

Auburn Planning Board Meeting Minutes

January 12, 2016

Roll Call

Regular Members present: Mia Poliquin-Pross, Ken Bellefleur Presiding, Dan Philbrick and Marc Tardif

Regular Members absent: Evan Cyr, Robert Bowyer and 1 vacancy

Associate Members present: Nathan Hamlyn

Associate Members absent: Elaine Wickman

Also present representing City staff: Douglas Greene, City Planner and Eric Cousens, Deputy Director of Planning & Development

Chairperson Bellefleur called the meeting to order and stated that Nathan Hamlyn would be acting as a full voting member for this meeting.

Public Hearings & New Business:

Stuart Davis, Professional Land Surveyor, an agent for CORG, LLC, is seeking approval of a Special Exception and Site Plan Review application for an Auto Sales and Auto Service business in the General Business (GB) District for a property located at 1194 Center Street (PID # 324-024), pursuant to Sec. 60- 499 (b), 3; (Special Exception in GB zone); Section 60-1277 (Site Plan Review) and Sec. 60- 1336 (Special Exception).

Douglas went over the staff report and presented slides via Power Point.

(14:25 on DVD)

Marc asked if the applicant was concerned about eliminating one of the entrances to the site regardless of the section of road being updated in the future by the MDOT. Douglas responded that staff would like to see a commitment in some way that could be added to a condition that the applicant would be agreeable to closing one of the driveways on Center Street dependant of MDOT's final road design for that section of Center Street.

Richard Hall, owner of 1194 Center Street stated his goal is to make a very low impact operation in that area. He said he would not be opposed to closing one of the Center Street entrances and mentioned the entrance in front of the garage doors having a steep grade at that location.

Marc Tardif asked if the fuel tanks were still active. Mr. Hall replied that the tanks had been pulled out years ago.

Douglas commented that we have no control over the MDOT so requested that the 4th condition be amended to add "or within 18 months, close one of the driveways". He explained this would

be more of a time specific commitment instead of relying on an MDOT plan to surface. Mr. Hall was agreeable of the amendment to condition #4.

Chairperson Bellefleur stated that there were no members of the public in attendance so the Board did not open or close the Public Input portion of the hearing.

(24:18 on DVD)

A motion was made by Mia Poliquin Pross and seconded by Marc Tardif to approve the development of 1194 Center Street with the findings that the applicant meets the Special Exception Law conditions 1 thru 7 and that the provisions of the Site Plan Law 1 thru 4 are met. The motion includes approval of the waiver request, and is subject to conditions 1 thru 3 as outlined in the staff report and with the amendment of Condition #4 which states that one entrance on the Center Street side will be closed within 18 months.

After a vote of 5-0-0, the motion carried.

Eric Cousens went over the proposed Text Amendment to the Zoning Board of Appeals Ordinance.

Douglas gave an update on the Adaptive Re-use Ordinance. He said it would go on next month's agenda as a Public Hearing and asked for Board members to send him any corrections before then.

Minutes:

October 13, 2015

A motion was made by Dan Philbrick and seconded by Mia Poliquin Pross to approve the October 13, 2015 meeting minutes as presented. After a vote of 5-0-0, the motion carried.

A discussion ensued about the recusing procedure that should be followed for Planning Board meetings.

November 10, 2015

A motion was made by Marc Tardif and seconded by Dan Philbrick to approve the November 10, 2015 meeting minutes as presented. After a vote of 5-0-0, the motion carried.

Old Business:

None

(52:15 on DVD)

ADJOURNMENT

A motion was made by Dan Philbrick and seconded by Mia Poliquin Pross to adjourn. After a vote of 5-0-0, the motion carried.

Auburn Planning Board Meeting Minutes

February 9, 2016

Roll Call

Regular Members present: Mia Poliquin-Pross, Ken Bellefleur Presiding, Evan Cyr, Robert Bowyer, Dan Philbrick and Marc Tardif

Regular Members absent: 1 vacancy

Associate Members present: Elaine Wickman

Associate Members absent: Nathan Hamlyn

Also present representing City staff: Douglas Greene, City Planner

Chairperson Bellefleur called the meeting to order and stated they would be acting on the Minutes first.

Minutes:

December 8, 2015 Meeting Minutes

Robert Bowyer commented that the December minutes should have indicated which of the 2 Associate Members served as a Full Member during the Public Hearing. After a short discussion, the Board Members recalled that Nathan Hamlyn had served as a Full Member during the December Planning Board meeting.

A motion was made by Robert Bowyer and seconded by Evan Cyr to approve the December 8, 2015 meeting minutes as amended. After a vote of 7-0-0, the motion carried.

January 12, 2016 Meeting Minutes

A motion was made by Dan Philbrick and seconded by Mia Poliquin Pross to approve the January 12, 2016 meeting minutes as presented. After a vote of 6-1-0, the motion carried. Robert Bowyer abstained as he was not present at the January meeting.

Chairperson Bellefleur stated that due to the vacancy on the Board, Elaine Wickman would be acting as a full voting member for this meeting.

Public Hearings & New Business:

(03:23 on DVD)

A. Special Exception and Site Plan request of Kelly B. Boden of Verrill Dana, LLP, project representative for Verizon Wireless, for the installation of a 125' monopole tower with an equipment shelter at 200 Merrow Road (PID 178-005) pursuant to Chapter 60, Article XI (Wireless Communications Facilities) of the Ordinances of the City of Auburn.

Robert Bowyer pointed out that he was a shareholder of Verizon Wireless but because the number of shares was so minimal, he believes it would not be a conflict of interest.

Douglas went over the staff report and presented slides via Power Point.

(10:40 on DVD)

Kelly Bowden, Attorney from Verrill Dana, LLP and Greg Costello, Consulting Engineer spoke about the FAA assessment and explained why they did not expect the tower to be deemed a hazard by the FAA. Ms. Bowden added that this was a low impact project.

Dan Philbrick asked the applicants if they were all set with what the Fire Department was requesting. Mr. Costello replied that the access easement and utility easement combined was 20 feet wide. The Fire Department is requesting a 20' wide road to allow their vehicles access to the site should the need arise. He said his understanding was that they could still utilize the 20' wide easement and establish a 20' wide access road over that easement by running the utilities underground at certain spots.

Dan Philbrick stated that he did not see anything final in respects to the Airport Manager's concerns regarding the missed approach problems for runway 22. He asked if this would be tied into the FAA's final approval once it was received. Ms. Bowen replied that they have an independent consultant which she says, is the same group the FAA uses that will provide a determination like the one the FAA ultimately will do and is confident that they will not be deemed a hazard to the aircraft. She explained the consultant's determination had been provided for the Board Members but the FAA's determination was not yet available.

(22:32 on DVD)

Douglas mentioned to Board Members that one of the conditions (should they approve this application) could be that no building permits would be issued until the FAA permit is received.

Evan Cyr asked what the condition of the road was. Mr. Costello replied there would be some modifications made to the road, specifically, gravel as it is just a dirt road presently. Douglas mentioned that another condition of approval could be added to state that the road would meet the specifications to support the weight of the Fire Department vehicles.

A discussion ensued about the Merrow Road Business Subdivision plan that had been approved by the Planning Board in 2011. The driveway access easement to the cell tower is virtually at the same location as the proposed road (which was never built) for the subdivision. Douglas reiterated that the Board members were only being asked to evaluate the 20' wide access easement.

(34:38 on DVD)

Open Public Input

Phyllis Deringis of 384 Merrow Road spoke about the following:

- Owns 24 acres near proposed tower site
- Life Flight frequently flies over property - concerned of any potential impact of that
- House sits high on ledge – concerned about blinking lights on tower and how it may impact neighborhood

Robert Bowyer asked about the height of other towers within the twin cities. Ms. Bowen clarified that this tower would not be lit but would have a light on the equipment shelter facing in the down direction. She and Mr. Costello went on to explain tab H of the submittal packet which showed the height of towers within a 5 mile radius. Mr. Costello instructed Board Members to look at the FAA Analysis that was provided regarding lighting.

(44:43 on DVD)

A motion was made by Mia Poliquin Pross and seconded by Robert Bowyer to close the public input part of the meeting. After a vote of 7-0-0, the motion carried.

Douglas went over a series of draft motions that he had prepared.

A motion was made by Evan Cyr to approve the Special Exception and Site Plan request of Verizon Wireless, for the installation of a 125' monopole tower with an equipment shelter at 200 Merrow Road (PID 178-005) pursuant to Chapter 60, Article XI of the Ordinances of the City of Auburn based on the findings provided in the draft motion as provided by staff and to include:

1. The applicant has met the conditions of Section 60-1336 (Special Exception) as follows:
 - The proposal fulfills the requirements of the INDUSTRIAL zone.
 - The proposed development will not create traffic, fire or other safety hazards.
 - Granting the Special Exception will not be an impediment to the implementation of the 2010 Comprehensive Plan.
 - The proposed development will not have a negative effect on the characteristics or values of the neighborhood or surrounding area.
 - The proposed development provides adequate area, open and green space, storm water management, parking, landscaping, building separation, water supply and building separation and the provision of maintenance of all of the above.
 - The standards imposed are at least as stringent as those elsewhere imposed by the city.
 - Essential services are available.
2. The applicant has met the objectives of Section 60-1277 (Site Plan Review) as follows:
 - The development has made provisions to protect adjacent areas against detrimental or offensive uses and will provide adequate surface water drainage and buffers against unwanted light, sound, dust and vibration and the preservation of light and air.
 - The development has made provisions for safe vehicular and pedestrian movement within the site and adjacent areas.
 - The development has made provisions for adequate disposal of wastes and the protection of environmental features of the site and adjacent areas.
3. Waiver Request-The Planning Board approves the waiver request of Section 60-1301 (#10) Soil Suitability as onsite wastewater disposal will not be required. Granting the waiver will still allow the proposal to meet the objectives of Section 60-1277 Site Plan Review.
4. The applicant has met the Approval standards 1-9 of Section 60-841 Wireless Communication Facility
5. Conditions of Approval-

The Approval by the Planning Board is subject to the following conditions:

 1. Prior to issuance of any permits, the applicant will provide an FAA determination of no hazard.
 2. Prior to the issuance of any permits the applicant will provide to the Planning Department an irrevocable letter of credit for the adequate removal and decommission of the facility.
 3. Prior to issuance of any permits, the applicant will provide a stamped plans ensuring proper footings and foundations for the proposed facilities.
 4. The access road shall be able to support the weight and accessibility of fire/rescue apparatus including during the winter and spring seasons.
 5. The access road must be 20 feet wide and have 13' 6" clearance for vehicle access and useable turnaround at the end to meet the approval of the Auburn Engineering and Fire Department.
 6. A Knox Box or key for fire fighter access be provided to the site/fenced in area.

