

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

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 Stephen Martelli to close the public input part of the hearing. After a vote of 7-0-0, the motion carried.

Evan Cyr stated for the record that he had received correspondence from someone that is in the proximity of Stevens Mill Road regarding their concern about the traffic on that road. He said what is being proposed would be a better fit for the traffic instead of traffic coming and going for a retail store.

A motion was made by Dana Staples and seconded by Evan Cyr to recommend to the City Council to amend zoning map amendment PID: 208-043 from Suburban Residential to General Business II to support a business in an otherwise commercially zoned neighborhood. After a vote of 7-0-0, the motion carried.

- 4. PUBLIC HEARING/SPECIAL EXCEPTION: Proposed two-phase construction of the F.W. Webb Facility located at 2019 Washington Street (PID: 109-001-001) in the General Business Zoning District and State Delegated Review for Site Location of Development. Phase I will consist of a 66,715 square foot warehouse/distribution facility and a 53,110 square foot rear exterior storage yard. Phase II will consist of a 20,000 square foot building expansion and a 1,500 square foot increase in the rear storage yard.**

Brian Dubois returned to the Board.

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

Mike Gotto, representing FW Webb said he had nothing else to add to the staff presentation.

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 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 approve the Site Plan for the construction of a phased, 66,715 Square Foot Building with a rear exterior storage yard consisting of 40,040 square feet of pavement and 13,070 square feet of gravel surfaces, totaling 53,110 square feet

(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

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 Dana Staples and seconded by Evan Cyr to send a favorable recommendation to the City Council to amend the ordinance language as follows: Section 60-553 (Intent/Purpose) The Conservation/Open Space District is reserved for natural resource and compatible open space uses such as agriculture and forestry, low-intensity recreation, facilities that provide water access and similar low impact uses, underground utilities, limited structural development related to utilities and roads. After a vote of 7-0-0, the motion carried.

7. PUBLIC HEARING/ADDRESSING: Assign Street Name per Sec. 46-182(6)(c)(1)(i) as Auburn Crossing Drive or Interchange Way, located at Auburn Crossing.

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

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.

Mike Gotto stated that the owner’s preference is what staff is recommending.

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 Dana Staples and seconded by Evan Cyr to assign the street name Auburn Crossing Drive to a street segment branching off Kittyhawk Avenue. After a vote of 7-0-0, the motion carried.

A motion was made by Evan Cyr to suspend the order of business in order to initiate a Planning Board initiated zone change to amend Sec. 46-182(6)(c)(1)(i) to remove the requirement that the Planning Board of the City of Auburn approve new street names.

Evan rescinded his motion since it was not seconded yet so he could restate it.

A motion was made by Evan Cyr to suspend the order of business to ask the Planning Board to forward a request that Sec. 46-182(6)(c)(1)(i) be amended to remove the requirement that the Planning Board approve new road names. The motion was seconded by Dana Staples and after a vote of 7-0-0, the motion carried.

8. ZONING MAP AMENDMENT/UPDATE FROM CITY COUNCIL: 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.

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.