

Auburn Planning Board Meeting Minutes May 11, 2021

1. ROLL CALL:

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

Regular Members absent: Stacey LeBlanc

Associate and other Members present: Joseph Morin and Brian DuBois who arrived late

Associate and other Members absent: None

Also present representing City staff: Megan Norcross, Auburn City Planner

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

2. MINUTES: Approval request of the April 13, 2021 meeting minutes.

Evan Cyr stated that Eric’s name was misspelled on page 4, under Item #6 of the minutes.

A motion was made by Evan Cyr and seconded by Dana Staples to approve the April 13, 2021 meeting minutes as amended. After a vote of 7-0-0, the motion passed.

3. TABLED 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.

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 passed.

Chairperson Duvall stated that because a Regular member was absent, Joseph Morin’s status would be elevated from Associate to Regular membership for tonight’s meeting.

Megan went over the staff report.

Mike Gotto of Stoneybrook Land Use, Inc. and member of the Western Maine Transportation Services Committee said he would be representing them as a consultant for this project. He said they met with the neighbors and heard their concerns and made some substantial changes to the plan because of those concerns. He summarized the changes for the Board.

(13:25 on YouTube Recording)

Open Public Input

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

Eric Cousens, City of Auburn Director of Planning & Permitting, and member of the Androscoggin Transportation Resource Center Policies Committee highlighted why this project is important to the City of Auburn and the region.

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.

Evan Cyr said he was happy to see the applicant back because this is an important service that is provided by this facility but was dismayed to see a project that was essentially the same as the project that the Board had tabled. Several other Board members added to the discussion.

(24:30 on YouTube Recording)

A motion was made by Evan Cyr and seconded by Riley Bergeron to suspend the rules and allow Mr. Gotto to speak. After a vote of 7-0-0, the motion carried.

Mike Gotto explained they were trying to get this parking lot approved as is but said they have a grant that is tied to federal funds and that funding will be lost if this is not approved.

A discussion ensued amongst Board members. Megan presented plans showing the reduced parking and answered questions from Board members.

(37:45 on YouTube Recording)

A motion was made by Dana Staples and seconded by Stephen Martelli to suspend the rules and allow Mr. Gotto to speak. After a vote of 7-0-0, the motion carried.

Mike Gotto continued presenting his case and said they had talked to DOT about the possibility that they may need to cut this back.

Board members continued deliberations after which the following motion was made:

(44:40 on YouTube Recording)

A motion was made by Evan Cyr and seconded by Dana Staples to grant the following 2 waiver requests: 1) A waiver from Sec. 60-607; On lots where one entrance and exit driveway or curb-cut is constructed, the curb-cut shall not exceed 32 feet in width to allow for two 30-foot curb-cuts. 2) A waiver from Sec. 60-8012; No medium or high-volume traffic generator shall have more than one two-way access or two one-way accesses in total onto a single roadway to allow for the two proposed 30-foot curb-cuts. The motion also includes approving the site plan as amended and identified during the meeting as the red-line plan dated 5/11/2021 for the construction of the 5,100 sq ft building addition and parking expansion

for a total number of parking spaces as identified on the red-line plan at the 76 Merrow Road Western Main Transportation Services Building Parcel ID# 178-017 with the following conditions:

1. No development activity until any bonding or inspection fees is determined by the Auburn Engineering Department.
2. The Auburn Airport shall be notified a minimum of five days in advance of any crane higher than 75-feet in height used on-site: 1-207-786-0631.
3. Any expansion of vehicle parking to allow commercial parking to the Rural Residential portion of the property shall be reviewed and approved by the Planning Board.

After a vote of 6-0-1, the motion carried. (Stephen Martelli abstained.)

4. PUBLIC HEARING/ADDRESSING: Assign Street Name per Sec. 46-182(6)(c)(1)(i) to Flower Lane, located off of Mystique Way.

Megan went over the staff report.

Open Public Input

A motion was made by Dana Staples and seconded by Stephen Martelli 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 assign the street name Flower Lane to a street segment branching off of Mystique Way. After a vote of 7-0-0, the motion carried.

Chairperson Duvall asked Brian DuBois to state his name for the record.

5. WORKSHOP: Request Feedback from the Agriculture Committee on Including Marijuana in the Agricultural Crop definition for the Rural Residential and Low Density Country Residential Zoning Districts.

Megan went over the staff report. A discussion ensued regarding among other things, requesting the Ag Committee's opinion on marijuana as an agricultural crop.

(1:04:20 on YouTube Recording)

A motion was made by Evan Cyr and seconded by Riley Bergeron to request feedback from the Agricultural Committee, specifically defining marijuana an agricultural crop definition and determining whether marijuana should be defined as an agricultural crop and to include findings for doing so after

viewing context provided by City staff and within the Findings to also include our discussion of state standards regarding marijuana as a crop. After a vote of 7-0-0, the motion carried.

6. WORKSHOP: Initiate a Planning Board recommended Amendment to Chapter 60, Article IV, Division 8, Multifamily Urban to Remove the Multifamily Urban Zoning District from the Auburn Code of Ordinances as it no longer exists.

Megan explained the proposal.

A motion was made by Evan Cyr and seconded by Dana Staples to initiate the Planning Board amendment process to amend Chapter 60, Article IV, Division 8, Multifamily Urban to remove the Multifamily Urban Zoning District from the Auburn Code of Ordinances. After a vote of 7-0-0, the motion carried.

7. PUBLIC COMMENT:

No public in attendance

8. PLANNING BOARD ITEMS FOR DISCUSSION

a) Comprehensive Plan Update

Dana Staples gave a brief update of the last couple of Comp Plan meetings.

9. MISCELLANEOUS:

a) Upcoming items for June.

Megan said the June agenda appears to be a light one at this point. She spoke about the City Council possibly requesting action on the GBII Zoning District and an access road expansion project at 2890 Hotel Road. She also stated that the June 8 meeting is on the same night as the election so the Council Chambers would not be available for the Planning Board meeting. She suggested that the Board meet via Zoom for that night.

A motion was made by Evan Cyr and seconded by Riley Bergeron to conduct the next Planning Board meeting on June 8, 2021 at 6:00 PM via Zoom. After a vote of 7-0-0, the motion carried.

(1:15:15 on YouTube Recording)

10. ADJOURNMENT:

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