



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

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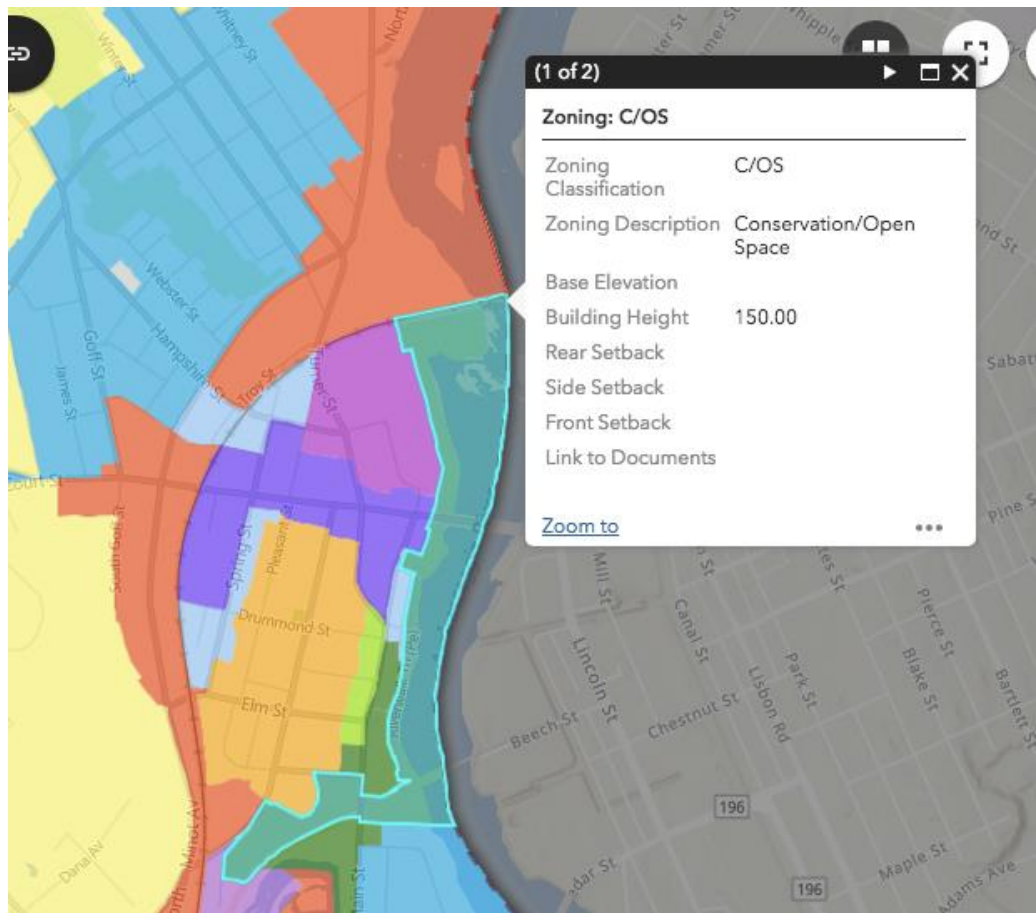
Item #6

To: Auburn Planning Board
From: Megan Norwood, City Planner
Re: Proposed Amendment of the Conservation/Open Space FBC District in Section 60-553
Date: July 13, 2021

- I. Background:** This was covered initially On March 25, 2021, Planning Board Meeting; with recommendation for language review for the Conservation Commission and AG Committee as reviewed provided feedback rev through June 11, 2021. Council approved to added language to allow underground utilities and limited structural development and impervious surface. Agriculture and Forestry uses remain.
- II. PROPOSAL:** The City has five “transects” under the Form-Based Code, all of which have intent/purpose and space/bulk requirements except for Transect 6 which is the Conservation/Open Space FBC District. This area of the City is primarily the riverwalk (see map below). We recently had a CMP proposal to replace some infrastructure in that area and realized we do not have anything explained in the ordinance about what this transect is supposed to be. Staff suggests the following purpose statement:

Section 60-553 (Currently Reserved -> Intent/Purpose)

The Conservation/Open Space District is reserved for natural resource and compatible open space uses such as agriculture and forestry, low-intensity recreation, facilities that provide water access and similar low impact uses.



II. DEPARTMENT REVIEW:

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

III. PLANNING BOARD ACTION/STAFF SUGGESTIONS: Staff suggests the Planning Board make a recommendation to the City Council to amend the ordinance language as follows: Section 60-553 (Intent/Purpose) The Conservation/Open Space District is reserved for natural resource and compatible open space uses such as agriculture and forestry, low-intensity recreation, facilities that provide water access and similar low impact uses, underground utilities, limited structural development related to utilities and roads.

IV. Suggested Motion: I make a motion to recommendation to the City Council to amend the ordinance language as follows: Section 60-553 (Intent/Purpose) The Conservation/Open Space District is reserved for natural resource and compatible open space uses such as agriculture and forestry, low-intensity recreation, facilities that provide water access and similar low impact uses, underground utilities, limited structural development related to utilities and roads