



## 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 8, 2019 - 6:00PM**

- 1. ROLL CALL:**
- 2. MINUTES:** Minutes from the November 13, 2018 and December 11, 2018 meetings.
- 3. WORK SESSIONS:**
  - A. Committee Draft Marijuana Ordinance
  - B. MAGARP Draft Agricultural and Resource Protection District Text Amendment
  - C. Open Space Standards – Subdivision Regulations, Multi-family & PUD
- 5. MISCELLANEOUS:**
  - A. Election of Chair and Vice Chair, and appointment of members (staff recommends making this first order of business).
- 6. PUBLIC COMMENT:**
- 7. AJOURNMENT:**

Next Planning Board Meeting is on February 12, 2019



## City of Auburn, Maine

Economic & Community Development

Michael Chammings, Director

60 Court Street | Auburn, Maine 04210

[www.auburnmaine.gov](http://www.auburnmaine.gov) | 207.333.6601

# PLANNING BOARD AGENDA

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

February 12, 2019 - 6:00PM

1. ROLL CALL:
2. MINUTES: Minutes from the January 8, 2019 Work Session.
3. HOUSEKEEPING: Appointment of members and election of Chair and Vice Chair.
4. NEW BUSINESS and PUBLIC HEARING:
  1. Coe Farm Park Subdivision Amendment
  2. Committee Draft Marijuana Ordinance Public Hearing
5. MISCELLANEOUS:
6. PUBLIC COMMENT:
7. ADJOURNMENT:

Next Planning Board Meeting is on March 12, 2019



City of Auburn, Maine  
Economic & Community Development  
Michael Chammings, Director  
60 Court Street | Auburn, Maine 04210  
[www.auburnmaine.gov](http://www.auburnmaine.gov) | 207.333.6601

## PLANNING BOARD AGENDA

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

March 12, 2019 - 6:00PM

1. ROLL CALL:
2. MINUTES: Minutes from the February 12, 2019 meeting.
3. NEW BUSINESS and PUBLIC HEARING:
  - a. Special Exception & Site Plan Review for Evergreen Subaru Sales & Service Center at 649 Turner Street in the General Business zoning district.
4. WORKSESSION: Mayor's Action Group on Agriculture and Resource Protection (MAG-ARP) current draft changes to the Agriculture and Resource Protection Zoning District.
5. MISCELLANEOUS:
  - a. Staff updates on upcoming projects:
    1. Court Street All-Modes Mobility Alternatives Analysis RFP – AVCOG funded
    2. Shoreland Zone update to conform with State Timber Harvest Ordinance
  - b. Planning Board Member updates
6. PUBLIC COMMENT:
7. ADJOURNMENT:

Next Planning Board Meeting is on April 9, 2019



City of Auburn, Maine  
Economic & Community Development  
Michael Chammings, Director  
60 Court Street | Auburn, Maine 04210  
[www.auburnmaine.gov](http://www.auburnmaine.gov) | 207.333.6601

## PLANNING BOARD AGENDA

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

April 9, 2019 - 6:00PM

1. **ROLL CALL:**
2. **MINUTES:** No minutes at this time
3. **RECOGNITION AWARD:** Robert Bowyer, 10 years of service on the City of Auburn Planning Board (in addition to 3 years on the Comprehensive Plan Committee).
  - a. Introduction of new Alternate Planning Board Members: Katie Boss & John Engler
4. **PUBLIC HEARING:** Site Plan Review for 101 Merrow Road, Futureguard, Inc., Phase 2 Factory Expansion in the Industrial zoning district.
5. **WORKSHOP:** Agriculture and Resource Protection Zoning District Informational Q & A discussion of issues and options.
6. **PUBLIC HEARING:** Staff and Marijuana Committee initiated proposed amendment to Article XIII, Environmental Performance Standards, Section 60-1038. Odors.
7. **PUBLIC COMMENT:**
8. **MISCELLANEOUS:**
  - a. Staff updates on upcoming projects:
  - b. Planning Board Member updates
9. **ADJOURNMENT:**

