

Auburn Planning Board Meeting Minutes January 10, 2017

ROLL CALL:

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

Regular Members absent: Marc Tardif

Associate Members present: Nathan Hamlyn

Associate Members absent: Elaine Wickman

Also present representing City staff: Douglas Greene, Urban Development Specialist

Chairperson Bellefleur called the meeting to order at 6:00 pm.

MINUTES:

December 13, 2016 Meeting Minutes Approval Request

A motion was made by Samuel Scogin and seconded by Evan Cyr to approve the December 13, 2016 meeting minutes as presented. After a vote of 6-0-0, the motion carried.

Nathan Hamlyn arrived after the vote on the minutes had occurred.

PUBLIC HEARINGS & NEW BUSINESS:

Woodbury Heights Subdivision- Phase 2 Amended- Add 1 new lot

Douglas presented slides showing the staff report and maps of the subdivision via PowerPoint.

Open Public Input

No comments.

A motion was made by Mia Poliquin Pross and seconded by Dan Philbrick 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 Board members, staff and the applicant, regarding the recording of the deed, lot #5, the cul-de-sac not appearing on the plan and the wording of the conditions on the staff report.

(32:08 on DVD)

A motion was made by Dan Philbrick and seconded by Samuel Scogin to approve the amended minor subdivision for Woodbury Heights lots 9, 10, and 11 with the finding that it meets the requirements of Chapter 60, Sections 1359 and 1360 of the Auburn Zoning Ordinance and will

be subject to conditions 1 through 4 as listed in the staff report and being completed prior to the recording of the subdivision plan.

Douglas recommended added a 5th condition to make sure that the Cul-de-Sac appears on the final plan prior to signing.

Mr. Philbrick amended his motion to include the 5th condition and Mr. Scogin seconded the amendment. After a vote of 7-0-0, the motion carried.

OLD BUSINESS:

Staff will present an alternative strategy to the Adaptive Re-use of Structures of Community Significance text amendment.

Douglas introduced Christine Holden and Noel Smith who were representing Pilotage, owners of the St. Louis Church and spoke about the Adaptive Re-Use text amendment. He read the proposed Special Exception uses and stated the approach would be to get the Adaptive Re-Use for Structures of Community Significance defined and then added as a Special Exception. He asked for input from the Board Members and invited Ms. Holden and Mr. Smith to speak.

After a lengthy discussion, it was decided that staff would make edits and have the City Attorney perform a legal review and then come back to the Board with a legally defensible product ready for a public hearing.

(01:34:40 on DVD)

MISCELLANEOUS:

Discuss Planning Board Member's terms.

Douglas reminded those members whose terms were expiring that if they wanted to remain on the Board, they were required to reapply through the City Clerk's Office before the end of January.

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 February 14, 2017

ROLL CALL:

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

Regular Members absent: Ken Bellefleur

Associate Members present: None

Associate Members absent: Elaine Wickman and Nathan Hamlyn

Also present representing City staff: Douglas Greene, Urban Development Specialist

Chairperson Philbrick called the meeting to order at 6:00 pm and asked the Board members to state their name and address for the record. He stated there was a quorum and then moved on to the minutes.

MINUTES:

January 10, 2017 Meeting Minutes Approval Request

A motion was made by Mia Poliquin Pross and seconded by Samuel Scogin to approve the January 10, 2017 meeting minutes as presented. After a vote of 6-0-0, the motion carried.

PUBLIC HEARINGS & NEW BUSINESS:

Future Land Use and Zoning Map Amendments for 121 and 127 Hampshire Street

Douglas went over the staff report and presented slides showing site maps and photos of the area via PowerPoint.

(11:35 on DVD)

James McPhee of 72 Hillcrest Street and representing the owners of Gowell's Variety stated that the owners, Bill and Bonnie Nolin were away on vacation. He introduced the Nolin's 2 children, Jordan and Sophia and explained why the Zoning Map Amendment was being requested. Jordan and Sophia each spoke about how dedicated they were to the business and what their goals were for the future of the business.

Board members asked about the set back / placement of the addition, language in the Neighborhood Business District, the Comprehensive Plan, the use of the buildings on the lot and hours of operation. These questions were answered by Doug and the applicants.

(41:40 on DVD)

Open Public Input

A motion was made by Samuel Scogin and seconded by Marc Tardif to open the public input part of the hearing. After a vote of 6-0-0, the motion carried.

Ken Estes of 66 Manley Road and a neighbor to the Gowell's lot said he was concerned about excess traffic in the area. He suggested that a fence be built between the two properties to help diffuse some of the noise and visual activity. Doug appreciated the comments by Mr. Estes and said staff would take the screening comments into consideration if and when the building permit request was submitted by the applicant.

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

Doug completed going over the staff report. He spoke about the neighborhood improvements that were being planned in the area and presented slides on the projector showing photos of the area as it existed and the improvements that were being proposed.

(54:16 on DVD)

A motion was made by Evan Cyr and seconded by Robert Bowyer to send a recommendation of approval to the City Council to amend the Future Land Use Plan for 121 and 127 Hampshire Street from High Density Neighborhood Conservation (HDNC) to Neighborhood Business (NB) with the Findings included in the staff report dated February 14, 2017 and to send a recommendation of approval to the City Council for the Zoning Map Amendment for 127 Hampshire Street from Multi-family Urban (MFU) to Neighborhood Business (NB) with the Findings included in the staff report dated February 14, 2017.

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

MISCELLANEOUS:
Marijuana Regulation Discussion

Doug stated the Development Review Committee has had a lot of discussion on the subject of recreational marijuana for the City Council to consider. He said the City Council has directed staff to pull back on the restrictions.

Evan Cyr volunteered to go through the State Law and bring back definitions for the Board to consider.

OLD BUSINESS:

Doug mentioned the response from the City Attorney regarding the Adaptive Re-use was favorable.

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 March 21, 2017

ROLL CALL:

Regular Members present: Robert Bowyer, Samuel Scogin, Dan Philbrick Presiding, Nathan Hamlyn and Marc Tardif

Regular Members absent: Mia Poliquin Pross and Evan Cyr

Associate Members present: Dustin Boutin and Christopher Lewis

Associate Members absent: None

Also present representing City staff: Douglas Greene, Urban Development Specialist and Michael Malloy, City Attorney

Chairperson Philbrick called the meeting to order at 6:05 pm and asked the Board members to state their name and address for the record. He publicly thanked the former Chair, Kenneth Bellefleur and held up a certificate that he will be receiving recognizing him for his years of service to the City. He then introduced the 2 new Associate Members; Dustin Boutin and Christopher Lewis.

MINUTES:

None at this time

Chairperson Philbrick stated the Board would be hearing item B on the agenda first.

PUBLIC HEARINGS & NEW BUSINESS:

B) Planning Board discussion of FY16-17 CIP plan

Douglas gave a brief update of the FY16-17 CIP plan and presented a few slides of the plan via PowerPoint. A lengthy discussion ensued amongst Board members and City staff. Douglas stated he would update the plan and send a copy to the City Council.

(24:20 on DVD)

A) Public Hearing on a Text Amendment for Adaptive Re-use of Structures of Community Significance

Douglas updated the Board members and stated that it had been favorably received at the City Council workshop the night before. Several members of the Board made comments regarding the proposal and Michael Malloy; City Attorney answered several questions that were asked by Board members.

(41:15 on DVD)

Open Public Input

A motion was made by Samuel Scogin and seconded by Marc Tardif to open the public input part of the hearing. After a vote of 5-0-0, the motion carried.

Clint Robinson, Pastor of the Auburn Baptist Church at 227 Poland Road said he was in favor of the proposal. He said it would be beneficial for the church and for the City if this were to pass.

Michael Malloy stated that the ordinance is complex and suggested that the Board considers placing the language of the Adaptive Re-Use of Structures of Community Significance in every single district that allows it in order to make it as reader friendly as possible and to promote and make sure that people understand they do have all of these options if the structure qualifies as significant.

A motion was made by Robert Bowyer and seconded by Sam Scogin to close the Public Input part of the hearing. After a vote of 5-0-0, the motion carried.

Robert Bowyer said he found the draftsmanship to be challenging and spoke about cumulative zoning. He suggested the whole set of criteria and explanation for the Adaptive Re-Use of Structures of Community Significance be in one of the text sections of the ordinance (not the definition area) and have the simple cross reference such as: Adaptive Re-Use See Section --- in every district where it would apply.

A lengthy discussion continued amongst Board members and City staff.

(1:09:16 on DVD)

A motion was made by Marc Tardif to send a recommendation of approval to the City Council with the ordinance revisions concerning Adaptive Re-Use as it is outlined in the staff report with the 2nd option in terms of where in the ordinance the references are made.

The discussion on the motion ensued and the following amendments were made: Would like to add the Adaptive Re-Use as a Special Exception to every district in the ordinance, add the discretion to waive the fee by amending Section 60-1302 and to keep the language as it is stated in the staff report.

