



AUBURN PLANNING BOARD MEETING

January 14, 2014

Agenda

6:00 P.M. - City Council Chambers (Auburn Hall)

ROLL CALL

MINUTES:

November 12, 2013 / December 10, 2013

PLANNING BOARD WORKSHOP-

1. Planning Board Workshop on a proposal to amend the City Of Auburn Zoning Ordinance, Chapter 60, Section 60-172.a (1) to modify the restriction on residential homes in the Agriculture and Resource Protection District pursuant to Article IV, Division 3- Use Regulations of the City of Auburn Ordinances. *This item was considered at the December 10, 2013 meeting and will be discussed at the January 14th meeting. The public is invited to attend and citizen comments will be taken after the Planning Board discussion.*
2. Presentation on Form Based Code by City of Auburn Economic Development Specialist, Alan Manoian.

OLD BUSINESS:

None

MISCELLANEOUS:

None

ADJOURNMENT



AUBURN PLANNING BOARD MEETING

February 11, 2014

Agenda

6:00 P.M. - City Council Chambers (Auburn Hall)

ROLL CALL

MINUTES:

Approval request of the January 14, 2014 Planning Board meeting minutes

PUBLIC HEARINGS:

Planning Board Public Hearing on a proposal to amend the City Of Auburn Zoning Ordinance, Chapter 60, Section 60-172.a (1) to modify the restriction on residential homes in the Agriculture and Resource Protection District pursuant to Article IV, Division 3- Use Regulations of the City of Auburn Ordinances

OLD BUSINESS:

None

MISCELLANEOUS:

Discussion on Revised Planning Board By-Laws and Procedures.

ADJOURNMENT



AUBURN PLANNING BOARD MEETING

March 11, 2014

Agenda

6:00 P.M. - City Council Chambers (Auburn Hall)

ROLL CALL

MINUTES:

Approval request of the January 14, 2014 and February 11, 2014 Meeting Minutes.

PUBLIC HEARINGS:

Ransom Consulting, Inc., an agent for Hunt Real Estate Services, is seeking a Site Plan and Special Exception approval to construct a Family Dollar Store at 850 Minot Avenue (PID # 207-078), pursuant to Chapter 60, Sections 60-525 (b),(14); 60-1301 and 60-1335 of the City of Auburn Ordinances

OLD BUSINESS:

Continued discussion of Revised Planning Board By-Laws and Procedures.

MISCELLANEOUS:

Discuss possible Zoning Map Amendment of Spring Street property.

ADJOURNMENT



**NOTICE OF
AUBURN PLANNING BOARD
WORKSHOP**

THURSDAY, MARCH 27, 2014 at 6:00 P.M.

**At Auburn City Hall
In the 2nd Floor Community Conference Room**

The Auburn City Planning Board has scheduled a workshop to discuss:

Planning Board Policies and Procedures

This meeting is open to the public. Please contact City Planner Doug Greene with any questions by calling 207-333-6601 (ext. 1156) or by emailing him at dgreene@auburnmaine.gov .



AUBURN PLANNING BOARD MEETING

April 8, 2014

Agenda

6:00 P.M. - City Council Chambers (Auburn Hall)

ROLL CALL

MINUTES:

Approval request of the March 11, 2014 Meeting Minutes.

PUBLIC HEARINGS:

- 1) Kim Visbaras, Esquire, an agent for Ted Cooper, is seeking a Site Plan and Special Exception approval to construct a Sawmill at 2767 Turner Road (PID # 367-032), pursuant to Chapter 60, Sections 60-172 (b),(1); 60-1301 and 60-1336 of the City of Auburn Ordinances.
- 2) Harriman Associates, an agent for Central Maine Community College, is seeking a Site Plan and Special Exception approval to construct a New Academic Building at 1250 Turner Road (PID # 299-003), pursuant to Chapter 60, Sections 60-255 (b) (1) and 60-229 (b),(13) and 60-1301 and 60-1336 of the City of Auburn Ordinances.
- 3) Northeast Civil Solutions, Inc., an agent for Dollar General Retail Store, is seeking a Site Plan and Special Exception approval to construct a Retail Store at 807 Minot Avenue, (PID # 208-024), pursuant to Chapter 60, Sections 60-525 (b),(14); 60-1301 and 60-1336 of the City of Auburn Ordinances.
- 4) Amendments to the 2010 Comprehensive Plan to ensure that any plans for locating passenger rail service in Auburn prioritize Downtown Auburn over any previous locations and seek a recommendation from the Planning Board that will be forwarded to the City Council.
- 5) A proposed zoning map amendment from General Business Zoning District to Central Business District for properties located at 178 Court St. (240-264), 184 Court St. (240-265), 62 Spring St. (240-257), 71 Spring St. (240-263), 88 Spring St. (240-258), 95 Spring St. (240-262), 75 Pleasant St. (240-253) and 83 Pleasant St. (240-252).

OLD BUSINESS:

MISCELLANEOUS:

- 1) Required notice to the Planning Board of a petition to vacate Foss Street by the developers of the Family Dollar Store at 850 Minot Avenue.

