

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.