



## City of Auburn, Maine

Office Economic and Community Development

[www.auburnmaine.gov](http://www.auburnmaine.gov) | 60 Court Street

Auburn, Maine 04210

207.333.6601

### PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2<sup>nd</sup> Floor

January 9, 2018 - 6:00PM

**1. ROLL CALL:**

**2. MINUTES:** Minutes from the Dec. 19<sup>th</sup> 2017 meeting are not available.

**3. NEW BUSINESS and PUBLIC HEARING:**

- A. A proposed zoning map amendment from Traditional Downtown Neighborhood (T-4.2) to T 5.1-Downtown Tradition Center for the property located at 186 Main Street (PID # 231-020), pursuant to Chapter 60, Article XVII Amendments of the Auburn Code of Ordinances.

**4. OLD BUSINESS: None**

**5. MISCELLANEOUS:**

- A. Election of Chair and Vice Chair (staff recommends making this first order of business).

**6. PUBLIC COMMENT:**

**7. AJOURNMENT:**

Next Planning Board Meeting is on February 13, 2018



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### PLANNING BOARD AGENDA

Auburn City Hall, **Community Room 2<sup>nd</sup> Floor**

February 13, 2018 - 6:00PM

1. **ROLL CALL:**
2. **MINUTES:** Approval request of the December 19 2017 Minutes and January 9 2018 Minutes.
3. **NEW BUSINESS and PUBLIC HEARING:**
  - A. Election of Officers
  - B. Discuss rezoning for 33 Dunn St.
  - C. Smart Growth proposal for Auburn.
4. **OLD BUSINESS: None**
5. **MISCELLANEOUS:**
  - A. Planning Board discussion of planning initiatives
6. **PUBLIC COMMENT:**
7. **AJOURNMENT:**

Next Planning Board Meeting is on March 13, 2018



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### PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2<sup>nd</sup> Floor

March 13, 2018 - 6:00PM

1. **ROLL CALL:**
2. **MINUTES:** Approval request of the February 13, 2018 meeting minutes.
3. **NEW BUSINESS and PUBLIC HEARING:**
  - A. Major Final Subdivision Plan for Woodbury Heights Phase IV. George Bouchles, Surveyor and agent for Bouffard and McFarland Builders, is seeking approval for 7 residential lots and a new 668 ft cul-de-sac street) at the corner of Woodbury Road and Danville Corner Road (PID: 110-009) and a portion of an adjacent lot (PID: 110-011), pursuant to Chapter 60, Division 4 Subdivision; Sections 1359 Subdivision and 1362 Major Final Subdivision Plan of the Auburn Code of Ordinances.
  - B. The Auburn Planning Board has initiated a Future Land Use Map Amendment from New Auburn Village Center (NAVC) to Neighborhood Business (NB) and Zoning Map Amendment from Multi-Family Urban (MFU) to Neighborhood Business (NB) for the property located at 33 Dunn St (PID # 221-195), pursuant to Chapter 60, Article XVII Amendments of the Auburn Code of Ordinances.
4. **OLD BUSINESS:** None
5. **MISCELLANEOUS:**
6. **PUBLIC COMMENT:**
7. **AJOURNMENT:**

Next Planning Board Meeting is on April 10, 2018



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### PLANNING BOARD AGENDA

Auburn City Hall, Council Chambers 2<sup>nd</sup> Floor

March 27, 2018 - 6:00PM

1. **ROLL CALL:**
2. **MINUTES:** Approval request of the February 13, 2018 meeting minutes.
3. **NEW BUSINESS and PUBLIC HEARING:**
  - A. Major Final Subdivision Plan for Woodbury Heights Phase IV. George Bouchles, Surveyor and agent for Bouffard and McFarland Builders, is seeking approval for 7 residential lots and a new 668 ft cul-de-sac street) at the corner of Woodbury Road and Danville Corner Road (PID: 110-009) and a portion of an adjacent lot (PID: 110-011), pursuant to Chapter 60, Division 4 Subdivision; Sections 1359 Subdivision and 1362 Major Final Subdivision Plan of the Auburn Code of Ordinances.
  - B. The Auburn Planning Board has initiated a Future Land Use Map Amendment from New Auburn Village Center to Neighborhood Business (NB) and Zoning Map Amendment from Multi-Family Urban (MFU) to Neighborhood Business (NB) for the property located at 33 Dunn St (PID # 221-195), pursuant to Chapter 60, Article XVII Amendments of the Auburn Code of Ordinances.
4. **OLD BUSINESS:** None
5. **MISCELLANEOUS:**
6. **PUBLIC COMMENT:**
7. **AJOURNMENT:**

Next Planning Board Meeting is on April 10, 2018



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# PLANNING BOARD AGENDA

**Auburn City Hall, Council Chambers 2<sup>nd</sup> Floor**

**April 10, 2018 - 6:00PM**

**1. ROLL CALL:**

**2. MINUTES:** None available at this time

**3. NEW BUSINESS and PUBLIC HEARING:**

- A. Sebago Technics, LLC an agent for Auburn Memory Care, LLC is seeking approval of a Special Exception and Site Plan Review application to construct a new, 60 unit, 47,606 s.f. assisted living facility immediately adjacent to 200 Stetson Rd (PID: 291-009) pursuant to Chapter 60, section 60-45 (a) Projects requiring Site/Plan and Special Exception review and Chapter 60, Section 60-499 (b), (5) General Business use regulations.

