

Auburn Planning Board Meeting Minutes

March 8, 2022

1. ROLL CALL:

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

Regular Members absent: None

Associate and other Members present: None

Associate Members Absent: Joshua Daigle

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

2. **MINUTES:** Reviewed February 8, 2022, meeting minutes, two changes proposed on page 1 change Joseph Morin to Joshua Daigle. Page 4 first name was blank and should be Sharon Bergeron of 23 Dexter Ave.

A motion was made by _____ and seconded by _____ to approve the February 8, 2022, meeting minutes with changes.

Mathieu Duval made a request to switch items #4 & #5 on the agenda. Approved by unanimous consent.

Chairperson Cyr provided a review of Public Hearing process.

3. PUBLIC HEARING: Amendment to the Site Plan 10 Subaru Drive-Proposed Olive Garden PID 280-013-000-001

Staff Report presented, included slides displaying maps.

Mathieu Duval questioned the small bump out on the map if this was the only change. Applicant confirmed.

Motion to open public comment. Chairperson Cyr explained the process, 3 minute maximum, state Name and Address for the record.

Seeing none, a motion to close made by Brian Dubois and seconded by Riley Bergeron

Chairperson Cyr made a unanimous consent motion to reopen Public Comment for Zoom Participants

Jason Lerman 285 Park Ave – questioned if these changes were up to code.

Chairperson Cyr made a unanimous consent motion to close Public Comment
Mathieu Duval made a motion to approve amendment bas on acceptance of waiver

Seconded by Brian Dubois.

**4. 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.**

Mathieu Duval made a motion to move this item from the table.
Seconded by _____

Staff Report – reviewed information on slides and in packets passed out to board members.

Riley Bergeron expressed concerns with Proposal #3 on the Staff Report in relation to parking.

Stacy LeBlanc had questions on parameters for office space

Mathieu Duval questions about Subdivisions/ Multi Family, asked for clarification on what needs
Planning Board approval

Riley Bergeron asked if take away food, with no seating would be considered a restaurant or a
store.

Continued deliberation amongst board members

Evan reviewed guidelines again for Public Comment.

A motion to open Public Comment made by Mathieu Duval and seconded by Riley Bergeron.

Ralph Harder of Sheridan Ave is a long-term resident of Auburn. Concerned about permitted uses
as they are substantially different and will change the character of the neighborhoods.

Ryan Smith of 11 Harris St. started by saying he appreciated the work done by Staff & Planning
Board. He points out this change would allow him to make changes to his home. He mentioned
concerns with units per acre and specifically brings up 3 property addresses that have larger
acreage.

Mark Chasses of 55 Mayfield Rd. spoke against this change and shared concerns

Jay Brenchick of 58 Louise Ave (Lewiston) shared his role with the City of Auburn, shares he was
searching for homes to live in Auburn and unable to due to the housing shortage. States there are

other employees of the city who are unable to live in Auburn. References Auburn Housing Authority statistics regarding the supply and demand of housing. Local government can help make housing more attainable with this proposed Zoning change.

Bob Hayes of 172 Allen Ave Thanked members of the board for their work. Mr. Hayes discussed the different zones. Spoke against the change and did offer other ideas to modify the zones.

Daniel King 526 Court St states he has spent his life developing properties, does have concerns about losing green space and water runoff. Also makes a point regarding traffic as it is already unmanageable and unsafe.

John Cleveland of 183 Davis Ave long time Auburn resident. Spoke in favor of increase in housing however there are concerned with some parts of this proposed change as it substantially impacts the current neighborhoods.

Sharon Bergeron of 23 Dexter Ave thinks growing the city from the inside out is smart. Points out increasing to 8 units per acre is more comparable, not 16 units.

Nancy Green 134 Granite St. has been a resident for 30+ years does agree additional housing is needed. Concerns about the increase in children. Concerned for new housing to be placed in an already crowded area and the increase traffic.

David Briggs shared he agrees to the change to make lots conforming.

