



AUBURN PLANNING BOARD MEETING

January 13, 2015
Agenda

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

ROLL CALL

MINUTES:

Review and approval request of the December 16, 2014 Meeting Minutes

PUBLIC HEARINGS: None this month

OLD BUSINESS:

1. Continued discussion of Form Code for Downtown and New Auburn.
2. Continued discussion of an amendment to the City of Auburn's Zoning Map to meet the recommendation for Moderate Density Residential Development as recommended in the 2010 Comprehensive Plan.
3. Continued discussion of revised Planning Board Policies and Procedures.

NEW BUSINESS:

MISCELLANEOUS:

ADJOURNMENT:

Next scheduled meeting is on February 10, 2015 6 p.m. Council Chambers



AUBURN PLANNING BOARD MEETING

February 10, 2015

Agenda

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

1. ROLL CALL

2. MINUTES

Review and approval request of the January 13, 2014 Meeting Minutes

3. PUBLIC HEARINGS None this month

4. OLD BUSINESS:

- A. Adoption of Auburn Planning Board Policies and Procedures
- B. Staff presentation of a draft Zoning Text Amendment to the City of Auburn's Zoning Ordinance to facilitate the implementation of the 2010 Comprehensive Plan's recommendation for Moderate Density Residential Development.
- C. Planning Board Review of 1st Draft Form Based Code- Alan Manoian

5. NEW BUSINESS:

- A. Annual Meeting- Election of Officers

6. PUBLIC COMMENT:

7. MISCELLANEOUS:

8. ADJOURNMENT:

Next scheduled meeting is on March 10, 2015 6 p.m. Council Chambers



AUBURN PLANNING BOARD MEETING

March 10, 2015

Agenda

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

1. ROLL CALL

2. MINUTES

Review and approval request of the February 10, 2014 Meeting Minutes

3. PUBLIC HEARINGS

- A. George Bouchles, Surveyor, and agent for Bouffard and McFarland Builders, is seeking approval for a 5 lot, minor subdivision at property located at 113 Woodbury Road, pursuant to Chapter 60, Sections 1359 and 1360, Division 4 Subdivision of the Auburn Code of Ordinances.

4. OLD BUSINESS:

- A. Continued discussion of a draft Zoning Text Amendment to the City of Auburn's Zoning Ordinance to facilitate the implementation of the 2010 Comprehensive Plan's recommendation for Moderate Density Residential Development.
- B. Continued Planning Board discussion and review of the 1st Draft Form Based Code- Alan Manoian

5. NEW BUSINESS:

6. PUBLIC COMMENT:

7. MISCELLANEOUS:

8. ADJOURNMENT:

Next scheduled meeting is on April 14, 2015 6 p.m. Council Chambers



AUBURN PLANNING BOARD MEETING

April 14, 2015
Agenda

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

ROLL CALL

MINUTES:

No minutes available for review at this time.

1. ~~Review and approval request of the March 10, 2015 Meeting Minutes~~

PUBLIC HEARINGS: None this month

OLD BUSINESS: Form Based Code Workshop

1. Discussion & Determination of Form-Based Code deployment as either a “free-standing” ordinance or as an “integrated” new Article in the Chapter-60 Zoning ordinance.
2. General review of proposed new form-based/architectural-based definitions.
3. Detailed review of draft Form-Based Code sections T4.2, T5.1, T5.2 & T6.
4. Other Items for ongoing discussion & review

NEW BUSINESS:

1. Presentation- "Auburn's Drainage System and Clean Water" by Zach Henderson, Certified Professional in Storm Water Quality- Woodward and Curran Engineers.

PUBLIC COMMENT:

MISCELLANEOUS:

ADJOURNMENT:

Next scheduled meeting is on May 12, 2015 6 p.m. Council Chambers



AUBURN PLANNING BOARD MEETING

May 12, 2015
Agenda

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

1. ROLL CALL

2. MINUTES:

- A. Review and approval request of the March 10, 2015 meeting minutes
- B. Review and approval request of the April 14, 2015 meeting minutes

3. OLD BUSINESS:

- A. None

4. NEW BUSINESS - PUBLIC HEARINGS:

- A. Jason Courbron, Land Use Consultant, an agent for John Vallieres, is seeking approval for a change in use from a gas station/service station to a used car auto sales/service station for property located at 204 Minot Avenue, pursuant to Chapter 60, Article 1 (Zoning in General) Section 60-3 (a, b) Purpose; Article XVI Administration and Enforcement, Division 2, Site Plan Review and Division 3, Special Exception.
- B. George Bouchles, Surveyor, and agent for Bouffard and McFarland Builders, is seeking approval for a major subdivision of 5 additional lots (lots 6-10), subsequent to 5 lots that were approved by the Planning Board at their March 10, 2015 meeting, for a property located at 113 Woodbury Road, pursuant to Chapter 60, Division 4 Subdivision; Sections 1359 and 1361, Subdivision of the Auburn Code of Ordinances.

