

Auburn Planning Board Meeting Minutes

December 14, 2021

1. ROLL CALL:

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,

Regular Members present: Evan Cyr, Darren Finnegan, Riley Bergeron, Mathieu Duvall – Presiding & Stacey LeBlanc

Regular Members absent: Stephen Martelli

Associate and other Members present: Brian DuBois

Associate and other Members absent: None

Also present representing City staff: Eric Cousens, Director of Planning & Permitting and John Blais, Deputy Director of Planning & Permitting

2. MINUTES: Approval request of the November 9, 2021, meeting minutes.

Unanimous consent, motion to approved seconded by Riley Bergeron. The motion passed.

3. DISCUSSION ZONING MAP AMENDMENT: 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. Discussion/Vote; City Manager’s letter to the Mayor and City Council Regarding; On November 9, 2021, the Planning Board failed to meet their obligation with a “negative” vote to order 31-07192021 with no findings of fact or reason(s). On December 6th the Council voted to indefinitely post pone residential strip expansion from 450 feet to 750 feet. With a vote of 4-3.

Staff report explained by Eric Cousens which included the following suggested recommendations based on previous discussions:

The Planning Board forwarded a negative recommendation based on the following findings and reasons:

1. The proposed expansion of residential strips conflicts with recommendations in the Comprehensive Plan and expands development outside the core of the City and into Agriculturally zoned areas.
2. Members of the Public, with substantial ownership of the land, has largely opposed the proposal for reasons discussed by the Board and included in these findings/reasons.

3. The proposal would increase taxes on existing homes/land in areas that may or may not even be developable or desirable.
4. The proposal would allow for increased development in the Lake Auburn and Taylor Pond Watersheds, without consideration of the recently released Lake Auburn Watershed Study recommendations, including Low Impact Development Standards.
5. The combined impact of this proposal and the Comp Plan FLU Map doubling density possibilities in some areas may change the character of neighborhoods and we have a responsibility as a Board to consider whether that change is what Auburn wants.

Evan suggested to not include #2 and that #5 seemed more of an opinion, Riley also agrees #5 presenting as an opinion.

Brian will sustain from voting on this matter.

Mathieu suggested a change in text for #5 and eliminate #2

A motion to adopt the following changes passed 5-0-1

1. The proposed expansion of residential strips conflicts with recommendations in the 2010 Comprehensive Plan and expands development outside the core of the City and into Agriculturally zoned areas.
 2. The proposal would allow for increased development in the Lake Auburn and Taylor Pond Watersheds, without consideration of the recently released Lake Auburn Watershed Study recommendations, including Low Impact Development Standards.
 3. The 2020 Comp Plan FLU Map updates deserve consideration prior to considering the residential strip expansion.
- 4. WORKSHOP:** Proposed Amendment to Phosphorous Ordinance Section 60-1070 This change addresses utilization of the most current design standards set forth by Maine Department of Environmental Protection to treat phosphorus export for a project or projects over 575 square feet of ground floor area within the Taylor Pond and Lake Auburn watershed. The technical guide for design standards of Phosphorus Control Best Management Practices will be updated from the May 1990 to the March 2016 version.

John Blais read Staff Report

5. PUBLIC COMMENT: No public comment as there were no members of the public present.

6. PLANNING BOARD ITEMS FOR DISCUSSION:

- a. Upcoming income standards proposed under State Statute.
 - i. *Suggestion of Subgroup to work on this with Conservation Commission Council.*

- b. Effective October 18, 2021, a new law requires municipalities to permit tiny homes to be placed or erected on individual lots where single-family dwellings are allowed or as an accessory structure, subject to all applicable land use requirements as single-family dwellings or as an accessory structure. For purposes of this new law, “tiny home” has the same definition as previously outlined in the law (Title 29-A M.R.S. Section 101 (80-Staff will look at Proposed Amendment locations 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.
 - i. *Suggested additional workshop for further discussion.*
- c. Pick-up window/parking spot for various businesses. (Restaurants, parts, grocery, retail etc.)
 - i. *Brief discussion amongst board members. Needing to look at definition – not fast food however this could potentially create new traffic patterns for businesses. Parking spots for on the go or curbside pick up are not an issue. Biggest concern includes traffic.*

7. MISCELLANEOUS:

- a. Upcoming items for January
 - i. There is an ad on the website for Planning Board member vacancies. Encouraged Brian to apply for full membership and then backfill the associate spots.
 - ii. No projects coming in January

8. ADJOURNMENT: Next Planning Board Meeting is on January 11, 2022