



# AG ZONING AMENDMENT

Planning Board 3.12.2019

## WORKSHOP

# WORKSHOP

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Purpose and  
function of Ag  
Zone -history

02

Comprehensive  
Plan Goals

03

Facts, Stats &  
Map Resources

04

Framework for  
Decision  
Making

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Next Steps –  
meetings,  
hearings and  
process

Farming and Agriculture - Memory of a Farmer

Farm #	Farming Description:
1	Turner XX Creamery bought by HP Hood & Sons - Farmers from large area brought their Raw Milk in 10 & 20 gallon cans and sold it to this creamery.
2	Now Gooseberry Barn- was owned by Fred Gross, Several Race Horses
3	Parsons Grain Mill - Sold Grain & Supplies to local farmers
4	Cider Mill
5	Harvey Whitney - Had a Pigery - Raised Pigs
6	Merrill Haven Farm - H.D. Hatch & Sons - Largest Dairy Farmer in area, 175 Head Dairy Cows. Milk Routes as far as Rumford
7	Albert Merrill - Several Cows - four hobby horses
8	Cliff Stevens - Baby Chick Hatchery & Laying Hens
9	Macomber's Dairy - 25 Milking Cows & Milk Routes in the area
10	Huge Broiler Building
11	3 Large poultry buildings owned by Reginald Pouliot
12	Large Poultry buildings with baby chick hatchery owned by Warren Lawrence
13	Large Dairy Farm & Milk Route owned by Albert Crockett
14	Large Dairy Farm owned by Freedom Goss #3 in area
15	Geo Nichols Cider Mill
16	Littlefield Farm - Dairy Cows
17	John Cobb - Pigs
18	Arthur Fortin - Large Dairy Farm and Vegetable & Milk Route
19	Broiler Building owned by Morrison Father of Sonny
20	Market Gardner by name of Neilson
21	Mt Appetite Farm, Dairy Cows, Pigs, and Laying Hens
22	Hammond Farm owned by Charles Hammond & Purchased by Russell Hammond, 2nd Largest Dairy Farm 125 Head and Laying Hens & Vegetables
23	Small Dairy Farm owned by Horace Merrow
24	Small Dairy Farm owned by Mitchell
25	Ames Farm - Large Dairy Farm now owned by Russell Hammond
26	Large Broiler Building owned by Marcheassault
27	H... .. Farm Dairy Cows ... .. Bull ... .. Bull ... .. Dairy ... .. Dairy ... ..

# HISTORY

Auburn settled by farmers late 1700's

1920 – New City Plan for Auburn “...every aid be given to the farming community...our first requirement –food”

1950's &60's – Blackwell report – farm & forest areas defined (align with current AGRP)

1970's - Split/Strip low-density zoning along AG frontages to allow residential along major rural roads

1980's – re-examination based on change in ag. economy- alternatives decision matrix

2010 – Comprehensive Plan continued policies for efficient land utilization & designation of Restricted/Nongrowth Areas preserving Ag & protecting resources

2011-16 – push to address issues and directions from Comprehensive Plan allowing more uses in AG but changes put on hold by CC pending Study

2017-18 - Agricultural Study & AdHoc Steering Committee Report –Recommendation made

2018-19 – Mayor's ARARP to address 50% income & lot-size standards



## SINCE THE 1950'S - A FUNDAMENTAL CITY DEVELOPMENT POLICY:

*“Orderly growth of central Auburn...conscious concentration of urban and suburban growth at controlled densities, backed up and surrounded by mainly farm and forest usage of all of outlying Auburn” – “Restrict urban sprawl”*

# COMPREHENSIVE PLAN POLICIES

RESTRICTED OR NONGROWTH AREAS – Areas that are unsuitable or are otherwise undesirable for development; in these areas, the City desires to see little or no growth and development over the next ten years.