ADJOURNMENT



AUBURN PLANNING BOARD MEETING

May 13, 2014

Agenda

6:00 P.M. - City Council Chambers (Auburn Hall)

ROLL CALL

MINUTES:

Approval request of the April 8, 2014 Meeting Minutes.

PUBLIC HEARINGS:

Joy and Hamilton Architects, Inc., an agent for John F. Murphy Homes is seeking approval of a Special Exception and Site Plan Review application to construct a new, 2 story 15,200 s.f. adult day care facility at 1512 Minot Avenue pursuant to Chapter 60, Sections 60-525 (b), (14); 60-1301 and 60-1336 of the City of Auburn Ordinances.

OLD BUSINESS:

Continuance of a discussion to amend the 2010 Comprehensive Plan to ensure that any plans for locating passenger rail service in Auburn prioritize Downtown Auburn over any previous locations and seek a recommendation from the Planning Board that will be forwarded to the City Council. *This item was tabled at the April 8, 2014 Planning Board meeting. Staff requests that it come off the table at this time.*

MISCELLANEOUS:

Discussion on Downtown Zoning

ADJOURNMENT



AUBURN PLANNING BOARD MEETING

June 10, 2014

Agenda

6:00 P.M. - City Council Chambers (Auburn Hall)

ROLL CALL

MINUTES:

Approval request of the May 13, 2014 Meeting Minutes.

PUBLIC HEARINGS:

- 1) George Bouchles, an agent for B & M Builders, are seeking approval of minor subdivision plan and development review for a proposed three (3) lot subdivision, located at 325 Fairway Drive (PID # 170-004) pursuant to Chapter 60, Section 1360 of the City of Auburn Ordinances.
- 2) Final Joint Land Use Study for the Maine Army National Guard (MEARNG) Training Facility and Mount Apatite Recreation Area. Staff hopes to hear from members of the public regarding the plan. The JLUS draft report can be viewed at:
<http://www.auburnmaine.gov/Pages/Government/Data-Reports-Recommendations>.

OLD BUSINESS:

- 1) Continued discussion of Revised Planning Board By-Laws and Procedures.
- 2) Update on Ag Text Amendment
- 3) Status report on Form Code by Alan Manoian

MISCELLANEOUS:

- 1) Discuss Member Re-appointments

ADJOURNMENT



AUBURN PLANNING BOARD MEETING

July 8, 2014

Agenda

6:00 P.M. - City Council Chambers (Auburn Hall)

ROLL CALL

MINUTES:

Approval request of the June 10, 2014 Meeting Minutes.

PUBLIC HEARINGS:

1. Public hearing on a proposal by Snowden Consulting Engineers, Inc., an agent for Pine Tree Holdings, aka. Hammond Tractor for a special exception and site plan review for property located at 1525 Minot Avenue, in order to construct a new 21,600 sf. retail building and 24,000 sf. of self storage units, pursuant to Chapter 60, Sections 60-525 (b) (14); 60-1301 and 60-1336 of the City of Auburn Ordinances.
2. Public hearing on a proposal to amend the City Of Auburn Zoning Map in the area Pond View Road and Taylor Pond from Low Density Country Residential District (LDCR) to Urban Residential District (UR). The proposed change includes the following properties: 493, 545, & 585 Garfield Rd., 0 Garfield Rd (PID- 225-009), 0 Garfield Rd. (PID-226-004), 95, 115, 116, 120, 128, 134, 138, 139, 144, 150, & 156 Ledgeview Cv., 8, 14, 15, & 17 Pond Crest Ln., 15, 21, & 21 Pond View Ct., 130, 134, 135, 147, 150, 151, 157, 160, 161, & 167 Pond View Dr., 124, 126, and 130 Valview Dr. pursuant to Chapter 60, Article XVII, Division 2 of the Ordinances of the City of Auburn.

OLD BUSINESS:

1. Continued discussion of revised Planning Board By-Laws and Procedures.

MISCELLANEOUS:

None

ADJOURNMENT



AUBURN PLANNING BOARD MEETING

August 12, 2014

Agenda

6:00 P.M. - City Council Chambers (Auburn Hall)

ROLL CALL

MINUTES:

None at this time.

PUBLIC HEARINGS:

1. J and T Holdings, Inc., owner of 34 Court Street (PID# 241-028) is seeking approval of a Minor Subdivision Plan to add 10 residential units; pursuant to Chapter 60- Section 1359, Guidelines for Subdivision, of the City of Auburn Ordinances.
2. Personal Onsite Development is seeking approval of a Special Exception and Site Plan Review for an Adult Day Center at 410 Summer Street (PID# 269-001); pursuant to Chapter 60, Section 229 b-10, Section 1336 Special Exception and Section 1277 Site Plan Review, of the City of Auburn Ordinances.
3. Site Design Associates, agent for Pinstripes LLC, is seeking approval of a Special Exception and Site Plan Review for a new restaurant and retail development in the General Business Zone, located at 166 Center Street (PID# 261-005), pursuant to Chapter 60-499 b-17; Section 1336 Special Exception and Section 1277 Site Plan Review, of the City of Auburn Ordinances.
4. Sebago Technics, agent for the Auburn Housing Development Corporation, is seeking approval of a Special Exception and Site Plan Review for a new development over 5,000 sq. ft. in the Central Business II Zone, located at 62 Spring Street, pursuant to Chapter 60, Section 547 b-4; Section 549 Development Guidelines; Section 1336 Special Exception and Section 1277 Site Plan Review, of the City of Auburn Ordinances.