**4. OLD BUSINESS:**

- A. Major Final Subdivision Plan for Woodbury Heights Phase IV. George Bouchles, Surveyor and agent for Bouffard and McFarland Builders, is seeking approval for 7 residential lots and a new 668 ft cul-de-sac street at the corner of Woodbury Road and Danville Corner Road (PID: 110-009) and a portion of an adjacent lot (PID: 110-011), pursuant to Chapter 60, Division 4 Subdivision; Sections 1359 Subdivision and 1362 Major Final Subdivision Plan of the Auburn Code of Ordinances. (This item was tabled at the March 27, 2018 Auburn Planning Board meeting).

**5. MISCELLANEOUS:**

**6. PUBLIC COMMENT:**

**7. AJOURNMENT:**

Next Planning Board Meeting is on May 8, 2018



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# PLANNING BOARD AGENDA

**Auburn City Hall, Council Chambers 2<sup>nd</sup> Floor**

**May 8, 2018 - 6:00PM**

**1. ROLL CALL:**

**2. MINUTES:** Approval of the March 27, 2018 and April 10, 2018 minutes.

**3. NEW BUSINESS and PUBLIC HEARING:**

1. Mike Gotto, of Stoneybrook Consultants, Inc., an agent for Evergreen Subaru has submitted a rezoning petition from Suburban Residential to General Business for properties located at 20 Niskayuna Street (PID: 300-014) and 1079 Turner Street (PID: 300-013), pursuant to Chapter 60 Article XVII- Amendments, Division 2- Amendment to the Zoning Map of the Auburn Code of Ordinances.

**4. OLD BUSINESS:**

**5. MISCELLANEOUS:**

**6. PUBLIC COMMENT:**

**7. AJOURNMENT:**

Next Planning Board Meeting is on June 12, 2018



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# **PLANNING BOARD AGENDA**

**Auburn City Hall, Council Chambers 2<sup>nd</sup> Floor**

**June 12, 2018 - 6:00PM**

- 1. ROLL CALL:**
- 2. MINUTES:**
- 3. NEW BUSINESS and PUBLIC HEARING:**
- 4. OLD BUSINESS:**
- 5. MISCELLANEOUS:**
  - A. Discussion and Workshop of Work Plan Items
- 6. PUBLIC COMMENT:**
- 7. AJOURNMENT:**

Next Planning Board Meeting is on July 10, 2018



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# **PLANNING BOARD AGENDA**

**Auburn City Hall, Council Chambers 2<sup>nd</sup> Floor**

**July 10, 2018 - 6:00PM**

**1. ROLL CALL:**

**2. MINUTES:**

**3. NEW BUSINESS and PUBLIC HEARING:**

**4. OLD BUSINESS:**

**5. MISCELLANEOUS:**

A. Discussion and Workshop of Planning Board Work Plan Items

B. Discussion on Lake Street zoning

**6. PUBLIC COMMENT:**

**7. AJOURNMENT:**

Next Planning Board Meeting is on August 14, 2018





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# PLANNING BOARD AGENDA

**Auburn City Hall, Council Chambers 2<sup>nd</sup> Floor**

**August 14, 2018 - 6:00PM**

**1. ROLL CALL:**

**2. MINUTES:**

**3. NEW BUSINESS and PUBLIC HEARING:**

**4. OLD BUSINESS:**

**5. MISCELLANEOUS:**

A. Discussion about LAWPCA Compost Facility with Mac Richardson

B. Discussion and Workshop of Planning Board Work Plan Items

C. Discussion about Nursing Home use in ID Zone

D. Update on AG Study & next month's agenda

**6. PUBLIC COMMENT:**

**7. AJOURNMENT:**

Next Planning Board Meeting is on September 11, 2018



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# PLANNING BOARD AGENDA

**Auburn City Hall, Council Chambers 2<sup>nd</sup> Floor**

**September 11, 2018 - 6:00PM**

## 1. ROLL CALL:

2. **MINUTES:** Approval request of the May 8, 2018 meeting minutes

## 3. NEW BUSINESS and PUBLIC HEARING:

1. Dereck Glaser, agent for Maine Oxy and the New England School of Metalwork located 54 Washington Street North (PID # 220-094) is seeking approval of a special exception and site plan review for an 850-sf. building addition in the General Business Zoning District, pursuant to Chapter 60, sections 60-45 (a) Projects requiring Site/Plan and Special Exception review.
2. Michael Gotto, agent for Schilling Drive LLC. is seeking an amendment to the Mt. Auburn Plaza Subdivision to create individual parcels around existing approved pad sites to allow buyers to own the land and associated parking on each site at 649 Turner Street (PID # 280-013) pursuant to section 60-1359, Subdivision Guidelines.
3. Oleg Opalnyk, President of OPO Custom Design is seeking site plan and subdivision approval of a 10-unit residential redevelopment of the property at 34 & 35 Laurel Av (PID #'s 221-050 & 221-051) pursuant to Chapter 60, sections 60-45 (a) Projects requiring Site/Plan and Special Exception review and section 60-1359, Subdivision Guidelines.

