

# **Auburn Planning Board Meeting Minutes June 8, 2021 – Virtual Meeting**

## **1. ROLL CALL:**

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

**Regular Members absent:** Darren Finnegan

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

**Associate and other Members absent:** Brian DuBois

**Also present representing City staff:** Megan Norwood, Auburn City Planner

Chairperson Duvall called the meeting to order at 6:00 pm and asked for a roll call. He then stated that because a Regular member was absent, Joseph Morin’s status would be elevated from Associate to Regular membership for tonight’s meeting.

## **2. MINUTES: Approval request of the May 11, 2021 meeting minutes.**

A motion was made by Dana Staples and seconded by Stephen Martelli to approve the May 11, 2021 meeting minutes as presented. After a vote of 4-0-1, the motion passed. (Stacey LeBlanc abstained)

## **3. PUBLIC HEARING/SPECIAL EXCEPTION: Proposed storage site expansion to include a 2.4 acre grassy lay down area for material storage, a .53 acre, 30 foot wide gravel access road and associated stormwater infrastructure and State Delegated Review for Site Location of Development, located at 2898 Hotel Road (PIDs: 120-021, 120-022, 107-021 and 120-024) in the General Business Zoning District.**

Evan Cyr joined the meeting.

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

Riley Bergeron joined the meeting. Chairperson Duvall stated that since we were in the middle of this item, Mr. Bergeron will abstain from voting but will continue as normal afterward.

**(16:00 on YouTube Recording)**

The applicant, Evan Jones of Jones Associates and representing Cote Crane added to the presentation and answered questions from the Board.

## **Open Public Input**

A motion was made by Evan Cyr and seconded by Dana Staples to open the public input part of the hearing. (No vote was taken)

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 6-0-0, the motion carried.

After a brief discussion, the following motion was made:

A motion was made by Dana Staples and seconded by Stephen Martelli to approve the Site Plan for a proposed 2.4 acre grassy lay down storage site expansion at the Cote Crane Property with a 30-foot gravel access road and State Delegated Review for Site Location of Development, located at 2898 Hotel Road (PIDs: 120-021, 120-022, 107-021 and 120-024) in the General Business Zoning District with the following conditions:

- a. No development activity until any bonding or inspection fees is determined by the Auburn Engineering Department.
- b. Once construction of the grassy laydown area is completed, the Applicant shall obtain a letter from the City Assessor combining the two parcels located at 2910 Hotel Road and 2898 Hotel Road.
- c. All necessary stormwater improvements shall be shown on the plan to the satisfaction of the City Engineer prior to the issuance of building permits.

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

**4. PUBLIC HEARING/ZONING ORDINANCE AMENDMENT: Proposed Amendment to Chapter 60, Article IV, Division 8, Multifamily Urban to Remove the Multifamily Urban Zoning District from the Auburn Code of Ordinances as the District no longer exists on the Zoning map.**

Chairperson Duvall asked Riley Bergeron to state his name for the record. He was now a participating member for the remainder of this meeting.

Megan gave a brief overview of the proposal.

**Open Public Input**

A motion was made by Evan Cyr 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 make a favorable recommendation to City Council to remove Division 8 of Article IV, Chapter 60 from the ordinance as the zoning district no longer exists on the zoning map. After a vote of 7-0-0, the motion carried.

**5. PUBLIC HEARING/ZONING ORDINANCE AMENDMENT: Proposed Amendment to Section 60-201(a) to allow two-family dwellings in the Low-Density Country Residential Zoning District.**

Megan explained the proposal and showed site maps on the screen.

**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 make a favorable recommendation to City Council to amend Chapter 60, Article IV, Division 3, Section 60-201(a) to add two-family dwellings to the list of permitted uses. After a vote of 7-0-0, the motion carried.

(42:30 on YouTube Recording)

**6. PUBLIC HEARING 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.**

Megan explained the proposal and showed site maps on the screen. She then 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 Riley Bergeron and seconded by Evan Cyr to close the public input part of the hearing. After a vote of 7-0-0, the motion carried.

After a lengthy discussion amongst Board members and staff, the following motion was made:

**(1:16:08 on YouTube Recording)**

A motion was made by Evan Cyr and seconded by Dana Staples to table this item until such a time as the Board can receive information from the City Council regarding as to why a 750 ft width strip was utilized, why a fixed width was utilized instead of following the boundaries of lots that are not as deep as 750 feet, and why are we doing this now given that the Board will be receiving a Comp Plan review that will discuss these items.

Chairperson Duvall amended the motion to add the question of how this zoning amendment fits with the stated vision in the Comp Plan and also in the Comp Plan update which is coming to develop from the core out and to also develop in a village pattern. Evan Cyr accepted the amendment and after a vote of 7-0-0, the motion to amend the original motion carried.

After a vote of 6-1-0, the motion carried. (Evan Cyr was not in favor of the motion)

Chairperson Duvall called for a 5-minute recess and after 5 minutes, the meeting was called back to order. Stephen Martelli had left the meeting during the break.