(1:15:10 on DVD)

A motion was made by Marc Tardif a 2nd time in order to re-iterate sending a recommendation of approval to the City Council the ordinance revisions for Adaptive Re-Use that are detailed in the staff report and that references made in each district to recognize that the Adaptive Re-Use is acceptable in each district.

The motion was seconded by Samuel Scogin and after a vote of 5-0-0, the motion carried.

C) Election of Planning Board Officers

Chairperson Philbrick stated the election of officers would be postponed until the next meeting due to the absence of two regular members.

MISCELLANEOUS:

After a short break, Douglas updated the Board members on the Ag Study. He said an RFP had gone out and staff would be reporting results to the City Council and Planning Board in the near future.

OLD BUSINESS:

None

ADJOURNMENT

A motion was made by Samuel Scogin and seconded by Marc Tardif to adjourn. After a vote of 5-0-0, the motion carried.

April 11, 2017

No Planning Board Meeting

Auburn Planning Board Meeting Minutes

May 9, 2017

***This meeting took place in the 2nd floor Community Conference room of Auburn Hall**

ROLL CALL:

Regular Members present: Robert Bowyer, Samuel Scogin, Dan Philbrick Presiding, Nathan Hamlyn, Marc Tardif, Mia Poliquin Pross and Evan Cyr

Regular Members absent: None

Associate Members present: Dustin Boutin and Christopher Lewis

Associate Members absent: None

Also present representing City staff: Douglas Greene, Urban Development Specialist and Zach Mosher, City Planner

Chairperson Philbrick called the meeting to order at 6:00 pm and asked the Board members to state their name and address for the record.

MINUTES:

February 14, 2017 Meeting Minutes Approval Request

A motion was made by Samuel Scogin and seconded by Robert Bowyer to approve the February 14, 2017 meeting minutes as presented. After a vote of 7-0-0, the motion carried.

March 21, 2017 Meeting Minutes Approval Request

A motion was made by Robert Bowyer and seconded by Samuel Scogin to approve the March 21, 2017 meeting minutes as presented. After a vote of 5-0-0, the motion carried. Mia Poliquin Pross and Evan Cyr did not vote as they were absent for this meeting.

PUBLIC HEARINGS & NEW BUSINESS:

A. Building Addition to East Auburn Baptist Church – 560 Park Street Special Exception and Site Plan Review (new building over 5,000 sf.)

Douglas introduced the new City Planner, Zach Mosher to the Board and proceeded to present the staff report via PowerPoint.

(10:00 on DVD)

Frank Crabtree P. E. from Harriman Associates added to the presentation and answered questions from the Board members.

Open Public Input

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

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

(18:20 on DVD)

A motion was made by Evan Cyr and seconded by Marc Tardif to approve the Special Exception for the East Auburn Baptist Church, located at 560 Park Avenue, as the application meets the requirements of Special Exception Law, Section 60-1336 and based on the findings found in the staff report dated May 9, 2017 as well as the approval of the Site Plan Review for the proposed development of the East Auburn Baptist Church, located at 560 Park Avenue as the Site Plan meets the requirements of the Site Plan Law *Sec. 60-1277* based on the findings the staff report dated May 9, 2017 subject to the condition that no development activity until any bonding or inspection fees is determined by the Auburn Engineering Department.

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

B. Subdivision Plan Amendment - Omni Circle (PID # 143-013) A request to amend previous notes and conditions to allow future development.

Douglas introduced Rick Lanman, Auburn-Lewiston Airport Manager and then presented the staff report via PowerPoint.

Mr. Lanman spoke briefly about the reasoning behind the proposal and answered a couple of question from the Board.

Open Public Input

A motion was made by Sam Scogin and seconded by Evan Cyr to open the public input part of the hearing. After a vote of 7-0-0, the motion carried.

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

(31:50 on DVD)

A motion was made by Sam Scogin and seconded by Marc Tardif to approve the amended subdivision plan for parcel PID # 143-013 as the application meets the requirements of Section 60-1365, General Requirements subject to the following conditions:

1. Add note stating, "Required Lot Area is 20,000 sq. ft."
2. Add note that eliminates the required landscaping for Parcel PID # 143-013
3. Add note to the plan designating an address and lot number/identification for Parcel PID # 143-013.
4. Add note to the plan stating that Parcel PID # 143-013 is a developable lot.

Evan Cyr questioned the minimum lot dimensions in the zone. After a lengthy discussion, the motion was amended to change Condition #1 to read "Note 7 from the 1125A1 Subdivision Plan

requiring the lot area to be 40,000 sf is exempt for this parcel (PID 143-013)”. The amendment to the motion was accepted by Sam Scogin & Marc Tardif. After a vote of 7-0-0, the motion carried.

Title 2 (05:25 on DVD)

C. Council initiated text amendment to allow sales and service of equipment accessory and complimentary to outdoor recreation in the Agricultural and Resource Protection (AGRP) and Low Density Country Residential (LDCR) districts.

Douglas introduced Michael Malloy, City Attorney and then proceeded to explain the proposed text amendment. A long discussion ensued amongst Board members and City staff.

Title 3 (00:40 on DVD)

Mike Gotto, of Stoney Brook LLC and consultant under contract with Kassbohrer ATV, Inc. introduced Josh Nelson, KATV Regional Sales and Operations Manager. Mr. Gotto spoke about the history between Lost Valley and Kassbohrer and explained why the text amendment was necessary.

Title 3 (09:40 on DVD)

Open Public Input

A motion was made by Evan Cyr and seconded by Sam Scogin to open the public input part of the hearing. After a vote of 7-0-0, the motion carried.

Richard Whiting of 24 Beaver Road, former member of the Planning Board and Co-Chair of the Comp Plan Committee said this fits right in with what they talked about with the Comprehensive Plan.

A motion was made by Mia Poliquin Pross 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 Board members and staff. Several members were concerned about the wording of the proposal and Mike Malloy, City Attorney helped clarify a few points. A brief recess was taken in order to allow staff some time to draft the staff report to include the Board’s recommendations.

Title 4 (00:05 on DVD)

Chairperson Philbrick said they would suspend item C on the agenda for now and go on to the miscellaneous item on the agenda.

MISCELLANEOUS:

A. Discussion of Kennels

Zach Mosher, City Planner explained the proposal.

Terry Dailey of 1054 North River Road spoke about his plans to build an approximately 2,900 sf building and install a new septic and well but said he does not want to go forward with any of his plans until he is certain a kennel is allowed in the Ag zone.

Title 4 (26:05 on DVD)

A motion was made by Evan Cyr and seconded by Marc Tardif that the Planning Board initiates a text amendment to include overnight boarding of domestic animals in the Ag Zoning District. City staff will prepare the draft for Planning Board approval.

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

Chairperson Philbrick stated they would now be returning to item C of the agenda.

Eric went over the amended staff report that was passed out to Board members. The Board members discussed at length, the time line (5 or 10 years), accessory use and the term, substantial.

Title 5 (07:05 on DVD)

A motion was made by Robert Bowyer and seconded by Marc Tardif to support the redraft and forward the proposed amendment to the zoning ordinance as a favorable recommendation to the City Council.

Evan Cyr said he would support it but would prefer to include language that asks the City Council to consider ways to address the concept of substantial use verses a minor use.

Mia Poliquin Pross said she would like to go with Eric's suggestion that narrows the parcels to those that are at least 100 acres in size. Evan said he would support Mia's suggestion. Mr. Bowyer and Mr. Tardif both accepted the amendment to the motion.

Title 5 (11:48 on DVD)

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

D. Election of Planning Board Officers

Nomination for Chair:

Evan Cyr nominated Dan Philbrick as Chairperson of the Board. Robert Bowyer seconded. Dan Philbrick accepted the nomination. After a vote of 6-0-1, the nomination carried. (Dan Philbrick did not vote.)

Nomination for Vice - Chair:

Marc Tardif nominated Evan Cyr as Vice - Chairperson of the Board. Sam Scogin seconded. Evan Cyr accepted the nomination. After a vote of 7-0-0, the nomination carried.

OLD BUSINESS:

None

ADJOURNMENT

A motion was made by Samuel Scogin and seconded by Marc Tardif to adjourn. After a vote of 5-0-0, the motion carried.

Auburn Planning Board Meeting Minutes

June 13, 2017

ROLL CALL:

Regular Members present: Robert Bowyer, Samuel Scogin, Evan Cyr Presiding, Nathan Hamlyn and Marc Tardif

Regular Members absent: Dan Philbrick & Mia Poliquin Pross

Associate Members present: Dustin Boutin

Associate Members absent: Christopher Lewis

Also present representing City staff: Douglas Greene, Urban Development Specialist and Zach Mosher, City Planner

Vice Chairperson Evan Cyr called the meeting to order at 6:02 pm. He stated that Dan Philbrick, Chairperson of the Planning Board and Mia Poliquin Pross were not present, therefore he would be acting as the Chairperson for tonight's meeting and will have Associate member, Dustin Boutin acting as a regular member as per the Planning Board's Policies and Procedures. He said the Minutes would be deferred to the end of the meeting and then proceeded to explain the process of Planning Board meetings to audience members.

