



City of Auburn, Maine

Planning & Permitting Department

Eric Cousens, Director

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PLANNING BOARD AGENDA

August 13th, 2024 – 6:00 p.m.

City Council Chambers, 60 Court Street

1. **ROLL CALL:**
2. **MINUTES:** Review July 16th, 2024, meeting minutes. All meetings are available live and after airing on YouTube <https://www.youtube.com/c/CityofAuburnMaine>.
3. **PUBLIC HEARING/ SPECIAL EXCEPTION:** Bear Holdings, LLC, and Bear, LLC are applying for construction of a building for car display and service, comprised of office areas and vehicle preparation/ maintenance areas. New pavement and gravel areas for storage container siting is also proposed as well as stormwater treatment. The development is proposed for 864, 868, 878, and 900 Center Street and 1193 Turner Street, also City Assessor's Parcel I.D.s 301-017-002, 301-018, 301-019, 301-017, and 300-009, and should be considered pursuant to Chapter 60, article XVI Division 2- Site Plan Review, Division 3- Special Exception, and Article IV, Division 12- General Business District and Delegated review for Site Location of Development Act.
4. **PUBLIC HEARING/ SPECIAL EXCEPTION:** Jason Cooper is applying for Site Plan approval for existing car service garage to be demolished and 3 duplex units and associated site development to be developed at 105 Riverside Drive, also City Assessor's Parcel I.D. 221-140. This proposal is pursuant to Chapter 60 Article XVI Division 2- Site Plan Review, Division 3- Special Exception and Division 4- Subdivision and Article IV Division 14 Form Based Code
5. **PUBLIC HEARING/ MAP AMENDMENT:** Consider a zoning map amendment to convert certain parts of City Assessor's Parcel I.D.s 289-001, 277-026 and 289-002 with addresses of 369 Mount Auburn Ave, 225 Gracelawn Road, and 125 Gracelawn Pit Road from the General Business zoning district to the Multifamily Suburban zoning district City Council introduced this proposal in accordance with Chapter 60, Article XVII Division 2- Amendment to the Zoning Ordinance or Zoning Map.
6. **PUBLIC HEARING/ SPECIAL EXCEPTION:** Broad Street Farms is applying for a Site Plan approval for existing lot to be developed into 12 duplex units and associated site development to be developed along Broad Street, also City Assessor's Parcel I.D. 171-004. This proposal is pursuant to Chapter 60 Article XVI Division 2- Site Plan Review, Division 3- Special Exception and Division 4- Subdivision and Article IV Division 14 Form Based Code.
7. **WORKSHOP:** Review possible text change proposal under Sec. 60-666. Uses of- Manufactured housing, trailers, office trailers. With recommendation to hold a Public Hearing and proposed text change to City Council. To allow uses shipping containers, Conex boxes, railroad cars and tractor trailer bodies.
8. **PUBLIC COMMENT:**
9. **MISCELLANEOUS:**
 - a. Upcoming Agenda Items
10. **ADJOURNMENT**

Auburn Planning Board meetings can be viewed live on the City of Auburn YouTube channel (<https://www.youtube.com/c/CityofAuburnMaine>), and on Great Falls Television (Spectrum Cable Channel 11).

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.