



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

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To: Auburn Planning Board
From: John Blais, Deputy Director of Planning & Permitting
Re: Item #5 Text and Map Amendments Related to Lake Auburn Stakeholders Group
Date: June 18, 2024

I. PROPOSAL: The Planning Board is to review text updates to Article II General Provisions, 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)

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:

C.) Lake Auburn Overlay District: This item is on the Planning Board agenda as a public hearing item. Staff recommends the Planning Board have a 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.