



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

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To: Auburn Planning Board

From: Katherine Cook, Planning Coordinator

Re: Workshop on Resolve 06-09062022/ Order 151-11072022; Sustainability and Natural Resource Management Board recommendation

Date: January 10, 2023

I. Proposal:

City Council directs the Planning Board, after consultation with the Sustainability and Natural Resources Management Board to conduct a public hearing pursuant to Chapter Article XVII, Division 3 of the Zoning Ordinance and report in writing the results of the hearing and recommendations of the Planning Board pursuant to Chapter 60 Article XVII Division 4 of the zoning ordinance to the City Council no later than March 20, 2023, on whether to eliminate the income standard and the current strip zoning limitations in all areas outside the Lake Auburn watershed overlay as an ordinance text amendment as shown on the attached proposed text changes. The Sustainability and Natural Resource Management Board presented their recommendation at the December meeting. This item is pursuant to Chapter 2, Sec. 2-471 Workshop or informational meeting.

II. Planning Board Action

Hold a workshop in which the Board may or may not decide to accept public comment and vote on conservation values and prioritization matrixes for mapping purposes and community survey.

III. Background

The Sustainability and Natural Resources Management Board (SNRB) Presented their advisory opinion as directed by Council on 12/13/2022. This recommendation is included in the packet materials. At the 12/13/2022, The Planning Board decided to wait to hold a Public Hearing and a vote until they can workshop alternatives to the income standard. The Planning Board also directed staff to create a conservation values matrix reflecting the questions from the SNRB and supported in the Comprehensive Plan. These are attached in Appendixes A and B.

Schedule of meetings up to this point; and tentative schedule of future meetings:

September 9, 2022—City Council passes Resolve 06-09062022.

October 11, 2022—Planning Board is introduced to Resolve 06-09062022.

November 7, 2022—City Council passes Order 151-11072022.

November 15, 2022—Planning Board holds first workshop to consider Resolve 06-09062022, and Order 151-11072022. Receive recommendation from SNRB

December 5, 2022—City Council responds to questions submitted by SNRB.

December 13, 2022—Planning Board second workshop to consider Resolve 06-09062022, and Order 151-11072022.

January 10, 2023—Planning Board workshop on Resolve 06-09062022, and Order 151-11072022.

February 14, 2023— Tentative Planning Board workshop and/ or public hearing on Resolve 06-09062022, and Order 151-11072022.

March 14, 2023—Tentative Planning Board third workshop and/ or public hearing on Resolve 06-09062022, and Order 151-11072022.

March 20, 2023—City Council meeting on set due date.

Materials in 01/10/2023 packet:

1. Sustainability and Natural Resources Board (SNRB) advisory opinion (also in 12/13/2022 packet)
2. City Council Order 51-11072022 (also in 11/15/2022 packet and 12/13/2022 packet)
3. City Council Resolve 06-09062022 (also in 11/15/2022 packet and 12/13/2022 packet)
4. City Council Proposed Text Amendment Re: New Homes in Lake Auburn Watershed (also in 11/15/2022 packet and 12/13/2022 packet)
5. City Council Proposed Text Amendment Re: Income Requirement (also in 11/15/2022 and 12/13/2022 packet)
- 6.

Materials in 12/13/2022 packet, not included in 01/10/2023 packet:

1. 12/13/2022 Staff Report

Additional materials from 11/15/2022 packet, not included in 12/13/2022 packet:

1. 11/15/2022 Staff Report [1_AG_StaffReport.pdf \(auburnmaine.gov\)](#)
2. Future Land Use Plan, Food Access and Agriculture Economy Chapter (2021 Comprehensive Plan), Crossroads Recommendation; Ad Hoc Committee Report, 11/09/2021 Staff Report (Residential Strips), 11/15/2021 Information Sheet (Residential Strips), 11/15/2021 City Council Meeting Minutes, 1995 Comprehensive Plan Excerpt, Ordinance 16-11182019, 12/03/2021 City Council Information Sheet (Text Amendment/ Income Standard), 12/09/2022 City Council Special Meeting Minutes (Text Amendment/ Income Standard). ([MergedDocsForWeb.pdf \(auburnmaine.gov\)](#))