The motion was seconded by Robert Bowyer. After a vote of 7-0-0, the motion carried.

B. Public Hearing regarding an amendment to Chapter 60, Article XIV to allow for the Adaptive Re-use of Structures of Community Significance pursuant to Chapter 60, Article XVII.

The Board Members and staff went over parts of the draft and ironed out some of the typographical errors and questionable items that were found. After a lengthy discussion, it was agreed that Douglas would clean up the draft and resend to Board Members for a final check before sending off to the City Council.

(02:13:30 on DVD)

A motion was made by Robert Bowyer and seconded by Mia Poliquin Pross that a version of the document which is edited to include corrections as discussed and approved at this meeting be circulated among Planning Board Members for final review prior to forwarding on as a favorable recommendation to the City Council.

Douglas mentioned that staff is obligated to prepare a Planning Board report on these types of actions so will get it to the Chairperson for his endorsement before sending to the City Council.

After a vote of 7-0-0, the motion carried.

Old Business:

A. Continued Discussion of Student Advisory Representative to the Auburn Planning Board.

Evan Cyr suggested they wait to discuss this item until all Board Members had a chance to review the documents.

Douglas mentioned they would be holding elections for a new Chairperson and Vice Chairperson at the next Planning Board meeting.

ADJOURNMENT

A motion was made by Robert Bowyer and seconded by Evan Cyr to adjourn. After a vote of 7-0-0, the motion carried.

Auburn Planning Board Meeting Minutes

March 8, 2016

ROLL CALL:

Regular Members present: Mia Poliquin-Pross, Ken Bellefleur Presiding, Evan Cyr, Dan Philbrick and Marc Tardif

Regular Members absent: Robert Bowyer and 1 vacancy

Associate Members present: Elaine Wickman and Nathan Hamlyn

Associate Members absent: None

Also present representing City staff: Douglas Greene, City Planner

Chairperson Bellefleur called the meeting to order and stated both Elaine Wickman and Nathan Hamlyn would be acting as full voting members for this meeting. He also mentioned that the minutes would be addressed at the end of the meeting.

PUBLIC HEARINGS & NEW BUSINESS:

A. Ronald and Lisa Bisson, owners of 175 and 199 Andrew Drive are seeking approval of an appeal in order to construct a new residence in the Agricultural and Resource Protection (AG/RP) zone pursuant to Section 60-81 (Abandonment) and Section 60-79, (5), (Change, Extension or Enlargement) of the Ordinances of the City of Auburn

Douglas presented the staff report via Power Point.

(10:30 on DVD)

Lisa Bisson, applicant, spoke about the appeal and explained the reasons for a 2nd kitchen was to help meet the needs of their youngest son who has multiple disabilities.

Board Members asked for clarification on a few items and received the following responses:

- The property is Andrew Drive and not Andrews Drive
- There used to be 2 homes on 2 lots. The home on 175 Andrew Drive no longer exists and the house on 199 Andrew Drive is proposed to be demolished
- Section 60-79 (5) – Staff is looking at this as 2 steps – if a building is being demolished, that would allow the use or building to be permitted by the Planning Board. In staff's opinion the Planning Board has the authority to reestablish the residence.
- The home has been vacant since October 2003.
- Heat and utilities have been kept on in an attempt to save the home. Applicant will provide utility bills to show continued residential use.
- There will be 1 less structure and 1 less lot so it is moving towards some level of conformance even though there would be a 2nd kitchen in the 1 structure.

- It would be difficult to convert the structure into a duplex based on the plans that have been submitted so allowing a 2nd kitchen could be granted by the Board.

(34:20 on DVD)

Open Public Input

Terry Delano of 208 Andrew Drive said he has lived on that street for 38 years and has watched the area go downhill. He said there has been too much deterioration in the area so a new house would be a huge asset.

Bently Rathbun, an abutting property owner, said he was in favor of granting the appeal.

A motion was made by Dan Philbrick and seconded by Mia Poliquin Pross to close the public input part of the meeting. After a vote of 7-0-0, the motion carried.

Evan Cyr commented that building plans should not be included with the site plan review so the matter of 2 kitchens should not be an issue for the Planning Board to deliberate over. It should be a matter between the family and staff when permits are obtained.

A discussion ensued regarding the 2nd kitchen and whether or not it should be included in the motion.

(49:15 on DVD)

Douglas mentioned that many of the site plan review requirements did not apply to this case and went over each of the Section 60-1301 requirements that Staff recommended be waived.

(56:08 on DVD)

A motion was made by Dan Philbrick to approve the request of Ronald and Lisa Bisson, for the appeal to construct a new residence at 199 Andrew Drive in the Agricultural and Resource Protection (AG/RP) zone pursuant to Section 60-81 (Abandonment) and Section 60-79, (5), (Change, Extension or Enlargement) for the properties at 175 and 199 Andrew Drive with the waiver of Section 60-1301 Site Plan Review for the Requirements 5, 10, 13, 14, 17, 18, 19, 20, & 21 and with the condition that all required permits shall be obtained prior to any development activity.

The motion was seconded by Marc Tardif. After a vote of 7-0-0, the motion carried.

B. Planning Board review and public hearing of amendments to Code Compliance regulations.

Douglas explained the proposal.

(01:02:03 on DVD)

A motion was made by Evan Cyr and seconded by Elaine Wickman to forward a favorable recommendation to the City Council the proposed text amendment of the Code Compliance regulations Section 60-607, (7).

After a vote of 7-0-0, the motion carried.

C. Election of Planning Board Officers

A motion was made by Mia Poliquin Pross to nominate Ken Bellefleur as Chairperson. The motion was seconded by Dan Philbrick.

After a vote of 6-0-1, the motion carried. (Ken Bellefleur abstained)

A motion was made by Ken Bellefleur to nominate Dan Philbrick as Vice Chairperson. The motion was seconded by Evan Cyr.

After a vote of 6-0-1, the motion carried. (Dan Philbrick abstained)

OLD BUSINESS:

A. Continued Discussion of Student Advisory Representative to the Auburn Planning Board.

A lengthy discussion ensued amongst Board members and staff regarding the application process for selecting a Student Advisory Representative.

Evan Cyr said he would make the changes to the application as discussed and would then send on to Douglas to post as a link to the City's website.

(01:30:15 on DVD)

Douglas updated the Board members about the City Council's reinstatement of Robert Bowyer to the Planning Board and explained why he thought the vacant position had not been filled.

Chairperson Bellefleur asked Douglas to confirm with the City Clerk if the two current Associate members had to re-apply in order to become full members of the Planning Board and if so, he asked that they be sent applications.

Dan Philbrick mentioned it would be beneficial for the Board to have a City Council liaison as they once had in the past. Douglas spoke about a new City Council Committee that had just been formed called the Community and Economic Development Committee. Mia Poliquin Pross mentioned it might be a good idea to have a Planning Board liaison on the Community and Economic Development Committee as well.

MINUTES:

February 9, 2016 Meeting Minutes

A motion was made by Dan Philbrick and seconded by Evan Cyr to approve the February 9, 2016 meeting minutes as presented. After a vote of 7-0-0, the motion carried.

MISCELLANEOUS:

Douglas informed the Board members that the Form Based Code would be coming back to the Planning Board because the letters of notification did not go out properly when it first came to Planning Board for Public Hearing in December 2015.

Douglas also mentioned a discussion about an annual work plan for the Planning Board would be on next month's agenda as requested by Robert Bowyer.

(01:41:42 on DVD)

Board members questioned the status of the Ag Zone study. Douglas said they were currently pursuing some funding from Environmental Funders Network and possibly matching funds for a grant with USDA to look at promoting and marketing local agricultural products. He said they were still continuing to do a mapping inventory of all of the existing agricultural land but said there was a shift in trying to work more on identifying existing agricultural producers and promoting agriculture and production. He said ultimately it will come back around to the 50% barrier preventing vacant land from being used.

Evan Cyr suggested the Planning Board create 2 new zones, an agricultural zone and a resource protection zone for the City Council to consider. Chairperson Bellefleur stated there had been much deliberation about the Ag Zone and the 50% income barrier during the Comprehensive Plan update meetings. Douglas said he would provide Board members with background information, specifically meeting notes from the Comprehensive Plan update meetings. He spoke about the Blackburn Study which dates back to the 1950's and is the originating document where the Farm and Forestry Zone came from.

Chairperson Bellefleur said the collection of information about the creation of the Ag Zone and learning more about it can be one of the items on the Planning Board's work plan verses taking some next level of action.

Douglas mentioned how Neighborhood Revitalization was becoming a hot topic with the City Council and said he hoped Board members would soon be involved.

(01:53:20 on DVD)

ADJOURNMENT

A motion was made by Evan Cyr and seconded by Nathan Hamlyn to adjourn.