Next Planning Board Meeting is on May 14, 2019



## City of Auburn, Maine

Economic & Community Development

Michael Chammings, Director

60 Court Street | Auburn, Maine 04210

[www.auburnmaine.gov](http://www.auburnmaine.gov) | 207.333.6601

# PLANNING BOARD AGENDA

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

May 14, 2019 - 6:00PM

1. **ROLL CALL:**
2. **MINUTES:** Minutes from the March 12, 2019 & April 9, 2019 meetings.
3. **NEW BUSINESS:**
  - a.
4. **PUBLIC HEARING:** Draft proposed zoning text amendments to the Agriculture and Resource Protection district, Section 60-2, 60-145, and 60-146
  - Presentation of proposed text and text goals – Mayor Levesque
  - Discussion & Public Comment
5. **PUBLIC HEARING:** Proposed text amendment to Article XIII, Environmental Performance Standards, Section 60-1038. Odors.
6. **MISCELLANEOUS:**
  - a. Staff updates on upcoming projects:
  - b. Planning Board Member updates
7. **PUBLIC COMMENT:**
9. **ADJOURNMENT:**

Next Planning Board Meeting is on June 11, 2019



## City of Auburn, Maine

Economic & Community Development

Michael Chammings, Director

60 Court Street | Auburn, Maine 04210

[www.auburnmaine.gov](http://www.auburnmaine.gov) | 207.333.6601

# PLANNING BOARD AGENDA

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

June 11, 2019 - 6:00PM

1. **ROLL CALL:**
2. **PUBLIC HEARING:** Proposed text amendment to Article XIII, Environmental Performance Standards, Section 60-1038. Odors.
3. **OLD BUSINESS and MINUTES:** Review and approval of minutes from the May 14, 2019 meeting. Review and approval of draft letter of recommendations to City Council regarding proposed text amendments to the AGRP, Sections 60-2, 60-145, and 60-146. Discussion of status and next steps.
4. **MISCELLANEOUS:**
  - a. Staff updates on Marijuana Ordinances
  - b. Planning Board Member updates & items for future agendas
5. **PUBLIC COMMENT:**
6. **ADJOURNMENT:**

Next Planning Board Meeting is on July 9, 2019



## City of Auburn, Maine

Economic & Community Development

Michael Chammings, Director

60 Court Street | Auburn, Maine 04210

[www.auburnmaine.gov](http://www.auburnmaine.gov) | 207.333.6601

# PLANNING BOARD AGENDA

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

July 9, 2019 - 6:00PM

1. ROLL CALL:
2. MINUTES: None available at this time
3. PUBLIC HEARING: Proposed 3,500 square foot expansion to existing 8,000 square foot auto collision repair facility at 1524 Minot Avenue, (PID 194-001)
4. PUBLIC HEARING: Proposed text amendment to Article XIII, Environmental Performance Standards, Section 60-1038. Odors.
5. MISCELLANEOUS:
  - a. Overview of the Shoreland Zone Ordinance and State Update Requirements
  - b. Future agenda items and upcoming meetings
5. PUBLIC COMMENT:
6. ADJOURNMENT:

Next Planning Board Meeting is on August 13, 2019



## City of Auburn, Maine

Economic & Community Development

Michael Chammings, Director

60 Court Street | Auburn, Maine 04210

[www.auburnmaine.gov](http://www.auburnmaine.gov) | 207.333.6601

# PLANNING BOARD AGENDA

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

August 13, 2019 - 6:00PM

1. **ROLL CALL:**
2. **MINUTES:** June 11, 2019 & July 9, 2019
3. **PUBLIC HEARING:** Proposed 2,397 square foot expansion to existing 7,144 square foot Town Fair Tire building at 755 Turner Street, (PID 2 80-011), in the General Business Zoning District.
4. **PUBLIC HEARING:** Proposed 12-unit apartment building, amending previously approved 24-unit condominium project from 1988, at 204 Broad Street, (PID 290-011), in the Multi-Family Urban Zoning District.
5. **PUBLIC HEARING:** Proposed construction of a 8,700 square foot storage unit addition to existing 3,200 square foot storage facility, at 671 Washington Street North, (PID 189-011), in the General Business Zoning District.
6. **PUBLIC HEARING:** Proposed conversion of a 12,000 square foot nursing home to 12 residential units at 185 Summer Street, (PID 260-217), in the Multi-Family Urban Zoning District.
7. **MISCELLANEOUS:**
  - a. Planning Board Presentation/Review of MMA PB Training
  - b. Planning Board Other Items for Discussion
  - b. Timber Harvesting Options 1 & 2
  - c. Draft Agriculture Committee Language
8. **PUBLIC COMMENT:**
9. **ADJOURNMENT:**