PUBLIC HEARINGS & NEW BUSINESS:

Major Subdivision (13 residential lots) – Woodbury Heights Phase III (PID: 110-009) at 113 Woodbury Road and Danville Corner Road, pursuant to Chapter 60, Division 4 Subdivision; Sections 1359 Subdivision and 1361 Major Preliminary Subdivision Plan of the Auburn Code of Ordinances.

Zach Mosher, City Planner went over the staff report and presented slides via PowerPoint.

(10:10 on DVD)

George Bouchles, Land Surveyor and agent for B & M Developers stated the major change that was made since the beginning was the length of the road and the addition of the cul-de-sac at the end of it. He said this was done for safety reasons as traffic would move at a slower pace if it were not a thru road. He spoke about lots 2 and 3 being revised accordingly and about erosion control measures.

Staff answered questions from Board members. Douglas Green, City of Auburn Urban Development Specialist stated the City of Auburn was overseeing the storm water management on this project.

(15:40 on DVD)

Open Public Input

A motion was made by Sam Scogin and seconded by Robert Bowyer to open the public input part of the hearing. After a vote of 6-0-0, the motion carried.

Chairperson Cyr read a letter that had been submitted as public record from a neighbor who had concerns about erosion. (Chairperson Cyr said he was unable to make out the signature.)

Eric Heimerl of 160 Woodbury Road said he was concerned about how the development would affect his ability to hunt the wildlife in the area and on his property. He said with the trees being cut, there are unbelievable winds coming through there blowing away temporary garages when that had never happened in the past. He said the whole area has changed and worries that his lifestyle of being able to shoot his rifles and have roosters and manure piles will bother new neighbors and force him to have to change his way of life. He spoke about having a difficult time trying to build his own house because of the City protecting the AG zone and now the area is very different.

(22:03 on DVD)

Douglas responded that Mr. Heimerl has the right to do agricultural uses on his property and because he's in the firearm discharge area, that right should not be taken away. He took Mr. Heimerl's contact information and said he would research the firearm discharge laws and get back to him.

Judy Meyer of 135 Woodbury Road said she liked the idea of a cul-de-sac to help keep the traffic off of Woodbury Road and protect the rural nature that the neighbors have come to love.

David Rogers of New Gloucester said he and his wife have lived on a cul-de-sac and find it very appealing to have that instead of a thru street as it makes for a safer environment when raising a family.

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

Robert Bowyer stated he had an issue with a dead-end street because of the vulnerability of having only 1 means of egress.

(1:07:20 on DVD)

After a lengthy discussion, the Board members took a straw poll to show who was in favor of granting the waiver on the final plan to allow for the construction of a cul-de-sac that exceeded the maximum length that's defined in the ordinance. The straw poll resulted in 4-2 of being in favor of the waiver. Robert Bowyer and Marc Tardif opposed. Mr. Bowyer stated that he would attach a condition to his voting against it for reasons of public safety, unless there is some all-weather access between the end of the cul-de-sac and Woodbury Road suitable for emergency vehicles such as fire trucks and ambulances he would oppose the waiver.

Chairperson Cyr said he was looking for a motion for or against the preliminary approval of the plan with specific input by the member who makes the motion with regard to the cul-de-sac.

(1:12:05 on DVD)

A motion was made by Sam Scogin to grant the waiver request regarding the length of the cul-de-sac pursuant to Chapter 60, Section 60-1336 with the strong recommendation that a public

right-of-way be constructed leading to Woodbury Hill Road for the purpose of emergency service access. George Bouchles explained that the land was already designated as part of lot 7 so the developers would not be in favor of anything short of what was proposed. Mr. Scogin amended his motion of having a public right-of-way to having strong recommendation of constructing an easement leading from the proposed cul-de-sac to Woodbury Hill Road. The motion was seconded by Dustin Boutin.

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

A motion was made by Sam Scogin to approve the preliminary plan of the development located at Danville Corner Road pursuant to Chapter 60, Division 4 Subdivision; Sections 1359 Subdivision and 1361 Major Preliminary Subdivision Plan of the Auburn Code of Ordinances and pursuant to the finding that it meets the requirements of Chapter 60, Sections 1359, 1361 and 1365 of the Auburn Code of Ordinances in the staff report dated June 13, 2017. The motion was seconded by Dustin Boutin.

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

(1:19:40 on DVD)

Planning Board initiated text amendment to allow dog kennels in the Agricultural and Resource Protection (AGRP) pursuant to Chapter 60, Sec. 60-145 (b) of the Auburn Code of Ordinances.

Zach Mosher went over the staff report and presented slides via PowerPoint.

Open Public Input

A motion was made by Sam Scogin and seconded by Nathan Hamlyn to open the public input part of the hearing. After a vote of 6-0-0, the motion carried.

Terry Dailey of 1054 North River Road said he feels he was snookered because there was no discussion about the 2nd clause which states no residential dwelling will be allowed in regards to kennels. He proceeded to tell Board members the history of the last 8 years on the land he built his house and barn and what he planned to do with the land he owned across the street. He said it doesn't make sense to invest in a building for a dog kennel if you can't build a house to live in on the same property. He said he does not know of any other zone in the City that spells out, if you do this, you cannot build a house. He re-iterated that this extra clause is not necessary as the Ag Zone already has provisions for that.

A long discussion ensued amongst Board members, City staff and Mr. Dailey.

(1:48:15 on DVD)

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

Douglas stated that there are a number of key questions to this issue such as: Are kennels going to be considered an Agricultural Use, clarify kennels, breeding dogs and doggy daycares. He

suggested that staff go back for discussion on these items and come back to the Board with some clarifications.

A motion was made by Sam Scogin and seconded by Marc Tardif to table the proposed text amendment until next month. After a vote of 6-0-0, the motion carried.

MISCELLANEOUS:

A. Discussion of Proposed Zoning Changes by Lewiston-Auburn Airport Board. (No one present from the Lewiston-Auburn Airport Board - No discussion)

B. Discussion of Auburn Planning Board Student Representative.

Chairperson Cyr introduced Bilal Hussein as the new Student Representative to the Planning Board. Bilal told the Board members why he applied to be the student representative and spoke about his plans after he graduated High School.

A motion was made by Sam Scogin and seconded by Marc Tardif to accept Bilal Hussein as the new Student Representative to the Planning Board.

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

OLD BUSINESS:

None

MINUTES:

May 9, 2017 Meeting Minutes Approval Request

A motion was made by Samuel Scogin and seconded by Robert Bowyer to approve the May 9, 2017 meeting minutes as presented. After a vote of 6-0-0, the motion carried.

ADJOURNMENT

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

Auburn Planning Board Meeting Minutes July 11, 2017

ROLL CALL:

Regular Members present: Robert Bowyer, Samuel Scogin, Evan Cyr, Dan Philbrick Presiding, Nathan Hamlyn, Mia Poliquin Pross and Marc Tardif

Regular Members absent: None

Associate Members present: Dustin Boutin and Christopher Lewis

Associate Members absent: None

Also present representing City staff: Eric Cousens, Deputy Director of Economic & Community Development and Zach Mosher, Auburn City Planner.

Chairperson Philbrick called the meeting to order at 6:00 pm and asked for a roll call from the members. He stated a quorum was present and then asked for a motion on the previous month's meeting minutes.

MINUTES:

June 13, 2017 Meeting Minutes Approval Request

A motion was made by Evan Cyr and seconded by Samuel Scogin to approve the June 13, 2017 meeting minutes as presented. After a vote of 7-0-0, the motion carried.

Chairperson Philbrick presented former Chairperson to the Planning Board, Kenneth Bellefleur with a plaque recognizing him for his many years of dedicated service on the Planning Board and other committees in the City of Auburn. Kenneth Bellefleur accepted his plaque to a round of applause.

Chairperson Philbrick welcomed Bilal Hussein to the Planning Board and introduced him as the Student Representative to the Board.

PUBLIC HEARINGS & NEW BUSINESS:

A. Major Subdivision (13 residential lots) – Woodbury Heights Phase III (PID: 110-009) at 113 Woodbury Road and Danville Corner Road, pursuant to Chapter 60, Division 4 Subdivision; Sections 1359 Subdivision and 1362 Major Final Subdivision Plan of the Auburn Code of Ordinances.

Zach Mosher, City Planner went over the staff report and presented slides via PowerPoint.

(08:25 on DVD)

George Bouchles, Land Surveyor and agent for B & M Developers explained the reasons why a cul-de-sac road is preferred rather than a thru street. He spoke briefly about the area being proposed for the open space that is required per the Ordinance.

Mr. Bouchles and Staff answered questions from Board members.

Robert Bowyer asked Mr. Bouchles what the developer's position was on perhaps contributing to the improvement to Woodbury Road and Mr. Bouchles responded that it's not the responsibility of the developer to help repair/maintain a City owned street. Mr. Bowyer stated that he wanted it to be on record that it was suggested that the developer make a voluntary contribution toward the improvement of that road but they are choosing not to.

