



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

60 Court Street | Auburn, Maine 04210

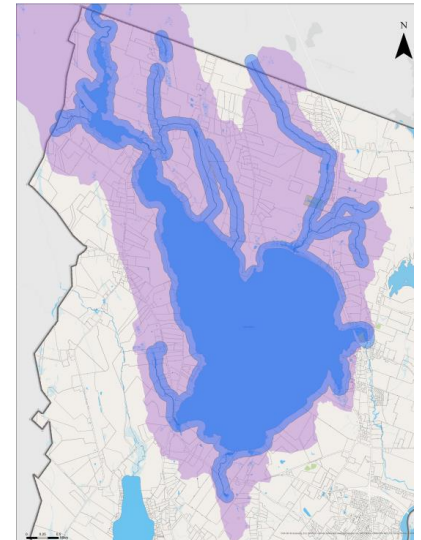
www.auburnmaine.gov | 207.333.6601

To: Auburn Planning Board
From: John Blais, Deputy Director of Planning & Permitting
Re: Item #7 Map Amendments Related to Lake Auburn Stakeholders Group
Date: June 18, 2024

I. PROPOSAL: The Planning Board is to review resource 400' setback map for septic systems to support language Article II General Provisions, Division 2, Lake Auburn Watershed Overlay District as proposed by the Lake Auburn Stakeholder Group pursuant to order 04-01022024 and order 71-05062024. (See attached map)

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:

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.

