



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

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PLANNING BOARD AGENDA March 28, 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>

3. **NEW BUSINESS: CITY MANAGER PRESENTS CIP**

4. **POSTPONED FROM MARCH 14, 2023 DUE TO INCLEMENT WEATHER/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 hearing is rescheduled to March 28 from March 14 due to bad weather. 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 March 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.

5. **POSTPONED FROM MARCH 14, 2023 DUE TO INCLEMENT WEATHER/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 and as shown on the proposed text changes available at <https://www.auburnmaine.gov/pages/government/planning-board-agendas> and in the planning department in city hall. This item is pursuant to Chapter 60, Article XVI, Division 2-Amendment to the Zoning Ordinance or Zoning Map.

6. **PUBLIC HEARING/ TEXT AMENDMENT:** The City Council directs the Planning Board after consultation with the Sustainability and Natural Resource Management Board to conduct a public hearing pursuant to Chapter Article XVII, Division 3 of the Zoning Ordinance and report in writing the results of the hearing and recommendations of the Planning Board pursuant to Chapter 60 Article XVII Division 4 of the Zoning Ordinance to the City Council no later than March 20, 2023, on whether to eliminate the income standard in all areas outside of the Lake Auburn Watershed overlay as an ordinance text amendment as shown on the proposed text changes available at <https://www.auburnmaine.gov/pages/government/planning-board-agendas> and in the planning department in city hall. This item is pursuant to Chapter 60, Article XVII, Division 2- Amendment to the Zoning Ordinance or Zoning Map.

7. **PUBLIC HEARING/ MAP AMENDMENT:** The City Council directs the Planning Board after consultation from the Sustainability and Natural Resource Management Board to provide an opinion and deliver recommendations to the City Council no later than April 18, 2023, on whether or not to eliminate the income standard and the current strip zoning limitations in all areas outside of the Lake Auburn Watershed overlay as an ordinance text amendment considering the attached proposed text changes. Eliminate the current strip zoning limitations means where there is a residential strip over a portion of a parcel, the entirety of the parcel would become residentially zoned in the same way as the strip (zoning map amendment). The proposed map amendment is available at <https://www.auburnmaine.gov/pages/government/planning-board-agendas> and in the planning department in city hall. This item is pursuant to Chapter 60, Article XVII, Division 2- Amendment to the Zoning Ordinance or Zoning Map.

8. PUBLIC COMMENT:

9. MISCELLANEOUS:

- a. Upcoming Agenda Items

10. ADJOURNMENT