Kim Visbaras, Attorney representing the developer spoke about their position. He said this phase has no impact on Woodbury Road and re-iterated that it isn't the responsibility of the developer to do this under the subdivision statute. He said it was inappropriate for Mr. Bowyer to imply that the developer is shirking their responsibilities.

(20:01 on DVD)

Open Public Input

A motion was made by Sam Scogin and seconded by Marc Tardif to open the public input part of the hearing. After a vote of 7-0-0, the motion carried.

No comments.

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

Evan Cyr said he would like to see the entirety of the proposal before a motion is made. Chairperson Philbrick asked Mr. Bouchles where it would put them as far as going forward with their plan if the Board did not rescind their requirement for the emergency access road. Mr. Bouchles replied that he's made his position perfectly clear that the developers really are not interested in the emergency access road. He said it doesn't fit the terrain and impedes the view which, one of the amenities of the site is the view to Mount Washington. But he said if our hands are tied and the Board insists on the emergency access road then it is something we will have to seriously consider.

Zach completed going over the staff report via PowerPoint. Mr. Bouchles described the proposed foot path and answered questions from Board members. A discussion ensued regarding the public access easement.

(34:35 on DVD)

Open Public Input

A motion was made by Sam Scogin and seconded by Evan Cyr to open the public input part of the hearing. After a vote of 7-0-0, the motion carried.

Dave Rogers of New Gloucester said he was looking to build in the 3rd Phase and would not change plans to build if the easement were not available. He thinks it would be a wasted space and more stuff for people to have to maintain.

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.

Zach listed the staff recommendations via PowerPoint.

Chairperson Philbrick stated the Board would be voting on 3 separate items and the 1st would be the waiver request to eliminate the requirement of having an emergency access road. Procedural questions were raised by Board members and a recap of the previous meeting was made by Evan Cyr.

(48:45 on DVD)

A motion was made by Robert Bowyer and seconded by Marc Tardif that the Planning Board approves the waiver of the length of dead end street requirement in the ordinance and approves the proposed layout as shown on the plan dated (Mr. Bowyer did not specify a date) showing a length of dead end street of 1,450 feet. Once the motion was made, Mr. Bowyer stated he was voting against the motion as he still had safety concerns regarding the length of the proposed dead end street. After a vote of 5-1-1, the motion passed. Robert Bowyer opposed and Mia Poliquin Pross abstained.

Chairperson Philbrick asked if there was a motion to approve the Final Subdivision plan. A discussion ensued regarding open space requirements and whether or not a waiver was required when the motion was made.

(1:04:20 on DVD)

A motion was made by Evan Cyr and seconded by Sam Scogin to approve the major subdivision of 13 additional lots numbered 10 thru 22 located at Danville Corner Road in the City of Auburn pursuant to Chapter 60, Division 4, Subdivision sections 1359 and 1362, specific to a 57 acre parcel of land located on Danville Corner Road and Woodbury Road, PID# 110-009 for a total of 22 lots for the project, with the Findings that the subdivision plan meets the requirements of Chapter 60, Division 4, Subdivision sections 1359, 1362 and 1365 of the Auburn Code of Ordinances and subject to Conditions 1-3 on the staff report dated July 11, 2017 with the 4th additional condition that we accept an amended site plan dated May 10, 2017 and revised on July 11, 2017 to show a walking trail through lots 11, 19, 18 and 17 and to include a parcel of land interior to that trail that will meet the public recreational open space as required in city ordinance under Chapter 60, Section 60-1367. After a vote of 5-1-0, the motion passed. Robert Bowyer opposed.

Robert Bowyer said he had a couple of points to make that were reflecting on this recent experience but not determining the approval or disapproval of this proposal. Chairperson Philbrick said he would grant Mr. Bowyer some time to make his points toward the end of the meeting and stated they would be taking a 5 minute recess.

The Planning Board meeting reconvened at 7:14 pm.

B. Planning Board initiated text amendment to allow dog kennels in the Agricultural and Resource Protection (AGRP) pursuant to Chapter 60, Sec. 60-145 (b) of the Auburn Code of Ordinances.

Eric Cousens and Zach Mosher presented the staff report via PowerPoint. A discussion ensued between Board members and staff regarding the definition of a kennel.

(1:19:00 on DVD)

Open Public Input

A motion was made by Sam Scogin and seconded by Mia Poliquin Pross to open the public input part of the hearing. After a vote of 7-0-0, the motion carried.

Terry Dailey of 1054 North River Road said he was the person who submitted a letter to City staff to look at kennels in the Ag zone. He said things keep changing and the definitions he has are different than the ones the Board members were given. Eric replied that it is important that everyone is looking at the correct definitions in the ordinance. Zach said he did provide an incorrect definition to livestock which was one of the 4 terms discussed in the May meeting. A long discussion ensued amongst Board members, City staff and Mr. Dailey.

(1:41:15 on DVD)

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

Another long discussion followed between Board members and staff.

(1:51:35 on DVD)

A straw poll was taken to determine if any Board member believed that keeping dogs in a kennel format constituted a farm. No Board member raised their hand.

More discussion ensued.

A motion was made by Evan Cyr and seconded by Sam Scogin to recommend approval of the text amendment under Sec 60-145 to add # 16 under Special Exception to read: licensed kennels subject to the following condition: A) minimum lot size of the zoning district or 3 acres, whichever is greater, B) No residential dwelling unit will be allowed as an accessory use of kennels.

Mia Poliquin Pross said she was torn about this motion because it was premature to the Ag study that was coming up. Evan Cyr asked if the Board members wanted to eliminate day time doggy day cares from this approval in order to avoid added traffic to a site. Eric Cousens suggested addressing traffic specifically by limiting the number of trips per day. Board members went over several options for the wording of the motion.

(2:09:35 on DVD)

After several amendments to the original motion, Board members agreed to the following amendment: Condition C: A kennel for the sole purpose of overnight boarding or long term care of animals or breeding. After a vote of 5-0-2, the motion carried. Mia Poliquin Pross and Marc Tardif opposed.

MISCELLANEOUS:

A. Discussion of Proposed Zoning Changes by Lewiston-Auburn Airport Board.

Rick Lanman, Director of the Auburn/Lewiston Municipal Airport presented slides via PowerPoint and explained the proposal.

Robert Bowyer informed the Board that he lives approximately 1 mile from the airport and that it may appear as a potential conflict of interest if he were a voting member on this proposal when it returned before the Board. Board members all agreed that they were comfortable letting him sit as a voting member when it returned.

After a long discussion, staff said they would prepare the language for Public Hearing and have the documents ready for an upcoming meeting.

(2:38:30 on DVD)

B. Discussion of Planning Board Initiated Text Amendment for Livestock.

Eric Cousens explained the situation and gave a brief history of how it all transpired. He said he was looking for a definition of livestock from the Board. After a brief discussion, Eric said staff would prepare the language for Public Hearing and place on the agenda for an upcoming meeting.

C. Discussion of Ag Study & Crossroads Proposal.

Eric spoke about the Ag Zone study and the Crossroads proposal and gave an approximate timeline of when the study would get started.

Chairperson Philbrick granted Mr. Bowyer time to make his comments. Mr. Bowyer stated that the Board should have learned from the experience with Woodbury Heights that we need to revisit subdivision regulations. He said he was shocked that the Fire Department didn't have a problem with the 1,400 ft dead end street. He said there are reasons why there are limits to the length of dead end streets and if it isn't going to be honored and if everyone thinks it's an automatic waiver, then why have it in the ordinance at all. He spoke about city policies for public and private ways and about open space regulations in the ordinance. Lastly, he said he had a personal issue with the truculence of these applicants being completely unwilling to make any kind of contribution to the improvement of Woodbury Road. He said he was looking for a goodwill gesture on the part of the developers but they weren't willing to do that.

OLD BUSINESS:

None

(2:56:10 on DVD)

ADJOURNMENT

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

Auburn Planning Board Meeting Minutes August 8, 2017

ROLL CALL:

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

Regular Members absent: Samuel Scogin, Nathan Hamlyn

Associate Members present: Dustin Boutin and Christopher Lewis

Associate Members absent: None

Also present representing City staff: Doug Greene, Urban Development Specialist, Zach Mosher, Auburn City Planner and Bilal Hussein, Planning Board Student Representative.

Chairperson Philbrick called the meeting to order at 6:00 pm and asked for a roll call from the members. He stated there were 2 full members absent so both Associate members, Dustin Boutin and Christopher Lewis would be acting as full voting members for this meeting.

MINUTES:

No minutes to vote on at this time.

PUBLIC HEARINGS & NEW BUSINESS:

A. Special Exception and Site Plan Review for a Child Day Care Center (Annette's Day Care) within the Rural Residential District (RR), located at 2020 Hotel Rd pursuant to Chapter 60, Sec. 60-229 (b) (4) Rural Residential use regulations; Chapter 60-1336, Special Exception Conditions of Auburn Code of Ordinances.