Next Planning Board Meeting is on September 10, 2019





## City of Auburn, Maine

Economic & Community Development

Michael Chammings, Director

60 Court Street | Auburn, Maine 04210

[www.auburnmaine.gov](http://www.auburnmaine.gov) | 207.333.6601

# PLANNING BOARD AGENDA

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

September 10, 2019 - 6:00PM

1. **ROLL CALL:**
2. **JOINT MEETING** with the Conservation Commission – Timber Harvest in SLO  
6:00PM – 6:45PM - Thomas Gilbert, Water Resources Specialist, Maine Forest Service
3. **MINUTES:** No minutes available at this time. Meeting available on YouTube
4. **PUBLIC HEARING:** Proposed conversion of a 12,000 square foot nursing home to 12 residential units at 185 Summer Street, (PID 260-217), in the Multi-Family Urban Zoning District.
5. **PUBLIC HEARING:** Request for determination that 32 Dunn Street, the St. Louis Church, be designated as a building of Community Significance, for the purposes of an Adaptive Reuse development application.
6. **PUBLIC COMMENT:**
7. **MISCELLANEOUS:**
  - a. Upcoming items for October
  - b. Planning Board Other Items for Discussion
8. **ADJOURNMENT**

Next Planning Board Meeting is on October 8, 2019



## City of Auburn, Maine

Economic & Community Development

Michael Chammings, Director

60 Court Street | Auburn, Maine 04210

[www.auburnmaine.gov](http://www.auburnmaine.gov) | 207.333.6601

### PLANNING BOARD AGENDA

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

October 8, 2019 - 6:00PM

1. **ROLL CALL:**
2. **MINUTES:** For August 13 & September 10, 2019. (All meetings are also available on YouTube)
3. **PUBLIC HEARING:** Proposed rezoning of 2.35 acres of land, located generally at 965 Minot Avenue (PID: 217-002), from Suburban Residential to General Business II, extending the existing frontage zoning to the rear of Petro's Ace Hardware.
4. **PUBLIC HEARING:** Proposed Phase 3 expansion of Futureguard at 101 Merrow Road (PID: 186-015) to construct a 36,094 square foot addition to the east side of the existing building in two phases with a parking area expansion: Phase 3A will add about 18,047 square feet of space at the rear corner of the existing building for six new loading docks and additional workspace. Phase 3B will add about 18,047 square feet for production space for product assembly and finish operations.
5. **PUBLIC HEARING:** Review, discussion and recommendations to City Council regarding the Adoption of Statewide Timber Harvest Standards in the Shoreland Overlay Zone.
6. **PUBLIC HEARING:** Review, discussion and recommendations to City Council regarding the creation, composition and roles and responsibilities outlined in the draft: Division 8- Agriculture Committee.
7. **OLD BUSINESS:** Minor revision to Conditions of Approval, 185 Summer Street Subdivision decision of September 10, 2019 Planning Board Findings.
9. **PUBLIC COMMENT:**
10. **MISCELLANEOUS:**
  - a. Performance Standards for Community Solar Development Projects in the Industrial District
  - b. Bates College Agriculture Survey & Special Joint Meetings with City Council
  - b. Upcoming items for November
  - c. Planning Board Other Items for Discussion
11. **ADJOURNMENT:** Next Planning Board Meeting is on November 12, 2019