## 1. Rural

- Continue to protect undeveloped rural areas including North River Road, the Lake Auburn and Taylor Pond watersheds, and South Auburn from development
- Continue to allow low density residential development along some rural roads in accordance with defined criteria
- Allow flexibility for where and how rural residential development occurs to minimize its impact on the rural character and agricultural uses

# COMPREHENSIVE PLAN POLICIES (EXECUTIVE SUMMARY)

## 2. Residential

- Allow new residential development at varying densities on the fringe of the built-up area where municipal services and utilities can be provided
- Consider using “density-based” requirements for residential development in development districts rather than the current lot size requirements

## 5. Resource Protection/Open Space

- Include significant resources along the rivers, streams and high value wetlands in a Resource Protection designation
- Designate land preserved as conservation land/open space
- Expand access to the rivers by creating a Riverfront Transition designation around the confluence of the Androscoggin and Little Androscoggin Rivers

# STRATEGIES & CONSIDERATIONS (PG.73)

## RURAL RESIDENTIAL ROAD STRIPS

The City has historically zoned narrow strips of land along some rural roads for low density residential development. These strips represent a compromise between the City's goal of limiting residential development in rural areas, and existing conditions along these rural roads.

**Strategy C.2.3.a:** Limit the need for new roads by encouraging development along existing roadways, and within the designated Growth Area (See Chapter 2).

**Strategy I.2.3.b:** Use the Agriculture/Rural Zone designation as a means of holding select areas for future commercial and/or industrial development



**Consideration #1 – Established Residential Pattern** A residential strip **may be provided** along a rural road where there is an established pattern of residential uses along the road. An established residential pattern means at least 6-8 homes per half mile counting both sides of the road. In general, both sides of a road should have a residential strip unless there is a significant reason not to allow residential development based on the following considerations.

**Consideration #3 – Natural Resource Adjacency** A residential strip **should not be provided** along a rural road if the area adjacent to the road has significant natural resource value. Areas with significant natural value include areas that are zoned Resource Protection or are high value wetlands, 100 Year floodplains, significant wildlife habitats, and areas with steep slopes (>25%).

**Consideration #5 -- Ability to Provide Public Services** A residential strip **should not be provided** along a rural road if residential development will tax the City's ability to provide municipal services as indicated by the following: • The road is a gravel or dirt road or • The road is a poorly maintained paved road that will need to be improved to support residential development along it

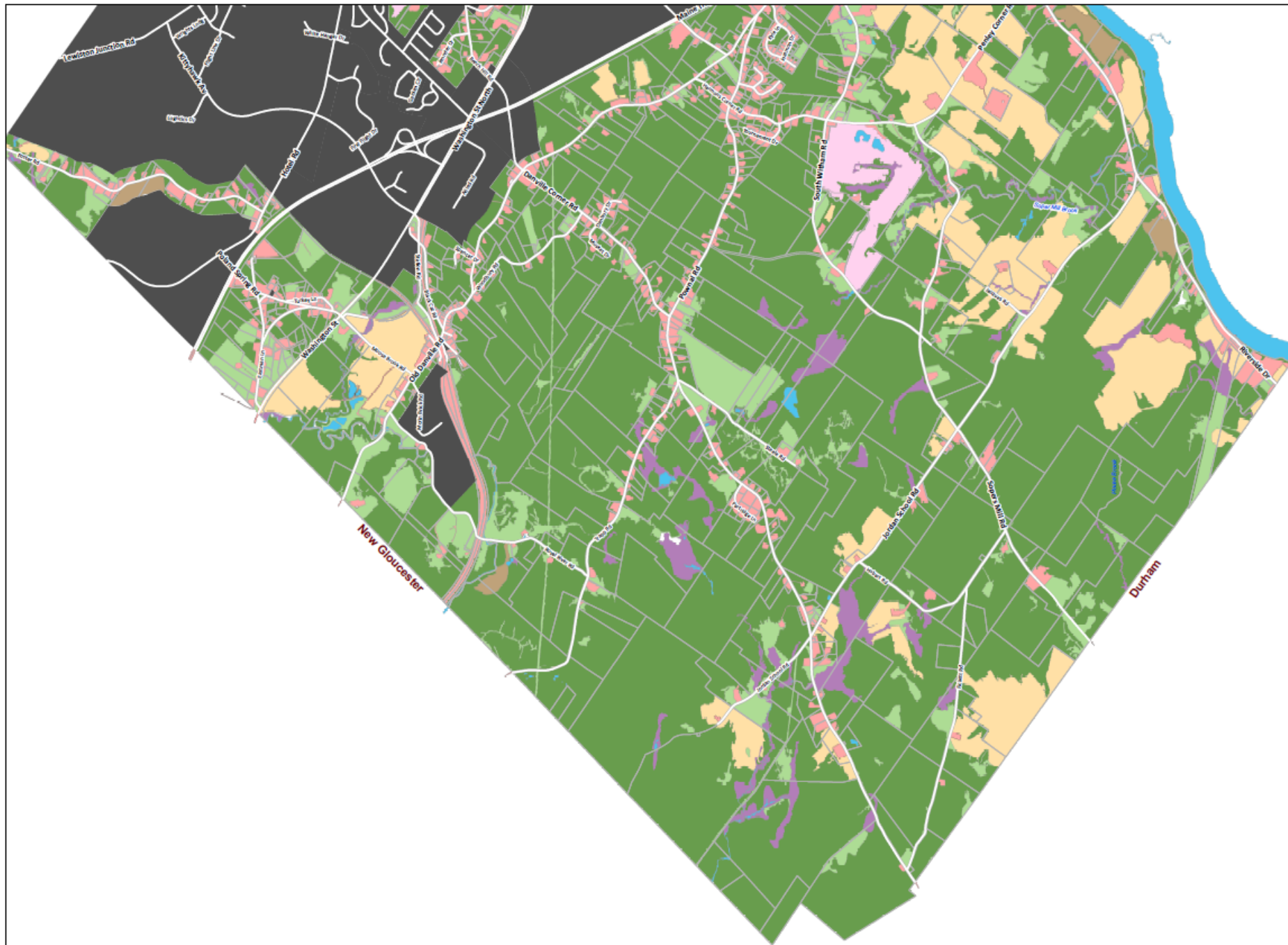
# AGRICULTURAL/RURAL DISTRICT (AG)