After a vote of 6-0-1, the motion carried. (Marc Tardif was not present for the final vote).

Auburn Planning Board Meeting Minutes

April 12, 2016

ROLL CALL:

Regular Members present: Mia Poliquin-Pross, Robert Bowyer, Ken Bellefleur Presiding, Evan Cyr, and Dan Philbrick.

Regular Members absent: Marc Tardif and 1 vacancy

Associate Members present: Elaine Wickman and Nathan Hamlyn

Associate Members absent: None

Also present representing City staff: Douglas Greene, City Planner

Chairperson Bellefleur called the meeting to order and stated both Elaine Wickman and Nathan Hamlyn would be acting as full voting members for this meeting.

MINUTES:

March 8, 2016 Meeting Minutes Approval Request

A motion was made by Dan Philbrick and seconded by Evan Cyr to approve the March 8, 2016 meeting minutes as presented. After a vote of 6-0-1, the motion carried. Robert Bowyer abstained as he was not present at the March meeting.

PUBLIC HEARINGS & NEW BUSINESS:

A. Form Based Code

Douglas explained the reasons why the Form Based Code was coming back to the Planning Board and then proceeded to present the staff report via Power Point. He went over the 2 changes that were being proposed to the Form Based Code since presented to the Board in December.

(29:00 on DVD)

Open Public Input

Christopher Branch of Sebago Technics and representing the Hilton Garden Inn at Two Great Falls Plaza said he had met with City staff and suggested the change to T-6 in the area of the Hilton Garden Inn. He said the people he represents are very supportive of the Form Based Code and think it's a great way for the City to move forward.

John St. Hilaire, owner of State Roofing Company located at 21 South Main Street said he pays more taxes than the building is worth so was trying to figure out if this was going to increase the value of his building. He wondered if he should sell the building or hang on to it. Douglas mentioned that City staff had already met with area property and business owners and planned another round of meetings not only with those affected in the village center but with surrounding

property owners as well to discuss the Form Based Code's possible ripple effect. Mr. St Hilaire asked when the Form Based Code would be implemented and Douglas replied that staff hoped it would be adopted by the City Council within the next 6 weeks.

(35:00 on DVD)

A discussion ensued amongst Board members and staff regarding the expansion of T-6.

(44:20 on DVD)

A motion was made by Evan Cyr and seconded by Mia Poliquin Pross to close the Public Input part of the hearing. After a vote of 7-0-0, the motion carried.

The Board members and staff continued a lengthy discussion regarding Form Based Code.

(1:19:03 on DVD)

A motion was made by Evan Cyr and seconded by Robert Bowyer to forward a favorable recommendation to the City Council, the Form Based Code as presented and including the side yard setback amendments in T-5-1, T-5-2 and T-6 as well as the expansion of the T-6 zone but not to include frontage along Court Street as that frontage shall remain T-5-2. After a vote of 7-0-0, the motion carried.

B. Re-approval of 62 Spring Street mixed use project

Douglas presented slides via Power Point and stated there were no changes to the plans since the last time this was brought to the Planning Board.

A motion was made by Robert Bowyer and seconded by Elaine Wickman to approve the extension of approval for 62 Spring Street. After a vote of 7-0-0, the motion carried.

(1:26:13 on DVD)

C. Planning Board Annual Work Plan

Douglas explained this next item on the agenda.

Robert Bowyer listed the following projects that he felt should be mentioned on the list:

- Adaptive Re-use proposed zoning amendment
- Form Based Code related: Great Falls Plaza area
- Form Based Code related: New Auburn River Front area
- Create an inventory of developable parcels in Auburn
- Central Maine Community College – ability to grow & it's impact to immediate environments
- Look at our housing resources – smaller households with no children
- Joint meeting with Lewiston Planning Board
- Area study of New Auburn
- Study of the Mall area
- Outer Minot Avenue from Bedards on west to the town line with Minot

(1:46:23 on DVD)

Evan Cyr mentioned the following:

- Form Based Code as immediate priority
- Advancement in Agricultural Zone review – reusable resource
- Buying local / organic / grain fed / Antibiotic free – 50% income is obstacle
- Great Falls Art Center
- Redevelopment of Lake Auburn – reusable resource
- Inventory – Basic understanding of what individual areas or streets cost

Mia Poliquin Pross agreed with Evan about the Great Falls Arts Center and said she would also like to see the Minot Avenue gateway as another point of focus for the Planning Board.

(1:55:14 on DVD)

D. Planning Board discussion of FY16-17 CIP plan

Douglas explained this agenda item and proceeded to show slides via Power Point.

The Board members mentioned the following projects that they felt they should be focusing on:

- Helping to further along the Comprehensive Plan
- Lake Auburn area resources
- Ag Zone – Careful consideration, funding & discussion for a clearly defined outcome

(2:12:50 on DVD)

Open Public Input

Leroy Walker, City Councilor spoke about the Ag Zone and it's constraints for smaller farm operations and the inability of property owners to build a home on their land - because they cannot make enough money off that land. He said it's the right time for the Planning Board to work with the City Council to come up with the right plan that works for everybody.

The Board members discussed CIP items - specifically about funding the Agricultural District Study. Doug said he would summarize the discussion and thanked Councilor Walker for attending the meeting and speaking to the Board.

(2:33:55 on DVD)

Evan Cyr listed the following items from the 2016-17 Capital Improvements Plan that Board members would like to focus on:

- Funding for the Agricultural Zone Study be included
- Council consider adding funds specific to future laying out and defining future R.O.W. in the Great Falls Plaza and New Auburn area.

ADJOURNMENT

A motion was made by Evan Cyr and seconded by Mia Poliquin Pross to adjourn. After a vote of 7-0-0, the motion carried.

Auburn Planning Board Meeting Minutes May 10, 2016

ROLL CALL:

Regular Members present: Mia Poliquin-Pross, Robert Bowyer, Ken Bellefleur Presiding, and Evan Cyr.

Regular Members absent: Marc Tardif, Dan Philbrick and 1 vacancy

Associate Members present: Elaine Wickman and Nathan Hamlyn

Associate Members absent: None

Also present representing City staff: Douglas Greene, City Planner

Chairperson Bellefleur called the meeting to order and stated any action on the minutes would be moved to the end of the meeting. He also mentioned that both Elaine Wickman and Nathan Hamlyn would be acting as full voting members for this meeting.

PUBLIC HEARINGS & NEW BUSINESS:

A. St. Dominic Academy Ballfield Project- 121 Gracelawn Road- Special Exception and Site Plan Review

(04:40 on DVD)

Douglas presented the staff report via Power Point.

Robert Berry, III, Owner/President and P.E of Main-Land Development Consultants, Inc. and his colleague Robert Lightbody, P.E., were in attendance along with Frank Crabtree, P.E. from Harriman Associates and Carl Young of Saint Dominic Academy. Mr. Berry spoke briefly about the project and responded to questions from staff and Board members.

(17:40 on DVD)

A motion was made by Evan Cyr and seconded by Mia Poliquin Pross to approve the Special Exception and Site Plan request of Main-Land Development Consultants, Inc. on behalf of the Roman Catholic Bishop of Portland, the Ball Field Project at Saint Dominic Academy located at 121 Gracelawn Road as it meets both the requirements of Special Exception and Site Plan review and the approval is contingent upon the conditions presented in the staff report dated May 10, 2016. After a vote of 6-0-0, the motion carried.

B. Auburn Lewiston YMCA Ballfield Project- 590 North River Road- Special Exception and Site Plan Review

Douglas presented the staff report via Power Point.

(27:40 on DVD)

Chris Branch, P.E. from Sebago Technics and Steve Wallace, Executive Director of the Auburn/Lewiston YMCA added to the presentation. They answered questions from the Board members regarding parking, entrances and abutter notifications.

(49:40 on DVD)

A motion was made by Mia Poliquin Pross and seconded by Robert Bowyer to approve the Auburn Lewiston YMCA Ballfield Project at 590 North River Road finding that it meets the requirements of Special Exception Law Section 60-1336 and Site Plan Law Section 60-1277 and approving the waiver request pursuant to Site Plan Law Section 60-1276 and subject to the 2 conditions as outlined in the staff report dated May 10, 2016. After a vote of 6-0-0, the motion carried.

A discussion ensued amongst Board members and staff regarding the Development Review Application and what applicants are required to submit when coming before the Planning Board.

MINUTES:

April 12, 2016 Meeting Minutes Approval Request

(1:07:15 on DVD)

Evan Cyr noticed an error on his last bulleted comment located on the 3rd page of the minutes and a suggestion was made to remove “per foot” from his comment.

A motion was made by Evan Cyr and seconded by Robert Bowyer to approve the April 12, 2016 meeting minutes as amended. After a vote of 6-0-0, the motion carried.

C. Staff report on Planning Board CIP and Work Plan recommendations to the City Council Community and Economic Development Committee (4/21)

Douglas went over what had transpired during the April meeting of the Economic & Community Development Committee. A lengthy discussion ensued amongst Board members and staff regarding, among other things, the City’s CIP process and issues of designing urban streets.

(1:32:45 on DVD)

D. Short Staff Presentation on New Urbanism

Douglas mentioned that he and Mayor Labonte had attended a summit on New Urbanism in Providence, Rhode Island. He said he thoroughly enjoyed it and encouraged Board members to continue getting more educated on the subject.

OLD BUSINESS:

A. Continued Discussion of Student Representative to the Planning Board

Board members went over the draft that was before them and some suggestions were made to finalize the document.

(1:49:20 on DVD)

A motion was made by Mia Poliquin Pross and seconded by Nathan Hamlyn to approve the final draft as amended. After a vote of 6-0-0, the motion carried.