Chairperson Philbrick explained the process of the Planning Board meeting.

Zach Mosher, City Planner went over the staff report and presented slides via PowerPoint.

Annette Hatch, applicant spoke briefly about the proposal and answered questions from Board members.

Open Public Input

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

No comments.

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

A motion was made by Mia Poliquin Pross and seconded by Marc Tardif to approve the Special Exception and Site Plan request for a Child Day Care Center (Annette's Day Care) within the Rural Residential District (RR), located at 2020 Hotel Rd pursuant to Chapter 60, Sec. 60-229 (b) (4) Rural Residential use regulations; Chapter 60-1336, Special Exception Conditions of Auburn Code of Ordinances. The motion includes approval of the waiver request pursuant to Chapter 60, Sec. 60-1302. Mia amended the motion to include Condition #1 listed on the Staff report which reads "No development activity until any bonding or inspection fees is determined by the Auburn Engineering Department". Mr. Tardif seconded the amended motion. After a vote of 7-0-0, the motion passed.

B. Joy and Hamilton Architects, Inc., an agent for John F. Murphy Homes is seeking approval of a Special Exception and Site Plan Review application to construct a new, 14 bed, 14,000 s.f. nursing home for people with intellectual disabilities near the corner of Summer St and Mayfield Rd (PID: 270-007) pursuant to Chapter 60, Sections 60-255 (b), (1) Suburban Residential District use regulations; Chapter 60, Sec. 60-1300 and 60-1336 of the Auburn Code of Ordinances.

Zach presented the staff report via PowerPoint.

Bill Hamilton of Joy and Hamilton Architects spoke about the proposal and answered questions from Board members.

A discussion ensued regarding the possibility of postponing Planning Board action on this proposal due to the absence of storm water management material as required.

A motion was made by Robert Bowyer and seconded by Evan Cyr to postpone the hearing until an adequate storm water management plan has been received and evaluated by the City staff. Board members stated their concerns regarding the way this proposal was presented and the possibility of procedural issues in the future.

Mia Poliquin Pross commented since this was presented as a Public Hearing, the people in the audience should be given the chance to voice their opinion if they wished to do so. Chairperson Philbrick asked if anyone in the audience wished to speak regarding this issue and a couple of people indicated they did.

Mr. Bowyer deferred action on his motion to allow the opening of public input on this hearing.

Open Public Input

A motion was made by Mia Poliquin Pross and seconded by Dustin Boutin to open the public input part of the hearing. After a vote of 7-0-0, the motion carried.

Rodney Gagnon of 504 Turner Street said he was concerned about sewerage and asked about possible expansion to the operation. Mr. Hamilton explained how the sewerage issue would be handled and stated that the 14 bed unit would never be expanded.

Donna Kassa of 55 Mayfield explained this was a quiet residential neighborhood and said there was a concern of the impact of extra traffic, noise and lighting from the property. She asked several questions which were answered by Mr. Hamilton.

A motion was made by Marc Tardif 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 motion to postpone the hearing was back before the Board. After a vote of 6-0-1, the motion to postpone carried. Chairperson Philbrick opposed.

C. A proposed zoning map amendment from General Business Zoning District to T 5.1-Downtown Tradition Center for parcels on Library Ave, Troy, Hampshire and Union Streets including 31 Library Ave (PID: 240-201), 35 Union St (PID: 240-215), 39 Union St (PID: 240-214), 43 Union St (PID: 240-213), 52 Hampshire St (PID: 240-211), 50 Hampshire St (PID: 240-210), 29 Library Ave (PID: 240-202), and Troy St (PID: 240-212).

Doug Greene presented the staff report via PowerPoint and answered question from Board members.

A motion was made by Robert Bowyer and seconded by Marc Tardif to forward a favorable recommendation to the City Council on a change to the locations as identified in the staff report the Zoning District from GB to T-5.1 without inclusion of Condition #3 and in addition to the language in the staff recommendation we would add “the Planning Board is aware that there could be some potential for inconsistencies between the Land Use Plan as expressed in the Comprehensive Plan and the Form Based Code Districts and the Planning Board will be developing some amendments to the Land Use plan to be submitted to the Council in the near future”. After a vote of 7-0-0, the motion carried.

The Board members took a 5 minute break and Chairperson Philbrick called the meeting back to order at 8:00 pm.

OLD BUSINESS:

A. Request for approval of Updated findings for existing project at 62 Spring St., pursuant to Chapter 60, Division 4 Subdivision regulations of the Auburn Code of Ordinances; and Maine Revised Statutes, Title 30-A: Municipalities and Counties, Chapter 187: Planning and Land Use Regulation, Section 4401.

Doug explained why this was back before the Board and after a short discussion the following motion was made:

A motion was made by Evan Cyr and seconded by Marc Tardif to amend and accept the Special Exception granted to the property at 62 Spring Street containing 51 dwelling units as originally accepted at the August 9, 2016 meeting of the Planning Board to include the Findings #'s 1 thru 7 as presented in the Planning Board staff report dated August 8, 2017. After a vote of 7-0-0, the motion carried.

Robert Bowyer presented the following related motion:

August 8, 2017 - Auburn Planning Board Meeting Minutes
(Approved 9.12.17)

A motion was made by Robert Bowyer that the City of Auburn initiate a request for action at the next session of the Legislature to amend 30-A M.S.R.A. Section 4401 to remove the requirement about subdivision as it relates to dwelling units or sections of a building and that the subdivision regulations deal with division of land into lots. That be submitted to the Legislature, and that appropriate action be taken subsequently to amend the City of Auburn ordinances.

Mr. Bowyer added for the record that the Planning Board could explore the possibility within our own ordinances, define this as a minor subdivision which would be reviewed by staff and therefore eliminating the need to come before the Planning Board.

The motion by Mr. Bowyer was seconded by Dustin Boutin.

Mia Poliquin Pross commented that this was complicated and would prefer to know more about this state law and other areas in state law where subdivisions are implicated. She said she would be more comfortable forwarding a recommendation that we amend the City of Auburn Zoning Ordinance to make it clear that we are referring to a division of land as defined in 30-A M.S.R.A. Section 4401 and disregarding the rest of the definition that is referring to a division of a structure into more dwellings.

Mr. Bowyer replied that he phrased it that way because he assumed we cannot be in conflict with state law. After a short discussion, Mr. Bowyer withdrew his motion and submitted the following motion:

A motion was made by Robert Bowyer and seconded by Mia Poliquin Pross to request that the staff discuss with the appropriate City officials an amendment to either or both the City Zoning Ordinance and the Maine State Statute to relieve us of the current requirement of processing subdivision with site plan review of the division of a building into condominium units. After a vote of 7-0-0, the motion carried.

MISCELLANEOUS:

A. Discussion of Planning Board Initiated Text Amendment for Livestock.

Zach Mosher explained the situation and after a brief discussion said staff would come back next month with proposal for a text amendment.

ADJOURNMENT

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

Auburn Planning Board Meeting Minutes September 12, 2017

ROLL CALL:

Regular Members present: Robert Bowyer, Evan Cyr, Dan Philbrick Presiding, Mia Poliquin Pross, Samuel Scogin, Nathan Hamlyn and Marc Tardif

Regular Members absent: None

Associate and other Members present: Dustin Boutin

Associate and other Members absent: Christopher Lewis and Bilal Hussein, Planning Board Student Representative.

Also present representing City staff: Doug Greene, Urban Development Specialist and Zach Mosher, Auburn City Planner

Chairperson Philbrick called the meeting to order at 6:00 pm and asked for a roll call from the members. He stated there was a quorum and asked for a motion on the minutes.

MINUTES:

July 11, 2017 Meeting Minutes Approval Request

A motion was made by Evan Cyr and seconded by Samuel Scogin to approve the July 11, 2017 meeting minutes as presented. After a vote of 7-0-0, the motion carried.

August 8, 2017 Meeting Minutes Approval Request

A motion was made by Mia Poliquin Pross and seconded by Evan Cyr to approve the August 8, 2017 meeting minutes as presented. After a vote of 7-0-0, the motion carried.

PUBLIC HEARINGS & NEW BUSINESS:

A. Site Plan Review and Subdivision Review for a 36 Unit Residential Planned Unit Development (R-PUD), located at 477 Minot Ave, pursuant to Chapter 60 Article IV Division 9, Planned Unit Developments; Chapter 60 Article XVI Division 2, Site Plan Review and Chapter 60 Article XVI Division 4, Subdivision of the Auburn Code of Ordinances.

Chairperson Philbrick explained the process of the Planning Board meeting.

Zach Mosher, Auburn City Planner went over the staff report and presented slides via PowerPoint.

(11:30 on DVD)

Matt Teare of Developers Collaborative Predevelopment, LLC introduced Laura Reading also of Developers Collaborative and Darrin Stairs and Adam Shane of Stantec Consulting Services, Inc. Each gave a brief explanation of the project and answered questions from Board members.