5. PUBLIC COMMENT:

6. MISCELLANEOUS:

- A. Planning Board recommendations to the city council with regard to the compatibility of the city manager's proposed capital improvements program with the comprehensive plan.

ADJOURNMENT:

Next scheduled meeting is on June 9, 2015 6 p.m. Council Chambers



AUBURN PLANNING BOARD MEETING

June 9, 2015

Agenda

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

1. ROLL CALL

2. MINUTES:

3. OLD BUSINESS:

- A. Continued discussion of a draft Zoning Text Amendment to the City of Auburn's Zoning Ordinance to facilitate the implementation of the 2010 Comprehensive Plan's recommendation for Moderate Density Residential Development.

4. NEW BUSINESS - PUBLIC HEARINGS:

- A. Jan Wiegman, Project Manager for Wright-Pierce Engineers, an agent for Lake Superior Corporation, is seeking approval for Special Exception and Site Plan Review for a Self Storage Facility, located at 900 Center Street (PID # 301-017-002) pursuant to Chapter 60, Section 499 (b. 17) General Business District (new buildings over 5,000 sf), Section 1335 Special Exception and Section 1276 Site Plan Review. The proposal includes 5 storage buildings totaling 27,450 sf. and associated improvements.

5. PUBLIC COMMENT:

6. MISCELLANEOUS:

- A. A request by Christopher Branch, P.E. of Sebago Technics, an agent for the Auburn Housing Authority, is seeking reapproval a Special Exception, Site Plan Review and Design Guidelines Review at 62 Spring Street that was approved last year (.).
- B. Staff will present a draft "Adaptive Re-use" Ordinance for the Planning Board review and discussion.

ADJOURNMENT:

Next scheduled meeting is on July 14, 2015 6 p.m. Council Chambers



AUBURN PLANNING BOARD MEETING

July 14, 2015
Agenda

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

1. ROLL CALL:

2. MINUTES: Approval request of the May 12, 2015 meeting minutes.

3. OLD BUSINESS:

A. The following item was postponed at the June 9th 2015 Planning Board meeting and a revised plan will be presented.

Jan Wiegman, Project Manager for Wright-Pierce Engineers, an agent for Lake Superior Corporation, is seeking approval for Special Exception and Site Plan Review for a Self Storage Facility, located at 900 Center Street (PID # 301-017-002) pursuant to Chapter 60, Section 499 (b. 17) General Business District (new buildings over 5,000 sf), Section 1335 Special Exception and Section 1276 Site Plan Review. The proposal includes 5 storage buildings totaling 27,450 sf. and associated improvements.

4. OLD BUSINESS:

A. Staff will present a final draft Zoning Text Amendment to the City of Auburn's Zoning Ordinance to create a "Moderate Density Residence District" to facilitate the implementation of the 2010 Comprehensive Plan's recommendation for Moderate Density Residential Development in certain areas of Auburn.

B. Staff will present a second draft "Adaptive Re-use" Ordinance for the Planning Board review and discussion.

5. NEW BUSINESS:

6. MISCELLANEOUS:

A. Set a date for the next Planning Board workshop on Form Based Code. Suggest Tuesday, July 28th 2015 at 6 pm.

7. PUBLIC COMMENT:

8. AJOURNMENT:

Next scheduled meeting is on August 11, 2015 6 p.m. Council Chambers



AUBURN PLANNING BOARD MEETING

August 11, 2015
Agenda

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

1. ROLL CALL:

2. MINUTES: Approval request of the June 9, 2015 meeting minutes.

3. NEW BUSINESS and PUBLIC HEARING:

A. Dan Bilodeau, representing the Lake Auburn Community Center, is seeking an amended Site Plan and Special Exception approval for modifications of a recreational use of land intended or designed for public use and associated site improvements at 115 North Auburn Road (PID # 363-035), pursuant to Chapter 60, Section 60-172(b)(5) of the City of Auburn Ordinances.

B. The Staff will present a final draft Zoning Text Amendment to the City of Auburn's Zoning Ordinance to create a "Moderate Density Residence District" to facilitate the implementation of the 2010 Comprehensive Plan's recommendation for Moderate Density Residential Development in certain areas of Auburn.

