



City of Auburn, Maine

Office of Planning & Permitting

Eric J. Cousens, Director

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

PLANNING BOARD AGENDA

Regular Meeting: July 13, 2021 – 6:00PM

City Council Chambers, 60 Court Street

The State/Cities last remaining face covering requirement, which only applies to indoor preK-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:** June 08, 2021 Meeting Minutes – All meetings are also available on YouTube.
- 3. PUBLIC HEARING/ZONING MAP AMENDMENT:** Proposed rezoning of a 0.56 acre parcel of land at 41 Stevens Mill Road (PID: 208-043), from Suburban Residential to General Business II.
- 4. PUBLIC HEARING/SPECIAL EXCEPTION:** Proposed two-phase construction of the F.W. Webb Facility located at 2019 Washington Street (PID: 109-001-001) in the General Business Zoning District and State Delegated Review for Site Location of Development. Phase I will consist of a 66,715 square foot warehouse/distribution facility and a 53,110 square foot rear exterior storage yard. Phase II will consist of a 20,000 square foot building expansion and a 1,500 square foot increase in the rear storage yard.
- 5. PUBLIC HEARING:** Proposed ordinance amendment, Chapter 60, Article XII, Division 5, Section 60-992(b) of the Auburn Code of Ordinances to allow as a Special Local Condition Overlay in identified areas of the Shoreland Zone, the height of all principal or accessory structures to exceed the 35-foot height limit to a maximum of 50-feet. Recommendation to City Council.
- 6. PUBLIC HEARING:** Proposed ordinance amendment, Chapter 60, Article IV, Division 14, Section 60-553/554 of the Auburn Code of Ordinances, in transect 6 which is the Conservation/Open Space Formed Based Code District to allow underground utilities and limited structural development and impervious surfaces.
- 7. PUBLIC HEARING/ADDRESSING:** Assign Street Name per Sec. 46-182(6)(c)(1)(i) as Auburn Crossing Drive or Interchange Way, located at Auburn Crossing.



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8. **ZONING MAP AMENDMENT/UPDATE FROM CITY COUNCIL:** Proposed Amendment to the Low Density Country Residential and Rural Residential Strips abutting the Agriculture/Resource Protection Zone to expand from a Width of 450 feet to a Width of 750 Feet from center line of roadways.
9. **WORKSHOP:** Comprehensive Plan Chapter 1: Goals, Policies & Strategies, Section G: Transportation Policies. First review.
10. **WORKSHOP:** Comprehensive Plan Chapter 1: Goals, Policies & Strategies, Section K: Promoting Food Access and Production and Growing the Agriculture Economy Policies. First review.
11. **PUBLIC COMMENT:**
12. **PLANNING BOARD ITEMS FOR DISCUSSION**
13. **MISCELLANEOUS:**
 - a. Upcoming items for August
14. **ADJOURNMENT:**

Next Planning Board Meeting is on August 10, 2021