



City of Auburn, Maine

Office of Planning & Permitting

Eric J. Cousens, Director

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# PLANNING BOARD AGENDA

**Regular Meeting: February 8, 2022 – 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:** January 11, 2021 Meeting Minutes – All meetings are also available on YouTube.
3. **Planning Board Chair Timeline Explanation:** The Planning Board meeting is following the public notice to keep public attendance to a manageable number for public process and COVID precautions that breaks the meeting up into two formal sessions to cover four (4) topics. First session 6:00 p.m. to 7:30 p.m. phosphorous ordinance amendment and Gracelawn area zoning amendment, followed by a 10-minute break. Second session 7:40 p.m. to 9:30 p.m. Court Street area zoning amendment and Washington Street area zoning amendment.
4. **PUBLIC HEARING: Phosphorous Ordinance Section 60-1070 Amendment;** 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 HEARING: Zoning Update Gracelawn Area;** 148 acres from Agriculture and Resource Protection to Commercial Development District (CDD). Approximately, 37 acres are not shown as CDD in approved FLU mapping, but the council did approve utilizing the Auburn Lake Watershed Study. In that study they suggested moving the watershed boundary out and from that we are suggesting moving the proposed CDD boundary out to match the new watershed boundary another 37 +/- acres.
6. **PUBLIC COMMENT**

**7. Break 10 Minutes**

**8. PUBLIC HEARING: Zoning Update Court Street/City Core of Urban Residential Area;**  
1,687.41 acres of Urban Residential to Traditional Neighborhood Development District Areas.

**9. PUBLIC HEARING: Zoning Update Washington Street Area;** 242 acres from General Business to Commercial Formed Based Code Gateway development District. Approximately 9.63 acres were not included in the FLU mapping. But approved in the order by the council for the approval of the specific lot PID 199-052.

**10. PUBLIC COMMENT**

**11. Election of Chair and Vice Chair.**

**PLANNING BOARD ITEMS FOR DISCUSSION**

**12. MISCELLANEOUS:**

- a. Upcoming items for March. (Septic Systems & Petition for Bob Gagnon Parcel)

**13. ADJOURNMENT:**

Next Planning Board Meeting is on March 8, 2022