(24:35 on DVD)

Open Public Input

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

Arthur Butcher of 39 Towle Street and Terri Whalen of 48 Towle Street stated the following concerns:

- Already hazardous trying to enter onto Minot Av and with added traffic from development will make it worse
- With the Fairview School and Clover Manor traffic and Roopers open in the morning adds to the traffic issue
- Snow banks are high in the winter so vehicles have to inch out onto Minot Avenue to see if vehicles are coming before exiting their street creating hazardous situation
- Development is too large for the small area in that part of town
- Not much buffer and concerned about people walking from the development into their back yard
- Value of houses in the area will come down

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

Evan Cyr asked about similar developments in the City, specifically 62 Spring Street and the tax valuations of their surrounding properties. Doug replied that 62 Spring Street hasn't started construction so valuations haven't changed and said it's difficult to predict what the impact would be on surrounding properties. He said in his opinion, he didn't think it would have tremendous impact on the properties on Towle Street. He listed factors that might impact property values as noise, light, visual impacts and traffic. He suggested that neighbors speak to the City Engineering Department and or their Council Representative regarding any traffic movement issues when exiting their street. He concluded by stating that the City of Auburn is trying to promote reasonable efficient development that can increase our tax rolls and this application is following the guidelines and rules that we have in place.

After further discussion, the following motion was made:

A motion was made by Robert Bowyer and seconded by Marc Tardif to approve the application and incorporate the wording of the staff report which starts on the bottom of page 9 and continues on page 10 with the addition of a condition that screening by conifer plant materials, as approved by City staff, be provided in the northwest corner of the site to reduce the visibility of the project from adjoining residential properties to the north. After a vote of 7-0-0, the motion passed.

(51:20 on DVD)

OLD BUSINESS:

- A. Joy and Hamilton Architects, Inc., an agent for John F. Murphy Homes is seeking approval of a Special Exception and Site Plan Review application to construct a new, 14 bed, 14,000 s.f. nursing home for people with intellectual disabilities near the corner of Summer St and Mayfield Rd (PID: 270-007) pursuant to Chapter 60, Sections 60-255 (b), (1) Suburban Residential District use regulations; Chapter 60, Sec. 60-1301 and 60-1336 of the Auburn Code of Ordinances.**

Zach presented the staff report via PowerPoint.

The applicant, Bill Hamilton of Joy and Hamilton Architects answered questions from Board members.

Open Public Input

A motion was made by Evan Cyr and seconded by Samuel Scogin to open the public input part of the hearing. After a vote of 7-0-0, the motion carried.

No comments

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

Robert Bowyer commented that he had raised the question at the last hearing, about delineation of the wetlands and the approval by the state agency regarding this proposal which it seems to him involves encroachment to the wetland, filling of wetlands and that part of the building and impervious surface of the parking area is in the wetland. He said he did not find in this month's packet a proposal that deals with mitigation of wetlands or replication of wetlands elsewhere on the site.

(58:10 on DVD)

Mr. Hamilton explained how they planned to take care of the wetland issue, which he said is being caused by the water run-off from Mayfield Street. He said what is being proposed by the people handling the application to DEP and Jay Potter, Civil Engineer is they are going to collect this water in a retention pond and pipe it underground back to the other side so it will rejoin where the water goes presently. He said we aren't removing or treating the water from the site but are trying to keep it as natural as possible. He said the water that is coming off of the impervious surface is going to be treated and released to a controlled situation and placed back on the site.

A discussion ensued between Mr. Bowyer and Mr. Hamilton regarding the wetlands.

(1:09:40 on DVD)

A motion was made by Evan Cyr and seconded by Marc Tardif to approve Special Exception and Site Plan Review to construct a new, 14 bed, 14,000 s.f. nursing home for people with intellectual disabilities near the corner of Summer St and Mayfield Rd (PID: 270-007) pursuant to Chapter 60, Sections 60-255 (b), (1) Suburban Residential District use regulations; Chapter 60, Article XVI, Division 2 – Site Plan Review and Chapter 60, Article XVI, Division 3 – Special Exception of the Auburn Code of Ordinances with the Findings that the Special Exception meets the 7 conditions

pursuant to Chapter 60, Sec. 60-1336 and meets the 4 conditions for Site Plan review pursuant to Chapter 60, Sec. 60-1277 and with the added Condition that no development activity shall be conducted until any bonding or inspection fees is determined and received by the Auburn Engineering Department.

Robert Bowyer said he would not be in favor of the motion because of the amount of site disturbance and grading that would be occurring and said he is concerned about the stability of the slopes. He commented that this is a large challenging site but there are other locations on this site where the building could be located without anywhere near the amount of site disturbance that this presented. After a vote of 6-0-1, the motion carried. (Robert Bowyer opposed.)

The Board members took a 5 minute break and Chairperson Philbrick called the meeting back to order at 7:20 pm.

MISCELLANEOUS:

A. Text Amendment concerning contradictory definitions of Livestock, Animals, and Pets pursuant to Chapter 8, Article I Sec 8-1 and Chapter 60, Article I Sec. 60-2.

Zach explained the situation and after a lengthy discussion between Board members and staff the following motion was made:

(1:45:40 on DVD)

A motion was made by Mia Poliquin Pross and seconded by Sam Scogin to forward a favorable recommendation to the City Council to change the definition to Livestock and Farm, Animals in Chapter 60, Section 60-2 to read:

Livestock means, but may not be limited to, any horses, mules, donkeys, cattle, goats, sheep, or swine.

Farm, livestock, means any parcel of land that contains at least the following land area used for the keeping of horses, mules, donkeys, cattle, goats, sheep, swine and similar sized animals for the agricultural use of the residents of the lot, provided that there is a minimum of 1 acre of land as required by Chapter 8 Animals and adequate land area is provided for each animal unit, excluding water bodies of one-quarter acre surface area or larger:

- (1) Cattle: One bovine animal unit per acre of cleared hay-pasture land.
- (2) Horse: 1.5 animal units per acre of cleared hay/pasture land.
- (3) Sheep: Three animal units per acre of cleared hay/pasture land.
- (4) Swine: Two animal units per acre of cleared land.
- (5) Other livestock farms: The required lot size shall be determined by municipal officer charged with enforcement and shall conform to the lot size for similar sized animals.

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

ADJOURNMENT

Auburn Planning Board Meeting Minutes October 10, 2017

ROLL CALL:

Regular Members present: Robert Bowyer, Evan Cyr, Dan Philbrick Presiding, Mia Poliquin Pross, Samuel Scogin, Nathan Hamlyn and Marc Tardif

Regular Members absent: None

Associate and other Members present: Dustin Boutin and Bilal Hussein, Planning Board Student Representative.

Associate and other Members absent: Christopher Lewis

Also present representing City staff: Zach Mosher, Auburn City Planner

Chairperson Philbrick called the meeting to order at 6:00 pm and asked for a roll call from the members. He stated there was a quorum and asked for a motion on the minutes.

MINUTES:

September 12, 2017 Meeting Minutes Approval Request

A motion was made by Samuel Scogin and seconded by Marc Tardif to approve the September 12, 2017 meeting minutes as presented. After a vote of 7-0-0, the motion carried.

PUBLIC HEARINGS & NEW BUSINESS:

- A. Special Exception, Site Plan Review and Site Location of Development Review for expansion of Central Maine Community College recreational fields located at 1250 Turner St, pursuant to Chapter 60 Article XVI Division 3 Special Exception; Chapter 60 Article XVI Division 2, Site Plan Review of the Auburn Code of Ordinances and 38 M.R.S.A. Section 489-A of Maine Revised Statutes, Site Law.

Chairperson Philbrick explained the process of the Planning Board meeting.

Zach Mosher, Auburn City Planner went over the staff report and presented slides via PowerPoint.

(10:30 on DVD)

James Seymour, P.E. with Sebago Technics, Inc. and representing CMCC said the college wants to play on NCAA regulation fields in Auburn. He continued explaining what was being proposed.

(16:50 on DVD)

Mia Poliquin Pross asked if there would be bleachers or spectator areas available. Mr. Seymour replied there will be bleachers located behind the baseball dugout but said they will terrace the

grading so there will be a lot of natural seating where people can bring their own chairs or blankets to sit on. He spoke about parking, fencing, traffic impact and lighting proposals.

Roger Philippon, Dean of Planning & Public Affairs at the college spoke about the reasons for the minimum traffic impact.

(24:20 on DVD)

Open Public Input

A motion was made by Samuel Scogin and seconded by Evan Cyr to open the public input part of the hearing. After a vote of 7-0-0, the motion carried.

No comments.

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.

A motion was made by Evan Cyr and seconded by Mia Poliquin Pross to approve the Special Exception and Site Plan Review to expand, re-orient and re-grade the athletic fields at Central Maine Community College located off the front drive at 1250 Turner St (PID #: 299-003) with the following findings and conditions:

Findings

1. The application meets the seven requirements of Chapter 60 Article XVI, Division 3, Sec. 60-1336 Special Exception.
2. The application meets the four requirements of Chapter 60 Article XVI, Division 2 Sec. 60-1277 Site Plan Review.

