



City of Auburn, Maine

Office of Planning & Permitting

Eric J. Cousens, Director

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PLANNING BOARD AGENDA

Regular Meeting: January 11, 2022 – 6:00PM

City Council Chambers, 60 Court Street

The State/Cities last remaining face covering requirement, which only applies to indoor pre K-12 schools and childcare settings, just ended on June 30, 2021. However, Maine CDC will continue to recommend, though not require, that unvaccinated people – including those under 12 who are not yet eligible for a COVID vaccine – wear face coverings indoors. The State of Maine, Civil Emergency ended on June 30, 2021.

- 1. ROLL CALL:**
- 2. MINUTES:** December 14, 2021 Meeting Minutes – All meetings are also available on YouTube.
- 3. DISCUSSION :** Public Hearing to the proposed Amendment to Phosphorous Ordinance Section 60-1070 This change addresses utilization of the most current design standards set forth by Maine Department of Environmental Protection to treat phosphorus export for a project or projects over 575 square feet of ground floor area within the Taylor Pond and Lake Auburn watershed. The technical guide for design standards of Phosphorus Control Best Management Practices will be updated from the May 1990 to the March 2016 version.

Workshop Overview: The comprehensive plan update adopted on December 6, 2021, identified zoning map and text amendment needed to implement the goals of the plan updates. We have been given an ambitious effort to have changes under consideration going forward. Below are three changes that council suggests we start discussing by having this workshop in development of a recommendation pursuant to Chapter 60, Article XVII Division 2 of City Ordinances. These discussions will help draft the recommended amendments for presentation to the Planning Board for a public Hearing and recommendations back to the Council at the February and March Meetings.

- 4. WORKSHOP: Zoning Update Gracelawn Area;** 148 acres from Agriculture and Resource Protection to Commercial Development District (CDD). Approximately, 37 acres are not shown as CDD in approved FLU mapping, but the council did approve utilizing the Auburn Lake Watershed Study. In that study they suggested moving the watershed boundary out and from that we are suggesting moving the proposed CDD boundary out to match the new watershed boundary another 37 +/- acres.

5. **WORKSHOP: Zoning Update Washington Street Area**; 716 acres from General Business to Commercial Formed Based Code Gateway development District. Approximately 9.63 acres were not included in the FLU mapping. But approved in the order by the council for the approval of the specific lot PID 199-052.
6. **WORKSHOP: Zoning Update Court Street/City Core of Urban Residential Area**; 1,687.41 acres of Urban Residential to Traditional Neighborhood Development District Areas.
7. **REFERENCE MATERIALS:**

Lake Auburn Study:

https://www.auburnmaine.gov/CMSContent/City_Manager/LakeAuburn_FinalReport%20UPDATED.pdf

<https://www.arcgis.com/apps/dashboards/93317798ad0d4fd8a132c84fcd327a3c>

8. **PUBLIC COMMENT**
9. **PLANNING BOARD ITEMS FOR DISCUSSION**

- a. Upcoming income standards proposed under State Statute.

10. **MISCELLANEOUS:**

- a. Upcoming items for February.

11. **ADJOURNMENT:**

Next Planning Board Meeting is on February 8, 2022