

# PLANNING BOARD MEETING MINUTES

**Regular Meeting: January 11, 2022 – 6:00PM**

**City Council Chambers, 60 Court Street**

1. **ROLL CALL:** Riley Bergeron, Mathieu Duvall - Presiding, Brian Dubois (Associate Member acting as Regular Member for this meeting and Darren Finnegan. Currently 2 vacant positions.
2. **MINUTES:** December 14, 2021, Meeting Minutes - Unanimous consent to approve 5-0-0
3. **DISCUSSION:** Public Hearing to the proposed Amendment to Phosphorous Ordinance Section 60-1070 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. *Workshop Overview: The comprehensive plan update adopted on December 6, 2021, identified zoning map and text amendment needed to implement the goals of the plan updates. We have been given an ambitious effort to have changes under consideration going forward. Below are three changes that council suggests we start discussing by having this workshop in development of a recommendation pursuant to Chapter 60, Article XVII Division 2 of City Ordinances. These discussions will help draft the recommended amendments for presentation to the Planning Board for a public Hearing and recommendations back to the Council at the February and March Meeting.*
4. **WORKSHOP:** 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.
5. **WORKSHOP:** Zoning Update Washington Street Area; 716 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.
6. **WORKSHOP:** Zoning Update Court Street/City Core of Urban Residential Area; 1,687.41 acres of Urban Residential to Traditional Neighborhood Development District Areas.

*Staff reports for above agenda items 4, 5 & 6 were read and then circled back for further discussion as needed. See discussion notes below:*

#5 – Idea is to make a more attractive gateway when coming off the Turnpike. Staff noted a transportation upgrade would be needed to make this possible. Brian questioned where this would start as Washington St is a large area, is this ready to go? Staff pointed out traffic would need to be observed.

Question if the Planning Board would zone this area all at once/ now.

Staff response: Planning Board would draft Zoning Standards.

#6 – Brian asked if there would potentially be a new bridge from Lewiston into Auburn up Court St. Staff reports there is desire to slow down traffic coming over the current bridge.

Staff and Planning Board members discussed the set up for the meeting in February, idea of two different time frames or potentially schedule two different days due to the potential attendance of the public. All in agreement that the agenda will have to be clear.

**7. PUBLIC COMMENT**

- a. Public comment closed seeing none.

**8. PLANNING BOARD ITEMS FOR DISCUSSION**

- a. Upcoming income standards proposed under State Statute. Staff reports they are expected to learn more and will talk to the council to see if they want to do a separate committee for this with the Conversation Commission and Ag Commission.
- b. Mathieu inquired about Tiny Homes
  - i. Staff: Council gave attention to other priorities therefore Tiny Homes has not been added to agenda yet.

**9. MISCELLANEOUS:**

- a. Upcoming items for February.
  - i. No projects yet. There is talk of Five Guys coming in to the old bank building on Center Street there would be no Drive Thru
  - ii. Pack Gen – Purchased Cascades Drive wanting to put up a building
  - iii. Harriman Drive – Agren Appliances has many appliances that need to be stored longer due to the Pandemic, needing more Warehouse space for this purpose.

**10. ADJOURNMENT:**

- a. Next Planning Board Meeting is on February 8, 2022