Available map layers:

1. Link to AGRP Map <https://arcg.is/1imbnm0>
 - a. Slopes > 25%
 - b. Prime soils and soils of statewide significance
 - c. Land cover
 - d. Beginning with Habitat conserved lands
 - e. Beginning with Habitat areas of high value
 - f. Beginning with Habitat aquifers
 - g. Lake Auburn watershed boundary
2. AGRP Development Potential Dashboard (last updated 5/24/2021) [AG Zone Development Potential Dashboard | AG Zone - Maps and Documents \(arcgis.com\)](#)
3. Map of current land use taxation program utilization <https://arcg.is/1nuLDG>

IV. Staff Suggestion:

Review the provided land valuation matrix, determine if these values appropriately and fully reflect the features of the AGRP zone and make correction or revisions as needed. Give direction for staff to proceed and a public engagement process. The chair may decide whether to accept public comment.

The Planning Board can direct staff to create a map which reflects the values in the appendixes to open certain areas of the AGRP for growth, or draft alternative ordinance language to replace the income standard, or a combination of these items.

V. Appendixes

The following tables include mappable features which the 2021 Comprehensive Plan identifies as important to consider and work around when growing the city and planning for future land use. The Comprehensive Plan is not a zoning document, but a guide, and any changes to City Ordinances should be in alignment with this guide.

The AGRP has many uses, and these uses are not always complimentary. For example, the agricultural activity of cattle farming does not serve the function of resource protection, especially if performed in the watershed.

The Comprehensive Plan recognizes that there are certain qualities of the land which should be considered for conservation or resource protection like contiguous open space, wetlands of special significance, or the areas around waterways. There should also be considerations for which land should be reserved for Agricultural uses, like those areas with prime soils or soils of statewide significance. The area adjacent to these features, the Comprehensive Plan Suggests, should experience no or limited growth.

The Comprehensive Plan also identifies features of land and land use where future growth should take place. Some of these include proximity to City and village cores, existing roadways and utilities.

The first table (Appendix A) shows features of the land identified in the Comprehensive Plan which should be given deference for their ecological, recreational, or agricultural value when making land use planning decisions.

The second table (Appendix B) shows land use features where the Comprehensive Plan suggests would be good areas to concentrate future growth and development.

These tables may be used to create a priority “heat” map, by assigning a value, 1 or 0, in the score column to indicate whether a feature is present on any given piece of land. The result would be a map which shows which areas of the city should be prioritized for development, and which should be protected.

Appendix A: Mappable Land Use Values as identified by SNRB and supported in the Comprehensive Plan

Conservation Values	Comp. Plan Reference	Score	Environmental	Comp. Plan Reference	Score
Unfragmented Open Space	Chapter 1 Goals K.2; A.9; E.1, FLUP: Pages.3, 18, 19, 34, 91, 120		Wetlands (shoreland)	Goals A.2; A.8: Pages 3, 4, 12, 17, 18, 76, 92, 95	
Existing Farmland	Goal K.2; FLUP: Pages 80-86, 91, 92, 110,		Significant Habitat (waterfowl, wading birds)	Goals A.2; A.8; A.9; FLUP: Pages 3, 4, 10, 17-19, 76, 88, 91, 92	
Land banks (including Delektto Farm and Witham Road area)	Goals I.2; K.2; FLUP: Pages 74, 85, 90, 119 120,		Floodplains, shorelands of Taylor Pond, Taylor Brook, Androscoggin and Little Androscoggin Rivers, streams, Riverfront Transition area	Goals A.3; A.2; Strategy B.1 A, E.1 FLUP: Pages 3, 4, 9-15, 33, 76, 77, 87, 88, 94, 110, 114, 120	
Conservation easement (tool)	Goal A.1; A.3; Goal E.1: Pages 7, 13, 34 110		Lake Auburn	Goals A.1; B.1; 1.2; Pages 3, 4-9, 14, 20, 21, 74, 78, 87, 92-94, 96, 113, 120, 110	
Tax use programs (tool)	Goal A.1; A.3; Goal E.1: Pages 7, 13, 34 110		Prime and statewide significant soils	Goal K.1, p. 84, 92, 95	
Existing community gardens	Goal K.2: Page 84		Aquifers	Goal A.7: Page 16	
Existing food sales	Goal K.2: Page 84				

