OPENING REMARKS

Welcome! The (date) _____ meeting of the City of Auburn Planning Board will come to order. A quorum for the conduct of business is at least 4 members. A quorum is/is not present. [Game over if no quorum!] This is a public proceeding, and, unless the Board specifically votes to go into executive session, you have the right to hear everything that is being said and to look at all of the exhibits that are offered. Please notify the Chair if you are unable to hear or see something.

The Board works from a prepared agenda and will be considering tonight's agenda in the following order:
1.) Roll Call; 2.) Approve Minutes; 3.) Old Business-Public Hearings; 4.) New Business- Public Hearings; 5.) Workshops; 6.) Public Comment; 7.) Miscellaneous; 8.) Planning Board Items for Discussion; 9) Adjournment.

Please know that the Planning Board members will disclose any potential conflicts of interest of which they are aware at the start of the applicable agenda item.

All people speaking will be asked to come to the microphone at the podium, state your name and address, and then proceed. At the discretion of the Chair and Board, public testimony may be limited to 5 minutes per speaker. Any questions should be directed through the Chair.

For each item, the applicant will be asked to speak first. Then anyone who wishes to ask a question or make a comment is welcome to do so, at the discretion of the Chair.

This meeting is being recorded and it is very difficult to hear what is being said when multiple people speak at the same time or do not speak into the microphone. Please refrain from interrupting other speakers.

Planning Board decisions on development applications are based on whether an applicant has provided sufficient evidence to meet the requirements of local, State, and federal laws. In this regard, public testimony is most effective when it considers the impacts of a project in light of the City's Zoning Ordinance and any other relevant ordinances and regulations. The Board's decisions must be based solely on whether the applicant has met their burden of proof and has complied with the applicable ordinances and laws.

~~In addition to voting to approve or deny each project, t~~The Board will ~~hold another~~ vote on whether the proposal meets the applicable review standards which will be presented in t~~-~~he decision to the applicant as "Findings of Fact" for the decision. The Board will also vote to approve or deny a project based on the findings.

~~After the Board votes on the merits of each project, it will prepare written findings of fact. Since the written findings may substantially affect any appeal rights, and also as a matter of courtesy, the Board asks that those attending the meeting with regard to a specific project not leave until the Board has taken a second vote and adopted the findings.~~

After the Planning Board makes its final decision, <u>a person who voted in the majority with the prevailing outcome may make a motion to</u> ~~any~~ reconsider~~ation by the Board must be made~~<u>the decision, with good cause,</u> at the next regularly scheduled meeting. If anyone wishes to appeal the Board's final decision, you must do so within 30 days to Superior Court.

The following standard condition will be attached to all Planning Board approvals:

This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans, proposals and supporting documents, except *de minimis* changes <u>and those allowed pursuant to Sectio 60-45 and Section 60-1366</u> as determined by the ~~Code Enforcement Officer~~<u>Planning Department,</u> which do not affect approval standards, is subject to the review and approval of the Planning Board prior to implementation.

The Zoning Ordinance and the Comprehensive Plan are available for viewing on the City's website and in City Hall.

Remember that this is a public proceeding, you have the right to hear and see what is happening, and we welcome public participation. Are there any questions?