## City of Auburn, Maine

Economic & Community Development

Michael Chammings, Director

60 Court Street | Auburn, Maine 04210

[www.auburnmaine.gov](http://www.auburnmaine.gov) | 207.333.6601

### PLANNING BOARD AGENDA

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

November 12, 2019

5:30PM: Discuss Application Review Process

6:00PM: Regular Meeting

1. **ROLL CALL:**
2. **MINUTES:** October 8, 2019 - All meetings are available on YouTube
3. **(30 Minutes) PUBLIC HEARING:** Proposed Construction of a Single-Family Home and Associated Driveway in the Resource Protection Shoreland Zone District located at 169 Stevens Mill Road (PID: 218-013 and Portion of 218-013-001), in the Suburban Residential Zoning District.
4. **(45 Minutes) PUBLIC HEARING/PRELIMINARY PLAN:** Proposed 3, 12-Unit Apartment Buildings and Associated Parking, Driveways, Landscaping, Utilities, and Other Site Improvements Located on North River Road (PID: 271-101), in the Shoreland Zone and General Business Zoning Districts.
5. **(15 Minutes) PUBLIC HEARING/DISCUSSION:** Review, Discussion and Recommendations to City Council regarding the Adoption of an Ordinance Regulating Commercial Solar Installations.
6. **(5 Minutes) NEW BUSINESS/RULING:** Change Street Name per Sec. 46-182(6)(c)(1)(i) from Balsam Drive to Kassbohrer Way.
7. **(20 Minutes) PUBLIC HEARING:** Review, Discussion and Recommendations to the City Council Regarding the Creation, Composition and Roles and Responsibilities Outlined in the Draft: Division 8 – Agriculture Committee.
8. **OLD BUSINESS:** Review/Sign October 8, 2019 Findings of Fact for 101 Mellow Road (FutureGuard).
9. **OLD BUSINESS:** Sign Recommendation to City Council to Examine Hotel & Mellow Road Intersection.
10. **PUBLIC COMMENT:**
11. **MISCELLANEOUS:**
  - a. Upcoming items for December
  - b. Planning Board Other Items for Discussion
12. **ADJOURNMENT:** Next Planning Board Meeting is on December 10, 2019



## City of Auburn, Maine

Economic & Community Development

Michael Chammings, Director

60 Court Street | Auburn, Maine 04210

[www.auburnmaine.gov](http://www.auburnmaine.gov) | 207.333.6601

### PLANNING BOARD AGENDA

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

Special Meeting: December 3, 2019 – 5:00 PM

1. ROLL CALL:
2. **PUBLIC HEARING:** Amending Chapter 60, Sec. 60-2 Definitions in the Agriculture and Resource Protection District (AGRP), Discussion and Recommendation to City Council
3. **PUBLIC HEARING:** Amending Chapter 60, Sec. 60-145 Use Regulations in the Agriculture and Resource Protection District (AGRP), Discussion and Recommendation to City Council
4. **PUBLIC HEARING:** Amending Sec. 60-146 Dimensional Regulations in the Agriculture and Resource Protection District (AGRP), Discussion and Recommendation to City Council
5. **PUBLIC HEARING:** Amending Chapter 60, Article XII. Division 4, Lake Auburn Watershed Overlay District, Sec. 60-952 & Sec. 60-953, Discussion and Recommendation to City Council
6. **ADJOURNMENT:** Next Planning Board Meeting is on December 10, 2019



## City of Auburn, Maine

Economic & Community Development

Michael Chammings, Director

60 Court Street | Auburn, Maine 04210

[www.auburnmaine.gov](http://www.auburnmaine.gov) | 207.333.6601

### PLANNING BOARD AGENDA

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

December 10, 2019

6:00PM: Regular Meeting

1. **ROLL CALL:**
2. **MINUTES:** November 12, 2019 - All meetings are available on YouTube
3. **PUBLIC HEARING:** Proposed 12-unit and 6-unit apartment building subdivision at 204 Broad Street (PID 290-011), in the Multi-Family Urban Zoning District.
4. **PUBLIC HEARING/DISCUSSION:** Review Draft Ordinance, Discussion and Recommendations to City Council regarding the Adoption of an Ordinance Regulating Solar Energy Generating Systems in the Industrial District.
5. **PUBLIC HEARING/DISCUSSION:** Review Draft Ordinance, Discussion and Recommendations to City Council regarding the Adoption of an Ordinance Regulating Solar Energy Generating Systems in the AGRP Zone.
6. **OLD BUSINESS:** Review/Sign November 12, 2019 Findings of Fact for 169 Stevens Mill Road (Shoreland Zone Proposal).
7. **OLD BUSINESS:** Review and discussion regarding the status of proposed changes to the AGRP zoning district: Update from 12.9.19 City Council Meeting
8. **PUBLIC COMMENT:**
9. **MISCELLANEOUS:**
  - a. Upcoming items for January
  - b. Planning Board Other Items for Discussion
10. **ADJOURNMENT:** Next Planning Board Meeting is on January 14, 2020