

Auburn Planning Board Meeting Minutes July 13, 2021

1. ROLL CALL:

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

Regular Members absent: Mathieu Duvall

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 and John Blais, Urban Development Specialist

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

2. MINUTES: Approval request of the June 8, 2021 meeting minutes.

Evan Cyr stated that on page 6 of 7, line 18, the word accept should have been except.

A motion was made by Dana Staples and seconded by Evan Cyr to approve the June 8, 2021 meeting minutes as amended. After a vote of 7-0-0, the motion passed.

3. PUBLIC HEARING/ZONING MAP AMENDMENT: Proposed rezoning of a 0.56 acre parcel of land at 41 Stevens Mill Road (PID: 208-043), from Suburban Residential to General Business II.

Vice Chairperson Bergeron appointed Joseph Morin as a Full acting member of the Planning Board for this meeting as there is a Full member absent. He then asked if any Board member had a potential conflict with this agenda item.

Brian Dubois said he did and would recuse himself for this item. He left the bench to sit in the audience.

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

BJ Grondin, owner of 41 Stevens Mill Road explained the proposal and answered questions from Board members.

(11:00 on YouTube Recording)

Open Public Input

(phase 1) 20,000 Square Foot Building and exterior storage available will increase by about 1,500 square feet (Phase 2) at 2019 Washington Street, F.W. Webb Warehouse/Distribution Facility (PID: 109-001-001) with the following conditions: 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.

5. PUBLIC HEARING: Proposed ordinance amendment, Chapter 60, Article XII, Division 5, Section 60-992(b) of the Auburn Code of Ordinances to allow as a Special Local Condition Overlay in identified areas of the Shoreland Zone, the height of all principal or accessory structures to exceed the 35-foot height limit to a maximum of 50-feet. Recommendation to City Council.

John Blais went over the staff report and slides were presented on the screen.

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 Evan Cyr and seconded by Joseph Morin 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 forward a favorable recommendation to City Council to amend Chapter 60, Article XII, Division 5, Section 60-992 (b) of the Auburn Code of Ordinances to allow the height of all principal or accessory structures to exceed the 35-foot height limit to maximum of 50-feet as a Special Condition Overlay in identified areas to the Shoreland Zone in the staff report dated July 13, 2021. After a vote of 7-0-0, the motion carried.

(39:50 on YouTube Recording)

6. PUBLIC HEARING: Proposed ordinance amendment, Chapter 60, Article IV, Division 14, Section 60-553/554 of the Auburn Code of Ordinances, in transect 6 which is the Conservation/Open Space Formed Based Code District to allow underground utilities and limited structural development and impervious surfaces.

John Blais went over the staff report and slides were presented on the screen.

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

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

(57:10 on YouTube Recording)

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.

Mayor Jason Levesque spoke to the Board about the proposal and he and Eric answered questions from Board members.

Close Public Input

A motion was made by Evan Cyr and seconded by Stephen Martelli 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 forward a favorable recommendation to the City Council that they amend the Rural Residential and Low-Density Country Residential strips to extend to 750 feet from the centerline of the roadway or to the rear line of the property, whichever is less. After a vote of 7-0-0, the motion carried.

9. WORKSHOP: Comprehensive Plan Chapter 1: Goals, Policies & Strategies, Section G: Transportation Policies. First review.

10. WORKSHOP: Comprehensive Plan Chapter 1: Goals, Policies & Strategies, Section K: Promoting Food Access and Production and Growing the Agriculture Economy Policies. First review.

Eric went over the staff report, presented a PowerPoint presentation, and answered questions from Board members regarding items 9 and 10 on the agenda.

(1:21:55 on YouTube Recording)

11. PUBLIC COMMENT:

No comment.

12. PLANNING BOARD ITEMS FOR DISCUSSION

13. MISCELLANEOUS:

a. Upcoming items for August

Eric went over what might be coming before the Board in August

14. 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.