

# **Auburn Planning Board Meeting Minutes November 9, 2021**

## **1. ROLL CALL:**

**Regular Members present:** Evan Cyr, Darren Finnegan, Dana Staples, Riley Bergeron, Mathieu Duvall - Presiding, Stacey LeBlanc and Stephen Martelli,

**Regular Members absent:** None

**Associate and other Members present:** Joseph Morin and Brian DuBois

**Associate and other Members absent:** None

**Also present representing City staff:** Eric Cousens, Director of Planning & Permitting

Chairperson Duvall called the meeting to order at 6:00 pm and asked for a roll call. Discussed the voting and participation of Associate Members,

## **2. MINUTES: Approval request of the October 12, 2021 meeting minutes.**

A motion was made by Dana Staples and seconded to approve the October 12, 2021; meeting minutes as presented. The motion passed.

**Approval request of the October 26, 2021 meeting minutes.** Stephen Martelli requested to change a discrepancy of Evan Cyr being listed as present. He was absent.

**3. TABLED DISCUSSION ZONING MAP AMENDMENT/PUBLIC HEARING:** Proposed Amendment to the Low-Density Country Residential and Rural Residential Strips abutting the Agriculture/Resource Protection Zone to expand from a Width of 450 feet to a Width of 750 Feet from center line of roadways. Discuss updated maps with planning board members:

A motion to remove from the table was presented and seconded by Riley Bergeron

Staff report explained by Eric Cousens, displayed PowerPoint.

A motion to open Public Comment made by Dana Staples and seconded.

### **OPEN PUBLIC COMMENT:**

Michael Morrisey of 825 Perkins Ridge Rd

Pam Russo of 75 W. Auburn Rd asked to see a specific address in relation to proposed changes.

Michael Heskanen of 380 Youngs Corner Rd. read a quote from the Sun Journal. He states he is a new resident to Auburn and concerned for the Watershed and the forests.

Fred Holler of 352 W. Auburn Rd gave praise to the committee when dealing with the pressure to develop the city. Mr. Holler wonders where the pressure is coming from and concerned for all these changes.

Ed Huggins of 216 Perkins Ridge Rd had a complaint about the map, his road was not on it. Worried about the Watershed. He had a suggestion/ question: Can subdividing be done one by one instead of all at once? Only divide if you are interested.

Kathy Shaw 1200 Sopers Mill Rd. read a letter from the Ag Committee requesting to leave current zoning in place.

Steve Damian 703 South Witham Rd. doesn't like the idea at all, it decreases the value of his land. He noted that a lot of development has happened already.

\_\_\_\_ Lounsbury 505 W. Auburn Rd. asks why taxes can't stay the same for now and change it when the land is sold?

Fred Holler spoke again, shared his feelings that the City Council should handle this big plan not the Planning Board.

Pam Russo spoke again, pointing out this has been tabled twice and she is Thankful for that. She urges the Planning Board to "make it dead" because it is not a good plan. She suggested individual case by case basis instead of full change as proposed.

Gary Crook – opposed to the change and hopes this does not get tabled again.

Holly Lasagna of 220 W. Auburn Rd introduced herself as Ward 1 City Council Member, encouraged other to attend the City Council meetings.

\_\_\_\_ Well water

Susan Brown of 152 Danville \_\_\_\_ questions why it is being done this way. Encouraging the developing to happen in a different area.

\_\_\_\_ asked Eric to pull up 500 Pownal Rd. on the map, then becomes inaudible.

Michael Heskanen speaks again expressing there are other solutions for development, and he feels that many citizens would be willing to help seek alternative development areas.

Samantha \_\_\_\_ 76 N. Auburn Rd. states she has just moved to Auburn 2 years ago. She is against this change and points out schools are not equipped to take on more children with the already growing

population.

Thomas \_\_\_\_ of 1338

Kathy Shaw spoke again, urges the city to “slow down” she does agree that we need more dwellings however the land use being proposed is not the place for them.

A motion to close public comment made by Evan Cyr and seconded.

Discussion amongst board members:

- Evan inquired why this change could not be done on a case by case basis.
  - Eric explained that consistency was most important. Displayed a tax example on the shared screen.
- Stacy mentions that Karen Scammon, Assessor from the City of Auburn said previously she is available to answer questions specific to landowners.
- Evan asked about the school departments involvement with this proposed change
- Brian shared that his take from public comment is a feel of “not in my backyard” type resistance to this proposed change.
- Dana opposed and does not want this to pass as it stands
- Riley in agreement with Dana
- Evan wonders about the impact to Taylor Pond, mentions restrictions on Ag Zone and protecting back lots.

A motion to forward a negative review to the City Council was made by Dana Staples seconded by Steve Martelli.

Evan Cyr and Stacy Leblanc both indicated their thoughts of providing a recommendation instead of a negative review to the City Council.

A vote was made and the motion to forward with negative review to City Council and passed 5-0-2

7:57pm Chairperson Duvall proposed a 5-minute recess.

**4. PUBLIC HEARING/ADDRESSING:** Assign Street Name per Sec. 46-182(6)(1)(i) to Blue Dream Drive.

Staff report – 963.No questions for staff from board members

A motion was made to open public comment by Dana and seconded by Steve

Seeing no public stepping forward Evan made a motion to close public comment and seconded by Steve.

A motion was made to pass this agenda item by Dana and seconded.

After a vote, the motion passes unanimously.

**5. WORKSHOP:** Proposed Amendment to Section 60-989 to add language that reflects recent legislature requirements for photographic evidence of the shoreline of all development projects located in the Shoreland Zone.

Staff Report, motion passes

**6. WORKSHOP:** Proposed Amendment to Section 60-1507 to add the requirement that a decommissioning plan for a solar project be approved by the Maine DEP with accompanying financial assurance for all projects occupying 3 or more acres.

Staff report, no motion. Moved on to next workshop item.

**7. WORKSHOP:** Proposed Amendment to the ordinance to add a definition for Tiny Homes and/or adjust the 700 square foot requirement for habitable space to be considered a single-family dwelling.

Staff report, Steve asked for clarification regarding the type of home.  
Request for another workshop on this item.

**8. WORKSHOP/DISCUSSION:** Explore existing and possibly additional provisions for grandfathering parcels that have been rezoned by Planning Board and City Council action.  
Staff report, discussions amongst board members.

#### **9. PLANNING BOARD ITEMS FOR DISCUSSION**

Covid Policy - If OSHA standards pass, all City Employees will be required to be fully vaccinated or test weekly.

This applies to all volunteers for the City Board Membership and Chair Duties (Expirations, Elections, etc.)

#### **10. MISCELLANEOUS:**

- Upcoming items for December
  - No projects made deadline for submission.
  - Steve announces he will not be present for the December meeting.

**11. ADJOURNMENT:** Next Planning Board Meeting is on December 14, 2021