Glenn Holmes Buckfield Resident described his role with the city. Spoke about the housing crisis, compares housing (rent) in 2019 to now and it has increased 41%

Spencer Dunn of 530 Court St shared statistics speaking against the proposed changes.

Judy Tyler of 200 Davis Ave shares that the title of this agenda item being "Court Street" is misleading.

Dennis Bergeron 23 Dexter Ave suggested additional workshop for this proposal to discuss further

Jessica Klimek of the Amberly Way / Briar Cliff neighborhood also own acres on Court St. speaks in favor of the proposed changes stating she wants to open housing opportunities for others. Ms. Klimek is a 41 yr. resident of Auburn.

(Next person is in audible)

(Next person, resident of Court St. in audible)

Zoom Participants

Kate Jacobs of 88 Coburn St gives thanks to board members for their work, she indicates despite all the deliberation amongst staff and board members she is not “swayed”. Expressed concern for 16 units per acre, why aren’t we talking about 8 units per acre.

Jason Lerman 285 Park Ave asked a clarifying question about setbacks, specifically on Park Ave. where the setback starts (i.e. sidewalk or middle of the road)

Margaret Meyer 27 Hillcrest St. speaks in agreement with Judy Tyler that the label of “Court Street” was misleading. She did appreciate the map was bigger this time on the notice. Pointed out that the neighborhoods are already dense.

End of Zoom participants and back to public comment in person

Elizabeth Dunn 530 Court St. a 32-year resident of Auburn and shares her concerns regarding the volume and density.

Bob Hayes spoke again indicating he is resistant to these changes

John Cleveland spoke again sharing the proposed zoning change is too large at 16 units per acre.

Ryan Smith spoke again wondering about equity in his current property with these changes

Spencer Dunn spoke again bringing more statistics speaking in opposition to proposed changes

Riley Bergeron made a motion to close public comment and seconded by Brian Dubois

Mathieu Duvall has questions regarding density 16 units vs 8 units

Staff clarified – Brian Dubois brought up 133 Lake St, Staff pulled up on the map and explained that even though this was a large parcel, due to the type of land and other regulations not much of the land was buildable.

Mathieu Duval spoke about traffic, Stacey questioned if the setbacks would help to slow traffic.

Staff answered the question regarding setbacks, begins at the property line.

Riley asked for more clarification regarding parking private vs public

Matt Duval makes a motion for a favorable recommendation to City Council to amend the proposed boundary be adjusted from Urban Residential to Traditional Neighborhood Development District; T-4.2 (concerns about overall density and how that would impact the characteristic of the neighborhoods) Supported as it follows the Comp Plan perhaps increase density by 8 units instead of 16 units. This change is essentially eliminating Urban Residential and Multi Family Residential. Brings houses into conformity.

Seconded by Toni Ferraro

Amendment proposed by Riley Bergeron to change to 8 units per acre instead of 16 units.
Seconded by Matt Duval

Voted 4-3-0 – Amendment passes

Brian asks procedural question regarding if this main motion fails, what happens next. Evan explains different scenarios

Brian would like to make a motion to revert to the recommendation written in packets without the amendment about Units.

I make a motion to recommendation to City Council to amend the proposed boundary be adjusted from Urban Residential to Traditional Neighborhood Development District; T-4.2 the total amendment includes 1,687.41 acres shown on the map as Exhibit C. 2.) Define building front setbacks in all formed base code as accessways and parking areas. 3.) Utilize public parking in all formed based code.

Seconded by Toni Ferraro

Matt Duval would like to make a secondary amendment to include “or Multi Family Suburban” in the description of the area to be rezoned

Seconded by Brian Dubois Vote 6-0-1

Back to motion for the recommendation to read exactly like the staff packet to include “Multi Family Suburban” in the description

Vote 4 -3- 0 motion carries

Motion to table workshop - Vote 5 -1-0

Motion to adjourn

5. PUBLIC COMMENT: None

6. MISCELLANEOUS: None

7. ADJOURNMENT:

Next Planning Board Meeting is on April 12, 2022