OLD BUSINESS: Continued discussion of revised Planning Board By-Laws and Procedures.

MISCELLANEOUS: None

ADJOURNMENT



AUBURN PLANNING BOARD MEETING

September 9, 2014

Agenda

6:00 P.M. - City Council Chambers (Auburn Hall)

ROLL CALL

MINUTES:

Approval request of the July 8, 2014 & August 12, 2014 meeting minutes.

PUBLIC HEARINGS:

1. Harriman Architects and Engineers, an agent for Mechanic Savings Bank, is seeking approval of a Special Exception and Site Plan Review for a new Branch Bank Building and vehicular area improvements at 100 Minot Avenue (PID # 230-067); pursuant to Chapter 60- Section 499, (b), (17) Special Exception and Chapter 60- Section 1277 Site Plan Review, of the City of Auburn Ordinances.

OLD BUSINESS:

1. Continued discussion of revised Planning Board By-Laws and Procedures.

MISCELLANEOUS:

1. Form Code Update- Alan Manoian- Economic Development Specialist
2. Discuss upcoming Agricultural District Study

ADJOURNMENT



AUBURN PLANNING BOARD MEETING

October 14, 2014

Agenda

6:00 P.M. - City Council Chambers (Auburn Hall)

ROLL CALL

MINUTES:

Review and approval request of the September 9, 2014 Meeting Minutes

PUBLIC HEARINGS: None

OLD BUSINESS:

1. Form Code Update- Alan Manoian- Economic Development Specialist
2. Continued discussion of revised Planning Board By-Laws and Procedures.

NEW BUSINESS:

1. Presentation of Recreational Trails Grant Application for the Barker Mill Trail Extension and adoption of Resolution of Support.

MISCELLANEOUS:

Discuss meeting date for the November Planning Board meeting, currently scheduled for Tuesday, November 11, 2014, which is Veteran's Day.

ADJOURNMENT



AUBURN PLANNING BOARD MEETING

November 18, 2014

Agenda

6:00 P.M. - City Council Chambers (Auburn Hall)

ROLL CALL

MINUTES:

Review and approval request of the October 14, 2014 Meeting Minutes

PUBLIC HEARINGS:

1. Studio A Architecture, an agent for the Roman Catholic Bishop of Portland is seeking approval of a Special Exception and Site Plan Review application to revise lotting and associated variance request of a side yard setback for the St. Louis Church property at 24 Dunn Street, pursuant to Chapter 60, Sections 60-1301; 60-1312 and 60-1336 of the City of Auburn Ordinances.

OLD BUSINESS:

1. Form Code Update- Alan Manoian- Economic Development Specialist
2. Continued discussion of revised Planning Board By-Laws and Procedures.

NEW BUSINESS:

1. Discuss Planning Board initiation of an amendment to the 2010 Comprehensive Plan to change a future land use designation from Agricultural to Low Density Residential Development.
2. Discuss Planning Board initiation of an amendment to the City of Auburn's Zoning Ordinance to meet the recommendation for Moderate Density Residential Development as recommended in the 2010 Comprehensive Plan.

MISCELLANEOUS:

ADJOURNMENT

Next scheduled meeting is on December 9, 2014 6 p.m. Council Chambers



AUBURN PLANNING BOARD MEETING

City Council Chambers (Auburn Hall)

December 9, 2014

Work Session Agenda

5:00 P.M. – Work Session

OLD BUSINESS:

1. Continued discussion of revised Planning Board By-Laws and Procedures.
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Regular Agenda

6:00 P.M. - City Council Chambers (Auburn Hall)

ROLL CALL

MINUTES:

Review and approval request of the November 18, 2014 Meeting Minutes

PUBLIC HEARINGS:

1. DuBois and King Inc., an agent for AutoZone, Inc. is applying for a Special Exception and Site Plan Review to construct a new 7,381 s.f. building at 192 Center Street, (PID # 261-008) pursuant to Auburn Zoning Ordinance Section 60-499 (b) (17), General Business, Section 60-1301, Site Plan and 60-1336, Special Exception.
2. The Auburn Planning Board is requesting to amend the 2010 Comprehensive Plan Future Land Use for a property located 113 Woodbury Road (PID # 110-009) from Agriculture/Rural to Low Density Residential Development pursuant to Auburn Zoning Ordinance Article XVII Amendments, Section 60-1445.

OLD BUSINESS:

NEW BUSINESS:

1. Discuss Planning Board's involvement in upcoming Study of Auburn's Agricultural and Resource Protection Zone.

MISCELLANEOUS:

ADJOURNMENT:

Next scheduled meeting is on January 13, 2015 6 p.m. Council Chambers