



## City of Auburn, Maine

Office of Planning & Permitting

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July 13<sup>th</sup>, 2021

***RE: Amendment to the proposed Amendment to the Low Density Country Residential and Rural Residential Strips abutting the Agriculture/Resource Protection Zone to expand from a Width of 450 feet to a Width of 750 feet from the centerline of the roadways dated July 13<sup>th</sup> .***

Members of the Board,

It has come to our attention that we missed a couple documents and Council feedback in the packet and wanted to provide them ahead of the meeting. The Council meeting discussion is here at

35:19: <https://www.youtube.com/watch?v=CE4I8bAtqS0>

The questions were:

- Why was a fixed width utilized instead of following the boundaries of lots that are not as deep as 750- feet and how was the depth of 750-feet identified? Answer: See the CC Order that clarified that it was 750' or the rear property line, whichever is less.
- How does this zoning amendment fit with the stated vision in the Comprehensive Plan and in the Comprehensive Plan update to develop from the core out and in a village pattern? The Council and PB have made a significant inventory of walkability market house lots available with recent Form Based Code expansions. This is an attempt to offer additional Privacy Market Rural house lots in Auburn. See attached Salim Firth Memo from Mercatus.
- Why are we discussing this now given that we are going to be receiving a Comprehensive Plan review and corresponding zoning amendments that will address these items? Answer: We should not stop ordinance update progress supported by the Com Plan while we wait for the update process unless there is a good reason to do so. Existing and draft Comp Plans support greater flexibility in siting buildings in existing strip areas.

Enclosures.