



City of Auburn, Maine

Office of Planning and Permitting
60 Court Street | Auburn, Maine 04210
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To: Auburn Planning Board
From: Megan Norwood, City Planner
Re: Proposed re-zoning of a portion of the following parcels on Trapp Road: PID 057-003, PID 057-003-001, 057-002, and 057-001 from Rural Residential to Agriculture/Resource Protection, pursuant to Chapter 60, Article XVII Amendments, of the City of Auburn Ordinances.
Date: February 9, 2021

PROPOSAL: A property owner and resident at 285 Trapp Road has made a significant investment in a marijuana cultivation business before we passed ordinances related to marijuana. He has done everything as required by ordinance at the time of construction, however, when we passed the new ordinances in 2019 it made his structure nonconforming in the front residential portion of his parcel. The parcel is very close to the end of the residential zoning strip along Trapp Road. The facility has been operated professionally without violations or any known impacts to abutters. He has since applied for a permit to build another building to connect to the electrical and plumbing infrastructure that was built as part of what he planned as phase 1 and planned for additional buildings/phases. Staff had to deny the permit due to zoning but worked with the owner and Councilors Walker and Carrier to discuss options. Ledge and other site constraints will limit his ability to move the proposed building back to the AG/RP Zoning district. A relatively minor change to the map boundaries would enable construction with connections to existing infrastructure and promote investment in an allowed use in the AG/RP zoning district.

DEPARTMENT REVIEW:

- Police – No concerns
- Auburn Water and Sewer – No concerns
- Fire Department/Code Enforcement – No concerns
- Engineering – No Concerns
- Public Services - No Concerns
- Airport – No Concerns
- 911 - No concerns

PLANNING BOARD ACTION:

1. Make a recommendation to the City Council regarding the adoption of the proposed zone change.

STAFF RECOMENDATIONS:

1. Staff recommends the Planning Board make a favorable recommendation to the City Council on the proposed zone change.