Appendix B: Mappable Development Priority areas as supported in the Comprehensive Plan

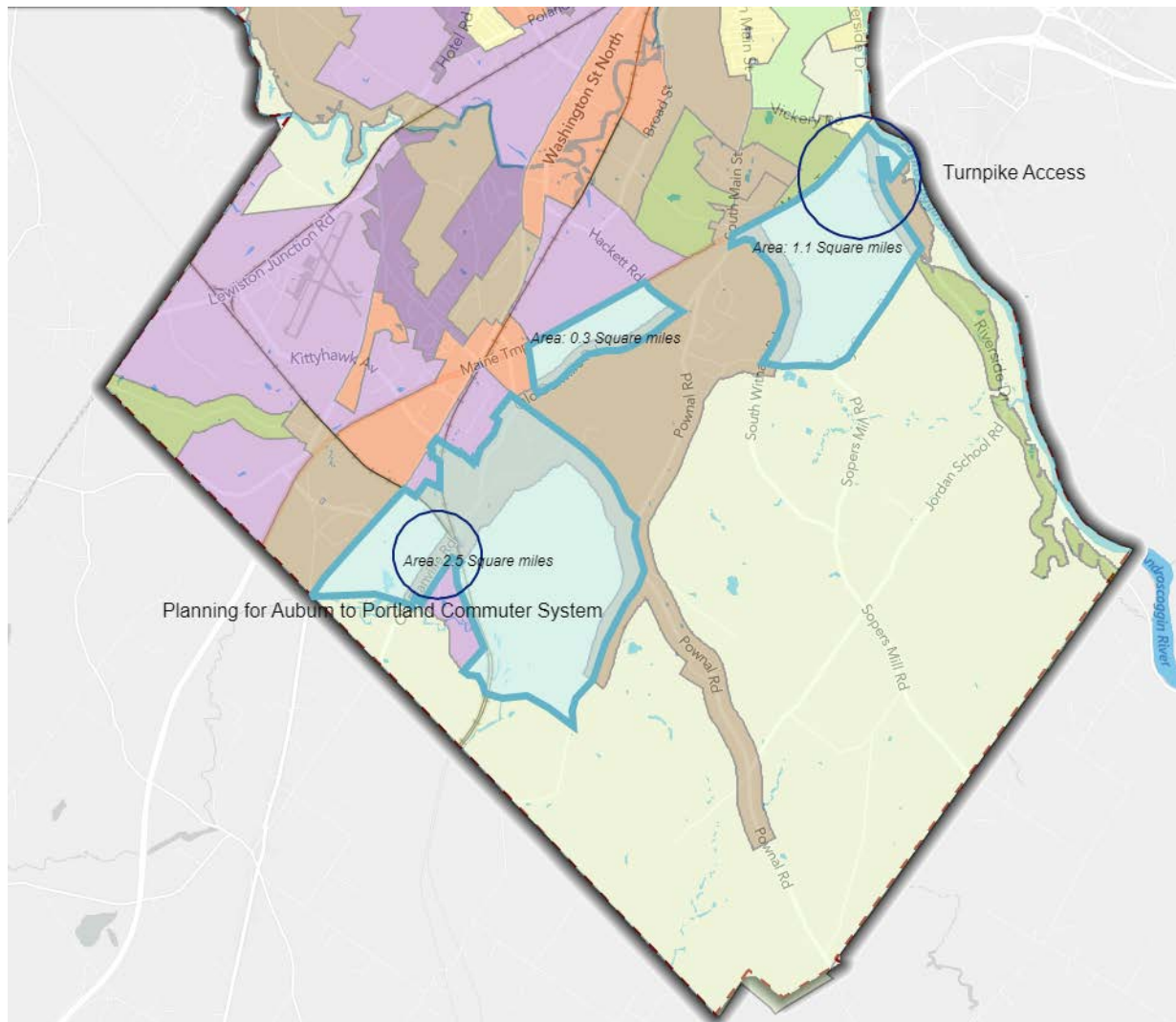
Economic/ Services	Comp. Plan Reference	Score
City services (Within 500, 1000 or 1500')	Goals C.2; G.2.10; F.1; H.1, FLUP: Pages 26, 57, 62, 64, 87, 91, 92,	
Utilities (Within 500, 1000 or 1500')	Goals C.2; F.1; G.1; K.2; FLUP: Pages 25, 39, 46, 85, 91, 92, 119	
Proximity to City or village core (Adjacent or within 250' or 500')	Goals F.1; H.1; I.1; Pages 39, 44, 63-65, 67, 72, 87, 92, 95, 119,	
Existing roads (Abutting property)	Goals C.2; F.1 FLUP: Pages 26, 39, 91	
Emergency response times (Withing 5 minutes, 10 Miniutes, 15 Minutes)	Goals C.2; F.1 FLUP: Pages 26, 39, 91	