MISCELLANEOUS:

A. Staff updates

Douglas spoke about the following:

- Build Maine Conference - happening at the Bates Mill #1 in Lewiston on Wednesday, June 23rd and Thursday, June 24th. He stated all Board members were invited to attend free of charge as the City of Auburn was a sponsor of the Conference.
- The New Auburn Riverway Greenway Plan is moving forward. He urged Board members to attend a public meeting that was being held at the St. Louis Church on May 19th at 6:00 p.m.
- The 2nd and final reading of the Form Based Code was occurring at the City Council meeting on Monday. He did not anticipate any problems with it being adopted.
- A new member was selected for the Planning Board by the Board Appointment Committee. Doug said the appointment did not become official until the City Council approved the selection. A discussion ensued amongst Board members and Staff regarding status at which a new member is appointed, whether it is as an Associate member or a Full member.
- Next Planning Board meeting is scheduled for June 14. There are 3 plans that will be coming before the Board.

(02:01:06 on DVD)

ADJOURNMENT

A motion was made by Evan Cyr and seconded by Mia Poliquin Pross to adjourn. After a vote of 6-0-0, the motion carried.

Auburn Planning Board Meeting Minutes

June 14, 2016

ROLL CALL:

Regular Members present: Mia Poliquin-Pross, Robert Bowyer, Ken Bellefleur Presiding, Marc Tardif, Dan Philbrick, Samuel Scogin and Evan Cyr.

Regular Members absent: None

Associate Members present: Elaine Wickman and Nathan Hamlyn

Associate Members absent: None

Also present representing City staff: Douglas Greene, City Planner

Chairperson Bellefleur called the meeting to order and introduced the newest member of the Planning Board, Samuel Scogin. He stated any action on the minutes would be moved to the end of the meeting.

PUBLIC HEARINGS & NEW BUSINESS:

- A. George Bouchles, an agent for, is seeking approval of a Site Plan Review application to construct a 2,400 sf commercial building at a property located at 411 Center Street (PID #271-064) pursuant to Section 60-1277 (Site Plan Review), 60-1278 (2) (Applicability) and, Section 60- 1312 (Review of Planning Board Needed for Variance) of the Auburn Code of Ordinances.**

Douglas presented the staff report via Power Point.

(10:30 on DVD)

George Bouchles, agent for PDB Rancourt Realty, LLC, spoke about the proposal and answered questions from Planning Board members.

Open Public Input

A motion was made by Robert Bowyer and seconded by Mia Poliquin Pross to close the Public Input part of the hearing. After a vote of 7-0-0, the motion carried.

(20:32 on DVD)

A motion was made by Mia Poliquin Pross and seconded by Robert Bowyer to approve the Special Exception and Site Plan request of PDB Rancourt Realty, LLC to construct a 2,400 sf commercial building at 411 Center Street pursuant to Section 60-1277, 60-1278 (2), and 60-1312 and subject to conditions 1 & 2 as presented in the staff report dated June 14, 2016 and finding that the Variance request is in line with the commercial nature, size and irregular shape of that area and is not detrimental to the adjoining properties. After a vote of 7-0-0, the motion carried.

B. E. S. Coffin Engineering and Surveying, Inc., an agent for R. A. Cummings Inc., is seeking approval of a Rock Quarry at a property located at Brown's Crossing Road, (PID # 055-009) pursuant to Article VIII (Excavation Permit Regulations) of the Auburn Code of Ordinances.

Douglas presented the staff report via Power Point and answered questions asked by Planning Board members.

(43:55 on DVD)

James Coffin of E.S. Coffin Engineering & Surveying, Inc. and Rod Cummings, owner and applicant, added to the presentation and answered questions.

(1:18:40 on DVD)

Open Public Input

Mary Lutz of 119 Browns Crossing Road stated her concerns about the water level of the Royal River, proposed blasting and fear of being rear ended because of the lack of site distance at the intersection of Browns Crossing and Old Danville Road.

Larry Leavitt of 287 Browns Crossing Road said he was concerned about the condition of the road and the new bridge. He said it was a sharper corner to get onto the bridge so trucks were hitting the guardrail and stated that he has had to fill in potholes that were 6 to 8 inches deep in the road at the edge of the bridge's entrance. He said water runs down the hill to the entrance of the bridge causing the potholes. He said these issues should be addressed before they allow any trucks to haul material on the bridge.

A motion was made by Dan Philbrick and seconded by Evan Cyr to close the Public Input part of the hearing. After a vote of 7-0-0, the motion carried.

A lengthy discussion ensued amongst the applicants and Board members.

(1:58:05 on DVD)

A motion was made by Evan Cyr and seconded by Dan Philbrick to approve the request of E. S. Coffin Engineering and Surveying, Inc., an agent for R. A. Cummings Inc., for approval of a Rock Quarry at a property located at Brown's Crossing Road, (PID # 055-009) pursuant to Article VIII (Excavation Permit Regulations) of the Auburn Code of Ordinances and Section 60-698 (A), (B), (C) and subject to the 6 conditions as outlined in the staff report dated June 14, 2016 along with the added condition that excavation shall not exceed 150 feet below elevation 155 without future approval by the Planning Board. After a vote of 6-0-0, the motion carried.

Evan Cyr asked Doug if there was a way for the Planning Board to impress upon the Engineering Department that several concerns regarding that road were brought up. Doug suggested that Board members put together resolutions, recommendations or something along those lines. He said this is an unusual situation where we have an opportunity for the private sector to do offsite improvements.

C. Scott Shanaman, President of Lost Valley Management, LLC, is seeking approval of a Special Exception and Site Plan Review for various outdoor recreation activities in the

Agricultural and Resource Protection Zone and a digital sign in the Low Density Country Residential Zone at a property located at 150 Lost Valley Road (PID # 295-008) pursuant to Section 60-145 b, 5 (Recreational Use of Land in the Ag Zone, Special Exception), Section 60-1277, (Site Plan Review) and Section 60-638 (b) 5 (Signs, on-premises; in a Residential District) of the Auburn Code of Ordinances.

Douglas went over the staff report and presented slides via PowerPoint.

(2:19:50 on DVD)

Dave Tyler, agent for Lost Valley and Scott Shanaman, President of Lost Valley Management, LLC and owner of Lost Valley, answered question from the Board members. A discussion ensued regarding the proposed digital signs and parking.

Open Public Input

Robert Shaw of 165 West Shore Road said he was not opposed to anything that was being proposed except the digital sign.

Michael Morrissey of 825 Perkins Ridge Road agreed that it is not an appropriate area for a digital sign.

Susan Mchugh also of Perkins Ridge Road stated she didn't think a digital sign was appropriate. She also asked about decibel level regulations for the proposed summer concerts and if they would apply in this location.

Dan Bilodeau of 207 North Auburn Road offered his support to this endeavor. He explained that because the Lake Auburn Community Center is limited to 15 vehicles and 360 gallons per day for rest room facilities that this would be a great addition to the community to have a year round outdoor recreation. He suggested allowing that a digital sign be lit only a few days prior to an event and not 365 days a year.

Douglas read an email he had received from Wanda Sprague stating her only concern regarded the proposed digital sign and that it would be out of line with the Agricultural nature of the area.

(2:36:10 on DVD)

A motion was made by Dan Philbrick and seconded by Evan Cyr to close the Public Input part of the hearing. After a vote of 7-0-0, the motion carried.

A lengthy discussion ensued between Board members and the applicants regarding noise levels for potential concerts, the proposed digital sign, a more detailed site plan, Comprehensive Plan & Ag Zone etc...

(2:53:00 on DVD)

A motion was made by Robert Bowyer and seconded by Dan Philbrick to not approve the application for the proposed digital sign at Youngs Corner Road. After a vote of 5-1-1, the motion carried. (Ken Bellefleur opposed and Marc Tardif did not vote)

Another lengthy discussion ensued between Board members and the applicants regarding safety inspections on the equipment, improved site plan, Comprehensive Plan & Ag Zone etc...

(3:12:15 on DVD)

A motion was made by Robert Bowyer and seconded by Evan Cyr that the Planning Board endorses the concept that's been presented for a 4 season use of the property but the Planning Board is not in a position to make the determinations required by the ordinance because of incomplete information. (Mr. Bowyer summarized stating the Planning Board will endorse the use and the concept but will defer approval of the site plan until the information required is available.)

Douglas asked for clarification on the motion and stated this is what he heard the motion to be: "More specifically, the Planning Board is requiring information pertaining to the pedestrian safety plan that would function with existing parking lots, possible lighting and modification of the Zip line site plan elements that could be more general in nature but subject to the approvals from other agencies."

Evan Cyr proposed an amendment to the motion stating that the Planning Board will review a site plan that specifically addresses pedestrian safety.

Robert Bowyer accepted the amendment to his motion.

Douglas stated that staff would work with the applicants to get the information for next month's meeting.

After a vote of 6-1-0, the motion carried. (Dan Philbrick opposed)

The applicant asked for clarification on the motion, specifically if the use was approved. Douglas explained the Planning Board approved the use but is asking to see a better defined pedestrian flow on the grounds. He reiterated that staff would work with the applicants to get this accomplished.

MINUTES:

May 10, 2016 Meeting Minutes Approval Request

A motion was made by Evan Cyr and seconded by Mia Poliquin Pross to approve the May 10, 2016 meeting minutes. After a vote of 6-0-1, the motion carried. (Dan Philbrick abstained as he was not at that meeting)

OLD BUSINESS:

MISCELLANEOUS:

Douglas mentioned the Build Maine Conference - happening at the Bates Mill #1 in Lewiston on Wednesday, June 23rd and Thursday, June 24th.

Douglas also mentioned that he placed a copy of the New Auburn Riverway Greenway Plan in each Board member's packets which he hoped they could talk about at an upcoming Planning Board meeting.

(03:22:18 on DVD)

ADJOURNMENT

A motion was made by Evan Cyr and seconded by Samuel Scogin to adjourn. After a vote of 7-0-0, the motion carried.

