



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

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PLANNING BOARD AGENDA

September 13, 2022 – 6:00PM

City Council Chambers, 60 Court Street

1. **ROLL CALL:**
2. **MINUTES:** Approve August 9, 2022, meeting minutes. All meetings are available on YouTube.
3. **PUBLIC HEARING: Zoning Text and Map Amendments to Create the Traditional Neighborhood Form Based Code T-4.2B zoning district and to include 1,687.41 acres of property located in the Court Street/City Residential Core area of the City within the new zoning district.** The property to be rezoned is currently located in the Urban Residence zoning district and is further identified on a sketch map available in the Planning & Permitting Department. The text of the new Traditional Neighborhood District Form Based Code T-4.2B zoning district is also available in the Planning & Permitting Department. The purpose of the rezoning is to provide equitable access to housing in walkable neighborhoods by allowing residential uses at a density driven by the form, lot size and configuration of the lot with less minimum road frontage required and shared driveways encouraged. These changes are recommended in the 2021 Comprehensive Plan Update.
4. **PUBLIC COMMENT:**
5. **MISCELLANEOUS:**
 - a. Upcoming items for October (tentative)
 - a. Public Hearing – Change RR to LCDR in the Lake Auburn Watershed
 - b. Public Hearing – Consider Changing Area A to T-4.2B
 - c. Petition Initiated Zoning Map Amendment – Gracelawn Gravel Pits
 - d. Public Hearing – Suburban Little League Ball Fields
 - e. Public Hearing – Great Falls Plaza, 186 Main Street
6. **ADJOURNMENT:** Next Planning Board Meeting is on October 11, 2022