4. OLD BUSINESS:

A. Staff will continue its discussion with the Planning Board on an "Adaptive Re-use" Ordinance.

5. MISCELLANEOUS:

6. PUBLIC COMMENT:

7. AJOURNMENT:

Next scheduled meeting is on September 15, 2015 6 p.m. Council Chambers



AUBURN PLANNING BOARD MEETING

September 15, 2015

Agenda

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

1. ROLL CALL:

2. MINUTES: Approval request of the July 14, 2105 meeting minutes.

3. NEW BUSINESS and PUBLIC HEARING:

- A. Woodbury Heights Phase 2 - George Bouchles, Surveyor, and agent for Bouffard and McFarland Builders, is seeking approval of a major subdivision of 5 additional lots (lots 6-10), subsequent to 5 lots that were approved by the Planning Board at their March 10, 2015 meeting for a property located at 113 Woodbury Road, pursuant to Chapter 60, Division 4 Subdivision; Sections 1359 and 1362, of the Auburn Code of Ordinances.
- B. Jason Courbron, Land Use Consultant, and agent for John Vallieres, is seeking approval of a special exception and site plan review for a change in use from a gas station/service station to a used car auto sales/service station for property located at 204 Minot Avenue, pursuant to Chapter 60, Section 499 (b) (3) and Section 1277 Site Plan Review and 1336 Special Exception.

4. OLD BUSINESS:

- A. Review and discussion of revised “Adaptive Re-use” Ordinance.
- B. Discuss revised timeline for Form Based Code including possible work session.

5. MISCELLANEOUS:

6. PUBLIC COMMENT:

7. AJOURNMENT:

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

City of Auburn, Maine

"Maine's City of Opportunity"

Office of Planning & Development

PLANNING BOARD AGENDA

Downtown Auburn/New Auburn FBC Workshop

Auburn City Hall, Council Chambers 2nd Floor

Tuesday, October 13, 2015 6:00PM

1. ROLL CALL:

2. MINUTES: Approval request of the August 11th and September 15th meeting minutes.

3. NEW BUSINESS and PUBLIC HEARING: NONE

4. OLD BUSINESS:

A. Final Work Session on Form Based Code

B. Discuss November 10th Planning Board public hearing for Form Based Code and Council Action

5. MISCELLANEOUS:

6. PUBLIC COMMENT:

7. AJOURNMENT:

Next Planning Board Meeting is on November 10, 2015

City of Auburn, Maine

"Maine's City of Opportunity"

Office of Planning & Development

PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2nd Floor

Tuesday, November 10, 2015 6:00PM

1. ROLL CALL:

2. MINUTES: Approval request of the October 13, 2015 meeting minutes.

3. NEW BUSINESS and PUBLIC HEARINGS:

- A. Michael Gotto, an agent for WolfPack Fitness, is seeking approval of a Special Exception and Site Plan Review application for the Recreational Use of Land in the Agricultural and Resource Protection zone for a property located at 432 East Waterman Road, pursuant to Sec. 60- 145 (b), 5; Sec. (Special Exception in Ag Zone); Section 60-1277 (Site Plan Review) and Sec. 60- 1336 (Special Exception).

- B. The Auburn Planning Board will consider making a recommendation to the City Council of a final draft for a Form Based Code Text Amendment and Zoning Map Amendment for portions of Downtown Auburn and New Auburn. The Form Based Code Text Amendment will replace Division 14, Central Business District, amend related sections of the Zoning Ordinance and create 5 new Form Based Code Districts (T-4.1, T-4.2, T-5.1, T-5.2 and T-6).

4. OLD BUSINESS: None

5. MISCELLANEOUS:

- A. Discuss Student Advisory Representative- The Chairman would like to discuss adding a Student Advisory Representative as per the adopted Planning Board Ordinance.

6. PUBLIC COMMENT:

7. AJOURNMENT:

Next Planning Board Meeting is on December 8, 2015

City of Auburn, Maine

"Maine's City of Opportunity"

Office of Planning & Development

PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2nd Floor

Tuesday, December 8, 2015 6:00PM

1. ROLL CALL:

2. MINUTES: None.

3. NEW BUSINESS and PUBLIC HEARINGS:

A. The Auburn Planning Board will hold a public hearing and consider making a recommendation to the City Council of the final draft for a Form Based Code Text Amendment and Zoning Map Amendment for portions of Downtown Auburn and New Auburn. The Form Based Code Text Amendment will replace Division 14, Central Business District, amend related sections of the Zoning Ordinance and create 5 new Form Based Code Districts (T-4.1, T-4.2, T-5.1, T-5.2 and T-6).

4. OLD BUSINESS:

A. Continued Discussion of Student Advisory Representative to the Auburn Planning Board

5. MISCELLANEOUS:

6. PUBLIC COMMENT:

7. AJOURNMENT:

Next Planning Board Meeting is on January 12, 2016