Auburn Planning Board Meeting Minutes July 12, 2016

ROLL CALL:

Regular Members present: Ken Bellefleur Presiding, Robert Bowyer, Dan Philbrick, Samuel Scogin and Evan Cyr.

Regular Members absent: Mia Poliquin Pross and Marc Tardif

Associate Members present: Elaine Wickman

Associate Members absent: Nathan Hamlyn

Also present representing City staff: Douglas Greene, City Planner

Chairperson Bellefleur called the meeting to order and stated Elaine Wickman would be acting as a Full member for this meeting. He also stated that Old Business would be covered first.

OLD BUSINESS:

Continuation of a Special Exception and Site Plan Review application for various outdoor recreation activities in the Agricultural and Resource Protection Zone for Lost Valley Management, LLC, at a property located at 150 Lost Valley Road from the June 14 meeting.

Doug Greene presented the Staff Report via PowerPoint.

Mike Gotto who was representing Lost Valley along with the owner, Scott Shanaman added to the presentation and addressed the Planning Board's concerns about vehicular and pedestrian safety.

Open Public Input

A motion was made by Evan Cyr and seconded by Robert Bowyer to close the Public Input part of the hearing. After a vote of 6-0-0, the motion carried.

A discussion ensued about the overflow parking being reclaimed to gravel, having lighting in place where needed and the waiver request for the site plan.

(17:35 on DVD)

A motion was made by Evan Cyr and seconded by Samuel Scogin to approve the waiver request sought by the applicant regarding the site plan noting that the site plan submitted provides adequate information necessary for the Board to evaluate the pedestrian circulation safety concerns that were brought up at the previous meeting. This motion also includes approval of the Special Exception and Site Plan Review for various outdoor recreation activities in the Agricultural and Resource Protection Zone for Lost Valley Management, LLC, at a property located at 150 Lost Valley Road (PID 295-008) pursuant to Chapter 60-145 b, 5, Section 60-1366,

and Section 60-1277, of the Auburn Code of Ordinances with the findings that the applicant meets the conditions of the Special Exception Law and Site Plan Review and pursuant to conditions 1 thru 3 as outlined in the staff report dated July 12, 2016 as well as an additional condition that prior to regular use of the parking lots identified as overflow parking, they be reclaimed to gravel and lighting be installed that which meets the approval of City staff.

After a vote of 6-0-0, the motion carried.

Robert Bowyer commented about the problem with the graphics on the projector screen. He said he simply cannot read most of the drawings that are being presented and suggested that the lighting in the room be adjusted so that what is being projected is readable.

PUBLIC HEARINGS & NEW BUSINESS:

Mike Gotto, of Stoneybrook Consultants, Inc., an agent for Colonial Ridge LLC, is seeking approval of amendment # 3 for the Colonial Ridge Planned Unit Development, located off of East Hard Scrabble Road pursuant to Division 9, Planned Unit Development, Section 60-361 General Standards of the Auburn Code of Ordinance.

Doug went over the staff report and presented slides via PowerPoint.

(31:55 on DVD)

Mike Gotto of Stoneybrook, Consultants, Inc & Kevin Dean of Colonial Ridge, LLC explained the proposal and presented slides via PowerPoint. They answered numerous questions asked by the Board members.

(59:25 on DVD)

Open Public Input

David Baker of 60 Harvest Hill Lane and President of the existing Homeowner's Board at Colonial Ridge said they were in favor of the proposal but had the following 3 concerns:

1. Increased traffic – suggested adding speed ramps on the public road (Harvest Hill Lane)
2. Buffer zone – perhaps trees to show separation between existing homeowner's association boundary line and the new proposed homeowner's association to be set up with the individual houses.
3. Ensure value in existing home – ensure quality homes being built (\$200,000 - \$300,000 value)

Laurie Baker also of 60 Harvest Hill Lane stated the following concerns:

- Many kids in area so suggest having some speed signs put in along with speed ramps
- Develop an overflow parking in new development – trying to discourage parking in the street
- Keeping unity in the look – similar siding so the look continues as it flows into Phase II
- Safety is big issue – Phase I Homeowner's Association has insurance but wondering who is liable if someone was to get hurt in Phase II.
- Abutting Industrial property

Adam Lee of 46 Garden Circle asked for clarification of where the additional development would go. Mike Gotto pointed to the map where land is being set aside for possible future Condominium development.

A motion was made by Dan Philbrick and seconded by Evan Cyr to close the Public Input part of the hearing. After a vote of 6-0-0, the motion carried.

(01:12:38 on DVD)

Mr. Gotto responded to resident's concerns with the following statements:

- They have set up an Association which will have the same insurance as the existing Association to maintain the open space in case someone gets hurt.
- A building committee that Mr. Dean is a member of will ensure that houses that are being built will be consistent with surrounding buildings. They are looking at the \$250,000 to \$350,000 market range.
- Speed bump/ramp is nothing the developer has control of as it is a City street.
- There is existing open space with tree growth and another dividing line of wooded wetland to separate the 1st & 2nd Phased areas.

Mr. Gotto further explained the applicant's intentions. A long discussion ensued between the Board members and applicants.

(01:28:05 on DVD)

Elaine Wickman stated she was in favor of the 15 lot subdivision and the rezoning of the 2 additional lots but was not in favor of the 15 ft setback change due to the safety issues. Chairperson Bellefleur asked if that was her motion and Ms. Wickman said yes.

A motion was made by Elaine Wickman for the approval of a Subdivision consisting of 15 single family building lots without a setback approval change. The approval also includes the rezoning of the triangular shaped area of lots 8 & 9 from Industrial to Suburban Residential.

A discussion ensued amongst Board members regarding the 15 ft setback request and who should be pursuing the Zoning change.

Ms. Wickman amended her motion to state the Planning Board would be initiating the zone change for the triangular shaped area of lots 8 & 9 from Industrial to Suburban Residential.

Dan Philbrick mentioned the condition regarding no development activity would be allowed until a bonding inspection fee had been determined by the Department of Engineering and Ms. Wickman accepted that statement into her motion.

The motion was seconded by Samuel Scogin. After a vote of 6-0-0, the motion carried.

After a brief recess, Chairperson Bellefleur brought the Planning Board meeting back to order.

Mike Gotto, of Stoneybrook Consultants, Inc., an agent for Phillip H. Morgan, is seeking approval for a Special Exception and Site Plan Review of a 9,600 sf storage building located at 845 Washington Street (PID # 180-008) pursuant to Section 60-499 General Business,

(b.) Special Exception, (17.) New Buildings over 5,000 sf, Section 60-1336 Special Exception, Conditions for Approval, and Section 60-1277 Site Plan Review Objectives of the Auburn Code of Ordinance.

(01:35:00 on DVD)

Douglas went over the staff report and presented slides via PowerPoint.

Open Public Input

A motion was made by Dan Philbrick and seconded by Samuel Scogin to close the Public Input part of the hearing. After a vote of 6-0-0, the motion carried.

A motion was made by Evan Cyr and seconded by Dan Philbrick to approve the Special Exception and Site Plan Review of a 9,600 sf storage building located at 845 Washington Street (PID # 180-008) pursuant to Section 60-499 General Business, (b.) Special Exception, (17.) New Buildings over 5,000 sf, Section 60-1336 Special Exception, Conditions for Approval, and Section 60-1277 Site Plan Review Objectives of the Auburn Code of Ordinance with the condition that no development activity shall be allowed until a bonding inspection fee has been determined by the Department of Engineering. After a vote of 6-0-0, the motion carried.

Mike Gotto, of Stoneybrook Consultants, Inc., an agent for Evergreen Subaru has submitted a rezoning petition from Suburban Residential to General Business for properties located at 16 Malibu Drive, 32 Malibu Drive, 40 Malibu Drive and 40 Niskayuna Street pursuant Article XVII- Amendments, Division 2- Amendment to the Zoning Map of the Auburn Code of Ordinance.

Douglas went over the staff report and presented slides via PowerPoint.

Mike Gotto of Stoneybrook, Consultants, Inc & Doug Weisz of Evergreen Subaru explained the proposal and presented their own slides via PowerPoint.

(02:00:45 on DVD)

Open Public Input

A motion was made by Evan Cyr and seconded by Dan Philbrick to close the Public Input part of the hearing. After a vote of 6-0-0, the motion carried.

A motion was made by Dan Philbrick and seconded by Evan Cyr to forward a favorable recommendation to the City Council the rezoning of properties located at 16 Malibu Drive, 32 Malibu Drive, 40 Malibu Drive and 40 Niskayuna Street from Suburban Residential to General Business pursuant to Article XVII- Amendments, Division 2- Amendment to the Zoning Map of the Auburn Code of Ordinance with the following 2 Findings: 1) The properties proposed for rezoning meet the definition of Business Expansion Transition District. 2) The properties proposed for rezoning are in agreement with the 2010 Comprehensive Plan's Future Land Use Plan.

After a vote of 6-0-0, the motion carried.

MISCELLANEOUS:

Douglas mentioned the following updates:

- Regarding Adaptive Re-Use –The ordinance has been sent to the City Attorney for Legal Review and preliminary feedback suggests we will have to continue working on it with the high likelihood it will come back to the Planning Board for some modifications.
- Staff will be making amendments to the State's Shoreland Zoning requirement.
- 3 Items on the agenda for the August 9th meeting; 204 Minot Av, Krispie Kreme, and 62 Spring Street.

(02:07:00 on DVD)

ADJOURNMENT

A motion was made by Evan Cyr and seconded by Samuel Scogin to adjourn. After a vote of 6-0-0, the motion carried.

Auburn Planning Board Meeting Minutes August 9, 2016

ROLL CALL:

Regular Members present: Mia Poliquin Pross, Robert Bowyer, Evan Cyr, Ken Bellefleur Presiding, Dan Philbrick, and Marc Tardif.

