



Council resolves of September  
and November to SNRB and  
PB

- Opinion and finding regarding Council resolves ...to amend the Auburn, Maine Code of Ordinances ...to remove an income standard requirement for new residential dwelling units within the AGNRP outside of the Auburn Watershed Protection Overlay and to amend strip zone regulations in all areas outside of the Lake Auburn Watershed Overlay District.



## *Not just “status quo”*

*Rigorous planning to protect assets of AGRP, limited development of housing in vetted locations*

- **Our recommendations, in brief:**
- The SNRB recommends a **rigorous planning process** that will balance the need to continue to **protect the assets of the AGRP**, promote economic growth of agriculture, forestry and outdoor recreation, and facilitate **limited development of housing in vetted locations**.
- This recommendation is NOT a blanket rejection of any additional housing in the AGRP.



Auburn, Maine Code of Ordinances:  
Chapter 60, Article IV  
Division 2, Sec. 60-144.  
**Sec. 60-144. - Purpose.**

- The purposes of this district are to allow for **conservation of natural resources and open space land**, and **to encourage agricultural, forestry, and certain types of recreational uses**. It is declared to be in the public interest that these areas should **be protected and conserved because of their natural, aesthetic and scenic value**, the need to **retain and preserve open space lands**, their **economic contribution to the city**, and primarily because these areas are so remote from existing centers of development that any added uncontrolled growth could result in an economic burden on the city and its inhabitants. This section shall be construed so as to effectuate the purposes outline here and to prevent any attempt to establish uses which are inconsistent with these purposes or any attempt to evade the provisions of this division.



TIMBER HARVESTING,  
WOODLOTS



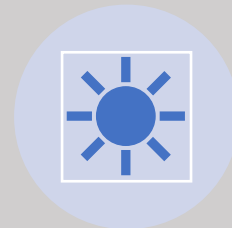
RECREATION



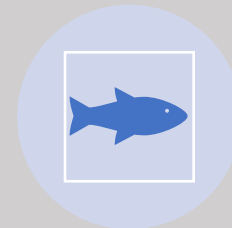
AGRICULTURE

## Economic and Environmental Importance of the AGRP zone

*See Separate Communication to PB  
on Economic Impacts of AGNRP*



CARBON SINKS



WILDLIFE HABITAT



FOCUSED CITY  
SERVICES



## SNRB recommendations

Reject proposed text amendment to strike income requirement **without first replacing it with alternative limitations on residential development** that align with the purpose of the AGNRP zone

Reject any change in residential strips that would encroach into land currently zoned AGNRP.

Any change to AGNRP ordinance should take place through subsequent zoning amendment process



## SNRB recommendations

Any change to current AGNRP ordinance should include requirements for **setting aside a large ratio of the parcel to be developed for conservation, set-asides, easements or other land protection programs.**

Consider language used by other Maine municipalities that can inform creation of an alternative to current income standard [Appendix E]

Specific questions in Appendix D should be considered in developing an alternative to the current income standard.



## **Appendix D: questions to consider in developing alternative to income requirement**

1. What will the public process be if the Planning Board chooses to initiate a zoning text amendment changing the income requirements to build a residence in the AGRP zone?
2. Where are the areas of prime soils and soils of statewide importance located within the City of Auburn?
3. Have wildlife corridors, natural habitats, wetlands and areas of cultural value been identified in order to minimize the possible impact of any changes to the AGRP zone would have on those areas?
4. Which lots can currently be developed within the AGRP zone in Auburn?
5. Should future changes to development standards for residential use in the AGRP include a provision requiring that land be set aside on the same parcel for permanent protection as farm land, forestry, or open space and conservation?
6. Do any proposed changes to development standards for residential use in the AGRP zone align with both the purposes of the AGRP zone as defined in ordinance as well as with the Comprehensive Plan?



## **Appendix D: questions to consider in developing alternative to income requirement**

7. Do any proposed changes to development standards for residential use in the AGRP zone disrupt the contiguous nature of land now used for working farms and forests, recreation, and sports?

8. Do any proposed changes to development standards for residential use in the AGRP zone increase potential for impermeable surfaces and run-off beyond current expected impacts from currently allowed uses?

9. Do any proposed changes to development standards for residential use in the AGRP zone exacerbate potential loss of forest, pasture, and cropland?

10. Do any proposed changes to development standards for residential use in the AGRP zone increase the potential for leapfrog development or sprawl?

11. Do any proposed changes to development standards for residential use in the AGRP zone substantially increase the need for municipal services such as roads, police, fire, and school buses or lead to unnecessary municipal expense?

12. Do any proposed changes to development standards for residential use in the AGRP zone substantially create or increase traffic or a traffic hazards?





## **Appendix D: questions to consider in developing alternative to income requirement**

13. Do any proposed changes to development standards for residential use in the AGRP zone negatively impact the current economic value of the land or create conflict between residential uses and currently allowed uses?

14. Do any proposed changes to development standards for residential use in the AGRP zone further or enhance the current economic value of land or current uses within the zone including agriculture, forestry, and recreational uses?

15. Do any proposed changes to development standards for residential use in the AGRP zone further or enhance access, or the potential for access, to local food or promote food security within Auburn?

16. Which areas within the City should be targeted for conservation or preservation and should thereby be excluded from new development under any standards adopted in considering proposed changes to development standards for residential use in the AGRP zone?

17. Should any proposed changes to development standards for residential use in the AGRP zone include provisions or requirements for enrolling properties in state tax use programs? If so, what proportion of a parcel should be included and for what period of time?

18. Do any proposed changes to development standards for residential use in the AGRP zone create conflict between uses of land within the zone?