

Auburn Planning Board Meeting Minutes

February 8, 2022

1. ROLL CALL:

Regular Members present: Darren Finnegan, Toni Ferraro, Riley Bergeron, Mathieu Duvall - Presiding, Brian Dubois and Stacey LeBlanc

Regular Members absent: Evan Cyr

Associate and other Members present: Joshua Daigle

Also present representing City staff: Eric Cousens, Director of Planning & Permitting and John Blais, Deputy Director.

Chairperson Duvall called the meeting to order at 6:00 pm and asked for a roll call. He stated that because there was a full member absent, Joshua Daigle's status would be elevated to Full acting membership for this meeting.

2. MINUTES: Approval request of the January 11, 2022, meeting minutes.

A motion was made by Brian Dubois and seconded by Riley Bergeron to approve the January 11, 2022; meeting minutes as presented. After a vote of 7-0-0, the motion passed.

Chairperson Duvall asked for consensus from the Board to switch the order of items 8 and 9 on the agenda. There were no objections from Board members.

3. Planning Board Chair Timeline Explanation: *The Planning Board meeting is following the public notice to keep public attendance to a manageable number for public process and COVID precautions that breaks the meeting up into two formal sessions to cover four (4) topics. First session 6:00 p.m. to 7:30 p.m. phosphorous ordinance amendment and Gracelawn area zoning amendment, followed by a 10-minute break. Second session 7:40 p.m. to 9:30 p.m. Court Street area zoning amendment and Washington Street area zoning amendment.*

4. PUBLIC HEARING: Phosphorous Ordinance Section 60-1070 Amendment; This change addresses utilization of the most current design standards set forth by Maine Department of Environmental Protection to treat phosphorus export for a project or projects over 575 square feet of ground floor area within the Taylor Pond and Lake Auburn watershed. The technical guide for design standards of Phosphorus Control Best Management Practices will be updated from the May 1990 to the March 2016 version.

Staff report presented to the board. Staff answered questions from Board members.

Open Public Comment

A motion was made by Riley Bergeron and seconded by Brian Dubois to open the public comment.

Close Public Comment

Motion to send a favorable recommendation to the City Council to adopt the proposed Zoning Amendment made by Brian Dubois seconded by Toni Ferraro

- 5. PUBLIC HEARING: Zoning Update Gracelawn Area; 148 acres from Agriculture and Resource Protection to Commercial Development District (CDD). Approximately, 37 acres are not shown as CDD in approved FLU mapping, but the council did approve utilizing the Auburn Lake Watershed Study. In that study they suggested moving the watershed boundary out and from that we are suggesting moving the proposed CDD boundary out to match the new watershed boundary another 37 +/- acres.**

Staff Report presented to the board members. Staff answered questions of board members. Questions asked regarding monitoring and boundary lines. Staff explains that requests for new development are reviewed and have possibility to add conditions to ensure protection of Watershed.

Open Public Comment A motion was made by Brian Dubois and seconded by Toni Ferraro

Steven Beal Johnson Rd owns 55 Acres suggested there was missing information regarding drainage.

Spencer Dunn 530 Court St – Concerned about this Zoning change, if more fill is brought in, does this put the Watershed at risk? Understands the appealing idea, does not feel this is a good spot to develop, wanting to continue to protect the Lake.

Mike Gotto from Stoneybrook Land Use here representing JIG Aggregates which owns 108 Acres in this area. Mr. Gotto explained the history of the pits and desire to do more with it.

Maryanne Norcross 47 Woodlawn Ave – Expressed concern about drinking water. Urges Water District to be involved.

Ryan Smith 11 Harris St – Encourages using this as an opportunity to develop a recreational area instead of other types of developments in that area of the City.

Mike Gotto – speaks again more in-depth description of the history. Notes that his client (property owner) has been trying to change the zoning since 2003 with readiness to design recreational and residential uses.

Steven Beal – speaks again reading information from watershed study in October

Spencer Dunn – speaks again, asking to increase density in other areas highlighting this area is not a prime spot.

Zoom participants

Lori Lewis: Wanting to bring in more visitors and make easier access to the lake.

Pam Rousseau: "Ditto"

Close Public Comment A motion was made and seconded by Josh Daigle to close the public input.

Deliberation amongst Staff and Board Members. Staff reiterated that any new development would have conditions in response to concerns about drainage and development/ monitoring concerns. Noting for example Traditional Subdivisions have a recreational requirement. There has been talk of making a trail connection from that location through to the boat launch for Lake Auburn.

Riley makes a motion for a favorable recommendation to City Council which is seconded by Stacey

Brian proposes adjustment to the recommendation to include that any development in the area needs to maintain drainage from the lake. Seconded by Toni

All in favor – motion passes

7:45 Adjournment – 10-minute break

6. PUBLIC HEARING: Zoning Update Court Street/City Core of Urban Residential Area; 1,687.41 acres of Urban Residential to Traditional Neighborhood Development District Areas.