Regular Members absent: Samuel Scogin

Associate Members present: Nathan Hamlyn

Associate Members absent: Elaine Wickman

Also present representing City staff: Douglas Greene, City Planner and Eric Cousens, Deputy Director of Economic & Community Development

Chairperson Bellefleur called the meeting to order and stated Nathan Hamlyn would be acting as a Full member for this meeting. He also stated meeting minutes would be reviewed and acted upon at the end of this meeting.

PUBLIC HEARINGS & NEW BUSINESS:

Special Exception and Site Plan Review for an 8,400 sf commercial building and drive through restaurant located at 410 Center Street, 10 Blackmer Street and 19 West Dartmouth Street submitted by R & D Resources, LLD

Doug Greene presented the Staff Report via PowerPoint.

(09:50 on DVD)

Sean Thies, agent for R & D Resources, LLD continued with the presentation and answered questions from the Board members. The following topics were discussed: parking, pedestrian safety, deliveries, signage, lighting, etc...

(35:45 on DVD)

Open Public Input

David Rutenberg of 27 West Dartmouth Street said they had nothing but trouble with Tim Horton's from the beginning. He said they never put in the acoustic fence as they agreed to do and the dumpster was picked up at 3:00 in the morning and the banging sound could be heard 3 houses up the street. He mentioned Sysco trucks blocking West Dartmouth Street when they made deliveries and that the promised landscaping was never completed by the developers and never enforced by the City. He said these issues needed to be addressed here somehow.

Paul Bellanceau of 4 University Street said he had issues with vehicle headlights shining through his house windows and the lack of buffering.

Fern Masse of 25 Blackmer Street gave a brief history of the property and asked who was responsible for enforcing the planting of shrubs and trees around the perimeter.

Frank Pepin of 36 West Dartmouth Street stated he was in favor of the proposal.

(46:10 on DVD)

A motion was made by Robert Bowyer and seconded by Evan Cyr to close the Public Input part of the hearing. After a vote of 7-0-0, the motion carried.

A discussion ensued regarding the following: the concerns of the neighbors, provision requiring maintenance of landscape & plantings if it's spelled out on approved plans, willingness of developer to install a tall fence while waiting for shrubbery to grow to address headlight issue, and scheduling of deliveries and dumpster pick up.

Douglas proposed adding the following conditions to the 2 already mentioned in the staff report:

- 3) Staff will monitor each new tenant and each use – ensure they are not adding to traffic and hours of operation
- 4) Addition of crosswalk, striping and pedestrian lighting where appropriate
- 5) 6' to 8' plantings in southern end (in lieu of a fence)
- 6) Hours of operation concerning dumpster and delivery trucks: After 10:00 am and before 7:00 pm.
- 7) One-way directional signage

A discussion continued regarding times of truck deliveries and dumpster pick-up.

(59:15 on DVD)

A motion was made by Evan Cyr and seconded by Dan Philbrick to approve the Special Exception and Site Plan Review for an 8,400 sf commercial building and drive through restaurant located at 410 Center Street, 10 Blackmer Street and 19 West Dartmouth Street submitted by R & D Resources, LLD citing that the plans meet conditions for both site plan review and special exception and subject to the following conditions:

1. No development activity shall occur until any bonding and inspection fees are determined by the Department of Engineering.
2. The owner is responsible for maintaining all boundary and buffer area landscaping and will replace any damaged or dead plantings to the approval of the Planning Staff.
3. The Planning Staff shall review and monitor all proposed tenants for their type of use, hours of operation and parking requirements for the project with regards to the traffic analysis submitted with this application.
4. The applicant shall install cross walk striping and pedestrian lighting to the approval of the Planning Staff.
5. The plantings along the southwest and southern boundaries shall have 6-8 foot tall eastern red cedar installed.
6. On site signage shall be used at the Center Street entrance to direct incoming traffic around the building and for employee parking to the rear of the building.
7. The hours of operation for dumpster service and deliveries shall be between the hours of 7

am and 7 pm.

8. The development of the site shall be as per the site plan dated July 12, 2016 and revised as per the conditions listed above.

After a vote of 7-0-0, the motion carried.

George Courbron, agent for John Vallieres, is seeking Special Exception and Site Plan Review of an auto sales and service facility at 204 Minot Avenue pursuant to Section 60-499 (b) (3) Auto sales and service agency, Section 60-1336, and Section 60-1277 Auburn Ordinance.

Doug went over the staff report and presented slides via PowerPoint.

John Vallieres, owner and applicant and George Courbron from Survey Works and agent for Mr. Vallieres spoke about the proposal.

(01:21:00 on DVD)

Open Public Input

A motion was made by Evan Cyr and seconded by Mia Poliquin Pross to close the Public Input part of the hearing. After a vote of 7-0-0, the motion carried.

A lengthy discussion ensued regarding the waiver request and it was decided that the Board members would vote on the waiver request separately.

A motion was made by Dan Philbrick and seconded by Mia Poliquin Pross to approve the waiver request Section 60-607 (13) (d) Off Street Parking for the property of John Vallieres at 204 Minot Avenue. After a vote of 6-1-0, the motion carried. Robert Bowyer opposed.

A motion was made by Dan Philbrick and seconded by Mia Poliquin Pross to approve the Special Exception with the 7 conditions as recorded by the City Planning Office and Site Plan with the 4 conditions as recorded by the City Planning Office of an auto sales and service facility at 204 Minot Avenue pursuant to Section 60-499 (b) (3) Auto sales and service agency, Section 60-1336, and Section 60-1277 Auburn Ordinance with the additional 2 conditions:

1. Bonding and inspection fees must be approved and a notice to proceed obtained from the City Engineer.
2. Prior to development activity, the applicant shall obtain a written maintenance agreement with the City of Auburn for a landscape area on the southern portion of the project that is located with the street right of way.

After a vote of 6-1-0, the motion carried. Robert Bowyer opposed.

(01:39:50 on DVD)

After a brief recess, the meeting was called back to order.

William T. Conway, agent for the Auburn Housing Development Corporation is seeking approval of a 39,152 sf, mixed use building at 62 Spring Street pursuant to Section 60-550,

Downtown Traditional Center T-5.1, and Section 60-556 Form Based Code Plan Types, (b) (3) New construction over 12,000 s.f. of the Auburn Code of Ordinance.

Doug went over the staff report and presented slides via PowerPoint.

Richard Whiting of Auburn Housing Development Corporation, Ethan Boxer-Macomber of Anew Development, LLC, William Conway of Sebago Technics, Inc. and several other members on the development team presented additional information on the proposal.

Open Public Input

(02:19:25 on DVD)

A motion was made by Robert Bowyer and seconded by Evan Cyr to close the Public Input part of the hearing. After a vote of 7-0-0, the motion carried.

A long discussion ensued amongst Board members regarding the waiver request and Form Based Code regulations.

A motion was made by Robert Bowyer to approve the Special Exception and Site Plan Review of the mixed use building at 62 Spring Street based on the site plan dated 7/7/16 and revised on August 3, 2016 based on the 4 Findings listed in the Staff report and that the Planning Board approve the waiver request A thru E listed in the Staff report and subject further to the Conditions that no development activity shall be allowed until a bonding inspection fee has been determined by the Department of Engineering and with the additional amendment that there may be up to 41 dwelling units in the development.

Douglas mentioned that Staff would like to add another condition that the applicant will provide an updated and corrected site plan that reflects the appropriate statistics for the T-5.1.

The motion was seconded by Marc Tardif. After a vote of 7-0-0, the motion carried.

(02:35:00 on DVD)

The Auburn City Council initiated a zoning map amendment for the following properties: a portion of 1807 Pownal Road, a portion of 1850 Pownal Road, a portion of PID # 021-012 Pownal Road, 1890 Pownal Road, 1863 Pownal Road and a portion of PID # 021-012-001 from Agricultural Resource Protection District to Low Density Rural Residential District pursuant to Section 60-1445 Amendments to the Zoning Map.

Eric Cousens went over the history of how the property came to be and then went over the Staff report using a PowerPoint presentation.

Eric answered several questions from Board members.

(02:56:45 on DVD)

Open Public Input

A woman from the audience asked if the zone was being changed on both sides of the road.

Dan Herrick of 470 Hatch Road told Board members he had a chance to purchase the property back in the 1970's when it was a 464 acre farm. Along with giving a brief history he commented on the following:

- That the subcommittee is not the full council and that they did not write this proposal.
- The City is now approving rezoning both sides of the road because it is now owned by a developer.
- The lot was split as an illegal lot and added that when a lot is split you have to get a permit.
- Didn't know who from the City permitted it but now the City is trying to come together to fix the mistake.
- Didn't have a problem with fixing it but there are a lot of these in the city that need fixing.

Joe Gray of Sopers Mill Road stated there was a whole lot of back story that we are not getting from Staff mostly because Staff caused the problem and added the following comments:

- The owner who just lost the house had a plan to make it right and Mr. Cousens just blamed her for the demise of the property.
- Former owner asked for it to be rezoned a long time ago but Mr. Cousens said no.
- The property is useless due to vandals stripping the copper and doors but the City is still taxing property extremely high
- It's not fair the way it happened
- The process did not follow the tax acquired policy which doesn't make sense.
- Rezone it all the way to Durham

Previous owner tearfully spoke about her struggles with the City to try to get the property conformed. She asked that the lot gets conformed as Agricultural and that the shooting range does not get approved.

Eric read a letter from Linda Hansen. Ms. Hansen could not be at the meeting so requested that her comments be read as part of Public Comment. She states in the letter that she objects to the rezoning as it seems the City would be rewarding bad behavior.

