



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

To: Auburn Planning Board
From: John Blais, Deputy Director of Planning & Permitting
Re: Text and Map Amendments Related to Lake Auburn Stakeholders Group
Date: May 14, 2024

I. PROPOSAL: The Planning Board is to review text updates to Article II General Provisions, Division 2, Phosphorus Control, Division 3, Low Density Country Residential and Division 4, Lake Auburn Watershed Overlay District as proposed by the Lake Auburn Stakeholder Group pursuant to order 04-01022024 and order 71-05062024. (See attached redlined items) These proposed text amendments will require three separate public hearings. The Planning Board is also to review a map amendment to adopt the Official Lake Auburn Overlay District 400-foot setback to Lake, Stream, and Brook for Subsurface Wastewater Fields and a map amendment to adopt the Lake Auburn Watershed Overlay District Septic Systems Inspection Map. These map amendments will require two additional public hearings adding up to five total public hearings.

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. SUGGESTED FINDINGS OF FACT:

1. The amendments are consistent with the growth pattern specified in the Future Land Use Plan in Auburn's Comprehensive Plan.
2. The proposed map and text amendments serve Goal A.1 in the Comprehensive Plan to maintain the exceptional water quality of Lake Auburn and existing waiver from filtration to avoid or delay the need for costly treatment (pages 4-9)
3. These proposed amendments are in service of Goal B.1 in the Comprehensive plan, to ensure sufficient clean water supplies to meet current and future needs (pages 20-21).
4. These amendments align with the Lake Auburn Study, 2021; and the report by FB Environmental: Lake Auburn Memo from August 2022.
5. These amendments are the result of several public meetings with the Lake Auburn Stakeholders Group as ordered by City Council.

IV. PLANNING BOARD ACTION/STAFF RECOMMENDATIONS:

A.) Phosphorus Control: This item is on the Planning Board agenda as a public hearing item. Staff recommends the Planning Board have an initial discussion and make a formal recommendation to the City Council to the text amendments in Chapter 60, Article II General Provisions, Division 2 Phosphorus Control, Sec. 60-1065, and Sec.60-1069.

Staff recommends this text change as it clarifies and updates the regulations to include the latest design manual and design numbers for phosphorus control and specifies phosphorus control standards for single family homes.

POTENTIAL MOTION: I make a motion to forward a favorable recommendation to City Council to amend text to Chapter 60, Article II General Provisions, Division 2 Phosphorus Control, Sec. 60-1065, and Sec.60-1069.

B.) Low Density Country Residential (LDCR): This item is on the Planning Board agenda as a public hearing item. Staff recommends the Planning Board have an initial discussion and make a formal recommendation to the City Council to the text amendments in Chapter 60, Article II General Provisions, Division 3, Low Country Density Residential, Sec. 60-202.

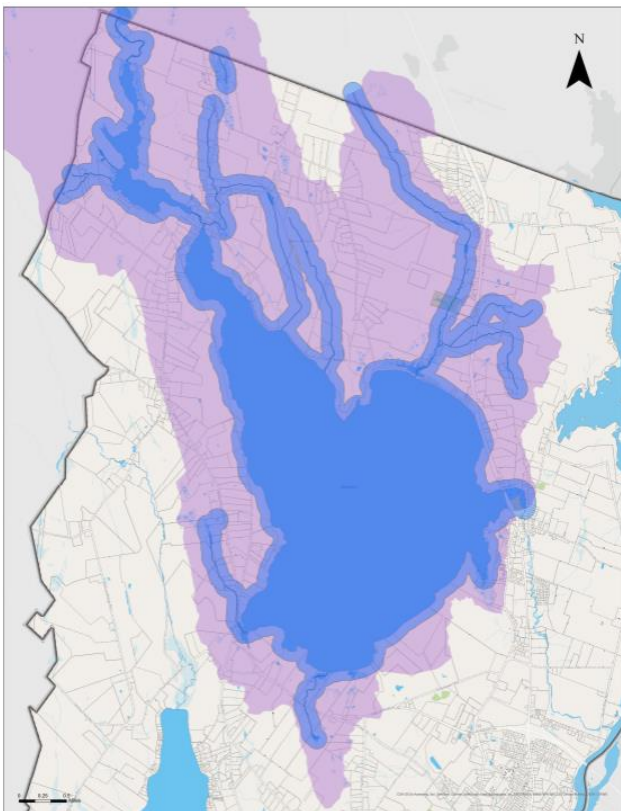
Staff recommends this text change reduces the requirement for a 50' setback to sight a home down to 25 feet. This could provide for less environmental impact for a single-family home development.

