicant, spoke regarding the questions from Planning Board, he provided the name for the disinfectant spray to be used which is Wysiwash Sanitizing System. It is a bacteria neutralizer. discussed the fencing will not be see through and there are plans in place to help control barking i.e., having a schedule of when dogs will be outside and how many at a time.

**Open Public Comment:**

Jim Cross, Attorney representing J. Potvin 336 Center St shares concerns about the process and this proposed use does not fit with the neighborhood.

Daughter of homeowners of 37 Newell Ave spoke on their behalf, concerns about noise level due to barking. Reports there are currently dogs barking during the day with the current volume of dogs for the existing business.

Holly Miller of 21 Newell Ave. shares concerns about noise level and states that the proposed use does not fit with the neighborhood.

Richard Potvin owns the strip mall nearby and shares concerns of noise level and the smell.

Carolyn Collins of 40 Newell Ave spoke of noise concerns; she also spoke on behalf of her sibling who resides at 36 Newell Ave.

Planning Board Chair, Evan Cyr, grants Jim Cross four additional minutes to speak. States precedent of 65 Washington Street is an analogous example that should be considered precedent for a kennel in the General Business Zone. Comments on distinctions between the rotary location at 65 Washington Street and Center Street which abuts a neighborhood and professional offices.

Reference to correspondence with planning staff in 2020 regarding precedent for a dog daycare being accessory to a pet store as a location separate from other uses; Jim Cross states that this is not the case with the proposal before the Board.

Concludes that there are specific requirements for site plan review including a mylar plan and topography completed by certified surveyor.

Chris Bain, Applicant, follows up on the plan for waste removal, he has been speaking with local companies to ensure dog waste is picked up daily.

Motion to close public comment made by Mathieu Duvall and seconded by Riley Bergeron.

Vote 7-0-0

Further discussion about waste management and understanding the noise ordinance and how it is enforced.

Discussion about process and options for the

Motion made by Mathieu Duvall to table to a date uncertain pending completion of Site Plan, clarification of the legality of this as a permitted use. Site Plan should include waste management plan.

Seconded by Riley Bergeron

Vote 6-1-0.

7. **PUBLIC HEARING:** *Business Real Estate, LLC (BRE) is proposing a warehouse building on their property at 1145 Center Street, Parcel I.D. 325- 048. This proposal is pursuant to Chapter 60 Article IV Division 12 – General Business District, Chapter 60 Article IV Division 5 – Suburban Residence District, and Chapter 60 Article XVI Division 2 – Site Plan Review.*

Staff Report presented by Katherine Cook, Planning Coordinator

Mike Gotto, speaks on behalf of the Applicant explains there will be low truck use, discusses the loading dock vs loading space

Mathieu Duvall makes a motion to open Public Comment, Seconded by Toni Ferraro.

Seeing none, a Motion to close Public Comment is made by Mathieu Duvall and seconded by Toni Ferraro.

Motion to approve BRE, LLC's construction of a 7,200 sq. ft. warehouse building on their 2.7 +/- acre property at 1145 Center Street (PID 325-048) in the General Business District with the following terms and conditions:

1. All vehicles exiting the parcel must take a right turn only from Oak Hill Road onto Center Street.
2. There shall be a mirror placed at the driveway entrance off oak hill to mitigate the limited site distance coming from the neighborhood on site with city staff.
3. Commercial Trucks exiting at Oak Hill Road take a left turn only

Seconded by Mathieu Duvall.

Vote 7-0-0 Motion passes.

**8. PUBLIC COMMENT:**

Elizabeth Dunn of 530 Court St. has seen Community Conversations being offered for some projects and feels it should be offered for all

**9. MISCELLANEOUS:**

- a. Upcoming items for September:
  1. Public Hearing – Consider updating septic ordinance in conjunction with changing RR to LCDR in the Lake Auburn watershed.
  2. Public Hearing – Consider T-4.2B zone change.
  3. Public Hearing – Consider applying T-4.2B zoning to Court Street area.
  4. Public Hearing – Suburban Little League.
  5. Petition to rezone 58 acres of GB to T-4.2 within existing gravel pit which includes a portion of PID 289-001 and 289-002.
- b. Consider to transitioning to digital planning board packets.

**10. ADJOURNMENT:**

Next Planning Board Meeting is on September 13, 2022.