Conditions:

1. No development activity until any bonding or inspection fees is determined and received by the Auburn Engineering Department.
2. No development activity until MEDEP has reviewed and approved the applicant's amendment request to its Site Location of Development Review permit.

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

OLD BUSINESS:

None

MISCELLANEOUS:

Zach reminded Board members of the MMA sponsored workshop happening in Lewiston on December 5th and to let Rhonda know if they wanted to attend.

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 passed.

Auburn Planning Board Meeting Minutes November 14, 2017

ROLL CALL:

Regular Members present: Robert Bowyer, Evan Cyr - Presiding and Nathan Hamlyn

Regular Members absent: Mia Poliquin Pross, Samuel Scogin, Dan Philbrick and Marc Tardif

Associate and other Members present: Dustin Boutin, Christopher Lewis and Bilal Hussein, Planning Board Student Representative.

Associate and other Members absent: None

Also present representing City staff: Zach Mosher, Auburn City Planner

Assistant Chairperson Cyr called the meeting to order at 6:00 pm and asked for a roll call from the members. He said due to 4 regular members being absent, both associate members, Dustin Boutin and Christopher Lewis would be acting as full members for this meeting. He then asked for a motion on the minutes.

MINUTES:

October 10, 2017 Meeting Minutes Approval Request

A motion was made by Robert Bowyer and seconded by Nathan Hamlyn to approve the October 10, 2017 meeting minutes as presented. After a vote of 5-0-0, the motion carried.

Chairperson Cyr explained the process of the Planning Board meeting.

PUBLIC HEARINGS & NEW BUSINESS:

- A. Special Exception and Site Plan Review for an Auto Repair Business (Pride Garage) within the General Business district (GB), located at 295 Rodman Rd (PID 198-044) pursuant to Chapter 60, Sec. 60-499 (b) (2); Chapter 60, Sec. 60-1336, Special Exception; and Chapter 60, Sec. 60-1277 Site Plan Review of the Auburn Code of Ordinances**

Zach Mosher, Auburn City Planner went over the staff report and presented slides via PowerPoint. He explained the waivers that were requested by the applicant.

(07:50 on DVD)

Mike Smith, applicant, explained his proposal.

Open Public Input

A motion was made by Robert Bowyer and seconded by Nathan Hamlyn to open the public input part of the hearing. After a vote of 5-0-0, the motion carried.

No comments.

A motion was made by Dustin Boutin and seconded by Robert Bowyer to close the Public Input part of the hearing. After a vote of 5-0-0, the motion carried.

A motion was made by Robert Bowyer and seconded by Nathan Hamlyn to approve the Special Exception and Site Plan Review for an Auto Repair Business (Pride Garage) within the General Business district (GB), located at 295 Rodman Rd (PID 198-044) pursuant to Chapter 60, Sec. 60-499 (b) (2); Chapter 60, Sec. 60-1336, Special Exception; and Chapter 60, Sec. 60-1277 Site Plan Review of the Auburn Code of Ordinances including the condition that there be no outside storage of junk vehicles and or auto parts. After a vote of 5-0-0, the motion passed.

B. Site Plan Review for a new Seventy-Two (72) Sq. Ft. Sign at St Philips Church located within the Low Density Country Residential district (LDCR) at 2365 Turner Rd (PID 345-034), pursuant to Chapter 60, Sec. 60-638 (b) (5); and Chapter 60, Sec. 60-1277 Site Plan Review of the Auburn Code of Ordinances.

Zach went over the staff report and presented slides via PowerPoint. He explained the waivers requested by the applicant.

(15:30 on DVD)

Patrick Bolduc of Neokraft Signs and Ashley O'Brien, Business Manager for Immaculate Heart of Mary Parish answered questions from the Board members, specifically regarding scrolling messages.

Open Public Input

A motion was made by Dustin Boutin and seconded by Nathan Hamlyn to open the public input part of the hearing. After a vote of 5-0-0, the motion carried.

(21:33 on DVD)

Diane Olmstead of Neokraft Signs briefly wanted to address the concerns of the Board regarding the message scrolling by stating as per the law in the State of Maine, anyone who owns or operates a message center is not allowed to scroll or flash and clients are made aware of that law. She said Neokraft is fully aware of that issue and supports it fully.

A motion was made by Dustin Boutin and seconded by Robert Bowyer to close the Public Input part of the hearing. After a vote of 5-0-0, the motion carried.

A motion was made by Robert Bowyer and seconded by Nathan Hamlyn to approve the Site Plan Review for a new Seventy-Two (72) Sq. Ft. Sign at St Philips Church located within the Low Density Country Residential district (LDCR) at 2365 Turner Rd (PID 345-034), pursuant to Chapter 60, Sec. 60-638 (b) (5); and Chapter 60, Sec. 60-1277 Site Plan Review of the Auburn Code of Ordinances and that the approval recognizes that this church is located on a high speed state highway, therefore a larger sign is warranted. The approval also includes the condition that if the changeable message sign is utilized in a way that causes a safety concern or negatively impacts abutting residences then the property owner shall limit hours of operation to daylight hours, dim or operate the sign as required by the Police or Economic and Community Development Department(s) to correct the concern.

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

OLD BUSINESS:

None

(28:20 on DVD)

MISCELLANEOUS:

A. Discuss rezoning 186 Main Street

Zach explained the intent of the proposal and presented aerial photos of the property via PowerPoint. After a brief discussion, the following motion was made:

A motion was made by Robert Bowyer and seconded by Nathan Hamlyn to direct staff to proceed with the proposed amendment to add 186 Main Street to the T-5.1 District. After a vote of 5-0-0, the motion carried.

Zach spoke briefly about the discontinuance of Troy Street and how it was a legal requirement to notify the Planning Board.

ADJOURNMENT

A motion was made by Dustin Boutin and seconded by Nathan Hamlyn to adjourn. After a vote of 5-0-0, the motion passed.

Auburn Planning Board Meeting Minutes December 19, 2017

ROLL CALL:

Regular Members present: Mia Poliquin Pross, Samuel Scogin, Robert Bowyer, Nathan Hamlyn, Dan Philbrick - Presiding and Marc Tardif

Regular Members absent: Evan Cyr

Associate and other Members present: Dustin Boutin and Christopher Lewis

Associate and other Members absent: Bilal Hussein, Planning Board Student Representative

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

Chairperson Philbrick called the meeting to order at 6:00 pm and asked for a roll call from the members. He said there was a quorum and then asked for a motion on the minutes.

MINUTES:

November 14, 2017 Meeting Minutes Approval Request

A motion was made by Samuel Scogin and seconded by Robert Bowyer to approve the November 14, 2017 meeting minutes as presented. After a vote of 6-0-0, the motion carried.

Chairperson Philbrick explained the process of the Planning Board meeting.

PUBLIC HEARINGS & NEW BUSINESS:

- A. Major Preliminary Subdivision (7 residential lots and new 668 ft cul-de-sac street) – Woodbury Heights Phase IV (PID: 110-009) at 113 Woodbury Road and Danville Corner Road, pursuant to Chapter 60, Division 4 Subdivision; Sections 1359 Subdivision and 1361 Major Preliminary Subdivision Plan of the Auburn Code of Ordinances.**

Zach Mosher, Auburn City Planner went over the staff report and presented slides via PowerPoint. He explained the waivers that were requested by the applicant.

(09:00 on DVD)

Kim Visbaras, Counsel for B & M Developers and George Bouchles, Land Surveyor and agent for B & M Developers went over the proposal and answered questions from Board members.

Open Public Input

A motion was made by Samuel Scogin and seconded by Mia Poliquin Pross to open the public input part of the hearing. After a vote of 6-0-0, the motion carried.

(14:30 on DVD)

Shawn Dube of 760 Old Danville Road said he was not opposed to this subdivision but had some concerns about the storm water run-off and proceeded to explain the concerns and possible solutions which would include having a 3rd party review of a storm water management plan.

Kimberly Dube of 784 Old Danville Road agreed with her brother Shawn Dube and explained when her house was built; she spent a lot of money and time to manage the drainage issues. She said it's very expensive to maintain property that's on a wet hill and hopes she doesn't have to invest more money into her property because of the clear cutting of the trees that have taken place. She added that she isn't against the subdivision as long as it isn't at her expense and also mentioned having a 3rd party review of a storm water management plan.

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

(33:25 on DVD)

A lengthy discussion ensued amongst Board members, City staff and Mr. Visbaras.

(55:00 on DVD)

A motion was made by Marc Tardif and seconded by Samuel Scogin to approve the Major Preliminary Subdivision (7 residential lots and new 668 ft cul-de-sac street) – Woodbury Heights Phase IV (PID: 110-009) at 113 Woodbury Road and Danville Corner Road, pursuant to Chapter 60, Division 4 Subdivision; Sections 1359 Subdivision and 1361 Major Preliminary Subdivision Plan of the Auburn Code of Ordinances and to include the 2 conditions as listed under Section V of the staff report. This motion includes the approval of the waiver request for the maximum length of the cul-de-sac with the Findings relative to the reasons for the waiver and further review of the run-off situation will be completed at the Final Public Hearing.

