



City of Auburn, Maine

Office of Planning & Permitting

Eric J. Cousens, Director

60 Court Street | Auburn, Maine 04210

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

# PLANNING BOARD AGENDA

**Regular Meeting: December 14, 2021 – 6:00PM**

**City Council Chambers, 60 Court Street**

*The State/Cities last remaining face covering requirement, which only applies to indoor pre K-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:** November 9, 2021 Meeting Minutes – All meetings are also available on YouTube.
3. **DISCUSSION ZONING MAP AMENDMENT:** 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. Discussion/Vote; City Manager’s letter to the Mayor and City Council Regarding; On November 9, 2021, the Planning Board failed to meet their obligation with a “negative” vote to order 31-07192021 with no findings of fact or reason(s). On December 6<sup>th</sup> the Council voted to indefinitely post pone residential strip expansion from 450 feet to 750 feet. With a vote of 4-3.
4. **WORKSHOP:** Proposed Amendment to Phosphorous Ordinance Section 60-1070 This change addresses utilization of the most current design standards set forth by Maine Department of Environmental Protection to treat phosphorus export for a project or projects over 575 square feet of ground floor area within the Taylor Pond and Lake Auburn watershed. The technical guide for design standards of Phosphorus Control Best Management Practices will be updated from the May 1990 to the March 2016 version.
5. **PUBLIC COMMENT**



## City of Auburn, Maine

Office of Planning & Permitting

Eric J. Cousens, Director

60 Court Street | Auburn, Maine 04210

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

### **6. PLANNING BOARD ITEMS FOR DISCUSSION**

- a. Upcoming income standards proposed under State Statute.
- b. Effective October 18, 2021, a new law requires municipalities to permit tiny homes to be placed or erected on individual lots where single-family dwellings are allowed or as an accessory structure, subject to all applicable land use requirements as single-family dwellings or as an accessory structure. For purposes of this new law, “tiny home” has the same definition as previously outlined in the law (Title 29-A M.R.S. Section 101 (80-Staff will look at Proposed Amendment locations to the ordinance to add a definition for Tiny Homes and/or adjust the 700 square foot requirement for habitable space to be considered a single-family dwelling.
- c. Pick-up window/parking spot for various businesses. (Restaurants, parts, grocery, retail etc.)

### **7. MISCELLANEOUS:**

- a. Upcoming items for January

### **8. ADJOURNMENT:**

Next Planning Board Meeting is on January 11, 2022