**Objective** – Preserve and enhance the agricultural heritage of Auburn and protect the City’s natural resources and scenic open space while maintaining the economic value of the land (see Figure 2.3). The district is characterized by a rural, very low density development pattern that limits sprawl and minimizes the City’s service costs. The District maintains the current rural development pattern allowing for a broad range of agriculture and natural resource-related uses, while restricting residential development.

# AGRICULTURE/RURAL DISTRICT (AG)

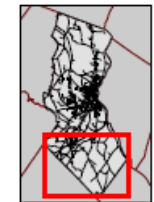
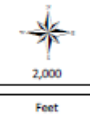
**Allowed Uses** Residential uses should continue to be limited to **accessory residential** development as part of a commercial agriculture or natural resource use, not just traditional farms. The criteria for determining when an accessory residential use is permitted should be **based on updated standards that take into account the economic realities of today's commercial agricultural activities, including outside sources of income and part-time and small-scale commercial operations.** Residential development may also be part of a commercial recreational use as part of a planned development in which the recreational open space is permanently preserved.

**Development Standards** ....The basic residential **density standard for the current AG/RP zoning district should be maintained.** The standards for the development of accessory residential units should provide greater flexibility in the siting of those units. , ...the development standards should encourage flexibility in the location and size of the lot, allow for a waiver of road frontage requirements, and allow access from a private driveway.



- Other Zones
- Tax Parcels
- Land Cover**
- Recreation
- Gravel Pits
- Developed Areas
- Cropland
- Open Areas
- Forested
- Water
- Wetland

