

Meeting Minutes

Planning Board 11/15/2022

1. **ROLL CALL:** Evan Cyr, Paul Jacques, Joshua Daigle**, Brian Dubois, Darren Finnegan, Toni Ferraro, Stacey LeBlanc and Riley Bergeron.

Absent: Mathieu Duvall

**= Joshua Daigle will be elevated to full member for the duration of this meeting.

2. **MINUTES:** Motion to accept the minutes made by Brian Dubois and seconded by Toni Ferraro. Vote 7-0-0 Motion passes.

3. **PUBLIC HEARING/ MAP AMENDMENT: Petition to amend the areas outside the Lake Auburn watershed: 33.49 +/- acres of 38.22 total acres on 150 Andrew Drive (Parcel I.D. 347-003) from Agricultural and Resource Protection (AG), occupying 29.92 +/- acres, and Low-Density Country Residential (LDCR), occupying 3.57 +/- acres, zoning districts to Suburban Residential (SR). The remaining 4.73 +/- acres in the Lake Auburn Watershed District would remain protected through an AG zone designation. The proposal is pursuant to Chapter 60 Article XVII Division 2—Amendment to the Zoning Ordinance or Zoning Map**

Brian Dubois recuses himself from this agenda item. Associate member Paul Jacques will be elevated to full member for this agenda item.

Staff Report: Katherine Cook, Planning Coordinator

Evan Cyr requests to see zoning and look at existing water and sewer coverage in the area.

Petitioner: Brian Dubois presents

Riley Bergeron asks when the parcel was purchased by the owner, Brian. Dubois clarifies 40 yrs.

Motion to open Public Comment made by Riley Bergeron and seconded by Paul Jacques

Ryan Smith, 14 Weaver St, speaks to potential protection of LD 2003. Voices concerns about Brian Dubois being the petitioner as a member of Planning Board. Resident also expressed concern about processes surrounding the process.

Evan Cyr clarifies that Brian Dubois asked and Evan Cyr provided counsel.

Pam Rousseau, 745 West Auburn Rd, reminds the Planning Board this area in question is a historic area. Requests cost analysis of rezoning the area compared to benefit. Asks Planning Board to consider the natural resources and vote no.

Lisa, Andrew Drive, points out that her neighbors did not sign the petition. Lisa expresses concern about possible increased traffic in an otherwise quiet neighborhood; also expresses concern that runoff could go into Lake Auburn. Urges the Board to vote no.

Resident, 1372 North River Rd., talks about resource protection. Concerned about people outside the neighborhood submitting petitions for changes in the neighborhood. Notes that neighbors are not in favor and questions whether the process is suitable.

Brian Farrell, 172 Andrew Dr, speaks with concerns. Disappointed in the prospect of the land becoming developable.

Daniel 147 Andrew Drive Andrew Dr. concerned the invasive location of the house. Concerned about people outside the neighborhood signing the petition.

Resident is concerned about the school's capacity to take more kids.

Motion to close Public Comment made by Riley Bergeron and seconded by Paul Jacques

Vote 7-0-0 Motion passes

Discussion with members about housing and roads. Some talk about slopes

Riley Bergeron makes a motion to not pass a favorable recommendation, seconded by Paul Jacques

Discussion: Stacey LeBlanc asks question if no decision is made, Eric Cousens provided clarification.

Vote 1-6-0 Motion fails

Stacey LeBlanc makes a motion to recommend changing 33.49 acres of 38.22 total areas on 150 Andrew Drive (Parcel I.D. 347-003) from Agriculture and Resource Protection (AG), occupying 29.902 +/- acres, and Low-Density Country Residential (LDCR), occupying 3.57 +/- acres, zoning districts to Suburban Residential (SR). The remaining 4.73 +/- acres in the Lake Auburn Watershed District would remain protected through an AG zone designation. Seconded by Paul Jacques.

Vote 5-1-1 Motion passes

- 4. WORKSHOP/ RESOLVE 06-09062022/ ORDER 151-11072022: Proposal: City Council directs the Planning Board after consultation with the Sustainability and Natural Resource Management Board to conduct a public hearing pursuant to Article XVII, Division 3 of the Zoning Ordinance and report in writing the results of the hearing and recommendations of the Planning Board pursuant to Article XVII Division 4 of the**

Zoning Ordinance to the City Council no later than March 20, 2023, on whether to eliminate the income standard and the current strip zoning limitations in all areas outside of the Lake Auburn Watershed overlay as an ordinance text amendment as shown on the attached proposed text changes.

Staff Report: Katherine Cook

Discussion and clarification amongst staff and Planning Board Members.

Questions for next workshop concern the features of the land, availability of city services and are presented in the 12/13/2022 staff report.

- 5. WORKSHOP/ CITY COUNCIL ORDINANCE 07-02072022:** Discuss the moratorium on development proposals involving definitions around Public Safety Facilities, Detention Facilities, Correctional Facilities and/ or Government Offices at a site on which one does not currently exist. The workshop is pursuant to Chapter 60 Article XVII Division 2 – Amendment to the Zoning Ordinance.

Staff Report: Katherine Cook

Comment that the need vs. The impact of the facilities should be evaluated.

6. PUBLIC COMMENT:

Steve Beale, 575 Johnson Rd, makes procedural suggestions: 1. to hold a public workshop in addition to the required public hearing; and 2. The two AGRP proposed changes be presented as two separate agenda items.

Pam Rousseau, 745 West Auburn Rd, shares concern about map during presentation. Rousseau showed the Future Land Use map while staff was using the current Auburn zoning map. Noted that Staff should specify which map they are presenting. Concerns that there is no strip zone limitation proposed. Believes they should be addressed as separate agenda items.

Elizabeth Dunn, 530 Court St, shares concerns again for the process, feels the community members are not heard.

7. MISCELLANEOUS:

a. Upcoming Agenda Items

Solar Project, Evan Cyr asks for update on land percentage in AGRP zone.

8. ADJOURNMENT

Motion to adjourn made by Toni Ferraro and seconded by Riley Bergeron.

Vote 7-0-0 Motion passes