## 4. OLD BUSINESS:

1. **477 Minot Avenue – 1 Year Extension of Approval Request:** Stantec Consulting Services, Inc. is requesting a 1-year extension of the site plan approval granted by the Planning Board related to the multi-family housing project proposed at 477 Minot Avenue.

## 5. MISCELLANEOUS:

## 6. PUBLIC COMMENT:

## 7. AJOURNMENT:

Next Planning Board Meeting is on October 9, 2018



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# PLANNING BOARD AGENDA

**Auburn City Hall, Council Chambers 2<sup>nd</sup> Floor**

**October 9, 2018 - 6:00PM**

1. ROLL CALL:
2. MINUTES: Approval request of the September 11, 2018 meeting minutes
3. NEW BUSINESS and PUBLIC HEARING:
  - a. Jon Whitten, agent for Mystique Way, LLC, is seeking approval for a four (4) lot subdivision of 32 acres, at 0 Industry Avenue (PID#206-058) in the Industrial Zoning District, pursuant to section 60-1359, Subdivision Guidelines. (Item differed for November meeting)
  - b. Michael Gotto, agent for Millbran, LLC, is seeking site plan and subdivision approval of a 48-unit multi-family residential development for the property at 1048 Turner Street (PID # 290-011), in the General Business Zoning District pursuant to sections 60-1276 & 60-1359, Subdivision Guidelines.
4. OLD BUSINESS:
  - a. None
5. MISCELLANEOUS:
  - a. Communication from Robert Bowyer
  - b. Updates from Planning Board members on projects
6. PUBLIC COMMENT:
7. AJOURNMENT:

Next Planning Board Meeting is on November 13, 2018



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### PLANNING BOARD AGENDA

**Auburn City Hall, Council Chambers 2<sup>nd</sup> Floor**

**November 13, 2018 - 6:00PM**

**1. ROLL CALL:**

**2. MINUTES:** No minutes available at this time

**3. NEW BUSINESS and PUBLIC HEARING:**

- a. The Szanton Company requests a one-year extension for their approved Site Plan and Special Exception for 48 Hampshire Street, a 53 unit apartment complex, which is otherwise set to expire on December 19, 2018. This extension would grant approval for the project until December 19, 2019.
- b. Jon Whitten, agent for Mystique Way, LLC, is seeking approval for a four (4) lot subdivision of 32 acres, at 0 Industry Avenue (PID#206-058) in the Industrial Zoning District, pursuant to section 60-1359, Subdivision Guidelines. (Item differed for November meeting)
- c. The Taylor Pond Association is seeking to amend Article IV, Zoning District Regulations, Division 2 Agriculture and Resource Protection District, Sec.60-145 (b) Special Exception Uses (17) to prohibit industrial use, including the manufacture, assembly and maintenance of recreational or agricultural equipment in the watershed areas of Lake Auburn and Taylor Pond.

**4. OLD BUSINESS:**

- a. Recreation and Open Space requirements for Subdivisions and Site Plan – Informational
- b. Mayor's Action Group on Agriculture & Resource Protection – update & need for member

**5. MISCELLANEOUS:**

- a. Updates from Planning Board members on projects and communications

**6. PUBLIC COMMENT:**

**7. AJOURNMENT:**

Next Planning Board Meeting is on December 11, 2018



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# PLANNING BOARD AGENDA

**Auburn City Hall, Council Chambers 2<sup>nd</sup> Floor**

**December 11- 6:00PM**

**1. ROLL CALL:**

**2. MINUTES:** Approval request of the October 9, 2018 meeting minutes.

**3. NEW BUSINESS and PUBLIC HEARING:**

- a. Becket Family of Services is seeking Special Exception approval to convert a former school building located at 31 Holbrook Road, to a children's residential treatment program serving twelve (12) children, in the Low Density Rural Residential zone (PID 387-028).
- b. SME Engineers on behalf of Bangor Savings Bank, is seeking Site Plan and Special Exception approval for a one-story 5,600 square foot building with 3-lane drive-thru at 170 Turner Street (PID 250-195) in the General Business zoning district.
- c. The Taylor Pond Association is seeking to amend Article IV, Zoning District Regulations, Division 2 Agriculture and Resource Protection District, Sec.60-145 (b) Special Exception Uses (17) to prohibit industrial use, including the manufacture, assembly and maintenance of recreational or agricultural equipment in the watershed areas of Lake Auburn and Taylor Pond.

**4. OLD BUSINESS:**

- a. Mayor's Action Group on Agriculture & Resource Protection – update

**5. MISCELLANEOUS:**

- a. Updates from Planning Board members on projects and communications

**6. PUBLIC COMMENT:**

**7. AJOURNMENT:**

Next Planning Board Meeting is on January 8, 2019