Appendixes C-F

Auburn has ongoing plans for the long-term growth and financial goals of the city. These plans should be central to deciding where and how to develop in the southern half of the city. Strategies to maximize Auburn's success in these areas include:

1. Efficient land use that maximizes value per acre;
2. Concentrating growth to avoid unmanaged expansions of the Maine DOT urban compact zone and subsequent cost shifts for maintaining the state-aid road system;
3. Maintaining critical corridors to achieve the Comprehensive Plan objectives for the Washington Street conversion, a Rodman Road east-west connector, and integrating turnpike capacity into our local road system to manage circulation patterns and congestion.

Appendix C: The blue highlighted areas show areas that a higher density of dwelling units may benefit the economic and growth goals of the city. A higher density means at least half-acre lots or denser



Appendix D: Page 2-30 of the 2010 Lewiston Auburn Downtown Connector Turnpike Interchange Study showing the study limits

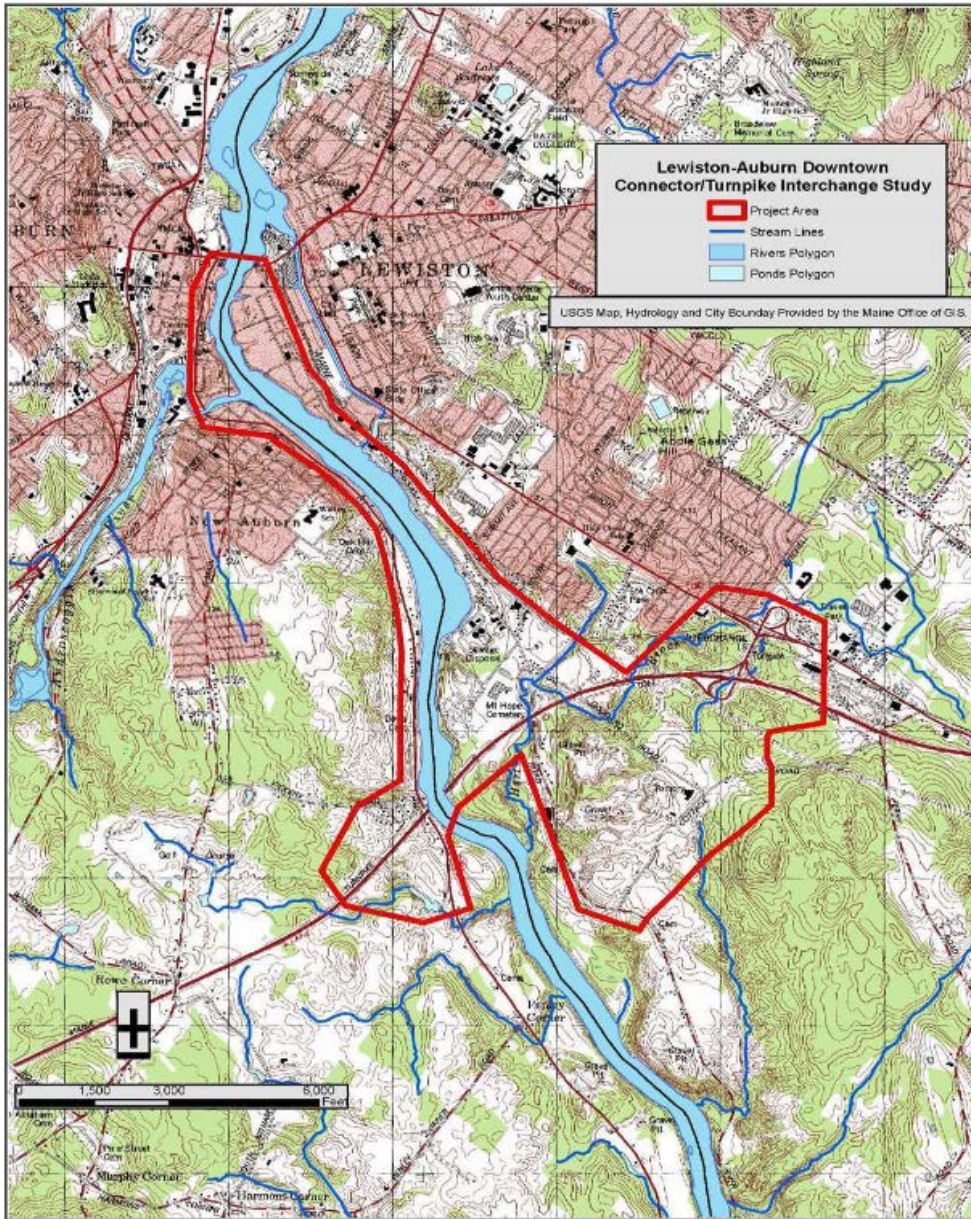
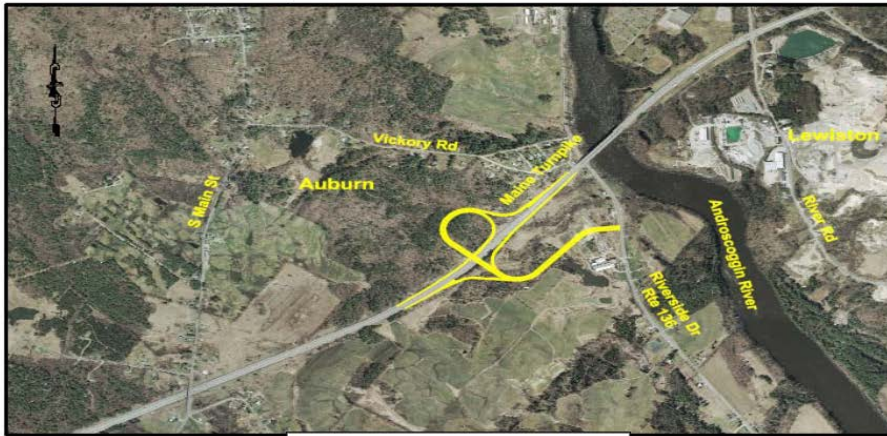


Figure 2-7 - Study Area Map

Appendix E: Figure 3-1 Proposed Interchange Strategies: Page 3-3 of the 2010 Lewiston Auburn Downtown Connector Turnpike Interchange Study



Strategy 2 – Exit “78”



Strategy 1 – Exit “79”



Strategy 5 – Exit “78” & ½ Exit “79”

Appendix F: Page 52 of 2021 Comprehensive Plan: Connector Road Network. This image shows the broader connector plan outside the scope of the 2010 study.