POTENTIAL MOTION: I make a motion to forward a favorable recommendation to City Council to amend text to Chapter 60, Article II General Provisions, Division 3, Low Country Density Residential, Sec. 60-202.

C.) Lake Auburn Overlay District: This item is on the Planning Board agenda as a public hearing item. Staff recommends the Planning Board have an initial discussion and a make a formal recommendation to the City Council to the text amendments in Chapter 60, Article II General Provisions, Division 4, Lake Auburn Watershed Overlay District, Sec. 60-951, Sec. 60-952, and Sec.60-953.

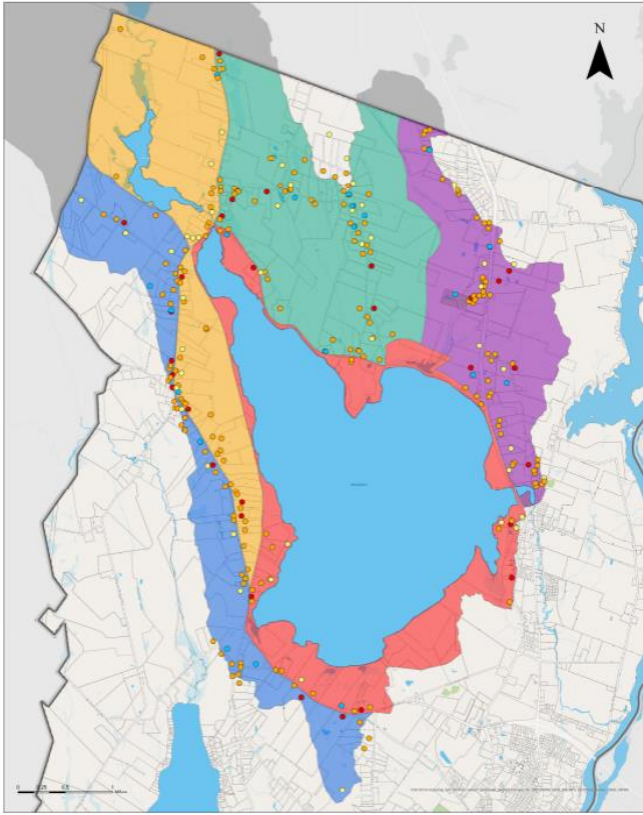
Staff recommends this text change as it clarifies and updates the following: Definitions, Update the SSWW rules, Drinking Water Program Review, Septic System Inspection Program, Limit new systems/homes in the watershed, mechanisms for enforcement, and updates to shoreland zoning setbacks.

POTENTIAL MOTION: I make a motion to forward a favorable recommendation to City Council to amend text to Chapter 60, Article II General Provisions, Division 4 Lake Auburn Watershed Overlay District, Sec. 60-951, Sec.60-952 and Sec. 60-953.



D.) Official Lake Auburn Overlay District 400-foot setback to Lake, Stream, and Brook for Subsurface Wastewater Fields: This item proposed codifying a visual to show the proposed 400-foot buffers from the high-water mark of any lake, pond, stream or brook. Staff recommends this map amendment. This map will serve as a reference to property owners and for city staff to ensure that new subsurface wastewater disposal systems are located a safe distance away from tributaries which feed Lake Auburn. This buffer is referenced in the Division 4 Lake Auburn Watershed Overlay District Text Amendment. Staff recommends adopting this resource setback map as an official zoning map.

POTENTIAL MOTION: I make a motion to forward a favorable recommendation to City Council to adopt the Official Lake Auburn Overlay District 400 ft. Setback to Lake, Stream, and Brook for Subsurface Wastewater Fields map in accordance with Chapter 60 Article XVII Division 2- Amendment to the Zoning Ordinance or Zoning Map.



E.) Lake Auburn Watershed Overlay District Septic Systems Inspection Map:

This item proposes adopting a map which lays out a timeline for a new septic system inspection program referenced in the amendments to Division 4 Lake Auburn Watershed Overlay District. Staff recommends this map amendment. This map will serve as a guide for the city to plan inspections in a timely way according to their proximity and risk to Lake Auburn.

POTENTIAL MOTION: I make a motion to forward a favorable recommendation to City Council to adopt the Lake Auburn Watershed Overlay District Septic Systems Inspection Map in accordance with Chapter 60, Article XVII Division 2- Amendment to the Zoning Ordinance or Zoning Map.

F.) Option to Continue Public Hearing:

POTENTIAL MOTION: I make a motion to leave the public hearing open and continue discussion until the certain date of May 28th, 2024 related to Lake Auburn Watershed Overlay map and text changes, named as Items 6-10 on this May 14th, 2024 Agenda.