Kim Visbaras of Hersey Hill Road said he, on behalf of the owner of the property at the time, had worked with an abutter, Jenis Holdings to convey some land to try to make this lot conforming but when his client made what was thought to be a generous offer to purchase the land, Jenis Holdings basically said to go pound sand.

(03:12:15 on DVD)

A motion was made by Dan Philbrick and seconded by Robert Bowyer to close the Public Input part of the hearing. After a vote of 7-0-0, the motion carried.

A lengthy discussion ensued amongst Board members and Staff. The following are some of the items that were discussed:

- Are the 4 options the only options available?
- Taxing City services

- Focus on the lot that isn't legal instead of creating a bunch of new lots and changing the zoning
- Variance option and Council petition
- Current owner willing to have a deed restriction stating that the lot can never be split for any other residential purpose

Evan Cyr stated his preference would be to Table this until a deed restriction is in place before the Board makes a recommendation to rezone.

(03:33:40 on DVD)

Doug explained that the Board can only make a recommendation to the City Council so whether a deed restriction is part of the recommendation or not, it's still up to the City Council as to whether or not they take it into consideration. Eric added the ordinance does not allow for conditional rezoning so holding it hostage over that is pushing the boundaries of what the Board would have authority to do.

Chairperson Bellefleur commented that he would not vote for any of these solutions because it was a spot attempt and not fair to other property owners in similar situations. A long discussion ensued between Board members.

Dan Herrick stated he owns a dead piece of land which he cannot build on because of him (as he pointed to staff).

Eric explained we have zoning standards of which staff is given a set of rules that were approved by the Council.

A motion was made by Marc Tardif and seconded by Evan Cyr to table until the next meeting.

James McPhee asked for 5 minutes of comment time of which he was granted. He spoke about Non-Action Letters as a simple solution to this and explained why.

(03:45:40 on DVD)

After a vote of 7-0-0, the motion carried. Eric asked for direction as to what the Board would like staff to put together for the next meeting. Marc Tardif said he would like staff's opinion on what Mr. McPhee spoke about.

Chairperson Bellefleur stated that he wanted to make clear that there wasn't anything nefarious going on within City government to somehow impose hardships on any particular property.

Reggie Bouffard, Home Builder, is seeking approval of a 2 lot subdivision located at Woodbury Road (PID # 110-008)

Douglas went over the staff report and presented slides via PowerPoint.

Kim Visbaras on behalf of the applicant, Gary McFarland, commented that lot 5 will be slightly larger than what is depicted on the plans.

Chairperson Bellefleur commented since there were no members of the public present, he wouldn't open the Public Hearing.

A motion was made by Dan Philbrick and seconded by Evan Cyr to approve the 2 lot subdivision for Mountain View Estates located on Woodbury Road (PID # 110-008) with the Finding #1 in the staff recommendation and the Conditions that no development activity shall occur until the subdivision plan is recorded at the County Board of Registration and that no development activity shall occur until the Division of Engineering has determined if bonding or inspection fees are required. After a vote of 7-0-0, the motion carried.

The Auburn Planning Board has initiated a zoning map amendment in Colonial Ridge PUD for a .81 acre area of the southwest portion of lots 8 and 9 and an adjacent open space area from Industrial District to Suburban Residential District.

Douglas mentioned that this was just a correction. A short discussion ensued.

Open Public Input

No members of the public were present.

A motion was made by Evan Cyr and seconded by Robert Bowyer to close the Public Input part of the hearing. After a vote of 7-0-0, the motion carried.

Robert Bowyer added the following points:

- It is essential to do a change from Industrial to Residential because residence is not a permitted use in the Industrial District.
- The property in the Industrial District is essentially inaccessible because there's a provision in our zoning ordinance that you cannot access an industrial property through a residential district.
- Zoning should be consistent with the Use.

A motion was made by Robert Bowyer and seconded by Dan Philbrick to send a favorable recommendation to the City Council the zoning map amendment in Colonial Ridge PUD for a .81 acre area of the southwest portion of lots 8 and 9 and an adjacent open space area from Industrial District to Suburban Residential District subject to the findings and conditions that are listed in the staff report dated August 9, 2016 and including the comments as presented by Mr. Bowyer.

(04:03:30 on DVD)

After a vote of 7-0-0, the motion carried.

OLD BUSINESS:

Douglas passed around documents regarding the Adaptive Re-use. He said the City attorney suggested we look at contract zoning but staff feels we need to keep working on it.

MISCELLANEOUS:

None

MINUTES:

June 14, 2016 Meeting Minutes Approval Request

A motion was made by Evan Cyr and seconded by Nathan Hamlyn to approve the June 14, 2016 meeting minutes. After a vote of 7-0-0, the motion carried.

ADJOURNMENT

A motion was made by Evan Cyr and seconded by Marc Tardif to adjourn. After a vote of 7-0-0, the motion carried.

Auburn Planning Board Meeting Minutes September 13, 2016

ROLL CALL:

Regular Members present: Mia Poliquin Pross, Robert Bowyer, Ken Bellefleur Presiding, Dan Philbrick, Samuel Scogin and Marc Tardif.

Regular Members absent: Evan Cyr

Associate Members present: Elaine Wickman and Nathan Hamlyn

Associate Members absent: None

Also present representing City staff: Eric Cousens, Deputy Director of Economic & Community Development

Chairperson Bellefleur called the meeting to order and stated Nathan Hamlyn would be acting as a Full member for this meeting. He also stated any action on the meeting minutes would take place at the end of this meeting.

PUBLIC HEARINGS & NEW BUSINESS:

Zoning map amendment for a portion of 1807 Pownal Road, a portion of 1850 Pownal Road, a portion of PID # 021-012, 1890 Pownal Road, 1863 Pownal Road and a portion of PID # 021-012-001 from Agricultural Resource Protection District to Low Density Rural Residential District pursuant to Section 60-1445 Amendments to the Zoning Map. *Proposal was heard and tabled August 9, 2016.*

A motion was made by Dan Philbrick and seconded by Mia Poliquin Pross to take the item off the table. After a vote of 7-0-0, the motion carried.

Eric Cousens explained that staff left the description of the proposed zone change the same as it was for the last meeting because staff wanted to make sure that the description and public notice brought everybody possible that would have been interested or affected to this meeting. He said staff provided 4 additional pieces of information and listed the following:

- 1) A revised zoning map that would limit any zone change to just the southernmost portion of the John F. Murphy lot and the 1863 Pownal Road lot.
- 2) A copy of a proposed declaration of covenants and restrictions by the owner of 1863 Pownal Road,
- 3) A copy of a timeline that staff put together of the transfers and events of 1863 Pownal Road
- 4) A copy of the opinion of the City Attorney about why a No-Action letter probably would not accomplish the goals of the property owner or solve the problem that the City has outlined.

Eric went on to explain the 5th scenario and presented slides on the projector.

Robert Bowyer asked Eric to further explain the restricted covenants.

(08:00 on DVD)

Open Public Input

Dan Herrick of 470 Hatch Road said this means nothing because he too could promise Board members that he would not build any more homes at 240 Hatch Road other than the one that currently exists and said he would give the Board members the same letter. He mentioned that the City Council would soon be working on the Ag & Resource Protection Zone and that the Comprehensive Plan held no water but our City staff constantly uses the plan as a go-forward mark. He said he has been affected by the Ag Zone for 20 years and told Board members that if they approved this, many others would be coming forward. He suggested that the Board waits until City Council and staff works this through with owners of Ag zoned properties.

Joe Gray of Sopers Mill Road asked how is this fair when one lot gets what they want when for 5 years the previous owner didn't get any consideration from the City at all. He said this was spot zoning and many people will be coming forward to get theirs spot zoned as well.

Peter Moore, owner of a large tract of land on Jordan School Road and Pownal Road stated he didn't think this was a perfect solution but about the best you are going to find. He said the important thing is to get the property back into good repair and back on the regular tax rolls. He wishes it could have been resolved differently but is in favor of what is being proposed.

Mike Pelletier of 1282 Pownal Road said he tried to get a permit to build a house but was told by Eric he could only build a barn and could change it later. He said it's been 5 years and is being told by the City it's looking too much like a house. He said he planned on building a log cabin but neighbors are complaining to the City and Council so he doesn't know what to do. He hopes this passes and gets to his property which is a half mile up the road.

Kim Visbaras of 42 Hersey Hill and representing the owner of the property Gary McFarland said there are only 2 options here. If the Board does not recommend that this be solved in some way, this property will basically be blight on the City and secondly, he said this is not spot zoning and explained why. He urged Board members to pass scenario #5.

(19:05 on DVD)

A motion was made by Mia Poliquin Pross and seconded by Samuel Scogin to close the Public Input part of the hearing. After a vote of 7-0-0, the motion carried.

Marc Tardif said this is a unique situation and because the building exists and will be going into disrepair, he would go with scenario #5.

Robert Bowyer said the City is being asked to bail out a series of private actions that were incorrect which created an illegal lot and that this has all the earmarks of being spot zoning. He said he was troubled that this would open up Pandora's Box for others that would want similar treatment and for these reasons he said he would probably vote against it.

The Board members discussed at length all the various options that were on the table. Eric and Mr. Visbaras answered questions that were asked by Board members.

(46:50 on DVD)

A motion was made by Marc Tardif and seconded by Mia Poliquin Pross to forward a recommendation of approval to the City Council for the Zoning Map Amendment based on scenario #5 with the following Findings: 1) Scenario # 5, as presented by staff at the September 13 meeting, meets the six considerations of the Rural Residential Strips in the 2010 Comprehensive Plan. Criteria 6 will not apply. 2) Scenario # 5 minimizes the number of new lots that could be created. 3) The rezoning will allow the property at 1863 Pownal Road to be purchased, repaired, maintained and put on the tax rolls. And also to recommend to the City Council that the restrictive covenants prepared by the applicant be incorporated in this approval.

