



City of Auburn, Maine
Office of Planning & Permitting
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**THIS MEETING IS POSTPONED DUE TO
INCLEMENT WEATHER**

PLANNING BOARD AGENDA

March 14, 2023 – 6:00PM

City Council Chambers, 60 Court Street

1. **ROLL CALL:**
2. **MINUTES:** Approve February 14, and February 28, 2023, meeting minutes. All meetings are available on YouTube <https://www.youtube.com/c/CityofAuburnMaine> - **POSTPONED UNTIL MARCH 28, 2023, SPECIAL MEETING**
3. **NEW BUSINESS: CITY MANAGER PRESENTS CIP -POSTPONED UNTIL MARCH 28, 2023, SPECIAL MEETING**
4. **CONTINUED DELIBERATIONS AND ACTION/ SITE PLAN REVIEW:**
American Development Group, LLC (ADG) is proposing Phase 2 of the Stable Ridge Apartments project at Parcel I.D. 229-007, 555 Court Street. This proposal includes five 12-unit apartment buildings with a total of 60 units and four garage structures. This proposal is pursuant to Chapter 60, Article XVI Division 2- Site Plan Review, Division 3 Special Exception, Division 4- Subdivision, Article IV Division 14- Form-Based Code and Maine Revised Statutes 30–A. 4402(6). The map and text showing the proposed project is available at <https://www.auburnmaine.gov/pages/government/planning-board-agendas> under the February 14, 2023, Agenda link and in-person at the City of Auburn Planning & Permitting Office, 60 Court Street, Auburn, Maine during normal business hours. All interested persons are invited to attend the public meeting. A public hearing was held on this application on February 14, 2023. At the conclusion of the public hearing, the Planning Board voted on a motion to approve the project subject to the findings and conditions in the Staff Report, and the motion failed, by vote of 3 in favor / 4 opposed. That vote failed to approve the application, but the vote did not serve as a motion to deny the application. The Planning Board is being asked, upon advice of legal counsel, to deliberate further, act to either approve or deny the application by formal motion and vote, and to adopt written findings for its decision that meet the requirements of the Zoning Ordinance. - **POSTPONED UNTIL MARCH 28, 2023, SPECIAL MEETING**

5. **PUBLIC HEARING/ SITE PLAN REVIEW:** Auburn Suburban Baseball and Softball is proposing the development of a new ballfield facility comprised of three ball fields, one practice in-field, concessions and meeting building, field lighting, batting cages, and parking facilities. The development will take place on an approximately 29.93-acre parcel at Parcel I.D. 217-002, between Garfield Road, Stevens Mill Road and Hotel Road. This item is pursuant to Chapter 60, Article IV, Division 5- Suburban Residence (SR) District, Chapter 60, Article XVI, Division 3- Special Exception, and Chapter 60, Article XVI, Division 2- Site Plan Review - **POSTPONED UNTIL APRIL 11, 2023, REGULAR MEETING**
6. **PUBLIC HEARING/ SITE PLAN REVIEW:** Jim Wu is proposing the development of a two (2) building, 21-unit apartment complex with parking on the 1.22-acre site at 405 Center Street, Parcel I.D. 271-065. This item is pursuant to Chapter 60, Article IV, Division 12- General Business (GB) District; and Chapter 60, Article XVI Division 2-Site Plan Review. - **POSTPONED UNTIL APRIL 11, 2023, REGULAR MEETING**
- 7.
8. **PUBLIC HEARING/ SPECIAL EXCEPTION:** Isabella Pray is proposing adding an outdoor walk-up window use to their existing business at 41 Steven's Mill Rd., Parcel I.D. 208-043. This item is pursuant to Chapter 60, Article IV, Division 13- Minot Avenue (GBII), and Chapter 60, Article XVI, Division 3- Special Exception. - **POSTPONED UNTIL APRIL 11, 2023, REGULAR MEETING**
9. **PUBLIC HEARING/ PETITION/ TEXT AMENDMENT:** The Life Forest submitted a petition to amend Chapter 60 of the City Ordinances, specifically Sec.60-145 (b)(8)- Use regulations, and Sec. 60-2. Definitions, by changing the lot size requirement for a cemetery from 20 acres to 10 acres if the cemetery is a conservation cemetery; and adding the definition of conservation cemetery to Sec. 60-2 as stated in the petition. This item is pursuant to Chapter 60, Article XVI, Division 2-Amendment to the Zoning Ordinance or Zoning Map. - **POSTPONED UNTIL MARCH 28, 2023, SPECIAL MEETING**
10. **PUBLIC COMMENT:**
11. **MISCELLANEOUS:**
 - a. Upcoming Agenda Items
12. **ADJOURNMENT**