

Auburn Planning Board Meeting Minutes April 13, 2021

1. ROLL CALL:

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

Regular Members absent: None

Associate and other Members present: None

Associate and other Members absent: Brian Dubois & Vacancy

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

Chairperson Duvall called the meeting to order at 6:00 pm and asked for a roll call.

2. MINUTES: Approval request of the March 9, 2021 and March 25, 2021 meeting minutes.

A motion was made by Dana Staples and seconded by Evan Cyr to approve the March 9, 2021 and March 25, 2021 meeting minutes as presented. After a vote of 7-0-0, the motion passed.

3. **PUBLIC HEARING/SUBDIVISION: Proposed Commercial Subdivision (Auburn Commerce Center) consisting of 3 Lots Totaling Approximately 30 Acres and a 750-Foot Street from Harriman Drive into the Parcel Located on Kittyhawk Avenue (PID: 108-001) in the General Business Zoning District.**

Eric read the staff report and presented slides of the property. He then answered questions from Board members.

(14:40 on YouTube Recording)

Mike Gotto, Project Representative from Stoneybrook Land Use, Inc. representing Kittyhawk Property Development, LLC added to the presentation and answered questions from Board members.

Open Public Input

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

No Comments

Close Public Input

A motion was made by Dana Staples 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 motion was made by Evan Cyr and seconded by Dana Staples to approve the proposed commercial Subdivision (Auburn Commerce Center) consisting of 3 Lots Totaling Approximately 30 Acres and a 680-Foot Road from Harriman Drive into the Parcel Located on Kittyhawk Avenue (PID: 108-001) in the General Business Zoning District with the following conditions:

1. The Applicant shall obtain all applicable State and Local permits before the issuance of a building permit;
2. Bonding and inspection fees must be approved and paid and a notice to proceed obtained from the City Engineer;
3. The Addressing Plan shall be approved by the Addressing Officer before the issuance of a building permit;
4. Once documentation is finalized at DOT to move the Control of Access serving the property from its current location to align with the existing location of Harriman Drive, it shall be submitted to the City to be included in the file.
5. Once uses have been identified for the proposed lots, peak hour trip generation shall be monitored, if it exceeds 100 peak hour trips, a Traffic Movement Permit shall be secured.
6. As each lot is developed, the perspective applicant shall be required to conduct a left-turn lane warrant assessment to determine if predicted traffic conditions warrant the construction of a dedicated left-turn lane on the westbound Kittyhawk Avenue approach.

Also, in accordance with the Findings as outlined in Section III of the Staff Report dated April 13, 2021 and to include the subject to the Site Plan presented at this meeting dated April 12, 2021. After a vote of 7-0-0, the motion carried.

4. TABLED PUBLIC HEARING/SITE PLAN/SUBDIVISION: Proposed building renovation and creation of 5 apartment units with associated parking at 386 Minot Avenue (PID: 209-061), Terrace Apartments located in the General Business II Zoning District (Tabled at 3/9/21 Meeting).

A motion was made by Evan Cyr and seconded by Dana Staples to remove this item from the table. After a vote of 7-0-0, the motion carried.

Eric went over the staff report and answered questions from Board members.

Travis Nadeau of Platz Associates Architect representing the applicants, Norman and Cheryl Roberts, spoke about the project and answered questions from Board members.

(46:20 on YouTube Recording)

After some discussion. Chairperson Duvall asked if the Board members were in favor to proceed with this project as a Site Plan Review as opposed to a Subdivision Review. All Board members were in favor of proceeding with this project as a Site Plan review.

Open Public Input

A motion was made by Dana Staples and seconded by Riley Bergeron to open the public input part of the hearing. After a vote of 7-0-0, the motion carried.

No Comments

Close Public Input

A motion was made by Dana Staples and seconded by Riley Bergeron to close the public input part of the hearing. After a vote of 7-0-0, the motion carried.

A motion was made by Dana Staples and seconded by Riley Bergeron to approve the Site Plan for the proposed building renovations and creation of 5 apartment units with associated parking at 386 Minot Avenue (PID: 209-061), Terrace Apartments located in the General Business II Zoning District with the following condition:

- An addressing plan shall be provided to the Addressing Officer before the issuance of a building permit.

A motion was made by Evan Cyr and seconded by Dana Staples to amend the motion to include the granting of the 2 waiver requests:

1. Article V, Section 60-607(15): Lots with one curb-cut may not exceed 32 feet in width, lots with two curb-cuts may not exceed 20 feet in width to allow for two 44-foot curb-cuts on the Minot Avenue side of the property.
2. Article V, Section 60-607(12): A substantial bumper or curbing shall be provided at parking spaces that abut buildings, lot lines, sidewalks, and landscape areas to waive said requirement for the parking spaces that abut a wide (over 20-foot) landscaped area. After a vote of 7-0-0, the motion to amend the original motion carried.