After a vote of 3-4-0 the motion failed. Robert Bowyer, Chairperson Bellefleur, Samuel Scogin and Nathan Hamlyn opposed.

Members who opposed gave the following reasons for doing so:

- Asking City to solve a problem created by private entities,
- Spot zoning characteristics so if we are to rezone this one property we should do so in the rest of the area,
- Don't want to see this used as a precedent for other petitions,
- Ag Zone has been an issue and needs to be looked at more comprehensively.

Eric asked the Board members to make a recommendation to the City Council, even if the Board is opposed to this, they should make a motion to recommend that it not be approved by the City Council.

Robert Bowyer asked what particular set of boundaries is in the petition in front of the City Council. Eric replied that this was one of the challenges with the proposal. He said there was a map that showed the outline of 1863 Pownal Road and extended the zone the same way Scenario #5 did and there was also a written description that said that it should be both sides of the road. He explained that public notices were sent to property owners affected within the larger area and all those within 500 feet from that area.

(01:04:05 on DVD)

A motion was made by Robert Bowyer and seconded by Samuel Scogin to forward a recommendation to the City Council that no change in Zoning District be approved at this time. After a vote of 4-3-0 the motion passed. Mia Poliquin Pross, Dan Philbrick and Marc Tardif opposed.

Recommendation to the Council on an amendment to Chapter 60, Article XVI, Division 2, Subdivision 1, Sec. 60-1301(14) pursuant to Chapter 60 Article XVII- Amendments, Division 2- Amendment to the Zoning Map of the Auburn Code of Ordinances. The changes amend references to State Stormwater Standards to allow the City to maintain Delegated Review Authority.

Eric explained the proposal to the Board members.

Open Public Input

No members of the public spoke.

A motion was made by Dan Philbrick and seconded by Samuel Scogin to close the Public Input part of the hearing. After a vote of 7-0-0, the motion carried.

(01:08:15 on DVD)

A motion was made by Mia Poliquin Pross and seconded by Dan Philbrick to send a favorable recommendation to the City Council an amendment to Chapter 60, Article XVI, Division 2, Subdivision 1, Sec. 60-1301(14) pursuant to Chapter 60 Article XVII- Amendments, Division 2- Amendment to the Zoning Map of the Auburn Code of Ordinances with the following Finding: Updating the Site Plan Law to reflect the newer State regulations will allow the city to maintain its Delegated Review Authority.

After a vote of 7-0-0, the motion carried.

OLD BUSINESS:

None

MINUTES:

July 12, 2016 Meeting Minutes Approval Request

A motion was made by Robert Bowyer and seconded by Samuel Scogin to approve the July 12, 2016 meeting minutes with the sole correction that the last word on page 5 be changed to Street. After a vote of 7-0-0, the motion carried.

MISCELLANEOUS:

Eric updated Board members regarding the Recommendation on the Capital Improvement Plan which the Planning Board had, at a previous meeting, recommended that the City Council fund the Ag District Study. He said the Council did not fund it but there was some interest at the Council level to revisit and said Council asked staff for a study outline to be updated to everything staff has prepared to date. He mentioned the Economic & Community Development Committee was a good place to get some more input before going for a full Council review so would be presenting to that committee on Thursday evening. He said any Ag District Study draft would be brought before the Planning Board for review.

ADJOURNMENT

A motion was made by Marc Tardif and seconded by Dan Philbrick to adjourn. After a vote of 7-0-0, the motion carried.

Auburn Planning Board Meeting Minutes October 18, 2016

ROLL CALL:

Regular Members present: Mia Poliquin Pross, Robert Bowyer, Ken Bellefleur Presiding, Dan Philbrick, and Marc Tardif.

Regular Members absent: Samuel Scogin and Evan Cyr

Associate Members present: Elaine Wickman and Nathan Hamlyn

Associate Members absent: None

Also present representing City staff: Douglas Greene, City Planner

Chairperson Bellefleur called the meeting to order and stated Nathan Hamlyn and Elaine Wickman would be acting as Full members for this meeting.

MINUTES:

August 9, 2016 and September 13, 2016 Meeting Minutes Approval Request

A motion was made by Dan Philbrick and seconded by Robert Bowyer to approve the August 9, 2016 meeting minutes as presented. After a vote of 7-0-0, the motion carried.

A motion was made by Robert Bowyer and seconded by Mia Poliquin Pross to approve the September 13, 2016 meeting minutes as presented. After a vote of 7-0-0, the motion carried.

PUBLIC HEARINGS & NEW BUSINESS:

An amendment to Chapter 60 Zoning, Section 60-1 Definitions, Section 60-499 General Business Use Regulations and Section 60-525 General Business II Use Regulations to modify the light industrial use group to allow for industrial uses whose main process includes fabrication and not limit the use to the assembly of prefabricated parts if certain conditions are met.

Doug explained the text amendment and answered questions from the Board members.

(12:20 on DVD)

Open Public Input

No comments.

A motion was made by Robert Bowyer and seconded by Mia Poliquin Pross to close the Public Input part of the hearing. After a vote of 7-0-0, the motion carried.

A motion was made by Robert Bowyer and seconded by Mia Poliquin Pross to forward a favorable recommendation to the City Council the amendment to Chapter 60 Zoning, Section 60-1 Definitions, Section 60-499 General Business Use Regulations and Section 60-525 General Business II Use Regulations to modify the light industrial use group to allow for industrial uses whose main process includes fabrication and not limit the use to the assembly of prefabricated parts if certain conditions are met.

After a vote of 7-0-0, the motion carried.

OLD BUSINESS:

Discuss an alternative strategy to the Adaptive Re-use of Structures of Community Significance text amendment. The staff would like the Planning Board to consider initiating a zone change to expand Form Based Code districts further into New Auburn.

Doug explained why this was back before the Board.

(28:50 on DVD)

Noel Smith introduced himself and explained the reasons he and his colleagues wanted to save the St. Louis Church. He spoke at length about the building and the potential plans for the future.

A lengthy discussion ensued amongst everyone. At the conclusion, Doug stated he would come back and present a couple of options for the Board to consider.

(01:19:09 on DVD)

The Board members took a brief recess while Doug attempted to restore the laptops' connection to the projector.

MISCELLANEOUS:

Once the meeting was brought back into session, Doug handed out a document to Board members regarding the Ag & Resource Protection Zone Study and explained the contents. He spoke about the previous night's City Council meeting and stated the topic would be going to the City Council for a third time.

(01:40:30 on DVD)

Doug spoke at length about the New Auburn Village Center plan's final design. He presented slides on the projector showing a sequence of phases and answered questions asked by Board members.

(02:10:53 on DVD)

ADJOURNMENT

A motion was made by Robert Bowyer and seconded by Elaine Wickman to adjourn. After a vote of 7-0-0, the motion carried.

No Planning Board Meeting in
November 2016

Auburn Planning Board Meeting Minutes December 13, 2016

ROLL CALL:

Regular Members present:, Robert Bowyer, Ken Bellefleur Presiding, Samuel Scogin, Dan Philbrick, and Evan Cyr.

Regular Members absent: Mia Poliquin Pross and Marc Tardif

Associate Members present: Elaine Wickman and Nathan Hamlyn

Associate Members absent: None

Also present representing City staff: Douglas Greene, City Planner

Chairperson Bellefleur called the meeting to order and stated Nathan Hamlyn and Elaine Wickman would be acting as Full members for this meeting.

MINUTES:

October 18, 2016 Meeting Minutes Approval Request

A motion was made by Dan Philbrick and seconded by Elaine Wickman to approve the October 18, 2016 meeting minutes as presented. After a vote of 6-0-1, the motion carried. Evan Cyr abstained as he was not present at that meeting.

PUBLIC HEARINGS & NEW BUSINESS:

None

OLD BUSINESS:

Discuss an alternative strategy to the Adaptive Re-use of Structures of Community Significance text amendment. (Discuss a possible zone change in New Auburn).

Douglas presented slides via PowerPoint and explained the proposal. Each of the Board members gave their opinion about the proposal to initiate a zone change and Douglas answered their questions. After a lengthy discussion, Douglas concluded that Board members preferred to go with a Special Exemption text amendment instead of a zone change for the area in New Auburn and said staff would craft 2 options for the City Attorney to review and bring back the results to the board.

Councilor Walker stated the most important items for the St. Louis building is having multiple uses and learning what the maximum number of people is allowed in the building. He said the owners of the building are experiencing a lot of frustration because of the high taxes they are being made to pay and dealing with all the City's rules and regulations. He hopes the City and the Planning Board can come up with a solution. Douglas stated staff will do all they can to make progress possible for next month's meeting.

MISCELLANEOUS:

Ag Zone Update

Douglas updated the Board members on the Ag Zone study. He spoke about a public meeting that was held by the city on November 14th giving farmers and other Ag Zone property owners the opportunity to express their opinions. He said staff is compiling the information received from the meeting and from approximately 50 returned surveys. He stated the plan is to have another meeting sometime in January and would keep the Board members informed.

Doug spoke about the status of the New Auburn Village Center plans and potential funding opportunities for the Greenway – Phase II.

Doug informed the Board members that he had accepted a new position with the City as the Urban Development Specialist and Grant Administrator. He said they are in the process of interviewing potential candidates for the City Planner position but that he would still be playing an active role in the projects that he is currently involved in.

Evan Cyr asked if the Planning Board is required to amend the Zoning Ordinance since voters recently approved the legalization of the recreational use of marijuana. Doug replied that staff is getting similar questions every day in the office. He said once the recount is completed, State laws and rules will be created along with local regulations so we will be following very closely and will keep the Board informed with updates.

ADJOURNMENT

A motion was made by Evan Cyr and seconded by Samuel Scogin to adjourn. After a vote of 7-0-0, the motion carried.