**7. PUBLIC HEARING/ZONING ORDINANCE AMENDMENT: Proposed Amendment to Chapter 60, Article IV, Division 13, Section 60-525(b) of the Auburn Code of Ordinances to add Automobile and Marine Sales Lots and Sales and Service Agencies to the List of Special Exception Uses in the Minot Avenue (GBII) Zoning District.**

Megan went over the staff report 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 6-0-0, the motion carried.

No comments

**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 6-0-0, the motion carried.

After a lengthy discussion, the following motion was made:

**(1:41:15 on YouTube Recording)**

A motion was made by Evan Cyr and seconded by Dana Staples to recommend to the City Council that automobile and marine sales lots and sales and service agencies be added to the list of Special Exception uses under the General Business II District and that thought be given to what the possible implications would be to rezone General Business II as to be simply General Business.

Chairperson Duvall expressed it would be cleaner to split the motion into 2 motions. Evan amended the motion to split the recommendation regarding automobile marine sales being added as a Special exception use and the suggestion that City Council consider the implications of rezoning General Business II to simply General Business be split into 2 motions. Dana Staples seconded the amendment and after a vote of 6-0-0, the motion to amend the motion to leave out the 2<sup>nd</sup> half of the original motion carried.

Evan Cyr requested that the Board ask staff to let the City Council know that part of the Board's discussion was whether it might just be best to rezone as General Business zone.

**8. PUBLIC HEARING/ZONING ORDINANCE AMENDMENT: Proposed Amendment to Chapter 60, Article V, Section 60-608 to Remove Minimum Off-Street Parking Requirements for all Land Uses.**

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

**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 6-0-0, 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 6-0-0, the motion carried.

After a lengthy discussion amongst Board members and staff, the following motion was made:

**(2:18:30 on YouTube Recording)**

A motion was made by Dana Staples and seconded by Joseph Morin to recommend to the City Council that we remove all parking minimums in the city.

Dana Staples amended the motion to say, with the exception of areas covered by Form Based Code. The amendment was seconded by Evan Cyr. After a vote of 4-2-0, the motion on the amendment carried. (Stacey LeBlanc and Riley Bergeron were not in favor of the motion)

After a vote of 2-4-0, the original motion failed. (Stacey LeBlanc, Evan Cyr, Chairperson Duvall and Riley Bergeron were not in favor of the motion)

**9. PUBLIC HEARING/ZONING ORDINANCE AMENDMENT: Proposed Amendment to Chapter 60, Article IV, Division 14, Section 60-554 to Remove all Parking Requirements in the Form-Based Code Zoning Districts.**

Megan went over the staff report 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 6-0-0, 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 6-0-0, the motion carried.

**(2:27:05 on YouTube Recording)**

A motion was made by Dana Staples and seconded by Joseph Morin to make a favorable recommendation to the City Council to remove all parking minimums from the Form Based Code Districts.

A motion was made by Evan Cyr to amend the original motion to exclude residential uses such as single family, duplex, townhouse, and multi-family properties. Riley Bergeron seconded the amendment. After a vote of 5-1-0, the motion to amend carried. (Dana Staples was not in favor of the amendment).

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

A motion was made by Evan Cyr to reconsider the motion made on Item #8 on the agenda. Dana Staples seconded the motion. After a vote of 6-0-0, the motion carried.

A motion was made by Evan Cyr to amend the reconsidered motion to except residential uses. He explained that the original motion was to remove all parking outside of the Form Based Code so this amendment is to remove all parking outside of the Form Based Code with the exception of parking for residential uses. Riley Bergeron seconded the motion. After a vote of 6-0-0, the motion to amend carried.

Chairperson Duvall explained that Item #8 motion has been amended to remove minimum off-street parking requirements in all land uses excepting residential and those uses in Form Based Code. After a vote of 6-0-0, the motion carried.

## **10. WORKSHOP: First Review of Revised Recreation/Open Space Chapter**

Megan explained the item and answered questions. Several Board members chimed in with suggestions and thanked Megan for all her hard work for the Comp Plan Committee.

**(2:42:30 on YouTube Recording)**

## **11. PUBLIC COMMENT:**

No comment.

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

### a. Comprehensive Plan Update

Evan Cyr said he would like the Planning Board to convey to the City Council that the way things are sent to the Planning Board has sort of disrupted our workflow because we're unsure whether or not these were coming from the upcoming Comprehensive Plan review or whether the Council intended to send these to us as part of the implementation of the anticipated plan. He added that it would help us to know their intention when we are having those discussions. Chairperson Duvall agreed and said it would be nice to know the reasons things are moving towards us. He said he would connect with Megan to draft up language for the City Council.

## **13. MISCELLANEOUS:**

### a. Upcoming items for July

Megan stated there were at least 3 Comp Plan categories coming in July, FW Webb, some zoning map amendments to the Manley Road / Rodman Road area and the Court Street / Stevens Mill Road area. She predicts that August will also be a very busy meeting as well.

## **14. ADJOURNMENT:**

A motion was made by Evan Cyr and seconded by Riley Bergeron to adjourn. After a vote of 6-0-0, the motion passed.