



City of Auburn, Maine

Planning & Permitting Department

Eric Cousens, Director

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PLANNING BOARD MINUTES
Special Meeting (Workshops Only)
May 28th, 2024 – 5:30 p.m.
City Council Chambers, 60 Court Street

- 1. ROLL CALL:** Ryan Smith, Ryler Bergeron, Stacey LeBlanc, Dave Trask, Tim DeRoche, Bob Hayes (elevated to full member)

WORKSHOP: Discuss Auburn Fire Department Engine 2 public safety project located at 180 South Main Street, City Assessor's Parcel I.D. 211-289

Staff Report by John Blaise and Barry Shep from Woodard and Curran. 2020 facility study conducted. Goal of this project is to increase functionality and offer 24-hour EMS and Fire emergency services from the location.

Planning Board raises a few questions related to the waivers requested in the plan regarding the set back waiver and approved use in the T 4.2 B zone.

- 2. WORKSHOP:** Ordinance text change related to State Statute of Public Law 30-A MRSA §4364 and 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.

Staff Report by Katherine Cook. Shares proposed language changes to the ordinances to align with the recommendations from the ad-hoc committee. Discussion occurs around the rules related to units versus structures. For example, for a 4-unit property, does that mean two duplexes or 1 structure with 4 dwelling units and how do those differences align with the ordinances. Board and staff further discuss acreage, parking and density requirements

- 3. WORKSHOP:** Ordinance text change related to site plan review processes and timelines. Amendment is proposed to Chapter 60, Article XVI, Division 2 Site Plan Review.

Staff Report by Eric Cousens. Text changes are meant to provide more specific instructions on timing for reviews and public notice.

- 4. PUBLIC COMMENT:**

Steven Beal – 462 Auburn Pownal Rd, Durham – Provided encouragement to the Planning Board to work their way through the LD 2003 rules and ordinances. It's a complicated topic and is important work. Supported the site plan review clarification and text changes.

5. MISCELLANEOUS:

a. Upcoming Agenda Items

Septic system maps and watershed overlay text

b. New planning board date for July Planning Board meeting

Board wants to move the meeting to July 16th.

6. ADJOURNMENT

Motion to Adjourn: Dave Trask, Second: Tim DeRoche, Vote 6-0

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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.