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

5. PUBLIC HEARING/SITE PLAN/SPECIAL EXCEPTION: Proposed 116,000 Square Foot Expansion of Tambrands, Inc. (Procter & Gamble) Facility with Associated Paved Drives, Pads and Truck Maneuvering Areas and State Delegated Review for Site Location of Development, Located at 2879 Hotel Road (PID: 119-002 and 120-001) in the Industrial Zoning District.

Eric presented the staff report and answered question from Board members.

(1:01:20 on YouTube Recording)

Frank Crabtree, of Harriman Associates, on behalf of Tambrands, Inc. explained the proposal and answered questions from Board members.

Open Public Input

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

No Comments

Close Public Input

A motion was made by Evan Cyr and seconded by Riley Bergeron 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 Dana Staples to approve the Site Plan for a 116,000 Square Foot Expansion of Tambrands, Inc. (Procter & Gamble) Facility with Associated Paved Drives, Pads and Truck Maneuvering Areas and State Delegated Review for Site Location of Development, Located at 2879 Hotel Road (PID: 119-002 and 120-001) in the Industrial Zoning District with 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.

6. PUBLIC HEARING/SPECIAL EXCEPTION AMENDMENT: Amendment to the Approval of BD Solar Auburn, LLC Granted on March 10, 2020 to Split the Approved Project into Two Projects with Two Ground Leases for State Regulatory Purposes and to Amend the Port of Auburn Planned Unit Development to Add Additional Land to Unit 4 at the Parcel Located on Lewiston Junction Road (PID: 142-007) in the Industrial Zoning District.

Eric presented the staff report and answered questions from Board members.

Michael Hill, representing BD Solar Auburn, LLC explained the amendment proposal and answered questions from Board members.

Open Public Input

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

No Comments

Close Public Input

A motion was made by Dana Staples and seconded by Riley Bergeron 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 Dana Staples to approve an amendment to the BD Solar Auburn, LLC solar project granted on March 10, 2020 to split the approved project into two projects with two ground leases for State regulatory purposes and to amend the Port of Auburn Planned Unit Development to add additional land to Unit 4 at the parcel located on Lewiston Junction Road (PID: 142-007) in the Industrial Zoning District with the following conditions:

- All conditions from the original BD Solar Auburn, LLC plan granted on March 10, 2020 shall be addressed as part of this approval.
- Should the leases constitute any changes to the Site Plan approved by the Planning Board, those changes shall be identified and brought to Staff for a determination as to whether they can be approved at a staff level or require Planning Board approval.

A motion was made by Chairperson Duvall and seconded by Riley Bergeron to amend the motion to include a 12-month extension to the approval. After a vote of 7-0-0, the motion to amend the original motion carried.

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

(1:21:50 on YouTube Recording)

7. PUBLIC HEARING/SPECIAL EXCEPTION: Proposed 5,100 Square Foot Building and 139 Space Parking Expansion for Passenger and Fleet Vehicles at the Western Maine Transportation Services Facility Located at 76 Merrow Road (PID: 178-017) in the Industrial and Rural Residential Zoning Districts.

Eric went over the staff report and answered questions from Board members. He said there was no applicant present at this time.

Open Public Input

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

Mr. Wall of 87 Fletcher Road said they noticed there was no sound or noise control depicted on the plan. He said it is quite noisy with busses coming and going and is concerned that their property value will be going down because of the parking lot being built next his house. Another possible concern he has is the lighting of the parking which will be lit around the clock because of the maintenance being done on the buses during night shift.

Close Public Input

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

After a lengthy discussion, the following motion was made:

(1:55:00 on YouTube Recording)

A motion was made by Evan Cyr and seconded by Dana Staples to table this public hearing until such a time as the Applicant and Staff are able to address the Planning Board concerns regarding noise buffering as well as clarifying justification for extending the parking into rural residential zones or amending the plan to omit that section and have additional parking entirely in the Industrial Zone. After a vote of 6-0-1, the motion carried. (Stephen Martelli abstained)

Chairperson Duvall called for a 5-minute recess and after 5 minutes, the meeting was called back in session.

8. WORKSHOP: Planning Board Initiated Zoning Amendment to Section 60-1367: Recreation/Open Space Standards for Subdivisions to Discuss Alternatives that Meet the Goal of Open Space.

Eric explained the proposal and after much discussion between staff and the Board members, Chairperson Duvall summarized the discussion with the following;

- Board still wants open space standards for other places
- Clean up some of the language in 60-1367A

(2:55:50 on YouTube Recording)

9. PUBLIC COMMENT:

No public in attendance

10. PLANNING BOARD ITEMS FOR DISCUSSION

a) Comprehensive Plan Update

Dana Staples gave a brief update.

b) Discuss Permitted Zones for Marijuana & Agricultural Crop Definition

Eric explained the proposal and Chairperson Duvall said they would put this on a future workshop.

11. MISCELLANEOUS:

Upcoming items for May.

Eric said at this time, there was not anything new on the schedule for the May meeting.

12. ADJOURNMENT:

A motion was made by Evan Cyr and seconded by Stephen Martelli to adjourn. After a vote of 7-0-0, the motion passed.