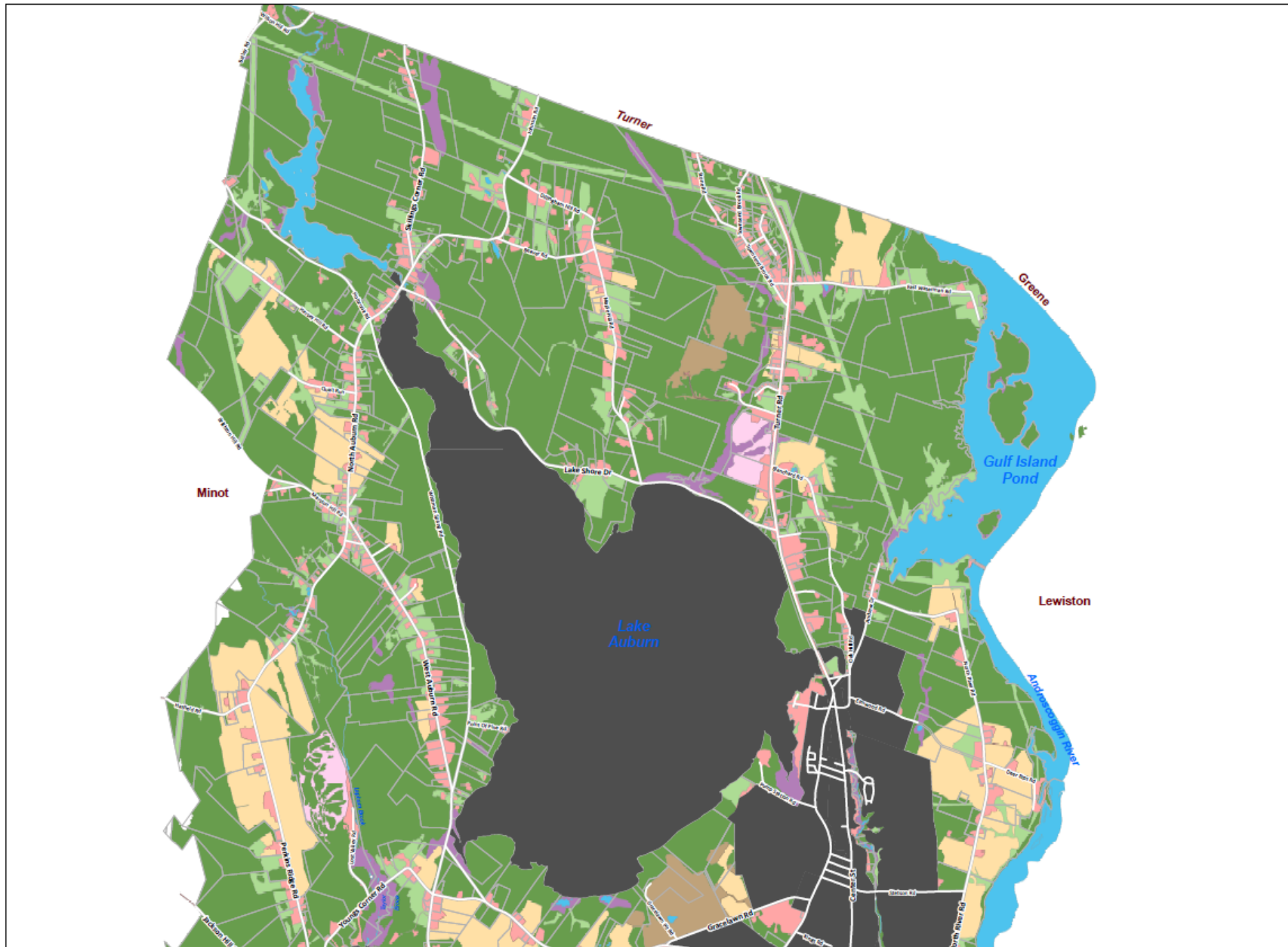
**Land Cover  
(AG, LDCR,  
& RR Zones)  
City of Auburn  
South Section**



Notes:  
Parcel Data provided by the City of Auburn.  
Land Cover developed from Aerial Photography

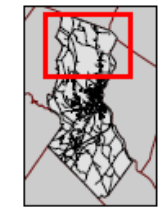
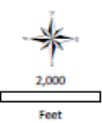
Map printed:  
March 2018

Agricultural Mapping Data			
	Acres		
Soils	Entire Town	Ag Zone	
All prime farmland	4205	1289	7%
Farmland of Statewide Importance	9856	4221	22%
		5510	29%
Land Cover			
Zone	Land Use	Acres	
AG	Crop	2429	13%
	Open	1494	8%
	Developed	657	3%
	Forested	13939	74%
	Gravel Pit	194	1%
	Recreation	217	1%
Total		18931	100%
LDCR	Crop	206	11%
	Open	166	21%
	Developed	389	21%
	Forested	998	55%
	Gravel Pit	52	3%
	Recreation	10	1%
Total		1822	112%
RR	Crop	298	5%
	Open	600	10%
	Developed	1145	20%
	Forested	3550	61%
	Gravel Pit	1	0%
	Recreation	233	4%
Total		5826	100%



