



City of Auburn, Maine

Planning & Permitting Department

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PLANNING BOARD AGENDA

May 14th, 2024 – 6:00 p.m.

City Council Chambers, 60 Court Street

- 1. ROLL CALL:**
- 2. MINUTES:** Review April 9th, 2024, meeting minutes. All meetings are available live and after airing on YouTube <https://www.youtube.com/c/CityofAuburnMaine>.
- 3. PUBLIC HEARING/ SUBDIVISION:** Jim Wu is applying to convert the existing school at 80 Lake Street, City Assessor's Parcel I.D. 239-114 to 12 two-bedroom apartments with a public easement and playground. This application shall be reviewed in accord with Chapter 60 Article XVI Division 2- Site Plan Review, Division 3- Special Exception, Division 4- Subdivision and Article IV Division 14 Form Based Code.
- 4. PUBLIC HEARING/ SUBDIVISION (POSTPONED UNTIL JUNE):** Jason Cooper is applying to build three two-family homes on 105 Riverside Drive, City Assessor's Parcel I.D. 221-140. This application shall be reviewed in accord with Chapter 60 Article XVI Division 2- Site Plan Review, Division 3- Special Exception and Division 4- Subdivision and Article IV Division 14 Form Based Code.
- 5. WORKSHOP:** Review the proposed map and ordinance amendments changes related to the Lake Auburn watershed including the Phosphorous Control Ordinance, the Low-Density Country Residence District, the Lake Auburn Watershed Overlay District, and adopting a resource setback map and a septic inspection map (description below in item 6-10).
- 6. PUBLIC HEARING/ TEXT AMENDMENT:** City Council initiated a text amendment to Chapter 60 Article XIII Division 2- Phosphorous Control. The proposed amendments pertain to septic system installation, maintenance and replacements and new development. This amendment is pursuant to Chapter 60, Article XVII Division 2- Amendment to the Zoning Ordinance or Zoning Map.
- 7. PUBLIC HEARING/ TEXT AMENDMENT:** City Council initiated a text amendment to Chapter 60 Article XII Division 4-Lake Auburn Watershed Overlay District. The proposed amendments pertain to septic system installation, maintenance and replacements and new development. This amendment is pursuant to Chapter 60, Article XVII Division 2- Amendment to the Zoning Ordinance or Zoning Map.
- 8. PUBLIC HEARING/ TEXT AMENDMENT:** City Council initiated a text amendment to Chapter 60 Article IV Division 3- Low Density Country Residential District. The proposed amendments pertain to septic system installation, maintenance and replacements and new development. This amendment is pursuant to Chapter 60, Article XVII Division 2- Amendment to the Zoning Ordinance or Zoning Map.
- 9. PUBLIC HEARING/ MAP AMENDMENT:** Consider adopting the Lake Auburn Watershed Overlay District Septic Systems Inspection Map. This map will be referred to in Chapter 60 Article XII Division 4 Lake Auburn Watershed Overlay District and will be considered in accordance with Chapter 60, Article XVII Division 2- Amendment to the Zoning Ordinance or Zoning Map.

- 10. PUBLIC HEARING/ MAP AMENDMENT:** Consider adopting the Official Lake Auburn Overlay District 400 ft. Setback to Lake, Stream, and Brook for Subsurface Wastewater Fields map. This map will be referenced in Chapter 60 Article XII Division 4-Lake Auburn Watershed Overlay District and will be considered in accordance with Chapter 60 Article XVII Division 2-Amendment to the Zoning Ordinance or Zoning Map.
- 11. WORKSHOP:** Review Planning Board Opening Remarks
- 12. WORKSHOP:** Review and give feedback on text amendment related to LD 2003 including Article II- General Provisions, Article IV Division 3- Low Density Country Residential District, Division 4- Low Density Rural Residence District, Division 5- Suburban Residence District, Division 6- Urban Residence District, Division 7- Multifamily Suburban District, Division 14 Form Based Code, Sec. 60-2 Definitions, and Article V- Off-Street Parking and Loading, all within Chapter 60.
- 13. PUBLIC COMMENT:**
- 14. MISCELLANEOUS:**
 - a. Upcoming Agenda Items
- 15. ADJOURNMENT**

Auburn Planning Board meetings can be viewed live on the City of Auburn YouTube channel (<https://www.youtube.com/c/CityofAuburnMaine>), and on Great Falls Television (Spectrum Cable Channel 11).

Following live broadcasts, Planning Board meetings are rebroadcast at 7:00AM, noon, and 7:00PM on Tuesdays on GFTV and are available anytime on our YouTube channel.