After a vote of 4-2-0, the motion passed. Samuel Scogin and Robert Bowyer opposed.

Chairperson Philbrick stated that due to a Full Planning Board member being absent, Christopher Lewis's status would be elevated to full voting status.

B. Special Exception, Site Plan Review and Subdivision Review for a 51 unit apartment building by the Szanton Company on a vacant property (Parcel # 240-212) located on Troy Street, pursuant to Chapter 60-550 Downtown Traditional Center (T-5.1) and Chapter 60-556 Form Based Code Plan Types (b) (3) projects over 12,000 sf. and 60-1359 Subdivision of the Auburn Code of Ordinances.

Doug Greene went over the staff report and presented slides via PowerPoint. He explained the proposal was actually for a 53 unit apartment building, not 51 units as stated in the staff report and then answered questions from Board members.

(1:36:40 on DVD)

Andy Jackson and Sean Thies from The Szanton Company went over the proposal and answered questions from the Board.

Open Public Input

A motion was made by Samuel Scogin and seconded by Nathan Hamlyn to open the public input part of the hearing. After a vote of 7-0-0, the motion carried.

(1:58:15 on DVD)

Don Arel, owner of 52 Hampshire Street said it's a great project but at the wrong location and explained how it will impact the parking at the library and at his property.

Robert Spencer of 11 Bucknam Street, Apt 308 in Mechanic Falls said there were other lots in Auburn that would be better suited to have this project.

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

(2:23:50 on DVD)

A motion was made by Robert Bowyer and seconded by Samuel Scogin to approve the Special Exception, Site Plan and Subdivision review request for a 53 unit apartment building by the Szanton Company on a vacant property (Parcel # 240-212) located on Troy Street, pursuant to Chapter 60-550 Downtown Traditional Center (T-5.1) and Chapter 60-556 Form Based Code Plan Types (b) (3) projects over 12,000 sf. and 60-1359 Subdivision of the Auburn Code of Ordinances with the following 4 Findings as listed on page 7 of the Staff Report:

1. The proposal meets the form based code purpose, intent and requirements of Section 60-550, Downtown Traditional Center (T – 5.1), subject to approval of the following waivers requests:
 - a) Waiver of the required 75% Frontage Build Out. **Staff:** The staff supports this waiver to allow the proposed building frontage of 65% due to the narrow street frontage on Union Street of 50 feet.
 - b) Waiver of 160 foot maximum lot width. **STAFF-** The staff supports this waiver as the proposed development is situated on a 185 feet wide, irregularly shaped, old, non-conforming lot that was in existence prior to 1957.
 - c) Waiver of Section 550.3 External Elements T-5.1 , Driveways, which allows a maximum width of 20 feet. **Staff:** The staff supports the waiver request for the 25 feet driveway width as being reasonable and safe
2. The proposal meets the 7 conditions of Section 60–1336 Special Exception as indicated in this report, Section III, Planning Board Action, B.
3. The proposal meets the four provisions of Section 60 – 1277 Site Plan Review as indicated in this report, Section III, Planning Board Action, C.

4. The proposal meets the fifteen provisions of Section 60 – 1359 Subdivision as indicated in this report, Section III, Planning Board Action, D.

The approval is also subject to the one Condition as listed on page 7 of the Staff Report:

1. No development activity until Bonding and inspection fees are established with the Auburn Engineering Department.

Mr. Bowyer amended his motion to refer to the project as 48 Hampshire Street, LP instead of the Troy Street Project. Mr. Scogin accepted the amendment. After a vote of 7-0-0, the motion carried.

Chairperson Philbrick called for a 5 minute recess. He then called the meeting back to order at 8:34 pm.

C. Special Exception and Site Plan Review for Becket Academy, Inc to occupy the Auburn Baptist Church located at 227 Poland Rd for their school programs, pursuant to Chapter 60, Division 3 Sec. 60-1336 Special Exception and Chapter 60, Division 2 Sec.60-1277 Site Plan Review of the Auburn Code of Ordinances.

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

Mike Gotto of Stoneybrook Consultants, Inc and agent for Becket Academy, Inc and David Chabot of Becket Family Services spoke briefly about the proposal and answered questions from Board members.

(2:40:45 on DVD)

Open Public Input

A motion was made by Samuel Scogin and seconded by Marc Tardif to open the public input part of the hearing. After a vote of 7-0-0, the motion carried.

Patricia Gautier of 136 Pride Road asked how many students would be at the school. She said she was concerned the kids might wander off into the surrounding forest where there was a brook. Mike Gotto answered they were licensed for 50 students with 30 staff members to supervise them.

Alfreda Fournier of 33 Cherryvale Circle asked where all of the students were coming from. She said this was a lot of special needs students for one school. Mr. Chabot clarified these are special education students who each have an individualized education plan (IEP). He said they will be coming from Lewiston and Auburn and surrounding towns. A brief discussion continued between Ms. Fournier and Mr. Chabot.

(2:48:30 on DVD)

A motion was made by Samuel Scogin 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 Samuel Scogin and seconded by Marc Tardif to approve the Special Exception and Site Plan for Becket Academy, Inc to occupy the Auburn Baptist Church located at 227 Poland Rd for their school programs, pursuant to Chapter 60, Division 3 Sec. 60-1336 Special

Exception and Chapter 60, Division 2 Sec.60-1277 Site Plan Review of the Auburn Code of Ordinances. After a vote of 7-0-0, the motion carried.

D. Minor Subdivision Amendment request to a Commercial Subdivision for the creation of an additional lot, a minor amendment to an existing Special Exception and setback waiver for both the parent and child parcels at 65 Mount Auburn Ave, pursuant to Chapter 60, Article XVI, Division 4- Subdivision, of the City of Auburn Ordinances; and Chapter 60, Article XVI, Division 2 Sec. 60-1312 of the City of Auburn Ordinances.

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

Mike Gotto of Stoneybrook Consultants, Inc explained the proposal and answered question from Board members.

Open Public Input

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

A motion was made by Samuel Scogin 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 Samuel Scogin and seconded by Robert Bowyer to approve the Minor Subdivision Amendment to a Commercial Subdivision for the creation of an additional lot, a minor amendment to an existing Special Exception and setback waiver for both the parent and child parcels at 65 Mount Auburn Ave, pursuant to Chapter 60, Article XVI, Division 4- Subdivision, of the City of Auburn Ordinances; and Chapter 60, Article XVI, Division 2 Sec. 60-1312 of the City of Auburn Ordinances.

Mr. Scogin amended his motion to include the following Findings:

1. The lot split meets the 15 conditions of Subdivision, pursuant to Chapter 60, Sec.60- 1359 – Subdivision and of the Auburn Code of Ordinances.
2. By granting the zero setback waiver request the proposal meets the 4 conditions of Site Plan Review and is necessary to carry out the objectives and intent of site plan review, pursuant to Chapter 60, Sec. 60-1312 and Sec. 60-1277.

Mr. Bowyer accepted the amendment. After a vote of 7-0-0, the motion carried.

Mr. Bowyer thanked Mr. Gotto for the quality of his applications and expressed that it is always a pleasure to review something that is put together as well as he does.

E. Minor Subdivision Amendment request for the reconfiguration (including the creation of an additional lot) of the Merrow Road Business Planned Unit Development located at 200 Merrow Road, pursuant to Chapter 60, Article XVI, Division 4- Subdivision of Auburn Ordinances.

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

Eric Cousens, Deputy Director of Economic & Community Development explained the proposal.

Mike Gotto of Stoneybrook Consultants, Inc introduced Rick Jones of Poland, Maine and owner of Pine Tree, LLC. Mr. Jones and Mr. Gotto went over the history and explained the proposal.

Open Public Input

A motion was made by Samuel Scogin and seconded by Nathan Hamlyn to open the public input part of the hearing. After a vote of 7-0-0, the motion carried.

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

Mia Poliquin Pross asked if this would cause any lots to become nonconforming and Zach answered no.

A motion was made by Mia Poliquin Pross and seconded by Samuel Scogin to approve the Minor Subdivision Amendment for the reconfiguration (including the creation of an additional lot) of the Merrow Road Business Planned Unit Development located at 200 Merrow Road, pursuant to Chapter 60, Article XVI, Division 4- Subdivision of Auburn Ordinances with the Finding that the application meets the 15 conditions of Subdivision, pursuant to Chapter 60, Article XVI, Division 4, Sec. 60-1359 of Auburn Code of Ordinances.

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

OLD BUSINESS:

None

MISCELLANEOUS:

Eric Cousens explained that this was Chairperson Dan Philbrick's last meeting on the Planning Board and presented him with a plaque commemorating his tenure on the Board. He thanked him for service and dedication and wished him well in his future endeavors.

ADJOURNMENT

A motion was made by Mia Poliquin Pross and seconded by Nathan Hamlyn to adjourn. After a vote of 7-0-0, the motion passed.