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**Land Cover  
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North Section**



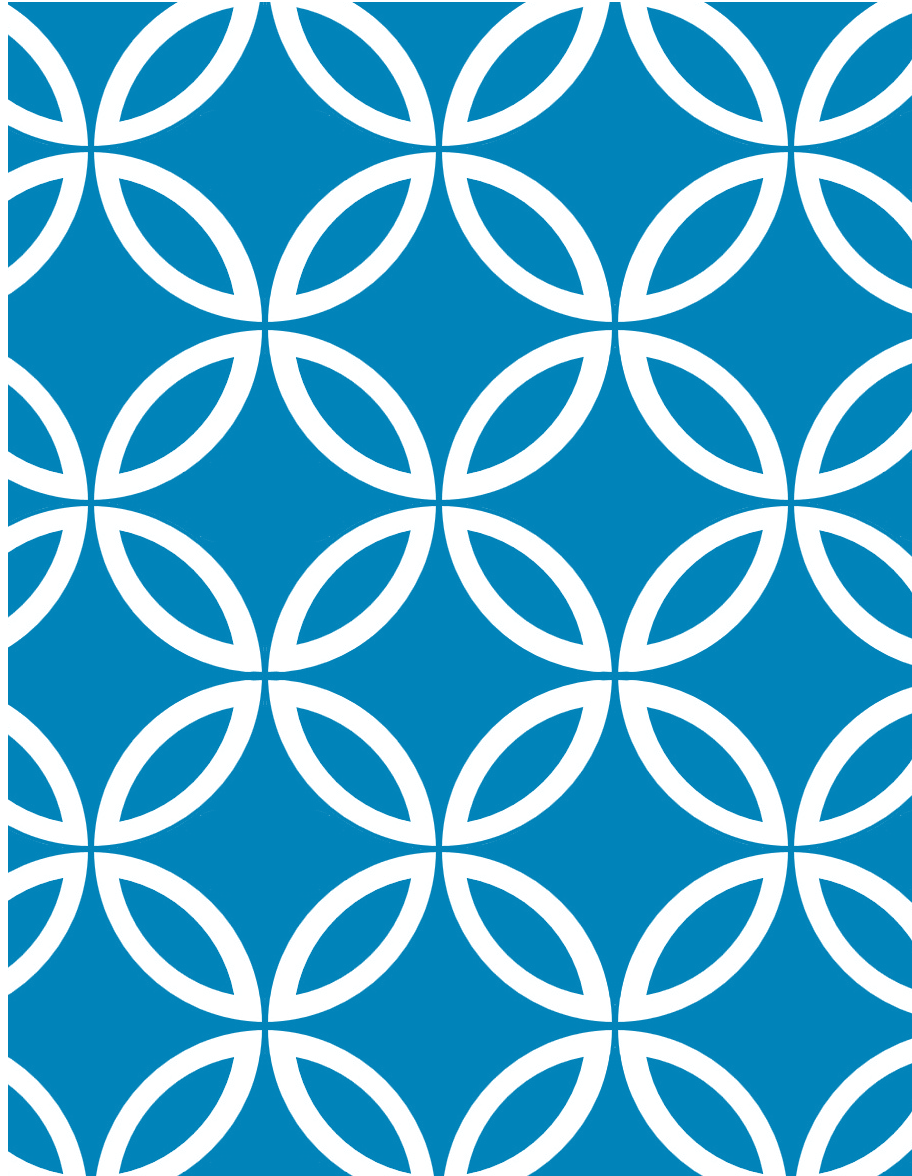
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## City of Auburn