Staff Report presented to Board Members

Riley Bergeron asks questions about the packet of information

Toni Ferraro asks about timeframe and points out this proposed zone change is to help current property owners.

Staff suggests this change would give opportunity to fix current homes.

Stacey asks approximate percentage of land that can be developed, Staff responds with estimated 30%

Motion to open public comment, seconded by Toni

Mark Chasse – Auburn

Elizabeth Dunn 530 Court St – Shares that traffic on Court St already dense and there are concerns for safety with these changes. Suggested more Police monitoring of speed.

Dan Labrie 326 Lake St. – Spoke in favor of this change, he shared a personal story of his family and needed to expand their home or be forced to move, possibly out of Auburn. This change would have a positive impact on his family.

Ryan Smith 11 Harris St. – Pointed out other areas that could benefit from these types of changes. Does not support changes for this area.

John Cleveland 185 Davis Ave – Shared concern as he does not see a lot of vacant lots.

Spencer Dunn 530 Court St. – Shared concerns about units per acre and the traffic.

Nancy Green 134 Granite St. – Shares Lake St. area has small lots and some homes that share driveways, family friendly neighborhood. Urges the Planning Board to not make a decision today.

Sharon Bergeron 23 Dexter Ave – Shares concern for the 400% increase in the units allowed in the area with this change.

Judy Tyler 200 Davis Ave. – Opposed to the change. Concerned about parking in these historic neighborhoods.

Dennis Bergeron 23 Dexter Ave. – Shares he is a previous member of the Planning Board, thanked all for their work and states he fully supports form based code. Shares concern for increasing the density.

Scott Shapiro – Owns land on Court St. approx.. 5 acres he is in favor of this change as he has been looking to develop for a while and this change he would be able to do something with land . Stresses this creates flexibility for everyone.

Jessica Klimek resident of Amberly Way / Briarcliff neighborhood also owns a property on Court St. She has 5 children also in the Auburn school system. She speaks in favor noting the housing shortage and this zoning change can help with this.

Spencer Dunn speaks again questioning the affordability of these new homes.

Zoom Participants

Margaret Myer 27 Hillcrest St. 41 yr. resident of Auburn, shared feedback regarding the notice sent out (maps too small) Opposed of this change stating it will drastically change the dynamic and property value will drop. Urging Planning Board to delay voting on this change.

Pam Rousseau 745 West Auburn Rd. – Asks about the Grandfather Clause

Kate Jacobs 88 Coburn St -owns a double lot and shares concerns the density permitted with new change is too high and she does not want light industrial or commercial in that area.

In audible public comment

Jessica Klimek speaks again and points out the role of Planning Board, any big projects and development will be monitored and reviewed.

Judy Tyler speaks again with concerns of construction impacting neighbors.

9:10pm A motion to close public comment

Board members discuss:

Riley questions the housing crisis and if there are specific numbers to share

Staff indicates there is no way to see exact numbers however there are fewer houses available as well as units to rent, additionally the prices have increased.

Josh had questions regarding setbacks, different examples displayed on screen.

Additional deliberation amongst board members, compared T 4.1 & T 4.2

A motion is made by Riley Bergeron to table this change to the next meeting

Seconded by Stacey LeBlanc

Vote 5-2-0

9:45pm Motion to continue meeting made by Brian Dubois and seconded by Toni Ferraro

7. PUBLIC HEARING: Zoning Update Washington Street Area; 242 acres from General Business to Commercial Formed Based Code Gateway development District. Approximately 9.63 acres were not included in the FLU mapping. But approved in the order by the council for the approval of the specific lot PID 199-052.

Staff report – displayed images on screen

Open Public Comment A motion was made and seconded by Josh Daigle

Mike Gotto – Stonybrook Land Use representing JIG Investments PID 199-052 speaks in favor of this change and supporting Staff's comments.

Carol Lane 30 Arbania- concerns about retaining the green space and that PID 199-052 serves as a buffer for the noise.

Motion to close public comment

Motion made by ___ for favorable recommendation to City Council

All in favor – the motion passes

8. PUBLIC COMMENT: None

9. Election of Chair and Vice Chair

- a. Stacey nominated Evan Cyr as Chair – voted all in favor, Confirmed Evan was aware he was being nominated and he does accept the position.
- b. Stacey nominated Riley Bergeron as Vice Chair; he accepted the nomination.
 - i. Voted all in favor.
- c. Riley nominated Mathieu Duval as Vice Chair; he declined the nomination.

10. MISCELLANEOUS:

- a. Upcoming items for March. (Septic Systems & Petition for Bob Gagnon Parcel)
- b. Stacey requested to discuss AgZone income standards at some point
 - i. Voted to bring it to next meeting as a discussion – all in favor
- c. Brian brought up the notices, asking if there was a way to make the information larger (specifically the maps) Staff will work on making the images better for next round of notices.

11. ADJOURNMENT:

Next Planning Board Meeting is on March 8, 2022