### Draft Analysis of Ag Zone Parcels Available for Development

Class	# of Parcels	% Ag Parcels	Average Acres	Total Acres	% Ag Parcel Acres	Average Road Frontage	Total Road Frontage
Vacant Parcels, > 10 acres, > 250 ft Road Frontage	100	13%	51	5,139	27%	1,290	125,137
Occupied Parcels, > 20 acres, > 500 ft Road Frontage	57	7%	64	3,684	19%	1,942	110,671
Vacant Parcels, > 3 acres, Any Road Frontage	10	1%	20	200	1%	144	1,437
Landlocked Parcels within Ag Zone	99	13%	20	1,949	10%	0	0
Parcels with no Road Frontage in Ag Zone, possible frontage other zone	143	18%	24	3,389	18%	0	0
Vacant or Occupied Parcels, don't meet dimensional standards	224	29%	5	1,215	6%	522	116,942
Other Parcels*	149	19%	23	3,461	18%	500	170,127
<b>Total</b>	<b>782</b>			<b>19,037</b>			



**AD HOC &/OR MAGARP  
COMMITTEE SUMMARY OF  
WORK & RECOMMENDATIONS**

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# DISCUSSION - FRAME-WORK FOR DECISION MAKING



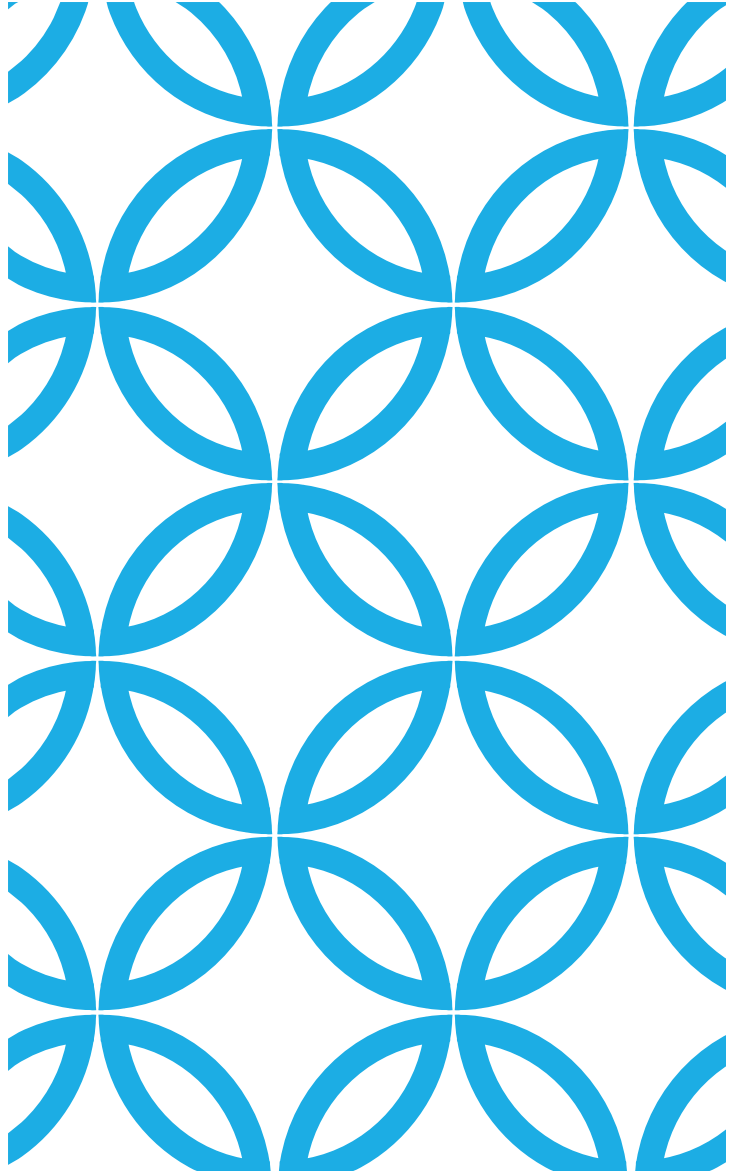
What should an amendment to the zone avoid?



What should an amendment to the zone accomplish?



What constitutes “a farm” or “farming” today?



# POTENTIAL NEXT STEPS & SCHEDULE

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Planning Board possible additional workshop March 26 &/or open  
Public Hearing April 9, 2019